

## Minutes of the Land Use and Development Committee Meeting

The Land Use and Development Committee of the McLean County Board met on Thursday December 3, 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 November 5, 2015 meeting.

Motion by Harris/Johnson to recommend approval of the November 5, 2015 Land Use and Development Committee minutes.  
Motion Carried.

Chairman Gordon presented the bills from November 30, 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 November 30, 2015 is \$1,036.50. He asked for any objections to the bills.

### MCLEAN COUNTY BOARD COMMITTEE REPORT

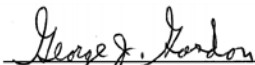
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AS OF 11/29/2015

#### EXPENDITURE SUMMARY BY FUND

Land Use Committee

FUND	FUND TITLE	PENDING TOTAL	PREPAID TOTAL	FUND TOTAL
0001	GENERAL FUND		\$1,036.50	\$1,036.50
			\$1,036.50	\$1,036.50

  
COMMITTEE CHAIRMAN

Motion by Buchanan/Harris to recommend approval of the November 30, 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 for the Department of Building and Zoning.

Mr. Erickson noted that we do not raise fees to reduce taxes, instead we do not want the user to get subsidized from the General Fund for services only a few benefit from. Fees are competitive with other Counties. Mr. Erickson noted that he is voting for the Building and Zoning fees increase but this is not an indication of the reason he votes for fee increases.

Ms. Harris concurs with Mr. Erickson's rational.

Mr. Johnson asked when the last fee increase was. Mr. Wasson, County Administrator, responded that these fee increases were presented to the Committee in 2014. It was decided by the Committee to only increase the fees by 50% of the amount recommended. This increase reflects the remaining 50% of the recommended increase. Before this, it had been 10 years since a Building and Zoning increase in fees.

Mr. Dick, Director of Building and Zoning presented:

FEES

§205-97. Chapter 350, Zoning.

Zoning fees shall be as follows:

Fee for Amount

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

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

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

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

**BUSINESS OR ADVERTIZING SIGNS:**

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

**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 - **\$125 ... \$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**

Motion by Buchanan/Harris to recommend approval of the FY 2016 recommended fees for the Department of Building and Zoning.

Motion carried.

Chairman Gordon presented the request by the McLean County Solid Waste Management Technical Committee to approve a resolution to designate \$10,000 for the ongoing Household Battery Recycling Program administered by the EAC. He invited Mr. Michael Brown, Ecology Action Center (EAC) to address the Committee.

Mr. Brown stated that the designated \$10,000 will support the successful ongoing Household Battery Recycling Program. The price of battery recycling has significantly increased. He advised that changes are being made to try and better use limited resources available. This request represents a \$6,000 reduction from what has been asked for in the past. This program is a seven days a week drop off location program.

Ms. Harris commented that the Household Battery Recycling Program is an invaluable service for the community.

Motion by Harris/Erickson for approval of a resolution to designate \$10,000 for the ongoing Household Battery Recycling program administered by the Ecology Action Center (EAC).

Motion carried with Chair voting.

Chairman Gordon continued with items for information, the EAC Solid Waste and Recycling Education Reports for the Second and third Quarters for 2015.

Waste and Recycling Education Quarterly Report for the second 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 for the second and third quarter of 2015. 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 distributed the October, 2015 McLean County Household Hazardous Waste Collection post event report. Together the City of Bloomington, the Town of Normal and McLean County contributed \$140,000. He pointed out that the EAC set a fundraising goal of \$180,000 for the HHW Fund which was exceeded by \$2,000. This more than paid for the event, leaving \$32,674 in contributions as a jump-start towards paying for the 2017 HHW collection event.

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Mr. Brown reported that 1,600 cars representing 2,256 households participated in the HHW collection event. A record breaking 27,366 gallons of household hazardous waste was collected.

Mr. Erickson encouraged recycling especially with the short life left in the landfill. Mr. Brown added that the redevelopment of the McLean County Solid Waste Management Plan has been launched for 2017. By spring of next year the plan is to bring to the McLean County Board a new Solid Waste Management Plan to extend the minimal life of the existing landfill and to look at being more cost effective going forward in shipping our waste further away.

Chairman Gordon thanked Mr. Brown.

Chairman Gordon noted that the next meeting of the Land Use and Development Committee Meeting is Thursday, January 7, 2016

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,

A handwritten signature in black ink, appearing to read "Diana Hospelhorn". The signature is fluid and cursive, with a large initial "D" and a long, sweeping tail.

Diana Hospelhorn  
Recording Secretary