

DRAFT COPY - SUBJECT TO COMMITTEE APPROVAL

BOARD: TAZEWELL COUNTY

COMMITTEE: LAND USE

DATE/TIME: Tuesday, May13, 2014 at 5:00 p.m.

PRESENT: Chairman Terry Hillegonds, Monica Connett, Rosemary Palmer, John Redlingshafer, Andrew Rinehart, and Greg Sinn. Member Sue Sundell arrived at 5:30.

ABSENT: K. Russell Crawford

STAFF PRESENT: Kristal Deininger, Community Development Administrator; Jaclynn Workman, Inspections Coordinator; Matt Drake, Assistant States Attorney; David Smesrud, Land Use Planner; Christopher McNeil, Building Inspector; James Newman, ZBA Chairman; Evelyn Neavear, Tazewell County Health Department

OTHERS PRESENT: Schott Schlueter, Petitioner; Gary Greene, Developer; Gary Scheerer, Developer; Courtney York, Resident; Press

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

MINUTES: Moved by Redlingshafer, seconded by Connett, to approve the minutes of the April 8, 2014 Land Use Meeting. On voice vote, **motion declared carried.**

CASES:

LU-14-04, Case No. The petition of Ann Lovekamp for a Variance to waive the requirements of 8TCC 4-7(1) of the Tazewell County Ordinance for Regulating Development in the Flood Plain Areas to allow construction of an addition to an existing non-conforming dwelling which will be constructed at an elevation of 615.74 feet which is 7.86 feet lower than allowed in a R-1 Low Density Residential Zoning District with a Flood Plain Designation of an “A” Zone.

14-12-V, Ann Lovekamp

Member Sinn stated the City of Washington was not in support.

Chairman Hillegonds questioned how the property could not have flooded if it was 7” below the base flood.

Administrator Deininger stated there may be potential for LOMA’s on this property, and FEMA would have to address that if issued.

Moved by Connett, seconded by Palmer, to recommend approval of LU-14-04, Case No. 14-12-V, to the Tazewell County Board. On voice vote, **motion declared carried.**

LU-14-05, Case No. The petition of Scott Schlueter for a Map Amendment to the Official Washington Township Zoning Map of Tazewell County to change the zoning classification of property from an A-1 Agriculture Preservation District to a R-R Rural Residential Zoning District.

14-13-Z, Scott Schlueter

Administrator Deininger stated the proposed zoning change was consistent with the Tazewell County and City of Washington Comprehensive Land Use Plan. Ms. Deininger said if further development of the property was intended, a subdivision review would be required.

Moved by Rinehart, seconded by Connett, to recommend approval of LU-14-05, Case No. 14-13-Z, to the Tazewell County Board. On voice vote, **motion declared carried.**

PLATS

Scheerer Estates

Administrator Deininger presented a Preliminary Plat for Scheerer Estates located in Elm Grove Township. Ms. Deininger stated this property was Zoned for Rural Residential and proposed 3 lots. Ms. Deininger gave the Committee a report detailing comments that were received from the various agencies notified.

Moved by Rinehart, seconded by Connett, to recommend approval of the preliminary plat as submitted and directing the Plat Officer to sign off on the Final Plat subject to compliance with the Subdivision Code. Following further discussion and questions, **on voice vote motion declared carried.**

Whitetail Woodlands Phase 2

Administrator Deininger presented a Preliminary Plat for Whitetail Woodlands, Phase 2 located in Mackinaw and Deer Creek Townships. Ms. Deininger stated this property was Zoned for Rural Residential and proposed 3 lots. Ms. Deininger gave the Committee a report detailing comments that were received from the various agencies notified.

Moved by Redlingshafer, seconded by Palmer, to recommend approval of the preliminary plat as submitted and directing the Plat Officer to sign off on the Final Plat subject to compliance with the Subdivision Code. Following further discussion and questions, **on voice vote motion declared carried.**

Hopedale Township Subd

Administrator Deininger presented a Preliminary Plat for Hopedale Township Subdivision located in Hopedale Township. Ms. Deininger stated this property was Zoned for C-2 General Business Commercial and proposed 6 lots. Ms. Deininger gave the Committee a report detailing comments that were received from the various agencies notified.

Moved by Sinn, seconded by Connett, to recommend approval of the preliminary plat as submitted and directing the Plat Officer to sign off on the Final Plat subject to compliance with the Subdivision Code. Following further discussion and questions, **on voice vote motion declared carried.**

NEW BUSINESS:

Discussion – Chickens

Administrator Deininger stated she had been contacted by a resident, Courtney York, with (Courtney York) comments and concerns regarding the regulations for chickens in the residential districts of Tazewell County. Ms. Deininger said she invited Ms. York to address the Committee. Administrator Deininger stated the regulations could be modified and she would present options to the Committee at the June meeting.

Courtney York appeared to address the Committee regarding the Chicken

Ordinance. Ms. York stated she inherited 1/3 of an acre located in the Garman Subdivision outside of Pekin. Ms. York made references from the City of Pekin Ordinance, which allowed for chickens. Ms. York said she would like to raise 4 to 6 chickens for eggs and compared the chicken coop and run to the size of a dog run, that would be permitted.

Member Redlingshafer stated to review the ordinance with the States Attorney and possible refresh the current ordinance and set for further discussion at the June committee meeting.

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

COMM DEVEL ADMIN:

Discussion – Amendments to the Building and Property Maintenance Code Administrator Deininger gave a review of the events of the past few weeks with regards to various complaints of contractors to the County Board members regarding the Building and Property Maintenance Code.

Chairman Hillegonds stated his interpretation of the State of Illinois statute requires contractors to abide by a Building Code, regardless if the County has adopted a Code. Mr. Hillegonds said the initial cost to follow a Building Code could generate an expense, however, the long term effects generate a cost savings to homeowners.

Staff has been directed to thoroughly review changes between the 2006 and 2012 International Residential Code to determine potential and significant cost increase due to changes in requirements.

Member Redlingshafer discussed a future consultation with area contractors.

Member Sinn and Member Redlingshafer both mentioned bringing the concerns of the Illinois Energy Conservation Code to the Legislative Committee to discuss the concerns of the citizens and contractors with regards to the State of Illinois mandate.

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 Connett, seconded by Sundell, 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, June 10, 2014 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 6:00 p.m.

Kristal Deininger, Secretary

Transcribed by Melissa Kreiter,
Administrative Assistant