

**DRAFT MINUTES
BLOOMINGTON ZONING BOARD OF APPEALS
REGULAR MEETING - 4:00 P.M.
WEDNESDAY, MAY 16, 2018
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS**

Members present: Mr. Jeff Brown, Ms. Barbara Meek, Mr. Robert Schultz, Ms. Victoria Harris and Chairman Tristan Bullington

Members absent: Mr. Richard Veitengruber

Also present: Mr. George Boyle, Assistant Corporation Counsel; Mr. Bob Mahrt, Community Development Director; Ms. Katie Simpson, City Planner; Ms. Izzy Rivera, Assistant City Planner

Chairman Bullington called the meeting to order at 4:02 p.m. Ms. Simpson called the roll; with five members present, the Zoning Board of Appeals established a quorum.

PUBLIC COMMENT: None.

MINUTES: Ms. Harris corrected a scrivener's error on page three of the April 18, 2018. Ms. Harris motioned to approve the minutes as corrected. Ms. Meek seconded the motion. The Board approved the minutes by voice vote 5-0.

REGULAR AGENDA

Z-11-18 Consideration, review and approval of a petition submitted by COB on behalf of FOB Development for a 5 foot reduction in required parking lot landscaping setback in lieu of 12 feet along the western edge of the property all south of platted lot 13 of Empire Business Park development.

Chairman Bullington introduced the case. Ms. Simpson was sworn in and presented the case. She explained the city is submitting the petition on behalf of FOB Development. Ms. Simpson described the subject property, zoning, and surrounding uses. She explained the subject property is located at the northeast corner of Airport Rd and Route 9, and is vacant. The owner has plans to subdivide the land and develop the site with medical offices. Ms. Simpson stated the city requested a similar variance last year for the northern lot, Lot 13. She stated that due to increased development the City is requesting a variance for the rest of the western lots. She explained that staff believes the City created a hardship when the City widened Airport Rd and there is no longer enough land to locate a sidewalk safely on the east side of the road. Ms. Simpson presented staff's analysis and findings of fact.

No one spoke in favor of the petition. No one spoke against the variance request. Mr. Schultz motioned to adopt the staff finding of facts. Ms. Meek seconded the motion. The motion passed 5-

0 with the following votes cast: Mr. Schultz—yes; Ms. Meek—yes; Ms. Harris—yes; Mr. Brown—yes; Chairman Bullington—yes.

The Board voted to approve the variance unanimously, 5-0, with the following votes cast: Mr. Schultz—yes; Ms. Meek—yes; Ms. Harris—yes; Mr. Brown—yes; Chairman Bullington—yes.

OTHER BUSINESS: None

NEW BUSINESS

Recognition of Appreciation: Chairman Bullington presented a Resolution of Appreciation to Mr. Michael Butts for two years of service with the Zoning Board of Appeals.

ADJOURNMENT

Mr. Brown motioned to adjourn. Ms. Harris seconded the motion. The motion passed unanimously by voice vote. The meeting adjourned at 4:15.