

**DRAFT COPY - SUBJECT TO COMMITTEE APPROVAL**

**BOARD:** TAZEWELL COUNTY

**COMMITTEE:** LAND USE

**DATE/TIME:** Tuesday, April 8, 2014 at 5:00 p.m.

**PRESENT:** Chairman Terry Hillegonds, Rosemary Palmer, John Redlingshafer, Greg Sinn, and Sue Sundell

**ABSENT:** Monica Connett, K. Russell Crawford, Andrew Rinehart

**STAFF PRESENT:** Kristal Deininger, Community Development Administrator; Jaclynn Workman, Inspections Coordinator; Matt Drake, Assistant States Attorney; David Smesrud, Land Use Planner; James Newman, ZBA Chairman

**OTHERS PRESENT:** None

---

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

**MINUTES:** Moved by Redlingshafer, seconded by Sundell, to approve the minutes of the March 11, 2014 Land Use Meeting. On voice vote, **motion declared carried.**

**COMM DEVEL ADMIN:**

LU-14-04 Resolution

Administrator Deininger stated that Appendix J should be adopted as part of the Residential Code as it allowed for more flexibility when adding onto existing structures. The Committee gave consent at the April meeting for her to prepare a formal Resolution for the Adoption of Appendix J, with Amendments. Ms. Deininger said she had to amend out the flood hazard areas, but Appendix J allows for added leniency and if not adopted, the County would be bound by the more stringent requirements for existing buildings. Ms. Deininger further answered questions stating that per the State of Illinois Plumbing Code, her staff must tell residents that they are required to pull a permit for replacing a water heater, however, her staff is not actively pursuing policing of properties for this issue. Ms. Deininger added that electrical and plumbing permits are still required if an individual was finishing a basement. Ms. Deininger stated the last month had been hard on staff, as without Appendix J they must require certain aspects. Ms. Deininger said the International Residential Code has a number of appendixes that can be adopted, and the County did adopt the radon and patio cover appendixes, and should have adopted appendix J at that time.

Chairman Hillegonds questioned if finished basements or water heater replacements required permits as he thought it was the determination to not require permits on this issue. Mr. Hillegonds said he was informed the Building Inspector was advising residents different than what was discussed and he wanted to be sure everyone was on the same page. Mr. Hillegonds added he may be confused from the previous understanding and would like to hold this issue until the next meeting in May. Mr. Hillegonds stated he would also like to see the checklist that was originally agreed upon to be certain that it was still being adhered to and not deviated from.

Following discussion, moved by Palmer, seconded by Redlingshafer to continue this matter to the May 13, 2014 Land Use Committee meeting for further discussion and action.

Proposed Amendment

Administrator Deininger stated there have been a number of years since the adoption of the Zoning Code in 1998 and there have been many changes in regulations and standards since that time. Ms. Deininger said currently, and in the coming months, she would be bringing particular sections of the Code to the Committee that may need revamped. Ms. Deininger added she had been talking with the Assistant States Attorney regarding certain changes as well. Ms. Deininger stated the Special Use section would be next and certain items need to be “beefed up” to avoid future problems. Ms. Deininger said she could wait and propose the definitions and the Special Use section at the same time in a later month.

Chairman Hillegonds stated if there was no rush on proposing these amendments he would like to wait until June to further discuss the matter.

**OTHER BUSINESS**

Member Sinn stated he would like a to know the positive and negatives of the new Building Inspector.

Administrator Deininger stated the Inspector was doing very well and the Committee should keep in mind he had never worked in an unincorporated area, and was only used to working with municipal governments. Ms. Deininger said the inspector was working with her to learn how Tazewell County will enforce the code and it was understood the County was not going to police the public with building codes but be more of an instructional aide. Ms. Deininger added the Building Inspector was very knowledgeable and has been a great help in starting this process. Ms. Deininger stated her office has been working with contractors to be compliant with the code, and the biggest change is that they were no longer able to walk out with a permit in 20 minutes, like previous years. Ms. Deininger said she would bring the various diagrams and checklists her office has been utilizing and giving to customers. Ms. Deininger added her staff have been working very hard to make this code as easy as possible.

**STAFF REPORT:**

Administrator Deininger presented the Committee a Staff Report detailing revenues, expenses and other office related activity for the month of February.

**BILLS:**

Moved by Redlingshafer, 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, May 13, 2014 at 5:00 p.m.** in the 3<sup>rd</sup> Floor Jury Meeting Room of the McKenzie Building.

**RECESS:**

There being no further business, the meeting recessed at 5:31 p.m.

Kristal Deininger, Secretary

Transcribed by Melissa Kreiter,  
Administrative Assistant