

## Minutes of the Land Use and Development Committee

The Land Use and Development Committee of the McLean County Board met on Thursday, October 6, 2005 at 4:45 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members Rackauskas, Segobiano and Ahart

Members Absent: Members Baggett and Cavallini

Other Board Members Present: None

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

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

Others Present: None

Chairman Gordon called the meeting to order at 4:53 p.m.

Chairman Gordon stated that the first order of business is the approval of the September 1, 2005 minutes. Hearing no corrections, Chairman Gordon placed the minutes of the September 1, 2005 Land Use and Development Committee meeting on file as presented.

Chairman Gordon presented the bills from September 30, 2005 which have been reviewed and recommended for transmittal to the Land Use and Development Committee by the County Auditor. The pre-paid total and the fund total is \$17,746.50.

Chairman Gordon stated that he would vote.

Motion by Segobiano/Ahart to recommend approval of the September 30, 2005 bills as presented by the County Auditor. Motion carried.

Chairman Gordon stated that the first item for action is a request by McLean County Solid Waste Management Technical Committee to designate \$6,000.00 from the McLean County Solid Waste Management Fund to the Town of Normal for recycling electronics from residents of McLean County.

Mr. Mike Hall, Director of Engineering, Town of Normal stated that the Town of Normal is working with Recycle Illinois on the collection and recycling of electronic goods. If the computer equipment can be updated, it is given to a citizen or community organization in need of them. However, if the computer equipment or TV tubes cannot be updated, then they are stripped of metal and plastic and recycled. Collection times have changed from once a weekly to daily collections as a result of a grant. The \$6,000.00 pays for the recycling of the electronics.

Ms. Rackauskas asked where is the recycling drop off. Mr. Mike Hall replied that it is on Warriner Street in Normal.

Chairman Gordon stated that he would vote.

Motion by Segobiano/Ahart to recommend approval of a request by McLean County Solid Waste Management Technical Committee to designate \$6,000.00 from the McLean County Solid Waste Management Fund to the Town of Normal for recycling electronics from residents of McLean County. Motion carried.

The next item for action is a request by Brookside Farms, Inc., to change the name of the public street in the Crestwicke North Subdivision from Pebble Road to Pebble Beach Road on a street located in Bloomington Township on the right-of-way labeled Pebble Road in Crestwicke North Subdivision. Chairman Gordon stated that this will take place in the form of a public hearing. He declared the public hearing in session at 4:59 p.m. and asked Mr. Phil Dick, Director, Building and Zoning to present this item to the Committee.

Mr. Dick informed the Committee that notice of this public hearing was published in *The Pantagraph* on September 17, 2005 as provided by law. The applicant has paid the publication fee. This request is for the name change only.

Chairman Gordon stated that the Mr. Harry Hall, the applicant has an opportunity at this time to make comments. Mr. Hall stated that the street in the

Subdivisions have all been named after golf courses including the street named Pebble Street. In the original Plat, the street was named Pebble Beach Street. However, since there was no beach, beach was left off the name when the street was built. The property owners on the street have asked that the street be returned to the original name of Pebble Beach Street.

Ms. Rackauskas asked how many homes are on the street. Mr. Hall replied that there are 5 homes. Ms. Rackauskas asked if all the owners had been notified of the request for the name change. Mr. Hall replied that all the home owners are aware of the requested name change.

Chairman Gordon asked if the County staff had anything else to add.

Chairman Gordon asked if the Committee has any other questions. Hearing none, he asked if there was anyone present who had any questions.

Hearing no comments, Chairman Gordon declared the public hearing closed at 5:04 p.m. Chairman Gordon asked what the Committee's pleasure is at this time. Chairman Gordon stated that he would vote.

Motion by Segobiano/Rackauskas to recommend approval of a request by Brookside Farms, Inc., to change the name of the public street in the Crestwicke North Subdivision from Pebble Road to Pebble Beach Road on a street located in Bloomington Township on the right-of-way labeled Pebble Road in Crestwicke North Subdivision. Motion carried.

The third action item is a request by Matt and Shaunna Lucas to vacate seven feet of the front setback area of Lot 5 in the Old Town Timber Subdivision on a property located in Old Town Township at 9902 Wolf Hill Road, Bloomington, IL. Chairman Gordon stated that this will take place in the form of a public hearing. He declared the public hearing in session at 5:05 p.m. and asked Mr. Phil Dick, Director, Building and Zoning to present this item to the Committee.

Mr. Dick informed the Committee that notice of this public hearing was published in *The Pantagraph* on September 17, 2005 as provided by law. The applicant has paid the publication fee.

The Zoning Board of Appeals (ZBA) has approved the variance on this property for the pool. The property owners have entered into an agreement with the Old Town Township to waive the Township's liability on the pool should any work need to be done on Tanglewood Road.

Chairman Gordon stated that the applicant and/or his representative have an opportunity at this time to make comments if they wish. Mr. Mike Lucas, attorney for the applicant, stated that a letter was presented to the ZBA stating that property owner to the north does not have a problem with the variance.

Chairman Gordon asked if the Committee has any questions. Mr. Segobiano stated that he would vote to approve the application, but asked how a pool was added without anyone noticing that the applicants did not have a permit. Mr. Dick explained that staff noticed that the pool had been added at the final inspection. The applicants had a miscommunication with the pool contractor. The pool contractor and the applicant each thought that the other had applied for the permit. Ms. Rackauskas stated that the pool contractor should have known that the permit had to be posted on site before construction began. Mr. Segobiano added that it is still the property owner's responsibility.

Mr. Matt Lucas, the property owner, stated that the contractor told him not to worry about the permit; it would be taken care of. Mr. Lucas stated that he and his wife had worked closely with the County offices to make sure that everything was being done correctly and that all bases were covered.

Mr. Segobiano stated that the County should add to the application that if any changes are made to the original plans, the Department of Building and Zoning must be contacted.

Ms. Rackauskas stated that a letter should be sent to the pool contractor letting them know that this cannot happen again. Ms. Ahart asked if the company is paying the permit fee. Ms. Dick replied that it is the property owner's responsibility to pay the fee. However, the property owner is working with the contractor. Mr. Mike Lucas stated that the applicants still owe money to the pool contractor and are still working out the differences due to all the trouble the company has caused the applicants.

Ms. Rackauskas asked for the name of the company for the record. Chairman Gordon replied that this is an administrative issue and it is not appropriate to name the company. Ms. Rackauskas suggested that the letter to the company be sent certified mail so that there is proof the company was notified of the error and that there is proof the company was notified if a future issue like this should occur. Mr. Dick indicated that he would send a letter to the contractor.

Chairman Gordon asked if the County staff had anything else to add.

Chairman Gordon asked if the Committee has any other questions. Hearing none, he asked if there was anyone present who had any questions.

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Hearing no comments, Chairman Gordon declared the public hearing closed at 5:20 p.m. Chairman Gordon asked what the Committee's pleasure is at this time. Chairman Gordon stated that he would vote.

Motion by Segobiano/Ahart to recommend approval of request by Matt and Shaunna Lucas to vacate seven feet of the front setback area of Lot 5 in the Old Town Timber Subdivision on a property located in old Town Township at 9902 Wolf Hill Road, Bloomington, IL. Motion carried.

The Committee reviewed the Fiscal Year 2006 Recommended Budget for the Department of Building and Zoning. Hearing no questions, Chairman Gordon stated that he would vote.

Motion by Segobiano/Ahart to recommend approval of the Fiscal Year 2006 Budget for the Department of Building and Zoning. Motion carried.

The Committee reviewed the Fiscal Year 2006 Recommended Budget for the Solid Waste Management Program. Ms. Rackauskas stated that she was not aware that the County employed persons from the MARC Center. Mr. John Zeunik, County Administrator stated that the County employs 2 persons from the MARC Center. The same individuals have been with the County for approximately 13 years, working on recycling.

Mr. Segobiano asked Mr. Zeunik to explain the change in the Tipping Fee and the Host Agreement. Mr. Zeunik explained that the Host Fee agreement increases the fee from \$1.27 per ton to \$2.54 per ton. However, the Solid Waste Management Program is guaranteed the same rate of funding, \$1.27 per ton. This will provide sufficient funds for the Solid Waste Management Program to meet the statutory requirements.

Hearing no other questions, Chairman Gordon stated that he would vote.

Motion by Segobiano/Rackauskas to recommend approval of the Fiscal Year 2006 Budget for the Solid Waste Management Program  
Motion carried.

Chairman Gordon asked if there were any other items to come before the Committee.

Mr. John Zeunik, County Administrator, advised the Committee that the Economic Development Council will be conducting a Public Hearing regarding a possible extension of the Enterprise Zone on Friday October 7, 2005 at 1:00 p.m.

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at the Government Center. The expansion is proposed to include the Wind Farm, which would run down the center of Route 9 eventually reaching the sites of the proposed turbines to be built for the Wind Farm. There are no local abatements in the proposed expansion. The proposed expansion would affect the State only. The proposed incentives to be offered to the Wind Farm are limited to rebates granted by the State of Illinois. After the Public Hearing, the County, Town of Normal and City of Bloomington have to approve an amendment to the Ordinance permitting the proposed expansion of the Enterprise Zone. Currently, the Town of Normal and the City of Bloomington support the proposal.

Chairman Gordon asked if there were any other items to come before the Committee. Hearing none, Chairman Gordon asked for a motion to adjourn the meeting.

Motion by Cavallini/Rackauskas to adjourn the meeting  
at 5:38 p.m. Motion carried.

Respectfully submitted,

Lucretia Wherry  
Recording Secretary