

RECORD OF MINUTES

McLEAN COUNTY ZONING BOARD OF APPEALS

Tuesday, February 7, 2023

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, Michael Kuritz, Ruth Novosad, Brian Bangert, Shirley Deerwester, Rick Dean and Alternate Member Drake Zimmerman. Julia Turner was absent. Also present were Darrell Mitchell, Zoning Enforcement Officer, and Taylor Williams, Assistant State's Attorney.
3. APPROVAL OF MINUTES: Motion was made by Zimmerman/Bangert to approve the minutes from the December 6, 2022, 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-23-01, an application of Justin Otto for Evergreen FS in case ZV-23-01 on parcel 20-35-402-019. It is requesting a variance in maximum height regulations to be 50.5 feet in height rather than 35 feet as allowed in the M-2 General Manufacturing District for a fertilizer storage building on property in Dale Township at 10769 Quinn St., Shirley, IL.

Secretary Dick called the case, provided exhibits to the board, and submitted a staff report for review. He indicated that staff recommends that the proposed application meets all of the standards of the Zoning Ordinance for variances, provided the driveway around the proposed building extending to the main access to the site will be given a treatment of oil and chip or primer, and a planting screen is provided as shown on the site plan.

Justin Otto, 402 N. Hershey Rd., Bloomington, IL appeared to give testimony and was sworn. Mr. Otto indicated that the existing grain storage buildings are over 100' in height and that the proposed building would only be 50.5' feet in height. He indicated that they did not want to place the facility too close to the cemetery nor near to the drainage way toward the southwest corner of the property. He indicated that they would provide grass buffer areas, plant three rows of trees that would include spruce, fir, pine and juniper along the adjacent residential properties to the northwest as shown in the site plan. Mr. Otto indicated that the applicant would work with NRCS and an arborist to design the landscape buffer.

Christian Kremer, 8404 Shirlane St., Shirley, IL asked how far the proposed building would be from this residence.

Mr. Otto indicated that it would be about 170 feet.

Kristian Kremer, 8404 Shirlane St., Shirley, IL appeared to give testimony and was sworn. Mr. Kremer indicated that the proposed building could be reasonably located farther away from his residence toward the southwest corner of the property.

The board reviewed and discussed the proposed variance.

Motion was made by Zimmerman/Bangert to approve case ZV-23-01, provided the driveway around the proposed building extending to the main access to the site will be given a treatment of oil and chip or primer, and a planting screen is provided as shown on the site plan.

The roll call vote was seven members for the motion to approve and none opposed. Member Turner was absent.

6. ADJOURNMENT: The Chair declared the meeting adjourned at 7:37 PM.