



**ZONING BOARD OF APPEALS - REGULAR SESSION  
GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400  
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701  
WEDNESDAY, MAY 21, 2025, 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](mailto: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](http://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 March 26, 2025, special meeting of the Bloomington Zoning Board of Appeals. (Recommended Motion: The proposed Minutes be approved.)

**5. Regular Agenda**

A. **SP-04-25** - Public hearing, review, and action on a request submitted by Kent Seeman (with owner Carlos Cordero) 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 10-12 Currency Drive (PIN: 21-15-105-002). (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, as submitted. )

B. **V-02-25** - Public hearing, review, and action on a request submitted by Curtis Schneider (with owner Maureen Clancy), for approval of a Variance to allow an accessory structure less than ten (10) feet from the principal building wall for the property located at 421 E .Grove Street. PIN: 21-04-418-006. (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 for a Variance from § 44-908, Table 908, as submitted.)

**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](mailto:mhurt@cityblm.org).