



AGENDA
McLEAN COUNTY ZONING BOARD OF APPEALS
Tuesday, March 1, 2022
115 East Washington St., Room 400, Bloomington, IL

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.*)

7:00 P.M. – Case ZA-22-01, an application of the McLean County Land Use and Development Committee in case ZA-22-01. This is a text amendment of the Zoning Ordinance of the Code of McLean County Chapter 350, Zoning Section 350-26, Definitions. Farm - to delete language in the definition of a farm that states it is 40 acres or more in size. This is a recommendation to the County Board.

7: 10 P.M. - Case ZA-22-02, 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. This is a recommendation to the County Board.

7: 20 P.M. - Case ZA-22-03, an application of the McLean County Land Use and Development Committee in case ZA-22-03. This is a text amendment of the Zoning Ordinance of the Code of McLean County Chapter 350, Zoning Section 350-43.OO.(2).(1) WECS (Wind Energy Conversion System) requirements regarding agricultural and residential impact mitigation. This amendment would require mitigation to impacted residential septic fields, residential drain tile, pasture, meadow, yard or other land tracts or private roads impacted during construction of WECS. This is a recommendation to the County Board.

7: 30 P.M. - Case ZA-22-04, an application of the McLean County Land Use and Development Committee in case ZA-22-04. This is a text amendment of the Zoning Ordinance of the Code of McLean County Chapter 350, Zoning Section 350-55. A.(4) Hearing Procedures for Special Use Permits. The amendment proposes to add the following language to special use hearing procedures: “In the case of a Wind Energy Conversion System (WECS) application, if the site plan contemplates placement of more than five (5) WECS towers within 1 mile of an occupied residence, applicant shall provide notice via certified mail to each such residence stating that the proposed site plan includes placement of more than five (5) towers within 1 mile of the residence, said notice to be provided not more than 30 days and not less than 15 days prior to the public hearing.” This is a recommendation to the County Board.

DISCUSSION OF PETITIONS

NEXT MEETING DATE – 7:00 P.M., Tuesday, April 5, 2022

ADJOURNMENT