



**ZONING BOARD OF APPEALS - REGULAR SESSION
GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
WEDNESDAY, JANUARY 15, 2025, 4:00 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 December 18, 2024, regular meeting of the Bloomington Zoning Board of Appeals. (Recommended Motion: The proposed Minutes be approved.)

5. Regular Agenda

- A. **V-01-25** - Public hearing, review, and action on a request submitted by Joshua Jett, for approval of a Variance to allow a sidewalk/driveway less than three (3) feet from the side lot line for the property located at 2 Cedar Court. PIN: 21-17-102-015. (Recommended Motion: Motion to establish findings of fact that the **standards for approval a Variance are met**, carrying out the strict letter of the Code **does create a practical difficulty** or particular hardship for the Applicant, and to **approve** of the request for a Variance from § 44-404C(2)(a), subject to maintaining a one-foot setback from the property line.)
- B. **SP-01-25** - Public hearing, review, and action on a request submitted by Christian Kazanowski, for a Special Use Permit for Multi-Family Dwellings 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 establish findings of fact that all standards for approval of a Special Use Permit are met, and to recommend **approval** of the request with no conditions.)
- C. **SP-02-25** - Public hearing, review, and action on a request submitted by Holladay Property Service Midwest, Inc. (owner Group of Five Investments II, LLC), for a Special Use Permit for Multi-Family Dwellings in the C-1 (Office) District, for the property located at 1312 E. Empire Street. PIN: 14-34-480-030. (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 with no conditions.)

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.