

Minutes of the Land Use and Development Committee

The Land Use and Development Committee of the McLean County Board met on Thursday, January 3, 2008 at 4:45 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members Ahart, Baggett, Caisley, Segobiano, and Sweeney

Members Absent: None

Other Board Members Present: None

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

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

Others Present: Mr. Byron Beckley, Bernadine Beckley Trust Representative

Chairman Gordon called the meeting to order at 4:47 p.m. Chairman Gordon stated that the first order of business is consideration of the December 6, 2007 minutes. Hearing no additions or corrections to those minutes, he placed the minutes of the December 6, 2007 minutes on file as presented.

Chairman Gordon presented the bills from December, 2007 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 is \$18,778.92. He asked for a motion to approve the bills as presented by the County Auditor.

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Motion by Segobiano / Ahart to recommend approval of the December, 2007 bills as presented by the County Auditor.
Motion carried.

Chairman Gordon stated that the first item for the Committee's consideration is an application of Byron Beckley and the Bernadine Beckley Trust for a waiver of preliminary plan requirements and a two lot final subdivision plat for the Beckley Subdivision which is located in Bellflower Township immediately east of 4000 East Road and approximately ¼ mile north of US Route 136, File No. S-07-14. He asked Mr. Phil Dick, Director, Building and Zoning to present this item to the Committee.

Mr. Dick referred the Committee to the reference plat maps. He informed the Committee that the application proposes to set the farm dwelling and a detached garage on one track and some farm buildings and grain storage/handling bins on another tract. The two proposed lots are currently a part of the farm tract. He stated that the Beckleys want to continue to use the farm buildings but want to be able to sell the dwelling. A special use permit is required to establish the grain storage/handling bins on a separate tract. The applicant has a public hearing before the Zoning Board of Appeals on January 7, 2008 in case SU-07-14 to establish this use.

He stated that the County Health Department and the County Highway Department recommend approval of the proposed final plat. The Bellflower Township Road Commissioner has signed a plat access certificate.

Chairman Gordon thanked Mr. Dick and asked if there was any further discussion.

Member Segobiano questioned the wording "provided approval by the County Board of special use" in the staff recommendation. He asked if the language had changed.

Mr. Dick responded that there is a zoning issue having to do with establishing this use on this lot. Creating a lot without an approved use would be a violation of Zoning Ordinance.

Chairman Gordon asked the Committee for further discussion.

Motion by Segobiano / Ahart to recommend approval of the application of Byron Beckley and the Bernadine Beckley Trust for a waiver of preliminary plan requirements and a two lot final subdivision plat for the Beckley Subdivision which is located in Bellflower Township immediately east of 4000 East Road and approximately ¼ mile north of US Route 136, File No. S-07-14.
Motion carried.

Chairman Gordon asked if there were any other items of information to come before the Committee.

Mr. Segobiano referred to a letter to the editor published in The Pantagraph, having concerns with the East Side Highway Bypass. He stated that as we consider the East Side Bypass, we need to be taking a closer look at how this “ring around McLean County” could possibly impact McLean County. He did not have the letter with him. Mr. Segobiano would like to bring the article to the next meeting and present it to the Committee.

Mr. Caisley stated that the East Side Highway project has been a very consultative process. The consultant and the Project Steering Committee have scheduled public information meetings and a Citizen’s Advisory Committee has been established including representatives from the agricultural community, home owners, businesses, users of the bypass and land owners. He explained that a lot of consultation and local input has gone into this project.

Mr. Sweeney suggested Mr. Segobiano put together his information for the next meeting. Mr. Segobiano stated he will present the information at the February meeting.

Mr. Caisley pointed out that the Transportation Committee and the County Highway Department would be happy to provide information to the Committee about the East Side Highway Study. He stated that the County does have two representatives on the Steering Committee; Mr. Jack Mitchell, County Engineer and Mr. John Zeunik, County Administrator. He expressed that the Committee has been a facilitator, rather than an originator of ideas.

Mr. Segobiano would like also, at the February meeting, to discuss the Regional Water Study and the Enbridge Pipeline.

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Mr. Phil Dick stated that the Committee meetings for the East Side Highway are open to the public. The consultants have a list of participants who are land owners, objectors, and supporters along with the Committee members. He expressed that the forum is a Community wide forum. The same is true with the Regional Water Study. With regard to the Enbridge Pipeline, the County has taken a very active approach as an intervener.

Chairman Gordon asked if there were any further questions or comments. Hearing none he asked for a motion to adjourn.

Motion by Caisley / Baggett to adjourn the meeting.
Motion carried

Chairman Gordon adjourned the meeting at 5:42 p.m.

Respectfully Submitted

Diana Hospelhorn
Recording Secretary