



**AGENDA
REGULAR SESSION
PLANNING COMMISSION MEETING
BLOOMINGTON POLICE DEPARTMENT, OSBORN ROOM
305 S. EAST STREET, BLOOMINGTON, IL 61701
WEDNESDAY, APRIL 6, 2022, 4:00 P.M.**

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 www.cityblm.org/register at least 5 minutes before the start of the meeting

4. **MINUTES**

Review and approval of the minutes of the March 2, 2022 regular Planning Commission meeting.

5. **REGULAR AGENDA**

- A. **PR-01-22** Public hearing, review and action on a request by John Pratt, Attorney, on behalf of QuikTrip Corporation, for Legislative Site Plan Review, with potential Variances, for property located on a tract of land being part of Lots 1-5, 9-10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois (PINs: 21-06-102 003 and 21-06-102-004).
- B. **Z-05-22** Public hearing, review and action on a request submitted by Nathan Hinch, Attorney, on behalf of Sale Barn Properties LLC, for an Annexation Agreement with Zoning Map Amendment, for property generally located north of the 400 block of West Hamilton and west of Main Street; and described as located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16, together with parts of lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois (PIN: 21-16-152-007).
- C. **PR-02-22** Public hearing, review and action on a request submitted by Nathan Hinch, Attorney, on behalf of Sale Barn Properties LLC, for Legislative Site Plan Review with potential Variances, for property generally located north of the 400 block of West Hamilton and west of Main Street; and described as located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section

16, together with parts of lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois (PIN: 21-16-152-007).

- D. **PR-03-22** Public hearing, review and action on a request submitted by R. Michael Hundman, on behalf of ABC Supply - Bloomington, for Legislative Site Plan Review with potential Variances for property located at 2402 ½ East Empire Street (PIN: 14-36-376-032). (Ward 5).
- E. **PR-04-22** Public hearing, review and action on a request submitted by Bruce Collins of EVP Construction, on behalf of ICW LLC and stayAPT, for Legislative Site Plan Review and Special Use Permit to allow a hotel on property zoned B-1, for property located at 1032 Wylie Drive (PIN: 14-31-351-009). (Ward 7).
- F. **PR-05-22** Public hearing, review and action on a request submitted by Nathan Elliott of EA Architecture & Design, on behalf of Nicolas Canchola, Legislative Site Plan Review with potential Variances for property located at 604 IAA Drive (PIN: 14-35-377-022). (Ward 5).
- G. **Z-06-22** Public hearing, review and action on a petition submitted by Joseph A. Dehn, Attorney, on behalf of Akshar Plastic and Bell International Company, requesting a Zoning Map Amendment for the property located at 1101 E Bell Street from M-1 (Restricted Manufacturing) District to M-2 (General Manufacturing) District. (PIN: 21-10-105-007). (Ward 4).

6. OLD BUSINESS

- a. Discussion on pending text amendments

7. NEW BUSINESS

8. ADJOURNMENT