

**AGENDA
BLOOMINGTON ZONING BOARD OF APPEALS
REGULAR MEETING - 3:00 P.M.
THURSDAY, DECEMBER 22, 2011
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. MINUTES:** Consideration of Minutes from the November 16, 2011 meeting.
- 4. REGULAR AGENDA**
 - A. Z-17-11** Public Hearing and Review on the petition submitted by C.J. Tonozzi to allow construction of a new fence and a variance to increase the height in the front yard along Denver Street for the property located at 1100 E. Taylor Street. Zoned R-1C, Single-Family Residential District. (Ward 4).
 - B. SP-05-11** Public Hearing and Review on the petition submitted by Robert J. Vericella and R.J.V. Properties LLC, requesting approval of a special use permit for multiple-family dwellings for the property located at 202-204 E. Walnut Street. Zoned C-1, Office District. (Ward 7).
 - C. Z-18-11** Public Hearing and Review on the petition submitted by Robert J. Vericella and R.J.V. Properties LLC to allow construction of multiple-family dwellings and for six variances as follows:
 1. Reduce the transitional side yard setback.
 2. Reduce the transitional rear yard setback.
 3. Eliminate the landscape setback.
 4. Reduce the perimeter landscape setback.
 5. Reduce the front transitional yard setback along East Street.
 6. Reduce the front transitional yard setback along Walnut Street.All for the property located at 202-204 E. Walnut Street. Zoned C-1, Office District. (Ward 7).
 - D. Z-19-11** Public Hearing and Review on the petition submitted by Robert J. Vericella and R.J.V. Properties LLC to allow construction of rooming houses and for eight variances as follows:
 1. Reduce the transitional side yard setback.
 2. Reduce the north landscape setback
 3. Reduce the west landscape setback.
 4. Reduce the south landscape setback.
 5. Reduce the side yard setback.
 6. Reduce the front transitional yard setback along East Street.
 7. Reduce the front yard setback along Walnut Street.
 8. Reduce the required number of parking spaces.

All for the property located at 108-110 E. Walnut Street. Zoned C-1, Office District. (Ward 7).

5. **OTHER BUSINESS:** Any other business to come before the Board.
6. **NEW BUSINESS**
7. **PUBLIC COMMENT**
8. **ADJOURNMENT**