



AGENDA
McLEAN COUNTY ZONING BOARD OF APPEALS
Tuesday, July 7, 2020
115 East Washington St., Room 404, Bloomington, IL
And Via Remote Attendance

CALL TO ORDER BY CHAIR

ROLL CALL BY SECRETARY AND DECLARATION OF A QUORUM

APPROVAL OF MINUTES

APPEARANCE BY MEMBERS OF THE PUBLIC ON NON-AGENDA RELATED TOPICS (*An opportunity is provided for members of the public to address the public officials **on matters not listed below**. Public comment will not exceed 20 minutes. Each member of the public will be allowed 3 minutes of commentary. To promote health and safety, we encourage individuals or groups to email public comment statements to County Administration at admin@mcleancountyil.gov by Wednesday, July 7, 2020 at 12:00 pm. Statements received by the deadline will be read aloud as part of the record, pursuant to the time listed above. The entirety of the statement will be placed in the official minutes, even if the statement reads longer than the time limit allows.)*

MEMBERS OF THE PUBLIC WHO WISH TO ADDRESS THE ZONING BOARD ON AGENDA ITEMS should either appear in person at the Government Center, Room 404, by 7pm on July 7th, 2020 and identify which case you would like to appear on **OR contact the McLean County Building and Zoning Department at 309-888-5160 by 4:30pm on July 6th to receive instructions how to appear remotely to give testimony for the agenda item on which you wish to speak.**

- 7:00 P.M. – Case ZA-20-01, an application of the McLean County Zoning Board of Appeals in case ZA-20-01. This part of the text amendment was continued from the March 3, 2020 meeting. This is a text amendment of the Zoning Ordinance to amend Section 350-43, OO(2)(p)[e], Use Standards, to allow an irrevocable letter of credit, in addition to an escrow account, as adequate financial assurance in a decommissioning fund for a Wind Energy Conversion System. The director of building and zoning requests to continue this case until 7:15 PM on July 20, 2020.
- 7:00 P.M. – Case SU-20-07, an application of Keith Morgan in case SU-20-07 on parcel 36-01-200-005. This is a request to amend special use case SU-12-03 to allow the expansion of a rural home-based off-premise trucking business in the Agriculture District on property in Downs Township at 23741 E 200 North Rd., LeRoy, IL. This is a recommendation to the County Board.
- 7:15 P.M. – Case ZA-20-04, an application of the Carlock Christian Church in case ZA-20-04 on parcel 06-31-400-007. This is a request for a map amendment to change the zoning classification from R-1 Single Family Residence to A-Agriculture District on property in White Oak Township immediately east of the property located at 6549 E 2050 North Rd., Carlock, IL. This is a recommendation to the County Board.
- 7:30 P.M. – Case ZV-20-06, an application of Evergreen FS, Inc., on parcel 22-13-280-004. This is a request for a variance in front setback requirements to allow a proposed scale accessory to an agricultural processing facility to be as close as 13 feet from the property line rather than 40 feet as required in the M-2 General Manufacturing District, on property in Old Town Township at 11418 Oak St., Downs, IL. This is a final decision.
- 7:45 P.M. – Case SU-20-06, an application of Breezewood Solar, LLC by Cypress Creek, in case SU-20-06 on parcel 21-21-176-002. This is a request to amend and renew special use case SU-18-10 for a Solar Power Generating Facility in the Agriculture District, on property in Bloomington Township immediately southwest of the intersection of Margaret Street and the Business U.S. Highway 51 Frontage Rd. This is a recommendation to the County Board.

8:00 P.M. – Case SU-20-04, an application of application of John Wern, in case SU-20-04 on parcel 25-23-400-005. This is a request for a special use to allow a Cannabis Craft Grower Facility in the Agriculture District, on property in Cheneys Grove Township at 40756 E 1000 North Rd., Saybrook, IL. This is a recommendation to the County Board.

DISCUSSION OF PETITIONS

NEXT MEETING DATE – 7:00 P.M., Tuesday, July 20, 2020

ADJOURNMENT