

## **RECORD OF MINUTES**

### McLEAN COUNTY ZONING BOARD OF APPEALS

Tuesday, May 1, 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: James Finnigan, Rick Dean, Julia Turner, Michael Kuritz, Chris Carlton (Alternate Member) and Mary Beth Taylor (Alternate Member). Members Drake Zimmerman, Brian Bangert and Marc Judd were absent. Also present were Darrell Mitchell, Zoning Enforcement Officer, Samantha Walley, Assistant State's Attorney, and William Wasson, County Administrator.
3. APPROVAL OF MINUTES: Motion was made by Kuritz/Dean to approve the minutes from the April 3, 2018 Zoning Board of Appeals meeting.  
  
The roll call vote was six members for the motion to approve, none opposed and members Drake Zimmerman, Brian Bangert 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 ZA-18-02**, application of the City of Bloomington, in case ZA-18-02 on parcels 07-01-100-005 & 07-01-251-003. It is requesting a zoning map amendment to change the zoning classification from the R-1 Single Family Residence District to the A-Agriculture District; on property located in Hudson Township immediately north and west of County Highway 8 across the highway from the Lake Bloomington Spillway.

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

Robert Yehl, PE, Water Director, City of Bloomington, 211 Pheasant Lane, Hudson, IL, appeared to give testimony and was sworn. He indicated that the City of Bloomington is going to use the property to implement their Emergency Action Plans for Lake Bloomington and Lake Evergreen.

The board reviewed and discussed the seven standards for map amendments and found them met.

Motion was made by Kuritz/Carlton to recommend approval of case ZA-18-02.

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

**Case SU-18-08**, application of Kuntz By-Products, LLC in case SU-18-08 on parcel 03-05-400-001. It is requesting a special use to allow an Agricultural Processing Facility – Animal Feed Processing in the Agriculture District; on property located in Chenoa Township at 31258 N 2550 East Road, Chenoa, IL.

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, and the staff recommended approval of the application with one stipulation: that an entrance permit is obtained from the Chenoa Township Road Commissioner before a permit is issued for the proposed animal feed processing facility.

Rollyn Kuntz, 9263 N 1290 East Road, Chenoa, IL, appeared to give testimony and was affirmed. He indicated that the family farm feed processing operation had a fire last December and needs to be replaced to provide feed for their hog operations. Mr. Kuntz indicated that the animal feed includes ground corn and soy beans grown in the area as well as well as recycled food waste such as cookies and dried vegetables from places like restaurants and food processors. He said the feed does not include animal protein.

Tim Killian, Chenoa Township Road Commissioner, 28525 N 2380 East Road, Gridley, IL, appeared to give testimony and was sworn. He indicated that the location of the proposed entrance is flat and that he would issue an entrance permit for the proposed facility.

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

Motion was made by Turner/Kuritz to recommend approval of case SU-18-08 with the recommended stipulation.

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

**Case SU-18-09**, application of Harris Enterprises of IL, Inc. in case SU-18-09 on parcel 20-02-126-001. It is requesting a special use to allow a vehicle paint and body shop in the M-1 Restricted Manufacturing District; on property located in Dale Township at 10243 E 1400 North Road, Bloomington, IL.

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, and the staff recommended approval of the application with one stipulation: that a paint and preparation station shall be installed in this facility to contain paint and fumes from leaving the building that will include a fan venting and filtration system.

Alex Harris, 24605, South River Trail, Channahon, IL, appeared to give testimony and was sworn. He indicated that a brother and sister will operate the proposed paint and body shop.

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

Motion was made by Kuritz/Turner to recommend approval of case SU-18-09 with the recommended stipulation.

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

**Case ZV-18-02**, application of Cooper Blakeney in case ZV-18-02 on parcel 13-04-276-001. He is requesting a variance in total accessory building area square footage to

allow 5,600 square feet rather than 3,600 as allowed in the A-Agriculture District; on property located in Dry Grove Township at 8856 E 1950 North Road, Bloomington, IL.

Secretary Dick called the case, provided exhibits to the board and submitted a staff report for review. He indicated the seven standards for a variance were met, and the staff recommended approval of the application.

John Blakeney, 211 Denman Road, Carlock, IL, appeared to give testimony and was sworn. He indicated that he had nothing to add to the report by staff

The board reviewed and discussed the seven standards for a variance and found them met.

Motion was made by Dean/Kuritz to approve case ZV-18-02.

The roll call vote was six members for the motion to grant, none opposed and members Drake Zimmerman, Brian Bangert and Marc Judd were absent.

Chair James Finnigan recused himself from Case SU-18-10. Kuritz/Taylor nominated Julia Turner as acting chair. The roll call vote was five members for the motion to appoint Julia Turner as acting chair, none opposed, members Drake Zimmerman, Brian Bangert and Marc Judd were absent and Member Finnigan recused himself.

**Case SU-18-10**, application of Breezewood Solar, LLC by Cypress Creek Renewables, in case SU-18-10 on parcel 21-21-176-002. It is requesting a special use to allow a Solar Power Generating Facility in the Agriculture District; on property located in Bloomington Township immediately southwest of the intersection of Margaret Street and the Business U.S. Highway 51 Frontage Road.

A verbatim transcript is being prepared for this case and therefore no other minutes are provided.

6. ADJOURNMENT:

The Chair declared the meeting adjourned at 9:12 PM.