

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

MINUTES
APRIL 3, 2022

CALL TO ORDER

Chair Jennifer Zimmerman called the meeting to order at 6:00 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 March 9, 2022 at 10:00 a.m.

BOARD ATTENDANCE

Present: Bonita Burgess, Nick Drinkwater, Jay Jewell, Jonathan Kumler, Franci Miller, Marcia Shelton, and Jennifer Zimmerman

Absent: None

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

VILLAGE OFFICIALS PRESENT – Mayor Allen Grussing and Clerk Herb Youngblood

PUBLIC ATTENDANCE – Brandon Chandler

PUBLIC COMMENT ON NON-AGENDA RELATED TOPICS

Board member Jonathan Kumler announced he would be moving out of Bellflower at the end of April 2022 and no longer be available to serve on the Zoning Board of Appeals (ZBA). On July 11, 2021, Mr. Kumler was appointed to the ZBA for a term ending April 30, 2022. In accordance with Bellflower Municipal Code §21.17.B.2.a, his replacement will be appointed by the Village President with the advice and consent of the Village Board.

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 March 9, 2022 and ending April 3, 2022, at the following Bellflower locations: Community Center Exterior Bulletin Board; Community Library; Feed Mill; and U.S. Post Office. A copy of the notice was also mailed to Brandon Chandler who holds a vested interest in the parcel being considered in request #2022-02

Request #2022-01 submitted by Mayor Allen Grussing for a map amendment to change the zoning classification from R-Residential District to P-Park District on Village of Bellflower-owned parcel 32-21-452-001. The parcel is bounded by North, Main, Marquis, and Latcha streets.

Mayor Grussing discussed the request.

- On May 25, 2021, a Judicial Deed was issued to the Village after the Village filed legal action against the prior owner for property abandonment.
- The property has ongoing drainage issues, and an informal waterway and underground drainage tile run southwest to northeast across the property. The property is not suited for residential development.
- The Village Board wants to transform the property into a new park, after remediating the drainage issues through tile repair and construction of a formal waterway. The east side of the Village currently has no recreational area.
- Development timeframe is undefined. Drainage issues must first be completed using General Fund monies. Grants will be pursued for park development (e.g., mulch walking/running path with exercise stations, trees, shrubs, wildflowers, wild grasses, gazebo, benches, footbridge over waterway, small off-street parking area, lighting).

Public Comment

- ZBA member Jewell – why spend money on a new park? Why not spend the money on Don Harden Field (DHF)? DHF is already used for July 4th, summer baseball is played there, more people can be accommodated, it already has lights. Where will the new money come from? Why can't it be used for DHF?
- Mayor Grussing – Plans are underway to replace DHF trees that are dead/dying. Farmer City Baseball Corporation does DHF maintenance in exchange for free use of the facility. DHF does not have room to add a new walking trail. East-side residents are entitled to a recreational area.

ZBA Discussion and Vote

- No Discussion
- Roll Call Vote: Approve Request- Bonita Burgess, Nick Drinkwater, Jonathan Kumler, Franci Miller, and Marcia Shelton; Deny Request-Jay Jewell and Jennifer Zimmerman; Absent-None. Summary: Approve (5), Deny (2), Absent (-0-). Request approved.
- The findings and recommendation to approve Request #2022-01 (copy attached) will be forwarded to the Village of Bellflower Board of Trustees for a final decision.

Request #2022-02 submitted by Brandon Chandler, parcel owner, for a map amendment to change the zoning classification from A-Agricultural District to C2-Commercial General District on his Village of Bellflower parcel 32-21-478-001. The parcel is bounded by IL 54 and East Center St.

Mr. Chandler discussed the request.

- Property purchased from Raymond White in October 2021. Currently used to store rock to be used in wind farm construction. Rock storage is estimated to be complete this summer. Then he plans to lay gravel all over the parcel. Remaining debris will be removed during the winter.
- Development plans and timeframe are undefined. Possibly boat/RV storage on the south side with a strip mall running north/south. Private business access would be on the east side with customer access on the west side. Potential small grocery. He does not plan to store any equipment, used in his contracting business, on this parcel.

Public Comment

- ZBA member Shelton – what do you do?
- Mr. Chandler – owner of Chandler Concrete and Excavation in Foosland and Ingold's Meat & Deli in Fisher.

ZBA Discussion and Vote

- No discussion
- Roll Call Vote: Approve Request- Bonita Burgess, Nick Drinkwater, Franci Miller, Marcia Shelton, and Jennifer Zimmerman; Deny Request-None; Absent-None. Summary: Approve (7), Deny (-0-), Absent (-0-). Request approved.
- The findings and recommendation to approve Request #2022-02 (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 6:20 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 April 10, 2022. The Village Board accepted both recommendations and the parcels were rezoned.

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 April 5, 2022, draft minutes were emailed to all ZBA members, requesting feedback by April 8, 2021, about needed changes and/or corrections.
- No changes/corrections were requested.
- On April 10, 2022, Chair Zimmerman declared the minutes approved.
- On April 13, 2022, 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
APRIL 3, 2022

Meeting Notice

The Village of Bellflower Zoning Board of Appeals (ZBA) will hold a special meeting on Sunday, April 3, 2022 at 6:00 p.m. in the Bellflower Community Center Cafeteria, 104 West Center Street, Bellflower.

Agenda

1. Call to Order
2. Public Comment (*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.*)
3. Public Hearing
 - Hearing Guidelines

- Request #2022-01 submitted by Mayor Allen Grussing for a map amendment to change the zoning classification from R-Residential District to P-Park District on Village of Bellflower owned parcel 32-21-452-001. The parcel is bounded by North, Main, Marquis, and Latcha streets. The Village board plans to transform this vacant parcel into a new park.

The ZBA recommendation will be forwarded to the Village Board of Trustees for a final decision on April 10, 2022.

- Public Comment on the Request
- ZBA Discussion and Vote

- Request #2022-02 submitted by Brandon Chandler, parcel owner, for a map amendment to change the zoning classification from A-Agricultural District to C2-Commercial General District on his Village of Bellflower parcel 32-21-478-001. The parcel is bounded by IL 54 and East Center St. Mr. Chandler plans to develop commercial business opportunities on this vacant parcel.

The ZBA recommendation will be forwarded to the Village Board of Trustees for a final decision on April 10, 2022.

- Public Comment on the Request
- ZBA Discussion and Vote

4. 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:

Sunday, April 3, 2022

Bellflower Community Center Cafeteria
104 West Center Street
Bellflower, IL 61724

6:00 p.m.

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 #2022-01

Zoning Map Amendment Request (Code §21.17.F)

PIN 32-21-452-001

Rectangular parcel bounded by North, Main, Marquis, and Latcha streets

Submitted by Allen Grussing, Mayor

Rezone Parcel FROM R-Residential District TO P-Park District

The Village board plans to transform this vacant parcel into a new park.

Request #2022-02

Zoning Map Amendment Request (Code §21.17.F)

PIN 32-21-478-001

Triangular parcel bounded by IL 54 and East Center St

Submitted by Brandon Chandler, parcel owner

Rezone Parcel FROM A-Agricultural District TO C2-Commercial General District

Mr. Chandler plans to develop commercial business opportunities on this vacant parcel.

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

Published by order of the Zoning Board of Appeals.

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

Posted March 9, 2022:

Bellflower Community Center Exterior Bulletin Board

Bellflower Community Library

Bellflower Feed Mill

Bellflower U.S. Post Office

**VILLAGE OF BELLFLOWER
ZONING MAP AMENDMENT REQUEST**

(Bellflower Municipal Code §21.17.F)

REQUESTOR NAME ALLEN GRUSSING	REQUESTOR MAILING ADDRESS PO BOX 244 BELLFLOWER
REQUESTOR TELEPHONE 309-722-5004	REQUESTOR EMAIL ADDRESS vob.mayor@outlook.com
PARCEL NUMBER / STREET ADDRESS / OWNER FOR ZONING MAP AMENDMENT 32-21-452-001 / Latcha & Marquis / VILLAGE OF BELLFLOWER	
WHY ARE YOU REQUESTING A ZONING MAP AMENDMENT? THE VILLAGE ACQUIRED THIS BLOCK THROUGH A JUDICIAL ORDER. THE PROPERTY IS NOT SUITED FOR RESIDENTIAL. VILLAGE BOARD VOTED/APPROVED USING THE BLOCK AS A NEW PARK.	
REQUESTOR SIGNATURE AND DATE Allen D. Grussing 1-10-2022	

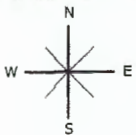
VILLAGE CLERK ACKNOWLEDGMENTS: **REQUEST #2022 -01**

Received request on <u>1/10/2022</u> along with the \$100.00 map amendment filing fee WAIVED
Notified Zoning Board of Appeals Chairman on <u>3/1/2022</u> by email
Received notification on <u>3/6/2022</u> from the Zoning Board of Appeals Chairman that a hearing on this request has been scheduled for <u>4/3/2022</u>
Posted notice of Zoning Board of Appeals hearing: Beginning <u>3/9/2022</u> (not more than 30 days nor less than 15 days before the hearing date) Ending on the hearing date <u>3/4</u> <u>3/19</u>
Posting locations: Bellflower Community Center Exterior Bulletin Board Bellflower Community Library Bellflower U.S. Post Office BELLFLOWER FEED MILL
Received the Zoning Board of Appeals findings and recommendations report on <u>04/03/2022</u> . NOTE: the report must be received within 30 days of the hearing and shall consist of a certified copy of the hearing minutes which show attendance, findings and recommendations, and roll call vote.
Scheduled Zoning Board of Appeals report to be presented at the <u>4/10/2022</u> Village board meeting.
Received board decision on <u>4/10/2022</u> regarding map amendment request: <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny
Notified requestor on <u>4/10/2022</u>
Applied map amendment on ___/___/20___

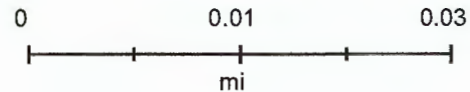
Rezone Village Parcel



Source: Esri, Airbus DS, USGS, NGA, NASA, CGL, S, NMA, Geodatasynthesen, Rijkswaterstaat, GSA, Geoland, FEMA, J, unity, <http://www.mcgis.org/licenses>, Sources: Esri, HERE, OpenStreetMap contributors, and the GIS User Community



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1 inch = 94 feet



**VILLAGE OF BELLFLOWER
McLEAN COUNTY, ILLINOIS**

**ZONING BOARD OF APPEALS
PUBLIC HEARING RECOMMENDATIONS**

HEARING DATE: April 3, 2022

REQUEST #2022-01

Zoning Map Amendment
PIN 32-21-452-001
Rectangular parcel bounded by North, Main, Marquis, and Latcha streets
**REZONE: FROM R-Residential District
TO P-Park District**

FINDINGS:

Existing uses of property within the general area of the property in question <i>vacant lot, low lying with water issues + tile</i>
Zoning classification of other property within the general area of the property in question <i>all surround is residential</i>
Suitability of the property in question to the uses permitted under the <u>existing</u> zoning classification <i>not likely due to water issues</i>
Trend of development, if any, in the general area of the property in question <i>none</i>
Will this amendment serve the public interest and not solely serve the applicant's interest? <i>yes, park development would serve the community</i>

ROLL CALL VOTE:

MEMBER	APPROVE	DENY	PRESENT	ABSENT
Burgess, Bonita	✓		✓	
Drinkwater, Nick	✓		✓	
Jewell, Jay		✓	✓	
Kumler, Jon	✓		✓	
Miller, Franci	✓		✓	
Shelton, Marcia	✓		✓	
Zimmerman, Jennifer		✓	✓	
TOTAL	5	2		-0-

RECOMMENDATION
<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny
Forward to Village Board for final disposition on: <u>04 / 10 / 2022</u>


Jennifer Zimmerman, Chair
Zoning Board of Appeals

VILLAGE OF BELLFLOWER
ZONING MAP AMENDMENT REQUEST
 (Bellflower Municipal Code §21.17.F)

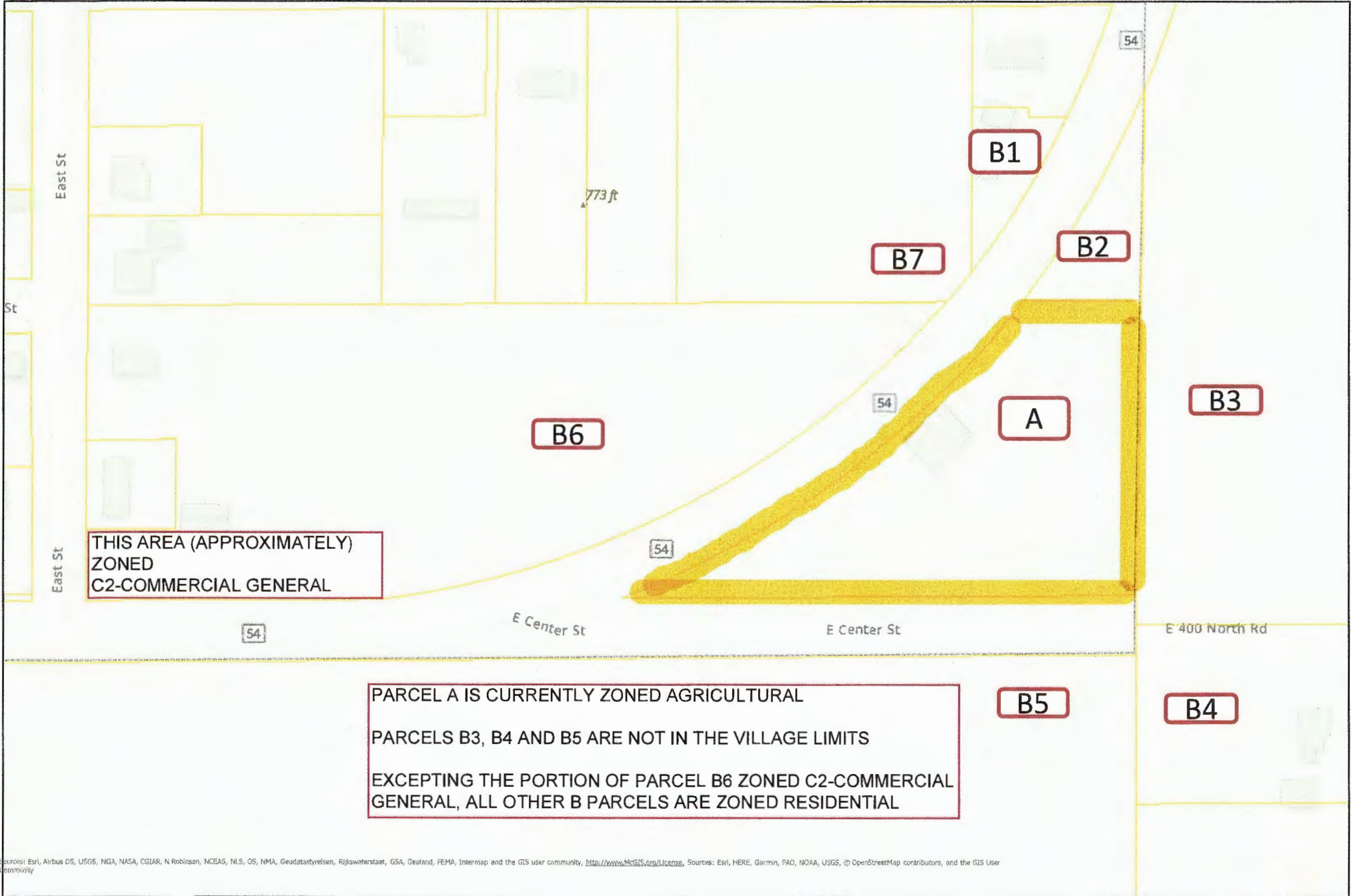
REQUESTOR NAME <u>Brandon J. Chandler</u>	REQUESTOR MAILING ADDRESS <u>3451 CR 625 E Forestland IL 61845</u>
REQUESTOR TELEPHONE <u>217-202-9267</u>	REQUESTOR EMAIL ADDRESS <u>chandlerconcrete@gmail.com</u>
PARCEL NUMBER / STREET ADDRESS / OWNER FOR ZONING MAP AMENDMENT <u>32-21-478-001</u>	
WHY ARE YOU REQUESTING A ZONING MAP AMENDMENT? <u>we would like this property to be Re-Zoned Commercial so that we can develop future businesses on said property. Bart & RV Storage And/ Strip Mall w/ Small Grocery Store</u>	
REQUESTOR SIGNATURE AND DATE <u>2/20/22</u>	

VILLAGE CLERK ACKNOWLEDGMENTS:

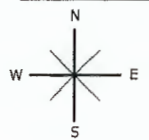
REQUEST #20 22 - 02

Received request on <u>2 / 28 / 20 22</u> along with the \$100.00 map amendment filing fee
Notified Zoning Board of Appeals Chairman on <u>3 / 1 / 20 22</u> by email
Received notification on <u>3 / 6 / 20 22</u> from the Zoning Board of Appeals Chairman that a hearing on this request has been scheduled for <u>4 / 3 / 20 22</u>
Posted notice of Zoning Board of Appeals hearing: Beginning <u>3 / 9 / 20 22</u> (not more than 30 days nor less than 15 days before the hearing date) Ending on the hearing date <u>3/4</u> <u>3/19</u> Posting locations: Bellflower Community Center Exterior Bulletin Board Bellflower Community Library Bellflower U.S. Post Office <u>BELLFLOWER FEED MILL</u>
Received the Zoning Board of Appeals findings and recommendations report on <u>4 / 3 / 20 22</u> . NOTE: the report must be received within 30 days of the hearing and shall consist of a certified copy of the hearing minutes which show attendance, findings and recommendations, and roll call vote.
Scheduled Zoning Board of Appeals report to be presented at the <u>4 / 10 / 20 22</u> Village board meeting.
Received board decision on <u>4 / 10 / 20 22</u> regarding map amendment request: <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny
Notified requestor on <u>4 / 13 / 20 22</u>
Applied map amendment on <u> </u> / <u> </u> / 20 <u> </u>

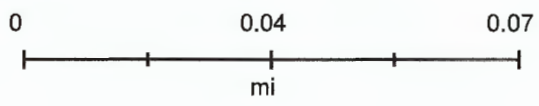
Rezone Chandler Parcel



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatavryelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, <http://www.McGIS.org/License>, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



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1 inch = 188 feet



**VILLAGE OF BELLFLOWER
McLEAN COUNTY, ILLINOIS**

**ZONING BOARD OF APPEALS
PUBLIC HEARING RECOMMENDATIONS**

HEARING DATE: April 3, 2022

REQUEST #2022-02

Zoning Map Amendment
PIN 32-21-478-001
Triangular parcel bounded by IL 54 and East Center St
REZONE: FROM A-Agricultural District
TO C2-Commercial General District

FINDINGS:

Existing uses of property within the general area of the property in question <i>Ag but empty lot now no real use</i>
Zoning classification of other property within the general area of the property in question <i>Ag but on the highway</i>
Suitability of the property in question to the uses permitted under the <u>existing</u> zoning classification <i>not likely due to look + nature of lot</i>
Trend of development, if any, in the general area of the property in question <i>none but could be used for commercial with better purpose for community</i>
Will this amendment serve the public interest and not solely serve the applicant's interest? <i>absolutely possibility of commercial business + revenue over unsightly empty lot</i>

ROLL CALL VOTE:

MEMBER	APPROVE	DENY	PRESENT	ABSENT
Burgess, Bonita	✓		✓	
Drinkwater, Nick	✓		✓	
Jewell, Jay	✓		✓	
Kumler, Jon	✓		✓	
Miller, Franci	✓		✓	
Shelton, Marcia	✓		✓	
Zimmerman, Jennifer	✓		✓	
TOTAL	7	-0-		-0-

RECOMMENDATION
<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny
Forward to Village Board for final disposition on: <u>04 / 10 / 2022</u>


Jennifer Zimmerman, Chair
Zoning Board of Appeals