



**Zoning Board of Appeals - Regular Session Agenda  
Government Center Boardroom, 4<sup>th</sup> Floor, Room #400  
115 E. Washington St., Bloomington, IL 61701  
Wednesday, September 17, 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](mailto: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](http://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.

**5. Regular Agenda**

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

- A. **V-11-25 - Public hearing, review, and action on a request submitted by Sarah Heatley, for a Variance from § 44-403A of the Zoning Code, to allow a reduced required rear yard setback and a reduced required side yard setback in the R-1C (Single-Family Residence) District, for the property located at 903 Bunn Street, PIN: 21-09-278-008, as requested by the Development Services Department.** (Recommended Motion: The request for Variances be denied.)

**6. New Business**

- A. **Election of Chair and Vice-Chair, as requested by the Development Services Department.** (Recommended Motion: A Board Chair and Vice-Chair be elected.)

**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](mailto:mhurt@cityblm.org).



## Regular Agenda Item No. 5.A.

**For Zoning Board of Appeals:** September 17, 2025

**Ward Impacted:** Ward 6

**Subject:** V-11-25 - Public hearing, review, and action on a request submitted by Sarah Heatley, for a Variance from § 44-403A of the Zoning Code, to allow a reduced required rear yard setback and a reduced required side yard setback in the R-1C (Single-Family Residence) District, for the property located at 903 Bunn Street, PIN: 21-09-278-008, as requested by the Development Services Department.

**Recommended Motion:** The request for Variances be denied.

**Strategic Plan:**

**Goal 5.** Great Place - Livable, Sustainable City

**Objective 5b.** City decisions consistent with plans and policies

**Background:** The Applicant seeks a Variance from § 44-403A, the requirement of a minimum of a 25-foot rear yard setback, to allow a 3-foot rear yard setback on the west side of the property. Although a legal notice was also published for a request for a Variance from the requirement of a minimum 6-foot side yard setback on the south side of the property, staff determined that a Variance granted in 2021 already satisfies the request.

The Applicant desires the Variance to complete the construction of a 310-square foot single-story breezeway addition to connect the principal structure and the remaining detached garage at the property. The project was started prior to the issuance of a building permit and is substantially completed. The addition would reclassify the detached garage from a separate accessory structure to an expansion of the principal structure and would create a 21-foot encroachment into the 25-foot required rear yard.

**Community Groups/Interested Persons Contacted:** The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in The Pantagraph on Monday, September 2, 2025. Courtesy notices were mailed to 68 property owners within 500 feet of the subject property.

**Financial Impact:** N/A

**Attachments:**

1. V-11-25 - Staff Report - 903 Bunn St

2. V-11-25 - Attachments 5-7 - 903 Bunn St



## ZONING BOARD OF APPEALS

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**TO:** ZONING BOARD OF APPEALS  
**FROM:** Development Services Department  
**DATE:** September 17, 2025  
**CASE NO:** V-11-25, Variance from § 44-403A of the Zoning Code  
**REQUEST:** Public hearing, review, and action on a request submitted by Sarah Heatley, for a Variance from § 44-403A of the Zoning Code, to allow a reduced required rear yard setback and a reduced required side yard setback in the R-1C (Single-Family Residence) District, for the property located at 903 Bunn Street. PIN: 21-09-278-008.

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### BACKGROUND

#### *Request*

The Applicant seeks a Variance from § 44-403A, the requirement of a minimum of a 25-foot rear yard setback, to allow a 3-foot rear yard setback on the west side of the property. Although a legal notice was also published for a request for a Variance from the requirement of a minimum 6-foot side yard setback on the south side of the property, staff determined that a Variance granted in 2021 already satisfies the request.

The Applicant desires the Variance to complete the construction of a 310-square-foot single-story breezeway addition to connect the principal structure and the remaining detached garage at the property. The project was started prior to the issuance of a building permit and is substantially completed. The addition would reclassify the detached garage from a separate accessory structure to an expansion of the principal structure and would create a 21-foot encroachment into the 25-foot required rear yard.

At least as far back as 1951, the property was the site of the existing home and one detached garage (“east garage”) located in the middle of the property (See Attachment 6). Between 1964 and 1982, a second, larger, detached garage (“west garage”) was built on the west side of the property. In 1996, the east garage was replaced by a larger garage, still detached.<sup>1</sup>

In 2021, the Applicant requested a Variance from § 44-403A to allow a reduction of the required south side yard from six feet to two feet, to allow an expansion of the principal structure by building an addition to the home that would connect it to the then-detached east garage.<sup>2</sup> Staff recommended that the Variance be denied because the request did not meet four of the five standards required for granting a Variance (see Attachment 7). The Board voted unanimously to grant the Variance over staff’s recommendation to deny it. The Applicant then obtained a building permit to begin the construction of the connecting addition; that permit is still active, as construction activity has been intermittent.<sup>3</sup>

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<sup>1</sup> Permit #M9600903, issued July 3, 1996

<sup>2</sup> Plan Case #Z-25-21, granted November 27, 2021

<sup>3</sup> Permit #62159, issued October 15, 2021

On April 11, 2025, City staff responded to a complaint of “work without permit” at the property and noted that the Applicant had substantially completed construction of a covered walkway connecting the principal structure to the west garage (see Attachment 3, Figure 2). This construction was not authorized by the 2021 variance or the 2021 building permit, and the Applicant was directed to stop work and apply for an additional building permit. Although they did apply for the additional building permit, they also continued to work on the project, installing windows into the walkway. Planning staff spoke with the Applicant and notified them they would need to apply for an additional Variance for the reduced required rear yard to allow the City to approve the required building permit, with which they complied on July 3, 2025.

As stated earlier, the proposed covered walkway’s connection to the principal structure would result in the walkway and the west garage becoming part of the principal structure, and the expanded structure would have to comply with the required rear yard for the District, rather than the shorter setback for accessory structures. In order to comply with the City’s Zoning Ordinance and Building Code, the requested Variance for the reduced required rear yard would need to be granted, and then the already-completed and future construction would need to be inspected by City staff to confirm compliance with the City’s Building Code.<sup>4</sup> City staff have strong concerns that the already completed work does not meet Building Code standards; the final determination of compliance would be made after a Building Permit has been issued and City staff have inspected the work. In order to avoid needing the Variance, the covered walkway would have to be separated from the west garage by at least 10 feet; this does not eliminate the Building Code requirement that the construction of the walkway meets International Residential Code standards, or that the plans are reviewed and approved by a licensed Architect.

*Notice*

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, September 2, 2025. Courtesy notices were mailed to 68 property owners within 500 feet of the subject property.

**ANALYSIS**

*Property Characteristics*

The property at 903 Bunn Street consists of approximately 0.20 acres (~8,700 SF) of land on the west side of Bunn Street, between Miller and Fremont Streets, bounded on the south by a public alley, in the Bells Subdivision. The lot is improved with a single-family residence with a detached garage. The property is surrounded by single-family and two-family residential uses. Necessary streets and infrastructure are already existing.

*Surrounding Zoning and Land Uses*

	<b>Zoning</b>	<b>Land Uses</b>
North	R-2 (Mixed Residence)	Two-Family Residence
South	R-1C (Single-Family Residence)	Single-Family Residence
East	M-1 (Restricted Manufacturing)	Single-Family Residence
West	R-1C (Single-Family Residence)	Single-Family Residence

<sup>4</sup> 2021 International Residential Code

*Description of Current Zoning District*

The R-1C (Single-Family Residence) District is intended to provide primarily for the establishment of areas of higher density single-family detached dwelling units while recognizing the potential compatibility of two-family dwelling units as special uses. Densities of approximately eight dwelling units per acre are allowed. This district may be applied to newly developing areas as well as the older residential areas of the City where larger houses have been or can be converted from single-family to two-family residences to extend the economic life of these structures and allow the owners to justify the expenditures for repairs and modernization (§ 44-401C).

*Subject Code Requirements*

§ 44-403A. Table 403A: Bulk and Site Standards for R-1 Districts

Table 403A: Bulk and Site Standards R-1 Districts								
District	Lot Characteristics		Site Design			Development Intensity		
	Min. Lot Width (W)	Min. Lot Area (square feet)	Front Yard (F)	Side Yard (S)	Rear Yard (R)	Min. Lot Area per Dwelling Unit (square feet)	Max. Building Height	
			Min.	Min.	Min.		Feet	Stories
R-1A	125 feet	22,500	40 feet	16 feet	40 feet	22,500	35 feet	2.5
R-1B	70 feet	7,000	30 feet	6 feet	30 feet	7,000	35 feet	2.5
R-1C	50 feet	5,400	25 feet	6 feet	25 feet	5,400	35 feet	2.5
R-1H	50 feet	5,400	25 feet	6 feet	25 feet	5,400	35 feet	2.5

**STANDARDS FOR REVIEW**

As indicated in *Ch. 44, 17-8 Variations*, the Zoning Board of Appeals shall have the power to authorize Variations to this Code where there would be practical difficulties or particular hardships in carrying out the strict letter of those sections of this Code, and when such Variations would be in harmony with the Code’s general purpose and intent.

- 1. That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult.**

The Applicant states that “this property has previously met findings of fact that the location of existing buildings and the property depth of 200’ and the width of 43.5’ make adherence [to the Zoning Ordinance] unreasonable. This is a non-conforming neighborhood.”

Staff found that the 2021 Variance’s findings of fact stated “The subject property has physical characteristics that pose unreasonable hardship making strict adherence to the code **difficult.**” [emphasis added]. This was in reference to adherence to the **side** yard setback, not the rear yard setback. The current lot configuration currently conforms with the rear yard setback: the principal structure, prior to the 2021 Variance, was over 120’ from the rear property line, reflecting the overly deep nature of the lot. Even after the 2021 Variance was granted, the now-expanded principal structure was and is 80 feet from the rear property line. The requested Variance seeks to reduce that 80-foot rear yard to 3 feet, to provide a covered walkway between the principal structure and the currently-detached garage. Nothing about the lot itself has changed: the required rear yard is currently conforming to the Code, and staff find no physical characteristics of the property that make meeting this Code requirement challenging. **Standard is not met.**

**2. That the Variance would be the minimum action necessary to afford relief to the applicant.**

The Applicant states that “demolition and rebuilding of the garage is much too costly. There are no other solutions and this variance is the minimum action required for relief.”

Staff find that the minimum action necessary to afford relief to the Applicant would be for the Applicant to remove the western-most 10 feet of the non-permitted covered walkway so that it complies with the Zoning Ordinance’s minimum required 10-foot separation between the west garage and the expanded principal structure.<sup>5</sup> There is no requirement that the garage be demolished or rebuilt. **Standard is not met.**

**3. That the special conditions and circumstances were not created by any action of the applicant.**

The Applicant states that “This difficulty was not created by the owner. The plot was laid by others and the garage was also preexisting.”

Staff find that, by connecting the principal structure and the accessory structure with the covered walkway, the Applicant is *creating* the condition that results in the formerly-conforming west garage becoming non-conforming, because its former three-foot required rear yard has been increased to a 25-foot required rear yard by the Applicant’s action. **Standard is not met.**

**4. That granting the variation request will not give the applicant any special privilege that is - denied to others by the Code.**

The Applicant states that “There is no special privilege. Many lots have been granted similar or the same variance. This is a non-conforming neighborhood.”

Staff agree that some variances throughout the City have been granted to allow garages to encroach into a rear yard, but do not characterize it as “many.” As stated in criterion 3: the garage meets the current required rear yard of 3 feet as an accessory structure, but it would not meet the increased 25-foot required rear yard that the Applicant is creating by connecting it to the principal structure. Reducing the required rear yard for a **principal structure** from 25 feet to 3 feet would constitute a privilege which most likely has not been provided to others in the community. **Standard is not met.**

**5. That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use of development of adjoining properties.**

The Applicant states that “There is no danger to public life or property. The neighborhood is non-conforming with multiple examples in 500’ proximity and even adjoining.”

Staff find that allowing a principal structure to be located three feet from a property line could increase the risk to the adjoining property: the Zoning Ordinance’s required yards reflect the requirements of the City’s Building Code for distance separation and/or fire-rated construction. A desktop survey of this block and the three adjoining blocks found 7 homes out of 67 that likely have non-conforming rear yards – ten percent – but four of these are corner lots, which have their own special circumstances, and none of these non-conforming rear yards are only three feet deep. **Standard is not met.**

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<sup>5</sup> § 44-908D(2) Accessory buildings and uses.

## STAFF RECOMMENDATION

Staff find that the application does not meet all the standards for granting a Variance and recommend that the Zoning Board of Appeals take the following actions:

Motion to establish findings of fact that the standards for approval of a Variance are not met, carrying out the strict letter of the Code **does not create a practical difficulty** or particular hardship for the Applicant, and to **deny the request** for a Variance to § 44-403A, as presented.

Respectfully submitted,  
Jon Branham, Planner II  
Marcus Ricci, AICP, Planner III

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### Attachments:

1. Zoning Map
2. Aerial Image
3. Site Photos
4. Neighborhood notice map
5. Application & Site Plan (separate document)
6. Historic Aerial Photos (separate document)
7. Variance Z-25-21 (separate document: application, staff report, minutes, record of decision)

### Attachment 1 - Zoning Map



*Attachment 2 - Aerial Image (2025)*



*Attachment 3 – Site Photos*



*Figure 1. Looking NW from Bunn Street.*

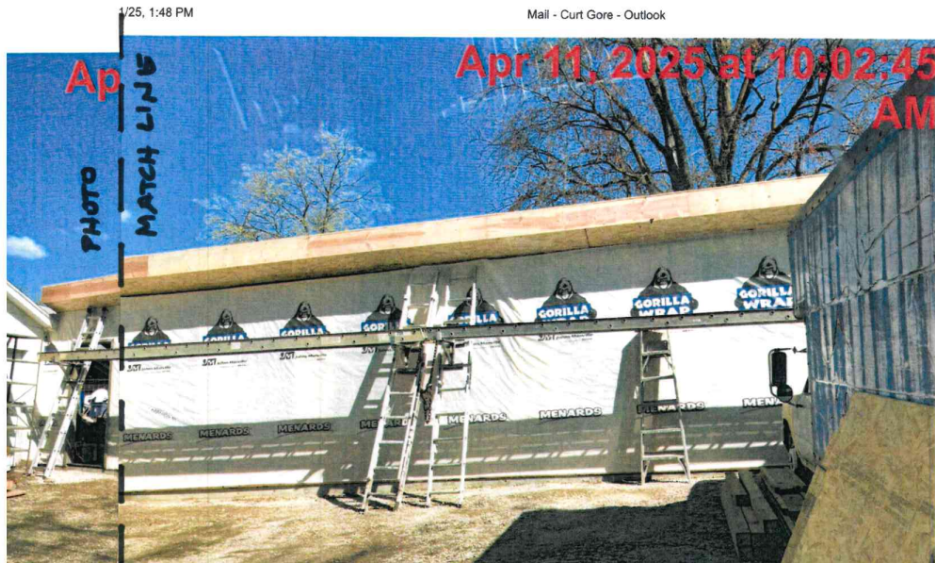


Figure 2. April 11, 2025, complaint inspection.



Figure 3. September 5, 2025, site inspection: Looking N from alley to south side of covered walkway.



Figure 4. September 5, 2025, site inspection: Looking S from N side of covered walkway

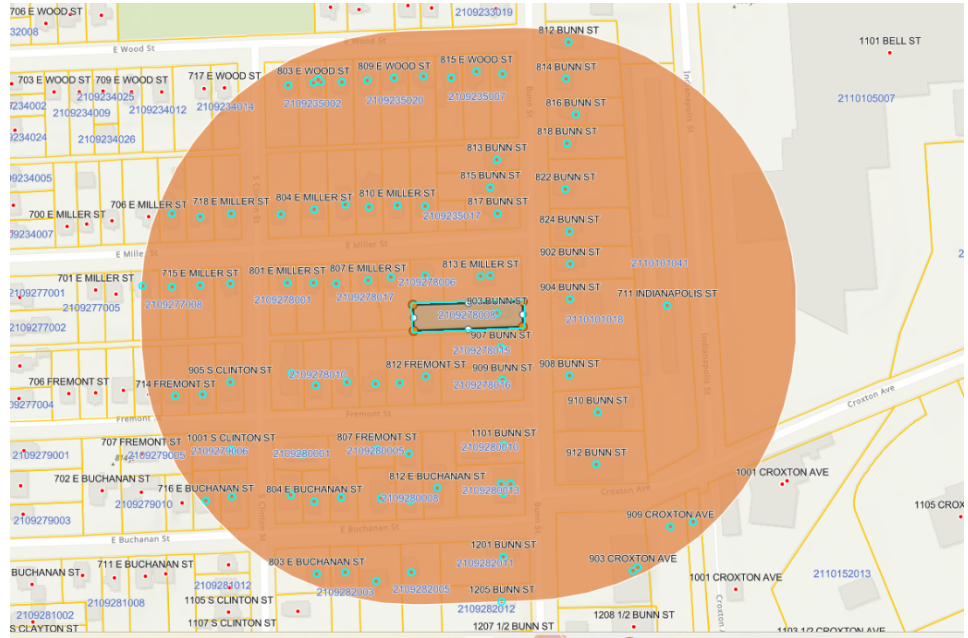


Figure 5. September 5, 2025, site inspection: Looking NE to S side of garage: note required yards filled with stacks of firewood.



Figure 6. Google Earth, from SW (photo date unknown, but not current).

Attachment 4 - Neighborhood notice map



# Attachment 5: Application with Site Plan

## Land Use Applications

**ZONE-25-11**

Submitted On: Jul 3, 2025

## Applicant

 Sarah Heatley

 [REDACTED]

 [REDACTED]

## Primary Location

[REDACTED]

## Applicant Contact Information

### Applicant Name or Business Name

Sarah Heatley

### Phone Number

[REDACTED]

### Is this property owned by the applicant?

Yes

**Additional Parties are contacts who should be able to access the details of this application and receive copies of key documents and notifications.**

Examples include: an engineer, legal representative, or financially responsible party for the project. **If the property owner would like to be copied on these communications you should list them here also.**

### I would like to add additional parties to this application

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## Application

### Please check all that apply.

Note: not all items may be reviewed concurrently. Multiple Public Hearings may be required.

### Site Plan Review

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### Special Use Permit

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### Zoning Map Amendment (Rezoning)

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### S-4 (Historic Preservation) Designation

--

### Annexation Agreement

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### Annexation Petition

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### Variation to the Zoning Code (Variance)

true

### Has this project already been discussed with the Planning Division, or been reviewed by the Project Review Group?

No

*Please note: Application and filing fees are not refundable. We strongly recommend you speak with the Planning Division or attend a Project Review Group meeting before applying.*

### Is this property subject to any Home Owner's Association, Restrictive Covenants, or other deed restrictions?

No

### Does this property or business hold any licenses from the City? Ex: liquor, business, or video gaming licenses

No

### Legal Description of Property

PT Lot 2 Block 6

# Attachment 5: Application with Site Plan

**Parcel Identification Number(s) (PIN)**

21-09-278-008

The legal description of your property may be found on the deed of your property that was provided to you at time of purchase.

For Long descriptions you may type "attached" and provide a WORD document as an attachment.

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## Project Summary

**Brief Project Description and Justification**

Variance on rear yard setback

**Current Use of Property**

Primary residence single family

**What (if any) alternatives have been considered or pursued before applying for this request?**

Permit application and discussion

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## Variation to the Code (Variance)

Variances may be approved only in specific instances where *all* of the factors are met, and where there would be practical difficulties or particular hardships in carrying out the strict letter of the Code (§ 44-1708 (<https://ecode360.com/34416985>)). *Inconvenience and preference are not typically sufficient reasons for granting a Variance.*  
Use Variations are not permitted.

**I am requesting a Variance from (which requirement) to allow (what):**

Rear yard setback /accessory building separation to allow a covered walkway from garage to back door of home

**Required Documents and Submittals:**

- Short project description, including any waivers requested for the subject Use Provisions
- Property characteristics, including Parcel ID Number (PIN) and current zoning
- Legal description of the property, in text format
- Written consent from property owner, if not the same as the applicant
- Legible Site Plan, including property lines, proposed locations of new/changed structures, and other items relevant to this petition (see § 44-1707 for additional Site Plan requirements)
- Written statement addressing all of the "Findings of Fact" listed below.

Alternatively, you may provide an attachment that address each of the standards by uploading below and typing "attached" in the explanation boxes.

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**Discuss whether the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult.**

This property has previously met findings of fact that the location of existing buildings and the property depth of 200' and the width of 43.5' make adherence unreasonable. This is a non conforming neighborhood.

# Attachment 5: Application with Site Plan

**Discuss whether the variance would be the minimum action necessary to afford relief to the applicant.**

Demolition and rebuilding of the garage is much too costly. There are no other solutions and this variance is the minimum action required for relief.

**Discuss whether the special conditions and circumstances were not created by any action of the applicant.**

This difficulty was not created by the owner. The plot was laid by others and the garage was also preexisting

**Discuss whether the granting of the variation request will give the applicant any special privilege that is denied to others by the Code.**

There is no special privilege. Many lots have been granted similar or the same variance. This is a non conforming neighborhood.

**Discuss whether the granting of the variation will be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use of development of adjoining properties.**

There is no danger to public life or property. The neighborhood is non conforming with multiple examples in 500' proximity and even adjoining.

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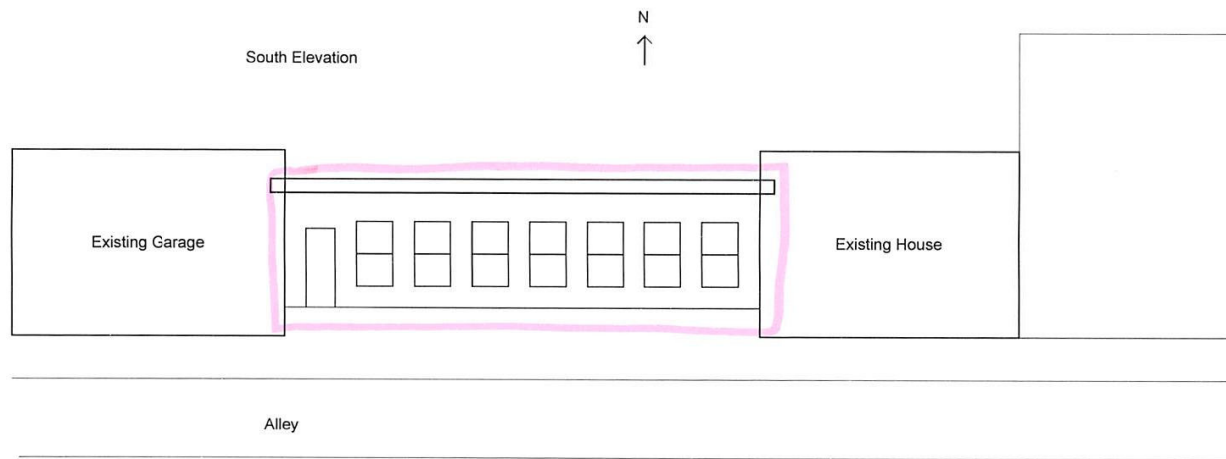
**Acknowledgement**

**Applicant Signature**

true

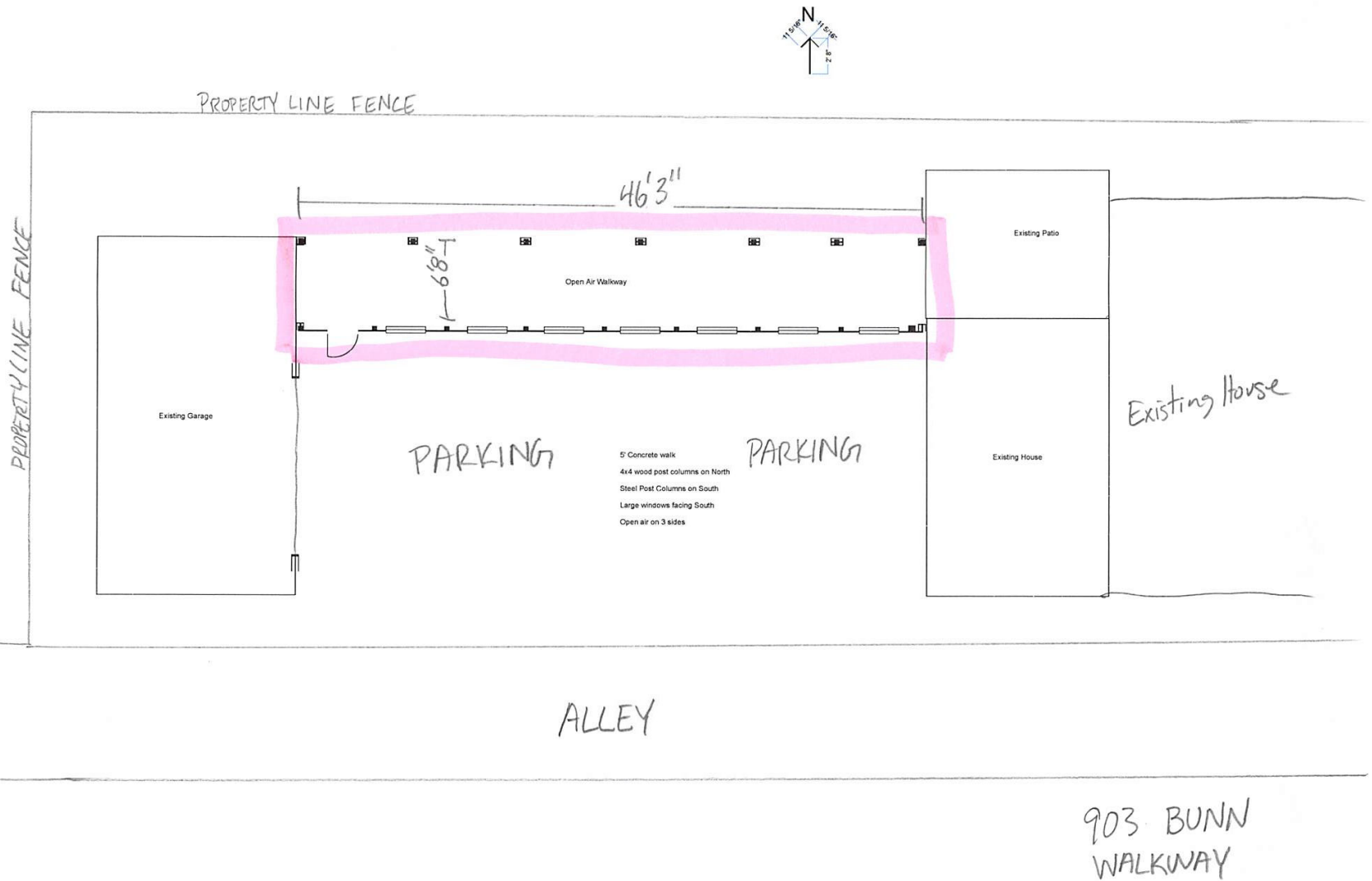


# Attachment 5: Application with Site Plan

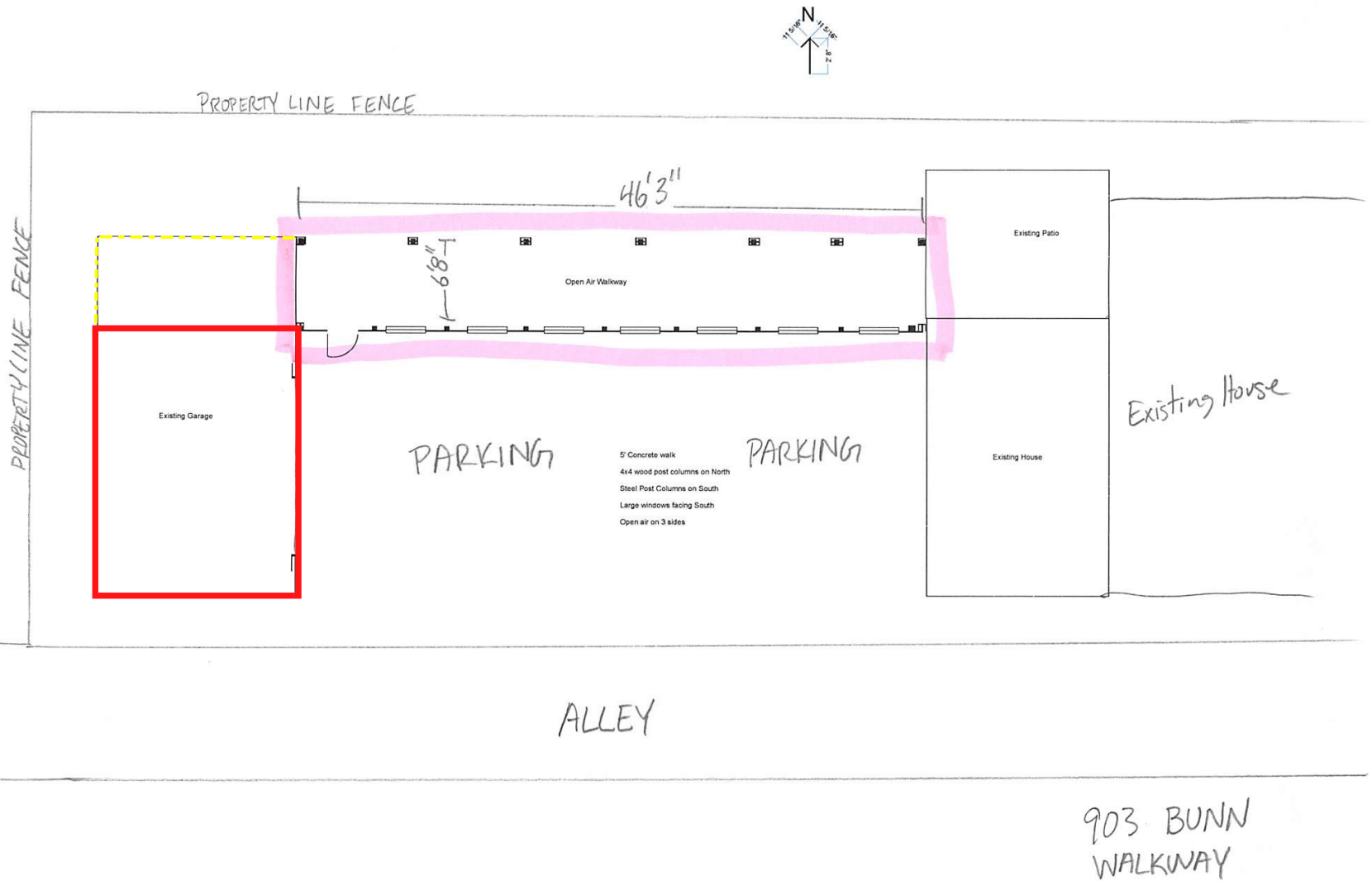


903 BUNN  
WALKWAY

# Attachment 5: Application with Site Plan



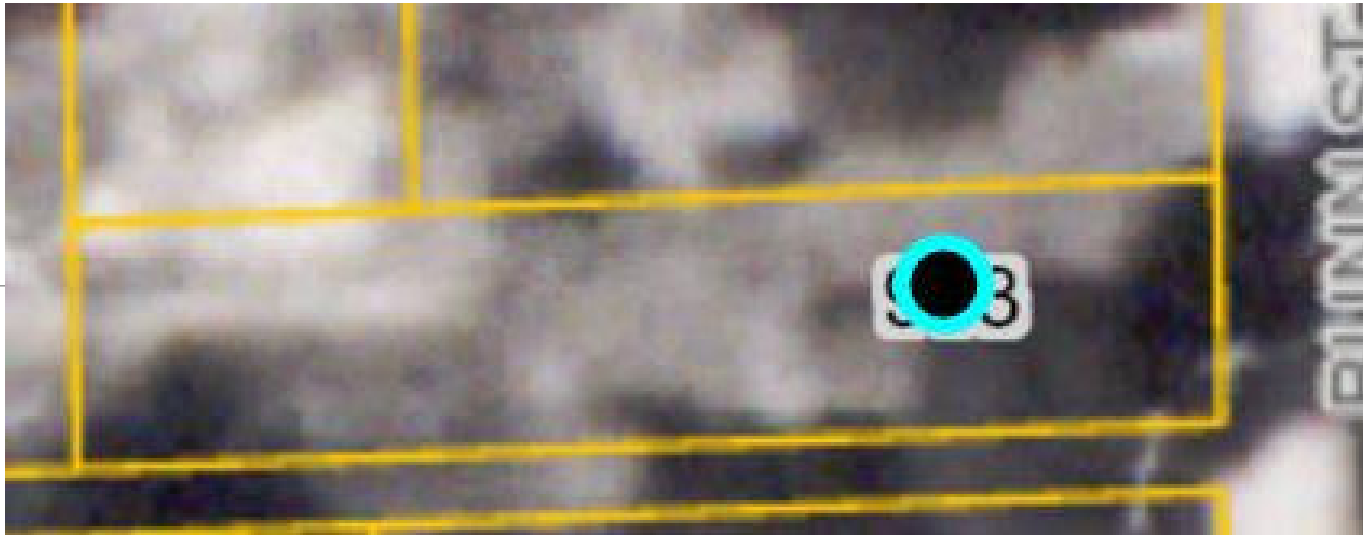
# Attachment 5: Application with Site Plan



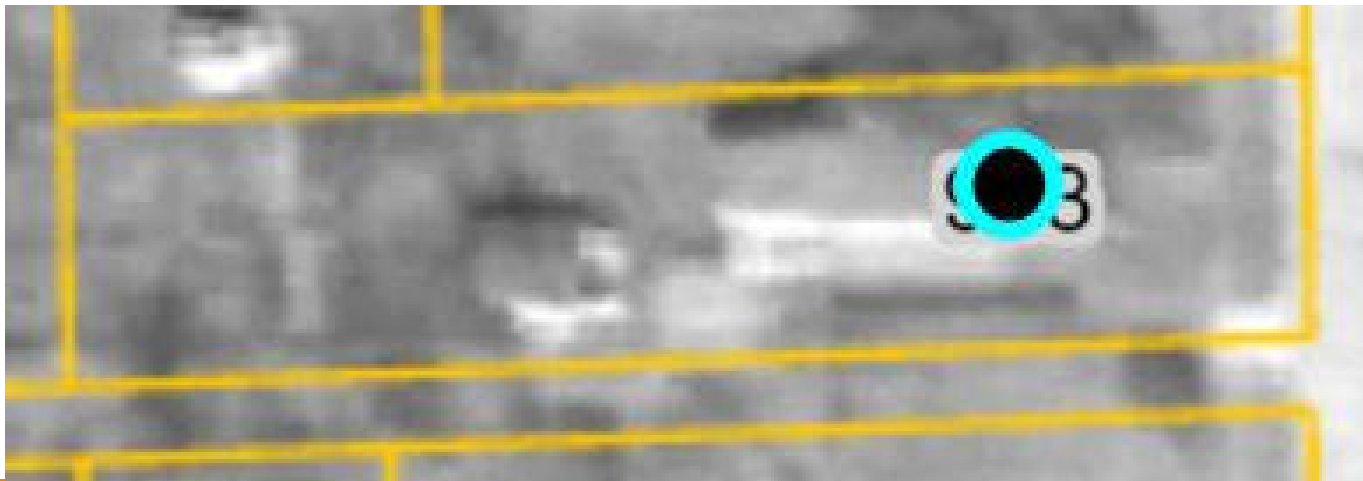
# Attachment 6: Historic Aerial Photos



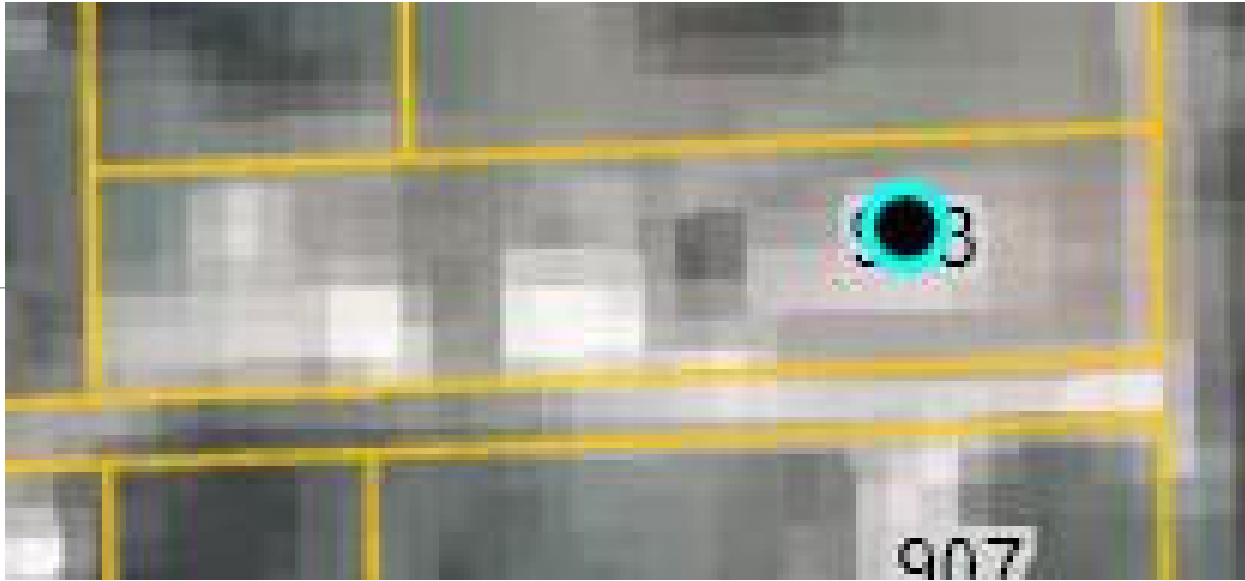
1951



1964



2005



2014



**2014**



**2018**



2022



2023



2024



2025



Location of 2021  
Addition: 2018 &  
2022 Aerials



# Attachment 7: Z-25-21 Materials



AGENDA  
ZONING BOARD OF APPEALS  
REGULAR MEETING  
GOVERNMENT CENTER CHAMBERS, 4<sup>TH</sup> FLOOR, ROOM #400  
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701  
WEDNESDAY, NOVEMBER 17, 2021, 4:00 P.M.

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT

*Individuals wishing to provide emailed public comment must email comments to [publiccomment@cityblm.org](mailto: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](http://cityblm.org/register) at least 5 minutes before the start of the meeting.*

4. **MINUTES** Review and approval of the minutes of the August 18, 2021 regular Zoning Board of Appeals meeting
5. **REGULAR AGENDA**

A. Z-25-21 Public hearing, review, and action on a petition submitted by Sarah Heatley to obtain a variance from Chapter 44, Division 4-3, Residential Bulk and Site Standards, to reduce the required side yard setback from six feet to two feet, for the property located at 903 Bunn Street, Bloomington, IL 61701, PIN: 21-09-278-008 (Ward 1).

6. **OLD BUSINESS**
7. **NEW BUSINESS**
8. **ADJOURNMENT**

# Attachment 7: Z-25-21 Materials

Agenda Item 5A  
Z-25-21



## ZONING BOARD OF APPEALS

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**TO:** Zoning Board of Appeals

**FROM:** Economic & Community Development Department

**DATE:** November 17, 2021

**REQUEST:** Z-25-21 Public hearing, review, and action on a petition submitted by Sarah Heatley to obtain a variance from Chapter 44, Division 4-3, Residential Bulk and Site Standards, to reduce the required side yard setback from six feet to two feet, for the property located at 903 Bunn Street, Bloomington, IL 61701, PIN: 21-09-278-008 (Ward 1).

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Above: 903 Bunn Street (Source: Google)

### BACKGROUND

#### *Notice:*

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, November 1, 2021. Courtesy notices were mailed to 55 property owners within 500 feet of the subject property.

#### *Petitioners' request:*

The petitioner is seeking a 4-foot variance from Chapter 44, Division 4-3, Residential Bulk and Site Standards, to reduce the required side yard setback from six feet to two feet to allow the expansion of the primary structure. The petitioner wants to build an addition onto her existing home that would connect the home to the existing garage. This would make the garage a part of the primary structure. The existing garage is a legal nonconforming building which sits only two feet off the existing property line. Most of the home and addition will meet the required six-foot side yard setback except for the section of the existing garage.

# Attachment 7: Z-25-21 Materials

Lot requirements are shown in the following table.

Table 403A: Bulk and Site Standards R-1 Districts								
District	Lot Characteristics		Site Design			Development Intensity		
	Min. Lot Width (W)	Min. Lot Area (square feet)	Front Yard (F)	Side Yard (S)	Rear Yard (R)	Min. Lot Area per Dwelling Unit (square feet)	Max. Building Height	
			Min.	Min.	Min.		Feet	Stories
R-1A	125 feet	22,500	40 feet	16 feet	40 feet	22,500	35 feet	2.5
R-1B	70 feet	7,000	30 feet	6 feet	30 feet	7,000	35 feet	2.5
<b>R-1C</b>	50 feet	5,400	25 feet	<b>6 feet</b>	25 feet	5,400	35 feet	2.5
R-1H	50 feet	5,400	25 feet	6 feet	25 feet	5,400	35 feet	2.5

**Property Characteristics:**

The subject property consists of 0.20 acres of land centrally located in Bloomington, near the intersection of E Miller St and Bunn St. The property is improved with a single-family home and detached garage. The properties surrounding the property are a mixture of single-family residential, mixed residential and industrial. This property and the neighboring properties have topographic changes in the rear of the properties.

**SURROUNDING ZONING AND LAND USES**

	Zoning	Land Uses
North	R-2	Duplex
South	R-1C	Single-Family Residence
East	R-2	Single-Family Residence
West	M-1	Single-Family Residence



**STANDARDS FOR REVIEW**

As indicated in Ch. 44, 17-8 Variations, the Zoning Board of Appeals shall be guided by those purposes, standards, and objectives of this Code and shall not recommend the adoption of

# Attachment 7: Z-25-21 Materials

Agenda Item 5A  
Z-25-21

any amendment unless it finds that such amendment is in the public interest and not solely for the benefit of the applicant.

**Standards for Consideration of Rezoning**

Standard	Discussion	Finding
<i>That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult</i>	Although the property meets the minimum lot width requirement of 50 feet; it is 13% narrower; however, the subject lot area exceeds the minimum requirement by 60%. Further, the existing home encroaches three feet into the required minimum setback of 25 feet (is built 22 feet from the front property line). Additionally, the existing home as currently built meets the minimum side and rear yard setbacks. It is the proposed connection of the garage to the home that will cause the need for the variance.	Standard is not met.
<i>That the variance would be the minimum action necessary to afford relief to the applicant</i>	The variance requested is minimum amount of action necessary to afford relief to the applicant. The intent of the variance requested is to prevent having to partially demolish the existing garage.	Standard is met.
<i>That the special conditions and circumstances were not created by any action of the applicant</i>	The circumstances are created by the actions of the applicant. The applicant has the ability to make the addition to the home compliant with minimum side yard setback	Standard is not met.
<i>That granting the variation requested will not give the applicant any special privilege that is denied to others by the Code</i>	The granting of this variance could be construed as a special privilege denied to others by the Code. The subject lot width of 43.5 feet; although slightly narrower than the minimum required width of 50 feet, the subject lot area is 8613 square feet, which exceeds the minimum lot width requirement of 5400 by 60%. h	Standard is not met.
<i>That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonable impair the use or development of adjoining properties</i>	The requested variance will not be detrimental to the public welfare but will alter the essential character of the neighborhood. The variance will result in a primary structure that sits two feet from the side of the property. The majority of the surrounding properties have primary structures which meet the minimum side yard setback.	Standard is not met.

**STAFF RECOMMENDATION**

Staff finds that the application does not meet all the standards for a variance and recommends that the Zoning Board of Appeals take the following actions:

1. Motion to establish findings of fact that the subject property does not meet the variance criteria in Chapter 44.17-8 of the City Code
2. Motion to deny the variance to reduce the required side yard setback from six feet to two feet, for the property located at 903 Bunn Street, Bloomington, IL 61701, PIN: 21-09-278-008 (Ward 1).

Respectfully submitted,

Glen Wetterow  
City Planner

# Attachment 7: Z-25-21 Materials

Agenda Item 5A  
Z-25-21

Attachments:

- Site Plans
- Aerial map
- Zoning map

# SITE PLAN

PART OF LOT 2 IN BLOCK 6 IN BELL'S ADDITION TO BLOOMINGTON IN THE E.1/2 N.E.1/4 OF SECTION 9, T.23N., R.2E., 3P.M., CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS

**Legal Description**

Lot 2 in Block 6 in Bell's Addition to the City of Bloomington, EXCEPT 62 feet off the West side thereof, in the E 1/2 of the NE 1/4 of Section 9, Township 23 North, Range 2 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois.

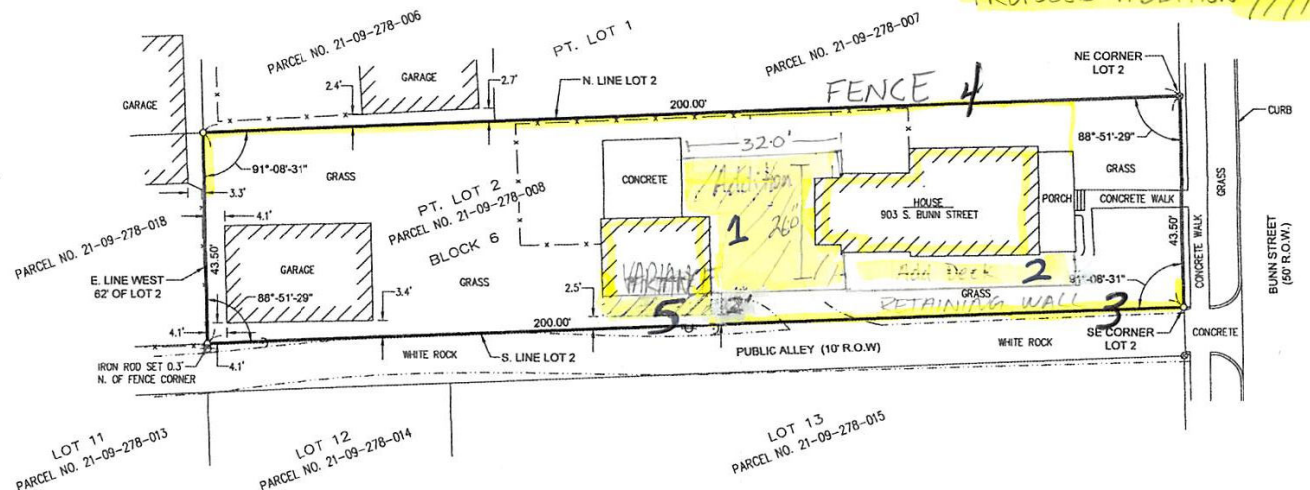
SCALE: 1" = 15'



**LEGEND**

- BOUNDARY OF SUBJECT PREMISES
- FENCE LINE
- BUILDING LINE
- WHITE ROCK LIMITS LINE
- IRON PIPE FOUND
- IRON ROD SET
- POWER POLE
- GUY ANCHOR

PROPOSED ADDITION



- Proposed site plan Scope
- 1 - Addition between Structures 32' x 26'
  - 2 - Add wrap deck
  - 3 - Retaining wall
  - 4 - Fence
  - 5 - Set Back Variance

Rev.	
Den.	Bk. 855
App.	BKS
Draw.	BKS
Sheet ID:	

HEATLEY SURVEY  
903 S. BUNN STREET  
BLOOMINGTON, ILLINOIS

Sheet	1
of	1
Job #	1

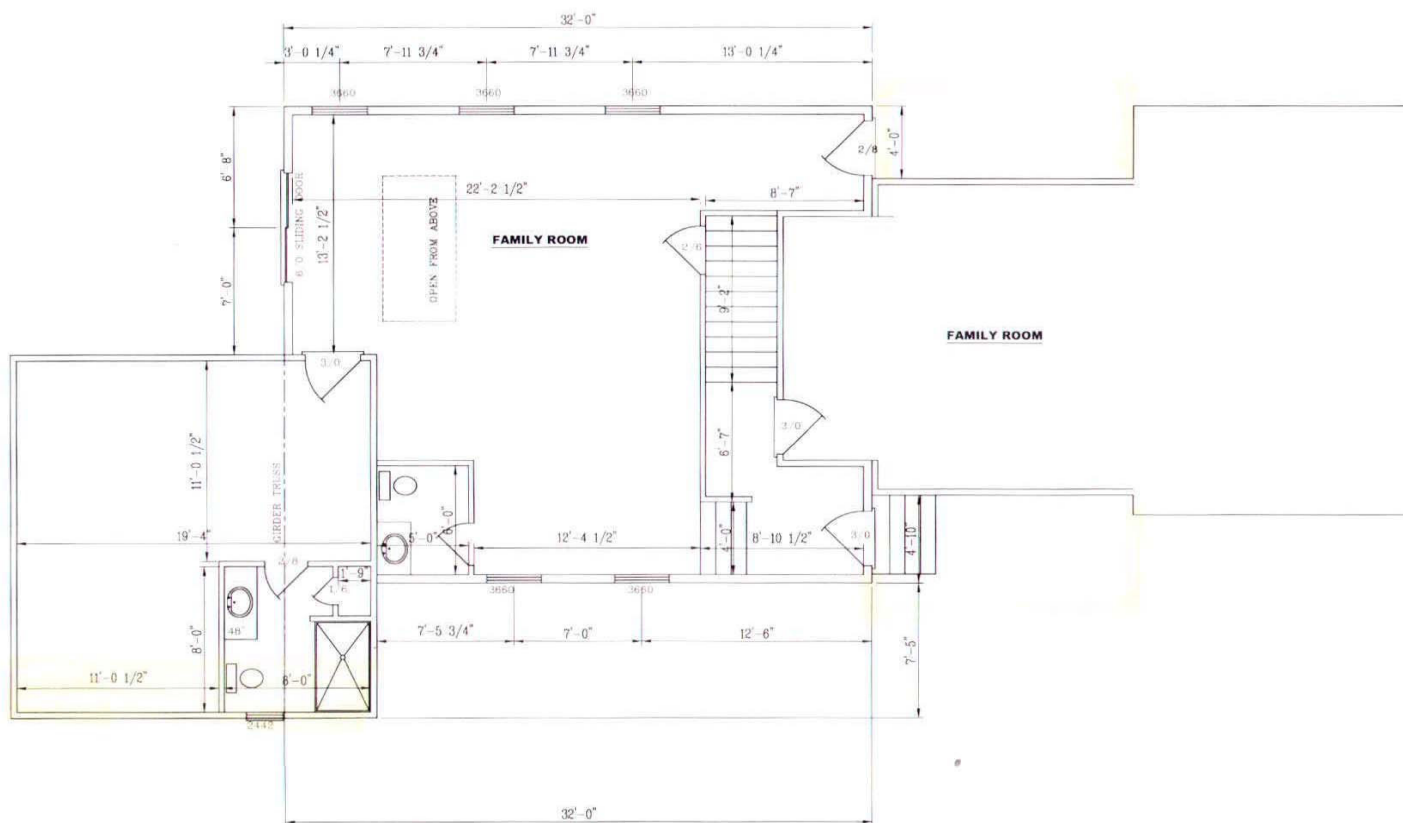
Attachment 7: Z-25-21 Materials

Attachment 7: Z-25-21 Materials

Amended Permit sheet 3

\* MODIFICATION

Application # 62159

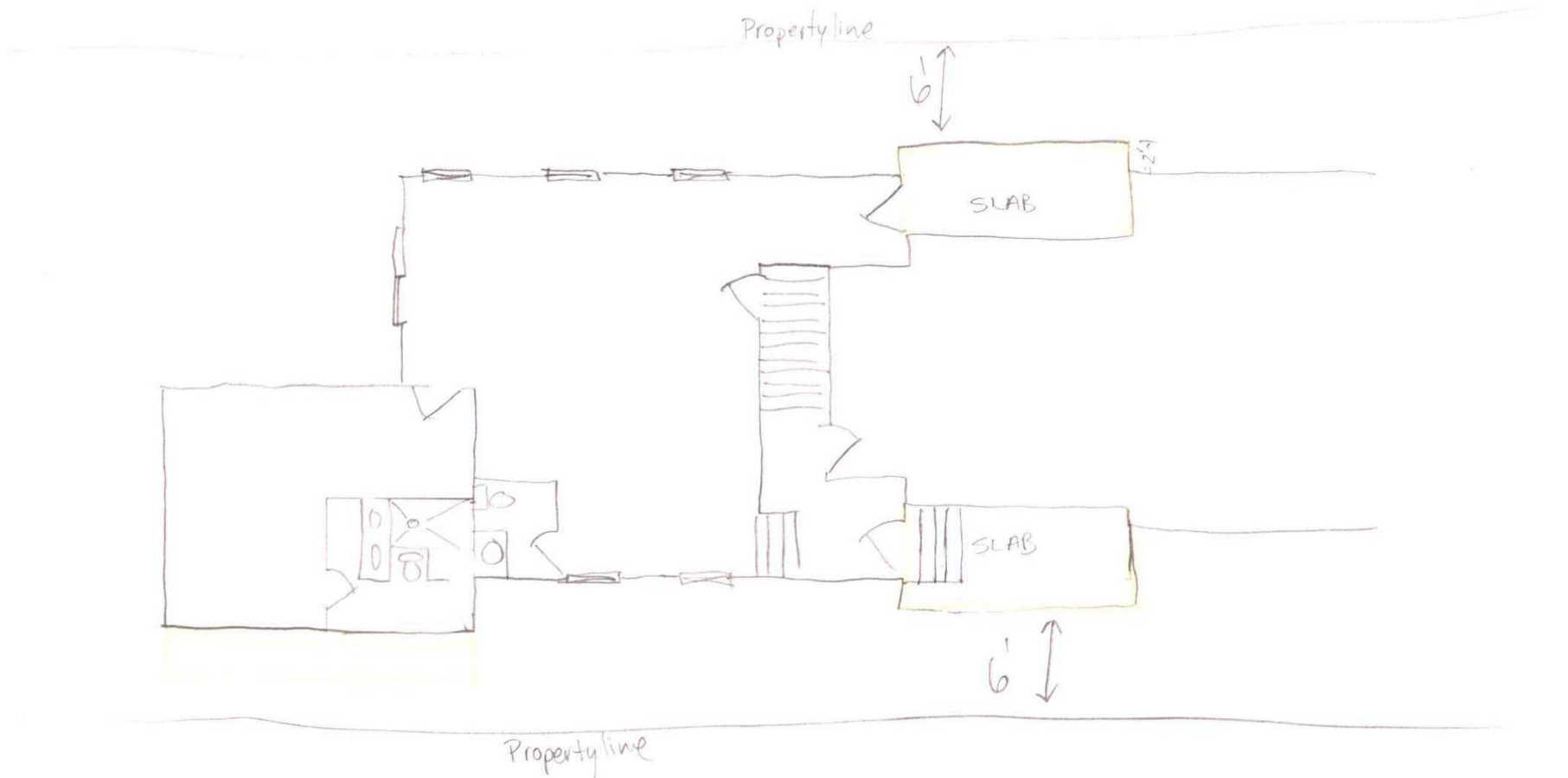


R.P. LUMBER BEST SERVICE		HEATLEY RESIDENCE		SHEET	3	4
903 BUNK ST		10/12/21		DR. BY: BCT		
SCALE: 1/4"=1'-0"						
FIRST FLOOR PLAN						
R.P. LUMBER		HEATLEY RESIDENCE		SHEET		3
BEST SERVICE		903 BUNK ST		DR. BY: BCT		4
10/12/21		SCALE: 1/4"=1'-0"		FIRST FLOOR PLAN		
R.P. LUMBER		BEST SERVICE				

Attachment 7: Z-25-21 Materials

-see Modification sheet 3

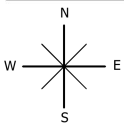
Application # 62159



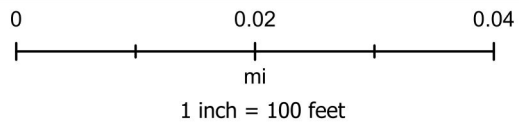
# Attachment 7: Z-25-21 Materials

11/2/2021

## Case Z-25-21 - Aerial Map



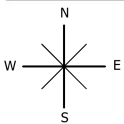
McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



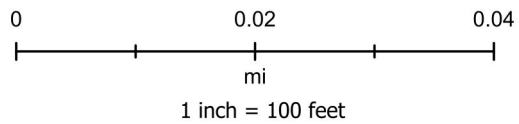
# Attachment 7: Z-25-21 Materials

11/2/2021

## Case Z-25-21 - Zoning Map



McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



# Attachment 7: Z-25-21 Materials



**MINUTES  
PUBLISHED BY THE AUTHORITY OF THE ZONING BOARD OF APPEALS OF  
BLOOMINGTON, ILLINOIS  
REGULAR MEETING  
GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400  
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701  
WEDNESDAY, NOVEMBER 17, 2021 4:00 P.M.**

The Zoning Board of Appeals convened in Regular Session in-person in the Government Center Chambers on the 4th floor, Room #400 at 4:05 p.m., Wednesday, August 18, 2021. The meeting was called to order by Chairperson Ballantini.

## ROLL CALL

Attendee Name	Title	Status
Mr. Terry Ballantini	Commissioner	Present
Ms. Victoria Harris	Commissioner	Present
Mr. Michael McFarland	Commissioner	Present
Mr. Michael Straza	Commissioner	Present
Mr. Tyler Noonan	Commissioner	Present
Ms. Nikki Williams	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Kimberly Smith	Assistant Economic & Community Development Director	Present

## PUBLIC COMMENT

No public comment.

## MINUTES

Chairperson Straza motioned to approve the minutes from August 18, 2021 regular Zoning Board of Appeals meeting. Mr. Harris seconded. Roll call vote: Ms. Harris - Yes, Mr. McFarland, Mr. Straza - Yes, Mr. Noonan - Yes, Ms. Williams - Yes, and Chairperson Ballantini - Yes. The motion was approved (6-0-0).

## REGULAR AGENDA

- A. **Z-25-21** Public hearing, review, and action on a petition submitted by Sarah Heatley to obtain a variance from Chapter 44, Division 4-3, Residential Bulk and Site Standards, to reduce the required side yard setback from six feet to two feet, for the property located at 903 Bunn Street, Bloomington, IL 61701, PIN: 21-09-278-008 (Ward 1).

## Attachment 7: Z-25-21 Materials

Assistant Economic & Community Development Director Kimberly Smith presented the staff report with a recommendation to deny the variance request.

Staff clarified that all standards must be met.

Petitioner Sarah Heatley, 903 Bunn Street, Bloomington, Illinois, was sworn in for testimony. She stated that she would like to connect the existing home to the existing garage with an addition to increase living space. The petitioner also stated that the property does not meet the 50ft width. The petitioner stated the reasons for wanting the variance.

Janet Follic, 907 Bunn Street, Bloomington, Illinois, was sworn in for testimony. She stated she supported the approval of this variance. She stated that current owners have improved the quality of the property.

Christopher Heatley, 903 Bunn Street, Bloomington, Illinois, was sworn in for testimony. He stated that the site had a garage in that location since the 1960s, and a permit was granted by the City to rebuild the garage in the same location in 1996.

Chairperson Ballantini noted that codes change.

Chairperson Ballantini closed the public hearing.

Discussion occurred on whether the variance would be granting special privileges, it would be helpful to consider how many other properties potentially have the same burden due to lot size and shape. Assistant Economic & Community Development Director Kimberly Smith stated that the 2019 Code Update significantly decreased the number of lots that were non-conforming for size.

Chairperson Ballantini decided to have the Commission vote on each standard separately. Mr. Boyle clarified that each standard must be met for the variance to be granted.

Roll call vote for the first standard: Ms. Harris - Yes, Mr. McFarland, Mr. Straza - Yes, Mr. Noonan - Yes, Ms. Williams - Yes, and Chairperson Ballantini - Yes. The motion was approved (6-0-0).

Roll call vote for the second standard: Ms. Harris - Yes, Mr. McFarland, Mr. Straza - Yes, Mr. Noonan - Yes, Ms. Williams - Yes, and Chairperson Ballantini - Yes. The motion was approved (6-0-0).

Roll call vote for the third standard: Ms. Harris - Yes, Mr. McFarland, Mr. Straza - Yes, Mr. Noonan - Yes, Ms. Williams - Yes, and Chairperson Ballantini - Yes. The motion was approved (6-0-0).

Roll call vote for the fourth standard: Ms. Harris - Yes, Mr. McFarland, Mr. Straza - Yes, Mr. Noonan - Yes, Ms. Williams - Yes, and Chairperson Ballantini - Yes. The motion was approved (6-0-0).

Roll call vote for the fifth standard: Ms. Harris - Yes, Mr. McFarland, Mr. Straza - Yes, Mr. Noonan - Yes, Ms. Williams - Yes, and Chairperson Ballantini - Yes. The motion was approved (6-0-0).

Mr. Harris motioned to approve the variance requested. Mr. Straza seconded. Ms. Harris - Yes, Mr. McFarland, Mr. Straza - Yes, Mr. Noonan - Yes, Ms. Williams - Yes, and Chairperson Ballantini - Yes. The motion was approved (6-0-0).

# Attachment 7: Z-25-21 Materials

## **NEW BUSINESS**

Assistant Economic & Community Development Director Kimberly Smith noted the City has hired a new City Planner, Glen Wetterow.

## **OLD BUSINESS**

No items.

## **ADJOURNMENT**

Ms. Harris motioned to adjourn. Mr. Straza seconded. All were in favor. The meeting was adjourned at approximately 4:50 PM.

# Attachment 7: Z-25-21 Materials



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April 11, 2025

**Document Type:** ZONING BOARD OF APPEALS RECORD OF DECISION - VARIANCE  
**PIN(S):** 21-09-278-008

**Prepared by:**

City of Bloomington  
Planning Division  
115 E. Washington St.  
Bloomington, IL 61701

**Return To:**

Sarah Heatley  
903 Bunn Street  
Bloomington, IL 61701

**Case Number: Z-25-21**

**SUBJECT OF PETITION**

Variance from § 44-403 of the Zoning Code to allow a reduced side yard setback, from six (6) feet to two (2) feet on the south side of the property, in the R-1C (Single-Family Residence) District for the property located at 903 Bunn Street.

A public hearing was held on said petition on Wednesday, November 17, 2021. Notice of the hearing was published in *the Pantagraph* on November 1, 2021.

## Attachment 7: Z-25-21 Materials

After taking testimony, reviewing evidence and considering arguments of the parties, the Board reviewed the standards for a Variance set forth in § 44-1708 of the Bloomington City Code.

The Zoning Board of Appeals established the following findings of fact:

1. The subject property has physical characteristics that pose unreasonable hardship making strict adherence to the code difficult.
2. The requested Variance would be the minimum action necessary to afford relief to the petitioner.
3. Conditions and special circumstances giving rise to the request for the Variance were not created by the petitioner.
4. Granting the Variation request would not give the petitioner a special privilege denied to the others.
5. Granting the request for Variation would maintain the general character of the neighborhood and would not unreasonably impair the use or development of adjoining properties.

### **SUBJECT PROPERTY LEGAL DESCRIPTION**

BELLS ADD E198' LOT 2 BLK 6  
PIN: 21-09-278-008

### **DECISION**

The Zoning Board of Appeals hereby approves the request for these Variance(s) by a vote of 6-0.

Approved this 11<sup>th</sup> day of April, 2025.

Alissa Pemberton  
Planning Manager  
Development Services Department



**New Business Item No. 6.A.**

**For Zoning Board of Appeals:** September 17, 2025

**Ward Impacted:**

**Subject:** Election of Chair and Vice-Chair, as requested by the Development Services Department.

**Recommended Motion:** A Board Chair and Vice-Chair be elected.

**Strategic Plan:**

**Goal:** (please highlight this line and then replace by selecting from "Text Snippets" above)

**Objective:** (please highlight this line and then replace by selecting from "Text Snippets" above)

**Background:**

**Community Groups/Interested Persons Contacted:**

**Financial Impact:**

**Attachments:**

None