



Zoning Board of Appeals - Regular Session Agenda
Government Center Boardroom, 4th Floor, Room #400
115 E. Washington St., Bloomington, IL 61701
Wednesday, July 15, 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 February 18, 2026, regular meeting of the Bloomington Zoning Board of Appeals** (Recommended Motion: Motion to accept the minutes, as presented.)

B. **Review and approval of the Minutes of the April 15, 2026, regular meeting of the Bloomington Zoning Board of Appeals.** (Recommended Motion: Motion to accept the minutes, as presented.)

5. Regular Agenda

A. **V-01-26 - Public hearing, review, and action on a request submitted by Gregg Bauer, for Variances from § 44-403 (Table 403B) of the Zoning Code, to allow construction of a Two-Family Dwelling, including: 1) a reduced required front yard, 2) a reduction in minimum buildable lot width, and 3) a reduction in minimum buildable lot area, in the R-2 (Mixed Residence) District, for the property located at 1115 W. Oakland Ave. (PIN: 21-05-463-015).** (Recommended Motion: Motion to establish findings of fact that the standards for approval of a Variance 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 the requests for Variances to § 44-403 (Table 403B), as presented.)

B. **V-02-26 - Public hearing, review, and action on a request submitted by William Brady, for approval of Variances from: 1) § 44-908D(1) to permit an accessory structure to encroach into a portion of a required secondary front yard, and 2) § 44-910B(3) and § 44-910C(3) to allow a fully opaque fence in a required secondary front yard, for the property located at 1202 E. Jefferson St. (PIN: 21-03-327-001).** (Recommended Motion: Motion to establish findings of fact that the standards for approval of a Variance 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 the request for Variance to § 44-908D(1) to allow an accessory detached garage and associated carport to encroach into the secondary front yard with a final setback from the road of 9-ft instead of 15.5-ft.

Motion to establish findings of fact that the standards for approval of a Variance may or may not be met, that carrying out the strict letter of the Code may or may not create a practical difficulty or particular hardship for the Applicant, and to approve or deny the request for Variances to § 44-910B(3) and § 44-910C(3), 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.