

## **Minutes of the Land Use and Development Committee Meeting**

The Land Use and Development Committee of the McLean County Board met on Thursday February 2, 2012 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

Members Absent: Soeldner

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. Tim Nord, representative of the property owner

Chairman Gordon called the meeting to order at 4:45 p.m.

Chairman Gordon presented the bills from January 31, 2012 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 \$4,407.49. He asked for a motion to approve the bills as presented by the County Auditor.

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

Chairman Gordon informed the Committee the only Item for Action is the request by Paul and Ronald Nord in case S-12-01 for a waiver of preliminary plan requirements and approval of a one lot final subdivision plat for the Nord-77 Subdivision which is located in Dale Township at 2507 West Washington Street, Bloomington, IL 61705.

Mr. Phil Dick, Director of Building and Zoning, pointed out the location of the parcel. The parcel is located within a 1 ½ mile of the City of Bloomington. The City of Bloomington has reviewed the application and determined the application does not need to go before the City of Bloomington Council. City of Bloomington's requirement of 43 feet from center line of right-of-way is being dedicated. He advised that Mr. Tim Nord, representing Paul and Ronald Nord, is present to answer any questions the Committee may have. He stated that the applicant is requesting approval of waiver of preliminary plan requirements and approval of a one lot final subdivision plat for the Nord 77 Subdivision. The 2.9 acre property contains a residence and a swimming pool. The dwelling was built on a 43 acre property in permit # BP2009-148 and was completed in April, 2010. The applicant now wants to set the house aside on a 2.9 acre parcel.

Mr. Dick stated that the County Health Department recommends approval of the proposed final plat. The County Highway Department recommends approval of the request for a waiver of a preliminary plan, approval of the final plat of the Nord-77 Subdivision. The Dale Township Road Commission has issued a plat access certificate for the subdivision.

Motion by Segobiano/Wendt to recommend approval of request by Paul and Ronald Nord in case S-12-01 for a waiver of preliminary plan requirements and approval of a one lot final subdivision plat for the Nord-77 Subdivision which is located in Dale Township at 2507 West Washington Street, Bloomington, IL 61705.  
Motion carried with Member Erickson recusing himself.

Chairman Gordon continued with the Item for Information.

Mr. Dick informed the Committee of the American Planning Association Illinois State Section conference in Decatur on March 22, 2012. He added that more complete information will be made available in the near future. If any of the Committee members are interested in attending, please let Mr. Dick know and he will make the arrangements.

Mr. Erickson asked if the conference is part of the Continuing Legal Education credits. Mr. Dick responded that there will be Continuing Legal Education credits for AICP; however, he did not know if this qualifies for Continuing Legal Education credits he is referring to.

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