

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

The Land Use and Development Committee of the McLean County Board met on Thursday May 6, 2010 at 4:45 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Members Ahart, Cavallini, Rankin, Segobiano and Soeldner

Members Absent: None

Other Board Members Present: None

Staff Present: Mr. Terry Lindberg, County Administrator, Mr. Bill Wasson, Assistant County Administrator, Ms. Diana Hospelhorn, Recording Secretary

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

Others Present: None

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

Chairman Gordon presented the Minutes of the May 6, 2010 Land Use and Development Meeting to the Committee for approval.

Motion by Ahart/Soeldner to recommend approval of the Minutes of the May 6, 2010 Land Use and Development Committee Meeting.  
Motion carried.

Chairman Gordon presented the bills from April 30, 2010 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 April 30, 2010 is \$21,715.32. He asked for a motion to approve the bills as presented by the County Auditor.

Motion by Cavallini/Rankin to recommend approval of the April 30, 2010 bills as presented by the County Auditor.  
Motion carried.

Chairman Gordon informed the Committee that the first Item for Action is an Application of Gerald and Debra Prochnow to approve a waiver of preliminary plan requirements and a one lot final subdivision plat for the Shade Tree Lane II Subdivision which is located in Downs Township immediately east of 1900 East Road and approximately ½ mile north of 600 North Road, file no. S-10-05. He asked Mr. Phil Dick, Director of Building and Zoning, to address the Committee.

Mr. Dick referred to the plat maps. He informed the Committee that this is a one lot subdivision which the Prochnows are proposing to set aside and have their son build a dwelling. An application for a special use for a proposed residence on this property has been submitted in case SU-10-06 and is going concurrently to the County Board for approval. Mr. Dick stated that the 2.4 acre property is vacant and is currently in pasture, grass and trees.

Mr. Dick noted that the application meets all County requirements. The County Health Department recommends approval of the proposed final plat. The County Highway Department recommends approval of the request for the waiver of preliminary plan requirements, the proposed final plat and has signed the plat access certificate.

Mr. Soeldner asked if the waiver is approved, the reason would be because it is only a one lot subdivision. Mr. Dick responded that the Subdivision Ordinance requires a preliminary plan unless a waiver is approved.

Motion by Soeldner / Ahart to recommend approval of the Application of Gerald and Debra Prochnow to approve a waiver of preliminary plan requirements and a one lot final subdivision plat for the Shade Tree Lane II Subdivision which is located in Downs Township immediately east of 1900 East Road and approximately ½ mile north of 600 North Road, file no. S-10-05.  
Motion carried.

Chairman Gordon informed the Committee that the next items to be presented to the Committee are Items of Information. The first is a report on the owner of Meadows of Bloomington Mobil Home Park in compliance with stipulation of Zoning Case SU-10-01 as approved by the County Board on February 16, 2010.

Mr. Dick presented the report on the activity of the owner of Meadows of Bloomington Mobil Home Park as instructed by the County Board. The only stipulation that the owner of the Mobile Home Park has not completed is the installation of the six feet high chain link fence. He noted that the owner has hired a contractor to install the fence. The contractor has obtained a permit and has met with staff to set up a stake out inspection. Mr. Dick stated that the fence was to be completed by May 1, 2010. The fence should be completed next week.

Mr. Segobiano asked if, outside the fencing is there anything else pending in regards to the stipulations of Zoning Case SU-10-01. Mr. Dick responded that there is nothing else pending.

The Committee accepted the report as presented.

Mr. Dick continued with the request from Mr. Tom Anderson, County Health Department. As a follow up to Representative Michael Tryon's presentation on House Bill 170 regarding regulation of private sewage systems with surface discharges at the March 4, 2010 Committee Meeting, Mr. Anderson is asking for questions to be submitted to them to answer at a future Committee Meeting.

Ms. Ahart advised that there was discussion about the setting of fees and monitoring the existing systems and the inspection of any new sewage systems. She asked if that is the Committee's responsibility. Chairman Gordon stated that it could come from the Committee or from staff at the Committee's request.

Mr. Segobiano stated that the Health Department answered the questions at the March 4<sup>th</sup> meeting. He suggested that if there is any follow up, it should come

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from the Health Department as to any further action to be taken. The Committee then will evaluate and proceed from there.

Mr. Soeldner voiced his concern of developers and their letter of credit when there are problems in the subdivision such as there currently are in Wexler Hills in Old Town Township. Mr. Dick stated that the developer's letter of credit should still be valid. When projects are left undone, we are able to draw on the letter of credit to finish projects not completed by the developer.

Chairman Gordon stated that the next Land Use and Development Committee meeting will be on Thursday, June 3, 2010. Chairman Gordon asked if there were other items of information to come before the Committee. Hearing none, he adjourned the meeting at 5:05 p.m.

Respectfully Submitted

Diana Hospelhorn  
Recording Secretary