

Minutes of the Land Use and Development Committee Meeting

The Land Use and Development Committee of the McLean County Board met on Thursday September 1, 2016 at 3:33 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members Erickson, Buchanan, Harris, Wendt and Murphy

Members Absent: Member Johnson

Other Board Members Present:

Staff Present: Mr. Bill Wasson, County Administrator, Ms. Hannah Eisner, Assistant County Administrator, Mr. Don Knapp, First Assistant State's Attorney Civil, Ms. Diana Hospelhorn, Recording Secretary

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

Others Present:

Chairman Gordon called the meeting of the Land Use and Development Committee to order at 3:32 p.m. He presented the bills from August 31, 2016 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 August 31, 2016 is \$1,336.03. He asked for any objections to the bills.

MCLEAN COUNTY BOARD COMMITTEE REPORT

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AS OF 9/1/2016

EXPENDITURE SUMMARY BY FUND

Land Use Committee

FUND	FUND TITLE	PENDING TOTAL	PREPAID TOTAL	FUND TOTAL
0001	GENERAL FUND		\$1,336.03	\$1,336.03
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			\$1,336.03	\$1,336.03


COMMITTEE CHAIRMAN

Motion by Harris/Erickson to recommend approval of the August 31, 2016 Land Use and Development Committee bills.

Motion carried.

Chairman Gordon informed the Committee that the first item for action on the agenda is a request by Barry Duke for a waiver of preliminary plan requirements and a one lot final subdivision plat for the Barjo Acres Subdivision, file No. S-16-12.

Mr. Phil Dick, Director of Building and Zoning, presented an aerial phot of the 3.41 acre property located at 18671 E 600 North Road, Bloomington in Downs Township. The existing parcel has a single family residence, a grain bin and out buildings and is zoned agricultural.

The County Health Department, County Highway Department and Staff recommends approval of the request for a waiver of a preliminary plan and approval of the final plat of the Barjo Acres Subdivision. The applicant plans to use the existing entrance on 600 North Road and has provided a plat access certificate signed by the Downs Township Road Commissioner.

Motion by Murphy/Harris to recommend approval of the request by Barry Duke for a waiver of preliminary plan requirements and a one lot final subdivision plat for the Barjo Acres Subdivision, file No. S-16-12.

Motion carried.

Chairman Gordon continued with the request by Dennis Miller by Power of Attorney Joseph Witte for a waiver of preliminary plan requirements and a one lot final subdivision plat for the Dewey's Meadows Subdivision, File No. S-16-13.

Mr. Dick stated that the 2.27 acre property is located at 19373 N 500 East Road, Danvers, IL .and is zoned agriculture. The County Health Department, County Highway Department and Staff recommends approval of the request for a waiver of a preliminary plan and approval of the final plat of the Dewey's Meadows Subdivision. The applicant plans to use the existing entrance on 500 East Road. A plat access certificate has been signed by the Danvers Township Road Commissioner.

Motion by Murphy/Harris to recommend approval of the request by Dennis Miller by Power of Attorney Joseph Witte for a waiver of preliminary plan requirements and a one lot final subdivision plat for the Dewey's Meadows Subdivision, File No. S-16-13.

Motion carried.

Mr. Dick advised that the Illinois Association County Zoning Officials Seminar will be held Thursday, September 29, 2016 at Starved Rock Lodge and Conference Center in Utica, IL. If any of the Committee members would like to go, please contact Mr. Dick and he will see that you are registered

Chairman Gordon stated that a zoning concern has been brought to the attention of Administration. He asked for a Committee consensus to direct County staff to explore options and alternatives that might effectively respond to these concerns. This process would come before the Land Use and Development Committee at the October 6, 2016 meeting.

Mr. Erickson asked if we are looking at a possible Text Amendment as an option. Mr. Bill Wasson, County Administrator responded that options to be considered would be amendments to the Zoning Ordinance

Mr. Erickson asked why this could not go through the variance process. Mr. Don Knapp, First Assistant State's Attorney, advised that the situation does not fit the traditional notions of variance. We are talking about a different use rather than what is an allowable use.

Mr. Wasson stated that staff will bring options for a Text Amendment for consideration for action by the Committee to the October meeting. He noted that by code, the Land Use Committee can forward a recommendation on a Text Amendment to the County Board for approval. If approved by County Board, the Text Amendment is forwarded to the Zoning Board of Appeals for public hearing. Upon completions of the public hearing the Text Amendment returns to the County Board for final action.

Mr. Dick advised that that you cannot get a variance for uses. Variances are for specific rules of property lines or lot widths. You could not get a variance for a used car lot on property zoned agricultural.

Chairman Gordon asked if the Board can amend a recommendation from the Land Use and Development Committee. Mr. Wasson responded that the County Board can amend a recommendation from the Land Use and Development Committee. He stated that this text amendment concerns public gatherings or public use assembly in the agricultural district.

Chairman Gordon noted that the next meeting of the Land Use and Development Committee Meeting is scheduled for Thursday, October 6, 2016.

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 3:50 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Diana Hospelhorn". The signature is written in a cursive style with a large initial "D" and a long, sweeping tail.

Diana Hospelhorn
Recording Secretary