

Minutes of a Special Meeting of the Land Use and Development Committee and the Transportation Committee

The Land Use and Development Committee and the Transportation Committee of the McLean County Board met jointly on Friday, March 13, 2009 at 1:00 p.m. to tour various subdivisions, commercial areas and County roads and bridges in the unincorporated area.

Members Present: Chairman Gordon, Members Cavallini, Ahart, Caisley, Soeldner, Wollrab, Rankin

Members Absent: Chairman Hoselton, Members McIntyre, Segobiano

Other Members Present: None

Staff Members Present: Ms. Diana Hospelhorn, Recording Secretary

Department Heads Present: Mr. Phil Dick, Director of Building and Zoning, Mr. Eric Schmitt, County Engineer

Others Present: None

The members present boarded a ShowBus for the tour. The tour began at 1:15 p.m. Mr. Phil Dick, Director of Building and Zoning, informed the Committees that we would be touring the following Subdivisions in the unincorporated area of the County:

- Cloverhill
- Apollo Acres
- Kings Mill Acres
- Deer Ridge
- Crestwicke
- Crestwicke South
- Brentwood
- Sherwood Lake
- Mallingham
- Tanglewood
- Charterwood Farms

As the Committees toured the unincorporated area west of the City of Bloomington, Mr. Dick pointed out that County Road 1000E is the dividing point between property zoned residential and property zoned manufacturing. Mr. Dick stated that there is a shortage of M-1 zoned property in the County. The cost of property zoned for manufacturing within the limits of the City of Bloomington is very expensive.

Mr. Dick informed the Committees that under the County's Subdivision Ordinance, all new rural subdivisions now require curb and gutter, which in the past, was not the case. He

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stated that because of the drainage problems in Apollo Acres, an older subdivision, the need for curb and gutter was discovered. When the Subdivision Ordinance was last amended, the City, the Town and the County sought to make their respective Subdivision Ordinances similar.

The Committee members were given a personal tour of the Stark gravel pit. Mr. Roger McDonald, Stark Excavating, oversees the operation of the gravel pit. He stated that the gravel pit does not crush any rock and that the washing plant is currently in operation. He informed the members that all rock washing is done underwater in the 40 acre lake, creating no dust in the air. The trucks hauling the rock do create dust on the roads. Mr. McDonald noted that the gravel pit does follow regulations for controlling the amount of dust. He stated that spraying, to control excess amounts of dust, is done for the protection of the workers. Excess amounts of dust are also bad for the machinery. The members were given the opportunity to observe the level of noise and amount of dust in the air while the washing plant was in operation.

After completing the tour of the rural subdivisions, commercial areas and County roads and bridges, the Committee members returned at 3:30 p.m. With no further business to come before the Land Use and Development Committee and the Transportation Committee, the Committees concluded the tour and adjourned.

Respectfully submitted,

Diana Hospelhorn
Recording Secretary