

Minutes of the Land Use and Development Committee Meeting

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

Members Present: Chairman Erickson, Members, Wollrab, Wendt, Beard, and Scritchlow

Members Absent: Member Johnson

Other Board Members Present: None

Staff Present: Mr. Bill Wasson, County Administrator, Mr. Don Knapp, Assistant County Administrator, Ms. Jessica Woods, 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: Mr. Michael Brown, Director of Ecology Action Center

Chairman Erickson called the meeting to order at 3:33 p.m. He presented the Minutes from the Land Use and Development Committee for the November 2, 2017 meeting. He asked for any additions or corrections.

Motion by Cavallini/Beard to recommend approval of the November 2, 2017 Land Use and Development Committee Meeting.
Motion carried.

Chairman Erickson presented the bills from November 30, 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 November 30, 2017 is \$859.50. He asked for any objections to the bills.



Land Use Committee

MCLEAN COUNTY BOARD COMMITTEE REPORT

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AS OF 11/30/2017

EXPENDITURE SUMMARY BY FUND

FUND	FUND TITLE	PENDING TOTAL	PREPAID TOTAL	FUND TOTAL
0001	GENERAL FUND		\$859.50	\$859.50
			\$859.50	\$859.50



COMMITTEE CHAIRMAN

Motion by Scritchlow/Beard to recommend approval of the November 30, 2017 Land Use and Development Committee bills.
Motion carried.

Chairman Erickson stated that the first item for action is the request by April and John C Becker for a waiver of preliminary plan requirements and a one-lot subdivision final plat for the April subdivision, file No. S-17-05.

Mr. Phil Dick, Director of Building and Zoning presented a pictorial, referring to the aerial phot of the April Subdivision. He presented information regarding the one-lot parcel located at 9321 N 150 East Road, in Stanford. The parcel contains a dilapidated single-family residence and land in crop production. The applicants plan to build a new single-family residence. They have obtained a plat access certificate from the Allin Township Road Commissioner. Mr. Dick advised that the County Engineer and Health Department, and Staff all recommend approval of the request.

Motion by Wendt/Cavallini to recommend approval of the request by April and John C Becker for a waiver of preliminary plan requirements and a one-lot subdivision final plat for the April subdivision, file No. S-17-05.
Motion carried.

Chairman Erickson presented the request by Michael Cone for a waiver of preliminary plan requirements and a one-lot subdivision final plat for the Cone Subdivision, File S-17-06.

Mr. Dick advised that the 2.56 acre parcel is located at 34937 E 2800 North Road, Chenoa, IL in Yates Township. The parcel currently contains a single-family residence, a barn, three machine sheds and an access easement. The applicant will need to obtain a plat access certificate from the Yates Township Road Commissioner. Mr. Dick advised that the County Engineer and Health Department, and Staff all recommend approval of the request. Mr. Tom Jennings represents the applicant and is here if the Committee has any questions.

Motion by Wendt/Wollrab to recommend approval of the request by Michael Cone for a waiver of preliminary plan requirements and a one-lot subdivision final plat for the Cone Subdivision, File S-17-06.

Motion carried.

Chairman Erickson continued with the request by Miller Rental, LLC, for a waiver of preliminary plan requirements and a two-lot subdivision final plat for the Miller Storage Subdivision, File S-17-07.

Mr. Dick stated that the two-lot parcel is located at 2717 N Main Street, Normal, IL. Lot 1 is 4.1 acres and currently contains a self-storage facility. Lot 2 is 15.99 acres, and is currently vacant, and in crop production. The applicant wants to separate the Miller Storage Facility units from the other property. Mr. Dick advised that the County Engineer and Health Department, and Staff all recommend approval of the request.

Motion by Wendt/Scritchlow to recommend approval of the request by Miller Rental, LLC, for a waiver of preliminary plan requirements and a two-lot subdivision final plat for the Miller Storage Subdivision, File S-17-07.

Motion carried.

Mr. Erickson presented the request by Chuck and Brenda Hinrichsen for a waiver of preliminary plan requirements and a one-lot subdivision final plat for the G. St. Clair subdivision 2nd Addition, file No. S-17-08.

Mr. Dick advised that the 1.14-acre parcel is located at 837 E 2150 North Road, Danvers. The parcel currently contains a single-family residence and a barn. The applicant wants to set aside the farm dwelling. The applicant has a plat access certificate from the Downs Township Road Commissioner. Mr. Dick advised that the County Engineer and Health Department, and Staff all recommend approval of the request.

Motion by Wendt/Cavallini to recommend approval of the request by Chuck and Brenda Hinrichsen for a waiver of preliminary plan requirements and a one-lot subdivision final plat for the G. St. Clair subdivision 2nd Addition, file No. S-17-08.

Motion carried.

Chairman Erickson presented the Public Hearing for the Twenty-Year Solid Waste Plan for McLean County – The Ecology Action Center. He stated that Public notice of this hearing for the Twenty-Year Materials Recovery and Resource Management Plan for McLean County, Bloomington and Normal was published in the Pantagraph on November 18, 2017 as provided by law. The 90-day comment period on the plan began on October 5, 2017 and concludes on January 4, 2018. Chairman Erickson declared the Public Hearing for comment open at 3:37 p.m.

Mr. Don Knapp, Assistant County Administrator directed the public on the time they would be given to address the Committee. He stated that if public comment could not be completed in the next hour, the Public Hearing will be continued until Land Use and Development Committee's next meeting on January 4, 2018.

Chairman Erickson asked Mr. Michael Brown, Director of the EAC, to come to the table for any possible questions or comments.

Chairman Erickson directed the public to please sign in and state your name and address.

Ms. Ann Nadakavukaren, 9452 Deer Ridge Drive, Bloomington is representing the League of Women Voters. She stated that the League is concerned about the impact that solid waste has on air, land and water. The League of Women Voters of McLean County is an advocate for and integrated solid waste management strategy that encourages a regional approach to insure maximum waste reduction, adequate disposal capacity and a recycling reuse program for the entire community. The League of Women Voters is pleased to support the proposed 20 Year Materials Recovery and Resource Management Plan for McLean County. She advised that as the Government explores options for replacing lost revenue, the League points out that all of us are currently paying for disposal, a wasteful practice that is not the best for the environment. Choosing to spend more dollars on waste reduction and recovery is the best approach for the environment, and us now and for the future.

Ms. Cassie Metz, 808 S Linden, Normal, IL is an ISU Environmental Health Major. She supports the new plan especially for the implementation of recycling at the commercial apartment buildings. She advised that when recycling:

- not as many virgin materials are needed
- recycling reduces greenhouse gas emissions
- Hauling waste to a different landfill uses more fuel
- Recycling saves resources.

Ms. Metz referred to page 5 of the plan "Implementation should be managed to achieve the maximum net positive economic impact." She advised that surveys revealed that students do not have access to local recycling or the choice to recycle. It is inconvenient for students to use drop off locations because most students do not have cars. Ms. Metz believes that recycling should be a right. Many millennials are concerned about lowering our greenhouse gas emissions, conserving resources and in

general climate change. Students should not have to go out of their way to harm our environment less.

Mr. Chris Coulter, 5434 W. Stonebridge Court, Peoria, IL is the vice president of Area Disposal Service, Inc. He provided the history of his family owned waste hauling and recycling business for municipalities, commercial and industrial. He owns and operates two landfills to serve the region, Clinton Landfill and Indian Creek Landfill in Tazewell County. The American Disposal Service Landfill in McLean County has 700,000 cubic yards of capacity remaining. The combined disposal capacity of the Clinton and Indian Creek Landfill is over 72,000,000 cubic yards. Mr. Coulter advised that during the 20-year planning period, his facility would be able to accommodate the disposal needs for McLean County. He served as a member of the focus groups that helped to develop the 20-year plan. He is in support of and encourages approval of the proposed 20 Year Plan. Mr. Coulter referred to page 20 of the Plan, "The establishment of additional waste transfer stations could have multiple economic benefits including increased competition therefore more beneficial waste disposal rates or the possibility of new host agreements providing host fees as a new revenue source." Without this language any company wanting to develop a transfer station recycling center in McLean County, would have to go through a local citing approval process with the County or Municipality including nine criteria that have to be satisfied in order for a facility to be approved. Criteria 8 of Section 39.2 of the plan states, "If the facility is to be located in a County where the County has adopted a solid waste management plan, the facility is consistent with the plan." He noted that this is why the language in the proposed plan is critical. Mr. Coulter reiterated his support and approval of the 20 Year Plan.

Mr. Bob Broad, 306 W. Virginia Ave, Normal, IL a property owner and landlord stated that he believes the stakeholders involved in the focus groups was a valid representation of the needs of the County as a whole. He is in support of the 20 Year Plan, which lays out the County's current difficult situation with the near future closing of the landfill. The plan also lays out very simple, common sense strategies. Mr. Broad stated that as a property owner and landlord he supports the plan because: not all tenants recycle. The Plan will help educate people on the importance of recycling, give them more opportunities to recycle and possibly make recycling obligatory or at least a recycling bin obligatory. Passing a law to require recycling does not infringe on our freedom. He advised that sometimes we do need Ordinances to steer the County in the direction it needs to go. Voluntary measures are a great strategy; secondarily when necessary we pass laws. This is what we need to do in looking to the future.

William Gustavson, 1323 W Mulberry, Bloomington, IL stated that he hopes that we do not need this plan in twenty years. He stated that in Germany people are charged per pound for solid waste. If this were the case, people would be separating what needs to be recycled from solid waste.

Mr. James Gauhst, 1006 Samantha Street, Normal, IL is an ISU graduated. He stated that after graduation he continued to live in Normal. Having lived here, he sees what

happens when the students move out of the dorms and apartments, pointing out the waste this creates. Many of these materials can be reused or recycled instead of ending up in the landfill. The community can be better served by focusing on efficient ways to reuse or recycle. The waste management plan is a step in the right direction in the interest of sustainability.

Mr. Wesley Ward, 700 N. Adelaide, Normal, IL stated that he is in support of the proposed waste management plan. With the imminent closure of the landfill, most of our waste will be shipped across County lines. The plan cannot replace the lost revenue. It does put us on a path to a sustainable future. He addressed multifamily housing. Mr. Ward noted that the universities are bringing people to Bloomington – Normal to stay. Those people do not know a world of not recycling. Many of these young people lack transportation. Mr. Ward presented over 3,000 signatures from students requesting these changes. They want recycling. Please support this waste management plan.

Ms. Sarah Keene, 1014 ½ E Grove Street, Bloomington, IL is a student at ISU and a mother of two. Her children are being taught in school how to recycle, encouraged to recycle and coming home and teaching parents how to recycle. When they get older, there are not many recycling options in the city. Many businesses do not have recycling options. Starbucks and OSF do not recycle because there is no reason to recycle. There is no push from the City to recycle. Passing this plan will encourage our businesses and our children to recycle.

Chairman Erickson asked if there were any other comments from the public. Hearing none, he closed the Public Hearing at 4:10 p.m. He thanked the public for their comments and assured them that their comments will be taken under consideration. He appreciates them getting involved in the democratic process.

Chairman Erickson continued with the Items for Information, McLean County Reliability Project for Ameren Illinois.

Ms. Jamie Stone, Ameren Illinois, distributed the recommended routes for the construction of a new, approximately 10-mile 138,000-volt transmissions line and associated facilities to improve energy reliability to local customers. The new line will connect the existing McLean County Substation and the upgraded Normal East Substation located near Normal, Illinois. The new line and associated facilities are needed for Ameren Illinois to improve energy reliability and to support continued growth in the area. The project is proposed to be in service by December 2020.

Chairman Erickson presented County Positions Fill report from October 25 to November 27, 2017.

Mr. Wasson reported that there were no positions filled under the purview of the Land Use Committee.

Chairman Erickson advised that the next Land Use and Development Committee Meeting will be January 4, 2018 at 3:30 p.m.

Chairman Erickson asked if there was any other information to come before the Committee.

Motion by Cavallini/Scritchlow to adjourn the
December 7 2017 Land Use and Development
Committee.

Motion carried.

Chairman Erickson adjourned the Land Use and Development Committee Meeting without objection at 4:10 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Diana Hospelhorn".

Diana Hospelhorn
Recording Secretary