

## Minutes of the Land Use and Development Committee

The Land Use and Development Committee of the McLean County Board met on Thursday, February 1, 2001 at 5:30 p.m. in Room 700, Law and Justice Center, 104 W. Front Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members Rodman, Bostic, Nuckolls, Segobiano

Members Absent: Hoselton

Staff Present: Mr. John Zeunik, County Administrator; Mr. Terry Lindberg; Ms. Lucretia A. Wood, Human Resources Assistant, County Administrator's Office

Department Heads/  
Elected Officials

Present: Mr. Charles Wunder, Director, Building and Zoning;

Others Present: Ms. Michelle Covi, Director, Ecology Action Center

Chairman Gordon called the meeting to order at 5:45 p.m. Hearing no objections, the minutes of the January 4, 2001 Land Use and Development minutes were approved and placed on file as presented.

Chairman Gorrdon presented the bills, which have been reviewed and recommended for transmittal to the Land Use and Development Committee by the County Auditor. These bills are for two months, December 28, 2000 and January 31, 2001.

Motion by Bostic/Rodman to recommend approval of the bills as presented by the County Auditor. Motion carried.

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Mr. Wunder stated that the Permit Activity Report is not available. The Report will be placed in each Committee Member's mailbox prior to the February 20, 2001 County Board meeting. Mr. Charles Wunder, Director, Building and Zoning stated that permit requests have decreased. This is a slow time of year.

Ms. Michelle Covi, Director, Ecology Action Center, presented the Solid Waste Management Annual Report. The Recycling Education program, which is contracted through an agreement with the Regional Planning Commission, is about to end. Another contract will start in the summer. The Year 2000 was successful. The Center combined the recycle awareness activities with America Recycles Day Activities, which is in November. This event was held at College Hills Mall.

Ms. Covi stated that the Department of Commerce and Community Affairs launched the Statewide America Recycles Day at Illinois State University along with the Ecology Action Center. The Department of Commerce and Community Affairs bought their Two-Month Travelling Truck Tour to the event. This Truck has materials that were made from recycled items, which brought a lot of awareness to recycling, by the press.

Ms. Covi stated that recycling is increasing, especially in Normal. Bloomington has not turned in their annual report yet, but is expected to exceed their estimations as well. The County recycling rate will be available next month. Ms. Covi stated that recycling around the State is not doing as well. The programs developed in Bloomington/Normal are an example for other areas. State Farm Insurance and Mitsubishi Motors have excellent recycling rates.

Mr. Segobiano asked how Illinois State University's (ISU) Recycling Program compares to State Farm and Mitsubishi. Ms. Covi answered that it is a difficult time for ISU. She explained that ISU is reorganizing their recycling program. ISU does not have a lot of storage space and is having problems with their loading docks. ISU is currently working with the Town of Normal to improve the university's recycling program. Illinois State University is working hard on the improvements; ISU is mandated by the State of Illinois to have a 40% recycling rate.

Ms. Segobiano stated that he recently read that the City of Bloomington is contemplating installing recycle drop-off sites. He asked if the return on the recycling in Bloomington is worth the investment. Ms. Covi answered that she is not aware of the costs for the drop-off sites. If the drop-off sites are installed, the sites would be in addition to the City's current program. The additional expense may be too much for the City's Budget. There is a need for the drop-off sites. Normal had the same problems with citizens wanting curbside pick up. Mr. Segobiano stated that the drop-off sites in Normal are very convenient.

Mr. Charles Wunder, Director, Building and Zoning, presented the Committee Member with copies of the McLean County Subdivision Ordinance and the McLean County Zoning Ordinance. Mr. Wunder presented Mr. Nuckolls with a copy of the McLean County Comprehensive Plan. The Comprehensive Plan contains chapters on the Natural Environment, Historic Preservation, Urban Revitalization, Economic Development, Population, Housing, Land Use, Transportation, Community Services and Implementation. This plan focuses more on the urban areas than on the rural areas of McLean County. The Comprehensive Plan contains the goals for development in the community and suggestions on how to meet these goals. These goals included the Subdivision Ordinance and the Zoning Ordinance to implement development.

Mr. Wunder explained that the seven member Zoning Board of Appeals (ZBA) works through the Zoning Ordinance on zoning appeals filed by the public. For a recommendation to be made to the County Board, five members of the ZBA must be in agreement. The Land Use Committee rarely deals with zoning matters.

Mr. Wunder explained that the new Zoning Ordinance was adopted last year. The new Zoning Ordinance carries forward many of the regulations from the old Ordinance. However, there were drastic changes in the organization. The new Ordinance is easier to use, the document has been modernized and it is easier to read. There will be some amendments made to the Ordinance as a matter of housecleaning. These changes will include some references that were left out and some typos.

Mr. Wunder explained that the Land Use Committee primarily works with the Subdivision Ordinance, which deals with the division and conveyances of land. The Subdivision Ordinance has six articles. Purpose, definition, and exemptions of the Subdivision Requirements are covered under the General Provisions Article. This Article also established a Plat Officer, which is the Director of Building and Zoning. The Third Article contains a submission and review procedure, the Fourth Article contains the form and content of the Ordinance, the Fifth Article is the planned developments and the Sixth Articles contains sediment control. The Appendices contain bond letters, workmanship, escrow letter, fee schedules and the manual of practice, which gives engineering details; etc. The Appendices are a good example of the procedures that need to be followed.

Mr. Wunder showed the Committee a set of Construction Plans to show the detail of Highway Department has to check. The plans used to be drawn by hand and corrections took months. Because of technology, it now only takes a matter of days to make corrections. Jeff Tracy, Highway Engineer II, has to review the plans in detail. Ms. Bostic asked if the Highway Department inspects the Subdivision to make sure that the construction plans are followed. Mr. Wunder replied that the County Inspector reviews the work in comparison to the plans. The Developer is billed for the County Inspector's Services. Ms. Bostic asked if the Inspector is a credentialed engineer.

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Mr. Wunder replied that he does not know, but usually they are not. They rely on the information on the plans that are approved by certified engineers.

Mr. Wunder stated that he can be reached at 888-5060 or [charleswu@mclean.gov](mailto:charleswu@mclean.gov).

Chairman Gordon presented the Committee with notes from a meeting he had with the Health Department. Mr. Terry Lindberg and Mr. Tom Anderson, who also attended the meeting, have reviewed the notes. The notes also include a form that developers receive regarding sewage disposal and information from the Health Department. The Health Department would like to have an orientation meeting with the Committee at some point in the future. The Health Department has some concerns regarding how informed the Committee is about septic systems and how the systems effect the Subdivision Ordinance.

Chairman Gordon thanked Mr. Lindberg and Mr. Anderson for their help. Mr. Anderson can be reached at 888-5482 or [toma@mclean.gov](mailto:toma@mclean.gov) if there are any questions.

Chairman Gordon stated that the Civil Assistant State's Attorney's might want to meet with the Committee as well.

There being nothing further to come before the Committee at this time, Chairman Gordon adjourned the meeting at 6:18 p.m.

Respectfully submitted,

Lucretia A. Wood  
Recording Secretary