

Minutes of the Land Use and Development Committee Meeting

The Land Use and Development Committee of the County Board met on Thursday, July 11, 2002, at 5:30 p.m. in Room 703, Law and Justice Center, 104 W. Front Street, Bloomington, IL.

Members Present: Chairman Gordon, Members Bostic, Nuckolls, Hoselton, Segobiano and Rodman

Members Absent: None

Staff Present: Ms. Lucretia A. Wherry, County Administrator's Office

Department Heads/
Elected Officials
Present:

Mr. Phil Dick, Director, Building and Zoning;
Mr. Mike Behary, Planner, Building and Zoning

Chairman Gordon called the meeting to order at 5:58 p.m. Hearing no objections, the minutes of the June 6, 2002 meeting were approved and placed on file as presented.

Chairman Gordon presented the bills, which have been reviewed and recommended for transmittal to the Land Use and Development Committee by the County Auditor.

Motion by Hoselton/Rodman to recommended approval of the bills as presented by the County Auditor. Motion carried.

Mr. Phil Dick, Director, Building and Zoning, presented case number S-02-10, a request made by Hans Sleeter, 1426 Butchers Lane, Bloomington, IL 61701, to approve a vacation of part of the front 40 foot recorded setback for Lot 1 of Erickson Subdivision. The property is located in Mount Hope Township, Parcel Number (05) 21-08-302-001. The existing zoning is R-1 Single Family Residence District. The existing land use is a single-family residence. The surrounding land use is as follows:

North:	Vacant
East:	Single family residence
South:	Single family residence
West:	Mobile home park across the Union Pacific Railroad Right-of-way

The size of the parcel is .8 acres. This property contains a dwelling and a detached garage and was created with a recorded front setback of 40 feet along Butchers Lane. Since then, Butchers Lane has been vacated along the front property line making the 40-foot setback requirement unnecessary. The property is triangular in shape and this front yard vacation will allow the applicant to build a detached garage in an area of his yard that he would otherwise not be allowed. A front setback of 30 feet will be maintained from the edge of the vacated street; this meets the current setback requirements of the Zoning Ordinance.

Mr. Segobiano asked if there are any objections to the request to vacate a portion of the setback. Mr. Dick replied that there are no objections on file. Mr. Hoselton asked if the Mount Hope Township Road Commissioner has agreed to the setback. Mr. Dick replied that the Road Commission does not have a problem with allowing the vacation.

Motion by Segobiano/Hoselton to recommend approval of a request to vacate part of the front 40 foot recorded setback for Lot 1 of the Erickson Subdivision. Motion carried.

Mr. Dick presented case number S-02-11, a request made by Ms. Catherine Smith, 14023 Royal Oaks Road, Bloomington, IL 61704, in the Lyle Subdivision. The property is location immediately south of 400N Road approximately 1/8 mile east of 200E Road in the Mount Hope Township, Parcel Number 26-28-100-002 & 003. The existing zoning is in the A-

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Agriculture District. The Applicant is requesting a waiver of preliminary plan requirements and a three-lot final subdivision plat for the Lyle Subdivision. The existing land use is for two single-family residences. The surrounding land use is for crop production on all sides.

The parcel size of Lots 1 and 3 are one acre in area, and Lot 2 is three acres in area. Lot 1 and 2 contain existing dwellings. Lot 3 is vacant.

The County Health Department has approved the septic systems on the two lots that contain dwellings. The dwellings were built before 1974. The Mount Hope Township Road Commissioner has signed a plat access certificate. The County Highway Department staff was not available to comment on the review of the plat before the Land Use Committee meeting.

Mr. Segobiano asked if there were any objections to the waiver. Mr. Dick replied that there are no objections on file.

Motion by Segobiano/Rodman to recommend approval of a request for a waiver of a preliminary plan and a three-lot subdivision contingent on the approval of the McLean County Highway Department. Motion carried.

The Committee reviewed the permit activity report for June 2002 for the Department of Building and Zoning. Mr. Segobiano noted that the City of Bloomington continues to expand east and west into the County. Mr. Segobiano asked what predictions could be made regarding permit activities and further annexations within the County to the City of Bloomington. Mr. Dick replied that there are several subdivisions that are currently being developed.

The Prairie Land subdivision off Old Peoria Road is 50-lot subdivision. Contractors are starting to work on it. The Sherwood subdivision is complete contingent upon EPA approval. The Wexford Hills and Dover Ridge Subdivisions, in Old Town Township, have received plat approval. Wexford Hills needs EPA approval, but Dover Ridge does not. Dover Ridge has on site disposal. Sewage requirements may slow down growth in the County. Commercial growth south of I-74 is a possibility. Mr. Segobiano asked Mr. Dick to draft a recommendation for areas of future expansion within the County that could not be annexed. Mr. Hoselton asked for the recommendation to include the cost of developing and maintaining the properties.

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Mr. Segobiano stated that he asked Mr. Dick to add a few lines to the reports stating whether or not the staff, Highway Department and Health Department approved of the requests. The Committee agreed to the suggestion.

Mr. Dick noted that Farm and Fleet was annexed partially due to the fact the septic system was beginning to fail.

Chairman Gordon stated that the ZBA case, which the County Board referred back to the ZBA for consideration was resolved and will be on the Consent Agenda at the July County Board meeting. The first ZBA vote resulted in a 3-3 tie. The case was reheard with a 4-2 vote recommending denial of the request.

Ms. Bostic noted that Chairman Randolph did a good job guiding the ZBA through the hearing. The outcome is fair. Chairman Gordon added that the hearing was a clean process.

Mr. Segobiano stated that a split vote might cause a lot of questions at the Board meeting. The facts either meet the criteria or they do not.

Ms. Bostic stated that when the Committee talks about land that is suitable for agricultural purposes, agriculture is more than crop land. Agriculture includes roads, livestock and homes, etc.

Chairman Gordon thanked the Brauer family for the quality of service from Golden West.

There being nothing further to come before the Committee, Chairman Gordon adjourned the meeting at 6:25 p.m.

Respectfully Submitted,

Lucretia Wherry
Recording Secretary