APPEAL OF A DENIAL BY THE PLANNING COMMISSION FOR A REVISION TO THE ZONING MAP

*APPEALS MUST BE SUBMITTED TO RESOURCE MANAGEMENT WITHIN 3 BUSINESS DAYS FROM THE DATE OF DENIAL

1 IUVO Constructum			
NAME - PROPERTY OWNER	POTENTIAL BUYER/LEASOR	POTENTIAL BUYER/LEASOR	
1709 Tullamore Ave Suite B			
ADDRESS	ADDRESS		
Bloomington IL 61704			
CITY - STATE - ZIP PHONE	CITY - STATE - ZIP	PHONE	
emegli@lbbs.com			
EMAIL ADDRESS			
2. LEGAL DESCRIPTION of land for which revision to SECTION, TOWNSHIP and RANGE, ADDRESS AN		3	
Lots 201 and 243 of Oak Hill Estates, Plat NO. 2 as recorded	in Plat Book 56 at page 50 of the Records of	Boone County	
3. Proposed use should rezoning be approved: (Please 2 single family homes with a sign and w	vater feature.		
 Reason why Planning Commission recommendation This is not a brand new inquiry. For some time 		'king	
with engineering, and in discussions with County perso	nnel about ways to meet the existing requ	uirements	
and still incorporate a sign that is appropriate for the subdivision, and	d creates safe visibility for passing motorists. (see a	ttached)	
5. Name of individual(s) who presented request to Plan	nning Commission:		
Kevin Murphy with A Civil Group, LLC			
6. Date request was denied by Planning Commission.	April 18, 2024		
7. Who should we contact with questions regarding this	Elizabeth Megli	309 828-5281	
7. who should we contact with questions regarding this	NAME	PHONE	
THE ABOVE INFORMATION IS TRUE AND CORRECT THAT IT IS NECESSARY FOR THE APPLICANT OR THE PRESENT FOR THE COUNTY COMMISSION HEAD CHANGES CAN BE MADE TO THE REQUEST BETWHEARING AND THE COUNTY COMMISSION HEARING AN	THEIR REPRESENTIVE (WITH WRITTEN ARING. I ALSO UNDERSTAND THAT NO EEN THE PLANNING AND ZONING COI	N AUTHORIZATION O SIGNIFICANT	
	RECEIVED BY:	4/22/24	
	RESOURCE MANAGEMENT OFFICE	DATE	

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4. Reason why Planning Commission recommendation for denial was in error:

The Planning Commission recommendation for denial was in error for the following reasons:

- (1) The proposed zoning is appropriate under the Code. This is a downzoning request and will not place any additional burden in terms of density or use of governmental resources.
- (2) The Sufficiency of Resources Test was met.
- (3) This property has a unique geography, which makes the existing code requirements for this zoning class inappropriate. Within the existing setback, the sign is not easily seen, causing a safety issue for those using the signage as a means of identifying the subdivision.
- (4) Denial appears to be based upon concerns that other developers may use similar zoning changes to meet similar goals. This is not a basis for denial if the use is otherwise code compliant.
- (5) Existing developments near Oak Hill Estates have installed signage in a fashion that is inconsistent with Code. The noncompliant signage has been allowed to remain in place, disadvantaging this developer, which is attempting to move forward in a Code complaint manner.