MINUTES
BLOOMINGTON ZONING BOARD OF APPEALS
REGULAR MEETING - 4:00 P.M.
WEDNESDAY, FEBRUARY 19, 2020
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS

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

Members absent: none

Also present: Mr. George Boyle, Assistant Corporation Counsel
Ms. Casey Weeks, Assistant City Planner
Ms. Katie Simpson, City Planner
Mr. Bob Mahrt, Community Development Director

Ms. Harris called the meeting to order at 4:03 p.m. Ms. Simpson called the roll; with six members present, the Zoning Board of Appeals established a quorum.

PUBLIC COMMENT: None.

MINUTES: The Zoning Board of Appeals reviewed the November 20, 2019 regular meeting minutes and the minutes from the September 11, 2019 joint meeting with the Planning Commission. Mr. McFarland motioned to approve the minutes for both meetings. Seconded by Mr. Rivera The motion to accept the minutes as amended, was unanimously approved, 6-0 by voice vote.

REGULAR AGENDA:

SP-01-20 Consideration, review and approval of a petition for a special use permit for a Sports/Fitness Establishment in the M-1 District for property located at 1707 E Hamilton Road submitted by Back Yard Social, LLC (Ward 1).

Chairperson Harris opened the public hearing and introduced the case. Mr. Daniel Kelly, representing Back Yard Social, applicant, was sworn in. He explained that he is petition for a special use permit to allow axe throwing and a recreational use at 1707 E Hamilton Road. Chairperson Harris asked about sharpening the axes and having an orientation. Mr. Kelly confirmed they grind the axes using a file and have an axe throwing coach on staff. Mr. Ballantini commented that the Board approved a special use permit in November 2019 and asked why the applicant has returned to the ZBA with a new location. Mr. Kelly explained that he encountered some challenges and additional costs associated with the previous location. He stated that this site is more conducive to the use given the layout of the building.

Mr. Kelly explained that he is proposing a family friendly with multiple activities that people can do over an over. He stated this is similar to the previous property in square foot. He stated that he plans on installing custom bike racks to promote the proximity with the Constitution Trail. No one spoke against the petition. No one, outside of the applicant, spoke in favor of the petition.

Ms. Casey Weeks, Assistant City Planner, presented the staff report and recommendation. She described the site and shared photos, maps, and an aerial view of the property. She described surrounding uses including a golf learning center near by. Ms. Weeks described the purpose and intention of the M-1 zoning district. She explained that the site complied with parking and is located near the Constitution Trail. She explained that the Zoning Board approved a similar special use permit with the condition that the building comply with the standards for the World Axe Federation and International Axe Federation. Ms. Weeks described similar facilities in the region and how this project aligns with the Comprehensive Plan.

Mr. Rivera asked about liquor licensing. Mr. Kelly explained how he would provide safety and mitigate the impacts of alcohol use. He explained that he intends to apply for a liquor license in the future.

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

Mr. Rivera motioned to approve the Special Use Permit with the condition that the property comply with the World Axe Federation and International Axe Federation. Mr. Ballantini seconded the motion. The Board approved the special use permit with a condition by a vote of 6-0, with the following votes cast on roll call: Mr. Michael Rivera Jr—Yes; Mr. Terry Ballantini - Yes, Mr. Michael McFarland – Yes; Mr. Michael Straza—Yes; Mr. Tyler Noonan - Yes, and Chairperson Victoria Harris – Yes.

OTHER BUSINESS: None

NEW BUSINESS: Chairperson Harris recognized Mr. Veitengruber for his service on the Bloomington Zoning Board of Appeals.

Mr. Michael Straza introduced himself.

ADJOURNMENT
The meeting adjourned at 4:30PM.

Respectfully Submitted,
Katie Simpson
City Planner