

AGENDA
BLOOMINGTON ZONING BOARD OF APPEALS
REGULAR MEETING - 3:00 P.M.
WEDNESDAY, MAY 15, 2013
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **MINUTES:** Consideration of Minutes from the April 17, 2013 meeting.
4. **REGULAR AGENDA**
 - A. **Z-6-13** Public Hearing and Review on the petition submitted by KSCI to allow construction of a porch over a deck as an addition to the rear of the house and to allow a variance from the Zoning Ordinance to reduce the required 25' rear yard setback to 7' from the south rear lot line for the property located at 17 Cygnet Xing. Zoned R-2, Mixed Residence District. (Ward 3).
 - B. **Z-7-13** Public Hearing and Review on the petition submitted by Mike Mavec to allow construction of an accessory building and to allow a variance from the Zoning Ordinance to reduce the required 10' separation between the principal structure and the accessory structure to 3 feet for the property located at 1013 Ekstam Drive. Zoned B-1, Highway Business District. (Ward 3).
 - C. **Z-8-13** Public Hearing and Review on the petition submitted by John W. Cleary to allow conversion of a single-family residence to a two-family residence and for two variances as follows:
 - 1) to increase the maximum allowed number of stories from 2.5 to 3
 - 2) to expand a nonconforming structure in a required front yard with a reduced setback from the required 22' to 11' all are for property located at 604 E. Front Street. Zoned R-2, Mixed Residence District. (Ward 4)
 - D. **Z-9-13** Public Hearing and Review on the petition submitted by Second Presbyterian Church to allow construction of a parking lot and to allow a variance from the Zoning Ordinance to reduce the required landscaped parking lot setback along Prairie and Market Streets from 12 feet 0 feet all for property located at 410 N. Prairie Street. Zoned B-3, Central Business District. (Ward 4).
 - E. **SP-03-13** Public Hearing and Review on the petition submitted by HL Bloomington LLC and Hundman Management LLC requesting approval of a special use permit for multiple family dwellings for the property located at 1021, 1025, 1031, 1037 and 1041 Ekstam Dr. Zoned B-1, Highway Business District. (Ward 3).

F. Z-10-13 Public Hearing and Review on the petition submitted by HL Bloomington LLC and Hundman Management LLC to allow multi-family dwellings and for a variance to allow an increase to the maximum floor area ratio of 50% to 58% for the property located at 1021, 1025, 1031, 1037 and 1041 Ekstam Dr. Zoned B-1, Highway Business District. (Ward 3).

- 5. OTHER BUSINESS.** Any Other Business to Come Before the Board.
- 6. NEW BUSINESS**
- 7. PUBLIC COMMENT**
- 8. ADJOURNMENT**