

DRAFT COPY - SUBJECT TO COMMITTEE APPROVAL

BOARD: TAZEWELL COUNTY

COMMITTEE: LAND USE

DATE/TIME: Tuesday, July 12, 2011 at 5:00 p.m.

PRESENT: Chairman Carroll Imig, Joyce Antonini, Terry Hillegonds Dude Meisinger, Rosemary Palmer, and Mel Stanford. Member Paul Hahn arrived at 5:06 p.m.

ABSENT: K. Russell Crawford, Sue Sundell

STAFF PRESENT: Kristal Deininger, Community Development Administrator; David Jones, County Administrator; Nicholas Hayward, Land Use Planner; Matt Drake, Assistant States Attorney; James Newman, ZBA Chairman

OTHERS PRESENT: None

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

MINUTES: Moved by Meisinger, seconded by Palmer, to approve the minutes of the June 14, 2011 Land Use meeting and the June 29, 2011 In-Place Land Use meeting. On voice vote, **motion declared carried.**

CASES

LU-11-07

Case No. 11-29-A

Administrator Deininger presented Proposed Amendment No. 37, (see attached) to the Committee. Ms. Deininger explained the proposed changes to the Zoning Code and the reason for each. Ms. Deininger stated the ZBA recommended approval

Moved by Stanford, seconded by Antonini, to recommend approval of LU-11-07, Case No. 11-29-A, to the Tazewell County Board. Following discussion, on voice vote, **motion declared carried.**

LU-11-08

Case No. 11-30-Z

The petition of Minier Co-Op Grain Co. for a Map Amendment to the Official Hittle Township Zoning Map of Tazewell County to change the zoning classification of property from an A-1 Agriculture Preservation Zoning District to a I-1 Light Industrial Zoning District.

Following discussion, moved by Palmer, seconded by Meisinger, to recommend approval of LU-11-08, Case No. 11-30-Z, to the Tazewell County Board. On voice vote, **motion declared carried.**

UNFINISHED BUSINESS:

Case No. 11-32-S and
Case No. 11-33-V
Steve Lowery

Administrator Deininger updated the Land Use Committee by informing them she was able to set a meeting with Mr. Lowery, Mr. and Mrs. Stark and Mr. Burt Dancey, Attorney for the Starks on the 20th of July to work on compromise that would be acceptable to all parties as requested by the

ZBA. Ms. Deininger added the Comprehensive Land Use Plan shows the areas of Tazewell County where gravel pits may be located. Mr. Deininger stated all gravel pits operations must construct a berm in order to eliminate noise and visibility. Ms. Deininger said she would propose an amendment to the Code and present it for further discussion.

Chairman Imig stated he was concerned for the Petitioner as he had purchased the land with the intent to mine the property, and the Code was changed after his purchase.

Member Hillegonds stated it was not fair for residents to purchase 3 to 4 acres in the rural areas of the County and then try to dictate what others can or can not do with their larger properties. Mr. Hillegonds said there was a current Gravel Pit within 650' of the Stark residence and the area was full of abandoned gravel mines. Mr. Hillegonds added he would like to re-think the recent Amendment to the Code regarding Gravel Pits and possibly lessen or change the set back requirements. Mr. Hillegonds stated placing 1000' setback requirements on the location of the "Crusher" and then allow the actual operation and berm placement closer to the dwellings or property lines.

Member Hahn questioned the width and location placement of berms with regarding to gravel pit operations. Mr. Hahn also questioned if areas of the County were specifically zoned for gravel pit operations.

Member Stanford stated the State of Illinois had requirements for construction of berms.

Discussion followed, however no action was taken on this matter. It was presented for discussion purposes only.

BILLS:

Moved by Stanford, seconded by Palmer, 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 held on **Tuesday, August 9, 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 5:30 p.m.

Kristal Deininger, Secretary

Prepared by Melissa A. Kreiter
Administrative Assistant