

## RECORD OF MINUTES

### McLEAN COUNTY ZONING BOARD OF APPEALS

Tuesday, September 7, 2021

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, Michael Kuritz, Ruth Novosad, Mary Beth Taylor and Brian Bangert. Julia Turner was absent. Also present were Darrell Mitchell, Zoning Enforcement Officer and Samantha Vasquez, Civil Assistant State's Attorney.
3. APPROVAL OF MINUTES: Motion was made by Kuritz/Taylor to approve the minutes from the August 3, 2021 Zoning Board of Appeals meeting.

The minutes were approved by voice vote.

4. APPEARANCE BY MEMBERS OF THE PUBLIC: No one came forward to speak on matters not on the agenda.
5. REGULAR AGENDA:

**Case ZV-21-01**, an application of Richard Miller in case ZV-21-01 on parcel 13-15-400-003. He is requesting a variance in front setback requirements to allow a proposed single-family dwelling to be 50 feet from the centerline of the road rather than 60 feet as required in the A-Agriculture District on property in Dry Grove Township at 17033 N 975 East 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 variance are met.

Richard Miller, 49 Pebblebrook Court, Bloomington, IL appeared to give testimony and was sworn. Mr. Miller indicated that he bought the property for his son to build a dwelling on it. He said that his son works in the Danvers area, and that his son wants to improve the property.

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

Motion was made by Kuritz/Taylor to approve case ZV-21-01.

The roll call vote was six members for the motion to grant, none opposed, and Member Turner was absent.

**Case ZA-21-02**, an application of LeRoy Investment Group, LLC by Scott Brown in case ZA-21-02 on parcel 30-21-477-001. It is requesting a map amendment to change the zoning classification from C-Commercial District to R-1 Single Family Residence District on property in Empire Township at 26812 US Hwy. 150, LeRoy, 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.

Scott Brown, 2925 Bear Claw St., Normal, IL appeared to give testimony and was sworn. Mr. Brown indicated that they took down the bowling alley that was on the property since the roof fell in. He said that they have the property, with a house on it, sold if they can get financing for the property. He said that they can get financing if the property is rezoned to the R-1 District. He indicated that the truck trailers on the property would be removed after the property is sold.

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

Motion was made by Novosad/Bangert to recommend approval of case ZA-21-02.

The roll call vote was six members for the motion to recommend approval, none opposed, and Member Turner was absent.

6. ADJOURNMENT: The Chair declared the meeting adjourned at 7:25 PM.