City of Bloomington Illinois

MINUTES
ZONING BOARD OF APPEALS - REGULAR SESSION
WEDNESDAY, FEBRUARY 21, 2024, 4:00 PM

The Zoning Board of Appeals convened in regular session at 4:02 PM, February 21, 2024.Chair Straza 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	Absent
Tim Foley	Board Member	Present
Zachary Zwaga	Board Member	Absent
Victoria Harris	Board Member	Present
Nikki Williams	Board Member	Present

City Staff present included Jon Branham, City Planner; Alissa Pemberton, City Planner; 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 Harris made a motion, seconded by Board Member Foley, to approve the consent agenda as presented.
AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Harris; Board Member Foley, Board Member Williams
Motion passed.

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

Regular Agenda
The following item was presented:

Item 5.A. **SP-02-24 -** Public hearing, review, and action on a request submitted by McLean County Center for Human Services, for approval of a **Special Use Permit** for an Assisted Living Facility, in the B-1 (General Commercial) District for three (3) acres of property generally located immediately south of and adjacent to the property located at 1302 Martin Luther King Drive (Part of PIN: 14-31-477-006).

Mr. Branham presented the staff report and background on the request, with a recommendation for approval. He explained that the proposed use of an Assisted Living Facility requires a Special Use Permit in the B-1 (General Commercial) District. He noted all bulk requirements and use standards had been met, aside from some perimeter and interior parking lot landscaping which should be a condition of any approval. He reviewed conditions of the existing site and the surrounding properties.

Board Chair Straza opened the public hearing.

Joan Hartman (108 W. Market Street), Applicant, provided further background on the project. She stated there is an Illinois Housing Development Authority (IHDA) application for funding pending. She noted the total number of proposed units had been modified from 25 to 24 to qualify for additional funding. She summarized the proposed facility services and expected population.

Board Chair Straza inquired about public transportation servicing the site. Ms. Hartman stated there was a bus stop adjacent to the property. She added the facility would also provide transportation for various services.

Vice Board Chair Ballantini inquired if the purchase agreement was pending zoning approval and the anticipated timing of construction. Ms. Hartman confirmed the agreement conditions, including an expected award date of April, and target 2025 start.

Board Member Harris inquired about the unit types. Ms. Hartman identified that the units would be single-bedroom apartments with kitchens and bathrooms.

Board Chair Straza closed the public hearing.

There was additional discussion regarding the modification of the total number of units and the additional landscaping needed. The Chair noted these changes need to be reflected in documents going forward.

Vice Board Chair Ballantini made a motion, seconded by Board Member Foley, 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 McLean County Center for Human Services for a Special Use Permit for an Assisted Living Facility in the B-1 (General Commercial) District, for three (3) acres of property generally located immediately south of and adjacent to the property located at 1302 Martin Luther King Drive, subject to noting the updated number of units and the installation of required parking lot landscaping.
Roll call.
AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Harris; Board Member Foley; Board Member Williams
Motion passed.

New Business
There was no new business.

Adjournment

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

The Meeting Adjourned at 4:14 PM

CITY OF BLOOMINGTON

Michael Straza

Michael Straza, Board Chair

Jon Branham

Jon Branham, Staff Liaison