CITY OF Bloomington ILLINOIS

MINUTES
BOARD OF ZONING APPEALS - REGULAR SESSION
WEDNESDAY, JUNE 21, 2023, 4:00 PM

The Board of Zoning Appeals convened in regular session at 4:02 PM, June 21, 2023. Chair Michael Straza called the meeting to order.

Roll Call

Attendee Name	Title	Status
Terry Ballantini	Vice Board Chair	Present
Michael Straza	Board Chair	Present
Tim Foley	Board Member	Present
Ross Webb	Board Member	Present
Nikki Williams	Board Member	Present
Victoria Harris	Board Member	Absent
Zachary Zwaga	Board Member	Present

Staff members in attendance included: Jon Branham, City Planner; Alissa Pemberton, City Planner; George Boyle, Assistant Corporation Council; Jordan Buffington, Planning Intern.

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.

Chair Straza opened the floor for public comment, reminding attendees that public comment is typically reserved for items not on the regular agenda. There was no in-person public comment.

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.

> **Vice Board Chair Ballantini made a motion, seconded by Board Member Foley, to approve the consent agenda as presented.**
> **Jon Branham, Staff Liaison, directed the clerk to call roll:**
> **AYES:** Vice Board Chair Ballantini; Board Chair Straza; Board Member Foley; Board Member Webb; Board Member Williams; Board Member Zwaga.
> **Motion carried (viva voce).**

Item 4.A. Review and approval of the minutes of the May 17, 2023, regular meeting of the Bloomington Zoning Board of Appeals.

Regular Session

The following item was presented:

Item 5.A. **SP-14-23** - Public hearing, review, and action on a request submitted by Michael Buragas, for approval of a **Special Use Permit** for Chicken-Keeping for the property located at 1303 E. Washington Street (PIN: 21-03-405-008).

Mr. Branham presented the staff report and background on the request, with a recommendation for approval. He noted key property conditions, including the partially screened rear yard.

Chair Straza opened the public hearing.

Michael Buragas (1303 E. Washington Street) provided further background on the request. He stated his family would like to keep chickens for eggs. He stated his children had recently completed an egg project at school.

Commissioner Ballantini inquired whether the Applicant had reached out to neighbors and where the food would be located. Mr. Buragas stated he spoke to his neighbors, and they were in favor of the proposal. He noted the food would be stored in the garage.

Chair Straza closed the public hearing.

Board Member Williams made a motion, seconded by Commissioner Webb to establish findings of fact that all standards for approval of a Special Use Permit are met, and to recommend approval of the request to Council, with no conditions.
Jon Branham, Staff Liaison, directed the clerk to call roll:
AYES: Vice Board Chair Ballantini; Board Chair Straza; Board Member Foley; Board Member Webb; Board Member Williams; Board Member Zwaga.
Motion passed.

Mr. Branham indicated the case would proceed to the July 24th City Council meeting.

The following item was presented:

Item 5.B. **SP-15-23** - Public hearing, review, and action on a request submitted by Cecily Exner, for approval of a **Special Use Permit** for Chicken-Keeping for the property located at 1 Breckenwood Court (PIN: 22-07-303-001).

Mr. Branham presented the staff report and background on the request, with a recommendation for approval. He noted key property conditions, including details of the proposed coop location.

Cecily Exner (1 Breckenwood Court) provided further background on the request. She stated her family would like to keep chickens for eggs. She stated she had been an advocate of chicken-keeping in the City for several years.

Commissioner Ballantini inquired whether the Applicant was aware of all the requirements. Ms. Exner stated she was aware of the requirements. She stated the coop had wheels so it could be easily moved but would be secured to the ground. She indicated support from neighbors and that the food would be stored in the garage.

Commissioner Webb inquired whether the Applicant had reached out to the neighbor directly behind the property. Ms. Exner stated she had, and that they would be coming over with their children to see them when they obtained the chickens.

Chair Straza closed the public hearing.

Board Member Zwaga made a motion, seconded by Vice Chair Ballatini to establish findings of fact that all standards for approval of a Special Use Permit are met, and to recommend approval of the request to Council, with no conditions.
Jon Branham, Staff Liaison, directed the clerk to call roll:
AYES: Vice Board Chair Ballantini; Board Chair Straza; Board Member Foley; Board Member Webb; Board Member Williams; Board Member Zwaga.
Motion passed.

Mr. Branham indicated the case would proceed to the July 24th City Council meeting.

The following item was presented:

Item 5.C. **SP-12-23** - Public hearing, review, and action on a request submitted by FMB Holdings, Inc., for approval of a **Special Use Permit** for a Parking Lot in the B-1 (General Commercial) District for the property located at 302-304 Greenwood Avenue (PIN: 21-17-327-002).

Chair Straza noted the item had been withdrawn by the applicant.

The following item was presented:

Item 5.D. **SP-07-23** - Public hearing, review, and action on a request submitted by Auto House of Bloomington, for approval of a **Special Use Permit** for Vehicle Repair & Service in the B-1 (General Commercial) District for the property located at 10 Currency Drive (PIN: 21-15-105-002).

Chair Straza noted the item had been withdrawn by the applicant.

The following item was presented:

Item 5.E. **V-07-23** - Public hearing, review, and action on a request submitted by William Galloway, for approval of a **Variance** to increase the allowable fence height in the Front Yard from four feet to six feet, in the R-1B (Single-Family Residence) District for the property located at 301 Country Lane (PIN: 21-02-453-025).

Mr. Branham presented the staff report and background on the request, with a recommendation for approval. He noted key property conditions, including adjacent uses and the general character of the area.

Chair Straza opened the public hearing.

William Galloway (301 Country Lane) provided additional background on the proposal. He stated the primary reason for the request was to increase privacy.

Commissioner Webb inquired about any impact to vehicles turning near the corner of the property. Mr. Galloway stated there would not be an impact as the location of the proposed fence would be away from the intersection.

Chair Straza closed the public hearing.

Board Member Webb made a motion, seconded by Board Member Williams, to establish findings of fact that all standards for approval of a Variance are met, and to approve the request as presented.
Jon Branham, Staff Liaison, directed the clerk to call roll:
AYES: Vice Board Chair Ballantini; Board Chair Straza; Board Member Foley; Board Member Webb; Board Member Williams; Board Member Zwaga.
Motion passed.

The following item was presented:

Item 5.F. **V-06-23** - Public hearing, review, and action on a request submitted by Liliana Taimoorazi for approval of a Variance to allow a reduced Front Yard setback in the R-2 (Mixed Residence) District for the property located at 23 Rock Garden Court (PIN: 21-12-231-026).

Mr. Branham noted the case had been continued from the last meeting. He stated the applicant was not currently present and he had received a message during the meeting that the applicant would be withdrawing the case.

The Commission discussed procedural issues.

Vice Board Chair Ballantini made a motion, seconded by Board Member Zwaga, to table the case until the next regular meeting to allow the applicant to attend or to formally withdraw the case.
Jon Branham, Staff Liaison, directed the clerk to call roll:
AYES: Vice Board Chair Ballantini; Board Chair Straza; Board Member Foley; Board Member Williams; Board Member Zwaga.
ABSTENTIONS: Board Member Webb.
Motion passed.

New Business

There was no new business to report.

Adjournment

Board Member Foley made a motion, seconded by Commissioner Zwaga, to adjourn.
AYES: Vice Board Chair Ballantini; Board Chair Straza; Board Member Foley; Board Member Webb; Board Member Williams; Board Member Zwaga.
Motion carried (viva voce).

The Meeting Adjourned at 4:47 p.m.

CITY OF BLOOMINGTON

Michael Straza ____________ Jon Branham ____________

Chair Michael Straza | Jon Branham Staff Liaison