

Land Use and Development Committee Report

The Land Use and Development Committee of the McLean County Board met on Thursday April 3, 2008 at 4:45 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members Ahart, Caisley, and Segobiano

Members Absent: Members Baggett and Sweeney

Other Board Members Present: None

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

Department Heads/
Elected Officials
Present:

Mr. Phil Dick, Director, Building and Zoning, Mr. Andy Scott, Zoning Enforcement Officer, Building and Zoning, and Mr. Michael Brown, Director, Ecology Action Center

Others Present: None

Chairman Gordon called the meeting to order at 4:57 p.m. Chairman Gordon stated that the first order of business is consideration of the February 7, 2008, March 6, 2008, and March 18, 2008 minutes.

Motion by Caisley / Ahart to recommend approval of the February 7, 2008, March 6, 2008, and March 18, 2008 minutes, as written in the County Board packet.
Motion carried.

Chairman Gordon presented the bills from March 31, 2008 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 March 31, 2008 is \$26,970.92. He asked for a motion to approve the bills as presented by the County Auditor.

Motion by Ahart / Caisley to recommend approval of the March 31, 2008 bills as presented by the County Auditor.
Motion carried.

Chairman Gordon informed the Committee that the first item to be presented for action is a request by the McLean County Solid Waste Management Technical Committee to approve the following grants:

- Household Hazardous Waste Collection Day - \$12,500.00
- City of Bloomington Tire Amnesty Day - \$2,000.00
- McLean County Battery Recycling program administered by the Ecology Action Center - \$8,00.00

Mr. Caisley informed the Committee that the Highway Department did a study and sent a questionnaire to the local Township Highway Commissioners. Twenty-nine (29) of the 31 surveys sent out were returned. The biggest problem reported was discarded tires on public right of ways. The study has not been completed. The Transportation Committee will receive a full report next month.

Motion by Segobiano / Ahart to recommend approval of the Resolution approving the Household Hazardous Waste Collection Day, City of Bloomington Tire Amnesty Day, and McLean County Battery Recycling Grants as requested by the McLean County Solid Waste Management Technical Committee.
Motion Carried.

Chairman Gordon informed the Committee that the next item for action is to decide whether or not to support the Lake County Legislative Initiative regarding inoperable vehicles in Senate Bill 2005 and to decide whether or not to amend Article 2 Section 208 of the McLean County Zoning Ordinance, regarding inoperable motor vehicles. This discussion is carried over from the Land Use and Development Committee agenda that was scheduled for March 6, 2008.

Mr. John Zeunik, County Administrator, stated that the Bill, introduced by Senator Terry Link for Lake County, has been amended twice. It has passed the Senate and is now in the House. The amendment added a population threshold to the Bill. The Bill now only applies in counties with a population of more than 500,000. As amended and approved in the Senate, the bill does not apply in McLean County. He stated that through the Legislative Sub-Committee, we are seeing if there is a possibility to amend the Bill by reducing the population threshold back down to 150,000. If amended by the House, it would go back to the Senate.

Mr. Segobiano stated that he is still in favor of doing something if we can.

Chairman Gordon noted that we have done what was suggested by the Committee. He asked the Committee if they wished to continue to pursue the possibility of an amendment. Ms. Ahart expressed that we should not give it up now.

Chairman Gordon stated that Mr. Phil Dick, Director of Building and Zoning, suggested in his memo, language that could possibly be used to amend the current County Zoning Ordinance. The County could amend the County Zoning Ordinance under authority of Section 55 ILCS 5/5 – 1092.

Mr. Segobiano advised that the County follow Mr. Dick recommendation to amend the County Zoning Ordinance allowing the County to remove inoperable motor vehicles. Ms. Ahart agreed. The McLean County Zoning Ordinance Article 2 section 208 reads as follows;

“Inoperable Motor Vehicles: Parking or storage of inoperable or unlicensed motor vehicles or parts thereof shall not be permitted unless in lawfully established junk yard or salvage yard. Nothing in this section shall apply to any motor vehicle that is kept within a building when not in use or to historic vehicles over 25 years of age.”

Mr. Dick explained that, pursuant to State law; the County’s Zoning Ordinance could be amended, giving the County authority to tow inoperable vehicles. He did not believe it would be necessary to tow more than a few vehicles a year.

He advised that it’s important for the people in the County to know that there is a possibility inoperable vehicles will be towed. The Sheriff’s Department would assist with the removal of inoperable vehicles. They did not believe it would be a problem. He stated that we would also need to make sure that there are towing companies that would be interested in taking possession of such vehicles. He noted that Building and Zoning is currently working on another amendment to the Zoning Ordinance, concerning flood plain maps. An amendment on “Inoperable Motor Vehicles” could be added at the same time the flood plain map amendment is presented.

Motion by Segobiano / Ahart to amend
Article 2 Section 208 of the County Zoning
Ordinance to read: “Inoperable Motor Vehicles:
Parking or storage of inoperable or unlicensed motor
vehicles or parts thereof shall not be permitted
unless in lawfully established junk yard or salvage
yard. The County is allowed to remove any
inoperable motor vehicles or parts thereof after
7 days from the issuance of a county notice.
Nothing in this section shall apply to any motor
vehicle that is kept within a building when not in
use or to historic vehicles over 25 years of age.”
Motion carried.

Mr. Dick stated that the amended ordinance would be prepared by Assistant State’s Attorney Brian Hug.

Chairman Gordon stated that the remaining items are for information. He asked Mr. Dick to address the Committee.

Mr. Phil Dick stated that the first item for information is the Illinois Leadership Conference on June 11, 2008 at the Hawthorn Suites, Champaign, IL. County Board Member Don Cavallini is on the Planning Committee for this conference and is coordinating a session on “Energy Alternatives.”

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Chairman Gordon informed the Committee the next item for information is the Advancing Wind Power in Illinois Conference on June 25, 2008 at the Interstate Center, Bloomington, IL, hosted by the Illinois Wind Working Group.

Mr. Dick distributed updated information on Resource Conservation and Development areas in Illinois.

Mr. Caisley asked for an update on the Carlock Horizon Wind Farm. Mr. Zeunik responded that Mr. Brian Hug, Assistant State's Attorney, has stated that the objectors (Information is Power) are having a difficult time finalizing the pleadings. He stated that the litigation is still in the discovery phase. Woodford County is scheduled to have another Public Hearing on the application to build a portion of the Invenergy Wind Farm in Woodford County.

Chairman Gordon noted that the next meeting date is May 1, 2008.

Chairman Gordon asked if there were any further questions or comments. Hearing none he adjourned the meeting at 5:25 p.m.

Respectfully Submitted

Diana Hospelhorn
Recording Secretary