

Minutes of the Land Use and Development Committee

The Land Use and Development Committee of the McLean County Board met on May 6, 2004 at 4:45 p.m. in Room 700, Law and Justice Center, 104 W. Front Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members, Ahart, Cavallini, Segobiano, Kalapp and Rackauskas

Members Absent: None

Other Board Members Present: None

Staff Present: Mr. Terry Lindberg, Assistant 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: Ms. Gloria Stevens, Ms. Buckles

Chairman Gordon called the meeting to order at 4:51 p.m.

Chairman Gordon stated that the first order of business is the approval of the April 1, 2004 minutes. Hearing no corrections, Chairman Gordon placed the Land Use and Development Committee minutes of April 1, 2004 on file as presented.

Chairman Gordon presented the bills from April 30, 2004, which have been reviewed and recommended for transmittal to the Land Use and Development Committee by the County Auditor. The total is \$23,123.68, with the prepaid total being the same.

Motion by Cavallini/Ahart to recommend approval of the April 30, 2004 bills as presented by the County Auditor. Motion carried.

Chairman Gordon presented the Committee's only item for action which is a request by Mr. Terry Stevens and Ms. Gloria Stevens for waiver of preliminary plan requirements and a one lot final subdivision plat for the Buckles Subdivision. Chairman Gordon asked Mr. Phil Dick, Director, Building and Zoning to present this item to the Committee. Mr. Dick stated that Ms. Stevens and her daughter Ms. Buckles are present at today's meeting if there are any questions. Mr. Dick informed the Committee that this is a one-lot subdivision outside the City of LeRoy. This request has been reviewed and approved by the Health Department and the Highway Department. The lot is a 1.37 acres. The Buckles are planning on building a home on this lot and are applying for a Special Use permit this month at the Zoning Board of Appeals (ZBA) Meeting.

Motion by Segobiano/Rackauskas to recommend approval of a waiver of preliminary plan requirements and a one lot final subdivision plat for the Buckles Subdivision, File No. S-04-05.

Chairman Gordon asked Mr. Dick if the ZBA has recommended approval of the Special Use permit for the Buckles'. Mr. Dick responded that the ZBA did recommend approval of the Special Use Permit. Hearing no other questions from the Committee, Chairman Gordon called for a vote on the question. Chairman Gordon noted that the Chair will vote.

Motion carried.

Chairman Gordon informed the Committee that there is one item listed for information and that there are two other items that he would like to bring to the Committee. The first item is to discuss a time for the Zoning Enforcement Work-Session. Chairman Gordon asked the Committee if there was any problem holding this work-session on July 27, 2004 immediately following the County Board Meeting. The Committee concurred that July 27, 2004 was an agreeable time for the meeting. Chairman Gordon asked if the Committee would like for all of the County Board Members to be invited. Ms. Ahart mentioned that she is aware of a few members of the Farm Bureau who would be interested in attending. Chairman Gordon commented that if you open the invitation to one group, there may be difficulty in drawing the line in the number of attendees. Mr. Segobiano stated that this meeting is designed for the Zoning Board of Appeals members and for the members of the Land Use and Development Committee to meet with the staff and the Civil Assistant State's Attorneys. Ms. Rackauskas noted that in the workshops that she has attended in the past, there

is usually not a problem with too many individuals attending, because, frankly, people are not extremely interested in these type of topics. Therefore, no one should be specifically excluded. Mr. Segobiano stated that he agrees that no one should be excluded but, perhaps, there should not be specific invitations issued to other groups. Mr. Segobiano noted that this is a work-session mainly for the benefit of the ZBA and the Land Use and Development Committee. Chairman Gordon stated that the meeting announcement will be made and because this is a public meeting, no one will be excluded and no one, other than the ZBA and the Land Use and Development Committee will be specifically invited. The Committee agreed. Mr. Dick added that Mr. Bill Yoder, State's Attorney and Mr. Brian Hug, Assistant State's Attorney have confirmed that they will be in attendance.

Chairman Gordon asked if there were any other items for information. Mr. Dick informed the Committee that there is a Planning Commissioner's Workshop scheduled for May 21, 2004. He noted that there are already 55 people registered for attendance. Doughnuts and coffee are to be served at 8:30 a.m. and the workshop will conclude at 4:00 p.m. Mr. Segobiano asked if there would be a reminder or itinerary sent out to the Committee. Mr. Dick responded that he had dropped off the itinerary in all of the Board Member's mailboxes, but that he would be happy to go get copies for everyone following the meeting.

Chairman Gordon stated that he would like for the Committee to join him in wishing Mr. Dick a happy birthday, as today is his birthday. Mr. Dick thanked the Committee.

Chairman Gordon asked if there was anything further for discussion. Mr. Segobiano stated that he would like to discuss the letter from Mr. Tracy to Mr. Nesbit regarding the Prairieland Subdivision. Mr. Segobiano stated that the last paragraph of the letter reads, "*I would suggest that you work with your engineer to correct these problems so that they will function as they should.*" Mr. Segobiano stated that he does not think that particular language is going to achieve the desired result. Mr. Segobiano commented that he thinks that there should be some positive action taken by the County. Mr. Kalapp stated that he is in full agreement with Mr. Segobiano. Mr. Kalapp added that the fact that Mr. Nesbit's property already contains many violations is a good indication that Mr. Nesbit is still not taking his responsibility seriously. Mr. Kalapp stated that he believes that Mr. Nesbit has a limited time frame during which he needs to make things "right", per the language in the motion made by Mr. Sorensen at the County Board Meeting on April 20, 2004.

Mr. Cavallini asked if this letter was copied to Mr. Nesbit's banker and Mr. Nesbit's attorney. Mr. Dick responded that he would forward this information to both Mr. Nesbit's attorney, Mr. Frank Miles and Mr. Nesbit's banker, Mr. Richard Seig.

Minutes of the Land Use and Development Committee Meeting
May 6, 2004
Page Four

Ms. Ahart asked if the Committee can send Mr. Nesbit a letter listing the action that needs to be taken. Mr. Dick stated that he will forward Mr. Tracy's letter with a cover letter to Mr. Miles and to Mr. Seig requesting immediate action be taken to correct this situation.

Mr. Kalapp informed the Committee that on page seven of last month's Land Use and Development Committee minutes, it is documented that there was a request made of Mr. Miles and Mr. Nesbit to provide a "Development Plan." Mr. Kalapp stated that he would like Mr. Dick to specifically request a copy of this "Development Plan" in his letter to Mr. Miles and Mr. Seig. Mr. Dick replied that he will add that information in the cover letter.

Chairman Gordon asked if there were any other items to come before the Committee. Hearing none, Chairman Gordon adjourned the meeting at 5:15 p.m.

Respectfully submitted,

Christine Northcutt
Recording Secretary

E:/Ann/Minutes/LandUse/2004/LU_May.04