

## RECORD OF MINUTES

### McLEAN COUNTY ZONING BOARD OF APPEALS

Tuesday, March 6, 2018

Room 400, Government Center

115 E. Washington Street, Bloomington, Illinois

1. **CALL TO ORDER:** Chair, James Finnigan called the meeting to order at 7:00 PM.
2. **ROLL CALL:** Secretary Philip Dick called the roll and noted the presence of a quorum as follows: Rick Dean, Julia Turner, James Finnigan, Brian Bangert, Chris Carlton (Alternate Member) and Mary Beth Taylor (Alternate Member). Members Drake Zimmerman, Michael Kuritz and Marc Judd were absent. Also present were Darrell Mitchell, Zoning Enforcement Officer, Luke Hohulin, Assistant County Engineer and Samantha Walley, Assistant State's Attorney.
3. **APPROVAL OF MINUTES:** Motion was made by Dean/Turner to approve the minutes from the February 6, 2018 Zoning Board of Appeals meeting.  
  
The roll call vote was six members for the motion to approve, none opposed and members Drake Zimmerman, Michael Kuritz and Marc Judd were absent.
4. **APPEARANCE BY MEMBERS OF THE PUBLIC:** No one came forward to speak on matters not on the agenda.
5. **REGULAR AGENDA:**

**Case SU-18-06**, application of Cory and Bonnie Garrett, in case SU-18-06 on parcel 34-08-400-003. They are requesting a special use to allow a single family residence in the A-Agriculture District for the daughter of the farm owner on property located in Funks Grove Township immediately south of 50 North Road approximately .8 miles east of 700 East Road.

Secretary Dick called the case, provided exhibits to the board and submitted a staff report for review. He indicated the seven standards for a special use were met with a stipulation that one of the initial occupants would be Bonnie Garrett, and the staff recommended approval of the application.

Cory Garrett, 201 W. Morgan St., McLean, IL, appeared to give testimony and was sworn. He indicated that he hopes the permitting process goes well.

The board reviewed and discussed the seven standards for special uses and found them met.

Motion was made by Bangert/Carlton to recommend approval of case SU-18-06 with the recommended stipulation.

The roll call vote was six members for the motion to recommend granting, none opposed and members Drake Zimmerman, Michael Kuritz and Marc Judd were absent.

**Case ZA-18-01**, application of Breezewood Solar, LLC by Cypress Creek Renewables, in case ZA-18-01 on parcel 21-21-176-002. It is requesting a zoning map amendment to change the zoning classification from C-Commercial District in

part and R-1 Single Family Residence District in part to the A-Agriculture District on property located in Bloomington Township immediately southwest of the intersection of Margaret St. and the Business U.S. Highway 51 Frontage Road.

Secretary Dick called the case, provided exhibits to the board and submitted a staff report for review. He indicated the seven standards for a zoning map amendment are met. He indicated that staff recommended approval of the application.

David Streicker, 150 N. Riverside Dr., Chicago, IL and Scott Novack, 18 S. Michigan Ave., Chicago, IL appeared to give testimony and were sworn. Mr. Streicker indicated that he is an attorney representing the applicant and that he was available to answer questions.

The board reviewed and discussed the seven standards for a zoning map amendment and found them met.

Motion was made by Turner/Bangert to recommend approval of case ZA-18-01.

The roll call vote was six members for the motion to recommend granting, none opposed and members Drake Zimmerman, Michael Kuritz and Marc Judd were absent.

**Case SU-18-02**, application of Lexington Chenoa Wind Farm LLC, by EDP Renewables North America LLC. It is requesting a special use for a Wind Energy Conversion System – a wind farm that is located in Chenoa, Yates, and Lawndale Townships, and generally bounded to the west by Old Route 66, to the north by 3200 North Rd., to the east by County Highway 13, and the south by the line established by 2300 North Rd. if it were extended.

Case SU-18-02 was re-convened from the ZBA meeting on February 28, 2018. A verbatim transcript is being prepared for this case, therefore no other minutes will be provided.

## 6. ADJOURNMENT:

The Chair declared the meeting adjourned at 9:15 PM.