



**AGENDA
REGULAR SESSION
BOARD OF ZONING APPEALS
GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
WEDNESDAY, SEPTEMBER 21, 2022, 4:00 P.M.**

- 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 www.cityblm.org/register at least 5 minutes before the start of the meeting. **Public comment may not be on items that are the subject of a public hearing.**

- 4. MINUTES**

Review and approval of the minutes of the August 17, 2022, regular Zoning Board of Appeals meeting.

- 5. REGULAR AGENDA**

- a. **SP-13-22** Public hearing, review, and action on a petition submitted by Brein Stinson for approval of a Special Use Permit for Chicken-Keeping in the R-1C (Single-Family Residence) District, for the property located at 1035 E. Front Street. PIN: 21-03-307-019. (Ward 4).
- b. **V-07-22** Public hearing, review, and action on a petition submitted by Cell Electric for a Variance from § 44-1031E(2)(b) of the Zoning Code, to allow a solar array in the front yard in the M-1 (Restricted Manufacturing) District, for the property located at 1004 E. Oakland Avenue. PIN: 21-04-486-013. (Ward 1.)
- c. **V-08-22** Public hearing, review, and action on a petition submitted by BP Homes, LLC for Variances from § 44-403 of the Zoning Code, to allow reduced Front, Side, and Rear Yards in the R-2 (Mixed Residence) District, for the property located at 2 Megan Court. PIN: 21-19-202-031. (Ward 2). *Tabled to the October 19, 2022, Regular Meeting.*
- d. **V-09-22** Public hearing, review, and action on a petition submitted by BP Homes, LLC for Variances from § 44-403 of the Zoning Code, to allow reduced Front, Side, and Rear Yards in the R-2 (Mixed Residence) District, for the property located at 4 Megan Court. PIN: 21-19-202-030. (Ward 2).
- e. **V-10-22** Public hearing, review, and action on a petition submitted by BP Homes, LLC for Variances from § 44-403 of the Zoning Code, to allow reduced Front, Side, and Rear Yards in

the R-2 (Mixed Residence) District, for the property located at 6 Megan Court. PIN: 21-19-202-029. (Ward 2).

- f. **V-11-22** Public hearing, review, and action on a petition submitted by BP Homes, LLC for Variances from § 44-403 of the Zoning Code, to allow reduced Front, Side, and Rear Yards in the R-2 (Mixed Residence) District, for the property located at 8 Megan Court. PIN: 21-19-202-028. (Ward 2).
- g. **V-12-22** Public hearing, review, and action on a petition submitted by BP Homes, LLC for Variances from § 44-403 of the Zoning Code, to allow reduced Front, Side, and Rear Yards in the R-2 (Mixed Residence) District, for the property located at 12 Megan Court. PIN: 21-19-202-026. (Ward 2).
- h. **V-13-22** Public hearing, review, and action on a petition submitted by BP Homes, LLC for Variances from § 44-403 of the Zoning Code, to allow reduced Front, Side, and Rear Yards in the R-2 (Mixed Residence) District, for the property located at 10 Megan Court. PIN: 21-19-202-027. (Ward 2).
- i. **V-14-22** Public hearing, review, and action on a petition submitted by BP Homes, LLC for Variances from § 44-403 of the Zoning Code, to allow reduced Front, Side, and Rear Yards in the R-2 (Mixed Residence) District, for the property located at 14 Megan Court. PIN: 21-19-202-025. (Ward 2).

6. **OLD BUSINESS** - Elections for Chair and Vice-Chair

7. **NEW BUSINESS**

8. **ADJOURNMENT**