



Planning Commission - Regular Session Agenda
Community Room 1, 2nd Floor, Bloomington Public Library
205 E. Olive St., Bloomington, IL 61701
Wednesday, February 4, 2026 - 4:00 PM

1. Call to Order

2. Roll Call

3. Public Comment

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at cityblm.org/register at least 5 minutes before the start of the meeting.

4. Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda are listed and voted on separately.

- A. **Review and approval of the Minutes of the January 14, 2026, special meeting of the Bloomington Planning Commission, as requested by the Development Services Department.** (Recommended Motion: The proposed Minutes be approved.)

5. Regular Agenda

- A. **Z-03-26 - Public hearing, review, and action on a request initiated by the City of Bloomington, for the approval of text amendments, modifications and additions to the Zoning Code of the City of Bloomington, Illinois (Chapter 44 of the Bloomington City Code, 1960), relating to creation of an approval process for historic-related signage on City property or right-of-way, as requested by the Development Services Department.** (Recommended Motion: Motion to establish findings of fact that the proposed text amendments are in the public interest, and a motion to recommend that City Council approve the proposed text amendments.)
- B. **Z-04-26 - Public hearing, review, and action on a request submitted by COII, for the approval of a Zoning Map Amendment from the C-1 (Office) District to the R-3A (Multiple-Family Residence) District, for the property located at 1029 Maple Hill Road, PIN 14-31-400-038, as requested by the Development Services Department.** (Recommended Motion: Motion to establish findings of fact that the request for approval of the proposed Zoning Map Amendment to the R-3A (Multiple-Family Residence) District *is in the public interest and not solely for the benefit of the Applicant or Property Owner* and to recommend *approval* of the request.)
- C. **Z-02-26 - Public hearing, review, and action on a request initiated by the City of Bloomington, for the approval of a Zoning Map Amendment from the R-2 (Multiple-Family Residence) District to the R-1C (Single-Family Residence) District, for the Subdivisions of Old Farm Lakes No. 1, Old Farm Lakes No. 2,**

Old Farm Lakes No. 3, Old Farm Lakes No. 4, Old Farm Lakes No. 5, Old Farm Lakes No. 6, Old Farm Lakes No. 7, Old Farm Lakes No. 8, Old Farm Lakes No. 9, Old Farm Lakes No. 10, Old Farm Lakes No. 11, Old Farm Lakes No. 12, Old Farm Lakes No. 13, Old Farm Lakes No. 14, Old Farm Lakes No. 15, a portion of Old Farm Lakes Gardens, and Replat of Lots 1, 2, 3 & 4 & Outlot 2 Old Farm Lakes No. 1, as requested by the Development Services Department. (Recommended Motion: Motion to establish findings of fact that the request for approval of the proposed Zoning Map Amendment to the R-1C (Single-Family Residence) District ***is in the public interest and not solely for the benefit of the Applicant or Property Owner*** and to recommend ***approval*** of the request)

6. New Business

- A. **Consideration and action on a proposal to change the Regular Session Planning Commission meeting schedule from the first Wednesday of every month to the first Thursday of every month, and the regular meeting location to the Government Center Board Room, as requested by the Development Services Department.** (Recommended Motion: Motion to approve changing the regularly-scheduled meetings of the Bloomington Planning Commission to the first Thursday of the month, and regular meeting location to the Government Center Board Room, for the remainder of calendar year 2026.)

7. Adjournment

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 or mhurt@cityblm.org.