

Minutes of the Land Use and Development Committee

The Land Use and Development Committee of the McLean County Board met on Thursday October 7, 2010 at 5:00 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members Ahart, Rankin, Cavallini, Segobiano and Soeldner

Members Absent: None

Other Board Members Present:

Staff Present: Mr. Terry Lindberg, County Administrator, Mr. Bill Wasson, Assistant County Administrator and Ms. Diana Hospelhorn Recording Secretary

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

Others Present: None

Chairman Gordon called the meeting to order at 5:00 p.m.

Chairman Gordon presented the Minutes of the August 5, 2010 Land Use and Development Meeting to the Committee for approval. He asked for any additions or corrections, hearing none he declared the Minutes approved as presented.

Chairman Gordon presented the bills from September 30, 2010 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 September 30, 2010 is \$25,554.06.

Motion by Segobiano / Soeldner to recommend approval of the September 30, 2010 bills as presented by the County Auditor.
Motion carried.

Chairman Gordon stated that the first Item for Action is the approval of the Proclamation for McLean County, along with the City of Bloomington, Town of Normal, Illinois Wesleyan University and Illinois State University, declaring Wednesday the 17th of November, 2010 as GIS Day.

Motion by Cavallini / Ahart to recommend approval of the Proclamation for McLean County, along with the City of Bloomington, Town of Normal, Illinois Wesleyan University and Illinois State University, declaring Wednesday the 17th of November, 2010 as GIS Day.
Motion carried

Chairman Gordon noted that the next Item for Action is the Review of the Fiscal Year 2011 Recommended Budget for the Department of Building and Zoning.

Mr. Phil Dick, Director of Building and Zoning presented the FY' 2011 Budget.

Building and Zoning Fund 0001-0038 The revenue can be found on page 117 of the FY' 2011 Recommended Budget.

Highlights of the Recommended Budget:

REVENUE:

401.0016 Filing Fees/Subdivisions: This line item is budgeted at \$3,500 in the FY '2011 Recommended Budget, down \$5,500 that was budgeted in the FY'2010 Adopted Budget. For the past three years the subdivision filing fees have been in line with the \$3,500 figure.

401.0017 Filing Fees/Zoning: This line item is budgeted at \$22,000 in the FY '2011 Recommended Budget, up from the \$20,000 that was budgeted in the FY'2010 Adopted Budget. The actual revenue was increased in FY'2010 due to zoning fee of \$226,000 from a wind farm. There is no expectation of a zoning application for another wind farm in FY'2011.

401.0027 Permit Fees: This line item is budgeted at \$260,000 in the FY '2011 Recommended Budget, a \$140,000 decrease from the FY'2010 Adopted Budget. We estimate \$222,000 in permit fees from wind farms and expect fees from other sources to stay the same in FY'2011.

EXPENDITURES:

Personnel:

The full-time Office Support Specialist II position has been vacant since May of 2009.

Materials and Supplies:

The Materials and Supplies line item accounts (600) are down 2%.

Ms. Ahart asked how the office is functioning short a support staff. Mr. Dick answered that there are times it is difficult; however all of staff has taken over different aspects of the lost position and they are getting the work done.

Mr. Segobiano asked if the City of Bloomington and the Town of Normal have a planner on staff from the Regional Planning Commission. Mr. Dick responded that both the City of Bloomington and the Town of Normal have a planner on staff; however they are not funded by the Regional Planning Commission. Mr. Terry Lindberg, County Administrator added that each planner is funded by the City of Bloomington or the Town of Normal's own budgets.

Mr. Dick advised that the only wind farm permit money expected in 2011 is for the Bright Stalk Wind Farm. He pointed out that zoning cases, subdivisions and permits have decreased; however revenue will balance out because of the expected Bright Stalk permits.

Motion by Segobiano / Ahart to recommend tentative approval of the Fiscal Year 2011 Recommended Budget for the Department of Building and Zoning.
Motion Carried.

Chairman Gordon continued with the review of the FY' 2011 recommended budget for the Solid Waste Management Program.

Solid Waste Management Fund 0001-0159 The revenue can be found on page 5 of the FY' 2011 Recommended Budget.

REVENUE:

410.0575 Landfill Host Fee: This line item is budgeted at \$170,000 in the FY2011 Recommended Budget, unchanged from the FY'2010 Budget. The Auditor created a new revenue item line to better reflect the current revenue received and we have begun budgeting in 2011 using the new line item 410.0575 Landfill Host Fees in place of 410.0043 Waste Tipping Fees.

EXPENDITURES:

Contractual Services:

706.0001 Contract Services: This line item is budgeted at \$150,000 in the FY2011 Recommended Budget, unchanged from the FY'2010 Budget.

999.0001 Interfund Transfer: This line item is budgeted at \$20,000 in the FY2011 Recommended Budget, unchanged from the FY'2010 Budget. The proposed transfer will fund the composting and educational programs on resource conservation by the Parks and Recreation Department as well as recycling and shredding at the Law & Justice and Government Centers.

Mr. Lindberg noted that this budget is derived from host fees from the land fill. He referred to the FY' 2011 Recommended Budget pointing out that the current revenue in July, 2010 is slightly down. A third cell of the land fill has been opened and revenue is currently up substantially. Mr. Lindberg stated that, with the third cell open, revenue may exceed the budgeted \$170,000 in 2011.

Mr. Cavallini questioned the remaining life of the land fill. Mr. Lindberg stated that, based on no change in the waste stream, the remaining life of the land fill is estimated to be 14-17 years.

Mr. Segobiano noted that recycling programs have more than doubled the remaining life of the land fill.

Motion by Segobiano / Rankin to recommend
tentative approval of the Fiscal Year 2011
Recommended Budget for the Solid
Waste Management Program.
Motion carried.

Chairman Gordon stated that the next items to be presented to the Committee are items for information. The first item of information is the discussion on a public hearing for a Pollution control Facility as requested by Henson Disposal.

Mr. Dick proposed that the public hearing be held on December 2, 2010 at 5:00 p.m. during the regularly scheduled Land Use and Development Committee. He informed the Committee that the Land Use and Development Committee Meeting as the hearing panel, chaired by the County Board Chairman will conduct the hearing. Mr. Dick noted that Ms. Hannah Eisner, First Assistant State's Attorney is coordinating with Mr. Michael Brown, Director of the Ecology Action Center the application by Henson Disposal for a Pollution Control Facility.

The Committee agreed to hold the public hearing during the regularly scheduled Land Use and Development Committee Meeting on Thursday, December 2, 2010.

Mr. Dick referred to the information on the Illinois Association of County Zoning Officials being held on October 28, 2010. He requested the Committee contact him if they are interested in attending.

Mr. Segobiano stated that the Farm Bureau has approached Mr. Dick on some information concerning some of our Text Amendments. He asked Mr. Dick if he has responded to the request. Mr. Dick stated that the Farm Bureau has all of the information they need to make application.

Mr. Soeldner noted that he attended the American Planning Association Seminar. He reported the Seminar had a very informational presentation on the Mahomet Aquifer.

Mr. Segobiano pointed out that the Regional Water Study/Mahomet Aquifer is something the County needs more information on.

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Chairman Gordon stated that the American Planning Association Seminar reported there is a rising interest in using the Mahomet Aquifer. He stated that with more tapings, there is a concern regarding the adequacy of the aquifer's supply.

Mr. Soeldner suggested that the Mahomet Aquifer be placed on the Agenda for the Committee to discuss along with the Lake Bloomington and Evergreen Lake's watershed plans.

Chairman Gordon asked if, when the Mahomet Aquifer is on the agenda, the Committee would be interested in including the public in the meeting. Ms. Ahart responded that only if there is new information available should the public be included.

Mr. Cavallini asked if there were other items of information to come before the Committee. He advised that the next meeting of the Land Use and Development Committee will be November 4, 2010.

Mr. Cavallini declared the meeting adjourned at 5:23 p.m.

Respectfully Submitted

Diana Hospelhorn
Recording Secretary