



Zoning Board of Appeals - Regular Session Agenda
Government Center Boardroom, 4th Floor, Room #400
115 E. Washington St., Bloomington, IL 61701
Wednesday, August 20, 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 are listed and voted on separately.

- A. **Review and approval of the Minutes of the June 18, 2025 regular meeting of the Bloomington Zoning Board of Appeals.** (Recommended Motion: The proposed Minutes be approved.)

5. Regular Agenda

All license creations, amendments or transfers are contingent upon compliance with all building, health and safety codes.

- A. **V-05-25 - Public hearing, review, and action on a request submitted by Front & Center, LLC, for Variances from § 44-1205(B)(3) of the Zoning Code, to allow reduced required parking lot setbacks, and from § 44-1307(B)(1) and § 44-1307(C)(1) of the Zoning Code to allow reduced required parking lot landscaping in the D-1 (Central Business) District, for the properties located at 102 N. Center Street, 110 N. Center Street, and 120 N. Center Street (PINs: 21-04-337-060, 21-04-337-007, and 21-04-337-059).** (Recommended Motion: The proposed Variances be approved.)
- B. **V-06-25 - Public hearing, review, and action on a request submitted by Front & Center, LLC, for Variances from § 44-1205(B)(3) of the Zoning Code, to allow reduced required parking lot setbacks and § 44-1307(B)(1) and § 44-1307(C)(1) of the Zoning Code to allow reduced required parking lot landscaping in the D-2 (Downtown Transitional) District, for the property located at 110 N. Madison Street (PIN: 21-04-337-002).** (Recommended Motion: The proposed Variances be approved.)
- C. **V-07-25 & V-08-25 - Public hearing, review, and action on a request submitted by Farnsworth Group and Jason Stephens (owner), for a Variance from § 44-403B of the Zoning Code, to allow reduced Rear Yard setback requirements in the R-2 (Mixed Residence) District for the properties located at 1 Stone Mill Court and 2 Stone Mill Court (PINs: 15-32-355-032 and 15-32-355-031).** (Recommended Motion: The proposed Variances be denied.)

- D. **V-09-25 - Public hearing, review, and action on a request submitted by Farnsworth Group and Holy Trinity Church (owner), for Variances from § 44-1205(B)(3) of the Zoning Code, to allow reduced required parking lot setbacks and § 44-1307(B)(1) and § 44-1307(C)(1) of the Zoning Code to allow reduced required parking lot landscaping in the B-1 (General Commercial) District, for the property located at 802 N. Main Street (PIN: 21-04-132-014).** (Recommended Motion: The proposed Variances be approved.)
- E. **V-10-25 - Public hearing, review, and action on a request from Prairie Signs, for approval of a Variance from § 3-403A of the Advertising Sign Code, to allow an increased total sign area in the P-1 (University) District, on the property commonly known as 302 E. Emerson St. (PIN 14-33-404-021).** (Recommended Motion: Motion to approve or deny the request for a Variance to § 3-403A, as presented.)

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 mhurt@cityblm.org.