

**AGENDA**  
**BLOOMINGTON ZONING BOARD OF APPEALS**  
**REGULAR MEETING - 4:00 P.M.**  
**WEDNESDAY, OCTOBER 21, 2015**  
**COUNCIL CHAMBERS, CITY HALL**  
**109 EAST OLIVE STREET**  
**BLOOMINGTON, ILLINOIS**

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

*A public comment period not to exceed thirty (30) minutes will be held during each Board and Commission meeting, as well as all regularly scheduled City Council meetings, Committee of the Whole meetings, meetings of committees and/or task forces (hereinafter "committees") created by the City Council, work sessions, and special meetings of the City Council. Nothing herein shall prohibit the combination of meetings, at which only one public comment period will be allowed.*

*Anyone desiring to address the Board, Commission, Committee or City Council, as applicable, must complete a public comment card at least five (5) minutes before the start time of the meeting. Public comment cards shall be made available at the location of the meeting by City staff at least 15 minutes prior to the start time of the meeting. The person must include their name, and any other desired contact information, although said person shall not be required to publicly state their address information. If more than five individuals desire to make a public comment, the order of speakers shall be by random draw. If an individual is not able to speak due to the time limitation and said individual still desires to address the individuals at a future meeting of the same type, said individual shall be entitled to speak first at the next meeting of the same type. (Ordinance No. 2015-46))*

- 4. MINUTES:** Consideration, review and approval of Minutes from the August 19, 2015 meeting.
- 5. REGULAR AGENDA**
  - A. Z-06-15** Public hearing, consideration, review and approval of the petition submitted by Monica Tominov and James Elkin to allow:
    - 1)** The construction of a six-foot fence in the front yard where a four-foot tall fence is allowed.  
All for the property located at 1009 N. Western Avenue. Zoned R-1C, High Density Single-Family Residence District. (Ward 7).
  - B. Z-07-15** Public hearing, consideration, review and approval of the petition submitted by Maria T. Feger to allow:
    - 1)** A height variation to 26 feet for an accessory structure in a residential district where one story or 14-feet, whichever is less, is allowed.
    - 2)** The gross floor area of the accessory structure to exceed that of the principal structure, or 1,000 square feet, whichever is less, is allowed.

All for the property located at 1422 Butchers Lane. Zoned R-1B, Medium Density Single-Family Residence District. (Ward 6).

**C. Z-08-15** Public hearing, consideration, review and approval of the petition submitted by J.C. Homebuilders, Inc., to allow:

1) A minimum lot variance for a 8,400 square foot lot where 10,000 square foot is required.

2) A lot width variance for a 50 foot wide lot where 70 feet is required.

All for the property located at 812 E. Chestnut Street. Zoned R-1C, High Density Single Family Residence District. (Ward 4).

**D. Z-09-15** Public hearing, consideration, review and approval of the petition submitted by Gregory M. Shepard to allow:

1) A fence height variance for a 4'10" steel fence with 6' stone fence piers, where 4feet is allowed.

All for the properties 1700 E. Washington St., 1706 E. Washington St., 24 Country Club Pl., and 26 Country Club Pl. Zoned R-1A, Low Density Single Family Residence District. (Ward 4).

**E. Z-10-15** Public hearing, consideration, review and approval of the petition submitted by Greenview Landscaping Company, to allow:

1) A fence height variance for a 6 foot privacy fence where 4 feet is allowed.

All for the property located at 1521 E. Olive Street. Zoned R-1C, High Density Single Family Residence District. (Ward 4).

**F. Z-11-15** Public hearing, consideration, review and approval of the petition submitted by St. John's Evangelical Lutheran Church to allow:

1) A special use for 36'x69' Morton Building garage.

All for the property located at 1617 E. Emerson Street. Zoned R-1B, Medium Density Single Family Residence District (Ward 4).

**6. OTHER BUSINESS**

**7. NEW BUSINESS**

**8. ADJOURNMENT**