



Zoning Board of Appeals - Regular Session Agenda
Government Center Boardroom, 4th Floor, Room #400
115 E. Washington St., Bloomington, IL 61701
Wednesday, August 19, 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.

5. Regular Agenda

- A. **SP-02-26 - Public hearing, review, and action on a request initiated by Davin Garrett for a Special Use Permit for a Community Reception Establishment use, with waivers of required use provisions, in the D-2 (Downtown Transitional) District, for the property located at 211 N. Prairie St., PIN: 21-04-406-002., as requested by the Development Services Department.** (Recommended Motion: Motion to establish findings of fact that all ***standards for approval*** of a Special Use Permit ***are met***, and to ***recommend approval*** of the request as presented, with the following waivers and conditions: 1) Waiver from the required minimum lot area to allow a lot area of 2,090 square feet, 2) Waiver from the required minimum lot width to allow a lot width of 35 feet, and 3) the "Operational standards in residential areas" in § 44-1014E shall apply to the use approved by this Permit, with the modification of § 44-1014E(2) to restrict maximum occupancy to 10 persons.)
- B. **SP-06-25 - Public hearing, review, and action on a request submitted by FMB Holding, Inc., to amend the Special Use Permit for a Mini Warehouse use, with waivers of Use Provisions, that was granted by Ordinance No. 2025-084, in the B-1 (General Commercial) District, for the property located at 1402 E. Empire Street, PIN: 14-35-354-012., as requested by the Development Services Department.** (Recommended Motion: Motion to establish findings of fact for approval of amending a Special Use Permit are met, and to recommend approval of amending the Special Use Permit, as presented.)
- C. **V-03-26 - Public hearing, review, and action a request submitted by William C Doud, Mgr, SJN, LLC, for approval of a Variance from § 44-403A (Table 44-403C) to allow a new elevator on an existing primary structure to encroach into a required front yard in the R-3B (Multiple-Family Residence) District, for the**

property located at 909 N. Main St., PIN: 21-04-129-004. (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 from § 44-403A (Table 44-403C) as presented, with the Condition that it become no longer valid upon redevelopment of the property.)

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.