

Minutes of the Land Use and Development Committee Meeting

The Land Use and Development Committee of the McLean County Board met on Thursday June 2, 2011 at 4:45 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members Segobiano, Cavallini, Wendt and Soeldner

Members Absent: None

Other Board Members Present:

Staff Present: Mr. Bill Wasson, County Administrator, Ms. Diana Hospelhorn, Recording Secretary, County Administrator's Office

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

Others Present: Mr. Jeff Misch, Property Owner, 24132 E 2000 North Road, Downs, IL 61736

Chairman Gordon called the meeting to order at 4:45 p.m. Chairman Gordon presented the Minutes of the May 5, 2011 Land Use and Development Meeting to the Committee for approval. He asked for any additions or corrections. Hearing none, he approved and placed the May 5, 2011 minutes on file as submitted.

Chairman Gordon presented the bills from May 31, 2011 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 May 31, 2011 is \$1,771.05. He asked for a motion to approve the bills as presented by the County Auditor.

Motion by Segobiano/Cavallini to recommend approval of the May 31, 2011 bills as presented by the County Auditor.
Motion carried.

Chairman Gordon informed the Committee that the only item for action is a request by Jeff and Kathy Misch in case S-11-03 for a waiver of preliminary plan requirements and a one lot final subdivision plat for the Leonard Misch Subdivision which is located in Dawson Township at 24132 E 2000 North Road, Downs, Illinois 61736.

Mr. Phil Dick, Director of Building and Zoning, distributed an aerial photo of the Leonard Misch Subdivision. He reported that the plans are to set apart the farm house from the farm. He informed the Committee that Jeff Misch, executor of the Leonard Misch Estate is present to answer any questions the Committee may have. The 2.5 acre property currently contains a residence, a machine shed and a corn crib. He stated that the Health Department does not have a record of a septic system on the property, and conditionally recommends approval of the subdivision provided a private sewage disposal permit application is submitted to and approved by the County Health Department before the subdivision is recorded. Mr. Dick advised that Mr. Misch is currently in the process of installation of the septic system. He added that Mr. Misch has an access certificate from the Road Commission. County Highway Department and Staff recommend approval of the request for the waiver of preliminary plan requirements and proposed final plat.

Mr. Dick advised that Staff recommends a waiver of preliminary plan requirements and that the Leonard Misch Subdivision final plat should be approved with a condition that a private sewage disposal permit application is submitted.

Chairman Gordon asked if the private sewage disposal permit application being submitted is sufficient for recording. Mr. Dick responded that the application on file is sufficient to guarantee the Health Department has someone on the books to install a lawful septic system.

Chairman Gordon informed Mr. Misch that the request will be on the Consent Agenda of the June 21, 2011 County Board Meeting.

Motion by Segobiano/ Soeldner to recommend approval of the request by Jeff and Kathy Misch - S-11-03 for a waiver of preliminary plan requirements and a one lot final subdivision plat for the Leonard Misch Subdivision located in Downs Township, 24132 E 2000 North Road, Downs, Illinois.
Motion Carried.

Chairman Gordon stated that the first Information Item is to discuss possible topics and speakers for a proposed Fall Citizen Planner Workshop sponsored by planners from McLean County Regional Planning Commission, Town of Normal, City of Bloomington and by the American Planning Association (APA). The proposed date is Friday November 18, 2011 from 9:00 a.m. – 2:00 p.m. at the Government Center.

Mr. Dick noted that the date has changed to November 18, 201. He stated that if the Committee has any topics or speakers they would like to see at the Fall Citizen Planner Workshop, the ideas are welcome

Mr. Segobiano advised that as the representative for District 8, the west side of Bloomington, he is disappointed in the City of Bloomington's failure to complete Mitsubishi Motor Way. He pointed out that a prominent subdivision is waiting for this to happen. The City of Bloomington has approved and continued with infrastructure development of The Grove on the City's east side and is ignoring possible development of the rail road area on the west side.

Mr. Wendt asked if there is anything the County can do to help facilitate development of the Mitsubishi Motor Way. Mr. Segobiano responded that the area is in the City of Bloomington; however, the County does have a voice in the Regional Planning Commission.

Mr. Wendt agreed that development of outline subdivisions is costly. The money would have been much better spent with the development of the railroad area on the west side.

Mr. Segobiano noted he is not in support of the East Side Highway Bypass because there is no balance in the development of the City or County.

Mr. Wendt asked if a recommendation from the Regional Planning Commission for development of the west side would be helpful.

Mr. Bill Wasson, County Administrator, recommended that the Committee request Regional Planning evaluate possible programs or sessions to discuss Urban Redevelopment.

Mr. Dick advised that the workshop is being presented to the Regional Planning Commission, the Planning Commission of Bloomington, and the Planning Commission of Normal. He agreed this would be a good place for the Committee to have interaction with the people who have the authority to make recommendations.

Mr. Wendt asked if there is anything the County can do through the Health Department or Building and Zoning to get a handle on abandoned property and deteriorating homes that are a danger to the public. Mr. Dick responded that this situation is dealt with on a regular basis. Getting property owners to cooperate is the largest problem. The best way to address these types of situations is to adopt a building code and then condemn the property. McLean County does not, at this point, have a building code.

Mr. Wendt asked if property can be condemned through a Health Department inspection. Mr. Dick responded that the Health Department is not able assist the County in getting property condemned.

Mr. Segobiano suggested the City of Bloomington, Town of Normal and McLean County have a unified code to address abandoned and deteriorating homes. Mr. Dick added that the Department inspectors are working with individuals to get problem areas cleaned up.

Mr. Cavallini advised that the control of deteriorating and abandoned homes is another topic for the Fall Citizen Planner Workshop.

Mr. Soeldner added that Stream Buffer Issues and Landowner Rights when dealing with subdivisions would be interesting topics for the Fall Citizen Planner Workshop.

Mr. Segobiano suggested a discussion on how Unit 5 School District determines the sites for new facilities, ramifications of the decisions, and how the surrounding property owner's rights are protected.

Mr. Dick stated that the topic of redevelopment of urban areas is a good focus discussion particularly with the members of the Committee in attendance.

Mr. Wasson added that being aware of the limitations of the County's ability to control the City's and Town's reach into the rural areas for development, the Fall Citizen Planner Workshop provides the County the opportunity to participate in the dialog relative to the development of the incorporated areas.

Mr. Dick proposed that the Land Use and Development Committee Meeting be changed to September 29, 2011 from the regularly scheduled October 6, 2011 meeting.

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

The next Land Use and Development Committee Meeting will be Thursday July 7, 2011.

Chairman Gordon adjourned the Committee Meeting at 5:15 p.m.

Respectfully Submitted,

Diana Hospelhorn
Recording Secretary