

Minutes of the Land Use and Development Committee Meeting

The Land Use and Development Committee of the McLean County Board met on Thursday, October 3, 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, Sharon Chung and Shayna Watchinski

Members Absent: Member Lyndsay Bloomfield

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 September 5, 2019 regular meeting for approval.

Motion by Chung/Wendt to approve the minutes from the September 5, 2019 regular meeting.
Motion Carried.

Chairman Erickson presented bills that had been reviewed and recommended by the County Auditor with a pending total of \$245.52, prepaid total of \$472.16 and fund total of \$717.68.

MCLEAN COUNTY BOARD COMMITTEE REPORT

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AS OF 9/25/2019

EXPENDITURE SUMMARY BY FUND

Land Use Committee

FUND	FUND TITLE	PENDING TOTAL	PREPAID TOTAL	FUND TOTAL
0001	GENERAL FUND	245.52	\$472.16	\$717.68
		\$ 245.52	\$472.16	\$717.68



COMMITTEE CHAIRMAN

Motion by Wendt/Watchinski to recommend approval of the Land Use and Development Committee bills pending total of \$245.52, prepaid total of \$472.16 and fund total of \$717.68.

Motion carried.

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

Chairman Erickson presented for action a request by Kerah Shumate and Mabel E. Denton for a waiver of preliminary plan requirements and approval of a one-lot subdivision final plat for Mackinaw Acres Subdivision. Mr. Dick indicated request was to set the existing house aside from the farm acreage. He presented aerial photos to the Committee regarding the property. He indicated that the Health Department had signed off, Lexington Township Road Commissioner had issued a road access agreement, and County Engineer had reviewed and approved.

Motion by Wendt/Wollrab to recommend approval of a request by Kerah Shumate and Mabel E. Denton for a waiver of preliminary plan requirements and approval of a one-lot subdivision final plat for Mackinaw Acres Subdivision.

Motion Carried.

Mr. Phil Dick, Director of Building and Zoning presented for review and approval the Fiscal Year 2020 recommended budget for the Department of Building and Zoning. Mr. Dick went over the revenue indicating there was an increase because of fees for Wind Turbines and there would be more turbines this year. He stated that for expenses they were asking for funding to repair their vehicle. He also indicated that Regional Planning is treated as a transfer and not a contract since their finances are handled by the County Auditor. Mr. Wendt asked about the abandoned property program and if we were reimbursed for the project we did this past year. Mr. Dick confirmed we were reimbursed. Ms. Wollrab asked about staffing and if they are able to handle work and complaints about ordinance violations. Mr. Dick indicated that it had been difficult. Ms. Wollrab asked about greatest need in the department. Mr. Dick indicated a Planner is needed. Ms. Wollrab said she thought it would be someone to deal with complaints we receive about buildings in the County, so asked what was not getting done without a planner. He provided example of issuing permits for 57 turbines and taking another application for another windfarm a requirements that needed to be met before issuing permits and still reviewing special use applications. He stated they are an office of three people and when one needs to be out it is difficult to keep up with work and requests from the public who come in with just two people. Ms. Wollrab asked if you could get temporary work while these turbine requests are increase the work load. Mr. Dick indicated they have interns but still have to train them. Mr. Beard asked if the fees for turbines go into the unencumbered fund balance. Mr. Dick confirmed they did.

Motion by Wendt/Beard to recommend approval of the Fiscal Year 2020 recommended budget for the Department of Building and Zoning.

Motion Carried.

Mr. Phil Dick presented for review and approval the Fiscal Year 2020 recommended budget for the Solid Waste Management Program. Mr. Dick indicated we have no host fee coming in from the land fill but have funds coming in from Henson disposal with construction debris recycling. Also have expenses for solid waste coordination they split with the Town and the City. Mr. Wendt asked him to confirm we are not getting funds from landfill. Mr. Dick confirmed we are not as it is closed and trash is going to Pontiac landfill.

Motion by Wollrab/Chung to recommend approval of Fiscal Year 2020 recommended budget for the Solid Waste Management Program.
Motion Carried.

Mr. Erickson indicated there were no positions filled under the purview of the Land Use Committee and that the next meeting would be Thursday, November 7, 2019 at 3:30 p.m.

Chairman Erickson asked if there was anything under other business. Ms. Chung stated she assisted at the household hazardous waste collection and it was a smoothly run operation and thanked Mr. Brown and his team for making it a successful event.

Mr. Beard asked about permitting process with EDP. He said we approved based on number of things that needed to happen preconstruction, at 1 year, 18 months, 5 year and then 11 year deadlines and asked that as each deadline approaches Mr. Dick provide an update to the Committee on status of those items. Mr. Beard provided example of wildlife study that was to be performed and then another study done as follow up 1 year after construction. He also provided example of agreement where company would set aside funding at different points to assure that funding will be there to decommission turbines. He stated then they could assure constituents they were meeting criteria set by the Board for these projects. Mr. Wendt agreed that we would like reports indicating they are complying. Mr. Wendt indicated he was concerned that if the Federal government discontinues subsidizing then the companies would go bankrupt and want to make sure they have funds set aside so we can decommission. Mr. Wollrab stated she did not want to request each time but know that when a deadline approaches they would get an update. Mr. Wendt confirmed that was what they wanted, including if they are not in compliance with agreement. Ms. Wollrab asked for Mr. Dick's input on best way to get this information. Mr. Dick provided update on the first windfarm that was in operation in February of 2011. Mr. Dick asked for clarification on information they want. Discussion ensued about information the Committee wants and what they want in the future. Mr. Beard and Ms. Wollrab stated they were not looking for major report, just one or two lines in a packet about when things are completed or if not completed.

Chairman Erickson asked if there was anything further for the Committee; hearing nothing, he asked for a motion to adjourn

Motion by Beard/Wendt to adjourn the October Land Use and Development Committee meeting.
Motion Carried.

Meeting adjourned at 4:05 p.m.

Respectfully Submitted,

Julie A. Morlock

Julie Morlock
Recording Secretary