

Minutes of the Land Use and Development Committee Meeting

The Land Use and Development Committee of the McLean County Board met on Thursday November 5, 2015 at 3:30 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

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

Members Absent: Member Johnson

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:

Chairman Gordon called the meeting to order at 3:32 p.m. He presented the minutes from the Land Use and Development Committee for the October 1, 2015 meeting. He asked for any additions or corrections. Hearing none, he approved and placed the October 1, 2015 Land Use and Development Meeting minutes on file as submitted.

Chairman Gordon presented the bills from October 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 October 31, 2015 is \$6,497.18. He asked for any objections to the bills.

MCLEAN COUNTY BOARD COMMITTEE REPORT

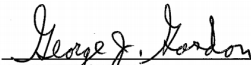
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AS OF 11/1/2015

EXPENDITURE SUMMARY BY FUND

Land Use Committee

FUND	FUND TITLE	PENDING TOTAL	PREPAID TOTAL	FUND TOTAL
0001	GENERAL FUND		\$6,497.18	\$6,497.18
			\$6,497.18	\$6,497.18



 COMMITTEE CHAIRMAN

Motion by Buchanan/Erickson to recommend approval of the October 31, 2015 Land Use and Development Committee bills.

Motion carried.

Chairman Gordon informed the Committee that the first item for action on the agenda is Review for the FY 2016 recommended fees and budget for the Department of Building and Zoning.

Mr. Dick, Director of Building and Zoning presented the fee comparison done for 2015:

Fee Comparison 2015

Building Permit Fees:

Construction – Single Family Dwelling

McLean County current	\$ 315
McLean County proposed	\$ 375
Champaign	\$ 333
Peoria	\$1,250
Sangamon	\$1,050
Rock Island	\$1,751

Addition to Single Family Dwelling

McLean County current	\$110
McLean County proposed	\$130
Champaign	\$111
Peoria	\$325
Sangamon	\$273
Rock Island	\$674

Accessory Structure to Single Family Dwelling

McLean County current	\$140
McLean County proposed	\$165
Champaign	\$225
Peoria	\$250
Sangamon	\$126
Rock Island	\$799

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Commercial Building – 3000 square foot structure

McLean County current	\$1,500
McLean County proposed	\$1,500
Champaign	\$ 725
Peoria	\$3,750
Sangamon	\$3,500
Rock Island	\$3,501

Commercial Building – Minimum Permit

McLean County current	\$ 90
McLean County proposed	\$100
Champaign	\$425
Peoria	\$750
Sangamon	No minimum
Rock Island	No minimum

Signs – 48 square feet

McLean County current	\$ 80
McLean County proposed	\$ 95
Champaign	\$144
Peoria	\$110
Sangamon	\$100
Rock Island	\$101

Signs – 180 square feet

McLean County current	\$ 95
McLean County proposed	\$115
Champaign	\$540
Peoria	\$110
Sangamon	\$100
Rock Island	\$276

Signs – 400 square feet

McLean County current	\$ 115
McLean County proposed	\$ 135
Champaign	\$1,200
Peoria	\$ 110
Sangamon	\$ 100
Rock Island	\$ 496

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Subdivision Fees – One Lot

McLean County current	\$225
McLean County proposed	\$265
Champaign	\$500
Peoria	\$550
Sangamon	\$200
Rock Island	\$210

Subdivision Fees – Three Lots

McLean County current	\$295
McLean County proposed	\$345
Champaign	\$700
Peoria	\$750
Sangamon	\$200
Rock Island	\$330

Subdivision Fees – 30 Lots

McLean County current	\$2,815
McLean County proposed	\$3,000
Champaign	\$3,400
Peoria	\$3,650
Sangamon	\$ 600
Rock Island	\$ 300

Zoning Fees – Variance

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

Zoning Fees – Special Use

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

Zoning – Map Amendments

McLean County current	\$ 550
McLean County proposed	\$ 550
Champaign	\$ 880
Peoria	\$1,300
Sangamon	\$ 188
Rock Island	\$ 680

Mr. Phil Dick presented the proposed fee increases pointing out that the underlined fee increase was used to estimate revenue for the FY 2016 Recommended Budget for the Department:

Building Permit Fees

SINGLE FAMILY DWELLINGS - regardless of size - **\$315 ... \$375**

ADDITIONS TO SINGLE FAMILY DWELLINGS, including but not limited to attached garages, based on square feet of lot area covered:

Less than 650 square feet -	\$95 ... <u>\$115</u>
At least 650 square feet but less than 1,200 square feet -	\$110 ... <u>\$130</u>
At least 1,200 square feet but less than 2,500 square feet -	\$140 ... <u>\$165</u>
2,500 square feet or more -	\$250 ... <u>\$300</u>

DETACHED BUILDINGS accessory to and on the same lot as a single family dwelling, based on square feet of lot covered by such building:

Less than 250 square feet -	\$75 ... <u>\$90</u>
At least 250 square feet but less than 650 square feet -	\$95 ... <u>\$115</u>
At least 650 square feet but less than 1,200 square feet -	\$110 ... <u>\$130</u>
At least 1,200 square feet but less than 2,500 square feet -	\$140 ... <u>\$165</u>
2,500 square feet or more -	\$250 ... <u>\$300</u>

STRUCTURES (other than buildings) accessory to single family dwellings and on the same lot as such dwellings:

Swimming pools, above-ground or in-ground -	<u>\$90 ... \$100</u>
Other structures -	<u>\$90 ... \$100</u>

BUSINESS OR ADVERTIZING SIGNS:

With a gross area of less than 50 square feet -	<u>\$80 ... \$95</u>
With a gross area of 50 square feet but less than 200 square feet -	\$95 ... <u>\$115</u>
With a gross area of 200 square feet or more -	\$115 ... <u>\$135</u>

OTHER PERMITS - **\$3.00** per each one thousand dollars, or fraction thereof up to a value of ~~\$5 million. \$500,000. From a value of \$500,000 to a value of \$5 million the fee shall be \$1,500-~~

~~plus \$.50 for each one thousand dollars of the value of the proposed improvements over \$500,000. From a value of \$5 million and up the fee shall be \$15,000 plus \$.50 \$3,750 plus \$.40 for each one thousand dollars of the value of the proposed improvements over \$5 million.~~
There shall be a minimum fee of - **\$90 ... \$100**

OCCUPANCY PERMITS FOR CHANGE IN USE ONLY - \$90 ... \$100

TEMPORARY OCCUPANCY PERMITS - \$90 ... \$100

TEMPORARY MOBILE HOME PERMITS \$50 ... \$75

Zoning Case Fees

1. Appeals – There is no filing fee for an appeal of an administrative decision
2. Variances - \$350
3. Administrative Variations - **\$425 ... \$150**
4. Map Amendments – less than 2 acres - \$400
At least 2 acres but less than 15 acres - \$450
At least 15 acres but less than 25 acres - \$550
At least 25 acres but less than 80 acres - \$650
At least 80 acres and up to 100 acres - \$700
More than 100 acres - \$700 plus \$7.00 per acre over 100 acres
5. Text Amendments - \$500
6. Concept Plan for Planned Developments - \$350
7. Planned Development - less than 2 acres - \$400
At least 2 acres but less than 15 acres - \$450
At least 15 acres but less than 25 acres - \$550
At least 25 acres but less than 80 acres - \$650
At least 80 acres and up to 100 acres - \$700
More than 100 acres - \$700 plus \$7.00 per acre over 100 acres
8. Special Use Permits – less than 2 acres - \$400
At least 2 acres but less than 15 acres - \$450
At least 15 acres but less than 25 acres - \$550
At least 25 acres but less than 80 acres - \$650
At least 80 acres and up to 100 acres - \$700
More than 100 acres - \$700 plus \$7.00 per acre over 100 acres

Non-Commercial Parks and Outdoor Recreation Areas – The fee for special uses for such areas which are owned by a public entity, a philanthropic organization or a non-profit corporation shall be \$275 regardless of property area

9. Temporary Permits –

\$125 ... \$150

10. Exemption from fees – Any application by the McLean County Board, a committee of the McLean County Board or the McLean County Regional Planning Commission shall be exempt from the above fees

11. Cost of publication in addition to fees

Subdivision Fees

PRELIMINARY PLAN -

\$315 ... \$375 plus \$35 ... \$40 per lot

FINAL PLAT -

\$190 ... \$225 plus \$35 ... \$40 per lot

The fee for a one lot subdivision shall be **\$190 ... \$225 plus \$35 ... \$40 per lot = \$225 ... \$265**

Stream Buffer Site development permit - ~~\$125~~... **\$175**

Mr. Wasson, County Administrator, noted the adjustments to the Budget Worksheet Report reflecting the increase in revenue due to the fee changes. He stated that a large portion of Building and Zoning's manpower time is spent on enforcement. Time was spent looking at the possibility of recovery of expenditures based upon activity. Mr. Wasson reported that due to the overhead costs to engage in collection efforts, it was concurred this would not benefit the Department.

He stated that the possibility to enforce a violation fee was considered; however a large majority of the enforcement activities the Department handle do not result in violations of any zoning ordinance. It was determined the violation fees would not likely equal the cost of collecting those fees. Mr. Wasson advised that the most significant change in the proposed fee structure is the removal of the ceiling for commercial structures. He referred the Committee to the report on Construction over \$500,000 for years 2012-2015, pointing out the increased revenue.

Ms. Harrison would like to see a trial run on a fee structure for violations. Revenue may be generated. It may also hone the amount of requests on violations. She asked if those found in violation are responsible for the fees incurred by the Department. Mr. Dick responded that at this time there is no fee collected from those in violation. Correction of the violation is required.

Mr. Wendt asked the type of violations the Department sees. Mr. Dick responded that typical complaints of violations include:

- Barking dogs
- Junk cars
- Water in basement caused by neighbor
- Unsafe buildings

Mr. Wasson added that in some of our attempts on enforcement action, we have taken action and gone to court. He advised that if he thought we could generate enough revenue to cover costs he would be recommending that it be done. The Department of Building and Zoning mediate between landowners to work together for compliance.

Mr. Dick presented examples of typical situations the Department handles.

Mr. Finch stated that the Department is using the tools they have successfully, bargaining instead of prosecuting.

Mr. Wasson noted that recommended fee changes will no longer go to the Zoning Board. The fee changes only change the fee structure of the County Fee Ordinance. He reported that the fee changes in the form of a County Ordinance will be presented to the Committee at the December Land Use and Development Committee Meeting.

Motion by Buchanan/Erickson to recommend approval of the Review for the FY 2016 Recommended Budget for the Department of Building and Zoning.
Motion carried.

Chairman Gordon noted that the next meeting of the Land Use and Development Committee Meeting is Thursday, December 3, 2015

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 4:00 p.m.

Respectfully Submitted,

Diana Hospelhorn
Recording Secretary