

## **Minutes of the Land Use and Development Committee Meeting**

The Land Use and Development Committee of the McLean County Board met on Thursday April 5, 2012 at 4:45 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members Segobiano, Cavallini, Erickson, and Soeldner

Members Absent: Member Wendt

Other Board Members Present:

Staff Present: Mr. Bill Wasson, County Administrator, Ms. Diana Hospelhorn, Recording Secretary, County Administrator's Office

Department Heads/  
Elected Officials  
Present: Mr. Phil Dick, Director of Building and Zoning

Others Present: Mr. William and Nick Leuchtenberg, Property owners, Mr. Scott and Jessica Connour, Prospective Property owners

Chairman Gordon called the meeting to order at 4:47 p.m. Chairman Gordon presented the Minutes of the March 1, 2012 Land Use and Development Meeting Committee for approval. He asked for any additions or corrections. Hearing none, he approved and placed the March 1, 2012 Land Use and Development Meeting minutes on file as submitted.

Chairman Gordon presented the bills from March 31, 2012 which have been reviewed and recommended for transmittal to the Land Use and Development Committee by the County Auditor. The prepaid total and fund total for February 29, 2011 is \$879.94. He asked for a motion to approve the bills as presented by the County Auditor.

Motion by Segobiano/Soeldner to recommend approval of the March 31, 2012 bills as presented by the County Auditor.  
Motion carried.

Chairman Gordon informed the Committee the first Item for Action is the request by William and Joyce Leuchenberg for a waiver of preliminary plan requirements and a two lot final subdivision plat for the Leuchenberg Subdivision, File No. S-12-03. He asked Mr. Phil Dick, Director of Building and Zoning to address the Committee.

Mr. Dick referred to distributed plat maps of the Leuchenberg Subdivision. He noted that the 9.3 acre property contains a residence, a machine shed and land in crop production. The land owners propose to set the existing single family dwelling and the machine shed on Lot 1 and proposes to build an additional residence on Lot 2 for their son. Mr. Schmitt advised that the application has been reviewed by the Health Department and the County Highway Department. The plat access certificate has been issued. Staff recommends approval of the application for a waiver of preliminary plan requirements and approval of two lot subdivision plat for the Leuchtenberg Subdivision. Mr. Schmitt stated that William and Nick Leuchenberg are present to answer questions that the Committee may have.

Motion by Segobiano/Soeldner to recommend approval of the request by William and Joyce Leuchenberg for a waiver of preliminary plan requirements and a two lot final subdivision plat for the Leuchenberg Subdivision, Motion carried.

Chairman Gordon continued with the request by Patrick and Rosalie Phelan for a waiver of preliminary plan requirements, a waiver of the lot frontage requirement for Lot 2 which is a non residential lot , and a two final subdivision plat for the Phelan subdivision, file No. S-12-05.

Mr. Dick referred to distributed plat maps and areal photos of the Phelan Subdivision. He pointed out the driveway leading to the back of the property. The owners are represented by Scott and Jessica Connour, the prospective buyers of Lot 1 and Lot two. Mr. Dick stated that the 28 acre property is wooded in part and in pasture in part. The owners propose to sell the two lots to their grandson who will build a dwelling on Lot 1 and will raise cattle on Lot 2. Lot 1 has frontage onto a public road as required by the Subdivision Ordinance. Lot 2 does not need an access and they are requesting a waiver. Because there will be no residence on Lot 2, Staff supports the waiver.

Mr. Dick noted that at the deadline of the Committee Agenda Packet the Health Department and the Highway Department had not recommended approval. Both Departments have now recommended approval of the waiver of preliminary plan requirements, a waiver of lot frontage requirement for Lot 2 which is a non residential lot and approval of a two lot final subdivision plat for the Phelan Subdivision.

Mr. Gordon noted that the application states that the Health Department and Highway Department recommendations are pending review of the amended final plot. Mr. Dick responded that the final plat has been amended and final approval has since been received by both the Health Department and the Highway Department.

Motion by Segobiano/Soeldner to recommend Approval of the request by Patrick and Rosalie Phelan for a waiver of preliminary plan requirements, a waiver of the lot frontage requirement for Lot 2 which is a non residential lot, and a two final subdivision plat for the Phelan subdivision, File No. S-12-05.

Chairman Gordon presented the request for approval of the County Watershed Management Program Intergovernmental Agreement with the City of Bloomington, the Town of Normal and the McLean County Soil and Water Conservation District.

Mr. Dick stated that Staff recommends the County enter into a second three year Intergovernmental Agreement with the City of Bloomington, the Town of Normal and the McLean County Soil and Water Conservation District for the funding of a soil conservationist through the McLean County Conservation District. This agreement would involve a commitment by the County of \$10,000 per year for three years. This is a continuation of a similar three year agreement that was approved by the County in September, 2009 that will expire on October 1, 2012.

Mr. Dick added that in addition to other tasks, this position will:

- Help implement the Lake Bloomington and Lake Evergreen watershed plans.
- Help implement the County's storm water management plan.
- Coordinate the development of erosion and sediment control with land owners and small communities in McLean County.

Mr. Dick informed the Committee that Mr. Wasson, County Administrator and himself would be available to answer any questions the Committee may have.

Mr. Segobiano stated that as McLean County continues to grow it is imperative to stay aware of McLean County and the City of Bloomington's water needs and to assure we will be able to meet those needs in the future. There is a need for a comprehensive understanding of the water resources in McLean County.

Chairman Gordon stated that water was the subject of an Intergovernmental Study. He added that long term water needs for the area is something that needs to be assessed.

Mr. Segobiano added that McLean County needs to stay aware that McLean County Soil and Water Conservation District is doing its part of assuring the County of a continued supply of water.

Mr. Wasson noted that it was reviewed at Property Committee that the Soil and Water Conservation District was able to obtain a grant to do a demonstration project on stream bank erosion control. The demonstration will be constructed at Comlara County Park this year. The demonstration site will be used to facilitate and work with land owners within the watersheds of our water supplies to try and encourage additional work to limit erosion. This is a success story for the McLean County Soil and Water Conservation District.

Mr. Dick pointed out the with this Agreement, the City of Bloomington will pay \$70,000 per year for three years, the Town of Normal \$10,000 per year for three years and McLean County \$10,000 per year for three years. The Agreement is way to continue to implement the Watershed Plans of Evergreen Lake and Lake Bloomington.

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Mr. Segobiano stated that he appreciates this type of information provided by Mr. Wasson.

Mr. Erickson agreed that with this contractual Agreement, it is important to be informed of the progress being made by the Soil and Water Conservation District.

Mr. Soeldner asked when the last annual status report was received. Mr. Wasson noted that a draft document for the Annual Report was provided in the packet.

Chairman Gordon asked if Mr. Wasson knew when the Annual Report for 2011-2012 will be finalized. Mr. Wasson responded the Intergovernmental Committee, representing the three members will meet to review the report before it is finalized.

Motion by Soeldner/Erickson to recommend  
approval of the County Watershed Management  
Program Intergovernmental Agreement with the  
City of Bloomington, the Town of Normal and the  
McLean County Soil and Water Conservation District.

Mr. Segobiano stated that he would like to see the final report. The draft is subject to change. He will support the motion if it is contingent on the draft being the final document.

Mr. Soeldner asked if the final report will be received by the April County Board Meeting. Mr. Wasson responded that a meeting has not been scheduled and he did not believe the Final Report would be received by the April County Board Meeting. The Agreement is current until the end of September, 2012. The Committee can table the Agreement until the May Land Use and Development Committee Meeting they so wish. He noted that representative from the Soil and Water Conservation were invited to the Committee. A work conflict prevented them from attending.

Mr. Soeldner withdrew his motion and Mr. Erickson withdrew his second to the motion.

Chairman Gordon stated that there is no motion on the floor. The consensus of the Committee is to hold the County Watershed Management Program Intergovernmental Agreement with the City of Bloomington, the Town of Normal and the McLean County Soil and Water Conservation District over until the May 3, 2012 Land Use and Development Committee Meeting.

Mr. Wasson added that a final report is expected before the May 3, 2012 Committee Meeting.

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Chairman Gordon stated that the first Item of Information is the 2012 Central Illinois Bike Summit in Uptown Normal at the Carol Reitan Conference Center on Wednesday, May 23, 2012.

Mr. Dick informed the Committee that if anyone is interested in attending, he will see that they are registered. This event would be informative to anyone interested in bicycling in the community and how bicycling is being done in other communities.

Chairman Gordon reminded the Committee that the next Land Use and Development Committee meeting is scheduled for April 5, 2012.

Chairman Gordon asked if there was any other information to come before the Committee.

Chairman Gordon adjourned the Committee Meeting at 5:15 p.m.

Respectfully Submitted,

Diana Hospelhorn  
Recording Secretary