

**AGENDA
BLOOMINGTON ZONING BOARD OF APPEALS
REGULAR MEETING - 3:00 P.M.
WEDNESDAY, AUGUST 21, 2013
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. MINUTES:** Consideration of Minutes from the July 17, 2013 meeting.
- 4. REGULAR AGENDA**
 - A. Z-11-13** Public Hearing and Review on the petition submitted by William Bentley to allow construction of a parking lot and to allow a variance from the Zoning Ordinance to reduce the required landscaped parking lot setback along Stewart Street from 12 feet 6 feet for property located at 1502 S. Main Street. Zoned B-1, Highway Business District. (Ward 1).
 - B. Z-12-13** Public Hearing and Review on the petition submitted by Jerry Wheeler to allow construction of a detached garage and the following three variances from the Zoning Ordinance:
 - 1) to allow an increase in the maximum allowed square footage from 1,000 square feet to 1,080 square feet.
 - 2) to allow the garage to exceed the 729 square feet of ground floor area in the house by 351 square feet to 1080 square feet.
 - 3) to allow an increase in the maximum height from 14 feet to 15 feet.All are for property located at 1308 W Chestnut St. Zoned R-1C, Single-Family Residential District. (Ward 7).
 - C. Z-13-13** Public Hearing and Review on the petition submitted by Kim Guttschow to allow construction of a room addition and the following two variances from the Zoning Ordinance:
 - 1) to allow the required 98 foot average front yard setback to be reduced to 21 feet from the west front lot line
 - 2) to allow the expansion of a nonconforming structure.All are for property located at 1808 Springfield Road. Zoned R-1A, Single-Family Residential District. (Ward 1).
 - D. SP-06-13** Public Hearing and Review on the petition submitted by Eric Trujillo requesting approval of a special use permit to allow the expansion of a nonconforming restaurant and bar for the property located at 903 W. Wood Street. Zoned R-2, Mixed Residence District. (Ward 6).
 - E. Z-14-13** Public Hearing and Review on the petition submitted by Eric Trujillo to allow the expansion of a nonconforming restaurant and bar and for a variance to reduce the required minimum number of parking spaces

from 47 to 15 spaces for the property located at 903 W. Wood Street.
Zoned R-2, Mixed Residence District. (Ward 6).

5. **OTHER BUSINESS.** Any Other Business to Come Before the Board.
6. **NEW BUSINESS**
7. **PUBLIC COMMENT**
8. **ADJOURNMENT**