



ZONING BOARD OF APPEALS - REGULAR SESSION
GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
WEDNESDAY, OCTOBER 16, 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 September 18, 2024, regular meeting of the Bloomington Zoning Board of Appeals. (Recommended Motion: The proposed Minutes be approved.)

5. Regular Agenda

- A. **V-11-24** - Public hearing, review, and action on a request submitted by Krystyna Wojtkowski, for approval of a Variance to allow a reduced required rear yard setback for the property located at 3003 Carlene Drive. PIN: 14-36-405-015. (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.)
- B. **SP-07-24** - Public hearing, review, and action on a request submitted by Lifelong Access, representing owner Oak, LLC, for a Special Use Permit for a School (Public) in the D-2 (Downtown Transitional) District, for the property located at 301 W. Washington Street. PIN: 21-04-331-009. (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 with no conditions.)
- C. **SP-04-24** - Public hearing, review, and action on a request submitted by Mayer Zahn, with owner Ramesh Alturi, for approval of a **Special Use Permit** for a Vehicle Sales & Service Use, in the B-1 (General Commercial) District, for the property located at 1513 Morrissey Drive (PIN: 21-10-453-002). (Recommended Motion: Motion to establish findings of fact that all standards for approval of a Special Use

Permit are not met, and to recommend **denial** of the request.

Alternatively, the Zoning Board of Appeals may seek additional information from the applicant and take the following action:

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, subject to:

- Clarifying and confirming the ownership structure at the property and provide proof that all interested parties are acceptable to the Special Use Permit application;
- Providing an updated site plan to scale, indicating parking space and drive-aisle dimensions and remove barriers to allow complete vehicular circulation throughout the site and allow access via both curb cuts on Morrissey Drive. All parking spaces for customers at both 1511 and 1513 Morrissey Drive should be identified.

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- D. **SP-06-24** - Public hearing, review, and action on a request submitted by Aruthra, LLC (1301 Shaunessey Dr.), for a Special Use Permit for Single-Family Attached Dwellings in the R-2 (Mixed Residential) District, 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 all **standards for approval** of a Special Use Permit **are met**, and to **recommend approval** of the request as submitted.)

- E. **V-10-24** - Public hearing, review, and action on a request submitted by Aruthra, LLC (1301 Shaunessey Dr.), 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 all standards for approval of the 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 requests** as submitted.)

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.