

RECORD OF MINUTES

McLEAN COUNTY ZONING BOARD OF APPEALS

Tuesday, June 4, 2019

Room 400, Government Center

115 E. Washington Street, Bloomington, Illinois

1. **ROLL CALL:** Secretary Philip Dick called the roll and noted the presence of a quorum as follows: Michael Kuritz, Julia Turner, Marc Judd, Chris Carlton, Alternate Member and Mary Beth Taylor, Alternate Member. Members James Finnigan, Rick Dean, Drake Zimmerman and Brian Bangert were absent. Also present were Darrell Mitchell, Zoning Enforcement Officer, and Trevor Sierra, Assistant State's Attorney.
2. **Acting Chair:** Motion was made by Kuritz/Taylor to elect Julia Turner as acting chair. The roll call vote was five members for the motion to approve, none opposed and Members Finnigan, Dean, Zimmerman and Bangert were absent.
3. **CALL TO ORDER:** Acting Chair, Julia Turner called the meeting to order at 7:05 PM.
3. **APPROVAL OF MINUTES:** Motion was made by Kuritz/Taylor to approve the minutes from the May 7, 2019 Zoning Board of Appeals meeting. The roll call vote was five members for the motion to approve, none opposed and Members Finnigan, Dean, Zimmerman and Bangert were absent.
4. **APPEARANCE BY MEMBERS OF THE PUBLIC:** No one came forward to speak on matters not on the agenda.
4. **REGULAR AGENDA:**

Case SU-19-08, application of Curtis & Mary Braffet, in case SU-19-08 on parcel 06-22-100-009. They are requesting a special use to allow an Agricultural Tourism Facility in the A-Agriculture District on property in White Oak Township at 9010 E 2250 North Rd., Carlock, 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 are met provided compliance with the following stipulations:

- 1) Food sales/service, waste water/sewage disposal, and potable water supplies shall meet the requirements of the County Health Department. The u-pick operation can continue with the addition of adequate portable toilet facilities. Any future buildings or additions must meet all IDPH and Health Department requirements before use. Employee toilet rooms may be required by the IDPH Plumbing Inspector.
- 1) All parking shall be contained on site, and two ADA parking spaces shall be provided.
- 2) The applicant shall obtain an entrance permit for the second entrance to County Highway 12 before a permit is issued for the proposed facility.

Curtis & Mary Braffet, 9010 E 2250 North Rd., Carlock, IL appeared to give testimony and were sworn. Mrs. Braffet indicated that in addition to the information

presented by Mr. Dick, they planted 400 apple trees a couple of years ago and plan to build a barn where they will serve food. She indicated that they have planted pollinator plants, for the benefit of bees, along the waterway that runs through the property.

David Shafer, 9019 E 2250 North Rd., Carlock, IL indicated that he lives across the road from the subject property and asked if there would be parking along the road. Secretary Dick indicated that one of the stipulations for the special use is that all parking shall be contained on site. The applicant indicated that they would police their customers not to park along the road.

The board reviewed and discussed the seven standards and found them met provided compliance with the staff recommended stipulations.

Motion was made by Kuritz/Judd to recommend approval of case SU-19-08 with the above stipulations.

The roll call vote was five members for the motion to approve, none opposed and Members Finnigan, Dean, Zimmerman and Bangert were absent.

Case ZA-19-04 application of Kevin Raisbeck in case ZA-19-04 on parcel 03-06-377-005. He is requesting a map amendment to change the zoning classification from C-Commercial District to R-1 Single Family Residence District on property in Chenoa Township at 31156 Center St., 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 map amendment are met, and the staff recommended approval of the application.

Kevin Raisbeck, 302 S. Evergreen, Bloomington, IL appeared to give testimony and was sworn. Mr. Raisbeck indicated that he took over the loan from the previous owner in 2005 when he and his spouse purchased the property.

Jacklyn Leonart, 1417 W. Market St., Bloomington, IL appeared to give testimony and was sworn. Ms. Leonart indicated that she is proposing to purchase the house for her growing family and they need the property to be rezoned since the mortgage company required it because the house could not be rebuilt if more than 50% of the value of the house is destroyed since the house is in the Commercial District.

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-19-04.

The roll call vote was five members for the motion to approve, none opposed and Members Finnigan, Dean, Zimmerman and Bangert were absent.

Case ZA-19-05 application of America's Plumbing Co. in case ZA-19-05 on parcel 13-14-400-012. It is requesting a map amendment to change the zoning classification from A-Agriculture District to M-2 General Manufacturing District on property in Dry Grove Township at 1715 Mabel Rd., 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 map amendment are met, and the staff recommended approval of the application.

Jerome and Jennifer Butler, 3007 E. Oakland Ave., Bloomington, IL appeared to give testimony and were sworn. Mrs. Butler indicated that their son would live in the house on the property. Mr. Butler indicated that the south building would be used for plumbing services and the north building would be used as a shop.

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

Motion was made by Kuritz/Taylor to recommend approval of case ZA-19-05.

The roll call vote was five members for the motion to approve, none opposed and Members Finnigan, Dean, Zimmerman and Bangert were absent.

Member Marc Judd's last ZBA hearing; Secretary Dick indicated that this was Marc Judd's last meeting and thanked him for his 10 years of service on the McLean County Zoning Board of Appeals. Secretary Dick indicated that this was the end of his term and that Mr. Judd was not renewing it.

4. **ADJOURNMENT:**

The Chair declared the meeting adjourned at 8:00 PM.