



ZONING BOARD OF APPEALS - REGULAR SESSION
GOVERNMENT CENTER BOARDROOM, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
WEDNESDAY, DECEMBER 20, 2023, 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 for discussion are listed and voted on separately.

- A. Review and approval of the minutes of the November 15, 2023, regular meeting of the Bloomington Zoning Board of Appeals. (Recommended Motion: Motion to accept the minutes, as presented.)

5. Regular Agenda

- A. V-14-23 - Public hearing, review, and action on a request submitted by Western Avenue Community Center (WACC) for approval of Variances to allow reduced off-street parking setbacks, reduced parking design standards, and reduced minimum parking lot landscaping requirements, for the properties located at 601 N. Western Avenue and 1210 W. Locust Street (PINs: 21-05-252-016 and 21-05-252-009) and reduced minimum off-street parking requirements for the property located at 600 N. Western Avenue (PIN: 21-05-251-035). (Recommended Motion: Motion to establish findings of fact that all standards for approval of the Variances are met, that carrying out the strict letter of the Code does create a practical difficulty or particular hardship for the Applicant, and to approve of the requests as presented.)

6. New Business

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.