



MINUTES
ZONING BOARD OF APPEALS - REGULAR SESSION
WEDNESDAY, MAY 15, 2024, 4:00 PM

The Zoning Board of Appeals convened in regular session at 4:02 PM, May 15, 2024. called the meeting to order.

Roll Call

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

City Staff present included Jon Branham, City Planner; Alissa Pemberton, City Planner; Kelly Pfeifer, Assistant Director of Economic and Community Development; John Myers, Assistant City Planner, and George Boyle, Assistant Corporation Counsel.

Public Comment

No public comment was provided.

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.

Board Member Webb made a motion, seconded by Board Member Williams, to approve the consent agenda as presented.

Roll call.

AYES: Board Chair Straza; Board Member Webb; Board Member Foley, Board Member Williams; Board Member Zwaga, Board Member Harris

Motion passed.

Item 4.A. Review and approval of the minutes of the April 17, 2024, regular meeting of the Bloomington Zoning Board of Appeals.

Regular Agenda

The following item was presented:

Item 5.A. SP-03-24 and V-04-24 - Public hearing, review, and action on a request submitted by Andrew Fell Architecture & Design, representing owner Curtis Boone, for approval of a Special Use Permit for an Assisted Living Facility (Independent Living) , in the B-1 (General Commercial) District, and a Variance to allow an increased Floor Area Ratio (FAR) for the property located at 1410 Leslie Drive (PIN: 15-31-227-024).

Mr. Branham presented the staff report with a recommendation for approval of the Special Use Permit and a Variance to the Floor Area Ratio requirement. He described the proposed development and identified the surrounding zoning and land uses. He noted the recent subdivision of the property and the reasoning for the requested Variance. He clarified that the original recommendation from staff regarding parking lot landscaping requirements could be disregarded since the parking area was fully enclosed.

Board Chair Straza opened the public hearing.

Andrew Fell (515 N. Hickory Ave., Champaign, IL), representing the Applicant, provided further background on the project. He agreed with staff's summary and added detail on the Variance request. He inquired if there were any additional questions.

Board Chair Straza inquired about the difference in the Floor Area Ratio requirement and proposal. Mr. Branham stated it was approximately 10% above the required amount.

There was no further Board questions or discussion.

Board Chair Straza closed the public hearing.

Mr. Boyle noted there should be separate motions for the special use and variance.

Board Member Zwaga made a motion, seconded by Board Member Harris, to establish findings of fact that all standards for approval of a Special Use Permit are met and to recommend approval of the request submitted by Andrew Fell Architecture & Design, representing owner Curtis Boone, for a Special Use Permit for an Assisted Living Facility (Independent Living) in the B-1 (General Commercial) District, for the property located at 1420 Leslie Drive.

Roll call.

AYES: Board Chair Straza; Board Member Webb; Board Member Foley, Board Member Williams; Board Member Zwaga, Board Member Harris

Motion passed.

Board Member Harris made a motion, seconded by Board Member Zwaga, to establish findings of fact that the standards for approval of the Variance are met, that carrying out the strict letter of the Code does create a practical difficulty or

particular hardship for the petitioner, and to approve the Variance with no conditions.

Roll call.

AYES: Board Chair Straza; Board Member Webb; Board Member Foley, Board Member Williams; Board Member Zwaga, Board Member Harris

Motion passed.

New Business

There was no new business.

Adjournment

Board Member Harris made a motion, seconded by Board Member Zwaga, to adjourn the meeting.

AYES: Board Chair Straza; Board; Board Member Webb; Board Member Foley, Board Member Williams; Board Member Zwaga, Board Member Harris

Motion passed.

The Meeting Adjourned at 4:16PM

CITY OF BLOOMINGTON

Michael Straza
Michael Straza, Board Chair

Jon Branham
Jon Branham, Staff Liaison