

**McLean County Department of Building and Zoning**

**STAFF REPORT FOR A MAP AMENDMENT**

**CASE NUMBER ZA-18-04**

**1. REFERENCE:**

- a. Hearing date: November 6, 2018
- b. Applicant's name and address: AES DE DevCo NC, LLC by AES  
Distributed Energy, Inc., 4875 Pearl East  
Circle, Suite 200, Boulder, CO 80301
- c. Land owner's names and address: Joe Kieser, 1829 N 700 East Road, McLean,  
IL 61754

**2. LOCATION AND CURRENT/PROPOSED ZONING AND LAND USE:**

- a. Property location: Immediately southwest of the intersection of South Morris  
Avenue and Brigham School Road
- b. Township: Bloomington Township
- c. Parcel number: 21-20-200-003
- d. Existing zoning: R-1 Single Family Residence District
- e. Applicant request: Map amendment to change the zoning classification from  
R-1 Single Family Residence District Agriculture District.
- f. Existing land use: Crop production

**3. DIMENSIONS:**

- a. Size of Parcel: 40 acres
- b. Road Frontage: Approximately 1,600 feet on the west side of South Morris  
Avenue

**4. EXISTING LAND FEATURES:**

- a. Topography: Gently sloping
- b. Drainage: To the south
- c. Vegetation: Crop production
- d. Public Road: Asphalt road 21 feet in width

**5. SURROUNDING ZONING:**

- a. North: R-1 Single Family Residence District
- b. South: R-1 Single Family Residence District
- c. East: R-1 Single Family Residence District
- d. West: R-1 Single Family Residence District

**6. SURROUNDING LAND USE:**

- a. North: Crop production
- b. East: Crop production
- c. South: Crop production
- d. West: Crop production

**7. STAFF ANALYSIS:** The analysis of the seven standards listed in Section 350-21.F. (Amendments) of the McLean County Code as they apply to this Zoning Amendment request is as follows:

- 1. The proposed amendment is compatible with appropriate uses, appropriate zoning classifications in the area and appropriate trends of development in the general area, giving due consideration to dominant uses.** This standard is met. The property is surrounded by land in crop production. The property is

across Morris Avenue from the City of Bloomington. A communication from the City of Bloomington Department of Community Development indicates that rezoning the subject property to the R-1 District is consistent with the newly adopted Comprehensive Plan 2035. The communication indicates that according to the Plan, this area is unlikely to be used for residential uses, that these areas typically do not have access to utilities, and the site's current zoning does not reflect the future outlook for the area. The subject property has had its existing zoning classification since zoning was established in 1966. Intergovernmental staff reviewed this proposed rezoning and found it consistent with the 2009 McLean County Regional Comprehensive Plan as well as the City of Bloomington Comprehensive Plan adopted in 2015.

2. **The proposed zoning classifications are appropriate as it relates to the physical characteristics of the subject property, giving due consideration to the uses permitted in both the existing and the proposed zoning classifications.** This standard is met. The topography and dimensions of the property are suited for uses permitted in the Agriculture District. The property has been used for crop production for many years. This rezoning would allow the applicant to apply for a special use to develop part of the property for a solar farm.
3. **Adequate and safe accessibility to the subject property from a public road is available or can be reasonably supplied, giving due consideration to uses permitted in the proposed zoning classification.** This standard is met. The property has approximately 1,600 feet of frontage on the west side of Morris Avenue.
4. **Adequate public roads connected to the arterial highway system are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification.** This standard is met. To develop this property in the Agriculture District, good access to the arterial highway system is not needed. The property has adequate access to a public road to develop this property for uses allowed in the Agriculture District.
5. **The proposed amendment is consistent with the need to minimize flood damage and that the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage patterns in the area.** This standard is met. The property drains to the south. The property is not located within the 100 year flood hazard area. The property has been used for crop production for many years.
6. **Adequate services (including but not limited to fire and police protection, schools, water supply, and sewage disposal facilities) are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification.** This standard is met. Intergovernmental staff found that providing public sewer to this area would be a challenge, therefore, this standard would be met by rezoning this property to the Agriculture District. The Bloomington Township Fire Protection District will provide fire protection for the subject property.

7. **The proposed amendment is consistent with the public interest, giving due consideration to the purpose and intent of this ordinance.** This standard is met.
8. **CONCLUDING OPINION:**  
Staff recommends that this application meets all of the standards set forth in Article II Section 350-21.F. (Amendments) of the McLean County Zoning Ordinance.

Respectfully submitted,

Philip Dick, AICP, Director