

Minutes of the Land Use and Development Committee

The Land Use and Development Committee of the McLean County Board met on Thursday, September 28, 2006 at 4:45 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members Baggett, Segobiano, Cavallini and Ahart

Members Absent: Member Rackauskas

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: Jeff Tracy, Project Manager, Highway
Department; Mr. Frank Miles, Attorney for Mr.
Erik Sloneker; Mr. Steve Dennis

Chairman Gordon called the meeting to order at 4:49 p.m. Chairman Gordon stated that the first order of business is the approval of the September 7, 2006 minutes. Hearing no additions or corrections, he placed the minutes of the September 7, 2006 Land Use and Development Committee meeting on file as submitted.

Chairman Gordon presented the bills from September, 2006 which have been reviewed and recommended for transmittal to the Land Use and Development Committee by the County Auditor. The prepaid total and fund total for the July bills is \$22,739.56.

Motion by Cavallini/Ahart to recommend approval of the September, 2006 bills as presented by the County Auditor. Motion carried.

Chairman Gordon stated that the first item for action is an application of Mr. James Kelley and Ms. Mary Lehman for approval of a one lot final subdivision plat for the Holder Rail Subdivision with waivers of preliminary plan requirements, lot area, lot width and road frontage, which is located in Old Town Township immediately north of the Norfolk and Southern Railroad right-of-way near Holder and is located ¼ mile west of 2400 E. Road. Chairman Gordon invited Mr. Phil Dick, Director, Building and Zoning, to present this item to the Committee. Mr. Dick explained that this proposed subdivision does not meet the County's minimum requirements for a subdivision, but Mr. Kelley and Ms. Lehman are requesting a waiver of those requirements. Mr. Dick noted that this is a bit of an unusual situation in that this will be used as a railroad siding along the Norfolk and Southern railroad tracks. This request includes waivers of preliminary plan requirements, lot area, lot width and road frontage. The County Highway Department and the County Health Department recommend approval of this request. Mr. Steve Dennis is here to answer any questions that the Committee may have.

Motion by Segobiano/Cavallini to recommend approval of an application of Mr. James Kelley and Ms. Mary Lehman for approval of a one lot final subdivision plat for the Holder Rail Subdivision with waivers of preliminary plan requirements, lot area, lot width and road frontage, which is located in Old Town Township immediately north of the Norfolk and Southern Railroad right-of-way near Holder and is located ¼ mile west of 2400 E. Road.
Motion carried.

Chairman Gordon stated the next item for action is an application of Mr. Erik Sloneker for approval of a preliminary subdivision plan for 9 lots on 23 acres with a request to allow storm water detention on site for each individual lot on property which is located immediately east of 1000 East Road, immediately north of Washington Heights Subdivision, immediately south of Heartland Industrial Subdivision and ¼ mile south of Illinois Route 9. Chairman Gordon stated that this item will need to be reviewed in a public hearing. He called the public hearing to order at 4:52 p.m. Mr. Dick informed the Committee that the applicant has made a request to continue this public hearing to the next Meeting of the Land Use and Development Committee. Mr. Dick asked Mr. Frank Miles, Attorney for the applicant, if he would care to address the Committee. Mr. Miles thanked Mr. Dick and informed the Committee that he and his client are requesting a continuance of this hearing because there are multiple

governmental bodies involved in the review of this plan. The Department of Building and Zoning has requested two revisions to the preliminary plan and it appears that it will have to be revised again. Mr. Miles stated that he and his client wish to bring the plan to the Committee in a format that is acceptable to both the Committee and the property owner.

Chairman Gordon asked Mr. Miles if it was his wish to continue the meeting for only one month. Mr. Miles stated that is correct.

Motion by Segobiano/Ahart to concur with the applicant's request to continue this Public Hearing until the next regularly scheduled Land Use and Development Committee Meeting on November 2, 2006. Chairman Gordon stated that the Chair will vote. Motion carried.

Chairman Gordon stated that the next item for the Committee's consideration is the review of the FY 2007 Recommended Budget for the Department of Building and Zoning. Mr. John Zeunik, County Administrator, stated that on the Revenue side the largest increase the to increased permit fees which are being collected due to the implementation of the wind farm. The estimated increase in revenue is a conservative estimate. There is an application pending for an additional wind farm in northwest McLean County. That will go to public hearing in November and the Zoning Board's recommendation will likely go to the County Board later this year. The current wind farm is looking at a adding third phase, which could potentially mean more revenue in permit fees.

On the expense side, there is relatively little change. There is no change in staffing. The expenses that have gone up are in the supply lines. Those supplies include diesel fuel and gasoline. Mr. Zeunik stated that there has been a recent break in rising fuel costs. The departments prepare their budget requests in June and July, so the budgeted amounts for fuel reflect the prices at that time. The other large expense line items are the Contract Service Line and the Regional Planning Line. The Contract Service Line is used to purchase and update the Sidwell Books. The Regional Planning line item is up this year pursuant to the agreement that was approved by the County Board and the Regional Planning Commission for Fiscal Year (FY) 2007. The Telephone Service line has increased because the Information Services Department is looking into providing certain departments with Blackberry telephone/internet/e-mail devices on a beta-test basis. Both the City of Bloomington and the Town of Normal currently utilize Blackberry devices. One of the advantages of using a Blackberry device is that Field Inspectors can take the Blackberry into the field and complete reports in the field. They can then send those reports back to the office or bring the Blackberry back to the office and the upload report to their

their PC. Because the Building and Zoning Department has inspectors in the field frequently, they are one of the Departments that is being looked at to participate in this "beta-test". Mr. Zeunik stated that the \$580.00 annual increase will cover the monthly service fee for the Blackberry devices. Mr. Zeunik stated that he would be happy to answer any questions that the Committee may have.

Ms. Ahart asked if the \$580.00 covered the cost of the devices. Mr. Zeunik stated that the cost of the devices is in the Information Services budget. The \$580.00 covers the monthly service fee of the internet/phone/e-mail for a 12-month period.

Mr. Cavallini asked if this will replace telephones. Mr. Zeunik responded that this would not replace telephones on employees' desks, but it would replace cell phones for those employees who currently have cell phones.

Mr. Segobiano stated that Mr. Zeunik always does a phenomenal job in preparing the annual budget. He asked when it may become a priority to spend some of the newly generated revenue to implement an enforcement policy in that would help to eliminate all of the junk cars out in the County.

Mr. Zeunik responded that he was approached recently by a McLean County resident who was complaining about the unauthorized junkyards along U.S. Route 24 near Meadows. Mr. Zeunik informed this resident that Mr. Brian Hug, Assistant State's Attorney, is currently pursuing that property owner in court. Mr. Zeunik explained that, as the Committee is aware, it takes a very long time to get a court to take action in terms of an Ordinance violation. The court typically gives a property owner every opportunity to correct the violation. If and when the property owner shows direct disrespect to the court and the judge, the judge will then start issuing fines until the property is cleaned up. Mr. Zeunik stated that Mr. Segobiano's point is well taken and he will discuss this issue further with Mr. Dick.

Chairman Gordon asked if there were any further comments or questions. Hearing none, he stated that he would entertain a motion to recommend approval of the FY 2007 Recommended Budget for the Department of Building and Zoning.

Motion by Cavallini/Ahart to recommend tentative approval of the FY 2007 Recommended Budget for the Department of Building and Zoning.
Chairman Gordon stated that the Chair will vote.
Motion carried.

Chairman Gordon stated that the last item for action this evening is the review of FY 2007 Recommended Budget for the Solid Waste Management Program. He asked Mr. Zeunik to present this item to the Committee.

Mr. Zeunik stated that the FY 2007 Recommended Budget for the Solid Waste Management Program is \$170,000.00. That actually represents an increase because we anticipate that in 2007, the landfill will be totally operational. The total revenue to be generated will be \$340,000.00 with 50% of the revenue budgeted in the Waste Management Fund and 50% budgeted in the County Board's budget in the General Fund under landfill host fees. Pursuant to the agreement with the Ecology Action Center, (EAC) \$155,000.00 will be available for the Solid Waste Management Program in FY 2007. There will also be the same interfund transfer of \$15,000.00 which provides for 50% of the salary expense for the two supported employment employees who handle recycled paper in County Offices and Departments. The remainder goes to Parks and Recreation for maintenance of the demonstration composting site and the educational programs that are conducted at COMLARA Park for the grade school students on resource conservation.

Chairman Gordon asked if there were any questions for Mr. Zeunik. Mr. Segobiano commented that there are many businesses in the McLean County area that do not recycle aluminum cans. He asked if the County Administrator, the City Manager of Bloomington and the Town of Normal Manager have ever discussed starting a business recycling program.

Mr. Zeunik responded that he attends quarterly meetings of the Solid Waste Management Technical Committee meetings. That Committee consists of Mr. Zeunik, Mr. Dick, Mr. Bob Keller, Director Health Department, the Bloomington and Normal City Managers and the Bloomington and Normal Public Works Directors. Mr. Zeunik stated that would be the appropriate time and forum in which to present this idea. This Committee has typically focused most of their efforts on residential recycling. Some businesses do a very good job and are very active in the recycling effort. Mr. Zeunik stated that he is not aware of any program development or services geared toward business or commercial recycling. Mr. Dick added that the Town of Normal doesn't do much in the way of collection, other than a few recycling centers where recycling materials can be dropped off. Perhaps, there could be some incentives offered to businesses in Bloomington and Normal for recycling efforts.

Mr. Baggett stated that, perhaps, the County could offer "seed money" in the form of a loan to help an individual start a recycling business. Mr. Zeunik stated that the County offers a CDAP Revolving Loan for individuals looking to start a new business or expand an existing business.

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Motion by Segobiano/Ahart to recommend tentative approval of the FY 2007 recommended budget for the Solid Waste Management Program. Chairman Gordon stated that the chair will vote. Motion carried.

Chairman Gordon stated that the only items that remain on the agenda are items for information. The Partners in Planning Conference is October 4-5, 2006 at the Doubletree Hotel, Bloomington.

The Citizen Planners Workshop is Friday, October 13, 2006 at the Government Center. This is just a reminder as these meetings were mentioned at last month's meeting.

The last item for action is a report on the September 21st Heartland of Illinois Research Conservation and Development (RC&D) meeting in Decatur, IL. Mr. Dick stated that he and Chairman Gordon attended the RC&D meeting together. There was much discussion on implementation of watershed plans. At this meeting, there was considerable discussion about the Mackinaw River watershed plan. Ms. Mary Jo Adams, property owner on the Mackinaw, attended the meeting. There were also people from the Ecology Action Center who were grant writers in attendance. The thought is that the RC&D can help administer grants to implement watershed plans.

Chairman Gordon stated that the meeting sparked a great discussion which ended with more questions than answers, but it was a very interesting discussion.

Mr. Cavallini asked what kind of implications this watershed plan would have on property owners along the Mackinaw River. Mr. Dick explained that there would have to be a partnership with property owners. It may involve buying easements, or paying property owners to have more filter strips or certain properties may be better off as wetlands, etc. There would definitely need to be a coordinator for all of the information.

Mr. Segobiano suggested the group look into obtaining a grant to fund a coordinator for three years to get the ball rolling.

Chairman Gordon asked if there were any other comments or questions from the Committee. Hearing none, he adjourned the meeting at 5:36 p.m.

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Respectfully submitted,

Christine Northcutt
Recording Secretary

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