

Minutes of the Land Use and Development Committee Meeting

The Land Use and Development Committee of the McLean County Board met on Thursday December 1, 2016 at 3:30 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members, Erickson, Wendt, Harris, Murphy, Johnson and Barnett

Members Absent: None

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: Ms. Jo Morrison, Land Owner Mr. and Mrs. David Howell, Duncan Manor Owner

Chairman Gordon called the meeting to order at 3:34 p.m. He presented the Minutes from the Land Use and Development Committee for the November 3, 2016 meeting. He asked for any additions or corrections. Hearing none Chairman Gordon declared the minutes approved as presented.

Chairman Gordon presented the bills from November 30, 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 November 30, 2016 is \$1,201.33. He asked for any objections to the bills.

MCLEAN COUNTY BOARD COMMITTEE REPORT

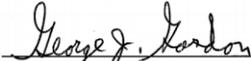
PAGE 1 OF 2

AS OF 12/1/2016

EXPENDITURE SUMMARY BY FUND

Land Use Committee

FUND	FUND TITLE	PENDING TOTAL	PREPAID TOTAL	FUND TOTAL
0001	GENERAL FUND		\$1,201.33	\$1,201.33
			\$1,201.33	\$1,201.33


COMMITTEE CHAIRMAN

Motion by Harris/Murphy to recommend approval of the November 30, 2016 Land Use and Development Committee bills.

Motion carried.

Chairman Gordon presented the Appropriation Transfer as presented in the Land Use and Development Committee packet. Expert witness - \$400.00 and Contract Services - \$600.00

Motion by Johnson/Harris to recommend approval of the Appropriation Transfer.

Motion carried.

Ms. Harris asked for an explanation of the expert witness fee. Mr. Dick responded that unexpected transcript expenses on the wind farm application is the reason for the transfer of funds.

Chairman Gordon invited County Board Chairman, Mr. John McIntyre to the table. Mr. McIntyre congratulated Chairman George Gordon on 20 years of service to the County Board. He advised that Mr. Paul Segobiano was recognized in Springfield at the Illinois Association of County Board Members as the longest current serving Board member in the State of Illinois for 44 years of service. Congratulations to Mr. Segobiano.

Chairman Gordon presented the Proposed Amendment to the text of Chapter 350 of the McLean County Code for consideration and referral to the McLean County Board for further action in accordance with §350-21 B of the McLean County Code. He referred to a memo from Ms. Hannah Eisner, Assistant County Administrator giving the Committee a clear view of permitted use, special use and special events.

The proposed changes are:

350-26 Definitions

AGRICULTURAL TOURISM

Agricultural tourism includes any activities allowable at a rural specialty facility.

Rural Specialty Facility

Establishments that offer recreational, cultural, social and/or educational activities for the purpose of attracting the public for the enjoyment of the agricultural nature of the area, such as weddings or other similar social or commercial gatherings. A rural

Specialty Facility may also offer or allow limited retail sales in conjunction with or in relation to activities of the facility.

350-42 Use Table

ZONING DISTRICTS

Use Type

Rural Specialty Facility S BBB

350-43 Use Standards

BBB Rural Specialty Facility. The following standards shall apply to all rural specialty facilities:

- (1) No property shall be used as a rural specialty facility unless the owner has completed an agricultural nuisance disclaimer in accordance with §350-35 B.
- (2) Rural specialty facilities shall be located at least 400 feet, by no more than 2500 feet, from any adjacent R-1 or R-2 Zoning District.
- (3) Rural specialty facilities shall be located within a reasonable distance from arterial or collector roads to allow proper access by the public, emergency personnel and administrative representatives charged with monitoring activities engaged in thereon.
- (4) Citizens participating in activities at rural specialty facilities shall be limited in number to an amount appropriate given the size, nature and unique specifications of the property and facility.
- (5) Hours of operation for activities at rural specialty facilities shall be limited to appropriate days and times given the nature of the activities and unique specification of the property and facility.
- (6) Handicap parking requirement. At least one paved handicap parking space shall be provided.
- (7) Food sales/service, waste water/sewer disposal and potable water supplies shall meet the requirements of the County Health Department.
- (8) No property shall be used as a rural specialty facility unless first receiving approval from the applicable road authority.
- (9) No property shall be used as a rural specialty facility unless proper off-street parking can be provided. On-street parking is prohibited at rural specialty facility.

Chairman Gordon noted that we are considering to forward to the County Board for its consideration this language that if approved, would then go to the Zoning Board. Their action would then come back to the County Board for final approval. This general language would cover a variety of individual situations such as those raised by the Howells and Ms. Morrison.

Ms. Harris expressed her appreciation of the time and effort taken for the change in language. The Rural Special Facility option are special to the investment and development of the historic core of the County. She strongly endorsed the amendment.

Mr. Wendt asked if these event hours are limited. Mr. Knapp responded that in the use standards, one of the things set on a permit by permit basis, is the hours of operations. This was crafted to give the County Board, through the Special Use process, language flexibility to curtail the permit to the uniqueness of each property, including the Road Use Agreement, hours of operation and consumption of alcohol while also allowing through the ZBA, other conditions and stipulations of the Special Use Permit.

Mr. Murphy's main concern is seeing this evolve into a party barn. Mr. Knapp responded that the vision is that the enforcement mechanism was meant to be handled through the conditions of the Special Use set by the ZBA.

Chairman Gordon noted that the ZBA will hear all the evidence at a public hearing and make recommendations to the County Board on an individual permit basis. He thanked staff for the time spent in generating the language for the Amendment.

Motion by Wendt/Erickson to recommend approval of the Proposed Amendment to the text of Chapter 350 of the McLean County Code for consideration and referral to the McLean County Board for further action in accordance with §350-21 B of the McLean County Code.

Chairman Gordon stated that the next meeting of the Land Use and Development Committee will be January 5, 2016 at 3:30 p.m.

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 without objection at 4:05 p.m.

Respectfully Submitted,



Diana Hospelhorn
Recording Secretary