

Minutes of the Land Use and Development Committee Meeting

The Land Use and Development Committee of the McLean County Board met on Thursday December 5, 2013 at 3:30 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members Erickson, Buchanan, Brandt, Pyne and Wendt

Members Absent: None

Other Board Members Present:

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

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

Others Present: Mr. Mike Behary, County Planner, Mr. Harry Hall, Property Owner

Chairman Gordon called the meeting to order at 3:30 p.m. He presented the November 7, 2013 Land Use and Development Committee Minutes. He asked for any additions or corrections. Hearing none, he approved and placed the November 7, 2013 Land Use and Development Meeting minutes on file as submitted.

Chairman Gordon presented the bills from November 30, 2013 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 November 30, 2013 is \$432.01. He asked for any objections to the bills.

Motion by Erickson/Buchanan to recommend approval of the Land Use and Development Committee Bills for November 30, 2013.
Motion carried.

Chairman Gordon informed the Committee that the first item for action on the Agenda is the request by Harry Hall for a waiver of preliminary plan requirements for a three lot final subdivision for the Kickapoo Estates Subdivision 1st Addition, file No. S-13-26.

Mr. Phil Dick, Director of Building and Zoning, referred to an aerial photo distributed to the Committee members. The property is located immediately west of 1675 East Road and approximately 1/3 mile north of 700 North Road in Randolph Township. He stated that the three lot subdivision is zoned Agriculture District. The property owner is allowed one residence per 40 acres of nonfarm in the Agriculture District because this property was deemed undesirable for Agricultural purposes in 1974. The property is currently vacant, is in pasture and contains a few trees. The applicant is splitting the parcel into three lots. Lot 4 is 2.92 acres, lot 5 is 2.89 acres and lot 6 is 3 acres in area. Mr. Dick noted that Mr. Hall is present to answer questions the Committee may have.

Mr. Dick reported that the County Health Department, County Highway Department and Staff recommend approval of the request for a waiver of a preliminary plan, approval of the final plat of the Kickapoo Estates Subdivision 1st Addition Subdivision. Randolph Township Road Commissioner has signed the plat access certificate for the proposed subdivision.

Mr. Wendt asked what is involved in the "preliminary plan". He noted that the Committee frequently receives requests to wave the preliminary plan. Mr. Dick responded that a preliminary plan is required when the subdivision involves construction of streets or other infrastructure. The wavier is appropriate when no infrastructure is involved.

Motion by Wendt/Brandt to recommend the Request by Mr. Harry Hall for a waiver of preliminary plan requirements and a three lot final subdivision for the Kickapoo Estates Subdivision, 1st Addition, file No. S-13-26.
Motion carried.

Chairman Gordon continued with the Items of Information. He informed the Committee that the next Land Use and Development Committee Meeting is January 2, 2014. He asked the Committee if January 9, 2014 would be a better date. After discussion, it was decided the Committee would meet January 9, 2014.

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Chairman Gordon presented the idea of returning to the meeting time of 4:45 p.m. instead of the current time of 3:30 p.m. The switch would also need the approval of the Property Committee. The Committee's decision was to return to the 4:45 p.m. meeting time if agreed by the Property Committee. The Committee will be informed of the meeting time.

Ms. Hannah Eisner, Assistant County Administrator, stated that the County has the authority to approve sites for Pollution Control facilities. The County has been advised that we will be receiving an application for such a facility. The Land Use Committee plus the County Board Chairman is the McLean County Pollution Control Facility Siting Committee and will convene the public hearing. She presented April 15, 2014 – April 18, 2014 as possible dates for the public hearing. It was decided that April 16th and April 17th would be the preferred dates. She asked the Committee to keep these dates open.

Ms. Pyne thanked Mr. Dick for facilitating the Greenways Workshop and the attendance of members of the Committee as well as some members of the County Board. She reported that the Workshop was very educational and useful. Ms. Pyne learned a lot and the program will be beneficial to her.

Ms. Brant reiterated and added that it was interesting to see the different perspective of other Counties. She noted the uniqueness of the Greenways Subdivision, Tipton Trails.

Chairman Gordon asked if there was any other information to come before the Committee. Hearing none, he adjourned the Land Use and Development Committee Meeting at 3:55 p.m.

Motion by Buchanan/Brandt to
Adjourn the Meeting of the Land
Use and Development Committee.
Motion carried.

Respectfully Submitted,

Diana Hospelhorn
Recording Secretary