



**ZONING BOARD OF APPEALS - SPECIAL SESSION
GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
WEDNESDAY, MARCH 26, 2025, 3:00 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 January 15, 2025, regular meeting of the Bloomington Zoning Board of Appeals. (Recommended Motion: The proposed Minutes be approved.)

5. Regular Agenda

- A. **SP-01-25** - Public hearing, review, and action on a request submitted by Christian Kazanowski, for a Special Use Permit for a Multiple-Family Conversion Dwelling (3+ units) with a Use Provision waiver related to unit size, in the R-2 (Mixed Residence) District, for the property located at 707 E. Empire Street. PIN: 21-04-227-004. (Recommended Motion: Motion to adopt the Draft Resolution, establishing findings of fact that the proposed Special Use Permit is or is not in the public interest, and recommending that City Council approve or deny the proposed Special Use Permit.)
- B. **SP-04-24** - Public hearing, review, and action on a request submitted by FMB Holdings, LLC, 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 11 Currency Drive (PIN: 21-15-103-018). (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.)

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.