

Minutes of the Land Use and Development Committee

The Land Use and Development Committee of the McLean County Board met on Thursday, September 6, 2007 at 4:45 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members Segobiano, Sweeney, and Caisley

Members Absent: Members Baggett and Ahart

Other Board Members Present: None

Staff Present: Mr. John Zeunik, County Administrator;
Ms. Christine Northcutt, Recording Secretary,
County Administrator's Office

Department Heads/
Elected Officials
Present: Mr. Phil Dick, Director, Building and Zoning

Others Present: Ms. Michelle Covi, Director, Ecology Action
Center; Mr. Wayne Clayton; Mr. Brad Ropp,
Johnston Contractors

Chairman Gordon called the meeting to order at 4:53 p.m. Chairman Gordon stated that the first order of business is consideration of the July 7, 2007 and August 21, 2007 minutes.

Motion by Caisley/Sweeney to place the Minutes of the July 7, 2007 and the August 21, 2007 Land Use and Development Committee meeting on file as submitted. Motion carried.

Chairman Gordon welcomed Mr. Sweeney to the Committee.

Chairman Gordon presented the bills from August, 2007 which have been reviewed and recommended for transmittal to the Land Use and Development Committee by the County Auditor. The prepaid total and the fund total is \$38,146.58. He asked for a motion to approve the bills.

Motion by Segobiano/Sweeney to recommend approval of the August, 2007 bills as presented by the County Auditor. Motion carried.

Chairman Gordon stated that the first item for the Committee's consideration will take place in the form of a public hearing. It is a request to approve an application of Wayne and Jeanette Clayton to approve a vacation plat for a part of a front yard setback area and a part of a drain tile easement area of Lot 36 in Sherwood Subdivision which is located in Old Town Township at 19303 Briar Drive, Bloomington. Chairman Gordon called the public hearing to order at 4:54 p.m. He asked Mr. Phil Dick, Director, Building and Zoning, to present this item to the Committee.

Mr. Dick informed the Committee that Mr. Wayne Clayton and Mr. Brad Ropp, Johnston Contractors, are here to present this application and answer any questions that the Committee may have. Mr. Dick stated that at the time of the application, the County Highway Department and the County Health Department had not signed off on this request. The Highway Department had requested a slight modification to the original plat. They had asked for an additional drain tile easement to be placed on the other side of the vacated easement. That item has been added to the plat. Subsequently, the Highway and Health Departments have recommended approval of this application. The reason that the applicant is requesting this vacation is due to how this dwelling will be placed on the lot. The dwelling could not be placed over the drain tile easement or over the front yard setback. The proposed dwelling would not fit on the lot without vacating 5 feet of the front setback and the north 20 feet of the 40 foot drain tile easement. Mr. Dick stated that there are no staff members present, but he would be happy to answer any questions that the Committee may have.

Chairman Gordon invited the applicant and the applicant's representative to address the Committee. Mr. Brad Ropp, Johnston Builders and Mr. Wayne Clayton introduced themselves to the Committee. Mr. Ropp informed the Committee that his goal is to site a dwelling on a lot that is fairly restrictive. This lot, following the curve of the street, has a very limited ability to site a home that is very deep. The width is fine. In order to site the home on this lot, it is necessary to vacate a portion of the front easement. The portion of the front easement that is being vacated will be added to the rear of the home. In addition, the north 20 feet of the 400 foot drain tile easement must be vacated. The proposed dwelling will be built between the front yard setback and the drain tile easement. Mr. Ropp stated that this home is very similar to other homes located within this subdivision. The Sherwood Subdivision Homeowner's Association has recommended approving the proposed vacation. He stated that he would be happy to answer any questions that the Committee may have.

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Chairman Gordon thanked Mr. Ropp and Mr. Clayton. Chairman Gordon asked if there were any questions from Members of the Committee.

Mr. Segobiano stated that this application appears to be in order and advised the Committee that he supports this request as recommended by staff.

Mr. Caisley asked if vacating of the front yard setback violates the original Homeowner's Association covenants. Mr. Ropp stated that this request does violate the original covenant set up by Mr. Larry Biefeldt, but approval has been sought and granted by the current Homeowner's Association. He advised the Committee that he has a letter from the president of the Homeowner's Association stating that they recommend approval of this request.

Chairman Gordon asked if there were any other parties present who wish to be heard regarding this application. Hearing none, he declared the public hearing closed at 5:03 p.m.

Chairman Gordon asked if there were any other questions from the Committee. Hearing none, he called for a motion on this request.

Motion by Segobiano/Sweeney to recommend approval of an application by Wayne and Jeanette Clayton to approve a vacation plat for a part of a front yard setback area and a part of a drain tile easement area of Lot 36 in Sherwood Subdivision which is located in Old Town Township at 19303 Briar Drive, Bloomington, File No. S-07-11.
Chairman Gordon stated that the Chair will vote.
Motion carried.

Chairman Gordon stated that the next item is a request by the McLean County Solid Waste Management Technical Committee to approve partial funding in the amount of \$11,500.00 from the McLean County Solid Waste Management Fund for a household hazardous waste event at the Interstate Center on October 6, 2007 coordinated by the Ecology Action Center (EAC). Chairman Gordon invited Ms. Michelle Covi, Director, EAC, to address the Committee.

Motion by Segobiano/Caisley to recommend approval of a request by the McLean County Solid Waste Management Technical Committee to approve partial funding in the amount of \$11,500.00 from the McLean County Solid Waste Management Fund for a Household Hazardous Waste Event at the Interstate Center on October 6, 2007 coordinated by the Ecology Action Center.
Motion carried.

The Committee discussed their appreciation for the work that Ms. Covi and the EAC have done in improving recycling education in McLean County and the importance of events such as the Household Hazardous Waste Event. Ms. Covi informed the Committee that no one locally handles any hazardous material. That is all done by individuals from the Illinois Environmental Protection Act (IEPA). Ms. Covi informed the Committee that this year, the IEPA is making a progressive effort to collect unused, unwanted medication. Therefore, medication will be eligible to be recycled at this year's event.

Chairman Gordon stated that the last item for the Committee's consideration is a request by the McLean County Solid Waste Management Technical Committee to approve a three-year agreement between McLean County, the City of Bloomington, the Town of Normal and the EAC for administration and implementation of the McLean County Solid Waste Program.

Motion by Segobiano/Sweeney to recommend approval of a request by the McLean County Solid Waste Management Technical Committee to approve a three-year agreement between McLean County, the City of Bloomington, the Town of Normal and the EAC for administration and implementation of the McLean County Solid Waste Program.

Mr. Segobiano stated that he had a question for Ms. Covi before the Committee votes on this motion. He asked what happens to old asphalt shingles that are stripped off of houses by construction and roofing companies. Ms. Covi responded that she has had some inquiries by individuals who want to recycle used asphalt shingles and she has referred them to McLean County Asphalt Company. The McLean County Asphalt Company does a significant amount of recycling of concrete and asphalt. However, if the shingles are picked up by the City or the Town, they will most likely end up in the landfill.

Mr. Segobiano asked what County Board Members can do to set regulations in place to ensure that asphalt shingles are recycled properly. Ms. Covi responded that it is difficult to persuade businesses to recycle due to the fact that the landfill is the cheapest method for disposal of material. Ms. Covi advised the Committee that the Town of Normal is now participating in "Lead Certification" construction program. This program requires increased recycling of the material that is stripped off of homes as they are being built and/or remodeled. Mr. Segobiano encouraged the Committee to follow Normal's example and consider enacting similar ordinances.

Chairman Gordon asked if there were any further questions.

Mr. Caisley asked how is the amount of recycled material measured. Ms. Covi responded that it is measured in weight. The figure is compiled by surveying the businesses and municipalities involved in waste management. It is a voluntary survey, but the EAC feels the response is fairly accurate. From that survey, a recycling rate is calculated. Last year, the rate was 33%.

Chairman Gordon stated that there is a motion on the floor. He asked if there were any further questions.

Mr. Caisley asked if the Town of Normal or the City of Bloomington have acted on this agreement. Ms. Covi responded that the County is the first entity to consider this agreement.

Chairman Gordon stated that the Chair will vote.
Motion carried.

Chairman Gordon informed the Committee that concludes the items for action. The next item is the EAC quarterly solid waste report. Chairman Gordon stated that the report is located on the last page of the Committee's agenda. He asked Ms. Covi if she had anything she would like to add. Ms. Covi advised the Committee that next Saturday is a Freecycle event. This event typically takes place at a park pavilion and members of the public are invited to bring items that they no longer use. In turn, individuals are invited to attend the event and take items that may be able to use. This is a very successful event. There were approximately 200 people who participated at the event in the spring at White Oak Park.

Chairman Gordon asked Ms. Covi if the EAC uses the phrase the "3 R's" of recycling, Reduce, Reuse, Recycle. Ms. Covi stated that phrase is still utilized.

Chairman Gordon asked if there were any further questions for Ms. Covi. Hearing none, he stated that the next item is a proposal to change the date of the November meeting of the Land Use and Development Committee from November 1st to November 8th. It would be more convenient for members of the staff. The Committee agreed.

Mr. Segobiano asked if the Committee would consider moving the meeting back to 4:30 p.m. It was previously moved to accommodate a former member of the Committee. Chairman Gordon stated that is something to consider. He stated that he would check with the other members of the Committee and that could be considered at a later date.

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Chairman Gordon asked if there was any further discussion or comments.
Hearing none, he adjourned the meeting at 5:29 p.m.

Respectfully submitted,

Christine Northcutt
Recording Secretary

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