

**DRAFT COPY - SUBJECT TO COMMITTEE APPROVAL**

**BOARD:** TAZEWELL COUNTY  
**COMMITTEE:** LAND USE  
**DATE/TIME:** Tuesday, December 14, 2010 at 5:00 p.m.  
**PRESENT:** Chairman Carol Imig, Joyce Antonini, Paul Hahn, Terry Hillegonds, Dude Meisinger, Rosemary Palmer, Sue Sundell  
**ABSENT:** K. Russell Crawford, Melvin Stanford  
**STAFF PRESENT:** Kristal Deininger, Community Development Administrator; Nicholas Hayward, Land Use Planner, ZBA Chairman James Newman  
**OTHERS PRESENT:** None

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**CALL TO ORDER:** Chairman Hillegonds called the meeting to Order at 5:00 p.m.

**MINUTES:** Moved by Sundell, seconded by Palmer, to approve the minutes of the October 12, 2010 In-Place Land Use meeting. On voice vote, **motion declared carried.**

**CASES**

**LU-10-13**

**Case No. 10-64-Z**

The petition of Barry and Lori Freeman for a Map Amendment to the Official Cincinnati Township Zoning Map of Tazewell County to change the zoning classification of property from a R-1 Low Density Residential Zoning District to an A-1 Agriculture Preservation Zoning District.

Following discussion, moved by Hillegonds, seconded by Sundell, to recommend approval of LU-10-13, Case No. 10-64-Z, to the Tazewell County Board. On voice vote, **motion declared carried.**

**LU-10-14**

**Case No. 10-65-Z**

The petition of Tazewell County for a Map Amendment to the Official Fondulac Township Zoning Map of Tazewell County to change the zoning classification of property from an I-1 Light Industrial Zoning District to a R-1 Low Density Residential Zoning District.

Following discussion, moved by Sundell, seconded by Meisinger, to recommend approval of LU-10-14, Case No. 10-65-Z, to the Tazewell County Board. On voice vote, **motion declared carried.**

**LU-10-15**

**Case No. 10-66-A**

Administrator Deininger presented Proposed Amendment No. 35, see attached, to the Committee. Ms. Deininger explained the proposed changes and the need for each.

Moved by Palmer, seconded by Hahn, to recommend approval of LU-10-15, Case No. 10-66-A, to the Tazewell County Board. Following discussion, on voice vote, **motion declared carried.**

**COMM. DEVEL. ADM.:**

2010 Revenue and  
Activity Report

Administrator Deininger presented the 4<sup>th</sup> Quarter 2010 Revenue and Activity Report for the Community Development Department to the Land Use Committee for review. This item was for discussion only. No action was taken.

Reimbursement of  
Permit Fee:

Administrator Deininger explained to the Committee that David Lee had filed an Application for Rezoning which was soon after withdrawn, therefore the petitioner had requested a refund. Ms. Deininger added if the refund were approved, she would also be requesting a transfer of funds within her Budget to the Budget Line Item Deposit Reimbursement to allow for the reimbursement of the filing fee.

Moved by Sundell, seconded by Meisinger, to approve the reimbursement to David Lee in the amount of \$650.00 upon the transfer of funds as approved by the Finance Committee. On voice vote, **motion declared carried.**

Building Code:

Administrator Deininger explained that over the last 2 to 3 years discussions had taken place with regards to adoption of a Building Code for Tazewell County. Ms. Deininger stated effective July of 2011 it will be mandatory by the State of Illinois that all Commercial projects are certified to meet particular Building Codes as specified by legislature. Ms. Deininger said she would like to potentially establish a sub-committee of consisting of 2 Land Use members and experienced tradesman to go over different aspects of a proposed Code. Ms. Deininger added various other Counties in Illinois are not going to adopt an actual Building Code at this time, but will require the certification of structures by Architects to confirm that the structure meets the specified Building Codes. Ms. Deininger stated there are 6 to 7 different Codes currently that need to be gone through for adoption purposes and she has consulted area community codes as well as Illinois Counties that have adopted building codes.

Member Hahn questioned how much money would be associated with the adoption and implementation of such building codes. Mr. Hahn stated he would like to be a member of any sub committee regarding building code research and development.

Member Hillegonds stated there are some codes the State of Illinois already have in place, such as the Energy Code that all contractors are to follow. Mr. Hillegonds said the County needed to have an adopted building code for safety reasons for citizens of Tazewell County.

This item was for discussion only. No action was taken.

Comp Plan Update:

Administrator Deininger advised the Committee that Nick Hayward of Tri County Regional Planning had completed the revised Comp Plan for Tazewell County and she and Mr. Hayward would be presenting it to area officials at a meeting following the Land Use Committee meeting. Ms. Deininger said there was a very low RSVP response to the meeting. Ms. Deininger stated there will another meeting held for comments by Tazewell County citizens, the proposed plan would then be brought before the Land Use Committee and then County Board for adoption.

This item was for discussion only. No action was taken.

**NEXT MEETING:**

The next meeting of the Land Use Committee will be an In Place Meeting held on **Tuesday, January 11, 2011 at 5:00 p.m.** in the 3<sup>rd</sup> Floor Jury Meeting Room of the McKenzie Building.

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 5:28 p.m.

Kristal Deininger, Secretary  
Prepared by Melissa Kreiter