

Minutes of the Land Use and Development Committee Meeting

The Land Use and Development Committee of the McLean County Board met on Thursday September 7, 2017, at 3:30 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Erickson Members, Wendt, Wollrab, Cavallini, Beard and Barnett

Members Absent: Member Johnson

Other Board Members Present: Chairman McIntyre

Staff Present: Mr. Bill Wasson, County Administrator, Mr. Don Knapp, First Assistant State's Attorney Civil, Mr. Eric Schmitt, Administrative Services Ms. Diana Hospelhorn, Recording Secretary

Department Heads/ Mr. Phil Dick, Director of Building and Zoning

Elected Officials Present: None

Others Present: Ms. Jo Morrison Property Owner, Ms. Aissa Norris, Macon County Property Owner

Chairman Erickson called the meeting to order at 3:30 p.m. He presented the bills from August 31, 2017, 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 31, 2017 is \$1,460.50. He asked for any objections to the bills.

MCLEAN COUNTY BOARD COMMITTEE REPORT

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AS OF 9/1/2017

EXPENDITURE SUMMARY BY FUND

Land Use Committee

FUND	FUND TITLE	PENDING TOTAL	PREPAID TOTAL	FUND TOTAL
0001	GENERAL FUND		\$1,460.50	\$1,460.50
			\$1,460.50	\$1,460.50



COMMITTEE CHAIRMAN

Motion by Cavallini/Barnett to recommend approval of the August 31, 2017 Land Use and Development Committee bills.

Motion carried.

Chairman Erickson introduced Ms. Jo Morrison and Ms. Aissa Norris to address the Committee. He asked Ms. Morrison to share with the Committee how her project is going since she last appeared before the Committee.

Ms. Morrison thanked the Committee for their support. She gave a brief history of her purchase and renovation on the property and more specifically the barn. The final inspection resulted in being told I was not able to use the barn for rental purposes. This is what initiated the application for a Special Use Permit. After going through the process of the Text Amendment approval, we are now a Rural Specialty Facility. My Special Use Permit was approved in May 2017. She stated that after several letters from the Health Department, Mr. Knapp set up a meeting for Ms. Morris with the State and local Health Departments to discuss options for restrooms. Ms. Morrison reported that the septic is done, the inside of the barn has been insulated and installation of the fixtures will be done next week. When completed she will have two ADA restrooms 7'6" X 8' X 8'. Her cost have been high:

- Permit process \$3,800
- Restroom so far \$8,700

Mr. Erickson stated that as policy makers, we need to know if there are policy matters that Ms. Morrison believes we need to be aware of, noting that State Law preempts and State Law required the restroom codes.

Ms. Morrison stated that she found that the Committee and the County Board were upfront, supportive and patient during the process. Her process was important to the County. Through the process there were times she did not understand what was expected, things were inconsistent and changed during the process. She advised that permits were issued that were not allowed for her. Ms. Morrison stated that she has followed the rules and has done what was expected of her. The same does not hold true for all. There are currently unpermitted events being held in the County.

Mr. Barnett thanked Ms. Morrison for her due diligence in going through the process required. Hearing her frustration in seeing similar facilities not going through proper process, he asked what practices the County has in place to police such facilities. Mr. Dick, Director of Building and Zoning, responded that he is not aware of any unpermitted events in the County. He asked that she report the information.

Mr. Wasson advised that the County only has staff to be a complaint driven department. Party barn activities have previously been addressed on requirements needed to be compliant with zoning codes. He added that when Staff is made aware of violations, the Department will take steps to insure that they are compliant with the code.

Chairman Erickson stated that the quickest way to have these issues addressed is to report violations to County Staff.

Ms. Wollrab thanked the property owners for developing these sorts of facilities. It benefits the community. She questioned the \$3,800 in permitting fees. Ms. Morrison responded that costs reflect attorney and engineering fees. The permit fee is \$150.00 and the Special Use fee is \$450.00.

Mr. Dick advised that as part of the Ordinance and stipulated by the Zoning Board, an architect certification is required to use the second floor for public events.

Ms. Aissa Norris, Macon County, stated that she has been in this process for eight years. Macon County is a complaint driven county as well. The County grandfathered in facilities who had been holding events. She believes that like herself Jo is bringing in income and economic development into the community by way of a Special Use Permit. When they decide to sell, the property there is no transferability of the permit. Ms. Norris is required to pay the Special Use fee and renew her Special Use Permit every five years. She asked that the County consider the zoning impact of a rural business in an agricultural environment. A Special Use permit is not required for farm offered ground for a garden. State compliance is required for selling eggs, but no County compliance is required. Ms. Norris stated that if property is invested in a business, and the business sold, it has to be sold as a rural farm property with the Special Use Permit not transferring. There are numerous inconsistency with State compliances between counties.

Mr. Dick advised that in McLean County a Special Use is not required to be renewed. The Special Use also transfers with the sale of the land.

Chairman Erickson advised that the County Website is available for any questions or concerns they may have or want to express. He stated that it is important as policy makers to be knowledgeable of areas we can address to make the process smoother from the County level. We are listening. He thanked the women for their input.

Chairman Erickson presented the Introduction by the Ecology Action Center EAC of the Twenty-Year Solid Waste Plan for McLean County. He invited Mr. Michael Brown, Director of the EAC

Mr. Michael Brown stated that per the Illinois Solid Waste Planning and Recycling Act, each County should have an official plan for management of municipal solid waste generated within its boundaries. The first McLean County Solid Waste Management Plan was adopted in October 1991. A new waste plan is necessary due to the significant changes that have occurred since the development of the plan in 1991. The McLean County Landfill is currently estimated to reach capacity and begin closure in the first quarter of 2018.

Mr. Brown advised that at the direction of the Solid Waste Technical Committee in November 2015, the EAC staff began work not on the usual five-year update, but rather on a new 20-year solid waste plan for the Community. He referred to the distributed

copy of the 20-Year Plan, which is a culmination of two years' work, the work of dozens of individuals serving on various focus groups identifying our needs, our problem and finding the best solutions on how we are going to manage our waste in the City of Bloomington, Town of Normal and McLean County for the next 20 years.

Mr. Brown presented the timeline for the approval process, beginning August 30, 2017. The Plan will be presented to McLean County Land Use Committee on December 7, 2017 at a Public Hearing.

Mr. Wendt asked if there is any plan to expand the current landfill or starting a new landfill. Mr. Brown has heard of no such plan or interest. He advised that being a small landfill; it is not terribly cost effective in itself.

Mr. Wendt inquired about the added costs to move waste to the Livingston County Landfill. Mr. Brown responded that the landfill officials have indicated that there will not be any increase in the short term. He added that included in the 20 Year Plan is the option for development of additional transfer stations which is a place where locally collected trash goes to be consolidated into bigger trucks transporting to the landfill.

Mr. Cavallini asked what rules apply to watch over the landfill once it is abandoned. Mr. Brown responded that he has a copy of the closure plan for the landfill. It will take about one year to completely close and cover the landfill. Monitoring is required with the long-term liability being about 30 years.

Ms. Wollrab thanked Mr. Brown for the informative document. She stated that the goal of the 20 –Year Plan is to reduce waste going into a landfill and therefore not increase the cost of waste disposal. Ms. Wollrab asked for suggestions on how the County Board and other entities can help the community “go green”. She would also like more information on the available app. Mr. Brown responded that this 20-year plan has goals that are more assertive. He referred to page 5 of the 20-Year Plan, pointing out the six new management priorities, one being increased outreach and technical assistance. Mr. Brown stated that it is going to take the community to make this work. He explained the new app, Recycle Coach which answers “How to” recycle questions available 24 hours a day. He encouraged the Committee to become familiar with it.

Mr. Wendt asked what alternatives are available to fund the EAC once the landfill is closed. Mr. Brown is not aware of County revenues, however, when the landfill closes, our service contract with the City of Bloomington, Town of Normal, and the County addresses that the expense of the EAC services be divided proportionately by population.

Mr. Brown stated that alternate revenue sources are difficult given the statute that prohibits local communities from assessing additional fees to pollution control facilities. A waste surcharge is a possibility.

Mr. Beard asked the reason for such a variation in waste production. Mr. Brown responded that some of the problem is with the data reported. Mr. Beard asked how we continue to reassess the 20-year plan with continuing new technology. The plan will be reassessed every 5 years.

Mr. Brown stated that this proposal is our best recommendation for a 20-Year Plan. Diverse representation was involved from various stakeholder groups. At the same time, the plan is in many ways an outline. We will continue to develop the plan as we move forward.

Chairman Erickson continued with items for information, the EAC Solid Waste and Recycling Education Reports for the First and Second Quarters for 2017.

The Ecology Action Center provides solid waste and waste reduction services to residents of McLean County, the City of Bloomington and the Town of Normal for the first and second quarter of 2017. 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,
- promotion of recycling programs throughout the County.

Mr. Brown reported that the County HHW collection will be held on Saturday September 9th at the Rivian Plant. We are one of the few communities still providing for hazardous waste collection in the absence of State funding. We are able to do this because the Community works together. The budget for this year is \$175,000.

Chairman Erickson reported that the Land Use and Development Committee will hold a public hearing on December 7, 2017 for the presentation of the 20-Year Plan

Chairman Erickson presented the positions filled report.

Mr. Bill Wasson, County Administrator, indicated there were no positions filled under the purview of the Land Use and Development Committee.

Mr. Dick presented a pictorial of houses torn down by the owners after receiving letters from Ms. Samantha Walley, Assistant State's Attorney, Civil. In addition, pictures were presented of houses that have been designated as sites to be cleared. The County has not had to use Grant funds for demolition.

Chairman Erickson stated that the next meeting of the Land Use and Development Committee will be October 5, 2017 at 4:37 p.m.

Chairman Erickson asked if there was any other information to come before the Committee. He informed the Committee that he invited Ms. Morrison and Ms. Norris to update the Committee on how the process is working. If the Committee would like further information, please contact Chairman Erickson.

Motion by Cavallini/Wollrab to adjourn the September 7,
2017 Land Use and Development Committee Meeting.
Motion carried.

Chairman Erickson adjourned the Land Use and Development Committee Meeting without objection at 3:37 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Diana Hospelhorn". The signature is written in a cursive style with a large initial "D".

Diana Hospelhorn
Recording Secretary