

## **Minutes of the Land Use and Development Committee**

The Land Use and Development Committee of the McLean County Board met on Thursday, May 2, 2002 at 5:30 p.m. in Room 700, Law and Justice Center, 104 W. Front Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members Bostic, Hoselton, and Nuckolls

Members Absent: Members Segobiano and Rodman

Staff Present: Mr. John Zeunik, County Administrator;  
Ms. Lucretia A. Wood, Administrator's Office

Department Heads/  
Elected Officials

Present: Mr. Phil Dick, Director Building and Zoning;  
Mr. Mike Behary, Planner, Building and Zoning  
Department; Mr. Alan Otto, Zoning Enforcement  
Officer; Building and Zoning Department; Mr. Bill  
Kerber, Senior Field Inspector; Building and  
Zoning Department; Mr. Brian Hug, Civil  
Assistant State's Attorney, State's Attorney's  
Office; Ms. Lydia Reynolds, Community Planner,  
McLean County Regional Planning, Ms. Michelle  
Covi, Director, Ecology Action Center

Chairman Gordon called the meeting to order at 5:34 p.m. Hearing no objections, the minutes of the April 4, 2002 Land Use and Development Committee meeting were approved and placed on file as presented.

Chairman Gordon presented the bills, which have been reviewed and recommended for transmittal to the Land Use and Development Committee by the County Auditor.

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Motion by Nuckolls/Bostic to recommended approval of the April 30, 2002 bills as presented by the County Auditor. Motion carried.

Ms. Michelle Covi, Director, Ecology Action Center, stated that the Ecology Action Center had a good year. The Earth Schools program has reached all 4<sup>th</sup> graders in the Bloomington-Normal School Districts and some of the schools in the County. The program helps to teach about natural resources and recycling. The new educator at the Ecology Action Center has devoted herself to the program.

Ms. Lydia Reynolds, Community Planner, McLean County Regional Planning, stated that the Illinois EPA Solid Waste Management and Recycling Annual reports have been completed and were sent to the EPA. The Land Use and Development Committee will receive copies of the reports.

Mr. Dick asked how the Business Materials Exchange program is working. Ms. Covi replied that the 10 year-old, award winning, Business Materials Exchange program is doing well. Many materials are not available in large quantities, which frustrates users of the program. However, there are some suppliers that will set aside materials. The program is advertised, using colorful inserts. Chairman Gordon suggested reintroducing the program to the Community in order to gain a new audience.

Ms. Covi stated that a new computer-recycling program has started. The program works with the Town of Normal to refurbish outdated computers. The Program, which began in February 2002, has collected 15 to 20 tons of electronics.

The Ecology Action Center is working with the Illinois EPA to establish hazardous waste collection days for McLean County. Mr. David Anderson, IEPA, is working on coordinating the collection days for Fall 2002. The Interstate Center is a possible Collection Site. The collection is for household residents only. The collection days are not for commercial use.

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Hazardous waste collection for residents has not been available since the last collection 4 years ago.

Ms. Bostic asked if recycling programs are available in the unincorporated areas of McLean County. Ms. Covi replied that the Normal drop-off sites

are available to everyone. Many of the unincorporated areas of McLean County have weekend recycling programs once a month. Armington and Ridgeview have curbside recycling programs. Ms. Bostic stated that Danvers has a recycling program that includes a discount on the residence's water bill.

Mr. Phil Dick presented proposed Zoning Ordinance Text Amendments. The amendments are to be reviewed by the Zoning Board of Appeals on May 21, 2002. The Zoning Board of Appeals will have a Public Hearing for the matter. Once approved by the Zoning Board of Appeals, the amendments will be brought to the June County Board meeting for Board approval.

Two alternate members to the Zoning Board Appeals are proposed. The Board consists of 7 members, 5 of which make a quorum. An absent member can cause a problem when deciding issues. Having the alternate members available to the Board is fairer to the public.

Page two of the proposed ordinance adds clarification to variance procedures. Page three adds a provision to new public/commercial building making the engineers and architects responsible for meeting all Americans with Disabilities Act requirements. This is important since the Building and Zoning Department does not have a building code inspector. Page three also includes the amendments to the permit fees, which were discussed in prior meetings. Page five adds a definition of wind power generating facilities to the ordinance. Adding the definition of salvage yards, on page six, clarifies non-comforming uses of land, which will enable the Building and Zoning to stop problems more efficiently.

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Page seven clarifies residential use of land in the agriculture district. The language being added is to prevent continuing divisions of lots. Page eight clarifies special use permits. The Ordinance passed in 2000 allows land to be divided every 40 acres. The proposed amendments only allow for one special use permit per original parcel.

Page nine includes language that was left out of the 2000 ordinance that allows for special use permits for accessory buildings on a small lot. In residential areas, the square footage of an accessory building is limited, based on lot size. In Agriculture districts, the accessory building size is based on a sliding scale. Mr. Dick explained that the accessory building in the residential areas is most likely an attached guesthouse with a separate entrance. Chairman Gordon asked if this would open doors for problems. Ms. Bostic asked if individuals would use breezeways as a connection to larger buildings. Mr. Dick replied that this has not been a problem under the 2000 ordinance, the proposed amendment just clarifies the square footage. Chairman Gordon asked if the amendment would allow residents to build vertically. Ms. Bostic replied that residents would not do that because it would decrease the home's resale value.

Mr. Dick stated that page ten includes language which requires that Communication Towers in the Agriculture district be approved by a registered engineer and FAA impact documentation shall be submitted to Building and Zoning. Page ten also proposes a deletion of the 40 feet length requirement for single family and duplex dwellings. Page eleven has minor changes in the utilities requirements. Page twelve states standards for freight terminals and trucking facilities. Page 13 states ADA requirements for Handicap Accessible Parking Spaces.

Page fourteen adds requirements for church identification, allowing for church signs to be posted closer to the property line. The signs may be placed within two feet of the property line as long as the sign is not in the site triangle. Pages 16-18 include illustrations for sign placement.

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The Committee thanked the staff for their hard work on the ordinance amendments. Mr. Dick stated that the notice for a public hearing would be published in The Pantagraph on May 4, 2002

The Committee reviewed the April Permit Activity Report.

Ms. Bostic reported that she attended a meeting for township officials at which Mr. Dick spoke. Ms. Bostic congratulated Mr. Dick for delivering a concise and interesting presentation.

There being nothing further to come before the Committee at this time, Chairman Gordon asked for a motion to adjourn.

The Committee adjourned at 6:23 p.m.

Respectfully submitted,

Lucretia A. Wood  
Recording Secretary  
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