

## Zoning Board Minutes

Mar. 6, 2023

The regular meeting of the Chenoa Zoning Board of Appeals was held at City Hall at 6:30pm. Present were: Larry Leggett, Bobbi Ludwig, Rick Carranza, Mike Crisman and Dan Boian.

Tonight we held the hearing for to proposed zoning change to allow apartments in the H-1 district via a change of zoning for the property known as 503 Hoselton Drive , Chenoa.

With the help of the city attorney we followed the checklist (attached) and made our findings per the 8 point checklist (attached).

About 15 residents attended the meeting to voice their concerns and opinions.

After much discussion, the board voted 4-1 to recommend to the city council that the proposed change be denied.

There being no further business, the meeting adjourned.

Respectfully submitted, Dan Boian

*Chenoa Town Crier*

### LEGAL NOTICE

#### CHENOA ZONING BOARD

### NOTICE OF PUBLIC HEARING

ZACHARY ANDERSON and KARLA ANDERSON, will petition the Zoning Board of Appeals of the City of Chenoa on Monday, March 6, 2023, at the hour of 6:30 p.m. at the City Hall Building at 201 Green Street, Chenoa, Illinois considering a change in the Zoning Map from H-1 (Highway Interchange District) to R-3 (Higher Density Residential District), with respect to the following described real estate:

Lot 8 in Crossroads of Chenoa Subdivision, in the City of Chenoa, according to the Plat thereof recorded September 28, 1994 as Document No. 94-25456, in McLean County, Illinois.

Parcel No. 03-02-376-002  
Commonly known as 503 Hoselton Drive, Chenoa.

The Zoning Board of Appeals will consider reclassifying the tract to R-3 (Higher Density Residential District). The Board shall consider the change, make such modifications as the Board deems appropriate, and make a recommendation as to the feasibility of the change or such modifications as the Board may deem proper, to the Chenoa City Council for action on this proposed Zoning Map amendment.

All persons interested are invited to attend said hearing and shall be heard.

#### CHENOA ZONING BOARD OF

#### APPEALS

Dan Boian, Chairman

PUBLICATION DATES: February 16, 2023; Chenoa Town Crier.

## CHECKLIST

### FOR DAN BOIAN, Opening Remarks

1. Applicant presents his or her applications
2. The board or commission asks questions of the applicant
3. Member of the public who are in favor of the application address the applicant and or the board
4. Members of the public who are not in favor of the application address the board or applicant
5. The public hearing is closed
6. The board or commission discuss the application amongst themselves in the open
7. The board acts on the application. (We are moving to provide a recommendation of approval or provide a recommendation of disapproval based on our review of the following factors)

**Zoning Commissioner Name:** \_\_\_\_\_

1. Uses and Zoning of Nearby Property
2. Diminishment of Wakeland's Property Value
3. Extent to which devaluation Promotes the Public Good
4. Gain to the Public Compared with the Hardship to Petitioner
5. Suitability of the Property to Highway Interchange Designation.
6. Length of Time Subject Property has been vacant:
7. Care with which the City has planned Its Land Use
8. Community Need for More Apartment Buildings v. Businesses