

## **Minutes of the Land Use and Development Committee Meeting**

The Land Use and Development Committee of the McLean County Board met on Thursday November 6, 2014 at 3:33 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members, Brandt, Erickson, Buchanan, Harris, Metsker and Wendt

Members Absent: None

Other Board Members Present:

Staff Present: Ms. Hannah Eisner, Assistant County Administrator, Mr. Don Knapp, First Assistant State's Attorney Civil, 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 the Ecology Action Center

Chairman Gordon called the meeting to order at 3:33 p.m. He presented the Minutes from the Land Use and Development Committee for the October 9, 2014 meeting. He asked for any additions or corrections. Hearing none, he approved and placed the October 9, 2014 Land Use and Development Meeting minutes on file as submitted.

Chairman Gordon presented the bills from October 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 September 30, 2014 is \$6,972.71. He asked for any objections to the bills.

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

Chairman Gordon informed the Committee that the first item for action on the Agenda is the request by McLean County Solid Waste Management Technical Committee to approve a Compact Florescent Lamp (CFL) recycling grant to be administrated by the Ecology Action Center.

Mr. Michael Brown, Director of the Ecology Action Center, (EAC) stated that this resolution will designate \$2,500 for the ongoing Compact Fluorescent Lamp Recycling Program. The EAC has been administering the program for seven years. The program has resulted in the proper recycling of currently 15,000 individual fluorescent lamps. He advised that this funding should fund the program for the next two years.

Ms. Harris asked if there is public notification for recycling the individual fluorescent lamps. Mr. Brown responded that there are three drop offs promoted through the website:

- Bloomington Public Works
- Uptown Normal Facilities Management
- Springfield Electric

Motion by Harris/Brandt to recommend approval of the request by McLean County Solid Waste Management Technical Committee to approve a Compact Florescent Lamp (CFL) recycling grant to be administrated by the Ecology Action Center.  
Motion carried.

Chairman Gordon continued with the review of the Revenue for the FY 2015 Recommended Budget for the Department of Building and Zoning.

Mr. Phil Dick, Director of Building and Zoning stated that as directed at the October Committee meeting, fees were reviewed for incremental increases. He presented the proposed increases which reflect comparisons from different counties.

Mr. Dick reported that the current listed fees have been effective since January 1, 2004. The proposed listed fees include an incremental increase and are proposed to be effective on January 1, 2015. He noted that the proposed fees were used to estimate the revenue for the FY 2015 budget for the Department.

Highlights of the Recommended Budget:

Fund: General 0001 - Department: Building & Zoning 0038

Highlights of the Recommended Budget:

REVENUE:

401.0016 Filing Fees/Subdivisions: This line item is budgeted at \$4,800 in the FY 2015 Recommended Budget which includes a 22% increase in fees: \$4,000 was budgeted in the FY 2014 Adopted Budget.

401.0017 Filing Fees/Zoning: This line item is budgeted at \$42,700 in the FY 2015 Recommended Budget which includes a 12% increase in fees. \$18,500 was budgeted in the FY 2014 Adopted Budget. This amount is in line with fees for the past three years.

401.0027 Permit Fees: This line item is budgeted at \$35,000 in the FY 2015 Recommended Budget which includes a 22% increase in fees. \$37,500 was budgeted in the FY 2014 Adopted Budget. . This amount is in line with fees for the past three years.

Mr. Dick presented a fee comparison between the following counties showing the proposed fee increases.

Ms. Harris asked why there is such a difference in some of the comparisons between counties. Mr. Dick responded that other county building codes require more inspections.

Mr. Wendt pointed out the variance fees for McLean County is higher than most other counties. Mr. Dick stated that this is the reason variance fees only increased 12%.

Mr. Dick advised that once approved he recommended the fee increases be presented in a Public Hearing to the Zoning Board of Appeals

Ms. Metsker asked for an explanation of what the process will be to approve these fee increases. Will this recommendation go to a public hearing before the Zoning Board of Appeals (ZBA)? Mr. Dick responded that the Zoning Fee increases have historically gone to the ZBA for a hearing. The Subdivision fee increases are recommended for approval by the Land Use and Development Committee.

Mr. Wasson noted that this process was under review.

Mr. Wasson stated that Staff's recommendation is that the Committee recommends the adoption of the fee increases and request a legal review to determine if the ZBA

process is required. He asked for direction from the Committee to forward to ZBA if it is determined necessary.

Subdivision Fees – One Lot

McLean County current	\$175
<b>McLean County proposed</b>	<b>\$225</b>
Champaign	\$500
Peoria	\$550
Sangamon	\$200
Rock Island	\$210

Subdivision Fees – Three Lots

McLean County current	\$225
<b>McLean County proposed</b>	<b>\$295</b>
Champaign	\$700
Peoria	\$750
Sangamon	\$200
Rock Island	\$330

Subdivision Fees – 30 Lots

McLean County current	\$1,900
<b>McLean County proposed</b>	<b>\$2,605</b>
Champaign	\$3,400
Peoria	\$3,650
Sangamon	\$ 600
Rock Island	\$ 300

Zoning Fees – Variance

McLean County current	\$300
<b>McLean County proposed</b>	<b>\$350</b>
Champaign	\$200
Peoria	\$265
Sangamon	\$150
Rock Island	\$300

Zoning Fees – Special Use

McLean County current	\$400
<b>McLean County proposed</b>	<b>\$450</b>
Champaign	\$520
Peoria	\$690
Sangamon	\$158
Rock Island	\$400

Zoning – Map Amendments

McLean County current	\$ 500
<b>McLean County proposed</b>	<b>\$ 550</b>
Champaign	\$ 880
Peoria	\$1,300
Sangamon	\$ 188
Rock Island	\$ 680

**Building Permit Fees:**

Construction – Single Family Dwelling

McLean County current	\$ 250
<b>McLean County proposed</b>	<b>\$ 315</b>
Champaign	\$ 333
Peoria	\$1,250
Sangamon	\$1,050
Rock Island	\$1,751

Addition to Single Family Dwelling

McLean County current	\$ 85
<b>McLean County proposed</b>	<b>\$110</b>
Champaign	\$111
Peoria	\$325
Sangamon	\$273
Rock Island	\$374

Accessory Structure to Single Family Dwelling

McLean County current	\$110
<b>McLean County proposed</b>	<b>\$140</b>
Champaign	\$225
Peoria	\$250

Sangamon	\$126
Rock Island	\$799

Commercial Building – 3000 square foot structure

McLean County current	\$1,250
<b>McLean County proposed</b>	<b>\$1,500</b>
Champaign	\$ 725
Peoria	\$3,750
Sangamon	\$3,500
Rock Island	\$3,501

Commercial Building – Minimum Permit

McLean County current	\$ 75
<b>McLean County proposed</b>	<b>\$ 90</b>
Champaign	\$425
Peoria	\$750
Sangamon	No minimum
Rock Island	No minimum

Signs – 48 square feet

McLean County current	\$ 65
<b>McLean County proposed</b>	<b>\$ 80</b>
Champaign	\$144
Peoria	\$110
Sangamon	\$100
Rock Island	\$101

Signs – 180 square feet

McLean County current	\$ 75
<b>McLean County proposed</b>	<b>\$ 95</b>
Champaign	\$540
Peoria	\$110
Sangamon	\$100
Rock Island	\$276

Signs – 400 square feet

McLean County current	\$ 90
<b>McLean County proposed</b>	<b>\$ 115</b>
Champaign	\$1,200
Peoria	\$ 110
Sangamon	\$ 100
Rock Island	\$ 496

Motion by Harris/Erickson to recommend approval of the Revenue for the FY 2015 Recommended Budget for the Department of Building and Zoning.  
Motion carried.

Chairman Gordon presented to the Committee the Items of Information. The first informational item is the Ecology Action center Solid Waste and Recycling Education Quarterly Report for the second quarter of 2014.

Mr. Brown noted that the format is different from the past reports. He stated that the EAC is now tracking their progress towards leading indicator goals and performance measures.

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 April, 2014 through June 30, 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.

Ms. Harris asked if trends were seen in the annual residential waste audit. Mr. Brown responded that the trends will be more meaningful after a few more years of collection. We are seeing the curbside recycling is successful. Volumes are consistent; however there is potential do better.

Ms. Metsker asked who assists in setting the goals for the EAC. Mr. Brown responded that the performance goals are set within the agreement between the City of Bloomington, Town of Normal and the County. The community wide recycling goals are reviewed by the Solid Waste Technical Management Committee every five years. This plan has set 40% recycling rate as the community wide goal. At the end of 2013 the County was at the recycling rate of 37%.

Chairman Gordon stated that the next meeting of the Land Use and Development Committee will be December 4, 2014 at 3:30 p.m.

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Chairman Gordon thanked Member Brandt for her service to the Committee and to the County Board.

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 without objection at 3:55 p.m.

Respectfully Submitted,

Diana Hospelhorn  
Recording Secretary