MINUTES
PUBLISHED BY THE AUTHORITY OF THE ZONING BOARD OF APPEALS OF BLOOMINGTON, ILLINOIS
REGULAR MEETING
GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
WEDNESDAY, NOVEMBER 17, 2021 4:00 P.M.

The Zoning Board of Appeals convened in Regular Session in-person in the Government Center Chambers on the 4th floor, Room #400 at 4:05 p.m., Wednesday, August 18, 2021. The meeting was called to order by Chairperson Ballantini.

ROLL CALL

Attendee Name	Title	Status
Mr. Terry Ballantini	Commissioner	Present
Ms. Victoria Harris	Commissioner	Present
Mr. Michael McFarland	Commissioner	Present
Mr. Michael Straza	Commissioner	Present
Mr. Tyler Noonan	Commissioner	Present
Ms. Nikki Williams	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Kimberly Smith	Assistant Economic & Community Development Director	Present

PUBLIC COMMENT
No public comment.

MINUTES

Chairperson Straza motioned to approve the minutes from August 18, 2021 regular Zoning Board of Appeals meeting. Mr. Harris seconded. Roll call vote: Ms. Harris – Yes, Mr. McFarland, Mr. Straza – Yes, Mr. Noonan – Yes, Ms. Williams – Yes, and Chairperson Ballantini – Yes. The motion was approved (6-0-0).

REGULAR AGENDA

A. **Z-25-21** Public hearing, review, and action on a petition submitted by Sarah Heatley to obtain a variance from Chapter 44, Division 4-3, Residential Bulk and Site Standards, to reduce the required side yard setback from six feet to two feet, for the property located at 903 Bunn Street, Bloomington, IL 61701, PIN: 21-09-278-008 (Ward 1).

Assistant Economic & Community Development Director Kimberly Smith presented the staff report with a recommendation to deny the variance request.

Staff clarified that all standards must be met.

Petitioner Sarah Heatley, 903 Bunn Street, Bloomington, Illinois, was sworn in for testimony. She stated that she would like to connect the existing home to the existing garage with an addition to increase living space. The petitioner also stated that the property does not meet the 50ft width. The petitioner stated the reasons for wanting the variance.

Janet Follic, 907 Bunn Street, Bloomington, Illinois, was sworn in for testimony. She stated she supported the approval of this variance. She stated that current owners have improved the quality of the property.

Christopher Heatley, 903 Bunn Street, Bloomington, Illinois, was sworn in for testimony. He stated that the site had a garage in that location since the 1960s, and a permit was granted by the City to rebuild the garage in the same location in 1996.

Chairperson Ballantini noted that codes change.

Chairperson Ballantini closed the public hearing.

Discussion occurred on whether the variance would be granting special privileges, it would be helpful to consider how many other properties potentially have the same burden due to lot size and shape. Assistant Economic & Community Development Director Kimberly Smith stated that the 2019 Code Update significantly decreased the number of lots that were non-conforming for size.

Chairperson Ballantini decided to have the Commission vote on each standard separately. Mr. Boyle clarified that each standard must be met for the variance to be granted.

Roll call vote for the first standard: Ms. Harris – Yes, Mr. McFarland, Mr. Straza – Yes, Mr. Noonan – Yes, Ms. Williams – Yes, and Chairperson Ballantini – Yes. The motion was approved (6-0-0).

Roll call vote for the second standard: Ms. Harris – Yes, Mr. McFarland, Mr. Straza – Yes, Mr. Noonan – Yes, Ms. Williams – Yes, and Chairperson Ballantini – Yes. The motion was approved (6-0-0).

Roll call vote for the third standard: Ms. Harris – Yes, Mr. McFarland, Mr. Straza – Yes, Mr. Noonan – Yes, Ms. Williams – Yes, and Chairperson Ballantini – Yes. The motion was approved (6-0-0).

Roll call vote for the fourth standard: Ms. Harris – Yes, Mr. McFarland, Mr. Straza – Yes, Mr. Noonan – Yes, Ms. Williams – Yes, and Chairperson Ballantini – Yes. The motion was approved (6-0-0).

Roll call vote for the fifth standard: Ms. Harris – Yes, Mr. McFarland, Mr. Straza – Yes, Mr. Noonan – Yes, Ms. Williams – Yes, and Chairperson Ballantini – Yes. The motion was approved (6-0-0).

Mr. Harris motioned to approve the variance requested. Mr. Straza seconded. Ms. Harris – Yes, Mr. McFarland, Mr. Straza – Yes, Mr. Noonan – Yes, Ms. Williams – Yes, and Chairperson Ballantini – Yes. The motion was approved (6-0-0).

NEW BUSINESS

Assistant Economic & Community Development Director Kimberly Smith noted the City has hired a new City Planner, Glen Wetterow.

OLD BUSINESS

No items.

ADJOURNMENT

Ms. Harris motioned to adjourn. Mr. Straza seconded. All were in favor. The meeting was adjourned at approximately 4:50 PM.