

DRAFT COPY - SUBJECT TO COMMITTEE APPROVAL

BOARD: TAZEWELL COUNTY

COMMITTEE: LAND USE

DATE/TIME: Tuesday, February 8, 2011 at 5:00 p.m.

PRESENT: Chairman Carol Imig, Joyce Antonini, Terry Hillegonds, Dude Meisinger, Rosemary Palmer, Mel Stanford

ABSENT: K. Russell Crawford, Paul Hahn, Sue Sundell

STAFF PRESENT: Kristal Deininger, Community Development Administrator; Nicholas Hayward, Land Use Planner

OTHERS PRESENT: Bob Burress, Steve Tibbs

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

MINUTES: Moved by Palmer, seconded by Antonini, to approve the minutes of the December 14, 2010 and January 26, 2011 In-Place Land Use meeting. On voice vote, **motion declared carried.**

UNFINISHED BUS:
Code Amendment

Administrator Deininger explained that in July of 2010 she had presented a proposed Code Amendment to the Committee with regards to placement of off-premise sign/billboards at request of the Zoning Board of Appeals following a Special Use request which had been tabled to allow for the code amendment. Ms. Deininger stated at that time the Committee voted against the proposed Amendment. Ms. Deininger said Mr. Bob Burress had recently approached her regarding placement of an off-premise sign/billboard in the same location and asked if he could address the Committee and ask that they reconsider their decision originally made in July. Ms. Deininger added when the Zoning Code was written in 1997 the word "Primary" was inadvertently left out of the Code and the intent was to allow Billboards along Interstate Highways including "Primary" Highways in the C-2 Zoning District by Special Use.

Mr. Bob Burress appeared to address the Land Use Committee. Mr. Burress stated a company wanted to place a Billboard on property owned by Steve Tibbs located in Elm Grove Township along Illinois Route 9. Mr. Burress added that if the Zoning Code was amended to reflect the changes the County would have control over placement of billboards by allowing them by Special Use and only in certain Zoned areas of the County. Mr. Burress stated this process was already done in surrounding Counties in Illinois. Mr. Burress added the advertising of local businesses would be good for the economy, as well as bringing extra income to the land owners where the billboards may be placed.

Following discussion, moved by Meisinger, seconded by Palmer, to recommend that the proposed Amendment be referred to the Zoning Board of Appeals for Public Hearing. (see attached). **Motion carried by voice vote.**

Comp Plan Update:

Nick Hayward of Tri County Regional Planning stated he had completed the revised Comp Plan for Tazewell County and had presented it to area officials at a meeting in December. Mr. Hayward he and Administrator Deininger would be holding Open Meetings for the Public to give final input and review of the Plan. Mr. Hayward said the dates scheduled for the Public Meetings were Monday, February 28, 2011, at Five Points in Washington from 5:00 p.m. to 7:00 p.m. and on Wednesday, March 2, 2011, at the Tremont Library from 5:00 p.m. to 7:00 p.m. Mr. Hayward asked that the Land Use Committee spread the word to the public and other constituents regarding the upcoming meetings. Mr. Hayward said press releases would be given and Ms. Deininger would be sending notification to all other interested parties.

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

COMM. DEVEL. ADM.:

Final Order issued by
Hearing Officer

Administrator Deininger presented a copy of a Final Order issued by the Tazewell County Hearing Officer. She stated the Final Order is against Carl Hazelwood an individual who has been in violation since at least 1994 with regards to inoperable motor vehicles. Ms. Deininger said originally there were hundreds of vehicles consisting of cars, trucks, buses, trailers, recreational vehicles, etc., on the property. Ms. Deininger added in 2000 the Court ruled in the County's favor and removal of the vehicles was to proceed by Mr. Hazelwood. Since 2005 her office began working again with Mr. Hazelwood for removal of the vehicles under the Adjudication Ordinance and appearances before the Hearing Officer. Ms. Deininger stated her office has been very patient with Mr. Hazelwood, as her primary goal was to obtain compliance and clean up of the property. However Ms. Deininger stated Mr. Hazelwood, upon a follow up compliance inspection, become very agitated and made threats towards her staff. Ms. Deininger said due to the circumstances and the threats, she made a decision to proceed with a final order. Ms. Deininger said the Hearing Officer issued the Final Order with an \$11,000 fine following many years of hearings and inspections with little to no progress. Ms. Deininger added she was originally going to discuss with the Committee pursuing the option of removing the vehicles from the property as detailed in the Final Order. Ms. Deininger stated in the interim, Mr. Hazelwood's children came into the office to discuss the matter. Ms. Deininger said Mrs. Hazelwood had recently had a stroke and Mr. Hazelwood has now agreed to clean the property so he may sell it and take care of his wife. Ms. Deininger added she agreed to give Mr. Hazelwood's family 6 months to make substantial progress in cleaning the property and Ms. Deininger would then look into dropping/reducing the fine. Ms. Deininger added that the children indicated at their count the property still contained

approximately 346 vehicles. Ms. Deininger stated the ultimate intention was to reach compliance with the property and would rather the family spend the funds for clean-up of the property rather than hire an attorney to dispute the violation and subsequent fine.

This item was for discussion only. No action was taken, however, the Committee did concur with Administrator Deininger to allow 6 months for a substantial clean-up of the property.

BILLS:

Moved by Stanford, seconded by Hillegonds, to approve the bills for the Community Development Department as submitted. On voice vote, **motion declared carried.**

NEXT MEETING:

The next meeting of the Land Use Committee will be an In Place Meeting held on **Tuesday, March 8, 2011 at 5:00 p.m.** in the 3rd Floor Jury Meeting Room of the McKenzie Building.

ADJOURNMENT:

There being no further business, the meeting adjourned at 5:25 p.m.

Kristal Deininger, Secretary
Prepared by Melissa Kreiter