



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

A. **Review and approval of the Minutes of the August 20, 2025 regular meeting of the Bloomington Zoning Board of Appeals., as requested by the Development Services Department.** (Recommended Motion: Motion to accept the minutes, as presented.)

B. **Review and approval of the Minutes of the September 17, 2025 regular meeting of the Bloomington Zoning Board of Appeals., as requested by the Development Services Department.** (Recommended Motion: Motion to accept the minutes, as presented.)

5. Regular Agenda

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

A. **SP-05-25 - Public hearing, review, and action on a request submitted by Julia Sutherland, for a Special Use Permit for an Accessory Dwelling Unit in the R-2 (Mixed Residence) District, for the property located at 501 E. Olive St., PIN: 21-04-457-001, as requested by the Development Services Department.** (Recommended Motion: Motion to establish findings of fact for approval of a Special Use Permit are or are not met, and to recommend approval or denial of the Special Use Permit.)

B. **SP-06-25 - Public hearing, review, and action on a request submitted by FMB Holding, Inc., for a Special Use Permit for Mini Warehouses with waivers of Use Provisions, in the B-1 (General Commercial) District, for the property located at 1402 E. Empire Street, PIN: 14-35-354-012, as requested by the Development Services Department.** (Recommended Motion: Motion to establish findings of fact for approval of a Special Use Permit are or are not met, and to recommend approval or

denial of the Special Use Permit.)

- C. **SP-07-25 - Public hearing, review, and action on a request submitted by Kingdom City Boxing for a Special Use Permit for a Sports and Fitness Establishment in the R-3A (Multiple-Family Residence) District, for the property commonly known as 1201 N. Hershey Rd., PIN: 14-36-300-00, as requested by the Development Services Department.** (Recommended Motion: Motion to establish findings of fact for approval of a Special Use Permit are or are not met, and to recommend approval or denial of the Special Use Permit.)

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.