

Minutes of the Land Use and Development Committee Meeting

The Land Use and Development Committee of the McLean County Board met on Thursday April 3, 2014 at 3:30 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members Erickson, Buchanan, Brandt, Pyne and Wendt

Members Absent: None

Other Board Members Present: Member McIntyre

Staff Present: Mr. Bill Wasson, County Administrator, Mr. Mark Messman, Assistant State's Attorney, Ms. Diana Hospelhorn, Recording Secretary

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

Others Present: Mr. Mike Behary, County Planner, Mr. Michael Brown, Director of Ecology Action Center.

Chairman Gordon presented the Minutes of the March 6, 2014 Land Use and Development Committee Meeting for approval. He asked for any additions or corrections. Hearing none, he approved and placed the March 6, 2014 Land Use and Development Committee Meeting minutes on file as submitted.

Chairman Gordon called the meeting to order at 3:30 p.m. He presented the bills from March 31, 2014 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 March 31, 2014 is \$1,023.79. He asked for any objections to the bills.

Motion by Erickson/Brandt to recommend approval of the Land Use and Development Committee Bills for March 31, 2014.
Motion carried.

Chairman Gordon presented the request by Aaron and Angela Anliker for a waiver of preliminary plan requirements and a one lot final subdivision plat for the Rock Creek Farm Subdivision, File No. S-14-02.

Mr. Phil Dick, Director of Building and Zoning stated that the property is located at 21014 N 25 East Road in Danvers Township. He pointed out that the property is at the corner of McLean, Tazewell and Woodford Counties. The 2.84 acres is zoned agriculture and will be subdivided from a farm. He referred to the plat map pointing out that the Township Road will be improved providing public right of way and a place for the Township to be able to turn their vehicles around. Mr. Dick advised that on the property is a shed, currently being used as a farm dwelling that will be converted back to a storage building once the home is built.

Mr. Dick advised that Staff, the County Health Department and the County Highway Department recommend approval of the request for a waiver of a preliminary plan and approval of the final plat of the Rock Creek Farm Subdivision. The Danvers Township Road Commissioner will issue a plat access certificate for the subdivision. Mr. Dick noted that Mr. Bob Lenz, Attorney for the applicant is present to answer any questions, the Committee may have.

Motion by Buchanan/Wendt to recommend approval of the request by Aaron and Angela Anliker for a waiver of preliminary plan requirements and a one lot final subdivision plat for the Rock Creek Farm Subdivision, File No. S-14-02.
Motion carried.

Chairman Gordon continued with the Request by the McLean County Solid Waste Management Technical Committee to approve a Household Hazardous Waste Collection Program Agreement between McLean County, the City of Bloomington, Town of Normal and the Ecology Action Center.

Mr. Michael Brown, Director of the Ecology Action Center stated that the Household Hazardous Waste (HHW) Collection Program helps to protect ground water and surface water supplies. Historically the Illinois Environmental Protection Agency (IEPA) regularly funded these events across the State. Due to budget problems and changes in priorities at the State level, funding has been very irregular. In the past seven years, IEPA has funded two collection events. In 2012 the Ecology Action Center (EAC) with the support of McLean County, City of Bloomington and the Town of Normal raised over \$160,000 in contributions and in-kind services to hold the first-ever locally funded HHW

collection in the McLean County area. This effort resulted in the largest HHW event ever in the Community. He advised that in 2013, IEPA funded a HHW collection event. Mr. Brown advised that this agreement is the result of interagency cooperation between the County, City, Town and EAC for biannual HHW collection events in 2015 and again in 2017. Mr. Brown advised that fund raising will be done, however private contributions are not expected to be as significant as they were in 2012. He added that the EAC will continue to apply for State funding. If State funding is received the funding will be used first. If there are residuals from this Agreement, per the Agreement, the funds will be returned proportionally. Mr. Brown stated that the annual payments per the Agreement are:

- City of Bloomington \$31,500
- Town of Normal \$21,700
- McLean County \$16,800

Mr. Wendt asked from where the County's share of \$16,800 is funded. Mr. Brown responded that the funds will come from the Solid Waste Fund which comes from the land fill tipping fees. Mr. Wasson clarified that the funds will come from the Host Agreement Fees.

Ms. Brandt asked for an explanation of "tipping fees". Mr. Wasson explained that tipping fees or Host fees from tipping is revenue, by the Solid Waste Agreement with the Land Fill operator, received on the operations at the landfill. The Solid Waste fund is the only fund receiving this revenue.

Mr. Wendt noted that the County's share of the Agreement comes from the tipping fees. What is the outcome if the funds are there will continue to be sufficient funds because the Land Fill's projected life capacity is 4+ not available? Mr. Wasson reported that through the four year period there is anticipated to be sufficient funds because the Land Fill's projected life capacity is 4+ years. Mr. Brown added that there is wording in the contract stating that "Either party may terminate this agreement for any reason with a minimum of sixty (60) days written notice to the other party."

Mr. Wasson noted that there is a provision at the end of the agreement for unused funds to be returned to the local governments proportionally.

Mr. Buchanan asked if the County Board has statutory authority to require the owner/operator of the land fill to enter into a Host Agreement. Mr. Wasson responded that we have the statutory authority to have an agreement with the land fill owner/operator.

Mr. Erickson asked that under the provisions of this Host Agreement, how the funds are distributed. Mr. Wasson responded that the County receives fees based upon the usage of the land fill.

Ms. Pyne asked if the funds are a percentage of the fee charged. Mr. Dick responded that the fee received is \$.50 a ton. Mr. Brown added that the Host Fee Agreement is typical State wide. The fees are used to pay for programs such as encouraging recycling and waste collection.

Mr. Wendt noted that by helping to encourage recycling the life of the land fill is extended.

Ms. Pyne asked if the agreement with the land fill is done annually. Mr. Wasson responded that the agreement is in place until an application for an expansion to the current land fill and/or a new land fill is sited in McLean County. He added that the County also receives hosts fees from Henson Disposal recycling facility.

Ms. Pyne asked if the City has approved the Agreement. Mr. Brown stated that the County is the first to recommend approval.

Mr. Brown reported that there is no conveniently located hazardous disposal site. Peoria County may be developing a hazardous waste collection facility at the closure of the current land fill. The facility will only be available to Peoria County residences. He added that some sort of arrangement/relationship with Peoria County is possible.

Chairman Gordon asked if this Agreement funding hazardous waste collection is available only for residence of McLean County. Mr. Brown responded that when McLean County is funding the event we can refuse non County residence. Mr. Gordon stated that an IEPA funded event is open to any Illinois residence. Mr. Brown agreed noting that by statute, none of these events can accept waste from businesses.

Motion by Buchanan/Wendt to recommend approval of the Request by the McLean County Solid Waste Management Technical Committee to approve a Household Hazardous Waste Collection Program agreement between McLean County, the City of Bloomington, Town of Normal and the Ecology Action Center.
Motion carried.

Chairman Gordon continued with Items of Information, the McLean County Regional Planning Commission's 9th Annual Community Information Forum on "Neighborhoods, Redevelopment Planning and Financing." with Charles Marohn Jr., PE, AICP will be at the Marriott Hotel and Conference Center in Normal at 7:00 AM, Wednesday, April 9th.

Mr. Dick referred to the flyer in the packet. He stated that if a member would like to attend and has not registered, please contact him.

Chairman Gordon stated that the next Land Use and Development Committee Meeting will be April 3, 2014.

Chairman Gordon continued with a presentation from Mr. Brown.

Mr. Brown notified the Committee that the County has received a notice of the filing of a Pollution Control Facility Application from Henson Disposal. By County Code the Land Use Committee chaired by Matt Sorensen, County Board Chairman acts as the Pollution Control Facility Site Review Committee. As part of the process, a public hearing will be held with the Land Use Committee Meeting July 3, 2014.

Mr. Dick asked if the Committee members will be available. One member will definitely be gone. With Mr. Sorensen as Chairman, the Pollution control facility Site Review Committee will have a quorum.

Mr. Dick advised that the reason we are hearing from Henson Disposal again, is that when notices were sent to property owners, not all were notified. Mr. Wasson added that Henson Disposal is also expanding the site.

Mr. Dick added that 35 days following the public hearing, a meeting for public review of the findings will need to be held. The date would conceivably be on August 7, 2014. He asked the Committee to please check this date as well.

Chairman Gordon asked the Committee to double check schedules and let Mr. Dick and himself know as soon as possible if July 3, 2014 and August 7, 2014 will create a problem for any member.

Chairman Gordon asked if there was any other information to come before the Committee. Hearing none, he adjourned the Land Use and Development Committee Meeting at 4:12 p.m.

Respectfully Submitted,

Diana Hospelhorn
Recording Secretary