

**AGENDA
BLOOMINGTON ZONING BOARD OF APPEALS
REGULAR MEETING - 4:00 P.M.
WEDNESDAY, NOVEMBER 16, 2016
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

A public comment period not to exceed thirty (30) minutes will be held during each Board and Commission meeting, as well as all regularly scheduled City Council meetings, Committee of the Whole meetings, meetings of committees and/or task forces (hereinafter "committees") created by the City Council, work sessions, and special meetings of the City Council. Nothing herein shall prohibit the combination of meetings, at which only one public comment period will be allowed.

Anyone desiring to address the Board, Commission, Committee or City Council, as applicable, must complete a public comment card at least five (5) minutes before the start time of the meeting. Public comment cards shall be made available at the location of the meeting by City staff at least 15 minutes prior to the start time of the meeting. The person must include their name, and any other desired contact information, although said person shall not be required to publicly state their address information. If more than five individuals desire to make a public comment, the order of speakers shall be by random draw. If an individual is not able to speak due to the time limitation and said individual still desires to address the individuals at a future meeting of the same type, said individual shall be entitled to speak first at the next meeting of the same type. (Ordinance No. 2015-46))

5. MINUTES: Consideration, review and approval of Minutes from the October 19, 2016 meeting.

6. REGULAR AGENDA

A. Z-41-16 Consideration, review and approval of a variance application submitted by Maria T Feger requesting:

- 1) to allow an accessory structure that exceeds the fourteen (14) foot height maximum;
 - 2) to allow an accessory structure with a gross floor area larger than 1000 sq ft or the principal structure, whichever is less;
- for the property located at 1422 Butchers Lane (**Ward 6**).

B. Z-42-16 Consideration, review and approval of a variance application submitted by Better Way Siding and Windows requesting:

- 1) the expansion of a nonconforming structure ;
- 2) a five (5) foot decrease in the rear yard setback

for the property located at 11 Kenyon Ct to add a sunroom onto the back of the house (**Ward 4**).

- C. **Z-43-16** Consideration, review and approval of a variance application submitted by Ethan and Nancy Evans requesting a front yard setback of eighteen (18) feet and five (5) inches from the neighborhood average of twenty (20) feet and four (4) inches for the property located at 505 S Moore Street to construct a front porch **(Ward 4)**.
- D. **Z-44-16** Consideration, review and approval of a variance application submitted by Public Building Commission of McLean County requesting
- 1) an increase the maximum floor area from 100% to 121%;
 - 2) a side yard setback of twelve and a half (12.5) feet in lieu of the required setback of one third (1/3) the building height
- for the property located at 104 W Front Street to as part of the McLean County Law and Justice Center expansion project. **(Ward 6)**.
- E. Staff requests the Zoning Board of Appeals lay over until the next meeting the consideration, review and approval of petitions submitted by the City of Bloomington Public Works Department on behalf of 16 property owners and properties located between 1200 and 1500 blocks of N Hershey Road, and within the 2200 and 2400 blocks of Arrowhead Drive and Clearwater Avenue requesting a variance to allow parking in the front yards in a residential district (44.7-2C). **(Ward 5)**

7. OTHER BUSINESS

8. NEW BUSINESS

- A. Discussion and vote to hold or cancel the December ZBA Meeting scheduled for December 21, 2016
- B. Vote to approve Zoning Board of Appeals meeting dates for 2017

9. ADJOURNMENT

For further information contact:

Katie Simpson, City Planner

Department of Community Development

Government Center

115 E. Washington Street, Bloomington, IL 61701

Phone: (309) 434-2226 Fax: (309) 434-2857

E-mail: ksimpson@cityblm.org