

Minutes of the Land Use and Development Committee Meeting

The Land Use and Development Committee of the County Board met on Thursday, June 6, 2002, 5:30 p.m. in Room 700, Law and Justice Center, 104 W. Front Street, Bloomington, IL.

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

Members Absent: Member Hoselton

Staff Present: Mr. John Zeunik, County Administrator; Ms. Lucretia A. Wood, County Administrator's Office

Department Heads/
Elected Officials

Present: Mr. Phil Dick, Director Building and Zoning

Chairman Gordon called the meeting to order at 5:31. Hearing no objections, the minutes of the May 2, 2002 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 Nuckolls/Bostic to recommended approval of the May 2, 2002 bills as presented by the County Auditor. Motion carried.

Mr. Phil Dick, Director, Building and Zoning, presented a request by Coryla L. Riddle to approve a waiver of a preliminary plan and a one-lot subdivision for the Riddle Subdivision, File No. S-02-07. The property is located immediately south of Road 2250N approximately 5/8 of a mile west of Road 2800E in Lexington Township and zoned A-Agriculture. The applicant requests a waiver of preliminary plan requirements and a one-lot final subdivision plat for the Riddle Subdivision. The existing land use is for single family residence. The surrounding land is used for crop production. The size of the parcel is 4.15 acres. The road frontage is 221 feet on the south side of Road 2250N

The applicant is requesting a waiver of the Preliminary Plan requirement and the staff is recommending that the request be approved. A single-family residence is located on the property. The County Highway Department has signed off on the proposed waiver and subdivision. The Lexington Township Road Commissioner has signed the necessary plat access certificate. The County Health Department has signed off on the existing septic system on the property.

Mr. Dick noted that the photographs in the agenda packet were out of order. Mr. Dick passed out the correct picture for case S-02-07.

Motion by Nuckolls/Bostic to recommend approval of a request for a waiver of a preliminary plan for case number S-02-07. Motion carried.

The Committee discussed when to schedule the July Land Use and Development Committee meeting, since the first Thursday in July is a holiday. The Committee agreed to schedule the July Committee meeting on Thursday, July 11, 2002 at 5:30 p.m.

Mr. Dick presented the May 2002 Permit Activity Report for the Department of Building and Zoning. Ms. Bostic asked when work on the Waste Water Treatment Plant would be complete. Mr. Dick replied that the Waste Water Treatment Plant is scheduled for completion in 2 years. The Committee discussed violations of the Zoning Ordinance regarding non-conforming junkyards. Mr. Dick explained that junk cars were handled on a complaint basis. However, it is hard to get individuals to comply, since the State's Attorney must be involved in order to prosecute complaints. Any junkyard in existence prior to 1968 is considered to be "grandfathered" and does not have to comply with the Zoning Ordinance.

Under the new Zoning Ordinance, transferred property must be brought up to code. The "grandfathered" status does not apply to new ownership, which includes property that was received as an inheritance.

Mr. Segobiano stated that even though this is a long process, he recommended that some measure should be taken to insure that individuals who do not conform to the Zoning Ordinance are prosecuted. Mr. Dick stated that he is working on a joint project with the Town of Normal and the City of Bloomington to have a system where a hearing officer would prosecute cases when an individual is not conforming to the Zoning Ordinance. The Committee asked Mr. Dick to continue working with the Town of Normal and the City of Bloomington on the project.

Mr. Dick introduced Mr. Ken Bohnhoff, U.S.D.A. Soil and Water Conservation Service, and Ms. Kim St. John, Prairie Rivers Resource Conservation and Development. Mr. Bohnhoff and

Ms. St. John extended an invitation to McLean County to join the Resource Conservation and Development program (RC and D).

Ms. St. John presented a PowerPoint presentation explaining the Resource Conservation and

Minutes of the Land Use and Development Committee Meeting

June 6, 2002

Page Three

Development program. The Resource Conservation and Development program is a Federal program that helps people plan and carry out activities that conserve natural resources, support economic development, enhance the environment, and improve the quality of life in local communities.

Currently, there are 368 RC and D areas across the country. Each RC and D local council provides direction for their local program. There are 9 designated RC and D's in Illinois. One area has a pending application and two other areas are in the process of forming steering committees. Macon, Piatt, DeWitt, and Shelby counties are discussing the program.

Each RC and D council has 3 members from each county involved in the program. The three members consist of a Board member, a member of the Farm Bureau and a member at-large. The United States Department of Agriculture provides each council with support staff. The RC and D works with communities to plan projects, provide organizational assistance, coordinate technical assistance, seek potential funding, and organize collaborative efforts.

Prairie Rivers Resource Conservation and Development is a non-profit organization that works at the grass roots level to foster communication, education, and problem-solving for the economic and environmental health of the region. Projects generally focus on community sustainability, economic development, land conservation, and water management.

The RC and D could provide McLean County with a Natural Resource Directory, Educational CD's acquisition of grant funds, park enhancement, historical building and trail restoration, conferences and seminars, watershed projects and community beautification.

Mr. Segobiano asked what the financial obligation is to the County. Ms. St. John replied that the obligation varies among the councils. For Prairie Rivers, the annual dues are \$200.00 per year, which covers the cost of mailings. Funds for projects are from grants. RC and D's do not look to the sponsors for funding.

Mr. Segobiano noted that the RC and D might duplicate services already offered through the McLean County Economic Development at the Chamber of Commerce. Mr. Bohnhoff stated that the RC and D would work with the Chamber of Commerce to help smaller communities in the area.

Mr. Segobiano asked what is the membership requirement Ms. St. John replied that RC and D looks to match the skills of the member at large with the projects being selected. Each at large member is asked for a three-year commitment.

Mr. Rodman asked if each RC and D area has its own staff. Ms. St. John replied that each area has its own staff. Mr. Rodman asked what would happen if the grant funds ended. Ms. St. John replied that it is possible to lose funding, but funding has never been lost since 1964. Increases in funding for RC and D programs has been included in the US Department of Agriculture budget.

Minutes of the Land Use and Development Committee Meeting
June 6, 2002
Page Four

Chairman Gordon asked if the members if they had any additional questions. Hearing none, Chairman Gordon thanked Mr. Bohnhoff and Ms. St. John for their presentation.

Mr. Dick presented a request by Stuart D. Kenney and Diana G. Estudillo to approve a waiver of a preliminary plan and a two-lot subdivision for the Kickapoo Vista Subdivision, File No. S-02-08. The property is located immediately northeast of the intersection of Roads 1625E and 450N, in Randolph Township. The existing zoning is A-Agriculture District.

The Applicant is requesting a waiver of preliminary plan requirements and a two-lot final subdivision plat for the Kickapoo Vista Subdivision. The existing land use is single family residence. The surrounding land use is as follows:

North:	Single family Residence
East:	Crop production
South:	Crop production
West:	Single family Residence

Lot 1 contains a dwelling and a detached garage and is 2.5 acres in area. Lot 2 is vacant and contains 3.77 acres. Lot 2 was approved by special use for a single family residence in case 02-02-S on February 19, 2002 by the County Board.

The applicant is requesting a waiver of the Preliminary Plan requirement and the staff is recommending that the request be approved. The County Highway Department has signed off on the proposed waiver and subdivision. The Randolph Township Road Commissioner has signed the necessary entrance permit for the new lot. The County Health Department has signed off on the septic system for the existing dwelling.

Motion by Rodman/Nuckolls to recommend approval of a request for a waiver of a preliminary plan and a two-lot subdivision for the Kickapoo Vista Subdivision, File No. S-02-08.

Ms. Bostic asked if the property could be subdivided again. Mr. Dick replied that the property could not be subdivided again. Chairman Gordon asked if the Committee members had any further questions. Hearing none, Chairman Gordon called for a vote on the previous motion.

Motion carried.

There being nothing further to come before the Committee, Chairman Gordon adjourned the meeting at 6:43 p.m.

Respectfully Submitted,

Lucretia Wood
Recording Secretary