

Minutes of the Land Use and Development Committee Meeting

The Land Use and Development Committee of the McLean County Board met on Thursday August 4, 2011 at 4:45 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members Segobiano, Cavallini, Wendt, Erickson and Soeldner

Members Absent: None

Other Board Members Present:

Staff Present: Mr. Bill Wasson, County Administrator, Ms. Diana Hospelhorn, Recording Secretary, County Administrator's Office

Department Heads/
Elected Officials
Present: Mr. Phil Dick, Director of Building and Zoning

Others Present: Mr. Michael Brown, Director, Ecology Action Center, Ms. Dawn Dickhut, 1825 County Road 75N, Carlock, IL, property owner

Chairman Gordon called the meeting to order at 4:45 p.m. Chairman Gordon noted that the July 7, 2011 Committee meeting was cancelled due to the lack of a quorum. The July 19, 2011 stand up Committee minutes will be approved at the September Committee meeting.

Chairman Gordon presented the bills from July 31, 2011 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 July 31, 2011 is \$7,407.54. He asked for a motion to approve the bills as presented by the County Auditor.

Motion by Cavallini/Segobiano to recommend approval of the July 31, 2011 bills as presented by the County Auditor.
Motion carried.

Chairman Gordon informed the Committee that the first Item for Action is a request by Dawn and Jeffrey Dickhut in case S-11-04 for a waiver of preliminary plan requirements to have frontage on a public road and approval of a one lot final subdivision plat for the Dickhut Subdivision which is located in Danvers Township at 1825 County Road 75N, Carlock, IL, 61725.

Mr. Phil Dick, Director of Building and Zoning, distributed a photographic map of the property. He noted that this property is at the north edge of McLean County. If it were not for the fact that this lot did not have frontage on a public road, it would be exempt from Subdivision because it is 5 acres in area. He informed the Committee that Ms. Dawn Dickhut is present to answer any questions the Committee may have. He stated that access to the proposed lot is provided from Township Road 075 North which is located in Montgomery Township and is in Woodford County. The applicants have obtained a plat access certificate from Montgomery Township Road Commissioner. Mr. Dick advised that the 5 acre property contains a new residence that was built on a 40 acre lot of record in building permit # BP 2010-247. The applicants now propose to place the dwelling on a smaller parcel for mortgage purposes. Mr. Dick added that the County Health Department, County Highway Department and Staff recommend approval of the request for the waiver of preliminary plan, a waiver of the requirement to have frontage on a public road and the proposed final plat.

Motion by Segobiano/ Wendt to recommend approval of the request by Dawn and Jeffrey Dickhut in case S-11-04 for a waiver of preliminary plan requirements to have frontage on a public road and approval of a one lot final subdivision plat for the Dickhut Subdivision which is located in Danvers Township at 1825 County Road 75N, Carlock, IL, 61725.
Motion carried

Mr. Dick advised Ms. Dickhut that the request will now go to the McLean County Board August 16, 2011 for approval.

Chairman Gordon advised that the next item for action is the request by the McLean County Solid Waste Management Technical Committee to approve a resolution to fund \$12,500 for the existing Household Battery Recycling Program administered by the Ecology Action Center.

Mr. Wendt asked how the \$12,500 Residential Battery Recycling funds will be spent. He advised that Morris Tick's is now paying \$.12 a pound for batteries. Mr. Brown, Director of the Ecology Action Center responded that he is not sure the type of batteries Morris Tick is recycling. The batteries recycled by the \$12,500 are the batteries there is not much of a market for. As part of the program, lithium ion batteries are accepted. He explained that the \$12,500 is a direct cost of recycling. There are no administrative costs. Mr. Brown reported that the program has seen an increase in the amount of batteries recycled each year. In 2010, 26,702 lbs of batteries were recycled and kept from the landfill.

Mr. Cavallini asked if the Residential Battery Recycling Program is an annual grant. Mr. Brown responded that it is a year round program promoted through the website, flyers, brochures and any means available to the Ecology Action Center. The batteries are taken to and stored at Batteries Plus or Interstate Batteries. They are then picked up by Springfield Electric, the handler for Universal Waste. This is the least expensive process for recycling available.

Mr. Segobiano noted that he is still waiting on a follow up Hazardous Waste Recycling event. He noted that the program was beneficial to the County and asked if there is something the County can do to help reenact the program. Mr. Brown agreed and noted that the program is virtually a permanent agenda item on the Solid Waste Committee agenda. The Committee is also looking at an alternative strategy for funding another Hazardous Waste Recycling event. The State was the major funder for the event with the Illinois Environmental Agency. Those funds are no longer available and not likely to return any time soon. The cost for a one day Hazardous Waste Recycling event is \$100,000. Mr. Brown pointed out that with the loss of the program; the public may be disposing hazardous waste improperly, effecting the local environment.

Mr. Wendt asked where the \$12,500 is coming from. Mr. Wasson, County Administrator reported that the funding comes from the Solid Waste Management fund which receives revenue from landfill host fees and tipping fees from the landfill.

Mr. Erickson asked if battery recycling is primarily to save the batteries from going to the landfill which in turns saves the County money. Mr. Brown explained that the program is part of a broader Solid Waste plan approved by the County to work towards reducing the amount of waste going into the landfill and increasing the amount of recycling within the community. The Community is working towards a goal of recycling 40% of all our waste. The goal of the Battery Recycling program is not necessarily an economic benefit, but waste reduction which extends the short life of the landfill and helps to preserve the safety of our water supply.

Mr. Wasson added with the funds received from the landfill Host Management Agreement, the County is obligated to endeavor to meet the Solid Waste Management Plan. He advised that those funds are dedicated to activities such as the \$12,500 grant. The Solid Waste Management Plan is to maximize the life of currently existing landfills in McLean County. Mr. Brown noted that the County is mandated at the State and Federal level to have a Solid Waste Management Plan. Landfill space is becoming increasingly difficult and expensive to find.

Motion by Segobiano/Cavallini to recommend approval of the McLean County Solid Waste Management Technical Committee to approve a resolution to fund \$12,500 for the existing Residential Battery Recycling program administered by the Ecology Action Center.
Motion Carried.

Chairman Gordon stated that the items to be presented to the Committee are information items. The first information item is the Ecology Action Center Solid Waste and Recycling Education Quarterly Report for the first quarter of 2011.

Mr. Brown reviewed the Ecology Action Center First Quarter Solid Waste Report. He stated that the report details 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 from January 2011 through March 2011. 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.

Without objection the Ecology Action Center Solid Waste and Recycling Education Quarterly Report for January 2011 through March, 2011 was placed on file.

Mr. Gordon asked Mr. Brown the names of the McLean County Solid Waste Management Technical Committee. Mr. Brown responded that the members include:

- Mr. Bill Wasson, County Administrator
- Mr. Phil Dick, Director of Building and Zoning
- John Hendershott, Health Department
- Mark Peterson, Town of Normal, City Manager
- Christine Walsh, City of Bloomington, Public Works
- Jim Karch, City of Bloomington, Public Works
- Paul Russell, Regional Planning Commission
- David Hales, Bloomington City Manager

Chairman Gordon stated that the next informational item is the Illinois Association of County Zoning Officials Annual Seminar at Starved Rock, Friday, August 26, 2011.

Mr. Dick informed the Committee that enclosed in the agenda packet is an application to attend the Illinois Association of County Zoning Officials Annual Seminar at Starved Rock, Friday, August 26, 2011. If the Committee members are interested in going please contact Mr. Dick by the end of the week.

Chairman Gordon reminded the Committee that the October 6, 2011 Land Use and Development Committee meeting is rescheduled for September 29, 2011.

Chairman Gordon stated that the next Information Item is the Fall Citizen Planner Workshop Friday, November 18, 2011 from 9:00 a.m. – 2:30 p.m. at the Government Center.

Mr. Dick stated that the agenda is still being established. One of the items on the agenda is infield development as suggested by the Committee. Mary Vanags, Executive Director of Economic Development Council, will make a presentation as well as Deb Halperin, Illinois Wesleyan. Ms. Halperin was instrumental in the West Side Community Development project. He advised that he appreciates the Committee's interest and would like to see the Committee attend.

Chairman Gordon reported to the Committee that there is an additional item of information. Mr. Soeldner distributed an aerial view of Brentwood Subdivision. He referred to the Freedom Oil Station located at the intersection of U.S. Route 150 and Towanda Barnes Road. The residents are having an issue with a stream running east and west from Freedom Oil to a pond in Sherwood Lakes. There has been some major erosion in the stream. The residences believe that since Corn Belt Electric moved across the road from Freedom Oil, there has been more water runoff. He pointed out that Corn Belt Electric is technically part of the Village of Downs. Mr. Soeldner talked to the mayor of Downs which directed Mr. Soeldner to the

Farnsworth Group, engineers for the village. He added that he was shown the engineering plan which shows the biggest part of water runoff from this facility going to the south. Farnsworth Group does not believe that any of the water issue is coming from Corn Belt Electric site.

Mr. Soeldner advised that he has not seen the stream flooding or high enough to cause a problem. It is normally just a trickle. The Brentwood Subdivision, along with others in the area, was built in the middle to late 1970's. At that time, the homeowners were required to have their own septic systems, with a drainage discharge. These discharge into the creek. He pointed out that because of the erosion; the creek is causing the drainage pipes to become exposed. The erosion is also causing the possible loss of trees along the creek area.

Mr. Soeldner noted that the residents are meeting with Soil and Water Conservation District. The residents are also having difficulty in contacting Homeowners Association. He advised that the recommended renovation of the ditch banks to correct the problem is going to be quite costly. Mr. Soeldner suggested consideration be given to it being a requirement of the Township or the County that an up-to-date list of the Homeowners Associations be kept on file. He recommended that documentation be considered to protect the easement areas along the creek. Mr. Soeldner noted the value of the County's current Stream Buffer Ordinance.

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

The next Land Use and Development Committee Meeting will be Thursday September 1, 2011.

Chairman Gordon adjourned the Committee Meeting at 5:17 p.m.

Respectfully Submitted,

Diana Hospelhorn
Recording Secretary