



AGENDA
LAND USE AND DEVELOPMENT COMMITTEE
Thursday, August 2, 2001, 5:30 P.M.
Room 700, Law and Justice Center
104 W. Front Street, Bloomington, IL

1. Call to Order - Chairman Gordon
2. Consideration of July 5, 2001 Minutes
3. Recommendation Concerning Bills and Transfers
4. ITEMS FOR ACTION:
 - A. Request of the Ellsworth Fire Protection District to waive the fee of \$300 to amend the site plan approved in Special Use Case 00-56-S
 - B. Request for approval of a service agreement with the McLean County Regional Planning Commission
5. ITEMS FOR INFORMATION:
 - A. June Permit Activity Reports, Department of Building and Zoning
 - B. Traditional Neighborhood Development (TND) District Ordinance - Discussion
 - C. Other information
6. ADJOURNMENT:

For questions concerning the agenda, please contact the McLean County Department of Building and Zoning at 888-5160.

McLean County Department of Building and Zoning

STAFF REPORTS

A. Ellsworth Fire Protection District:

1. Request of the Ellsworth Fire Protection District to waive the fee of \$300 to amend the site plan approved in Special Use Case 00-56-S
2. The County Board approved the following special use in this case on February 6, 2001: To allow a township fire district substation in addition to a grain elevator in the M-2 District – the applicant wants to share the use of an existing garage to store a fire truck and to install two underground water storage tanks on the property.

Background: Evergreen FS, Inc. has had a grain elevator on this property for many years; this elevator is also known as the Holder Elevator. Evergreen FS is allowing the township fire district to establish a substation on their property. As part of this special use, the applicant requested and was approved to put two 20,000 gallon water storage tanks with one to be as close as 12 feet from a side property line where this property is adjacent to a residential lot in the R-1 Single Family Residence District. Subsequently, a work crew installed the water storage tanks on a weekend; one of the tanks was installed six feet from the side property line. The applicant indicated that due to unforeseen constraints that became known during this installation, the tanks would not fit on the property if they were placed 12 feet from the property line.

The applicant paid the required fee for the special use before the case was originally heard.

Recommendation - Staff recommends the fee be waived.

Attachment: Letter from Jim Scott, Chief of the Ellsworth Fire Protection District

B. McLean County Regional Planning Commission:

1. Request for approval of a service agreement with the McLean County Regional Planning Commission
2. This agreement is identical to the agreement for last year except the dates and the amount due are different. Last year the agreement was for \$38,987. This year the agreement is for \$35,118.

Recommendation - Staff recommends approval of the agreement.

Attachment: Regional Planning Service Agreement

C. Information item: Traditional Neighborhood Development (TND) District Ordinance – Discussion

Planners and engineers for Bloomington, Normal and the County along with planners from the McLean County Regional Planning Commission have been working to develop an ordinance for a Traditional Neighborhood Development District or TND. We have been meeting on Friday mornings on a regular basis to prepare this 108 page document. It is patterned after an ordinance of the City of Austin, Texas and includes graphics and elevations. A TND is a mixed use development from 40 to 250 acres in area that has smaller lots, shorter setbacks, narrower streets and automobile access to residences from alleys. You may have seen a segment in the Pantagraph about one such development in Middleton Hills, Wisconsin several months ago.

Jeff Tracy and I have been working on this project with Mike Hall and Bayo Adanri from the Town of Normal, George Drye and Ken Emmons from the City of Bloomington and Paul Russell and Mark Dravillas from the Regional Planning Commission.

A TND is more likely to be developed in Bloomington or Normal rather than the in the County since such development would probably require public water and sewer. However, since a new sewer plant is being built in Randolph Township and since the Bloomington Township Water District provides water to the Crestwicke area, it is possible that a TND could be built in the unincorporated area of the County.

Attachment: Purpose and Design Section of Draft TND Ordinance

Respectfully submitted,

Philip Dick, AICP
County Planner