

Minutes of the Land Use and Development Committee Meeting

The Land Use and Development Committee of the McLean County Board met on Thursday November 7, 2013 at 3:30 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Vice Chairman Erickson, Members Buchanan, Brandt, Erickson and Pyne

Members Absent: Chairman Gordon, Member Wendt

Other Board Members Present:

Staff Present: Mr. Bill Wasson, County Administrator, Ms. Hannah Eisner, Assistant County Administrator, Ms. Diana Hospelhorn, Recording Secretary

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

Others Present: Mr. Michael Brown, Director of Ecology Action Center, Mr. Mike Behary, County Planner, Mr. Larry Hartley, Property Owner, Mr. Doug Dozier, Property Owner

Vice Chairman Erickson called the meeting to order at 3:30 p.m. He presented the October 3, 2013 Land Use and Development Committee Minutes. He asked if there were any additions or corrections to the minutes.

Motion by Brandt/Buchanan to recommend approval of the October 3, 2013 Land Use and Development Committee Minutes.
Motion carried.

Vice Chairman Erickson presented the bills from October 31, 2013 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 October 31, 2013 is \$8,377.46. He asked for any objections to the bills.

Motion by Pyne/Brandt to recommend approval of the Land Use and Development Committee Bills for October 31, 2013.
Motion carried.

Vice Chairman Erickson informed the Committee that the first item for action on the Agenda is the request by Larry Hartley for a waiver of preliminary plan requirements for a three lot final subdivision for the Hartley Subdivision, file No. S-13-23.

Mr. Phil Dick, Director of Building and Zoning, referred to an aerial photo distributed to the Committee members. The property is located immediately north of Old Peoria Road, approximately 600 feet west of 975 East Road in Dry Grove Township. He stated that the three lot subdivision is zoned R-1 Single Family Residence District. The property is currently vacant, is in pasture and contains a few trees. Lot 1 is 2.36 acres and has frontage on Old Peoria Road. Lot 2 is 2.74 acres and has frontage on Township 975 East Road. Lot 3 is 1.78 acres and has frontage on Township 975 East Road. The applicant is splitting the parcel into three lots. Mr. Dick noted that Mr. Hartley is present to answer questions the Committee may have.

Mr. Dick reported that the County Health Department, County Highway Department and Staff recommend approval of the request for a waiver of a preliminary plan, approval of the final plat of the Hartley Subdivision. Dry Grove Township Road Commissioner has signed the plat access certificate for the proposed subdivision.

Mr. Dick reported that the property is located within 1 ½ miles of the Town of Normal. The applicant will also need approval from the Town of Normal. Mr. Hartley has applied for the approval of the Hartley Subdivision within this jurisdiction.

Motion by Buchanan/Pyne to recommend the Request by Mr. Larry Hartley for a waiver of preliminary plan requirements and a three lot final subdivision for the Hartley Subdivision, file No. S-13-23.
Motion carried.

Vice Chairman Erickson continued with the request by Doug Dozier for a waiver of preliminary plan requirements, waiver of lot frontage requirements and a one lot final subdivision plat for the Dozier Subdivision, File S-13-24.

Mr. Dick referred to an aerial photo distributed to the Committee members. The 15 acre parcel is located at 2655 County Road 525 North, El Paso in Hudson Township. He stated that the one lot subdivision is zoned A-Agriculture District. The property currently contains a single family dwelling and a detached garage. The applicant is setting aside

the farm dwelling from the farm. The dwelling will sit on 15 acres of the 74 acres in Hudson Township and will be zoned as residential. The application must be approved by the County Board since the proposed lot does not have frontage on a public road in McLean County. The applicant has filed for approval of the subdivision in Woodford County as well.

Mr. Dick noted that Mr. Dozier is present to answer questions the Committee may have.

Mr. Dick reported that the County Health Department, County Highway Department and Staff recommend approval of the request for a waiver of a preliminary plan, approval of the final plat of the Dozier Subdivision. El Paso Township Road Commissioner in Woodford County has provided a plat access certificate for the proposed subdivision.

Motion by Brandt/Buchanan to recommend approval of the Request by Doug Dozier for a waiver of preliminary plan requirements, waiver of lot frontage requirements and a one lot final subdivision plat for the Dozier Subdivision, File S-13-24.
Motion carried.

Vice Chairman Erickson presented the Request by McLean County Solid Waste Management Technical Committee to approve a renewal of a three year contract between the Ecology Action Center, McLean County, the City of Bloomington and the Town of Normal to provide administration and implementation of the Solid Waste Program.

Mr. Michael Brown, Director of the Ecology Action Center, stated that the McLean County Solid Waste Program Agreement will allow the continuation of educational and outreach programs on solid waste and waste reduction and assist the City of Bloomington, Town of Normal and McLean County in meeting the requirements of the Illinois Solid Waste Management Planning and Recycling Act which requires Illinois Counties to administer a solid waste management plan to reduce waste and recycle 40% of the waste generated.

Mr. Buchanan asked if the contract is the same as the prior contract. Mr. Brown responded that there have been no material changes from previous contracts.

Ms. Pyne asked if the goals set forth are the same. Mr. Brown advised that the goals are set by the McLean County Solid Waste Management Plan which is updated every five years. He advised that this contract term of three years may overlap the possible closure of the McLean County Landfill. The landfill is a revenue source for the Solid Waste Program. A stipulation was put in the contract stating that in the case of the

landfill closing, funding will be shared by the City of Bloomington, Town of Normal and McLean County.

Ms. Pyne asked where the Ecology Action Center found their projections for the cost of living increase. Mr. Wasson responded that the Department of Labor publishes the cost of living increase. Ms. Pyne noted that the increase comes to 3.8% and Social Security cost of living is 1.5%

Motion by Brandt/Pyne to recommend approval of the Request by McLean County Solid Waste Management Technical Committee to approve the Renewal of a Three Year Contract between the Ecology Action Center, McLean County, the City of Bloomington and the Town of Normal to provide Administration and Implementation of the Solid Waste Program.
Motion carried

Mr. Brown reported that the October 5, 2013 Household Hazardous Waste Collection event at Mitsubishi Motors was successful. After 6 years on the waiting list, State funding was received from the Illinois Environmental Protection Agency for the Household Hazardous Waste Collection. He noted that 1,300 cars came through with 1,829 households being represented. Overall 20,000 gallons of materials were collected for safe disposal. The wait times for this year's event were significantly reduced from last year. Maximum wait time this year was 45 minutes. Minimum wait time was under 10 minutes. Mr. Brown stated that having collection events more frequently the wait times will be more manageable.

Ms. Pyne asked if a Hazardous Household Waste Collection will be held in 2014. Mr. Brown responded that State funding is still elusive. The County, City and Town are currently working to find more regular funding. When State funding is available, the EAC will take advantage of the funding. He believes the next event will be in two years.

Vice Chairman Erickson continued with the Items of Information.

Mr. Dick reminded the Committee of the Citizen Planner Greenways Workshop on Friday, November 8, 2013 at the Davis Lodge. He distributed an Agenda of the topics to be discussed.

Ms. Pyne asked if other groups will be represented. Mr. Dick responded that along with County Board members, the Zoning Board of Appeals, Planning Commissioners and Staff from the City of Bloomington and Town of Normal, Engineering Firms, County and State Regional Planning and others will be represented. A total of 65 will be attending.

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Vice Chairman Erickson stated that the next Land Use and Development Committee Meeting will be December 5, 2013.

Vice Chairman Erickson asked if there was any other information to come before the Committee. Hearing none, he adjourned the Land Use and Development Committee Meeting at 3:50 p.m.

Motion by Buchanan/Brandt to
Adjourn the Meeting of the Land
Use and Development Committee.
Motion carried.

Respectfully Submitted,

Diana Hospelhorn
Recording Secretary