

Minutes of the Land Use and Development Committee Meeting

The Land Use and Development Committee of the McLean County Board met on Thursday, June 4, 2020 at 3:30 p.m. in Room 404, 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 (All via remote attendance)

Members Absent: Member Lyndsay Bloomfield

Other Board Members Present:

Staff Present: Ms. Camille Rodriguez, County Administrator, Ms. Cassy Taylor, Assistant County Administrator, Ms. Jessica Woods, Assistant State's Attorney – Civil Division; Ms. Julie Morlock, Recording Secretary

Department Heads/

Elected Officials Present: Mr. Phil Dick, Director of Building and Zoning; Mr. Raymond Lai, Regional Planning

Others Present: Mr. Michael Brown, Ecology Action Center

Chairman Erickson called the meeting to order at 3:30 p.m., declared a quorum and presented the minutes from the May 7, 2020 regular meeting for approval.

Motion by Chung/Wendt to approve the minutes from the May 7, 2020 regular meeting.

Motion Carried.

Chairman Erickson presented bills that had been reviewed and recommended by the County Auditor with a prepaid and fund total of \$1,854.69.

MCLEAN COUNTY BOARD COMMITTEE REPORT

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AS OF 5/31/2020

EXPENDITURE SUMMARY BY FUND

Land Use Committee

FUND	FUND TITLE	PENDING TOTAL	PREPAID TOTAL	FUND TOTAL
0001	GENERAL FUND		\$1,854.69	\$1,854.69
			\$1,854.69	\$1,854.69


 COMMITTEE CHAIRMAN

Motion by Watchinski/Wendt to recommend approval of the Land Use and Development Committee bills prepaid total and fund total of \$1,854.69.

Motion carried.

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

Chairman Erickson presented for action a request by the Land Use and Development Committee for a text amendment of the Code of McLean County Chapter 350, Zoning, Section 350-21(C) to state that an applicant may first submit an application for a text amendment to the Land Use and Development Committee for advice or recommendation prior to having it submitted to the Zoning Board of Appeals ("ZBA") for a public hearing. Mr. Erickson stated he received a phone call about this and pointed out the amendment says an applicant "may", not that an applicant "shall". He said it was his understanding this is the way it has to be legally as it does not stop any applicant from first going to the Zoning Board of Appeals.

Ms. Wollrab indicated Ms. Metsker had emailed wondering how members of the Board and Land Use Committee become aware of proposed text amendments going to the Zoning Board of Appeals and asked if that affects what is being asked in the Land Use text amendment. Ms. Rodriguez indicated she had received same email just before the meeting and had not had time to research before the meeting. Discussion about differences in staff bringing amendment and staff bringing amendment on behalf of someone else. Mr. Dick agreed with her and indicated that because of the pandemic we have been moving some cases back because they would require a significant amount of testimony and questioning that would be difficult to handle on zoom meetings. Mr. Dick indicated that notices are put out at least two weeks prior to a public hearing. Mr. Erickson reminded the Committee that the Code states applications go straight to the ZBA. Mr. Erickson stated they would work on how to get notice to the Board about filed applications. Mr. Erickson stated that this would go to the ZBA and then back to the Board. Mr. Dick confirmed it would go to ZBA on July 7th.

Motion by Chung/Wollrab to recommend approval of a request the Land Use and Development Committee for a text amendment of the Code of McLean County Chapter 350, Zoning, Section 350-21(C) to state that an applicant may first submit an application for a text amendment to the Land Use and Development Committee for advice or recommendation prior to having it submitted to the Zoning Board of Appeals for a public hearing;

Motion Carried

Chairman Erickson presented for action a request by the McLean County Regional Planning Commission to approve a Regional Planning Service Agreement for their fiscal year July 1, 2020 through June 30, 2021. Mr. Dick indicated this is a service agreement done every year that allows the County to work with Regional Planning Commission for long term planning.

Motion by Beard/Chung to recommend approval of the McLean County Regional Planning Commission to approve a Regional Planning Service Agreement for their fiscal year July 1, 2020 through June 30, 2021.

Motion Carried.

Chairman Erickson presented for action a Request by the Ecology Action Center (EAC) to approve a Household Hazardous Waste Collection and Facility Feasibility Study Program

Agreement between the EAC, City of Bloomington, Town of Normal, the Bloomington-Normal Water Reclamation District and McLean County. Mr. Brown indicated there has been a similar contract in place for several years. The State Environmental Protection Agency is supposed to fund, and we have had applications in for funding each year but have only been funded once in the last 10 years. He said the local need has been met by public and private groups. He provided information about the successful events in the past and how putting in an appointment-based system helped remove the wait time issue. He stated this agreement would be for two collection events in 2021 and 2023 and a feasibility study at no additional cost to see about a permanent hazardous collection location. He said study would be paid for through private funding was part of the solid waste plan for our community, so it is a follow through on that plan. BNWRD is involved this time so reduces cost per public entity. Ms. Chung asked if we are the first one in the approval process. Mr. Brown confirmed County first but had received staff approval for the other entities and would be submitting to them.

Motion by Wendt/Chung to recommend approval of a Request by the Ecology Action Center (EAC) to approve a Household Hazardous Waste Collection and Facility Feasibility Study Program Agreement between the EAC, City of Bloomington, Town of Normal, the Bloomington-Normal Water Reclamation District and McLean County.

Motion Carried. Chairman Voted.

Chairman Erickson indicated the next item on the agenda was the EAC 2019 Fourth Quarter Solid Waste Program Report and the EAC 2019 Annual Solid Waste Program Report. Mr. Brown indicated these are summaries of programs for education and outreach and technical services they provide. Mr. Brown stated current conditions have changed things and they are working to put more online and come up with more creative ways to get the word out. He then went over some future programs. Ms. Chung thanked him for his efforts as her children have been participating in virtual education programs and have really enjoyed them and she encouraged the public to look into those programs. Mr. Brown thanked her. Ms. Wollrab thanked him and asked if they were looking at ways to fill the need since the recycling location on east side has been shut down. Mr. Brown confirmed there have been several programs shut down in recent months. He stated that they are looking at both short term and long-term solutions. He stated that long term might include in feasibility study considering a one stop place for all recycling that might be a cost effect means to meet many needs. Chairman Erickson asked if there were other questions or comments; hearing none, he thanked him.

Chairman Erickson asked Mr. Dick about the Cropsey situation. Mr. Dick indicated he had gone out again and the site has not changed since the last visit. He said he spoke with Steve Courtland and told him if he was not going to be working on it, then he would need to put up a fence. Mr. Courtland indicated he would follow up with this contractor about getting back to clean up.

Chairman Erickson indicated there were no positions filed under the purview of the Committee. He stated the next meeting would be on Thursday, July 2, 2020 at 3:30 p.m.

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Chairman Erickson asked if there was anything else to come before the Committee, hearing nothing he adjourned the meeting at 4:02 p.m.

Respectfully Submitted,

Julie A. Morlock

Julie Morlock
Recording Secretary