

DRAFT COPY - SUBJECT TO COMMITTEE APPROVAL

BOARD: TAZEWELL COUNTY

COMMITTEE: LAND USE

DATE/TIME: Tuesday, March 13, 2012 at 5:00 p.m.

PRESENT: Chairman Carroll Imig, Joyce Antonini, Paul Hahn, Terry Hillegonds, Dude Meisinger, Rosemary Palmer, Mel Stanford

ABSENT: K. Russell Crawford, and Sue Sundell

STAFF PRESENT: Kristal Deininger, Community Development Administrator; Kyle Smith, Land Use Planner; James Newman, ZBA Chairman

OTHERS PRESENT: Glen Gulette, Gene Pflederer

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

MINUTES: Moved by Stanford, seconded by Meisinger, to approve the minutes of the February 12, 2012 Land Use Meeting. On voice vote, **motion declared carried.**

CASES:

LU-12-04
Case No. 12-02-Z

The petition of Glen Gulette for a Map Amendment to the Official Elm Grove Township Zoning Map of Tazewell County to change the zoning classification of property from an C-1 Neighborhood Commercial Zoning District to a R-1 Low Density Residential Zoning District.

Chairman Imig stated this would not be a case of spot zoning and given the area already had water from the City of Pekin and the existing access onto Route 9, he felt there was no issue with rezoning the property.

Following discussion, moved by Hillegonds, seconded by Palmer, to recommend approval of LU-12-04, Case No. 12-02-Z, to the Tazewell County Board. On voice vote, **motion declared carried.**

LU-12-05
Case No. 12-03-A

Administrator Deininger presented Proposed Amendment No. 39, (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

Member Hahn questioned why individuals in the Residential District could not have wind generators, but commercial could. Member Hahn also questioned if they could be allowed in Residential areas with size and height restrictions.

Member Hillegonds stated towers may be an issue in low density residential district due to the close proximity of the structures.

Administrator Deininger stated there were other alternatives in Residential zoning districts and property owners could go before the Zoning Board thru a different process, but towers were not a permitted use. Ms. Deininger said in the Rural Residential districts lot sizes are larger so there was more room to accommodate for towers.

Moved by Hillegonds, seconded by Meisinger, to recommend approval of LU-12-05, Case No. 12-03-A, to the Tazewell County Board. Following discussion, on voice vote, **motion declared carried.**

**COMMUNITY
DEVELOPMENT ADM.**

**LU-12-03 Resolution
Newport Dr. Vacation**

Administrator Deininger presented a Resolution for the vacation of Newport Drive in Royal Colony Subdivision of Elm Grove Township. (See attached.) Ms. Deininger stated 2 adjacent property owners requested this vacation as the street was never developed and the Township never maintained it as a roadway. Ms. Deininger said each property owner would take half and would continue to mow the property as they have been doing all along. Ms. Deininger added Newport Drive was set aside for future development to the North but no development ever took place. Ms. Deininger stated access would still be available from Mayflower Drive or from Illinois Route 9. Ms. Deininger said the Road Commissioner and Township Supervisor agreed to the vacation of the roadway. Ms. Deininger added the majority of the adjacent property was farmland with some timber, however she did not know the exact topography of the land and would look in that information.

Member Hahn stated he did not see a problem with the vacation if there were no restrictions to future development in the area. Mr. Hahn requested the topography be checked to insure the proposed Newport Drive was not the only accessible area to the property.

Kyle Smith, Land Use Planner stated it may be necessary to check with fire and emergency personnel for comments prior to any vacation.

Member Hillegonds stated he would request the adjacent property owners be consulted prior to a decision being made.

Chairman Imig stated this item should be added to the April Agenda pending further discussion with the adjacent land owner to the North and the topography of the land.

It was the consensus of the Committee to hold this request over until the April Land Use Meeting to allow for more information with regards to the request.

Update Residential Bldg
& Prop Maint Code

Administrator Deininger stated her office had been working with the Health Department regarding residential structures. Ms. Deininger said they were working closely together at looking into building codes for Residential Structures and a Property Maintenance Code which would prevent any duplicancies regarding complaints and occupancies. Ms. Deininger added there would be more information in the coming months regarding the fees necessary, staff required and any office restructuring. Ms. Deininger stated Residential codes were not yet mandated by the State of Illinois however it was her goal to have them in place by December 1, 2012. Ms. Deininger said this was definitely needed to enforce property maintenance.

Member Hillegonds stated building codes were badly needed in the County as there are contractors doing things that are just dangerous. Mr. Hillegonds said you can find these errors on a \$90,000 home or even a \$380,000 home alike. Mr. Hillegonds added there are people doing work and they just do not know what they are doing, with unsafe electricity, no egress windows in basements, foundations failing, etc.

Member Hahn asked how the fees would be calculated and how much more staff would be needed. Mr. Hahn also questioned who will pay for these additional requirements and wanted to be cautious of requiring too many inspections.

Administrator Deininger stated the County would need a licensed inspector but homeowners would still be allowed to do their own work. This items was for discussion purposed only, no action was taken. Administrator Deininger added that more information would be given in the coming months.

BILLS:

Moved by Stanford, seconded by Meisinger, 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, April 10, 2012 at 5:00 p.m.** in the 3rd Floor Jury Meeting Room of the McKenzie Building.

RECESS:

There being no further business, the meeting recessed at 5:40 p.m.

Kristal Deininger, Secretary

Prepared by Melissa A. Kreiter
Administrative Assistant