

**VILLAGE OF BELLFLOWER, ILLINOIS
SPECIAL MEETING OF THE ZONING BOARD OF APPEALS**

**MINUTES
AUGUST 2, 2021**

CALL TO ORDER

Chair Jennifer Zimmerman called the meeting to order at 6:03 p.m. in the Bellflower Community Center Cafeteria, 104 West Center Street, Bellflower.

The Meeting Notice and Agenda (copy attached) was posted on the Bellflower Community Center Exterior Bulletin Board on July 30, 2021 at 1:45 p.m.

BOARD ATTENDANCE

Present: Bonita Burgess, Nick Drinkwater, Franci Miller, Marcia Shelton, and Jennifer Zimmerman

Absent: Jay Jewell and Jonathan Kumler

Five of seven board members were present, which constituted a quorum.

VILLAGE OFFICIALS PRESENT – Mayor Allen Grussing and Clerk Herb Youngblood

PUBLIC ATTENDANCE – Mike and Beverly Cox, Jerry and Jessica Crowe, Chase Daugherty, Dennis and Kathy Gee, Jeff Harden, and Merle Shelton

APPROVE JULY 15, 2021 MINUTES

MOTION by Franci Miller to approve the minutes of the special meeting held July 11, 2021. Seconded by Marcia Shelton. Vote 5 yes, -0- no. Motion passed.

PUBLIC COMMENT ON NON-AGENDA RELATED TOPICS

None.

PUBLIC HEARING

In accordance with Bellflower Municipal Code §21.17.F “Amendments,” the Zoning Board of Appeals (ZBA) posted a Public Hearing Notice (copy attached) beginning July 16, 2021 and ending August 2, 2021, at the following Bellflower locations: Community Center Exterior Bulletin Board; Community Library; Lions Café; and U.S. Post Office. Copies of the notice were also mailed to neighboring parcel owners: Michael Cox, Jerry Crowe, Chase Daugherty, Dennis Gee, Jeffrey Harden, and MARS Rentals, Inc.

Chair Zimmerman suggested speakers try to limit comments to five minutes.

Request #2021-01 submitted by Mayor Allen Grussing for a map amendment to change the zoning classification from C2-General Commercial District to R-Residence District on Village of Bellflower parcel 32-28-200-001 at 101 S State St.

- This parcel was rezoned on October 14, 2018 from R-Residence District to C2-General Commercial District at the request of the parcel owner to facilitate a sale of the parcel to the Bellflower Feed Mill. The sale did not occur, and the parcel continues to be used as a residence. The 2018 rezoning must now be reversed to comply with the ongoing use of the parcel.
- Public Comment
 - None
- ZBA Discussion and Vote
 - No Discussion
 - Roll Call Vote: Yes- Bonita Burgess, Nick Drinkwater, Franci Miller, Marcia Shelton, and Jennifer Zimmerman; No-None; Absent-Jay Jewell, Jonathan Kumler. Summary: Yes (5), No (0), Absent (2).

- The findings and recommendation to approve Request #2021-01 (copy attached) will be forwarded to the Village of Bellflower Board of Trustees for a final decision.

Request #2021-02 submitted by Chase Daugherty, Bellflower Feed Mill owner, for a map amendment to change the zoning classification from R-Residence District to I-Industrial District on Village of Bellflower parcel 32-21-465-003 at 105 N State St.

- The Bellflower Feed Mill desires to purchase the parcel from the Estate of Donald Harden. All residential structures would be demolished. A storage building would be erected for use in the operation of the Bellflower Feed Mill. The Bellflower Feed Mill parcel is zoned I-Industrial District, and any ancillary storage buildings can only be located on parcels with the same zoning classification.
- Public Comment
 - Jerry Crowe (107 N State St) – spoke in opposition to the request. Concerned that adding a commercial property next to his house will decrease the value of his house. Complained about rats in his yard and dust on his parked vehicles and everything. If he had known Don Harden wanted to sell the house, he would have bought it. Does not think it a good thing to have more business in town that destroys his home and property value.
 - Chase Daugherty (owner, Bellflower Feed Mill) – spoke in favor of the request. Worked at the feed mill for the past 16 years and owned it since 2017. Harden Estate approached him about possible interest in purchasing the property. He would like to purchase the property to construct a warehouse on the parcel. The building would not be used for production, only storage in sealed bags on racks over concrete floors. Does not plan to start work immediately. However, he will not purchase the property if it cannot be rezoned for industrial use. The residential structures will probably be demolished next summer, and the lot will remain a grassy lot until construction is scheduled. Construction depends upon when his finances, cost of construction, and his business expansion needs merge together. Distributed a drawing (copy attached) showing the look of the proposed building, as seen from State Street and as seen from East Center Street. The building will be constructed on the North end of the property, with a gravel lot on the South end. Rats and dust will always be a part of the feed mill business; that is the nature of the business; Alliance Grain has similar problems. Orkin visits twice a month and maintains 30+ bait boxes. Dust is a byproduct of grinding feed. In hot, dry conditions, will water down the gravel. Truck traffic will not increase, and there will be no entrance off of State Street. Trucks will access the feed mill as they currently do, from East Center Street and Latcha Street. Believes he has helped Bellflower and its people, so he did not anticipate such pushback.
 - Mike Cox (106 N State St) – spoke in opposition to the request. Requested sufficient time to state his case; there was no objection from the Chair. Moved to Bellflower in 2003. Attracted by the historic house he bought. Feels Bellflower has a heritage, with fiber, heart, and soul. Enjoyed Don and Joyce Harden as neighbors and does not think they would approve. Don shared stories and history of Bellflower. This change would go against all that. Believes this proposal goes against the fiber, heart, and soul of the village. Would decrease property value. Potential buyers of village property would pass by Bellflower due to this commercial endeavor, with high-pitched whining sounds and lots of dust, gravel, and truck traffic. His wife, Beverly, has allergies which are intense at planting times and harvest. Does voice-over commercials/promotions. Feels a new storage building could be placed elsewhere so as not to disturb a residential area. Believes “Bellflower Strong” signs show the fiber, heart, and soul of our residents who should not be ignored in favor of a business expansion that could go elsewhere.

- Dennis Gee (110 N State St) – spoke in favor of the request. The feed mill has been a big part of and made a big difference to Bellflower. The mill is getting bigger. If they need the room, they should be given the opportunity to expand. As a long-time farmer, and having lived here a long time, he realizes that dust happens, and has no problem with it.
- Kathy Gee (110 N State St) – spoke in favor of the request. Has lived in Bellflower all her life and lived in her present house since 1988. Supports new business in Bellflower to bring in more tax dollars. Living on the corner of State Street and West Melvin Street, a new building will affect her too. Remembers the feed mill from when she was a little girl. It has always been here, and she has never had a problem with the feed mill.
- ZBA Discussion and Vote
 - Discussion
 - Franci Miller – spoke in favor of the request. Trusts the Harden family, and believes they would not act in a way to go against the wishes of their parents. Lived in Bellflower for 23 years, and Bellflower needs businesses that employ local residents. Our community has few large businesses. Residents should support businesses that want to expand. This expansion will not increase noise or truck traffic, there will be no direct entrance off of State Street, and a storage building will not add more dust. Discussed the fact that the property at 101 S State St (on tonight’s agenda as request #2021-01) was rezoned in 2018 as C2-General Commercial so the Feed Mill could purchase and add to their commercial operation. Had that sale been completed, a commercial building could already be sitting on the parcel that is currently occupied by a residential trailer. Commercial property, industrial property, and residential property already coexist at and around this location.
 - Marcia Shelton – spoke in favor of the request. Was born in Bellflower 68 years ago, and has lived in 2 houses – 1 on the east side of town, and her present house on the west side. Empathizes with all comments made tonight. Bellflower is very giving community, which is part of our history, heart, and fiber. But we must give a local business the opportunity to expand. Feels Don and Joyce Harden would be happy with the decision their kids made.
 - Roll Call Vote: Yes- Bonita Burgess, Nick Drinkwater, Franci Miller, Marcia Shelton, and Jennifer Zimmerman; No-None; Absent-Jay Jewell, Jonathan Kumler. Summary: Yes (5), No (0), Absent (2).
 - The findings and recommendation to approve Request #2021-02 (copy attached) will be forwarded to the Village of Bellflower Board of Trustees for a final decision.

ADJOURN

The Chair declared the meeting adjourned at 6:38 p.m. *sine die*.

NOTES SUBSEQUENT TO THE MEETING:

The Village Clerk placed the ZBA findings and recommendations, for both requests, on the agenda for the Village of Bellflower Board of Trustees meeting on August 8, 2021.

The Illinois Open Meetings Act requires meeting minutes to be made available for public inspection within 7 days of approval at the next board meeting. Because the ZBA does not meet on a regular schedule, there is no scheduled “next” meeting. The Village Clerk used the following process to achieve approval of the minutes:

- On August 10, 2021, draft minutes were emailed to all ZBA members, requesting feedback by August 13, 2021, about needed changes and/or corrections.
- No changes/corrections were requested.

- On August 14, 2021, a final draft version was emailed to ZBA Chair Zimmerman.
- On August 14, 2021, Chair Zimmerman declared the minutes approved.
- On August 16, 2021, copies of the approved minutes were emailed to all ZBA members.

VILLAGE OF BELLFLOWER, ILLINOIS
SPECIAL MEETING OF THE ZONING BOARD OF APPEALS

MEETING NOTICE AND AGENDA
FOR
AUGUST 2, 2021

Meeting Notice

The Village of Bellflower Zoning Board of Appeals (ZBA) will hold a special meeting on Monday, August 2, 2021 at 6:00 p.m. in the Bellflower Community Center Cafeteria, 104 West Center Street, Bellflower.

Agenda

1. Call to Order
2. Approval of July 15, 2021 Minutes
3. Public Comment on Non-Agenda Related Topics *(An opportunity is provided for members of the public to address the public officials **on matters not listed below** that relate to the Zoning Board of Appeals. Public comment will not exceed 15 minutes. Each member of the public will be allowed 3 minutes of commentary.)*
4. Public Hearing
 - Hearing Guidelines
 - Request #2021-01 submitted by Mayor Allen Grussing for a map amendment to change the zoning classification from C2-General Commercial District to R-Residence District on Village of Bellflower parcel 32-28-200-001 at 101 S State St. The ZBA recommendation will be forwarded to the Village Board of Trustees for a final decision.
 - Public Comment on the Request
 - ZBA Discussion and Vote
 - Request #2021-02 submitted by Chase Daugherty, owner, Bellflower Feed Mill, for a map amendment to change the zoning classification from R-Residence District to I-Industrial District on Village of Bellflower parcel 32-21-465-003 at 105 N State St. The ZBA recommendation will be forwarded to the Village Board of Trustees for a final decision.
 - Public Comment on the Request
 - ZBA Discussion and Vote
5. Adjourn

VILLAGE OF BELLFLOWER
McLEAN COUNTY, ILLINOIS

ZONING BOARD OF APPEALS PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals for the Village of Bellflower, McLean County, Illinois, will hold a PUBLIC HEARING as follows:

Monday, August 2, 2021
6:00 p.m.
Bellflower Community Center Cafeteria
104 West Center Street
Bellflower, IL 61724

In accordance with the Bellflower Municipal Code, the purpose of the hearing is to consider the following zoning requests and provide a recommendation on each request to the Village Board of Trustees for a decision at their next regular meeting.

Request #2021-01

Zoning Map Amendment Request (Code §21.17.F)
101 S State Street, PIN 32-28-200-001

FROM C2-General Commercial District **TO** R-Residence District

In 2018, this parcel was rezoned from R-Residence District to C2-General Commercial District in anticipation of selling the property for commercial use. The property never sold, and the parcel remains in use as a residence. The C2-General Commercial District does not include a residence as a permitted use.

Request #2021-02

Zoning Map Amendment Request (Code §21.17.F)
105 N State Street, PIN 32-21-465-003

FROM R-Residence District **TO** I-Industrial District

If rezoned, the Bellflower Feed Mill plans to purchase this parcel, demolish the residential structures, and erect a storage building for use with their adjacent operation.

All interested parties are invited to attend this public hearing and will be given an opportunity to be heard.

Published by order of the Zoning Board of Appeals.

/s/ Herbert L. Youngblood, Village Clerk
vob.clerk@outlook.com

Posted July 15, 2021 at:

Bellflower Community Center Exterior Bulletin Board
Bellflower Community Library
Bellflower Lions Café
Bellflower U.S. Post Office

**VILLAGE OF BELLFLOWER
McLEAN COUNTY, ILLINOIS**

**ZONING BOARD OF APPEALS
PUBLIC HEARING RECOMMENDATIONS**

HEARING DATE: August 2, 2021

REQUEST #2021-01

Zoning Map Amendment
101 S State St
PIN 32-28-200-001
REZONE
FROM C2-General Commercial District
TO R-Residence District

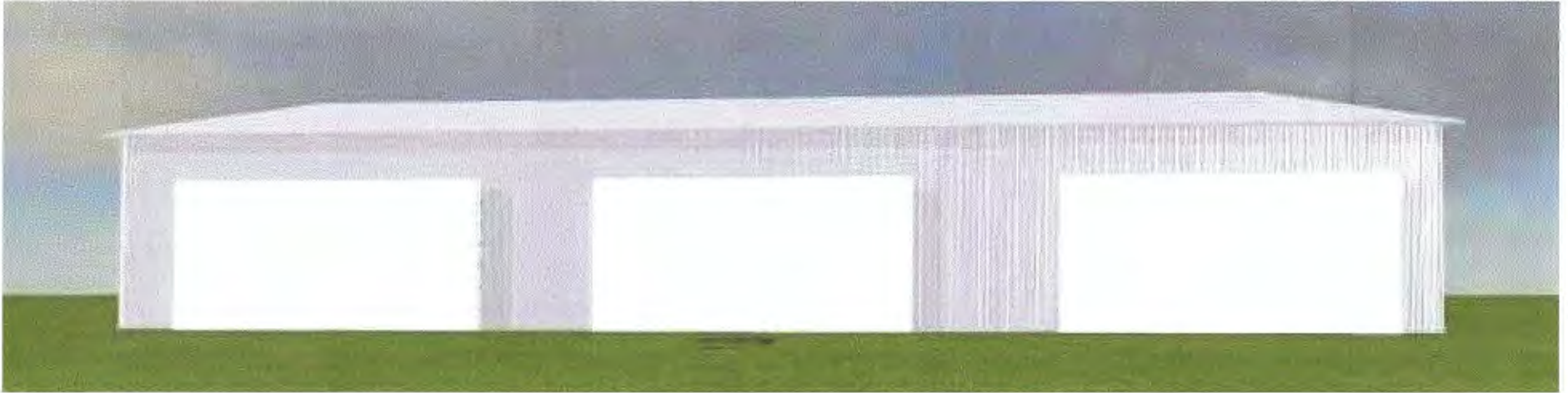
FINDINGS

Existing uses of property within the general area of the property in question <i>Residential & Industrial, mainly homes, Red Mill and Community Center</i>
Zoning classification of other property within the general area of the property in question <i>R & I</i>
Suitability of the property in question to the uses permitted under the existing zoning classification <i>Unable to transform to C-2 as existing structure (mobile home) has been made livable and occupied</i>
Trend of development, if any, in the general area of the property in question <i>N/A</i>
Will this amendment serve the public interest and not solely serve the applicant's interest? <i>Yes, continued livable improvements made & kept, future as residential in the ZBA</i>

RECOMMENDATION Approve Deny

This recommendation will be forwarded for final disposition by the Village of Bellflower Board of Trustees at their regular meeting to be held on August 8, 2021.


Jennifer Zimmerman, Chair
Zoning Board of Appeals



Facing South



Facing East

**VILLAGE OF BELLFLOWER
McLEAN COUNTY, ILLINOIS**

**ZONING BOARD OF APPEALS
PUBLIC HEARING RECOMMENDATIONS**

HEARING DATE: August 2, 2021

REQUEST #2021-02


Zoning Map Amendment
105 N State St
PIN 32-21-465-003
REZONE
FROM R-Residence District
TO I-Industrial District

FINDINGS

Existing uses of property within the general area of the property in question <i>currently residential homes, industrial feedmill and commercial business</i>
Zoning classification of other property within the general area of the property in question <i>R, I and CC C1</i>
Suitability of the property in question to the uses permitted under the existing zoning classification <i>not livable under R as house, better suited & adjacent to I - feedmill. If we cannot move to I, house will not be able to sell due to disrepair</i>
Trend of development, if any, in the general area of the property in question <i>in order to maintain business in Bellflower we need growth of business to keep tax & employment in Bellflower</i>
Will this amendment serve the public interest and not solely serve the applicant's interest? <i>yes, allow for future growth of business in Bellflower, tax & employment</i>

RECOMMENDATION Approve Deny

This recommendation will be forwarded for final disposition by the Village of Bellflower Board of Trustees at their regular meeting to be held on August 8, 2021.


Jennifer Zimmerman, Chair
Zoning Board of Appeals