

Minutes of the Land Use and Development Committee Meeting

The Land Use and Development Committee of the McLean County Board met on Thursday June 5, 2014 at 3:30 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Members Buchanan, Brandt, Harris, Metsker and Wendt

Members Absent: Chairman Gordon, Member Erickson

Other Board Members Present: None

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. Jerry Stokes, Assistant County Engineer, Mr. Michael Brown, Director of Ecology Action Center, Mr. Greg Yount, Attorney for the Learned Estate.

Acting Chairman Wendt called the meeting to order at 3:37 p.m. He presented the bills from May 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 \$2,397.85.

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

Acting Chairman Wendt presented the Request by Ronald and Betty Knipp to vacate the east 6 feet of a 40 foot setback of Lot 12 Sunny Hill Estates Subdivision, File No S-14-03 noting that this is now a Public Hearing.

Mr. Phil Dick, Director of Building and Zoning, stated that public notice of this Public Hearing was published in the Pantagraph on May 17, 2014. The property is located at 13343 Tango Road in Dale Township. The 1/2 acre lot is zoned R-1 Single Family Residence. Mr. Dick advised that the applicant is requesting to vacate the east 6 feet of a 40 foot setback to build a covered front porch addition to their home. This lot was platted with a 40 foot front yard setback in 1972. The required front yard setback in the zoning ordinance is 30 feet.

Mr. Dick advised that Staff, the County Health Department and the County Highway Department recommend approval of the front yard vacation plat of Lot 12 of the Sunny Hill Estates Subdivision.

Mr. Knipp stated that they are trying to beautify their home while making access more convenient.

Acting Chairman Wendt asked if any neighbors or anyone present had an interest and wanted to comment. Hearing none the Public Hearing was closed at 3:39 p.m.

Motion by Brandt/Harris to recommend approval of the Request by Ronald and Betty Knipp to vacate the east 6 feet of a 40 foot setback of Lot 12 sunny Hill Estates Subdivision, File No S-14-03.
Motion carried.

Acting Chairman Wendt continued with the Request by the Estates of Wendell Learned and Louise Learned to vacate the east 20 feet of the west 30 feet of a drainage easement of Lot 7 in Mackinaw Bluffs subdivision 1st Addition, File No. S-14-04 noting we are in a Public Hearing.

Mr. Phil Dick invited the applicants to address the Committee. He stated that the property is located at 20613 Mackinaw Bluffs Road, Lexington, IL in Money Creek Township. The 1.38 acres is zoned R-1 Single Family Residence. There is not a large enough area on which to put a septic system. Mr. Dick advised that the applicant is requesting to vacate the east 20 feet of the west 30 feet drainage easement for the installation of the septic system. He noted that the applicant's engineer determined that the drainage of the property without this drainage way was adequate. The County Engineer reviewed the topography of the subdivision, the drainage calculations for the lot and plans of the proposed drainage swale.

Mr. Dick advised that Staff, the County Health Department and the County Highway Department recommend approval of the drainage easement vacation plat of Lot 7 in Mackinaw Bluffs Subdivision 1st Addition. The Money Creek Township Road Commissioner has signed a plat access certificate for this vacation plat.

Mr. Greg Yount, for the Learned Estate stated he was available for questions. He noted that this property is a vacant lot which is part of a small subdivision. Mike and Connie Stanfield, the proposed buyers are present.

Acting Chairman Wendt asked if any neighbors or anyone present had an interest and wanted to comment. Hearing none the Public Hearing was closed at 3:42 p.m.

Mr. Buchanan asked if there are two estates, Wendell and Louise Learned or one estate. Mr. Yount responded that it had been two estates but is currently one estate.

Motion by Harris/Brandt to recommend approval
of the Request by the Estates of Wendell
Learned and Louise Learned to vacate the east
20 feet of the west 30 feet of a drainage easement
of Lot 7 in Mackinaw Bluffs subdivision 1st Addition,
File No. S-14-04.
Motion carried.

Acting Chairman Wendt presented the request by Donald Elias for a waiver of preliminary plan requirements and a two lot final subdivision plat for the Midwest Subdivision, File No. S-14-05.

Mr. Dick Mr. Phil Dick stated that the property is located at 19255 US 150 Highway, Bloomington, IL in Old Town Township. The parcel is zoned R-1 Single Family Residence. Mr. Dick advised that the applicant is requesting to split the one lot subdivision into two lots: Lot one is .977 acres and Lot 2 is .824 acres which meet the minimum ½ acre requirement, ample room for the septic system. There is currently one home on the parcel. A second home will be built once the parcel is split.

Mr. Dick advised that Staff, the County Health Department and the County Highway Department recommend approval of the waiver of preliminary plan requirements and a two lot final subdivision plat for the Midwest Subdivision. The Illinois Department of Transportation has approved the existing entrances to US Highway 150 for the proposed lots.

Acting Chairman Wendt asked if there were any comments or questions from the public.

Motion by Buchanan/Harris to recommend
approval of the request by Donald Elias
for a waiver of preliminary plan requirements
and a two lot final subdivision plat for the

Midwest Subdivision, File No. S-14-05.
Motion carried.

Acting Chairman Wendt continued with the request by the McLean County Solid Waste Management Technical Committee to approve recycling grants for Cedar Ridge Elementary School and LeRoy High School administered by the Ecology Action Center (EAC).

Mr. Michael Brown, Director of the Ecology Action Center, stated that the Solid Waste Technical Committee approved the Resolution for the grants at the March 25, 2014 meeting. He added that grant funding is now only offered to schools starting new recycling programs.

Mr. Michael Brown recommended the following grant applications:

- | | | |
|---------------------------------|-------|-------------------------|
| ➤ Cedar Ridge Elementary School | \$357 | Compost Program |
| ➤ LeRoy High School | \$400 | Recycling Midwest Fiber |

Ms. Harries applauded the work being done with the Recycling Program.

Motion by Harris/Brandt to recommend approval of the request by the McLean County solid waste Management Technical Committee to approve recycling grants for Cedar Ridge Elementary School and LeRoy High School Administered by the Ecology Action Center (EAC).
Motion carried.

Acting Chairman Wendt presented the request by the Department of Building and Zoning and the McLean County Highway Department to approve an application for a Storm Sewer Discharge Permit and an update of the storm Water Management Plan to be submitted to the Illinois environmental Protection Agency (IEPA).

Mr. Dick reported that this renewal of the County MS4 Permit for the urbanized area of McLean County outside of Bloomington – Normal is required every 5 years. This includes discharges from small municipal separate storm sewer systems:

- Sugar Creek
- Kickapoo Creek
- Six Mile Creek
- Kings Mill Creek
- Money Creek
- West Branch Sugar Creek
- North Branch Sugar Creek

Mr. Jerry Stokes, Assistant County Engineer stated that the County partners with the Ecology Action Center to handle the Public Education/Outreach. The Highway

Department is required to submit an updated Storm Water Management Plan (SWMP) to the IEPA. He advised that they will then issue a National Pollutant Discharge Elimination System (NPDES General Storm Water Permit IL 40. The SWMP has six control measures to reduce pollutants discharged in McLean County:

1. Public Education/Outreach
2. Public Participation/Involvement
3. Illicit Discharge Detection/Elimination
4. Construction site runoff Control
5. Post-Construction runoff Control
6. Pollution Prevention/Good

Mr. Stokes stated the County will continue to work with the Ecology Action Center to assist in the storm water education portions of this plan.

Motion by Harris/Brandt to recommend approval of the request by the Department of Building and Zoning and the McLean County Highway Department to approve an application for a Storm Sewer Discharge Permit and an update of the storm Water Management Plan to be submitted to the Illinois environmental Protection Agency (IEPA).
Motion carried.

Acting Chairman Wendt stated that the next items to be presented to the Committee are Items of Information. The first informational item is the Ecology Action center Solid Waste and Recycling Education Quarterly Report for the first quarter of 2014.

Mr. Brown reported the efforts by the Ecology Action Center to provide solid waste and waste reduction services to residents of McLean County, the City of Bloomington and the Town of Normal from January 1, 2014 through March 31, 2014. The activities include events, educational programs, public presentations, small grant programs through the Solid Waste Technical Committee, operation of the information center 40 hours a week, and promotion of recycling programs throughout the County.

Mr. Brown stated that the Household Hazardous Waste Event has full support from the City of Bloomington, Town of Normal and the County. There will be two Household Hazardous Waste Collection events; one in the fall of 2015 and again in 2017. He noted that IEPA funding is still irregular. If IEPA funding is received, these funds will be used first before local funding. The cost is \$150,000 for a one day event.

Mr. Dick stated that the July 3, 2014 Public Hearing for the Pollution Control Facility has been canceled due to pending legislation. Siting approval by the County may not be necessary.

Acting Chairman Wendt stated that the next Land Use and Development Committee Meeting will be July 3, 2014.

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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 3:58 p.m.

Respectfully Submitted,

Diana Hospelhorn
Recording Secretary