

Zoning Board Minutes

Oct. 2 , 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, Mike Crisman Rick Carranza and Dan Boian.

Tonight we again discussed the use of shipping containers in Chenoa. We used the sample ordinance supplied to us by the city attorney. In paragraph one we would like to propose that containers be allowed in residential areas with a 3 month time limit for clean-up, renovation or construction. This would be by permit so that it could be monitored. For paragraph 2-B we felt that there should be no limits in I-1 or I-2. For the business districts these could be allowed by a special use permit. (plus subject to all other requirements for that zoning district).

The other matter that we discussed was that of James Long at 227 N. Letcher. Mr. Long constructed a large shed with living quarters included. He had told us that when this was built, the original house would be destroyed- and that has not happened. What is our next step in following up with this?

There being no further business we adjourned.

Respectfully submitted,

Dan Boian

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 10, CHAPTER 6 OF THE CITY
CHENOA ZONING REGARDING SHIPPING CONTAINERS**

WHEREAS, the Zoning Board of Appeals duly reported its findings and recommendation to the City Council; and,

WHEREAS, the City Council has considered the findings and recommendation of the Zoning Board of Appeals as well as the public health, safety and welfare, and the potential for the future growth of the City of Chenoa.

NOW THEREFORE, BE IT HEREBY ENACTED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF CHENOA, McLEAN COUNTY, ILLINOIS.

OK
SECTION 1: Title 10, Chapter 6, Section A (4)(J), Section B (5)(H), Section C (4)(K), Section D (3)(D), Section E (4)(C) shall be added to the City Code and state the following:

“ Limited Use of Shipping Containers

1. *No person shall place, cause to be placed, use or permit the use of a shipping container on any property for any purpose in any zoning district except the following instances.*

[ANY EXCEPTIONS TO RESIDENTIAL? Clean-up project, temporary basis for PODS??]

2. *For all other zoning districts the following rules shall apply... [DEFINE]*
 - A. *The exceptions as set forth in Paragraph 1; and*
 - B. *On a temporary basis for a period not to exceed 1 year when used as an accessory building or for accessory use in any non-residential zoning district subject to all requirements of that zoning district.*
3. *When any of the above exceptions apply, the maximum number of shipping containers permitted on any property is one container for a property one acre in area or less and one additional shipping container for each additional acre.”*