



MINUTES

PUBLISHED BY THE AUTHORITY OF THE ZONING BOARD OF APPEALS OF
BLOOMINGTON, ILLINOIS

REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET

BLOOMINGTON, IL
WEDNESDAY, JUNE 16, 2021 4:00 P.M.

THIS MEETING WAS HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:

www.cityblm.org/live

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting registered at www.cityblm.org/register, and/or 2) those persons wishing to provide written comment emailed their comments to publiccomment@cityblm.org.

Members of the public could also attend the meeting at City Hall. Attendance was limited to 10 people including staff and Board/Commission members and required compliance with City Hall COVID-19 protocols and social distancing. Participants and attendees were encouraged to attend remotely.

The Zoning Board of Appeals convened in Regular Session virtually via zoom conferencing with the Assistant City Planner, Caitlin Kelly, Assistant Director of Economic & Community Development, Kimberly Smith, and Commissioner Michael McFarland attending in-person in City Hall's Council Chambers.

The Meeting was called to order by Chairperson Ballantini at 4:00 PM and livestreamed to the public at www.cityblm.org/live.

ROLL CALL

Attendee Name	Title	Status
Mr. Terry Ballantini	Commissioner	Present
Ms. Victoria Harris	Commissioner	Present
Mr. Michael McFarland	Commissioner	Present
Mr. Michael Straza	Commissioner	Present
Mr. Tyler Noonan	Commissioner	Present
Ms. Nikki Williams	Commissioner	Absent
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Kimberly Smith	Assistant Economic & Community Development Director	Present
Ms. Katie Simpson	City Planner	Present
Ms. Caitlin Kelly	Assistant City Planner	Present

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COVID-19

This meeting was held virtually via livestream pursuant to the gubernatorial executive order 2021-06. Public comment was accepted up until 15 minutes before the start of the meeting.

PUBLIC COMMENT

No public comment.

MINUTES

Chairperson Harris made one correction to the previous meeting's minutes. Ms. Harris motioned to approve the minutes from May 19, 2021 regular Zoning Board of Appeals meeting. Mr. Straza seconded. Roll call vote: Ms. Harris - Yes, Mr. McFarland - Yes, Mr. Straza - Yes, Mr. Noonan - Yes, Chairperson Ballantini - Yes. The motion was approved (5-0-0).

REGULAR AGENDA

- A. **Z-15-21** Public hearing, review, and action on a petition submitted by Vicente & Jennifer Adame for a variance from Chapter 44, Division 9-8D to allow for the construction of a 1,200 square foot detached garage that exceeds the maximum 1,000 square foot floor area for an accessory structure, for the property located at 1111 E. Grove Street, Bloomington, IL 61701, PIN: 21-03-376-012 (Ward 4).

Ms. Kelly presented the staff report with a recommendation of denial based on the fact that the application did not meet all five criteria for granting a variance.

The petitioner was not present for testimony, nor did anyone register to comment on the case. Mr. Boyle offered guidance as to how to proceed.

Chairperson Ballantini motioned to table consideration of the case to the July 21 meeting to offer the petitioner a chance to attend. Mr. Noonan seconded. Roll call vote: Ms. Harris - Yes, Mr. McFarland - Yes, Mr. Straza - Yes, Mr. Noonan - Yes, Chairperson Ballantini - Yes. The motion was approved (5-0-0).

- B. **Z-16-21** Public hearing, review, and action on a petition submitted by Richard & Roxanna Wright for a variance from Chapter 44, Division 9-10 to allow the construction of a six-foot tall fence in the front yard, for the property located at 713 Ohara Street, Bloomington, IL 61701, PIN: 21-04-101-002 (Ward 7).

Ms. Kelly presented the staff report with a recommendation of approval.

Richard Wright, the petitioner, was sworn in for testimony. He stated that he would be building a pool in his backyard and sought a 6' fence so that the yard would not be accessible from Empire Street, which functions as an alley.

Ms. Kelly read an email into the record in support of the variance.

Mr. Straza motioned to accept the findings of fact. Mr. McFarland seconded. Roll call vote: Ms. Harris - Yes, Mr. McFarland - Yes, Mr. Straza - Yes, Mr. Noonan - Yes, Chairperson Ballantini - Yes. The motion was approved (5-0-0).

Ms. Harris motioned to approve the variance requested. Mr. Straza seconded. Roll call vote: Ms. Harris - Yes, Mr. McFarland - Yes, Mr. Straza - Yes, Mr. Noonan - Yes, Chairperson Ballantini - Yes. The motion was approved (5-0-0).

- C. **Z-17-21** Public hearing, review, and action on a petition submitted by W. Randall Wilson for a variance from Chapter 44 Division 4-3 to allow a five-foot reduction in the required rear yard setback and facilitate an addition to a nonconforming structure, for the property located at 1 Walker Drive, Bloomington IL 61701, PIN: 21-03-155-009 (Ward 4).

Ms. Kelly presented the staff report with a recommendation of approval.

Randy and Melissa Wilson, the petitioners, were sworn in for testimony. Mr. Wilson stated that he agrees with the staff recommendation and reiterated that the request would accommodate a wheelchair accessible bathroom off the master bedroom.

Ms. Wilson stated her agreement with her husband's comments.

Ms. Harris motioned to approve the findings of fact as presented by staff. Mr. Straza seconded. Roll call vote: Ms. Harris - Yes, Mr. McFarland - Yes, Mr. Straza - Yes, Mr. Noonan - Yes, Chairperson Ballantini - Yes. The motion was approved (5-0-0).

Ms. Harris motioned to approve the variance. Mr. Straza seconded. Roll call vote: Ms. Harris - Yes, Mr. McFarland - Yes, Mr. Straza - Yes, Mr. Noonan - Yes, Chairperson Ballantini - Yes. The motion was approved (5-0-0).

NEW BUSINESS

No items.

OLD BUSINESS

No items.

ADJOURNMENT

Mr. Ballantini motioned to adjourn. Ms. Harris seconded. All were in favor. The meeting was adjourned at 4:35 PM.