



ZONING BOARD OF APPEALS - REGULAR SESSION
GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
WEDNESDAY, JULY 17, 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 May 15, 2024, regular meeting of the Bloomington Zoning Board of Appeals. (Recommended Motion: Motion to accept the minutes, as presented.)

5. Regular Agenda

- A. **V-04-24** - Public hearing, review, and action on a request submitted by Patricia Estes, for approval of a Variance to allow a reduced required rear yard setback for the property located at 314 Davis Avenue. PIN: 21-03-151-017. (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-05-24** - Public hearing, review, and action on a request submitted by William Spotts, for approval of a Variance to allow a reduced required setback for an accessory structure for the property located at 838 W. Oakland Avenue. PIN: 21-08-226-006. (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. **V-06-24** - Public hearing, review, and action on a request submitted by Mike Bonneville, for approval of a Variance to allow a driveway width of greater than 24 feet at the sidewalk for the property located at 1902 Wakefield Lane. PIN: 14-25-454-020. (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.)

- D. **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. If access to the south vehicle access point is desired to be eliminated, a permanent solution should be identified. Refuse storage should also be identified.
 - Removal of temporary fencing. Permanent fencing may be installed per Code requirements.
 - Removal of illegal sign in the public right-of-way.

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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.