

Motion by Cavallini/ Ahart to recommend approval of the April 30, 2009 bills as presented by the County Auditor.
Motion carried.

Vice Chairman Segobiano informed the Committee that the first Item for Action is an application of White Oak Energy, LLC to approve a waiver of preliminary plan requirements and a two lot final subdivision plat for the White Oak Wind Energy Subdivision which is located in White Oak Township at 11827 E 2100 North Road and 11761 E 2100 North Road, Carlock, IL, file no. S-09-02.

Mr. Phil Dick, Director of Building and Zoning, stated that the applicant, White Oak Energy, LLC is requesting a waiver of preliminary plan and proposes to set aside two lots for the construction of an electrical substation and an operation and maintenance facility on Lot 1 and an Ameren electrical interconnect facility on Lot 2. Both lots will support the future White Oak Wind Farm. He stated that Ameren wants to begin construction of the interconnect facility as soon as the application is approved. He noted that the County Health Department, County Highway Department and Staff recommend approval of the proposed final plat. The White Oak Township Road Commissioner has approved the proposed entrance permits and has signed a plat access certificate. Mr. Dick recommended approval of the application.

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Mr. Soeldner asked if this application for a waiver is a usual and normal request. Mr. Dick responded that this is a normal request. The applicant will be required to provide storm water detention and erosion control as part of the permitting process.

Mr. Dick recognized Mr. Dave Brown, Lewis, Yockey & Brown, representing the applicant, White Oak Energy, LLC. Mr. Brown is here to answer any questions the Committee may have.

Vice Chairman Segobiano asked if the Committee had any questions for Mr. Brown. Mr. Brown introduced himself and stated that he is here to answer any questions the Committee has.

Motion by Soeldner/Rankin to recommend approval of an application of White Oak Energy, LLC to approve a waiver of preliminary plan requirements and a two lot final subdivision plat for the White Oak Wind Energy Subdivision located in White Oak Township at 11827 E 2100 North Road and 11761 E 2100 North Road, Carlock, IL, file no. S-09-02.

Motion carried.

Vice Chairman Segobiano stated that the next Item for Action is the request of the Land Use and Development Committee for a text amendment of the Zoning Ordinance regarding regulations of the "Mining and Quarrying". An application for a text amendment to the Zoning Ordinance goes to the Zoning Board of Appeals (ZBA) for a public hearing. The ZBA would then make a recommendation to the McLean County Board, who would make the final decision.

Mr. Rankin moved to table the discussion of the Zoning Ordinance action item until the June 4, 2009 meeting so that all Committee members are able to be present.

Vice Chairman Segobiano asked if he is absent at the June 4, 2009 Committee meeting, is the same motion going to be made.

Mr. Rankin answered that he will make the same motion if Mr. Segobiano is not at the June 4, 2009 Committee meeting. He stated that the text amendment of the Zoning Ordinance is serious enough that all members should be present.

Vice Chairman Segobiano asked if the same action will be taken if, at the County Board meeting, a member of the County Board is absent.

Mr. Rankin responded that he would not make the same motion if a County Board member is absent from the County Board meeting.

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Motion by Rankin/Soeldner to postpone discussion on the request of the Land Use and Development Committee for a text amendment of the Zoning Ordinance regarding regulations of the "Mining and Quarrying".

Motion carried with Vice Chairman Segobiano voting "No"

Vice Chairman Segobiano stated that the next items to be presented to the Committee are items of information.

Mr. Dick noted that the Town of Normal has approved a Stream Buffer Ordinance. The County would like to begin the process of amending the Subdivision Ordinance to incorporate the Stream Buffer Ordinance. Mr. Dick will present this for discussion after the Committee has completed the discussion on the amendment to the Zoning Ordinance.

Vice Chairman Segobiano stated that the next Land Use and Development Committee meeting will be on Thursday, June 4, 2009. Vice Chairman Segobiano asked if there were other items of information to come before the Committee. Hearing none, he adjourned the meeting at 5:00 p.m.

Respectfully Submitted

Diana Hospelhorn
Recording Secretary