

## Minutes of the Land Use and Development Committee

The Land Use and Development Committee of the McLean County Board met on June 3, 2004 at 4:45 p.m. in Room 700, Law and Justice Center, 104 W. Front Street, Bloomington, Illinois.

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

Members Absent: Members Cavallini and 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,  
Mr. Jeff Tracy, Project Manager, Highway  
Department

Others Present: Mr. Brad Glenn, Mr. David Nesbit

Chairman Gordon called the meeting to order at 4:47 p.m.

Chairman Gordon stated that the first order of business is the approval of the May 6, 2004 minutes. Hearing no corrections, Chairman Gordon placed the Land Use and Development Committee minutes of the May 6, 2004 meeting on file as presented.

Chairman Gordon presented the bills from May 31, 2004, which have been reviewed and recommended for transmittal to the Land Use and Development Committee by the County Auditor. The total is \$16,297.82, with the prepaid total being the same.

Motion by Kalapp/Ahart to recommend approval of the May 31, 2004 bills as presented by the County Auditor. Motion carried.

Chairman Gordon presented the first item for action which is a request by Mr. Brad Glenn and Mr. Craig Alexander for a waiver of preliminary plan requirements and a one lot final subdivision plat for a Commercial Subdivision. Chairman Gordon asked Mr. Phil Dick, Director, Building and Zoning, to present this item to the Committee. Mr. Dick passed out two aerial photos of the property to the Committee. Mr. Dick explained that this request is essentially to set off an additional lot at the corner of this property for commercial use. Mr. Dick explained that upon approval of this property for commercial use, the owners will provide storm water detention and retention. Mr. Dick stated that the Health Department and Highway Department have both signed off on this project. The owners already have a plat access certificate signed by the Township Road Commissioner. Mr. Dick informed the Committee that Mr. Glenn is here to answer any questions that the Committee may have.

Motion by Segobiano/Ahart to recommend approval of a waiver of preliminary plan requirements and a one lot final subdivision plat for the Commercial Subdivision, File No. S-04-09.

Mr. Kalapp asked if the driveway will be a commonly used driveway. Mr. Dick replied that it will not be a shared driveway. They will use separate driveways. Mr. Kalapp asked where the retention basin will be located. Mr. Dick replied that it will be located on the downside of the property. Mr. Dick noted that the owners did not want to spend the money to have the plans drawn up in advance of the preliminary plan being approved. The owners have signed an affidavit stating that they will have an engineer design the basin as required. Chairman Gordon called for a vote on the previous motion.

Motion carried.

Chairman Gordon stated that the next item for action is a request by the McLean County Solid Waste Technical Committee to approve an agreement for Solid Waste Management Program Services. Chairman Gordon asked if there were any questions from members of the Committee.

Motion by Segobiano/Kalapp to recommend approval of an Agreement for Solid Waste Management Program Services. Motion carried.

Chairman Gordon stated that the final item for action is a request by the McLean County Solid Waste Management Technical Committee (SWMTC) to approve grant awards from the McLean County Solid Waste Management Fund.

Mr. Segobiano stated that he has a concern with the distribution of these grant funds. Mr. Segobiano informed the Committee that he had spoken with Mr. John Zeunik, County Administrator the Children's Discovery Museum receiving \$95,000.00 grant for a display in their new museum which will be located in downtown Normal. This is a part of downtown Normal's redevelopment plan, so this should be funded by the Town of Normal. Mr. Segobiano stated that Mr. Zeunik had informed him that the Children's Discovery Museum request was for \$170,000.00, and that after further discussion the SWMTC had pared the grant amount back to \$95,000.00. Mr. Segobiano summed up by stating that this may obligate the Committee to subsidize other local governmental projects.

Mr. Zeunik informed the Committee that the Town of Normal has made it very clear, from the beginning of the redevelopment process that the funding for the exhibits would be the responsibility of the museum. The museum has been conducting a fundraising campaign to help pay the capital costs of construction and to provide exhibits on its three floors. The museum intended to have a prominent exhibit on the second floor that would deal with recycling, reuse, waste and operation of a landfill. The Children's Discovery Museum approached the SWMTC well over a year ago and asked for assistance in helping to design that exhibit. They had visited a number of other museums that have exhibits on recycling and reuse. Mr. Zeunik informed the Committee that the Children's Discovery Museum wanted to work with a design firm to help develop this idea. Mr. Zeunik stated that the SWMTC felt that the solid waste management exhibit is a great idea for the Museum, but they would not approve the idea without seeing designs. The SWMTC agreed to grant the Children's Discovery Museum \$5,000.00 to hire a design firm to develop the ideas in detail, and then the SWMTC would make a decision on awarding a grant. The Children's Discovery Museum brought back the design plans and a request for \$170,000.00 in funds to complete the exhibit. The SWMTC stated that they felt it was important for the Museum to seek additional funding from private sources that are a part of the waste industry. On that basis, the SWMTC pared back the recommendation to a total of \$100,000.00, and included in that \$100,000.00 would be the initial \$5,000.00 for the design plans. So the recommended award to the Children's Discovery Museum through this grant is \$95,000.00.

Mr. Zeunik stated that one of the objectives of the Solid Waste Management Plan, prepared in accordance with state law, is to provide education to the Community on solid waste management, recycling and reuse. Mr. Zeunik also informed the Committee that Normal and Bloomington generate most of the tipping fee revenue, which funds this grant program because they have the

Largest municipal waste stream. Some members of the SWMTC viewed this as a way to reinvest the tipping fee into the community.

Mr. Segobiano informed the Committee that he actively recycles and he is concerned that we do not spend enough time educating adults and or high school students. Mr. Segobiano reiterated that he applauds the efforts of the Children's Discovery Museum, but he informed the Committee that he cannot vote to award \$95,000.00 to a single entity.

Mr. Kalapp asked how much is the total amount of the grant award. Mr. Zeunik replied that the total amount is \$120,200.00. The other awards are to private and public schools and to the City of Bloomington. Mr. Zeunik informed the Committee that the SWMTC has proposed to award the City of Bloomington \$7,600.00 for a recycling project which involves recycling old tires. Mr. Zeunik mentioned that there were a number of applications received that the SWMTC did not forward to the Land Use Committee of because the proposed program did not meet the requirements under the State's Solid Waste Management Act or did not fit within the County's Solid Waste Management Plan.

Chairman Gordon stated that his wife was the first director of Operation Recycle when it went from a volunteer organization to a not-for-profit organization. Chairman Gordon stated that one of the points that his wife made repeatedly was that the best way to educate adults is to reach the children first. Chairman Gordon stated that in addition to educating children, the use of funds in this manner is, in effect, recycling the funds throughout the community.

Mr. Kalapp asked if the Children's Discovery Museum has been successful in soliciting any donations from any private investors. Mr. Dick stated that they have not gotten very far along in the process of fundraising.

Ms. Ahart noted that she was very excited to see this type of exhibit being planned in a local children's museum. Mr. Kalapp stated that he concurs with that assessment. Mr. Kalapp asked if any applicants awards were lowered because of the large amount awarded to the Children's Discovery Museum. Mr. Zeunik responded that no awards were decreased due to the Children's Discovery award. Chairman Gordon asked if there were any further questions on this issue. Hearing none, Chairman Gordon called for a motion on the question. Chairman Gordon noted that the Chair will vote.

Motion by Ahart/Kalapp to recommend approval of  
Grant awards from the McLean County Waste  
Management Fund as recommended by the SWTC.

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Member Ahart	"Yes"
Member Kalapp	"Yes"
Member Segobiano	"No"
Chairman Gordon	"Yes"

Motion carried by a vote of 3-1.

Chairman Gordon stated that the next item is for information. It is a progress report by Mr. Jeff Tracy, Project Manager, Highway Department. Chairman Gordon informed the Committee that Mr. Dick was also handing out to the Committee a letter to the County Administrator, dated today, from Mr. David Nesbit. Chairman Gordon stated that the letter does include a development plan. Chairman Gordon asked Mr. Tracy if there was any additional information that he would like to add to his progress report. Mr. Tracy responded that he had not been back out to the property since the last date on the progress report. Mr. Segobiano asked if the sanitary lines were backfilled prior to inspection. Mr. Tracy responded that they were backfilled prior to inspection. Mr. Segobiano asked what is their condition. Mr. Tracy responded that he does not know. Mr. Tracy noted that as Mr. Nesbit has stated in his development plan, that once all of the sanitary work has been completed, he will have to do an air pressure test to be sure that there are no leaks in the system. If the air pressure test passes, the next step will be to run water through the system to be sure that it will flow.

Chairman Gordon asked Mr. Tracy if the proposed development plan was in an acceptable format and contained the detail expected in a typical development plan. Mr. Tracy stated that there are more details that will need to be taken care of in the future, but the development plan as submitted is acceptable.

Mr. Segobiano asked Mr. Tracy if he had received any calls or complaints from any of the neighbors. Mr. Tracy stated that he has received a couple of calls from the neighbors. During one of the big storms there were some problems with Mr. Nesbit's dam and he has since repaired that problem. Chairman Gordon asked how the dam stood up to the torrential rains over the past weekend. Mr. Tracy stated that the dam is sufficient for now. Chairman Gordon asked if there were any further questions from the Committee.

Mr. Tracy stated that on a different topic, the County has approved a Storm Water II Waste Water Reduction Management Plan. Under the education portion of this plan, this grant could be used as a part of the County's match. Chairman Gordon stated that is a good thought and something that should be investigated.

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Mr. Dick informed the Committee that the Transportation Committee will be reviewing the proposed Study for the East Side Bypass at their next meeting on Tuesday, June 8, 2004. Mr. Dick noted that both the Town of Normal and the City of Bloomington have already approved this item. Mr. Dick stated that Mr. Zeunik felt that it would be appropriate to inform the members of the Land Use and Development Committee about that item.

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

Hearing none, Chairman Gordon stated that he would entertain a motion to adjourn.

Motion by Ahart/Kalapp to adjourn the meeting  
at 5:39 p.m. Motion carried.

Respectfully submitted,

Christine Northcutt  
Recording Secretary

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