



BOARD OF ZONING APPEALS - REGULAR SESSION
GOVERNMENT CENTER BOARDROOM, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
WEDNESDAY, JULY 19, 2023, 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 June 21, 2023, regular meeting of the Bloomington Zoning Board of Appeals. (Recommended Motion: Motion to accept the minutes, as presented.)

5. Regular Session

- A. SP-18-23 - Public hearing, review, and action on a request submitted by Chelsea Smith, for approval of a **Special Use Permit for Chicken-Keeping** for the property located at 1004 Durham Drive (PIN: 21-12-209-015). (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.)
- B. V-09-23 - Public hearing, review, and action on a request submitted by Kris Spaulding, representing owner Michael Wiese, for approval of a **Variance** to allow a reduced Rear Yard setback in the R-1C (Single-Family Residence) District for the property located at 18 Pembroke Circle (PIN: 21-12-152-014). (Recommended Motion: Motion to establish findings of fact that all standards for approval of a Variance are met, and to **approve** of the request.)
- C. SP-17-23 - Public hearing, review, and action on a request submitted by William Bentley, for approval of a **Special Use Permit** for a Vehicle Repair & Service Use, in the B-1 (General Commercial) District for the property located at 1508 S. East Street (PIN: 21-09-339-015). (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.)

- D. SP-16-23 - Public hearing, review, and action on a request submitted by Nita Patel, for approval of a **Special Use Permit** for a Live/Work Unit, in the B-1 (General Commercial) District for the property located at 806 S. Eldorado Road (PIN: 21-11-251-032). (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.)
- E. V-08-23 - Public hearing, review, and action on a request submitted by Michael Watson, representing owner Luke Hermes, for approval of a **Variance** to allow a reduced side yard setback in the R-1A (Single-Family Residence) District for the property located at 1406 E. Washington Street (PIN: 21-03-426-003). (Recommended Motion: Motion to establish findings of fact that all standards for approval of a Variance are met, and to **approve** the request.)
- F. V-10-23 - Public hearing, review, and action on a request submitted by Evergreen Racquet Club for approval of a **Variance** to allow reduced minimum off-street parking requirements in the P-3 (Airport) District, for the property located at 3203 E. Washington Street (PIN: 21-01-326-003). (Recommended Motion: Motion to establish findings of fact that all standards for approval of a Variance are met, and to **approve** of the request.)
- G. SP-19-23 - Public hearing, review, and action on a request submitted by Bloomington 77 Developments, LLC, for approval of a **Special Use Permit** for Multiple-Family Dwellings in the M-1 (Restricted Manufacturing) District for the property generally located north of W. Market Street (State Route 9), near the eastern termination of Old Peoria Road, consisting of approximately 77 acres (PIN: 13-36-326-002). (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.)

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.