

Minutes of the Land Use and Development Committee

The Land Use and Development Committee of the McLean County Board met on July 7, 2005 at 4:45 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members Segobiano, Cavallini, Rackauskas, and Baggett

Members Absent: Member Ahart

Other Board Members Present: None

Staff Present: Mr. John Zeunik, County Administrator;
Ms. Christine Northcutt, Recording Secretary,
County Administrator's Office

Department Heads/
Elected Officials
Present:

Mr. Phil Dick, Director, Building and Zoning

Others Present:

Mr. Mike Behary, County Planner, Building and Zoning; Mr. Jeff Tracy, Project Manager, County Highway Department; Mr. Dee Willard, Attorney for the Roger Bliss Trust; Mr. Merle Deiss; Mr. Jason Witte

Chairman Gordon called the meeting to order at 4:46 p.m.

Chairman Gordon stated that the first order of business is the approval of the June 9, 2005 minutes. Hearing no corrections, Chairman Gordon placed the minutes of the June 9, 2005 Land Use and Development Committee meeting on file as presented.

Chairman Gordon presented the bills from June 30, 2005 which have been reviewed and recommended for transmittal to the Land Use and Development Committee by the County Auditor. The total for June 30, 2005 is \$16,060.71, with the prepaid total being the same.

Motion by Cavallini/Rackauskas to recommend approval of the June 30, 2005 bills as presented by the County Auditor. Motion carried.

Chairman Gordon stated that the first item for action is a request by Mr. James I. Bliss, Trustee of Roger Bliss Trust, for approval of a waiver of Preliminary Plan requirements and a two-lot final subdivision plat for the Bliss Subdivision on property located in Blue Mound Township at 17594 North 2500 East Road and 17556 North 2500 East Road, Towanda. Chairman Gordon asked Mr. Phil Dick, Director, Building and Zoning to present this item to the Committee. Mr. Dick informed the Committee that this is a two-lot subdivision. This is essentially two farm dwellings that are being set aside from the farm. This request meets the zoning and subdivision requirements. One of the dwellings required a septic permit, which was acquired from the County Health Department. There were some obstacles in the road right of way, which were resolved and the Township Road Commissioner has signed off on the Plat Access Certificate. Mr. Dick stated that the County Health Department and the County Highway Department have reviewed the plat and have signed off on it. Mr. Dick advised the Committee that both the Health and Highway Departments signed off on the plat after the staff report was prepared. Therefore, the staff report does not reflect their approval. Mr. Dick stated that Mr. Dee Willard, Attorney for the applicant is here to address any questions that the Committee may have.

Motion by Segobiano/Cavallini to recommend Approval of a wavier of Preliminary Plan requirements and a two-lot final subdivision plat for the Bliss Subdivision on property located in Blue Mound Township at 17594 North 2500 East Road and 17556 North 2500 East Road, Towanda, File No. S-05-10.

**Mr. Baggett entered the Meeting at 4:53 p.m.

Ms. Rackauskas asked where is the division between lot one and lot two. Mr. Dick showed Ms. Rackauskas on the map where the division is between the two properties. Mr. Willard responded that the houses are on an 80-acre tract. The larger house was a separate lot that was deeded off years ago. The smaller house was part of the farm, but because both houses are being sold, they must be made into a two-lot subdivision.

Mr. Cavallini asked if the gravel drive is a shared driveway. Mr. Willard stated that formally, both of the houses were owned by one owner, Mr. Bilss. Mr. Bliss has passed away and these houses are included in his Trust. Mr. Bliss lived in the large house and rented out the smaller house. Mr. Bliss had an easement coming up the gravel driveway, which has since been removed. The gravel driveway will serve the large house and the small house is in the process of

being listed for sale. It will need to have a separate driveway. Mr. Willard stated that the Township Road Commissioner has approved adding the driveway. Mr. Dick added that originally the driveway was to be shared, but the new owners of the larger home decided they did not want a shared driveway. Therefore, the new owners of the smaller home will have to provide a driveway to their property.

Chairman Gordon asked if there were any further questions, hearing none, Chairman Gordon called for a vote on the previous motion. Chairman Gordon stated that the Chair will vote.

Motion carried.

Chairman Gordon stated that the second item for action is a request by Mr. Merle Deiss and Ms. Sue Deiss for approval of a waiver of Preliminary Plan requirements and a two-lot final plat for the resubdivision of Lot 1 Dakota Grove Subdivision to allow two commercial lots on property in Bloomington Township at 2008 Ridge Creek Drive, Bloomington. Chairman Gordon asked Mr. Dick to present this item to the Committee. Mr. Dick stated that this property is off of Six-Points Road, which is a City of Bloomington owned street and is also within a mile and a half of the City of Bloomington so it will also be reviewed by the City of Bloomington. Mr. Dick explained that this is a one-lot subdivision that the Deiss' want to make into a two-lot subdivision. The property is zoned commercial. The Deiss' wish to have a couple of different uses for the property. One use is a self-storage facility that requires its own lot according to the McLean County Zoning Ordinance. Mr. Dick stated that both the County Health Department and the County Highway Department have signed off on this request. Mr. Dick stated that he had spoken with the City of Bloomington Engineer today and he has indicated that they will provide a Plat Access Certificate for entrance to the public road. Mr. Dick stated that Mr. Deiss and Mr. Jeff Tracy, Project Manager, County Highway Department are here to answer any questions that the Committee may have.

Motion by Segobiano/Cavallini to recommend approval of a waiver of preliminary plan requirements and a two lot final plat for the Resubdivision of Lot 1 Dakota Grove Subdivision to allow two commercial lots on property in Bloomington Township at 2008 Ridge Creek Drive, Bloomington, File No. S-05-12. Chairman Gordon stated that the Chair will vote. Motion carried.

Chairman Gordon stated that the last item for the Committee's consideration is in the form of a Public Hearing. Chairman Gordon stated that this is a request by Mr. Jason Witte and Ms. Michelle Witte for approval to vacate 40 feet of the front setback area of Lot 8 in the Dover Ridge Subdivision on property located in Old

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Town Township at 20300 Murray Hill Road, Bloomington. Chairman Gordon called the Public Hearing to order at 5:01 p.m. Chairman Gordon asked Mr. Dick to present this item to the Committee. Mr. Dick informed the Committee that this is a request by the applicant to build a house on a vacant lot. The applicant is required to have the house built 70 feet from the front property line because as it was platted on a corner, the County Zoning Ordinance requires that if the lot is over one acre in area the lot-width at the setback line has to be 200 feet. The applicant will have to obtain a variance, which he is applying for before the Zoning Board of Appeals (ZBA) on Tuesday, July 12th so that he can have a lot-width less than 200 feet. Mr. Dick noted that the applicant also needs to vacate the front setback in order to build closer to the road. This is what the applicant is requesting the Committee to approve. Mr. Dick stated that the County Highway Department and the County Health Department have signed off on this request. Mr. Dick stated that the staff would recommend approval of this request.

Chairman Gordon asked the applicant, Mr. Jason Witte, if he had any comments that he would like to make to the Committee. Mr. Witte stated that he does not have much to add. Mr. Witte noted that his main interest is to keep the continuity of the houses on either side of this lot. Chairman Gordon asked if there were any comments from County staff. Mr. Tracy stated that he has spoken to the Township Road Commissioner and he has no objections to this request as long as it maintains the same setback as the other houses adjacent to it, which it does.

Chairman Gordon asked if there were any other comments. Ms. Rackauskas stated that she is pleased to see that Mr. Witte is maintaining the consistency of the Subdivision. Hearing no further comments, Chairman Gordon declared the Public Hearing closed at 5:07 p.m.

Motion to recommend approval to vacate 40 feet
of the front setback area of Lot 8 in the Dover Ridge
Subdivision on property located in Old Town Township
at 20300 Murray Hill Road, Bloomington. Chairman
Gordon stated that the Chair will vote. Motion carried.

Chairman Gordon stated that the only other item this evening is for information. Chairman Gordon asked Mr. Dick to present this item. Mr. Dick informed the Committee that he wanted to let the Committee know that the Building and Zoning Department was asked to coordinate a Section Meeting of the American Planning Association in the fall. Mr. Dick passed out attendance applications and agendas to all of the Members. Mr. Dick stated that this will be a very interesting conference and asked Committee Members to let him know if they would like to register for this Conference.

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Chairman Gordon asked if there were any other items to come before the Committee. Hearing none, Chairman Gordon declared the meeting adjourned at 5:10 p.m.

Respectfully submitted,

Christine Northcutt
Recording Secretary

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