



AGENDA
McLEAN COUNTY ZONING BOARD OF APPEALS
Tuesday, August 4, 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 Tuesday, August 4, 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.) If you choose to provide comment in person, requests must be sent to the Department of Building & Zoning by 4:30 PM on Friday, July 31, 2020 at bldgzon@mcleancountyil.gov.*

MEMBERS OF THE PUBLIC WHO WISH TO ADDRESS THE ZONING BOARD ON AGENDA ITEMS should Email bldgzon@mcleancountyil.gov by 4:30 PM on Monday, August 3, 2020 to provide testimony that would be read into the record or to receive a phone link to hear discussion and give testimony contemporaneously. If you choose to provide comment in person, requests must be sent to the Department of Building & Zoning by 4:30 PM on Friday, July 31, 2020 at bldgzon@mcleancountyil.gov.

- 7:00 P.M. – Case SU-20-08, an application of Andrew Traeger in case SU-20-08 on parcel 22-04-200-004. This is a request for a special use to allow a single-family residence in the A-Agriculture District for the son of the farm owner in the Agriculture District on property in Old Town Township at 20737 E 1400 North Rd., Bloomington, IL. This is a recommendation to the County Board.
- 7:15 P.M. – ZA-20-06, an application of Randolph Cooperative Grain Co. in case ZA-20-06 on parcel 28-09-427-008. This is a request for a map amendment to change the zoning classification from A-Agriculture District in part and M-1 Restricted Manufacturing District in part to the M-2 General Manufacturing District on property in Randolph Township at 15140 E 625 North Rd., Heyworth, IL. This is a recommendation to the County Board.
- 7:30 P.M. – Case ZV-20-08, an application of Paul Uphoff in case ZV-20-08 on parcel 07-06-300-015. This is a request for a variance in maximum area of accessory buildings to allow 6,640 square feet rather than 4,200 square feet as allowed in the Agriculture District on property in Hudson Township at 25499 N 1200 East Rd., Hudson, IL. This is a final decision.
- 7:45 P.M. – Case SU-20-09, an application of Towanda Solar, LLC by Cypress Creek Renewables in case SU-20-09 on parcels 20-23-400-009 & 20-23-400-010. This is a request to amend and renew special use case SU-18-14 for a Solar Power Generating Facility in the Agriculture

District on property in Dale Township immediately southeast of the intersection of 1075 East Rd. and Scottsdale Ave. This is a recommendation to the County Board.

8:00 P.M. – Case ZA-20-05, an application of the McLean County Land Use and Development Committee in case ZA-20-05. This is a text amendment of the Zoning Ordinance of the Code of McLean County Chapter 350, Zoning Section 350-21 C, Amendments, to include the following:
An applicant may first submit an application for an amendment to the Land Use and Development Committee for advice or recommendation prior to submitting it to the Department of Building and Zoning. This is a recommendation to the County Board.

8:15 P.M. – Case ZA-20-03, an application of Geronimo Energy in case ZA-20-03. This is a text amendment of the Zoning Ordinance of the Code of McLean County Chapter 350, Zoning Section 350-43, OO(2)(j), Use Standards, Height. The permitted maximum height of a WECS tower shall not exceed ~~550~~ 675 feet. (Additions are indicated by text and stricken material by ~~text~~; and a WECS tower is a Wind Energy Conversion System tower). This is a recommendation to the County Board.

DISCUSSION OF PETITIONS

NEXT MEETING DATE – 7:00 P.M., Tuesday, September 1, 2020

ADJOURNMENT