

Minutes of the Land Use and Development Committee Meeting

The Land Use and Development Committee of the McLean County Board met on Thursday November 3, 2011 at 4:45 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members Segobiano, Cavallini, Wendt, Erickson and Soeldner

Members Absent: None

Other Board Members Present:

Staff Present: Mr. Bill Wasson, County Administrator, Ms. Diana Hospelhorn, Recording Secretary, County Administrator's Office

Department Heads/
Elected Officials
Present: Mr. Phil Dick, Director of Building and Zoning

Others Present: Mr. Sloneker, property owner.

Chairman Gordon called the meeting to order at 4:45 p.m. Chairman Gordon presented the Minutes of the September 29, 2011 Land Use and Development Meeting for approval. He asked for any additions or corrections. Hearing none, he approved and placed the September 29, 2011 Land Use and Development Meeting minutes on file as submitted.

Chairman Gordon presented the bills from October 31, 2011 which have been reviewed and recommended for transmittal to the Land Use and Development Committee by the County Auditor. The prepaid total and fund total for October 31, 2011 is \$6,437.19. He asked for a motion to approve the bills as presented by the County Auditor.

Motion by Cavallini/Soeldner to recommend approval of the October 31, 2011 bills as presented by the County Auditor.
Motion carried.

Chairman Gordon informed the Committee the first Item for Action is a Public Hearing. Chairman Gordon called the Public Hearing into session at 5:02 p.m. He presented a request by Erik Sloneker for approval of a preliminary plan for the Westside Commercial Subdivision in case S-11-08 for 8 lots on 23 acres on property located immediately east of 1000 East Road, immediately north of Washington Heights Subdivision, immediately south of Heartland Industrial Subdivision and ¼ miles south of IL Route 9.

Mr. Phil Dick, Director of Building and Zoning, advised that Mr. Sloneker is present to answer any questions the Committee may have. He stated that the applicant is requesting approval of a preliminary subdivision plan for 8 lots on 23 acres with the request for a waiver of the requirement of a common collector tile available to each lot since all of the proposed lots are more than one acre in size.

Mr. Dick stated that notice of the Public Hearing was published in the Pantagraph October 15, 2011 as provided by statute. A preliminary plan was previously approved on this property on November 21, 2006 in case S-06-20 but has since expired. A preliminary plan expires after three years if no final plat has been recorded or the preliminary plan has not been extended by the County Board. He advised that since the property is within 1 ½ miles of the City of Bloomington, this preliminary plan will need to be approved by the City as well as the County.

The property is currently in crop production and grass.

Mr. Dick referred to the photograph of the parcel distributed to the Committee, pointing out a waterway going west to east through the property. A stream buffer on the waterway has been included in the new development plan. He pointed out the 1000 East Road is the dividing line between Industrial Development and Residential Development.

Chairman Gordon invited Mr. Sloneker to address the Committee.

Mr. Sloneker, Owner and General Manager, MJE Construction advised the Committee that he currently leases his facility on Route 9. The property was purchased in 2006 for the purpose of building a new facility. The engineering and zoning process was completed, but due to the industry's severe economic downturn the decision was made to continue to farm the property and wait for the economy to improve. Interest has appeared for a portion of the property. To be able to move forward with this possible interest, the property would need to be platted.

Chairman Gordon asked for comments from the public or other agencies. Hearing none, he asked staff if they had any questions or comments.

Mr. Soeldner asked if there has been any input from neighboring property owners. Mr. Dick responded that the property owners were notified. This public hearing would be their opportunity to speak.

Mr. Cavallini asked how lot #5 was accessed. Mr. Dick referred to the map, pointing out that a future street east of lot #4 will provide access to lot #5. Before lot #5 is final platted the street will need to be in place.

Mr. Dick added that access to the remaining lots will be from 1000 East Road. Mr. Sloneker has a financial contract with Dale Township Road Commissioner. The Agreement states that upon the sale of the first zoned lot fronting 1000 East Road, Mr. Sloneker agrees to pay Dale Township a one-time fee of \$40,000 for the upgrade and maintenance of 1000 East Road. The Agreement is dated May, 2006 and both parties, Dale Township and Mr. Sloneker, agree the contract is still in effect.

Mr. Cavallini questioned that being zoned a Commercial Subdivision, what type of business would be considered appropriate? Mr. Dick noted that only the lot on the west side is zoned Commercial. The remaining lots are zoned M1 or light industrial. Commercial lots are more in tuned to having retail with less traffic activity. The zoning of this property is already in place; we are only dealing with the division of the property.

Chairman Gordon asked if there were further questions or comments from the Committee, or any other parties present with an interest in the case. Hearing none, he declared the Public Hearing closed at 5:13 p.m.

Mr. Dick noted that the County Health Department, County Highway Department, Dale Township Road Commissioner and Staff recommend approval of the preliminary plan for the Westside Commercial Subdivision.

Mr. Sloneker thanked the Committee.

Motion by Soeldner/Cavallini to recommend approval of the a request by Erik Sloneker for approval of a preliminary plan for the Westside Commercial Subdivision in case S-11-08 for 8 lots on 23 acres on property which is located immediately east of 1000 East Road, immediately north of Washington Heights Subdivision, immediately south of Heartland Industrial Subdivision and ¼ miles south of IL Route 9.
Motion carried

Chairman Gordon continued with the Items for Information.

Mr. Dick reminded the Committee that the Citizen Planner Workshop is in the County Board Room at the Government Center on Friday, November 18, 2011 from 8:30 a.m. – 2:30 p.m.

Minutes of the Land Use and Development Committee Meeting
November 3, 2011
Page Four

Some of the suggestions from the Committee have been incorporated into the Agenda including "Creating a Vision for our Community" – Mark Peterson, City Manager, Town of Normal, Bill Wasson, County Administrator, McLean County and David Hales, City Manager, City of Bloomington.

Chairman Gordon stated that at the October 18, 2011 County Board Meeting a document was distributed presenting the additional proposed changes in the FY2012 Recommended Budget. The expenditures cuts, if approved, will create a decrease in the property tax rate. Building and Zoning is included in these cuts. Mr. Wasson added that the following line item was changed:

771-0001 Planning and Contract: This line item decreased from \$38,220 to \$36,220 in the FY2012 Recommended Budget.

Mr. Cavallini asked about the additional sum of money on the Economic Development Council (EDC) budget. Mr. Wasson responded that EDC's budget is part of the County Board Budget. The County Board's budget will be reviewed by the Executive Committee next week. The additional money is in the FY2012 Recommended Budget.

Mr. Wendt added that if the decision is made to not give EDC additional \$20,000, the FY2012 Recommended Budget will be reduced by the \$20,000. Mr. Wasson pointed out that it would further reduce the FY2012 Recommended Budget.

Chairman Gordon reminded the Committee that the next Land Use and Development Committee meeting is scheduled for December 1, 2011.

Chairman Gordon asked if there was any other information to come before the Committee.

Chairman Gordon adjourned the Committee Meeting at 5:05 p.m.

Respectfully Submitted,

Diana Hospelhorn
Recording Secretary