

Minutes of the Land Use and Development Committee

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

Members Present: Chairman Gordon, Members Buchanan, Erickson, Wendt, Harris, Finch and Johnson

Members Absent: None

Other Board Members Present: None

Staff Present: Mr. Bill Wasson, County Administrator, Mr. Don Knapp, First Assistant State's Attorney, Civil, Ms. Jessica Woods, Assistant State's Attorney, Civil, Ms. Diana Hospelhorn, 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, Robert and Janice Strawser, applicants.

Chairman Gordon called the meeting to order at 3:30 p.m. He presented the August 6, 2015 Land Use and Development Committee minutes. He asked if there were any corrections or comments. Hearing none, Chairman Gordon approved and placed on file the August 6, 2015 Land Use and Development Committee minutes as presented.

Chairman Gordon presented the bills from August 31, 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 August, 2015 is \$1,110.72.

MCLEAN COUNTY BOARD COMMITTEE REPORT

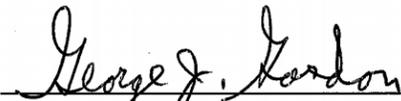
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AS OF 8/31/2015

EXPENDITURE SUMMARY BY FUND

Land Use Committee

FUND	FUND TITLE	PENDING TOTAL	PREPAID TOTAL	FUND TOTAL
0001	GENERAL FUND		\$1,110.72	\$1,110.72
			\$1,110.72	\$1,110.72



 COMMITTEE CHAIRMAN

Motion by Harris/Johnson to recommend approval of the August 31, 2015 Land Use and Development Committee Bills.

Motion carried.

Chairman Gordon presented the request by Robert and Janice Strawser for a waiver of preliminary plan requirements and a one lot final subdivision plat for the Strawser Subdivision, File No. S-15-04.

Mr. Phil Dick, Director of Building and Zoning, referred to the plat map noting that the one lot subdivision zoned Agriculture District is located at 4240 N 1475 East Road, Heyworth, Illinois in Randolph Township. He noted that since this property is within 1.5 miles of the Village of Heyworth, the Village will also need to approve the subdivision. He added that the Health Department, County Highway Department and Staff recommends approval of the final plat for the Strawser Subdivision. 1475 East Road is Old US Highway 51 and is maintained by the Illinois Department of Transportation. The existing entrance will be used for this lot.

Mr. Dick noted that Robert and Janice Strawser are present to answer any questions the Committee may have.

Mr. Johnson asked exactly what the applicants plan is for the property. Mr. Dick responded that the Strawser's own adjoining property. They would like to attach the property and sell the house lot on a smaller acreage.

Motion by Wendt/Buchanan to recommend approval of the request by Robert and Janice Strawser for a waiver of preliminary plan requirements and a one lot final subdivision plat for the Strawser Subdivision, File No. S-15-04.

Motion carried.

Chairman Gordon continued with items for information.

Mr. Dick advised the Committee that the 2015 American Planning Association Illinois Chapter Conference will take place at the Marriot Hotel and Conference Center in Normal on October 7-9, 2015. "Planning Skills for all Contexts" will take place from 8:45 AM to 5:00 PM on Thursday, October 8, 2015. He noted that there will be 37 different sessions offered.

Mr. Dick advised that if any Committee members are interested in attending to contact him and he will get them registered.

Chairman Gordon continued with the Household Hazardous Waste (HHW) Collection Event on Saturday, October 17, 2015. He reported that with 81% of the \$180,000 goal met, the Ecology Action Center (EAC) decided to move forward with the October HHW event for McLean County residents. The event will be held on Saturday, October 17 from 8: a.m. – 2:00 p.m. at

Mitsubishi Motors North America, located at 100 N. Mitsubishi Motorway, Normal, IL. The Ecology Action Center website will list what hazardous waste can be disposed of.

Chairman Gordon asked if there was anything further to come before the Committee.

Mr. Dick recognized Mr. Mike Behary, Building and Zoning. Mr. Behary has been with the County since January, 2002. He will be leaving and going to Cortalino Idaho on September 17, 2015.

Mr. Erickson stated that the Committee has discussed looking at the fee structure of the Department of Building and Zoning with possibilities of increasing revenue generated by the Department. He asked if progress has been made. Mr. Wasson responded that areas have been identified where fees were capped for larger projects such as commercial structures several years ago. He noted that this is the area with the most potential for generating significant additional revenue. Previously the fees were generated on the square footage basis. Mr. Dick added that commercial fees are based on a minimum of \$90.00 or \$3.00 per \$1,000 of construction costs up to a cost of \$500,000 then decreased significantly as the costs increase. We are proposing to increase the cost to \$2,000,000 before the cost decreases.

Mr. Erickson stated that as we go into budget this may be an area to look at.

Mr. Dick discussed the advantages and disadvantages of increasing revenue with fines for violations and the costs for enforcements.

Mr. Finch stated that there are public concerns over the State funding for the County Soil and Water Conservation Districts. He noted that at the prior meeting we approved the contract with the City of Bloomington and Town of Normal for the position overseeing the Watershed Program. He is asking for additional information concerning this. After speaking to the office of the Soil and Water Conservation District, they are unclear how the position approved in the contract will be preserved.

Mr. Finch added that no funding has been appropriated for the current fiscal year and they did not receive their fourth quarter funding from the prior fiscal year. How will grants be administered if the Soil and Water Conservation District is unable to provide services? The Soil and Water Conservation District also provides services to the County for site test on subdivision approvals. Mr. Dick responded that, required by the County Zoning Ordinance, they do provide site assessment for zoning cases in the agricultural district. The issue will need to be looked at if there is an interruption from the State.

Mr. Finch stated that if there is an interruption in State funding, we should be able to operate locally with a greater level of cooperation with the various stakeholders involved.

Mr. Dick stated that that there is a Watershed meeting scheduled for next Thursday. Information will be gathered and he will report back to the Committee.

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Mr. Buchanan pointed out that the City of Bloomington has two lakes in the Watershed District. Mr. Wasson stated that the City of Bloomington is the primary funder for the Watershed Intergovernmental Agreement.

Chairman Gordon noted that the Committee will meet next on October 1, 2015.

Noting no further business, the meeting adjourned at 3:55 p.m.

Respectfully Submitted,

Diana Hospelhorn
Recording Secretary