

Minutes of the Land Use and Development Committee Meeting

The Land Use and Development Committee of the McLean County Board met on Thursday October 4, 2018 at 3:30 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Chuck Erickson, Members, Don Cavallini, Laurie Wollrab, Jacob Beard, Ryan Scritchlow

Members Absent: Members George Wendt and Mark Johnson

Other Board Members Present:

Staff Present: Mr. Bill Wasson, County Administrator, Mr. Eric Schmitt, Administrative Services Director, Ms. Jessica Woods, First Civil Assistant State's Attorney, and Ms. Julie Morlock, Recording Secretary

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

Others Present:

Chairman Erickson called the meeting to order at 3:30 p.m.

Mr. Erickson presented the minutes from the September 6, 2018 regular meeting for approval.

Motion by Cavallini/Beard to approve the minutes from the September 6, 2018 regular meeting.
Motion Carried.

Chairman Erickson presented the bills as of September 26, 2018 reviewed and recommended by the County Auditor. The prepaid total and fund total is \$838.05.

MCLEAN COUNTY BOARD COMMITTEE REPORT

PAGE 1 OF 2

AS OF 9/26/2018

EXPENDITURE SUMMARY BY FUND

Land Use Committee

FUND	FUND TITLE	PENDING TOTAL	PREPAID TOTAL	FUND TOTAL
0001	GENERAL FUND		\$838.05	\$838.05
			<hr/>	<hr/>
			\$838.05	\$838.05



COMMITTEE CHAIRMAN

Motion by Scritchlow/Wollrab to recommend approval of the Land Use and Development Committee bills.
Motion carried.

Chairman Erickson confirmed there were no request to appear before the Committee.

Chairman Erickson presented for action a request by Rose Ann Schaab, for a waiver of preliminary plan requirements and a two-lot subdivision final plan for the Schaab Subdivision, File No. S18-06. Mr. Dick went over the project stating it is setting aside an existing house and then lot two would be conveyed to the Town of Normal to be utilized as a public facility for the Road Commissioner. He stated that a septic system had to be installed so the Health Department had been involved and approved this project. He stated that the project would also be reviewed by the Town of Normal. Ms. Wollrab asked if it is typical for us to do this with two lot subdivisions. Mr. Dick indicated it is not typical in the agricultural district because most of the time you cannot divide it and put another house on it, but this is being divided to put a township shed on it for public use, which is a reasonable request.

Motion by Scritchlow/Cavallini to recommend approval of request by Rose Ann Schaab, for a waiver of preliminary plan requirements and a two-lot subdivision final plan for the Schaab Subdivision, File No. S18-06.
Motion Carried.

Mr. Erickson presented for review and approval the Fiscal Year 2019 recommended budget for the Department of Building and Zoning. Mr. Wasson stated that in the permit fees line the fees reflect construction of only one of the two wind farms that have been permitted in the County. He stated this is based on past experience. He said there have also been several solar farms approved in the County but only five have been allocated for construction where fees would be received. He stated there were no other significant changes to this budget. Mr. Cavallini asked if any money was used to take down any dwellings under the abandoned property programs. Mr. Wasson stated that the grant is a reimbursement grant so we only will receive if we expend it in that year. He stated that they have not been required to expend any money on those projects as the couple of occasion that have come up they have been able to get landowners to demolish without our involvement. Mr. Wasson stated there currently is one site where we might need to begin legal proceedings and utilize this grant.

Mr. Beard stated that this time last year we thought one of the wind farms would be permitted in 2018 and asked if it not being permitted affected us fiscally. Mr. Wasson stated that in the overall scheme of the budget the amount is part of a typical fluctuation. Mr. Wasson indicated that information received to date is that both projects will pull permits this next year. Mr. Beard stated that all of the Solar farms are putting their names into a lottery to try to receive the State tax credit and asked if it was taken into consideration that not all of them will get the tax credit when the number was determined for the budget. Mr. Wasson confirmed that was considered.

Motion by Wollrab/Beard to recommend approval of the Fiscal Year 2019 recommended budget for the Department of Building and Zoning.
Motion Carried.

Mr. Erickson presented for review and approval the Fiscal Year 2019 recommended budget for the Solid Waste Management Program. Mr. Wasson indicated that the landfill is scheduled to close at the end of the month, which would lead to a significant reduction in landfill host fees moving forward. He said we would still recover some revenue through the

Minutes of the Land Use and Development Committee Meeting

October 4, 2018

Page 3 of 3

first couple of months in 2019 based upon end of the year host fees. He said we receive some waste tipping fees from the construction and demolition debris recycling program and we still have unappropriated fund balance in the Solid Waste Management Fund. He said those will provide for the cost of operations of solid waste management programs for the remainder of contract services anticipated under the Intergovernmental Agreement between the City, Town and County. Ms. Wollrab asked about potential decrease in funding for Solid Waste program. Mr. Wasson stated that the total contributions for programming will remain relatively constant, shares from City and Town will go up while the Solid Waste Fund contributions will decrease. Mr. Cavallini asked when refuse will start to be transported to Livingston County. Mr. Wasson stated it has been happening for a while now. Mr. Wasson stated that not all waste generated in McLean County has been going to this landfill for many years. He stated that the operator has managed those waste streams, which is one of the reasons the landfill has continued to operate for much longer than anticipated. Mr. Cavallini asked how long they project the Livingston landfill to be useful. Mr. Wasson stated that the projection is 25 years. He said the goal is to reduce solid waste that goes into landfills and operators recognize that and work to continue to operate landfills as long as they can.

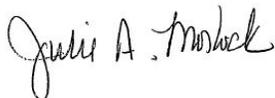
Motion by Wollrab/Scritchlow to recommend approval of the Fiscal Year 2019 recommended budget for the Solid Waste Management Program.
Motion Carried.

Mr. Wasson indicated there were no positions filled in the last thirty days under the purview of the Committee. Chairman Erickson indicated that the next meeting would be November 1, 2018. Mr. Cavallini mentioned that the conference at Starved Rock was very informational and helpful. Mr. Erickson asked how often the conference is held. Mr. Dick indicated it is offered every other year. Mr. Erickson asked if there was anything further for the Committee; hearing none, he asked for a motion to adjourn.

Motion by Scritchlow/Wollrab to adjourn the October 4, 2018 Land Use Committee meeting.
Motion Carried.

The meeting was adjourned at 3:53 p.m.

Respectfully Submitted,



Julie Morlock
Recording Secretary