



MINUTES
PUBLISHED BY THE AUTHORITY OF THE ZONING BOARD OF APPEALS
REGULAR MEETING
GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
WEDNESDAY, NOVEMBER 16, 2022 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, Wednesday, November 16, 2022, with the following physically present staff members: Mr. Jon Branham, City Planner; Mr. Glen Wetterow, City Planner; Ms. Kimberly Smith, Assistant Economic & Community Development Director; Mr. George Boyle, Assistant City Attorney.

The meeting was called to order by Chair Straza at 4:09 pm.

ROLL CALL

Attendee Name	Title	Status
Mr. Terry Ballantini	Commissioner	Present
Ms. Victoria Harris	Commissioner	Present
Mr. Michael Straza	Commissioner	Present
Mr. Tyler Noonan	Commissioner	Absent
Ms. Nikki Williams	Commissioner	Present
Mr. Zach Zwaga	Commissioner	Present
Ms. Kimberly Smith	Assistant Economic & Community Development Director	Present
Mr. Glen Wetterow	City Planner	Present
Mr. Jon Branham	City Planner	Present
Mr. George Boyle	Assistant City Attorney	Present

Mr. Branham called the roll. Ms. Harris - Present, Mr. Ballantini - Present, Ms. Williams - Present, Mr. Zwaga - Present, Chair Straza - Present. (5-0). A quorum was present.

PUBLIC COMMENT

Chair Straza opened the floor for public comment, reminding attendees that public comment is typically reserved for items not on the regular agenda.

There was no in-person public comment.

MINUTES

Commissioner Harris motioned to approve the minutes from the October 19, 2022, regular Zoning Board of Appeals meeting, as submitted. Commissioner Ballantini seconded. Voice vote was held. All were in favor (5-0).

REGULAR AGENDA

SP-14-22 Public hearing, review, and action on a petition submitted by Habitat for Humanity of McLean County requesting approval of a Special Use Permit for a Two-Family Dwelling in the R-1C (Single-Family Residence) District, for the property located at 1305 Bunn Street. PIN: 21-09-284-010.

Mr. Branham presented the staff report with a recommendation to approve the Special Use Permit. He noted that the previously discussed text amendments, which restored the ability to construct “zero-lot-line” duplexes, have been adopted so this project is now feasible. He noted no variations from City Code were requested. He stated the existing single-family detached home at the site had fallen into disrepair. He added the property had been originally conceived as three separate lots, so a subdivision could potentially result in three single-family residences at the property. He stated the request for a two-family residence would be lower in density.

Commissioner Ballantini inquired about the status of existing home. Mr. Wetterow stated that the home was vacant and severely deteriorated. He stated the home had recently been utilized for Fire Department training.

Chair Straza opened the public hearing.

Petitioner, Roger Scott of Habitat for Humanity of McLean County (1305 Winterberry Circle) provided further background on the project and history of the company construction program. He complimented City Staff on helping with guiding through process.

Mr. Straza inquired about property maintenance. Mr. Scott stated the property owners would be responsible for maintenance. He stated they would also draw up an agreement so that both parties would have to cooperate on maintenance issues that affect both units. He added the units would not be rentals, as the individual would own the building and underlying property.

Ms. Harris complimented Mr. Scott for the work Habitat is doing for the community. She inquired if this was something the organization was investigating nationally. Mr. Scott stated they are going to present this to Habitat International as a pilot program.

Mr. Ballantini wanted to clarify that the request is to allow two-family residential dwelling at the site. Mr. Branham confirmed the request.

Mr. Ballantini inquired whether there were any concerns from neighbors. Mr. Scott stated they did not receive any negative feedback.

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Mr. Ballantini inquired about criteria for obtaining a home. Mr. Scott explained the application review process. He stated there was a goal is to have the mortgage payment total approximately \$650 per month, all-inclusive, utilizing other financial mechanisms and partnerships.

Mr. Ballantini inquired how long Habitat had been in operation. Mr. Scott responded 37 years.

Mr. Ballantini inquired how many duplex homes have they constructed over that timeline. Mr. Scott responded it would be the 198th home.

Mr. Straza inquired about garage locations. Mr. Scott stated there were no garages on the site and owners would park in driveways.

Joel Misukonis, (1303 Bunn Street) stated he owned the single-family residence directly located to the north of the subject property. He had concerns about the duplex development and how it may impact local property values. He stated he was conflicted as he understands and appreciates Habitat's mission. He stated he would be happier if a privacy fence between his property and the subject property was added.

Mr. Ballantini inquired whether Habitat would be willing to install a fence. Mr. Scott stated this was generally left to the discretion of property owners.

Mr. Ballantini inquired whether the Board could include a fence as a condition of any approval. Mr. Wetterow stated a condition could be added but it would have to be attached to a review standard.

Ms. Williams inquired whether any of the homes were handicap accessible. Mr. Scott stated they do have some, but they generally build the home to suit the needs of the future homeowner. If they need to construct specifically for a handicapped individual, then they will do so.

Mr. Ballantini inquired if disabled veterans were able to apply. Mr. Scott confirmed they were able to apply.

Mr. Straza inquired which standard could be applied for the potential fence condition. Mr. Branham stated the Commission would have to make that determination. Mr. Boyle suggested they examine all the standards.

The Board discussed the standards and whether they should require a fence. Mr. Ballantini noted that he understands the request but is not sure it is something the Board should require. Mr. Zwaga stated he is not in favor of requiring a fence. Mr. Harris agreed and stated the homes will be visual appealing so it should be at the discretion of property owners to install a fence.

Mr. Misukonis stated he had a concern about the location of a sewer main on the property and the potential impact it may have if shifting the location is needed. Mr. Wetterow stated this item had been initially reviewed by Public Works and they did not anticipate relocation.

No additional testimony was provided.

Chair Straza closed the public hearing.

No further Board discussion was held.

Commissioner Harris made a motion to establish findings of fact that all standards for approval of a Special Use Permit are met. Commissioner Ballantini seconded.

Ms. Harris - Yes, Mr. Ballantini - Yes, Ms. Williams - Yes, Mr. Zwaga - Yes, Chair Straza - Yes. (5-0). Motion was approved.

Commissioner Ballantini made a motion to recommend approval of the petition with no conditions. Commissioner Harris seconded.

Ms. Harris - Yes, Mr. Ballantini - Yes, Ms. Williams - Yes, Mr. Zwaga - Yes, Chair Straza - Yes. (5-0). Motion was approved.

Commissioner Ballantini inquired about the anticipated construction timeline. Mr. Scott stated construction would begin in spring 2023 and should be completed by year-end.

Mr. Branham noted the case will proceed to City Council on December 12, 2022.

OLD BUSINESS - None

NEW BUSINESS - None

ADJOURNMENT

Commissioner Harris made a motion to adjourn. Commissioner Ballantini seconded. Voice vote was held. All were in favor (5-0).

The meeting was adjourned at 4:49 p.m.