

APPLICATION FOR **TEXT AMENDMENT** UNDER THE REGULATIONS OF THE Mc LEAN COUNTY ZONING ORDINANCE

<p align="center"><b>APPLICANT</b></p> <p>NAME: McLean County Land Use and Development Committee          ADDRESS: 115 E. Washington Street          Bloomington, IL 61701</p> <p>PHONE: - home:          work:</p>	<p align="center">FOR OFFICIAL USE ONLY</p> <p align="center">CASE NO.: <b>ZA - 22 - 02</b></p>	
<p align="center"><b>ATTORNEY</b></p> <p>NAME:          ADDRESS:          PHONE:- home:          work:</p>	<p>FILING FEE \$ <u>0</u></p> <p>RECEIPT NO. <u>N/A</u></p> <p>PUB. COSTS \$ _____</p> <p>RECEIPT NO. _____</p> <p>HEARING DATE <u>3/1/2022</u></p> <p>HEARING TIME <u>7:10 p.m.</u></p> <p>DECISION DATE <u>3/10/2022</u></p>	<p align="center"><b>RECEIVED</b></p> <p align="center"><b>JAN 13 2022</b></p> <p align="center"><b>ZONING</b></p> <p align="center">FILE STAMP</p>

Application is hereby made to amend Section 350-21.B & C of the text of the McLean County Code as attached.

Chapter 350 of the McLean County Code

The McLean County Zoning Ordinance

(Additions are indicated by text and stricken material by ~~text~~)

**Section 350-21 Amendments. -**

- B. Amendments may be proposed by the County Board, the Land Use and ~~Development~~ Transportation Committee of the County Board, Regional Planning Commission, Zoning Board of Appeals, any property owner, or a person or organization with a property interest in the subject property.
  
- C. An application for an amendment shall be filed with the Building and Zoning Department in such form and accompanied by such information as required by the County Board. Such application shall be forwarded to the Zoning Board of Appeals with a request to hold a public hearing and report its findings and recommendations to the County Board. An applicant may first submit an application for an amendment to the Land Use and ~~Development~~ Transportation Committee for advice or recommendation prior to submitting it to the Department of Building and Zoning.



Department of Building & Zoning  
(309) 888-5160 Fax (309)888-5768 www.mcleancountyll.gov  
115 East Washington Street, Room M102, P.O. Box 2400,  
Bloomington, Illinois 61702-2400

December 29, 2021

To: Members of the Land Use and Development Committee

From: Philip Dick, AICP, Director

**RE: Amend the Zoning Ordinance to Delete "40 acres or more in size" from the Definition of "Farm"; and to amend the Zoning Ordinance to allow the Land Use and Transportation Committee, after the committees are combined, to apply for a text amendment of the McLean County Zoning Ordinance**

The Land Use and Development Committee sent a recommendation to the County Board in December 2021 to apply for a text amendment of the Zoning Ordinance to delete the definition of a "Farm". The County Executive Committee reviewed this request and decided to send the request back to the Land Use and Development Committee for further discussion. The Executive Committee indicated that the definition of a Farm should likely be left in the Zoning Ordinance but agreed to delete the phrase "40 acres or more in size" from the Farm definition. The discussion at the Executive Committee identified a concern that deletion of the "Farm" definition may cause problems in the Zoning Ordinance since the word "Farm" is used elsewhere.

The word "Farm" is used several places in the Zoning Ordinance including the following: 1) Agricultural Field Tile definition; 2) Livestock definition, 3) Nonfarm dwelling definition; 4) Farm Dwelling definition; 5) Agricultural Tourism definition; 6) Agriculture definition; and 7) the Land Evaluation and Site Assessment (LESA) section.

The County Executive Committee also discussed how the Land Use and Development Committee would be combined in 2022 with the Transportation Committee to be the Land Use and Transportation Committee. In this discussion, it was agreed that this combined committee needs to continue to have the authority to apply for text amendments.

I therefore propose that the Committee request the following text amendments of the McLean County Zoning Ordinance:

#### **Text Amendments**

Chapter 350 of the McLean County Code

The McLean County Zoning Ordinance

(Additions are indicated by text and stricken material by ~~text~~)

**Section 350-26 Definitions. FARM** - A tract of land ~~that is 40 acres or more in size and is used for~~ agricultural uses as defined herein.

**Section 350-21 Amendments.**

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- C. An application for an amendment shall be filed with the Building and Zoning Department in such form and accompanied by such information as required by the County Board. Such application shall be forwarded to the Zoning Board of Appeals with a request to hold a public hearing and report its findings and recommendations to the County Board. An applicant may first submit an application for an amendment to the Land Use and Development Transportation Committee for advice or recommendation prior to submitting it to the Department of Building and Zoning.



## Department of Building & Zoning

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### COUNTY ZONING NOTICE

NOTICE is given that a public hearing will be held on Tuesday, March 1, 2022 at 7:10 PM in Room 400, Government Center, 115 E. Washington St., Bloomington, IL concerning an application of the McLean County Land Use and Development Committee in case ZA-22-02. This is a text amendment of the Zoning Ordinance of the Code of McLean County Chapter 350, Zoning Section 350-21, Amendments. The Land Use and Development Committee will be combined with the Transportation Committee in 2022 to be the Land Use and Transportation Committee. This text amendment will allow the Land Use and Transportation Committee to submit applications for text amendments to the Zoning Board of Appeals as has been previously allowed by the Land Use and Development Committee. Recommended social distancing protocols will be adhered to.

The application is available for review on the County website at <https://www.mcleancountyil.gov/> and in Room M102, Government Center - phone 309-888-5160.

**PLEASE ENTER THE BUILDING THROUGH THE FRONT STREET DOOR, ENTER THE ELEVATOR AND GO TO THE 4<sup>TH</sup> FLOOR, COUNTY BOARD ROOM 400.**