

Minutes of the Land Use and Development Committee Meeting

The Land Use and Development Committee of the McLean County Board met on Thursday May 4, 2017, at 3:30 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Erickson Members, Wendt, Wollrab, Cavallini, Beard and Johnson

Members Absent: Members Barnett

Other Board Members Present: None

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/ Mr. Phil Dick, Director of Building and Zoning,

Elected Officials Present: None

Others Present: None

Chairman Erickson called the meeting to order at 3:33 p.m. He presented the Minutes from the Land Use and Development Committee for the April 6, 2017 meeting. He asked for any additions or corrections.

Motion by Johnson/Wollrab to recommend approval of the April 6, 2017 Land Use and Development Committee Meeting Minutes.
Motion carried.

Chairman Erickson presented the bills from April 30, 2017, 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, 2017 is \$1,392.42. He asked for any objections to the bills.

Land Use Committee

FUND	FUND TITLE	PENDING TOTAL	PREPAID TOTAL	FUND TOTAL
0001	GENERAL FUND		\$1,392.42	\$1,392.42
			\$1,392.42	\$1,392.42



COMMITTEE CHAIRMAN

Motion by Wollrab/Cavallini to recommend approval of the April 30, 2017 Land Use and Development Committee bills.
Motion carried.

Chairman Erickson confirmed there were no appearances by members of the public.

Chairman Erickson presented for action a request by the Department of Building and Zoning to approve a resolution and grant agreement with the Illinois Housing Development Authority to assist with the maintenance and demolition of abandoned residential property in the unincorporated area of McLean County.

Mr. Phil Dick, Director of Building and Zoning advised that the Department applied for a grant with the Illinois Housing Development Authority in October 2016. McLean County received a conditional commitment letter to make funds available in the maximum amount of \$40,000 to assist with the maintenance and demolition of abandoned residential properties from the Abandoned Residential Property Municipality Relief Fund. He stated that the program funding is used for the securing, maintenance and demolition of abandoned residential property in our jurisdiction. The owners of the abandoned properties cleaned up under this grant would need to reimburse the cleanup cost to the County or a lien would be placed on the property in the amount of the cleanup. Mr. Dick added that the grant cannot be used for occupied residential properties.

Mr. Dick stated that the Department is identifying abandoned buildings that would qualify under the grant. Letters are being sent to the property owners to remove the abandoned buildings. Alternatively, they can remove the buildings on their own, rather than pay the cost to the County.

Mr. Beard asked if these properties are in violation of a specific statute. Mr. Dick responded that these are houses with missing windows, no electricity and nobody living in them. They are abandoned, making them a nuisance and a hazardous condition. Ms. Eisner added that there is a statutory provision for the demolition of unsafe properties.

Mr. Cavallini stated that this would help us get something accomplished in Weston and other communities. Weston has been a frustrating experience trying to get the home owner to take care of the issues with their property.

Mr. Cavallini asked if the abandoned Rail Road property being used as storage qualify for the grant. Mr. Dick responded that the grant is limited to properties zoned residential.

Mr. Wendt asked if the grant will pay the County for the cost to demolish the home. Mr. Dick responded that the County would have to pay to demolish the home. The grant will then reimburse the County. Ultimately, the homeowner is responsible for the cost. If the County is not reimbursed, a lien will be placed on the property. If the property owner does reimburse the County, the money will be given back to the State.

Building and Zoning along with Administration will coordinate the contract bidding. The Grant would be audited by the County Auditor. A separate bank account would be created for the grant funding.

Mr. Dick stated that in the past the County did not have the revenue to demolish abandon homes.

Mr. Wasson advised that the grant would allow the County, with direction from the County Board, to take a more proactive approach with abandoned homes.

Mr. Wendt voiced his concerns regarding historic homes. Mr. Dick indicated that the intent is emphasize safety in the unincorporated Villages in the County. He advised the committee to notify the Department if there are concerns with any abandoned homes in the unincorporated villages or municipalities in the County.

Chairman Erickson asked the legal process for the County to demolish a residence. Mr. Knapp, Assistant State's Attorney, Civil responded that the County's ultimate goal is to never have to use this grant. He stated that there is a statutory mechanism that allows you to:

- Post signs declaring the hazard
- File Suit declaring a property a hazard

Mr. Knapp stated that once the property has been declared a hazard the land owner is put on notice that after 120 days, the County will demolish the building if the property owner does not take care of the issues. He added that the problem has been the County not having the revenue to actually demolish the building. Most times the property owners will take care of the situation themselves.

Mr. Wendt asked if barns and other buildings are included in the grant. Mr. Dick responded that the grant only includes residential property. If there is an abandoned residence on the property, other buildings can be demolished as well.

Motion by Cavallini/Wollrab to recommend approval of the Department of Building and Zoning to approve a resolution and grant agreement with the Illinois Housing Development Authority to assist with the maintenance and demolition of abandoned residential property in the unincorporated area of McLean County.

Motion Carried.

Chairman Erickson continued with items for information,

Chairman Erickson presented the positions filled report.

Mr. Bill Wasson, County Administrator, indicated there were no positions filled under the purview of the Land Use and Development Committee.

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Chairman Erickson stated that the next meeting of the Land Use and Development Committee will be June 8, 2017 at 3:30 p.m.

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

Motion by Cavallini/Johnson to adjourn the May 4, 2017 Land Use and Development Committee Meeting.
Motion carried.

Chairman Erickson adjourned the Land Use and Development Committee Meeting without objection at 4:00 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Diana Hospelhorn".

Diana Hospelhorn
Recording Secretary