

Minutes of the Land Use and Development Committee Meeting

The Land Use and Development Committee of the McLean County Board met on Thursday May 5, 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 and Soeldner

Members Absent: Chairman Gordon

Other Board Members Present:

Staff Present: Mr. Bill Wasson, Assistant 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: None

Chairman Gordon called the meeting to order at 4:45 p.m. Chairman Gordon presented the Minutes of the March 3, 2011 Land Use and Development Meeting to the Committee for approval. He asked for any additions or corrections.

Motion by Soeldner/Cavallini to recommend approval of the March 3, 2011 Land Use and Development Committee Meeting Minutes.
Motion carried.

Chairman Gordon presented the bills from April 30, 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 April 30, 2011 is \$6,344.48. He asked for a motion to approve the bills as presented by the County Auditor.

Motion by Cavallini/Wendt to recommend approval of the April 30, 2011 bills as presented by the County Auditor.
Motion carried.

Chairman Gordon informed the Committee that the only Item for Action is a request by Nathan Foster in case S-11-02 for a waiver of preliminary plan requirements and a one lot final subdivision plat for the Foster's Subdivision which is located in Towanda Township at 18567 N 2150 East Road, Towanda, Illinois 61776 which is immediately east of 2150 East Road approximately ½ mile south of 1900 North Road.

Mr. Phil Dick, Director of Building and Zoning, informed the Committee that Mr. Nathan Foster is present to answer any questions the Committee may have. He stated that the one lot Subdivision meets all the requirements of the Subdivision Ordinance. Mr. Foster intends to build a house on the three acre property that is currently vacant and in crop production. Mr. Dick advised that the County Health Department, County Highway Department and Staff recommend approval of the request for the waiver of preliminary plan requirements and proposed final plat.

Mr. Soeldner asked the total number of acres of the subdivision. Mr. Foster responded that there are 47.9 acres.

Mr. Dick referred the Committee to the plat map in their packet.

Mr. Soeldner asked if there has been any input from the Township Road Commissioner. Mr. Dick responded that Mr. Max Foster, Towanda Township Road Commissioner, has been contacted and will sign the Plat Access Certificate which is required for recording.

Mr. Foster added that the Plat Access Certificate has been signed by Mr. Foster.

Mr. Dick advised Mr. Foster that the request will now go to the McLean County Board May 17, 2011 for approval. Mr. Foster thanked the Committee.

Motion by Segobiano/ Wendt to recommend approval of the request by Nathan Foster - S-11-02 for a waiver of preliminary plan requirements and a one lot final subdivision plat for the Foster's Subdivision located in Towanda Township, 18567 N 2150 East Road, Towanda, Illinois – immediately east of 2150 East Road approximately ½ mile south of 1900 North Road.

Chairman Gordon stated that the first Information Item is to discuss possible topics and speakers for a proposed Fall Citizen Planner Workshop sponsored in part by the American Planning Association (APA). Possible dates are Friday October 14, 2011, October 24, 2011 and November 4, 2011 from 9:00 a.m. – 2:00 p.m. at the Government Center.

Mr. Dick explained that this workshop is similar to the one several of the Committee members attended in 2009 at Davis Lodge. This Item has also been placed on the agenda of the City of Bloomington Planning Commission, Town of Normal Planning Commission and the Regional Planning Commission. If you have any topics or speakers you would like to see at the Fall Citizen Planner Workshop, your ideas are welcome. Of the three dates, the farmers have noted that the November 4, 2011 date is preferred. Harvest should be completed by then.

Mr. Dick added that there is \$20.00 registration fee, covered by the County. If any of the Committee members are interested in attending, please contact Mr. Dick.

Mr. Segobiano asked Mr. Bill Wasson, Assistant County Administrator, for an update on the bill in Springfield consolidating local units of government. He asked if it would have any effect on Committees or the County.

Mr. Wasson responded that the bill was not specific and has not gone anywhere. The purpose of the bill is that consolidation of local units be considered and reviewed. The intentions were good but there was not a long period of thought, research and review before proposal. He advised that, in future years, we will see more of these types of proposals come forward as government entities struggle with their ability to meet budgets and look for cost efficiencies. Mr. Wasson stated that this can be through consolidation or through cooperation. Given the options, most localities if possible would lean toward cooperation. If we see cooperation between local entities then the State is not required to step in and force consolidation on units of local government. He noted that the State would like to reduce their funding to local entities and solve their budget problems. This possibility needs to be recognized and local entities need to continue to find cost efficiencies with their partners.

Mr. Segobiano advised that it would certainly affect our Highway Department and possibly the Land Use Committee if duties were relinquished. Mr. Wasson responded that under these types of proposals, there could be additional duties taken on by the County.

Mr. Soeldner stated that there are 7,000 governmental bodies in the State of Illinois. Combining some of these would be a good thing; however, if it gets to the point where road districts combine or the County would be required to take over highways or road districts there would be issues.

Mr. Wendt stated that he thought part of the bill was to establish a Commission to put things together for consolidation. Mr. Wasson responded that some processes in process in question would require some type of a body to determine what consolidations would take place; however, the specifics were just not there. He added that the more local governments can work together and try to find ways to cooperate, the less likely the need for consolidation in the future.

Mr. Soeldner asked Mr. Dick if he was looking for a specific topic for the Fall Citizen Planner Workshop. Mr. Dick responded that the APA is in the brainstorming stage of planning. Mr. Soeldner advised that Greenways and recycling would always be preferred topics.

Mr. Segobiano stated that recycling continues to improve, but there must be funding somewhere for hazardous waste. Chairman Gordon replied that the Hazardous Waste Recycling has been funded by the State of Illinois. The Ecology Action Center has facilitated the Hazardous Waste drives in the past. There is just no State funding available.

Mr. Wasson added that, prior to the budget crises there was regional discussion with the Peoria Tri County area, McLean County, City of Bloomington and the Town of Normal of the possibility of a permanent site for hazardous household waste recycling or a system for regional pick up using EPA funding. He asked Mr. Dick if there has been any recent communication. Mr. Dick reported that the County offered to pay \$20,000.00 towards covering the cost of a Hazardous Waste Day; however we have been turned down again. There are no funds available through the EPA to cover the remaining costs. Peoria has been working toward having a household hazardous waste disposal site. The County would collect the hazardous waste here and deliver it to Peoria. He suggested that the Committee have Mr. Michael Brown, Director of Ecology Action Center, discuss this in June when he will be delivering his quarterly report.

Mr. Segobiano stated that household hazardous waste recycling is a topic the Committee needs to stay on top of.

Chairman Gordon added that the State of Illinois is number one in the Country with over 7,000 units of local governments.

Mr. Wendt noted that the Township costs of maintaining the Township roads is economical compared to the cost of maintaining County and City roads.

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Chairman Gordon presented the possible alternate Committee meeting date for the October 6, 2011 Committee Meeting since this is the date of the IL APA Chapter Conference in Evanston, Illinois.

Mr. Dick proposed that the Land Use and Development Committee Meeting be changed to September 29, 2011 from the regularly scheduled October 6, 2011 meeting. He advised that he would like to attend the October, 2011 IL APA Chapter Conference in Evanston, Illinois. The Committee discussed the change of the regularly scheduled October 6, 2011 Committee Meeting to September 29, 2011. A final decision will be determined at a later date.

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 June 2, 2011.

Chairman Gordon adjourned the Committee Meeting at 5:08 p.m.

Respectfully Submitted,

Diana Hospelhorn
Recording Secretary