

Minutes of the Land Use and Development Committee

The Land Use and Development Committee of the McLean County Board met on Thursday August 6, 2009 at 4:45 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members Ahart, Rankin, and Segobiano

Members Absent: Members Cavallini and Soeldner

Other Board Members Present: None

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

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

Others Present: Mr. Ron Schultz, Mahomet Aquifer Consortium

Chairman Gordon called the meeting to order at 4:47 p.m.

Chairman Gordon presented the Minutes of the July 2, 2009 Land Use and Development Meeting to the Committee for approval. Hearing no objections or corrections, Chairman Gordon accepted and placed the minutes on file as submitted.

Chairman Gordon presented the bills from July 31, 2009 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 July 31, 2009 is \$22,825.86.

Motion by Segobiano / Rankin to recommend approval of the July 31, 2009 bills as presented by the County Auditor.
Motion carried.

Chairman Gordon informed the Committee that the first Item for Action is a request by Erik Sloneker to reinstate the preliminary plan for the Knob Hill Acres P.U.D. Subdivision, File No. S-05-23.

Mr. Phil Dick, Director of Building and Zoning, noted that Mr. Eric Sloneker, the developer of Knob Hill Acres P.U.D. was not present. Mr. Dick referred to photos of the property located immediately north of the White Trail Ridge Subdivision, west of Old US Route 51 approximately ½ mile north of 525 North Road in Randolph Township. He stated that the request is to reinstate the preliminary plan for the Knob Hill Acres P.U.D. Subdivision. A preliminary plan was approved by the County Board on March 21, 2006. Due to inactivity on part of the developer the preliminary plan expired.

Ms. Ahart asked if there were any changes from the expired preliminary plan to the current preliminary plan. Mr. Dick responded that both plans are the same. He noted that the Department discovered the expiration of the preliminary plan through a request for a building permit.

Mr. Rankin asked why a developer would delay the process. Mr. Dick answered that developers will at times wait to sell lots. Mr. Segobiano pointed out that it is neither usual nor unusual for a Preliminary Plan to expire.

Mr. Dick noted that a Preliminary Plan is good for three years. He stated that after approval of the County Board the final Plat will be recorded and lots will be able to be sold. Mr. Dick stated that the County Highway Engineer, the Health Department, METCOM and the Department of Building and Zoning have reviewed the request and support the extension of the Preliminary Plan for three years.

Motion by Segobiano / Ahart to recommend approval of a request by Erik Sloneker to reinstate the preliminary plan for the Knob Hill Acres P.U.D. Subdivision, File No. S-05-23.
Motion carried.

Chairman Gordon stated that the first item for information to be presented to the Committee is the schedule for Public Hearings to adopt the McLean County Regional Comprehensive Plan.

Mr. Dick informed the Committee that McLean County will hold a Public Hearing with public comments on Thursday September 3, 2009 during the Land Use and Development Committee meeting, to adopt the McLean County Regional Comprehensive Plan. He noted that at the same time the Greenways Plan will also be considered as a separate part of the Public Hearing. Mr. Dick stated that the tentative schedule for the Public Hearings is:

- City of Bloomington – August 26, 2009
- Town of Normal – September 10, 2009
- County of McLean – September 3, 2009

Mr. Segobiano pointed out that the Regional Comprehensive Plan ignores the Northwest and Southwest parts of McLean County. He is not in favor of adopting the Plan. He noted that the traffic congestion on Market Street, generated by Wyle Drive, needs to be addressed. Mr. Segobiano noted that it is the developers that determine the transportation plan.

Mr. Dick explained that the County does not deal with the City of Bloomington or the Town of Normal transportation issues. He stated that the City of Bloomington and the Town of Normal have their own individual Transportation Plan.

Mr. Rankin asked what would happen if the City of Bloomington and the Town of Normal passed the Region Comprehensive Plan and McLean County did not.

Mr. Dick responded that if the Regional Comprehensive Plan was not passed by the County, the County would not have a plan to use as a guide for development.

Chairman Gordon stated that Mr. Ron Schultz, Mahomet Aquifer Consortium, is present and has some information for the Committee

Mr. Schultz distributed information to the Committee regarding an Outreach Meeting Schedule being held by East Central Illinois Water Supply Planning Committee (RWSPC) and the Mahomet Aquifer Consortium. The Outreach Meeting is to discuss "A Plan to Improve the Planning and Management of Water Supplies in East-Central Illinois. He noted that a meeting will be held in Bloomington on September 9, 2009 at the McLean County Home Extension Office, 402 North Hershey Road.

Mr. Schultz informed the Committee that a projection of the water usage to 2050 concluded that the problem areas in Illinois are Springfield, Decatur and Bloomington. He stated that when the possibility of a drought becomes a reality, these areas will need a back up water supply plan. The Mahomet Aquifer could be a possible answer to Bloomington's water supply. Mr. Schultz noted that Champaign-Urbana is currently the largest user of the Aquifer.

Mr. Rankin noted that water supply is not a part of the Comprehensive Plan. Mr. Dick pointed out that Chapter 9 of the Comprehensive Plan refers to the problem; however no action has been taken.

Mr. Rankin stated that even though the water supply is currently not a problem, we should be proactive instead of reacting when it does become a problem.

Chairman Gordon thanked Mr. Schultz.

Ms. Ahart asked for the current status on the Enbridge Pipeline. Mr. Dick responded that the Pipeline project has not stopped and that Enbridge is ready to move forward.

Chairman Gordon asked if there were other items of information to come before the Committee. Hearing none, he adjourned the meeting at 5:28 p.m.

Chairman Gordon stated that the next Land Use and Development Committee meeting will be on September 3, 2009.

Respectfully Submitted

Diana Hospelhorn
Recording Secretary