



ZONING BOARD OF APPEALS - REGULAR SESSION
GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
WEDNESDAY, SEPTEMBER 18, 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 July 17, 2024, regular meeting of the Bloomington Zoning Board of Appeals. (Recommended Motion: Motion to accept the minutes, as presented.)

5. Regular Agenda

- A. **V-08-24** - Public hearing, review, and action on a request submitted by Habitat for Humanity of McLean County, for a Variance from § 44-403A of the Zoning Code, to allow a reduced front yard setback in the R-1C (Single-Family Residence) District, for the property located at 308 W. Stewart Street. PIN: 21-09-336-001. (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 with no conditions.)
- B. **V-09-24** - Public hearing, review, and action on a request submitted by Ron Anderson & Donna Terven, for a Variance from § 44-908D(4)(a) of the Zoning Code, to allow an accessory structure of greater than 1,000 square feet in the R-1C (Single-Family Residence) District, for the property located at 1026 Maple Hill Road. PIN: 14-31-377-003. (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 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 **continuation** of the request, subject to:

- Submitting a revised site plan to indicate all parking spaces for vehicles for sale as well as customer parking with parking space and drive-aisle dimensions. Vehicle traffic flow throughout site should also be identified.
- Confirmation of ownership structure at property, including adjacent property located at 1511 Morrissey Drive. All interested parties must be acceptable to proposed use and site plan.

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6. New Business

1. *Elections - Chair and Vice-Chair*

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.