

Minutes of the Land Use and Development Committee

The Land Use and Development Committee of the McLean County Board met on Thursday, March 2, 2006 at 4:45 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members Segobiano, Ahart, Cavallini, and Baggett

Members Absent: Member Rackauskas

Other Board Members Present: None

Staff Present: Mr. John Zeunik, County Administrator;
Ms. Christine Northcutt, Recording Secretary,
County Administrator's Office

Department Heads/
Elected Officials
Present:

Mr. Phil Dick, Director, Building and Zoning

Others Present:

Mr. Mike Behary, County Planner, Building and Zoning; Mr. Tom Anderson, Environmental Health Protection Program Supervisor, Health Department; Mr. John Hendershott, Senior Sanitarian, Health Department; Mr. Craig Smith, Developer; Mr. Richard Duane Johnson and Ms. Joan F. Johnson

Chairman Gordon called the meeting to order at 4:47 p.m.

Chairman Gordon stated that the first order of business is the approval of the February 2, 2006 minutes. Hearing no corrections, he placed the minutes of the February 2, 2006 Land Use and Development Committee meeting on file as submitted.

Chairman Gordon presented the bills from February, 2006 which have been reviewed and recommended for transmittal to the Land Use and Development Committee by the County Auditor. The pre-paid total and the fund total for the February bills is \$17,450.31.

Motion by Ahart/Cavallini to recommend approval of the February 28, 2006 bills as presented by the County Auditor.
Motion carried.

Chairman Gordon advised the Committee that that the first item for action is a request for approval of an application of Knob Hill Development for a an amended preliminary subdivision plan for 17 residential lots and two out lots in the Knob Hill Acres PUD Subdivision which is located in Randolph immediately north of the White Tail Ridge Subdivision, immediately west of Old US Route 51 and approximately half mile north of 525 North Road. This is a public hearing which is being reopened at the request of the applicant and the direction of the County Board at its meeting on February 21, 2006. Chairman Gordon called the Public Hearing to order at 4:49 p.m. Chairman Gordon asked Mr. Phil Dick, Director, Building and Zoning to present this item and the proposed changes to the Committee. Mr. Dick stated that after speaking with the Illinois Department of Transportation (IDOT), the applicant was instructed to move one of the entrances so that there was more room in between them.

Mr. Dick advised the Committee that the north entrance has been moved north 300 feet. This change also caused a reconfiguration of a couple of the existing lots. Mr. Dick stated that this change was significant enough that the preliminary subdivision plan needed to be reconsidered by this Committee. Mr. Dick stated that he had not received a response from the County Health Department before today's meeting, so Mr. Tom Anderson, Environmental Health Protection Program Supervisor, is here to address the Committee. The County Highway Department recommends approval of this request as long as a Plat Access Certificate is issued by IDOT before the construction plans are approved.

Chairman Gordon thanked Mr. Dick and invited the applicant to address the Committee. Mr. Craig Smith informed the Committee that he just received the

Minutes of the Land Use and Development Committee Meeting
March 2, 2006
Page Three

plat map from the Farnsworth Group which pinpoints the boring locations that had been requested by the Health Department. He noted that the borings should be completed within a few days. The boring report will be sent directly to the County's Building and Zoning Department. Mr. Smith stated that after the report is reviewed and approved by the Building and Zoning Department, the easement for the backup septic sites will be noted so that that area will be safeguarded for future septic use. Language also appears in the homeowner's covenants so that the homeowner will be aware that these areas are to be protected.

Mr. Smith advised the Committee that Knob Hill Development, LLC has received tentative approval from IDOT on the entrances based on a study that the Farnsworth Group completed with regards to the future traffic in the area. In addition, Mr. Smith noted that the landowner to the north of the proposed subdivision has met with Knob Hill Development, LLC and is satisfied with the proposed plans.

Chairman Gordon thanked Mr. Smith and asked if there were any questions from Members of the Committee. Hearing none, he asked if there were questions from members of the County staff. Mr. Tom Anderson, Environmental Health Protection Program Supervisor, Health Department, stated that he has met with the applicant's engineer and the majority of the concerns have been resolved. The only remaining issue is the covenant's revision stating the purpose of the easements around the set aside septic areas and the provision of the location of the holes to determine if those areas are suitable for subsurface seepage fields. As the owner has indicated, that issue should be addressed tomorrow.

Chairman Gordon asked if there were any questions. Mr. Cavallini asked if the only major change was the placement of the north entrance. Mr. Smith responded that was correct. Ms. Ahart asked if there was an existing dwelling on Lot #1. Mr. Smith stated that there is a dwelling on Lot #1 which was owned by Mr. Paul Williams. The land was purchased and, as part of the original agreement with Mr. Williams, that dwelling will be torn down and a new home will be built for Mr. Williams.

Chairman Gordon asked if there were any other questions or if there was anyone present who wanted to address the Committee. Hearing none, he declared the Public Hearing closed at 4:57 p.m.

Motion by Segobiano/Cavallini to recommend approval of an application of Knob Hill Development for a an amended Preliminary Subdivision Plan for 17 residential lots and two out lots in the Knob Hill Acres PUD Subdivision which is located in Randolph immediately north of the White Tail Ridge Subdivision, immediately west of Old US Route 51 and approximately half mile north of 525 North Road, contingent upon approval by the County Health Department and the Illinois Department of Transportation. Chairman Gordon noted that the Chair will vote. Motion carried.

Chairman Gordon stated that the only other item for action is consideration of an application by Mr. Richard Duane Johnson and Ms. Joan F. Johnson for a waiver of preliminary plan requirements and a one lot final subdivision plat for the Duane Johnson Subdivision which is located in Downs Township at 3958 N. 2350 East Road, LeRoy. Chairman Gordon asked Mr. Dick to present this item to the Committee. Mr. Dick informed the Committee that this is a one-lot subdivision in which the Johnson's are asking to set aside a farm dwelling on the corner of their farm. The dwelling is presently under construction. The Health Department and the Highway Department have both signed off on this request. The Downs Township Road Commissioner has provided a Plat Access Certificate. The applicant is present at tonight's meeting if there are any questions.

Ms. Ahart asked why this dwelling is already under construction. Mr. Dick responded that on a large farm tract, a farmer can build a home as an exemption from zoning. Mr. Cavallini asked how many acres is this farm. Mr. Dick responded that it is 80 acres.

Motion by Segobiano/Ahart to recommend approval of an application by Mr. Richard Duane Johnson and Ms. Joan F. Johnson for a waiver of preliminary plan requirements and a one lot final subdivision plat for the Duane Johnson Subdivision which is located in Downs Township at 3958 N. 2350 East Road, LeRoy. Motion carried.

Chairman Gordon stated that there is one item for information. He asked Mr. Tom Anderson if he would like to introduce Mr. John Hendershott to the Committee. Mr. Anderson stated that Mr. Hendershott is presently the Health Department's Senior Sanitarian. Mr. Hendershott has just accepted a promotion into Mr. Anderson's current position, Environmental Health Protection Program

Minutes of the Land Use and Development Committee Meeting
March 2, 2006
Page Five

Supervisor. Mr. Anderson informed the Committee that he has accepted a promotion as the Director of Environmental Health. Mr. Anderson noted that Mr. John Hirsch, Director of Environmental Health, is retiring from the Health Department after 36 years of service. Mr. Anderson invited Members of the Committee to attend a retirement reception for Mr. Hirsch on March 31st between 1:00 p.m. and 3:30 p.m. at the Health Department.

Chairman Gordon thanked Mr. Anderson and asked if there were any other comments or questions from the Committee. Hearing none, he adjourned the meeting at 5:03 p.m.

Respectfully submitted,

Christine Northcutt
Recording Secretary

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