



BOARD OF ZONING APPEALS - REGULAR SESSION
GOVERNMENT CENTER BOARDROOM, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
WEDNESDAY, MAY 17, 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 February 16, 2023, regular meeting of the Bloomington Historic Preservation Commission, as requested by the Economic & Community Development Department. *(Recommended Motion: Motion to accept the minutes, as presented)*

5. Regular Session

- A. **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 and Service in the B-1 (General Commercial) District, for the property located at 10 Currency Drive (PIN: 21-15-105-002), as requested by the Economic & Community Development Department. *(Recommended Motion: Motion to establish findings of fact that the standards for approval of a Special Use Permit are met, and to recommend **approval** of the request, with the condition that all landscaping requirements are met)*
- B. **SP-08-23** - Public hearing, review, and action on a request submitted by Preston Holdren, for approval of a **Special Use Permit for Chicken-Keeping** for the property located at 5 Northcrest Court (PIN: 21-02-102-005), as requested by the Economic & Community Development Department. *(Recommended Motion: N/A. This case has been withdrawn.)*
- C. **SP-09-23** - Public hearing, review, and action on a request submitted by Kelsey Lachenberg, for approval of a **Special Use Permit for Chicken-Keeping** for the property located at 2603 Wellington Way (PIN: 21-01-352-008), as requested by the

Economic & Community Development Department. *(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-10-23** - Public hearing, review, and action on a request submitted by Curt Livesay, for approval of a **Special Use Permit** for a Specialty Food Shop, with drive through, in the M-1 (Restricted Manufacturing) District for the property located at 1601 General Electric Road (PIN: 14-35-201-005), as requested by the Economic & Community Development Department. *(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. **SP-11-23** - Public hearing, review, and action on a request submitted by Towanda Development Corporation, for approval of a **Special Use Permit** for Multiple-Family Dwellings in the B-1 (General Commercial) District for the property located at 1234 & 1236 E. Empire Street (PINs: 14-34-452-008 & 14-34-452-003), as requested by the Economic & Community Development Department. *(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 petition with no conditions)*
- F. **SP-12-23** - Public hearing, review, and action on a petition submitted by FMB Holding, Inc., requesting 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), as requested by the Economic & Community Development Department. *(Recommended Motion: Motion to continue the application to the June 21, 2023 Zoning Board of Appeals meeting)*
- G. **SP-13-23** - Public hearing, review, and action on a request submitted by AAO Rentals, LLC, for approval of a **Special Use Permit** for Single-Family Attached Dwellings in the B-1 (General Commercial) District for the property located at 1418 Woodbine Road (PIN: 15-31-226-022), as requested by the Economic & Community Development Department. *(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)*
- H. **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), as requested by the Economic & Community Development Department. *(Recommended Motion: Motion to establish findings of fact that all standards for approval of a Variance are met, and to **approve** 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.