

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

**MINUTES  
JULY 15, 2021**

**CALL TO ORDER**

Mayor Allen Grussing called the meeting to order at 6:00 p.m. in the Bellflower Community Center Town Hall, 104 West Center Street, Bellflower.

The Meeting Notice and Agenda (copy attached) was posted on the Bellflower Community Center Exterior Bulletin Board on July 13, 2021 at 3:30 p.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*** – None

**PUBLIC COMMENT** – None.

**ADMINISTER OATH OF OFFICE TO ALL BOARD MEMBERS**

At the July 11, 2021 meeting of the Village of Bellflower Board of Trustees, Resolution No. 2021-06 “A Resolution Appointing Members and Clarifying Terms of Office for the Zoning Board of Appeals” was adopted and approved (copy attached). A copy of the resolution was distributed to all board members. Because the resolution appointed two new members and reset the terms of office for all members, Mayor Grussing administered the Oath of Office (copy attached) and all zoning board members were installed for their respective term:

<b>TERM EXPIRES</b>	<b>MEMBER</b>
April 30, 2022	Jonathan Kumler
April 30, 2022	Franci Miller
April 30, 2023	Nick Drinkwater
April 30, 2023	Jay Jewell
April 30, 2024	Jennifer Zimmerman
April 30, 2025	Marcia Shelton
April 30, 2026	Bonita Burgess

In accordance with the resolution, Jennifer Zimmerman will serve as board chair, and Village Clerk Herb Youngblood will serve as board secretary.

**UNFINISHED BUSINESS** – None.

**NEW BUSINESS**

- a. Review Open Meeting Act Requirements – Mayor Grussing distributed a summary of the Illinois Open Meeting Act (copy attached) which applies to the Zoning Board of Appeals (ZBA).
- b. Set a Zoning Board of Appeals Public Hearing Date – two requests have been received for zoning map amendments (copy attached). A copy of the requests was distributed to board members. Bellflower Municipal Code §21.17.F “Amendments” requires that 1) a ZBA public hearing must be held to consider the requests, and 2) following the hearing, the ZBA must submit a report

summarizing the ZBA findings and recommendations for final disposition by the Village of Bellflower Board of Trustees. A copy of §21.17.F (copy attached) was distributed to board members.

- Public Hearing scheduled Monday, August 2, 2021 at 6:00 p.m. in the Community Center Cafeteria. A notice will be posted beginning July 16, 2021 at four Bellflower locations, and neighboring property owners will be mailed a copy of the notice.

**ADJOURN**

The Chair declared the meeting adjourned at 6:40 p.m. until the next special meeting on Monday, August 2, 2021 at 6:00 p.m.

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

**MEETING NOTICE AND AGENDA  
FOR  
JULY 15, 2021**

Meeting Notice

The Village of Bellflower Zoning Board of Appeals will hold a special meeting on Thursday, July 15, 2021 at 6:00 p.m. in the Bellflower Community Center Town Hall, 104 West Center Street, Bellflower.

Agenda

1. Call to Order
2. Public Comment
3. Administer Oath of Office to all Board Members
4. Review Open Meetings Act Requirements
5. Establish a date to hold a public hearing to consider recent zoning map amendment requests
6. Adjourn

**VILLAGE OF BELLFLOWER  
McLEAN COUNTY, ILLINOIS**

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**RESOLUTION NUMBER R2021-06**

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**A RESOLUTION APPOINTING MEMBERS AND CLARIFYING TERMS OF OFFICE  
FOR THE ZONING BOARD OF APPEALS**

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Allen Grussing, Village President

Village Trustees

Skee Aldrich

Teresa Drinkwater

Andrew Ellis

Bart Lytel

Steve Weiss

Shane Zimmerman

Herbert Youngblood, Village Clerk

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Published in pamphlet form by authority of the  
President and Trustees of the Village of Bellflower on July 11, 2021

VILLAGE OF BELLFLOWER  
McLEAN COUNTY, ILLINOIS

RESOLUTION NO. R2021-06

A RESOLUTION APPOINTING MEMBERS AND CLARIFYING TERMS OF OFFICE  
FOR THE ZONING BOARD OF APPEALS

**WHEREAS**, the Village of Bellflower is an Illinois Municipal Corporation organized and operating pursuant to Article 7 of the Illinois Constitution of 1970 and the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

**WHEREAS**, the corporate authorities on July 19, 2018 appointed the following individuals to the Zoning Board of Appeals with terms of office as shown below; and

Andrew Ellis	2 years
Franci Miller	2 years
Carol Clothier	3 years
Jonathon Kumler	3 years
Jennifer Zimmerman	3 years
Nick Drinkwater	4 years
Jay Jewell	4 years

**WHEREAS**, the terms of office established on July 19, 2018 did not conform to the rolling 5-year member reappointment schedule as documented in Bellflower Municipal Code §21.17.B.1; and

**WHEREAS**, two vacancies exist on the Zoning Board of Appeals due to Carol Clothier moving out of the area and Andrew Ellis' appointment as Village Trustee; and

**WHEREAS**, the Village President, in accordance with the provisions of the Bellflower Municipal Code §21.17.B.2.a, has the responsibility to appoint members to the Zoning Board of Appeals, with the advice and consent of the Village Board of Trustees;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Trustees of the Village of Bellflower, McLean County, Illinois, gives its consent as follows:

**Section 1.** Bonita Burgess and Marcia Shelton are hereby appointed to fill vacancies on the Zoning Board of Appeals.

**Section 2.** Nick Drinkwater, Jay Jewell, Franci Miller, Jonathan Kumler, and Jennifer Zimmerman are hereby reappointed to the Zoning Board of Appeals.

**Section 3.** The terms of office of all members of the Zoning Board of Appeals are reset according to the following schedule:

TERM EXPIRES	MEMBER
April 30, 2022	Jonathan Kumler
April 30, 2022	Franci Miller
April 30, 2023	Nick Drinkwater
April 30, 2023	Jay Jewell
April 30, 2024	Jennifer Zimmerman
April 30, 2025	Marcia Shelton
April 30, 2026	Bonita Burgess

Upon the expiration of any term of office, the successor shall serve a term of five years ending on April 30.

**Section 4.** Jennifer Zimmerman shall be reappointed as Chairman of the Zoning Board of Appeals.

**Section 4.** The Village Clerk, currently Herbert Youngblood, shall act as Secretary of the Zoning Board of Appeals. The Secretary shall not vote on any matter that comes before the Zoning Board of Appeals, nor shall the Secretary be counted when establishing a meeting quorum.

**Section 5.** This Resolution shall be effective upon adoption and approval.

**ADOPTED** by the Board of Trustees of the Village of Bellflower this 11th day of July 2021, pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT
Aldrich	X			
Drinkwater	X			
Ellis	X			
Lytel			X	
Weiss	X			
Zimmerman	X			
<b>TOTAL</b>	<b>5</b>		<b>1</b>	

**APPROVED** this 11th day of July 2021.

*Allen D. Grussing*

Allen D. Grussing  
Village President

ATTEST:



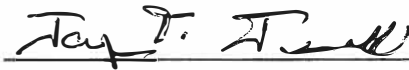
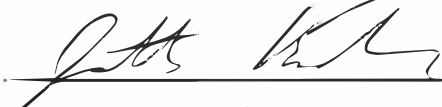


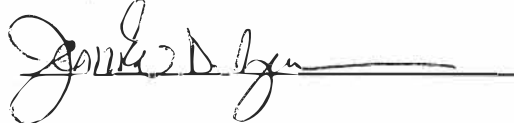
*Herbert L. Youngblood*  
Herbert L. Youngblood  
Village Clerk

**VILLAGE OF BELLFLOWER  
McLEAN COUNTY • ILLINOIS**

**OATH OF OFFICE**

STATE OF ILLINOIS     )  
  )  
COUNTY OF McLEAN    )

I, [NAME], having been appointed on July 11, 2021 to the office of Zoning Board of Appeals Member in the Village of Bellflower, McLean County, Illinois, do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution of the State of Illinois, and that I will faithfully discharge the duties of said office to the best of my ability.

NAME	TERM ENDING	SIGNATURE
BONITA BURGESS	April 30, 2026	
NICK DRINKWATER	April 30, 2023	
JAY JEWELL	April 30, 2023	
JONATHAN KUMLER	April 30, 2022	
FRANCI MILLER	April 30, 2022	
MARCIA SHELTON	April 30, 2025	
JENNIFER ZIMMERMAN	April 30, 2024	

Signed and sworn to (or affirmed) before me on July 15, 2021.

  
ALLEN D. GRUSSING  
MAYOR

## ILLINOIS OPEN MEETINGS ACT (OMA) (5 ILCS 120/1)

### Basic Requirements

- Government decisions must be made in the open.
- Public bodies are required to hold open meetings, provide the public with adequate notice of meeting times, and keep records of public meetings.
- The Bellflower Zoning Board of Appeals (ZBA) is a public body established by the Village of Bellflower Board of Trustees in accordance with Bellflower Municipal Code Section 21.17.B.1. The ZBA consists of seven members appointed by the Mayor, with the advice and consent of the Village Board, for staggered 5-year terms expiring on April 30<sup>th</sup> of any given year.
- All ZBA members are considered officers of the village and are required to take an Oath of Office and complete the OMA online training course (5 ILCS 120/1.05).  
NOTE: As of July 15, 2021 the website is unavailable. You will be notified when it is once again working. If you have previously taken the training, you must provide a copy of your completion certificate to the Village Clerk, or you will be required to take the training again and provide a completion certificate to the Village Clerk.

### Notice of Meetings

- Because the ZBA holds meetings only when a zoning issue must be decided, the OMA classifies ZBA meetings as special meetings.
- A 48-hour advance meeting notice and agenda must be posted at the place where the meetings take place (the Community Center).

### Meeting Attendance

- To hold a meeting, a quorum of members then holding office is required (4 members).
- The vote of a majority of a quorum (3 members) is required to approve any business.

### Public Comment

- The OMA mandates that any person shall be permitted an opportunity to address public officials under the rules established and recorded by the public body.
- Prohibited speech includes obscene language, fighting words, and defamatory statements.
- To ensure that public meetings run smoothly and efficiently, a public body can establish a per-individual time limit for comments. The time limit must apply equally to all speakers.

### Minutes

- Written minutes are required which document the date, time and place of the meeting, presence or absence of members, a summary of discussion on all matters proposed, deliberated or decided, and a record of any votes taken.
- In accordance with Bellflower Municipal Code §21.17.B.2.b all official records of the ZBA shall be filed in the office of the Village Clerk as a matter of public record.



REQUESTS TO BE CONSIDERED AT ZBA PUBLIC HEARING ON AUGUST 2, 2021

**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 32-28-200-001      101 S STATE ST      OWNER: MARS RENTALS INC	
WHY ARE YOU REQUESTING A ZONING MAP AMENDMENT? <b>PARCEL CURRENTLY ZONED C2-GENERAL COMMERCIAL; REZONE TO R-RESIDENTIAL</b> PARCEL WAS REZONED FROM R-RESIDENTIAL TO C2-GENERAL COMMERCIAL IN AN ATTEMPT TO SELL THE PARCEL TO THE BELLFLOWER FEED MILL. THAT TRANSACTION NEVER HAPPENED, AND THE PARCEL CONTINUES TO BE USED AS A RESIDENCE.	
REQUESTOR SIGNATURE AND DATE <i>Allen D. Grussing</i> 6-17-2021	

**REQUEST #2021-01**

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

REQUESTOR NAME CHASE DAUGHERTY	REQUESTOR MAILING ADDRESS BELLFLOWER FEED MILL, PO BOX 92
REQUESTOR TELEPHONE 309-722-3430	REQUESTOR EMAIL ADDRESS BELLFLOWERFEED@OUTLOOK.COM
PARCEL NUMBER / STREET ADDRESS / OWNER FOR ZONING MAP AMENDMENT 32-21-465-003      105 N STATE ST      OWNER: ESTATE OF DONALD HARDEN	
WHY ARE YOU REQUESTING A ZONING MAP AMENDMENT? <b>PARCEL CURRENTLY ZONED R-RESIDENTIAL; REZONE TO I-INDUSTRIAL</b> IF APPROVED, I WILL PURCHASE THE PARCEL FROM THE ESTATE OF DONALD HARDEN, DEMOLISH THE RESIDENTIAL STRUCTURES, AND ERECT A STORATE BUILDING FOR THE BELLFLOWER FEED MILL PER BUILDING PERMIT SUBMITTED ON 6/23/2021.	
REQUESTOR SIGNATURE AND DATE <i>Chase Daugherty</i> 7/6/21	

**REQUEST #2021-02**

BELLFLOWER MUNICIPAL CODE §21.17.F

F. Amendments.

1. Authority. The regulations imposed and the Districts created under the authority of this Ordinance may be amended from time to time by Ordinance in accordance with applicable Statutes of the State of Illinois. An amendment shall be granted or denied by the Village Board of Trustees only after a public hearing before the Zoning Board or Appeals and a report of its findings and recommendations has been submitted to the Village Board of Trustees.
2. Initiation. Map or text amendments, or both, may be proposed by the Village Board of Trustees, by the Zoning Board of Appeals, or upon payment of a \$100.00 filing fee for a map amendment or a \$75.00 fee for a text amendment by a resident or property owner in the Village of Bellflower. A resident of or a property owner in the Village of Bellflower shall also pay any publication fee charged by the newspaper in which notice is published of the hearing on the amendment, promptly upon demand by the Village Clerk, and subsequent to the time that the publication fee charge is made known to the Village Clerk, but prior to the hearing before the Zoning Board of Appeals. The Village Clerk shall cause proper notice, giving notice of the date, time and subject matter of the hearing, to be published in a paper within the county and circulated within the Village, or by notices posted in at least four central locations within the Village, not more than 30 nor less than 15 days before the hearing. Property owners that will be affected by this proposed change will be contacted in person or by mail. Upon filing the application for amendment, the applicant shall pay the filing fee, and shall subsequently pay any publication fee as aforesaid.
3. Procedure. An application for an amendment shall be filed with the Village Clerk. Such application shall be forwarded to the Zoning Board of Appeals by the Village Clerk with a request to hold a public hearing in accordance with applicable Statutes of the State of Illinois, of which there shall be a notice of time and place of the hearing published or posted at least once, not more than 30 days nor less than 15 days before the hearing, in a newspaper within the county, circulated within the Village, or by notices posted in at least four central locations within the Village. Supplemental or additional notices may be published or distributed as the Zoning Board of Appeals may, by rule, prescribe from time to time. After such public hearing, the Zoning Board of Appeals shall submit a report of its findings and recommendations to the Village Board of Trustees.
4. Decisions. The Village Board of Trustees, after receiving the report of the Zoning Board of Appeals, and without further public hearing may grant or deny any proposed amendment in accordance with applicable Statutes of the State of Illinois, or may refer it back to the Zoning Board of Appeals for further consideration.
5. Findings of Fact and Recommendation of the Zoning Board of Appeals. Within 30 days after the close of the hearing on a proposed amendment, the Zoning Board of Appeals shall make its findings and recommendation based upon the evidence presented to it in each specific case with respect to the following matters:
  - a) Existing uses of property within the general area of the property in question.
  - b) The zoning classification of the property within the general area of the property in question.
  - c) The suitability of the property in question to the uses permitted under the existing zoning classification.
  - d) The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification.
  - e) The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment until after it finds that the adoption of such amendment is in the public interest and is not solely for the interest of the applicant.