

FINAL
MINUTES
BLOOMINGTON ZONING BOARD OF APPEALS
REGULAR MEETING - 4:00 P.M.
WEDNESDAY, APRIL 15, 2020
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS
THE MEETING WAS LIVE STREAMED VIRTUALLY AT
WWW.CITYBLM.ORG/LIVE

Members present: Mr. Terry Ballantini, Mr. Michael McFarland, Mr. Michael Straza, Mr. Tyler Noonan, and Chairperson Victoria Harris.

Members absent: Mr. Michael Rivera Jr

Also present: Mr. George Boyle, Assistant Corporation Counsel
Mr. Bob Mahrt, Community Development Director
Mr. Craig McBeth, City of Bloomington Information Services
Ms. Katie Simpson, City Planner
Ms. Casey Weeks, Assistant City Planner

Chairperson Harris called the meeting to order at 4:03 p.m. Mr. Boyle explained the meeting was being held virtually via live stream due to Gubernatorial Executive Order extending certain sections of the Open Meetings Act during the COVID-19 pandemic to allow remote participation in meetings. He explained the instructions for participating in the meeting, meeting rules, and outlined the notification procedures taken by the city. Mr. Mahrt called the roll; with five members present, the Zoning Board of Appeals established a quorum.

PUBLIC COMMENT

This meeting was held virtually via live stream. Public comment was accepted up until 15 minutes before the start of the meeting. Written public comment could have been emailed to publiccomment@cityblm.org and those wishing to speak Live must register at <https://www.cityblm.org/register>. No one registered to speak for public comment, and no one submitted emailed public comment prior to the start of the meeting. No one attended the meeting in person to provide public comment.

MINUTES: The board reviewed and approved the minutes from the regular meeting on February 19, 2020. Moved by Mr. Ballantini and seconded by Mr. Noonan, the minutes were approved by voice vote 5-0.

REGULAR AGENDA: Those who wished to testify or comment remotely regarding a public hearing listed on the regular agenda must have registered at <https://www.cityblm.org/register> prior to the meeting. City Hall was open for testimony or comments to be made in-person. Note that, due to COVID-19 social distancing considerations, a maximum of 10 persons were allowed in City Hall at one time.

SP-02-20 Public hearing, review and action on a petition for a special use permit submitted by Eastview Christian Church to allow for the expansion of a place of worship in the R-1C, Single Family Residential District, for the property located at 401 W. Union Street Bloomington IL 61701 (Ward 7).

Z-06-20 Public Hearing, review and action on an application for a variance submitted by Eastview Christian Church to reduce the amount of required parking for a place of worship located at 401 W. Union Street Bloomington IL 61701 from 69 parking spaces to 57 parking spaces, a 12-space reduction. (Ward 7).

Chairperson Harris introduced the cases. Mr. Ballantini and Mr. McFarland announced the need to recuse themselves from these cases. With two members recusing from the case, the Zoning Board of Appeals lost quorum and was unable to act on these items. Chairperson Harris announced that these items would be heard at the next regular Zoning Board of Appeals meeting set for Wednesday, May 20, 2020 at 4:00 p.m. The meeting would be held virtually if the COVID-19 emergency continued. Mr. Ballantini and Mr. McFarland returned to the meeting and reestablished a quorum.

Z-05-20 Public Hearing, review and action on an application for a variance submitted by Metro Fibernet LLC to allow a 6ft fence in lieu of the maximum 4ft fence allowance in the front yard of a business at 2014 Cabintown Road, Bloomington IL 61704, a 2ft increase. (Ward 2).

Chairperson Harris introduced the case. The petitioner, Mr. Justin Long, Metronet, was sworn in. He described the fence and stated they are requesting a 2ft increase. He described the location of the fence and the surrounding development. No one, outside of the petitioner spoke in favor of the petition. No one spoke against the petition. No one was present at City Hall to speak on the item. Ms. Weeks presented the staff report. She shared photos of the property, described the zoning, surrounding uses, and presented an aerial view of the property. She explained that the petition meets the requirements for a variance and shared the staff's positive recommendation.

Mr. Ballantini motioned to adopt the staff findings of fact. Mr. Noonan seconded the motion. The Board voted to adopt the staff findings with the following votes cast: Mr. Terry Ballantini – Yes; Mr. Tyler Noonan – Yes; Mr. Michael McFarland – Yes; Mr. Michael Straza—Yes; Chairperson Victoria Harris – Yes.

Mr. Ballantini motioned to approve the variance. Mr. Straza seconded the motion. The Board voted to adopt the staff findings with the following votes cast: Mr. Terry Ballantini – Yes; Mr. Michael Straza—Yes; Mr. Michael McFarland – Yes; Mr. Tyler Noonan – Yes
Chairperson Victoria Harris – Yes.

OTHER BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT

The meeting adjourned at 4:20PM.

Respectfully Submitted,
Katie Simpson
City Planner