

## Minutes of the Land Use and Development Committee

The Land Use and Development Committee of the McLean County Board met on Thursday, September 1, 2005 at 4:45 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Vice Chairman Segobiano, Members Rackauskas, Baggett, Cavallini and Ahart

Members Absent: Chairman Gordon

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. Jeff Tracy, Project Manager, Highway  
Department

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

Vice Chairman Segobiano stated that the first order of business is the approval of the August 4, 2005 minutes. Hearing no corrections, Vice-Chairman Segobiano placed the minutes of the August 4, 2005 Land Use and Development Committee meeting on file as presented.

Vice-Chairman Segobiano presented the bills from August 31, 2005 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 is \$36,375.67.

Motion by Cavallini/Rackauskas to recommend approval of the August 31, 2005 bills as presented by the County Auditor. Motion carried.

Vice Chairman Segobiano stated that the first item for action is a request by Brookside Farms to amend the preliminary subdivision plan that was approved by the County Board on July 27, 2004 for the Crestwicke South Subdivision 1<sup>st</sup> Addition on property located in Bloomington Township immediately southeast of the Crestwicke South Subdivision. Vice Chairman Segobiano stated that this will take place in the form of a public hearing. He declared the public hearing in session at 4:48 p.m. and asked Mr. Phil Dick, Director, Building and Zoning to present this item to the Committee.

Mr. Dick informed the Committee that notice of this public hearing was published in *The Pantagraph* on August 13, 2005 as provided by law. The applicant has paid the publication fee. Mr. Dick explained that this subdivision is on a 26 acre parcel that was previously approved on July 27, 2004. There is a minor change in this plat from what was originally approved. The change affects the lots just south of the golf course (lots 17 – 24). The proposed change would increase the width of these lots from 100 feet to 120 feet. Mr. Dick stated that Mr. Bud Hall, developer, had come into his office and wondered if there was an easier way to make this minor change. Mr. Dick noted that he had informed Mr. Hall that the preliminary subdivision plan would have to be amended. Mr. Dick stated that there is one other slight change. In the previous preliminary plan there was an out lot between lots 31 and 32 for drainage easement. The current proposed preliminary plan incorporates the out lot into lots 31 and 32 so that the mowing and upkeep of that area is the responsibility of the property owners. Mr. Dick stated that those are the only changes to the preliminary plan. Mr. Dick stated that Mr. Jeff Tracy, Project Manager, County Highway Department and the Bloomington Township Engineer have reviewed the changes and recommend approval.

Vice Chairman Segobiano stated that the applicant and/or his representative has an opportunity at this time to make comments if they wish. Mr. Hall stated that Mr. Dick has described the changes very well. He is making 10 lots into 8 lots and eliminating an out lot.

Vice Chairman Segobiano asked if the County staff had anything to add. Mr. Dick stated that in July, 2004 the Committee Members had requested that a road repair agreement be in place before work was to begin on this subdivision. Mr. Dick informed the Committee that the agreement is in place.

Vice Chairman Segobiano asked if the Committee has any questions. Hearing none, he asked if there was anyone present who had any questions.

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Hearing no comments, Vice Chairman Segobiano declared the public hearing closed at 4:54 p.m. Vice Chairman Segobiano asked what is the Committee's pleasure at this time.

Motion by Ahart/Cavallini to recommend approval to amend the preliminary plan that was approved by the County Board on July 27, 2004 for the Crestwicke South Subdivision 1<sup>st</sup> Addition on property located in Bloomington Township immediately southeast of the Crestwicke South Subdivision. Motion carried.

Vice Chairman Segobiano stated that the next item is an informational item. He asked Mr. Dick to present this item to the Committee. Mr. Dick informed the Committee that this item has previously been on the agenda. The American Planning Association Illinois State Section Meeting is scheduled for September 23, 2005. Mr. Dick stated that Mr. Cavallini and Ms. Rackauskas have already signed up. Mr. Dick stated that if any Committee Member is still interested in going, please let him know by September 9<sup>th</sup>. The registration fee will increase after this date.

Vice Chairman Segobiano asked if there were any other items to come before the Committee. Hearing none, Vice Chairman Segobiano asked for a motion to adjourn the meeting.

Motion by Cavallini/Rackauskas to adjourn the meeting at 4:56 p.m. Motion carried.

Respectfully submitted,

Christine Northcutt  
Recording Secretary