CITY OF Bloomington ILLINOIS

MINUTES
ZONING BOARD OF APPEALS - REGULAR SESSION
WEDNESDAY, MARCH 20, 2024, 4:00 PM

The Zoning Board of Appeals convened in regular session at 4:01 PM, March 20, 2024. called the meeting to order.

Roll Call

Attendee Name	Title	Status
Terry Ballantini	Vice Board Chair	Present
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; 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.

Vice Board Chair Ballantini made a motion, seconded by Board Member Harris, to approve the consent agenda as presented.
Roll call.
AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Webb; Board Member Harris; Board Member Williams; Board Member Zwaga; Board Member Foley
Motion passed.

Item 4.A. Review and approval of the minutes of the February 21, 2024, regular meeting of the Bloomington Zoning Board of Appeals.

Regular Agenda

The following item was presented:

Item 5.A. **V-02-24** - Public hearing, review, and action on a request submitted by Maria Inez Zepeda- Griffieth, Owner, and Brian Jason, Agent, for approval of a Variance to allow a reduced required setback for an accessory structure for the property located at 1007 E. Jackson Street (PIN: 21-03-356-004).

Mr. Branham presented the staff report with a recommendation for approval of a Variance to the Side Yard requirements for an accessory structure. He noted the applicants are looking to utilize an existing concrete pad that remained from the previous garage structure. He added that the original garage and pad were considered legal nonconforming to the current Zoning Code standards.

Board Chair Straza opened the public hearing.

Brian Jason (1007 E. Jackson Street), Applicant, provided further background on the project. He noted that the previous garage was in disrepair and nonconforming. He added that he wants to use the existing pad and that property values may be impacted if he builds further into the yard. He noted that he has discussed the project with neighbors and had not heard of any issues or concerns.

Board Member Webb inquired about the concrete pad located behind the garage area. Mr. Jason stated that the rear pad is within Code and is not part of the current project. He stated that they are looking for a variance only for the garage location regarding the Side Yard setback.

Board Chair Straza closed the public hearing.

Mr. Branham reviewed the findings of facts required for a variance.

Board Member Harris made a motion, seconded by Board Member Webb, to establish findings of fact that the standards for approval of the Variance is 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; Vice Board Chair Ballantini; Board Member Webb; Board Member Harris; Board Member Williams; Board Member Zwaga; Board Member Foley

Motion passed.

The following item was presented:

Item 5.B. **V-01-23** - Public hearing, review, and action on a request submitted by Laborers' Home Development Corporation, in conjunction with the City of Bloomington and City of Refuge Ministries, for approval of a Variance to the off-street parking requirements for the properties located at 408 E. Washington Street and 401 E. Jefferson Street (PINs: 21-04-407-009 and 21-04-407-007).

Mr. Branham presented the staff report with a recommendation for approval of a Variance to the required off-street parking requirements. He stated the project is a 52-unit, affordable housing development located at 408 E. Washington Street and 401 E. Jefferson. He stated that with reductions available in the Code, the project required 68 off-street parking spaces, and the Applicant is seeking 65 off-street parking spaces. He noted that the size of the property limits the availability of off-street parking. He added that located adjacent to the property are approximately 30 on-street parking spots. He also noted the proximity to public transit and pedestrian access.

Board Member Harris asked about bus route accessibility. Mr. Branham responded that the subject property is located along a bus route on Washington Street and is near the Connect Transit Hub.

Tim Ryan (703 Watford Drive), Applicant, provided additional information about the project. He noted that the proposal will include 1-, 2-, and 3-bedroom units. He stated that similar projects in other communities have provided less parking than what was required.

Board Member Ballantini asked about the cost of units. Mr. Ryan stated that they have not determined a cost per unit, but the final cost of construction will dictate the rental price per unit.

Board Chair Straza asked about the timeframe and feasibility of the project. Mr. Ryan stated that they are looking at Spring 2025 for the start of construction, but the timeline is dependent on potential tax credits.

Chair Straza closed the public hearing.

Ms. Pfeifer reminded the Board that the site plan review portion of the project is conditioned on the variance approval.

Vice Board Chair Ballantini made a motion, seconded by Board Member Harris, to establish findings of fact that the standards for approval of the Variance is 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; Vice Board Chair Ballantini; Board Member Webb; Board Member Harris; Board Member Williams; Board Member Zwaga; Board Member Foley
Motion passed.

New Business
There was no new business.

Adjournment

Board Member Harris made a motion, seconded by Board Member Williams, to adjourn the meeting.
AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Webb; Board Member Harris; Board Member Williams; Board Member Zwaga; Board Member Foley
Motion passed.

The Meeting Adjourned at 4:25PM

CITY OF BLOOMINGTON

Michael Straza	Jon Branham
Michael Straza, Board Chair	Jon Branham, Staff Liaison