



AGENDA
LAND USE AND DEVELOPMENT COMMITTEE MEETING
Thursday, May 2, 2019, 3:30 P.M.
Room 400, Government Center
115 East Washington Street, Bloomington, IL

1. Call to Order – Chair
2. Consideration of April 4, 2019 minutes
3. Recommendation Concerning Bills and Transfers
4. Appearance by Members of the Public
5. ITEMS FOR ACTION:
 - A. Request by Peter and Leslie Betz for a waiver of preliminary plan requirements and a one-lot subdivision final plat for the Betz Subdivision, File No. S-19-03;
 - B. Request by Scott D. Will for a waiver of preliminary plan requirements and a one-lot subdivision final plat for the Brines Subdivision, File No. S-19-04; and
 - C. Request by staff to approve an updated Storm Water Management Plan to the Illinois Environmental Protection Agency.
6. ITEMS FOR INFORMATION:
 - A. County “Positions Filled” report from March 26, 2019 to April 23, 2019;
 - B. The next meeting date - 3:30 P.M., June 6, 2019; and
 - C. Other items of information.
7. ADJOURNMENT:

For questions concerning the agenda, please contact the McLean County Department of Building and Zoning at 309-888-5160.

McLean County Department of Building and Zoning

SUBDIVISION STAFF REPORT
LAND USE AND DEVELOPMENT COMMITTEE

CASE NUMBER S-19-03

1. REFERENCE:

- a. Meeting date: May 2, 2019
- b. Subdividers' names: Peter and Leslie Betz
- c. Subdivision name: Betz Subdivision

2. LOCATION AND, LAND USE AND REQUEST:

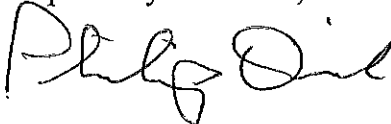
- a. Property location: Immediately west of 150 East Road and approximately ¼ mile north of the Old Peoria Road.
- b. Township: Danvers Township.
- c. Parcel numbers: 12-17-100-019.
- d. Existing zoning: Agriculture District.
- e. Applicants' requests: A waiver of preliminary plan requirements and approval of a one-lot subdivision final plat for the Betz Subdivision.
- f. Existing land use: Lot 1 is vacant except for a shed. The applicants propose to build a single-family residence on it.

3. DIMENSIONS & REVIEW:

- a. Size of Parcel: 2.79 acres in area.
- b. County Health Department: Recommends approval of the final plat for the Betz Subdivision.
- c. County Highway Department: Recommends approval of the request for a waiver of a preliminary plan and approval of the final plat of the Betz Subdivision. The applicant will need to obtain a plat access certificate from the Danvers Township Road Commissioner before the subdivision will be recorded.

Staff recommends that a waiver of the preliminary plan, and the Betz Subdivision final plat should be approved.

Respectfully submitted,



Philip Dick, AICP, Director

McLean County Department of Building and Zoning

SUBDIVISION STAFF REPORT
LAND USE AND DEVELOPMENT COMMITTEE

CASE NUMBER S-19-04

1. REFERENCE:

- a. Meeting date: May 2, 2019
- b. Subdividers' names: Scott D. Will
- c. Subdivision name: Brines Subdivision

2. LOCATION AND, LAND USE AND REQUEST:

- a. Property location: 23665 Ron Smith Memorial HWY, Hudson, IL 61748.
- b. Township: Hudson Township.
- c. Parcel numbers: 07-13-400-006.
- d. Existing zoning: R-1 Single Family Residence District.
- e. Applicants' requests: A waiver of preliminary plan requirements and approval of a one-lot subdivision final plat for the Brines Subdivision.
- f. Existing land use: Lot 1 is vacant. The applicant proposes to sell the lot to Rob Brines who proposes to build a single-family residence on it.

3. DIMENSIONS & REVIEW:

- a. Size of Parcel: 3 acres in area.
- b. County Health Department: Recommends approval of the final plat for the Brines Subdivision.
- c. County Highway Department: Recommends approval of the request for a waiver of a preliminary plan and approval of the final plat of the Brines Subdivision. The applicant has obtained a plat access certificate from the County Engineer.

Staff recommends that a waiver of the preliminary plan, and the Brines Subdivision final plat should be approved.

Respectfully submitted,



Philip Dick, AICP, Director

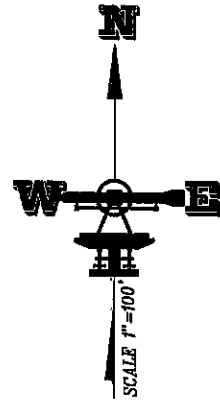
FINAL PLAT

BRINES SUBDIVISION

SURVEYORS CERTIFICATE

STATE OF ILLINOIS }
 COUNTY OF LIVINGSTON } ss

I, CARL J. KRAUSE, ILLINOIS REGISTERED LAND SURVEYOR NO. 1750, HEREBY CERTIFY THAT I HAVE SURVEYED IN ACCORDANCE WITH THE LAWS AND USAGE OF THE STATE OF ILLINOIS AND THE COUNTY OF MCLEAN THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE WEST 1/2 OF THE EAST 72 ACRES OF THE WEST 102 ACRES LYING SOUTH OF THE PUBLIC ROAD IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 25 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID EAST 72 ACRES WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4, AND RUNNING; THENCE NORTH 00°-32'-39" WEST, ALONG SAID WEST LINE, 2099.63 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°-27'-21" EAST, PERPENDICULAR TO SAID WEST LINE, 415.70 FEET; THENCE NORTH 00°-32'-39" WEST, PARALLEL WITH SAID WEST LINE, 131.92 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE "RON SMITH MEMORIAL HIGHWAY", A.K.A. COUNTY HIGHWAY 63; THENCE NORTHWESTERLY, 40 FEET NORMAL DISTANCE SOUTHWESTERLY FROM, AND PARALLEL AND CONCENTRIC WITH THE CENTER OF SAID HIGHWAY, 541.61 FEET TO SAID WEST LINE; AND THENCE SOUTH 00°-32'-39" EAST, ALONG SAID WEST LINE, 477.10 FEET TO THE POINT OF BEGINNING. CONTAINING 3.00 ACRES, MORE OR LESS.



APRIL 2, 2019
Carl J. Krause
 ILLINOIS PROFESSIONAL LAND SURVEYOR #1750
 LICENSE EXPIRES NOVEMBER 30, 2020



I, FURTHER, CERTIFY THAT AT THE REQUEST OF THE OWNER, SAID TRACT IS TO BE KNOWN AS "BRINE'S SUBDIVISION", CONSISTING OF 1 LOT.

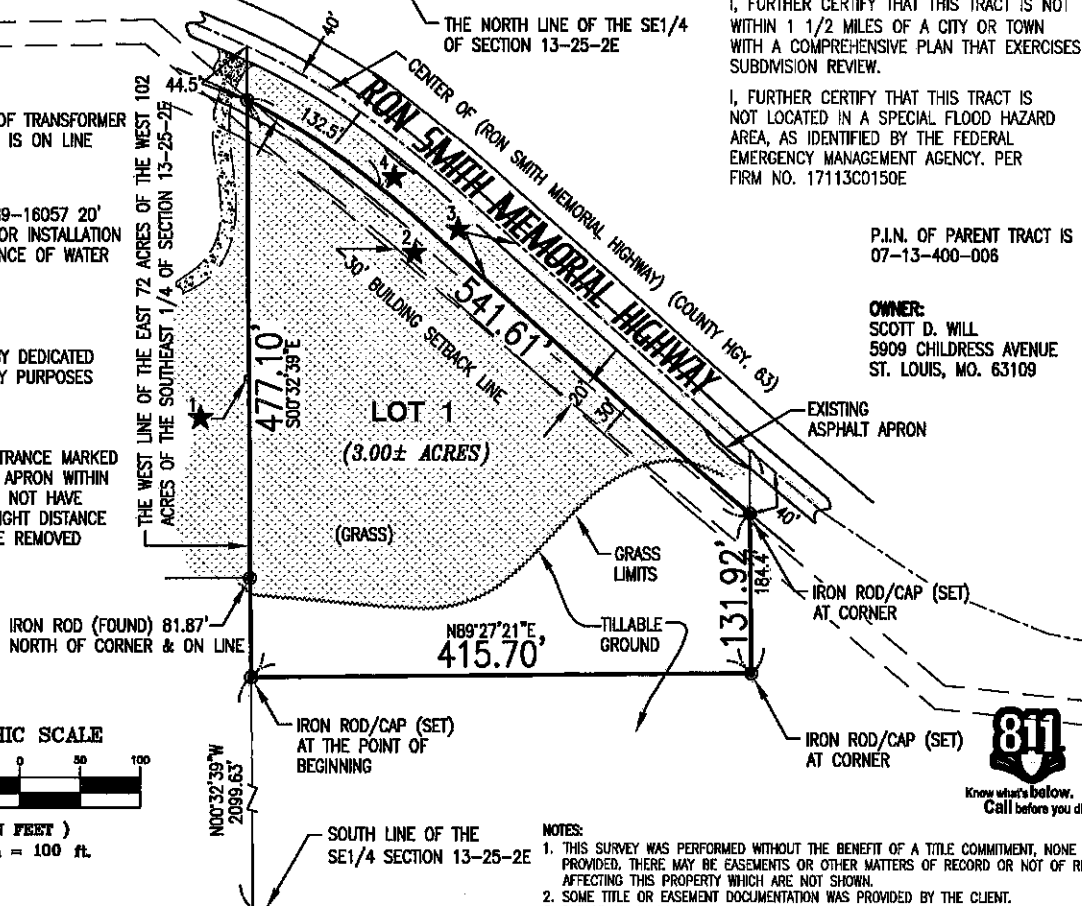
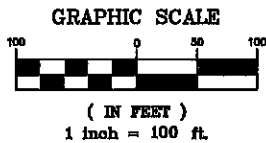
I, FURTHER CERTIFY THAT THIS TRACT IS NOT WITHIN 1 1/2 MILES OF A CITY OR TOWN WITH A COMPREHENSIVE PLAN THAT EXERCISES SUBDIVISION REVIEW.

I, FURTHER CERTIFY THAT THIS TRACT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. PER FIRM NO. 17113C0150E

P.I.N. OF PARENT TRACT IS 07-13-400-006

OWNER:
 SCOTT D. WILL
 5909 CHILDRESS AVENUE
 ST. LOUIS, MO. 63109

1. ★ EAST EDGE OF TRANSFORMER PLASTIC PAD IS ON LINE
2. ★ W.D. DOC.#89-16057 20' EASEMENT FOR INSTALLATION & MAINTENANCE OF WATER LINES
3. ★ AREA HEREBY DEDICATED FOR HIGHWAY PURPOSES
4. ★ EXISTING ENTRANCE MARKED BY ASPHALT APRON WITHIN R.O.W. DOES NOT HAVE ADEQUATE SIGHT DISTANCE AND WILL BE REMOVED



NOTES:

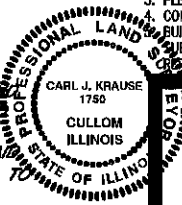
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NONE WAS PROVIDED. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD OR NOT OF RECORD, AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN.
2. SOME TITLE OR EASEMENT DOCUMENTATION WAS PROVIDED BY THE CLIENT.
3. PLEASE CHECK LAND DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY.
4. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND REPORT ANY DISCREPANCY AT ONCE. BUILDING LINES, IF ANY, SHOWN HEREON ARE BUILDING LINES SHOWN ON THE RECORDED SUBDIVISION PLAT. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT AND LOCAL BUILDING LINE REGULATION.

STATE OF ILLINOIS }
 COUNTY OF LIVINGSTON } ss

I, CARL J. KRAUSE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, AND "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY."

CULLOM, ILLINOIS APRIL 2, 2019

Carl J. Krause
 ILLINOIS PROFESSIONAL LAND SURVEYOR #1750
 LICENSE EXPIRES NOVEMBER 30, 2020



KRAUSE SURVEYING INC.

ILLINOIS PROFESSIONAL DESIGN FIRM #184-004647

"SERVING ILLINOIS LANDOWNERS FOR OVER 60 YEARS"
 115 WEST HACK ST. - P.O. BOX 336 - CULLOM, IL 60929
 PHONE (815) 676-0999 ~ FAX (815) 676-4999
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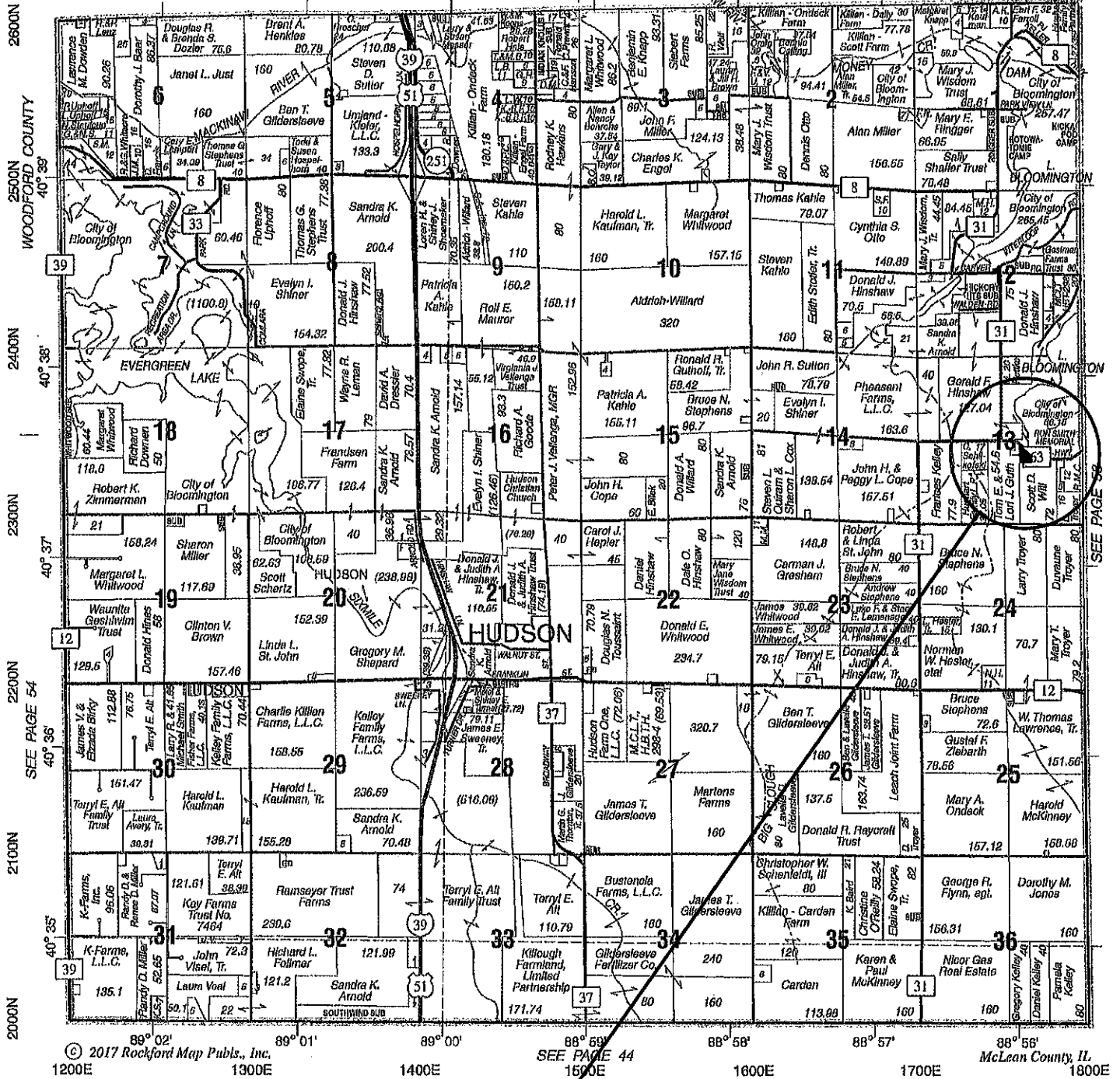
DISTANCES ARE MARKED IN FEET AND DECIMALS
 ORDER NO.: 181222
 ORDERED BY: ROB BRINES

HUDSON

T.25N.-R.2E.

WOODFORD COUNTY

SEE PAGE 66



Att. 1: Plat Map
Brines Subdivision
Case No. S-19-04



HIGHWAY DEPARTMENT

102 S Towanda Barnes Road
Bloomington, IL 61705
(309) 663-9445 Phone
(309) 662-8038 FAX

DATE: April 2nd, 2019
TO: Chairman Erickson and Members of the McLean County Board Land Use Committee
FROM: Luke D. Hohulin, Assistant County Engineer
RE: Storm Water Management Plan

Background:

The County is required to submit an updated Storm Water Management Plan (SMWP) for the unincorporated part of the urbanized area, as delineated in the 2010 U.S. Census Map, to the Illinois Environmental Protection Agency (IEPA) by June 1, 2019. The IEPA will then issue a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit IL40 for discharges from small municipal separate storm sewer systems (MS4) to any surface water of the State.

The SWMP has six control measures to reduce pollutants discharged within McLean County. Some best management practices (BMP's) and measurable goals for each control measure are shown in the SWMP. The six minimum controls are:

1. Public Education/Outreach
2. Public Participation/Involvement
3. Illicit Discharge Detection/Elimination
4. Construction Site Runoff Control
5. Post-Construction Runoff Control
6. Pollution Prevention/Good Housekeeping

The County will work with the Department of Building and Zoning, the Highway Department and the Health Department to meet these control measures. The County will continue to work with the Ecology Action Center to assist in the storm water education portions of the plan during the 5-year permit period.

McLean County Storm Water Management Plan

Executive Summary

The County of McLean is required to submit a Storm Water Management Plan (SWMP) in accordance with United States Environmental Protection Agency (USEPA) law. The document outlines the McLean County's program to develop, implement and enforce a storm water management program designed to reduce the discharge of pollutants to the maximum extent practicable, to protect water quality, and to satisfy the appropriate requirements of the Federal Clean Water Act (CWA) in accordance with the USEPA Phase II program. The SWMP addresses the six minimum control measures as required by state regulations. The plan also identifies McLean County's authority to implement the general permit. The Notice of Intent (NOI) and SWMP were approved by McLean County on May 21st, 2019.

Legal Authority

The County of McLean has the fiscal resources to fully implement its Storm Water Management plan. However, the County of McLean is not a 'Home Rule' government agency and accordingly has limitations on its regulatory legal authority. The County of McLean will exercise that regulatory authority it has to the maximum extent practicable and allowable under State and local law.

Permit Coverage Area

The storm water management plan traverses all areas within the Bloomington-Normal Urbanized Area. The combined jurisdictions represent approximately 130,000 residents, approximately 765 miles of roadways and a number of storm water outfalls discharging to the waters of Sugar Creek, Little Kickapoo, Money Creek, Six Mile Creek, and Kings Mill Creek.

The City of Bloomington and the Town of Normal shall be responsible for the portions of the urbanized area within their respective jurisdiction. The County of McLean shall, with the respective townships, be responsible for the unincorporated areas within the urbanized area as delineated on the 2010 Census Map. The goals of the Storm Water Management Plan shall be pursued through the cooperative efforts of all government agencies within the urbanized area.

Reporting Requirements

McLean County will submit its required report annually during the term of the permit cycle. The report will include the status of compliance with the permit conditions, an assessment of the appropriateness of the BMPs and progress towards achieving the measurable goals for each of the six minimum control measures. A summary of the activities McLean County will undertake during the reporting cycle and any changes to BMPs or measurable goals and all relevant data obtained during the reporting period.

Storm Water Management Program

The plan outlines the six minimum control measures, which are expected to result in reductions in pollutants discharged within McLean County. The identified water quality pollutants are fecal coliform, oil and suspended solids. The six minimum controls will address the identified water quality pollutants.

The six minimum controls are:

- 1) Public Education/Outreach
- 2) Public Participation/Involvement
- 3) Illicit Discharge Detection/Elimination
- 4) Construction Site Runoff Control
- 5) Post Construction Runoff Control
- 6) Pollution Prevention/Good Housekeeping.

Each measure will be addressed separately below:

#1 - PUBLIC EDUCATION and OUTREACH

The Storm Water Committee has chosen a mix of best management practices (BMPs) to address the fecal coliform, grease and oil, household and lawn/garden chemicals that could potentially end up in local streams or creeks. This control measure will target homeowners, restaurateurs, industry and the general public. An informed and knowledgeable community is crucial to the success of the storm water management program. As the public becomes aware of the personal responsibilities expected of them and others in the community, including the individual actions they can take to protect or improve the quality of area waters, a greater compliance with the storm water program will result. The plan has two major initiatives: the formation of partnerships and the use of educational materials.

Education Materials and Strategies

The Ecology Action Center (EAC) will provide program information, give residents an opportunity to share resources, participate in activities and events in regard to local environmental issues: greenways, bikeways, natural conservation areas, recycling and water quality issues. Education topics might include the benefits of recycling and opportunities for enhancing greenways.

The educational materials will include, but will not be limited to, the following:

- 1) Brochures
- 2) Alternative information sources (websites, bumper stickers, posters, etc.)
- 3) A library of educational materials
- 4) Portable Storm Water Informational Display/Exhibit

Reaching Diverse Audience

The public education program by the Ecology Action Center will use a variety of strategies in which to reach a diverse audience. Mass media campaigns will use a mix of media to generate a watershed message to our audience. Our local strategies will use television and radio ads, including multilingual posters.

The school education program by the Ecology Action Center will target school age children. The programs will teach students the water cycle, the watershed, the benefits of composting and storm water runoff.

The education effort would target homeowners about proper septic system maintenance, proper disposal of used motor oil, chemicals pesticides and household products.

Measurable Goals for Public Education and Outreach

Target Date BMP Activity

7/19-6/20

1. In cooperation with Ecology Action Center and the County Health Department provide informational materials at appropriate venues such as home shows, fairs, Earth Day and Conservation Day.

7/20-6/21

1. Continue school visits by EAC
2. Provide information to homeowners on proper fertilizer and pesticide use.

7/21-6/22

1. 15% of the school age kids educated.
2. Provide information to homeowners on proper fertilizer and pesticide use.

7/22-6/23

1. 15% of the school age kids educated.
2. Provide information to homeowners on proper fertilizer and pesticide use.

7/23-6/24

1. 15% of the school age kids educated.
2. Provide information to homeowners on proper fertilizer and pesticide use.

#2 - PUBLIC PARTICIPATION/INVOLVEMENT

Support by the citizenry is crucial to the success of the storm water management plan. The measure will involve all socio-economic groups. The public participation program is a key component of the public education measure. Broader public support in the development and decision making process will minimize potential legal challenges.

Strategies

Public meetings will provide an opportunity to discuss various viewpoints and provide input concerning appropriate storm water management policies and BMPs. Community cleanup projects for local streams, riparian corridors, trails, highways, streets, open space and parks will be targeted.

McLean County will continue their Adopt-A-Highway Program to allow community groups or organizations to volunteer to clean roadway right-of-way. The local Geographic Information System (GIS) will be used to map/ stencil inlet locations.

The Ecology Action Center will coordinate the efforts to mark storm water inlets and conduct the "Yard Smart Program" to involve homeowners on ways to maintain their yards by reducing lawn chemical applications, installing rain gardens or rain barrels.

Measurable Goals for Public Participation/Involvement

Target Date BMP Activity

7/19-6/20

1. Continue inlet stencil program using GIS.

7/20-6/21

1. 35% of neighborhood inlets stenciled.
2. Document the number of problems/incidents resolved as a result of complaints.

7/21-6/22

1. 45% of neighborhood inlets stenciled.
2. Document the number of problems/incidents resolved as a result of complaints.

7/22-6/23

1. 65% of neighborhood inlets stenciled.
2. Document the number of problems/incidents resolved as a result of complaints.

7/23-6/24

1. 80% of neighborhood inlets stenciled.
2. Document the number of problems/incidents resolved as a result of complaints.

#3 - ILLICIT DISCHARGE DETECTION and ELIMINATION

The illicit discharge detection measure will involve both municipal staff and local citizens. Each jurisdiction will locate illicit discharge problems areas through public complaints, visual screening and dry weather screening methods. The program will work to detect and eliminate illicit discharges.

Strategies

The local Geographic Information System (GIS) will be used to map the location of all storm sewer outfalls and all the waters that receive storm water discharges. The GIS will also allow the input of citizen complaints and dry weather screening and monitoring data.

Measurable Goals for Illicit Discharge Detection and Elimination

Target Date

BMP Activity

7/19-6/20

1. Document the number of citizen complaints of illicit connections and the results of actions taken.

7/20-6/21

1. Disconnection of any identified illicit discharges.
2. Document the number of citizen complaints of illicit connections and the results of actions taken.

7/21-6/22

1. Disconnection of any identified illicit discharges.
2. Document the number of citizen complaints of illicit connections and the results of actions taken.

7/22-6/23

1. Disconnection of any identified illicit discharges.
2. Document the number of citizen complaints of illicit connections and the results of actions taken.

7/23-6/24

1. 100% of mapping efforts completed.
2. 70% of determined illicit sources disconnected
3. Document the number of citizen complaints of illicit connections and the results of actions taken.

#4 - CONSTRUCTION SITE RUNOFF CONTROL

McLean County recognizes that construction sites can deposit a significant amount of silts and sediments in a short period of time. The Phase II rules require McLean County to develop a storm water management program. McLean County has adopted an Erosion and Sediment Control (ESC) as part of their Land Subdivision Ordinance to reduce construction pollutants in its storm water runoff. The ordinance requires developers, builders or owners to submit a plan that contains measures to reduce soil erosion.

McLean County's Zoning Ordinance also requires ESC for construction sites when building permits are issued with disturbance of 5,000 square feet or more. Erosion and sediment control measures shall also be provided for stockpiles that remain in place for more than three days.

Sites will then be inspected to ensure that the developers, builders and owners are in compliance with the erosion and sediment control plan. Staff will also try to insure that all developments have an NPDES permit for erosion and sediment control.

Measurable Goals for Construction Site Runoff Control

Target Date

BMP Activity

7/19-6/20

1. Continue implementation and enforcement of the ESC plan per the McLean County Subdivision ordinance.
2. Make inspections of construction sites for compliance with NPDES permits.

7/20-6/21

1. Continue implementation and enforcement of the ESC plan per the McLean County Subdivision ordinance.
2. Continue inspections of construction sites for compliance with NPDES permits.

7/21-6/22

1. Continue implementation and enforcement of the ESC plan per the McLean County Subdivision ordinance.
2. Continue inspections of construction sites for compliance with NPDES permits.

7/22-6/23

1. Continue implementation and enforcement of the ESC plan per the McLean County Subdivision ordinance.
2. Continue inspections of construction sites for compliance with NPDES permits.

7/23-6/24

1. Continue implementation and enforcement of the ESC plan per the McLean County Subdivision ordinance.
2. Continue inspections of construction sites for compliance with NPDES permits.

#5 - POST-CONSTRUCTION RUNOFF CONTROL

McLean County adopted a Stream Buffer Ordinance in 2010, which includes, but is not limited to, the 100-year flood plain.

Structural BMPs shall include the use of wet and dry retention basins, which will principally be used in the urban environment.

Measurable Goals for Post Construction Runoff Control

<u>Target Date</u>	<u>BMP Activity</u>
<u>7/19-6/20</u>	<ol style="list-style-type: none">1. Continue policy of construction and maintenance of wet/dry detention basins.2. Document the amount of acreage preserved as buffers.
<u>7/20-6/21</u>	<ol style="list-style-type: none">1. Continue policy of construction and maintenance of wet/dry detention basins.2. Document the amount of acreage preserved as buffers.
<u>7/21-6/22</u>	<ol style="list-style-type: none">1. Continue policy of construction and maintenance of wet/dry detention basins.2. Document the amount of acreage preserved as buffers.
<u>7/22-6/23</u>	<ol style="list-style-type: none">1. Continue policy of construction and maintenance of wet/dry detention basins.2. Document the amount of acreage preserved as buffers.
<u>7/23-6/24</u>	<ol style="list-style-type: none">1. Continue policy of construction and maintenance of wet/dry detention basins.2. Document the amount of acreage preserved as buffers.

#6 - POLLUTION PREVENTION/GOOD HOUSEKEEPING

The McLean County Pollution Prevention/Good Housekeeping Measure for municipal operations program goal is to reduce pollutant runoff from municipal operations. The vehicle maintenance program requires that all County Highway Department operated vehicles be regularly inspected to eliminate the amount of oil, grease, and fluid leaks. A program for the inspection of storm drains will be developed.

Measurable Goals for Pollution Prevention/Good Housekeeping

<u>Target Date</u>	<u>BMP Activity</u>
<u>7/19-6/20</u>	<ol style="list-style-type: none">1. Review vehicle maintenance program.2. Continue research of road salt alternatives3. Inspect & clean 20% of storm water inlets.
<u>7/20-6/21</u>	<ol style="list-style-type: none">1. Implement vehicle maintenance program.2. Continue to research road salt alternatives3. Inspect & clean 20% of storm water inlets.
<u>7/21-6/22</u>	<ol style="list-style-type: none">1. Continue vehicle maintenance program.2. Continue to research road salt alternatives3. Inspect & clean 20% of storm water inlets.
<u>7/22-6/23</u>	<ol style="list-style-type: none">1. Continue vehicle maintenance program.2. Continue to research road salt alternatives3. Inspect & clean 20% of storm water inlets.
<u>7/23-6/24</u>	<ol style="list-style-type: none">1. Continue vehicle maintenance program.2. Continue to research road salt alternatives3. Inspect & clean 20% of storm water inlets.



OFFICE OF THE ADMINISTRATOR

(309) 888-5110 FAX: (309) 888-5111

115 E Washington St, Room 401, Bloomington, IL 61701

April 23, 2019

To: Honorable Members of the Executive Committee, Finance Committee, Land Use and Development Committee, Property Committee, Transportation Committee, Justice Committee, and Health Committee

From: Bill Wasson, County Administrator

Re: Positions filled March 26, - April 23, 2019

Department	Oversight Committee	Position	Number of Hires
Nursing Home	Health Committee	Certified Nursing Assistant	3
Nursing Home	Health Committee	Licensed Practical Nurse	1