

Minutes of the Land Use and Development Committee

The Land Use and Development Committee of the McLean County Board met on Thursday June 4, 2015 at 3:30 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chair Gordon, Members, Buchanan, Erickson, Wendt, Harris, and Finch

Members Absent: Member Johnson

Other Board Members Present: None

Staff Present: Mr. Bill Wasson, County Administrator; Ms. Hannah Eisner, Assistant County Administrator; Ms. Amy Brooke, Recording Secretary, County Administrator's Office

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

Others Present: Mr. Mike Behary, County Building and Zoning; Ms. Kris Hall, Ecology Action Center; Ms. Kathleen Cleeson and Mr. Barry Cleeson, members of the public

Chairman Gordon called the meeting to order at 3:30 p.m.

Chairman Gordon presented the bills from June 1, 2015 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 June 1, 2015 is \$1,131.20.

Motion by Buchanan/Harris recommend approval of the June 4, 2015 Land Use and Development Committee Bills.
Motion carried.

MCLEAN COUNTY BOARD COMMITTEE REPORT

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AS OF 6/1/2015

EXPENDITURE SUMMARY BY FUND

Land Use Committee

FUND	FUND TITLE	PENDING TOTAL	PREPAID TOTAL	FUND TOTAL
0001	GENERAL FUND		\$1,131.20	\$1,131.20
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			\$1,131.20	\$1,131.20


COMMITTEE CHAIRMAN

Committee reviewed a request by Kathleen and Barry for waiver of preliminary plan requirements and a one lot final subdivision plat for the Cleeson Family Subdivision, File No. S-15-01.

Motion by Wendt/Harris for approval of a waiver of preliminary plan requirements and a one lot final subdivision plat for the Cleeson Family Subdivision, File No. S-15-01
Motion carried.

Mr. Dick presented an aerial photograph of the property and a map of the proposed subdivision. The property is in Heyworth. Both the McLean County Health Department and the County Highway Department recommend approval.

Committee reviewed a request by the McLean County Solid Waste Management Technical Committee to approve a resolution to designate \$16,000 for the ongoing Household Battery Recycling program administered by the Ecology Action Center (EAC).

Motion by Harris/Finch for approval of a resolution to designate \$16,000 for the ongoing Household Battery Recycling program administered by the Ecology Action Center (EAC).
Motion carried with Chair voting.

Ms. Kris Hall shared that this is money that has been approved by the Solid Waste Technical Committee that is used to keep batteries and toxic waste out of the land fill.

Mr. Wasson stated that the funds come from the Solid Waste Management Fund. Revenue comes through tipping and host agreement fees. There is sufficient money in the fund to provide this program. There are ongoing conversations with municipal partners regarding the ability to provide funding to this program once the land fill closes. However, sufficient funds are currently available to fund this program.

Expansion of municipal partners to include the smaller towns in the unincorporated areas could help to replace funding for the program currently provided through tipping and host fees.

Chair Gordon discussed the likelihood that the landfill will close in 2017. It is becoming a more pressing matter.

Ms. Hall presented the EAC Solid Waste and Recycling Education Activity quarterly and annual reports. According to the contracts EAC has with the Solid Waste Technical Committee and the community at large, EAC is required to do a certain number and type of educational components. In the past couple of years, they have changed how they report in an effort to make the goals more quantifiable and show progression on those goals. The stated goals were an effort to look at where they were the year before and push themselves to go beyond those numbers.

Programs with the universities are often cyclical in nature. For example, EAC works with ISU during move out to address some of the furniture and resulting solid waste on the curbs during that time frame. The work with IWU for the Sustainable Living and Wellness Expo.

The Committee discussed fee based expenditures in an effort to look at what might be considered in the future.

Mr. Wasson noted that the County is participating in a multi-county benchmarking study to look at staffing level, fees, revenue production, and those types of metrics. This has been in progress since the first of the year. This will be of assistance to the committee and to the staff in evaluating fees.

Mr. Wendt asked what the total budget of Building and Zoning is in comparison to the amount of fees generated. Is it possible to raise the fees so that the office is self-sufficient?

Mr. Dick stated that the revenue is generated during the building season. Building and Zoning deals more heavily with complaints and problem land owners than with issuing building permits. Building and Zoning does not have authority to issue fines under State law.

Mr. Gordon noted that the County does not have either a building code or code enforcement. COB and TON do have those.

Mr. Dick noted that a building code would require more staff and that the County, based on the level of development in the County, would likely lose more money.

Members discussed if the County is at risk by not having an inspection code.

Mr. Gordon clarified that the absence of a building code does not mean that there is an absence of standards.

Mr. Dick clarified that building permits are issued. These ensure that you are putting the type of building on your property that is allowed on your property and that it is correctly located on the property. They also do an occupancy permit and inspection.

Mr. Wendt advocated for the fee structure to be addressed in the future.

Mr. Wasson noted that the approximate operational budget of the Building and Zoning Department is \$300,000. The revenue for the department is \$16,000. The benchmark study will assist in evaluating McLean County's Building and Zoning Department compared to other counties.

Chair Gordon noted that the Committee can meet on either July 2, 2015 or July 9, 2015. Committee chose to meet on July 2, 2015.

Noting no further business, the meeting adjourned at 4:10 PM.

Respectfully Submitted,



Amy L. Brooke
Recording Secretary