



**AGENDA  
REGULAR SESSION  
PLANNING COMMISSION MEETING  
BLOOMINGTON POLICE DEPARTMENT, OSBORN ROOM  
305 S. EAST STREET, BLOOMINGTON, IL 61701  
WEDNESDAY, DECEMBER 7, 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](mailto: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](http://www.cityblm.org/register) at least 5 minutes before the start of the meeting.

- 4. MINUTES**

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

- 5. REGULAR AGENDA**

- A. Z-14-22** Public hearing, review and action on a petition submitted by Green Fairways Development LLC, requesting approval of a Zoning Map Amendment for the property located at 1710, 1802, 1810 and 1818 Tullamore Avenue, from B-1 (General Commercial) District to P-2 (Public Lands & Institutions) District. PIN(s): 22-18-203-011, 22-18-203-012, 22-18-203-013 and 22-18-203-014. (Ward 8.)
- B. Z-15-22** Public hearing, review and action on a petition submitted by Green Fairways Development LLC, requesting approval of a Zoning Map Amendment for part of the property located at 3801, 3803, 3805, and 3807 Ballybunion Road, from B-1 (General Commercial) District to P-2 (Public Lands & Institutions) District. Part of PIN(s): 22-18-203-006. (Ward 8.)
- C. PS-05-22** Public hearing, review and action on a petition submitted by Green Fairways Development LLC, requesting approval of a Preliminary Plan for the Residences at The Links Subdivision for the properties generally located near the intersection of Ballybunion Road and Tullamore Avenue. PIN(s): 22-18-203-011, 22-18-203-012, 22-18-203-013, 22-18-203-014 and Part of PIN(s) 22-18-203-006 and 22-18-203-010. (Ward 8.)
- D. Z-16-22** Public hearing, review and action on a petition submitted by OSF Healthcare System, requesting approval of a Zoning Map Amendment for the property located at 3 Moore Road, from R-1A (Single-Family Residence) District to P-2 (Public Lands and Institutions) District. PIN(s): 21-10-232-025. (Ward 4.)
- E. Z-17-22** Public hearing, review and action on a petition submitted by TKnTK, LLC, for approval of an Annexation Agreement and Zoning Map Amendment for the properties

generally located near the intersection of E. Hamilton Road and Bunn Street. PIN(s): 21-15-152-010 and 21-15-151-020. (*Withdrawn Per Request of Petitioner*)

- F. **PS-06-22** Public hearing, review and action on a petition submitted by TKnTK, LLC, requesting approval of a Preliminary Plan for HDI Subdivision for the properties generally located near the intersection of E. Hamilton Road and Bunn Street. PIN(s): 21-15-152-010, 21-15-151-018, 21-15-102-005, 21-15-102-006 and 21-15-151-020.
- G. **Z-12-21** Public Hearing, review and action on text amendments, modifications and deletions to the Bloomington Zoning Ordinance, Chapter 44 of the City Code, submitted by the Bloomington City Council (Resolution 2021-31) relating to (1) auto sale exclusions, definition, and zoning; (2) updating certain zoning classifications; (3) reviewing residential uses that were previously permitted by right or via Special Use in commercial districts should again be allowed; (4) zoning for snack food manufacturing; (5) zoning for assisted living facilities; and (6) the review and submission process and commission schedules. Continued from October Meeting.

**6. OLD BUSINESS**

**7. NEW BUSINESS**

**8. 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](mailto:mhurt@cityblm.org).