

Minutes of the Land Use and Development Committee Meeting

The Land Use and Development Committee of the McLean County Board met on Thursday, September 5, 2019 at 3:30 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Chuck Erickson, Members Laurie Wollrab, George Wendt, Jacob Beard, Lyndsay Bloomfield, Sharon Chung and Shayna Watchinski

Members Absent: None

Other Board Members Present:

Staff Present: Ms. Camille Rodriguez, County Administrator, Mr. Eric Schmitt, Assistant County Administrator, Ms. Cassy Taylor, Assistant County Administrator, Ms. Julie Morlock, Recording Secretary; Mr. Trevor Sierra, Assistant State's Attorney Civil Division

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. declared a quorum and presented the minutes from the August 1, 2019 regular meeting for approval.

Motion by Chung/Watchinski to approve the minutes from the August 1, 2019 regular meeting.
Motion Carried.

Chairman Erickson presented bills that had been reviewed and recommended by the County Auditor with a prepaid total and fund total of \$999.06.

MCLEAN COUNTY BOARD COMMITTEE REPORT

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AS OF 8/29/2019

EXPENDITURE SUMMARY BY FUND

Land Use Committee

FUND	FUND TITLE	PENDING TOTAL	PREPAID TOTAL	FUND TOTAL
0001	GENERAL FUND		\$999.06	\$999.06
			\$999.06	\$999.06


 COMMITTEE CHAIRMAN

Motion by Wollrab/Bloomfield to recommend approval of the Land Use and Development Committee bills in the amount of \$999.06.
Motion carried.

Chairman Erickson confirmed there were no appearances by members of the public or employees.

Chairman Erickson presented for action a request by the Estates of Eugene and Kathryn Kerber by Steve Kerber for a waiver of preliminary plan requirements and approval of a one-lot subdivision final plat for Kerber Estates Subdivision. Mr. Dick provided information on the request, went over location and discussed driveway that would give access to all portions of tract. Ms. Wollrab asked if this had a shared driveway amongst various parcels. Mr. Dick confirmed the driveway would be exempt from the subdivision, which is a unique situation. Ms. Wollrab asked if in the future there could be any access issues. Mr. Dick indicated this would provide them legal access to their property no matter what.

Motion by Wendt/Wollrab to recommend approval of by the Estates of Eugene and Kathryn Kerber by Steve Kerber for a waiver of preliminary plan requirements and approval of a one-lot subdivision final plat for Kerber Estates Subdivision.

Motion Carried.

Mr. Dick then provided an update on the Bright Stalk Wind Farm. He showed pictures of base and components. He went over size of each piece and how pieces are delivered and constructed. He said this Wind Farm would contain 57 wind turbines that will produce power for 31,360 homes. Mr. Erickson asked if these were same heights as ones on Route 9. Mr. Dick indicated these were higher. Mr. Beard asked about when they would be required to report on environmental impacts from the wind turbines. He also asked about the 2,000 set back for sound and if Mr. Dick would, report to the Committee that Bright Stalk had met requirements. Mr. Dick indicated that was not part of this application, but the other proposal from last year. Mr. Dick indicated Bright Stalk did have some environmental information that needed to be provided before permitting. Ms. Chung asked about location. Mr. Dick went over location. Mr. Wollrab asked about timing of permits. Mr. Dick indicated they already acquired permits. Ms. Wollrab asked when they would have to report about the environmental impact. Mr. Dick indicated they had to report some things before they could get the permit and then required to give environmental studies within 2 years. Mr. Beard stated he looked it up and Bright Stalk was the application that had a stipulation of regarding environmental impact to the Mackinaw River Valley and a sound study for any turbines within 2,000 feet of homes. He asked that the Committee be provided a report on compliance of those matters. Mr. Erickson asked about getting a report from Mr. Dick and also asked for copies of the Findings of Facts approved for this project. Mr. Dick indicated he would provide the Findings of Facts to the Committee.

Mr. Erickson indicated there were no positions filled under the purview of the Land Use Committee and that the next meeting would be Thursday, October 3, 2019 at 3:30.

Ms. Rodriguez indicated Administration, Building and Zoning and the Health Department went to unincorporated Cropsey to view a collapsed commercial building in downtown Cropsey and looked at some residences that needed attention. She said Administration and legal were looking at ways to assist with this clean up.

Chairman Erickson asked if there was anything further for the Committee; hearing nothing, he adjourn the meeting at 3:52 p.m.

Respectfully Submitted,

Julie A. Morlock

Julie Morlock
Recording Secretary