



**AGENDA
REGULAR SESSION
BOARD OF ZONING APPEALS
GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
WEDNESDAY, July 20th, 2022, 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 at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at www.cityblm.org/register at least 5 minutes before the start of the meeting.

4. MINUTES

Review and approval of the minutes of the May 18, 2022, and June 15, 2022, regular Zoning Board of Appeals meeting.

5. REGULAR AGENDA

- a. **SP-03-22** Public hearing, review, and action on a petition submitted by Clem Properties, LLC, for a Special Use Permit for a Rooming House, with Variance, in the R-2 (Mixed Residence) District, for the property located at 709 Douglas Street. PIN: 21-04-281-015. (Ward 4). *Continued from the June 15, 2022, meeting.*
- b. **SP-04-22** Public hearing, review, and action on a petition submitted by Danielle King for a Special Use Permit for Chicken-Keeping in the R-1C (Single-Family Residence) District, for the property located at 19 Aberdeen Way. PIN: 14-36-177-023. (Ward 5). *Continued from the June 15, 2022, meeting.*
- c. **SP-05-22** Public hearing, review, and action on a petition submitted by Erik Goshorn for a Special Use Permit for Chicken-Keeping in the R-1B (Single-Family Residence) District, for the property located at 217 Magnolia Drive. PIN: 21-10-403-026. (Ward 1). *Continued from the June 15, 2022, meeting.*
- d. **SP-06-22** Public hearing, review, and action on a petition submitted by Linda Stroh for a Special Use Permit for Chicken-Keeping, with Variance, in the R-2 (Mixed Residence) District, for the property located at 601 S. Livingston Street. PIN: 21-05-462-008. (Ward 6). *Continued from the June 15, 2022, meeting.*
- e. **SP-10-22** Public hearing, review, and action on a petition submitted by Larissa Langellier for a Special Use Permit for Chicken-Keeping in the R-1C (Single-Family Residence) District for the property located at 2813 Chesapeake Ln. PIN: 15-30-129-005. (Ward 9).

- f. **SP-07-22** Public hearing, review, and action on a petition submitted by Jose Aguas for a Special Use Permit for Personal Care Services (Nail Care) in the R-D (Downtown Neighborhood Residence) District for the property located at 701 E. Washington Street. PIN: 21-04-433-001. (Ward 1).
- g. **SP-08-22** Public hearing, review, and action on a petition submitted by Nexus Church for a Special Use Permit for a Place of Worship in the B-1 (General Commercial) District for the property located at 802 S. Eldorado Road. PIN: 21-11-251-020. (Ward 8).
- h. **SP-09-22** Public hearing, review, and action on a petition submitted by IHG Property LLC for a Special Use Permit for a Dwelling Unit, Two-Family, in the B-2 (Local Commercial) District for the property located at 802 E. Grove Street. PIN: 21-04-437-009. (Ward 1).
- i. **V-02-22** Public hearing, review, and action on a petition submitted by QuikTrip Corporation for Variances from § 3-5 of the Advertising Sign Code to allow increased sign area and height in the B-1 (General Commercial) District for the property located at 223 Bloomington Heights Road. PIN: 21-06-102-004. (Ward 7).
- j. **V-03-22** Public hearing, review, and action on a petition submitted by Steve and Mary Blessent for Variances from § 44-908D of the Zoning Code to allow reduced distance to side lot line, alley right-of-way lines, and principal building wall, in the R-1C (Single-Family Residence) District for the property located at 917 W. McArthur Street. PIN: 21-06-102-004. (Ward 6).
- k. **V-05-22** Public hearing, review, and action on a petition submitted by Jones Sign Company, on behalf of The Bloomington Normal YMCA, for a Variance from § 3-408A of the Advertising Sign Code to allow additional signage in the C-1 (Office) District for the property located at 202 St. Joseph Drive. PIN: 21-02-307-004. (Ward 8).

6. OLD BUSINESS

7. NEW BUSINESS

8. ADJOURNMENT