



**ZONING BOARD OF APPEALS - REGULAR SESSION
GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
WEDNESDAY, NOVEMBER 20, 2024, 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 October 16, 2024, regular meeting of the Bloomington Zoning Board of Appeals. (Recommended Motion: The proposed Minutes be approved.)

5. Regular Agenda

A.

V-10-24 - Public hearing, review, and action on a request submitted by Aruthra, LLC, for **Variances from § 44-1503 and § 44-403** to allow a reduction or removal of requirements in a Planned Unit Development, a minimum lot area per dwelling unit of less than 3,300 square feet, and a reduced corner front yard, for property generally located north of the intersection of Fox Creek Road and St. Ivans Circle, consisting of approximately 6.57 acres. PIN: 21-18-153-009.

(Recommended Motion: Motion to establish findings of fact that the standards for approval of Variances **are met**, 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 Variances to § 44-1503 and § 44-403, as presented, **contingent** upon the development of townhomes on the subject property.)

- B. **V-12-24** - Public hearing, review, and action on a request submitted by Illinois Wesleyan University, for **Variances from § 44-1205(B)(3)** of the Zoning Code, to allow reduced required parking lot setbacks and **§ 44-1307(C)(1)** of the Zoning Code to allow reduced required parking lot landscaping in the B-1 (General Commercial) District, for the property located at 1011 N. Main Street. PIN: 14-33-390-001.
(Recommended Motion: Motion to establish findings of fact that the **standards for**

approval of Variances are met, carrying out the strict letter of the Code does create a practical difficulty or particular hardship for the Applicant, and to approve of the request for Variances from § 44-1205(B)(3) and § 44-1307(C)(1), as presented.)

- C. **V-13-24** - Public hearing, review, and action on a request submitted by Brett Ericson, for approval of a **Variance** to allow a reduced required rear yard setback for the property located at 2204 Tori Ann Lane. PIN: 15-30-251-007. *(Recommended Motion: Motion to establish findings of fact that the **standards for approval a Variance are met, carrying out the strict letter of the Code does create a practical difficulty or particular hardship for the Applicant, and to approve of the request for a Variance from § 44-403A, as presented.)***
- D. **V-14-24** - Public hearing, review, and action on a request submitted by Natalie Whalen, for approval of a Variance to allow a driveway less than three (3) feet from the side lot line for the property located at 1205 Greenlawn Drive. PIN: 14-34-378-004. *(Recommended Motion: Motion to establish findings of fact that the **standards for approval a Variance are met, carrying out the strict letter of the Code does create a practical difficulty or particular hardship for the Applicant, and to approve of the request for a Variance from § 44-404C(1), 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.