



Zoning Board of Appeals - Regular Session Agenda
Government Center Boardroom, 4th Floor, Room #400
115 E. Washington St., Bloomington, IL 61701
Wednesday, November 19, 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 October 15, 2025, regular meeting of the Bloomington Zoning Board of Appeals, as requested by the 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. **V-12-25 - Public hearing, review, and action on a request submitted by Catalyst Construction and Todd Bresney, CMI Investments, LLC (owner), for a Variance from § 44-503 (Table 503B) of the Zoning Code, to allow a reduced Front Yard setback in the D-2 (Downtown Transitional) District for the property located at 237 E. Front Street, PIN: 21-04-413-017, as requested by the Development Services Department.** (Recommended Motion: The request for a Variance be denied.)
- B. **Boards & Commissions Refresher Presentation, as requested by the Legal Department.** (Recommended Motion: None; Presentation Only.)

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.

