

# PUBLIC HEARING OF THE ZONING BOARD OF APPEALS OF THE VILLAGE OF DOWNS

DATE AND TIME: APRIL 8, 2025 6:00 P.M.

LOCATION: Village of Downs Hall, 211 S. Seminary St, Downs, IL



## AGENDA

- CALL TO ORDER AT \_\_\_ PM BY CHAIRPERSON
- ROLL CALL BY SECRETARY AND DECLARATION OF A QUORUM
- PLEDGE OF ALLEGIANCE
- PURPOSE, RULES AND PROCEDURES FOR CONDUCTING THE HEARING
  - a. Village of Downs Public Comment Rules: 2024-11-14 Criteria Public Comment
  - b. Primary purpose is to answer 2 questions:
    - i. Is the proposed Zoning agreeable with neighboring land/Zoning?
    - ii. Is value to the Village of Downs for the Zoning change?
- \*\*\* NOTE PAPER PUBLICATION \*\*\*
  - a. Published on \_\_\_\_\_ in the Pantagraph.
- OLD BUSINESS:
  - a. MOTION TO APPROVE ZBA Public Hearing meeting minutes from 3/6/2025.
- CALL FOR HEARING ON CASE NO. 25-01-ZV a petition for approval of the requested annexation, variation for existing livestock (horses) and zoning map amendments, submitted by Clinton B. Soper, Jr., as Trustee of the Clinton B. Soper Revocable Trust to annex as A – Agriculture District on the following real estate identified as The East 2.3 acres of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 6, Township 22 North, Range 3 East of the Third Principal Meridian, except the County Highway 29 of way, in Mclean County, Illinois; and  
The Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 5 Township 22 North, Range 3 East of the Third Principal Meridian, except the County Highway 29 right of way, all in Mclean County, Illinois;  
and  
The South 14.4 acres of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 5, excepting the right of way for County Highway 29 right, all in Township 22 North, Range 3 East of the Third Principal Meridian, in Mclean County, Illinois.

PIN: 29-05-100-009, 29-05-300-016 & 29-05-300-015

7429N 1900 East Road. Bloomington, IL 61705

- PRESENTATION OF CASE NO. 25-01-ZV
  - a. Opening Statement of Clinton B. Soper Revocable Trust (“Petitioner”)

- b. Presentation of Testimony by Petitioner on Petitioner’s Petition for Approval of Annexation, Variation and Zoning Map Amendments.
- c. Public Comment on Petitioner’s Petition for Approval of Annexation, Variation and Zoning Map Amendments.
- d. **NOTE: All interested persons will be given an opportunity to be heard in accordance with the public hearing rules of the Zoning Board of Appeals of the Village of Downs**
- e. Questions by Members of the Zoning Board of Appeals to Petitioner and Witnesses
- f. Closing Statement of Petitioner
- CALL FOR ACTION BY THE ZONING BOARD OF APPEALS ON CASE NO. 25-01-ZV
  - a. MOTION TO RECOMMEND OR DENY.
- ISSUANCE OF FINDINGS OF FACT AND RECOMMENDATIONS OF THE ZONING BOARD OF APPEALS ON CASE NO. 25-01-ZV

- CALL FOR HEARING ON CASE NO. 2025-02-Z a petition for approval of the requested zoning map amendments to change the zoning classification from C2 – General Commercial District to R1 – Low Density Residential District as requested in the petition on the following real estate:

TRACT 1:

All that part of Lots 2, 3 and 4, being a part of Sections 3 and 4, Township 22 North, Range 3 East the Third Principal Meridian, according to the Plat of the Estate of Laban C. Teter, recorded in Chancery Record 58, page 15 of the McLean County, Illinois lying easterly of the centerline of the existing creek, EXCEPT that portion thereof dedicated as public right of way by Resolution No. 2022-R12 adopted May 5,2022, and recorded February 1,2023, as document number 2023-1542 in the Office of the Mclean County Recorder, and also EXCEPT that portion thereof described in Trustee's Warranty Deed recorded December 26,2024, as document number 2024-18773.

TRACT 2:

All that part of Lot 1 in Oswalt Estate Subdivision, according to the Plat thereof recorded February 19,1880 in Plat Book 2, page 413 being a part of Sections 3, 4 and 10, Township 22 North, Range 3 East of the Third Principal Meridian, lying North and East of the North right of way line of F.A.I. Route 74, in Mclean County, Illinois.

PIN: 29-10-100-005, currently unimproved farm ground situated in Downs, Il. This property is commonly referred to as 803 Hillard Court, Downs, IL.

- PRESENTATION OF CASE NO. 2025-02-Z
  - a. Opening Statement of Brendan Bishop & McKayla Jo Bishop (“Petitioner”)
  - b. Presentation of Testimony by Petitioner on Petitioner’s Petition for Approval of Zoning Map Amendments.
  - c. Public Comment on Petitioner’s Petition for Approval of Zoning Map Amendments.
  - d. **NOTE: All interested persons will be given an opportunity to be heard in accordance with the public hearing rules of the Zoning Board of Appeals of the Village of Downs**

- e. Questions by Members of the Zoning Board of Appeals to Petitioner and Witnesses
- f. Closing Statement of Petitioner
- CALL FOR ACTION BY THE ZONING BOARD OF APPEALS ON CASE NO. 2025-02-Z
  - a. MOTION TO RECOMMEND OR DENY.
- ISSUANCE OF FINDINGS OF FACT AND RECOMMENDATIONS OF THE ZONING BOARD OF APPEALS ON CASE NO. 2025-02-Z
- MOTION TO ADJOURN AT \_\_\_\_ PM