

Minutes of the Land Use and Development Committee Meeting

The Land Use and Development Committee of the McLean County Board met on Tuesday, February 7, 2023 at 9:00 a.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chair Lea Cline, Members William Friedrich, George Wendt, Beverly Bell, Krystle Able and Adam Reeves

Members Absent: None

Other Board Members Present: Chairman John McIntyre, Members Catherine Metsker, Susan Schafer, Jack Abraham and Jim Rogal

Staff Present: Cassy Taylor, County Administrator, Cathy Dreyer, Assistant County Administrator, Anthony Grant; Chris Spanos, First Assistant State's Attorney Civil Division; Taylor Williams, Assistant State's Attorney; Julie Morlock, Recording Secretary

Department Heads/
Elected Officials Present: Phil Dick, Building and Zoning; Jerry Stokes, County Engineer

Others Present: Darrell Mitchell, Building and Zoning; Don Carlson, Joyce Kaye, William Rau, Marilea White, Cristina Deutsch, Andria Merkle, Hunter Spencer, Paris Roake

Chair Cline called the meeting to order at 9:07 a.m. and declared a quorum.

Chair Cline presented the Land Use and Development Committee December 15, 2022, special meeting minutes for approval.

Motion by Friedrich/Bell to recommend approval of the Land Use and Development Committee December 15, 2022, special meeting minutes.
Motion Carried.

Chair Cline presented bills that had been reviewed and recommended by the County Auditor with a prepaid and fund total of \$15,419.64.

MCLEAN COUNTY BOARD COMMITTEE REPORT

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AS OF 1/30/2023

EXPENDITURE SUMMARY BY FUND

Land Use Committee

FUND	FUND TITLE	PENDING TOTAL	PREPAID TOTAL	FUND TOTAL
0001	GENERAL FUND		\$15,419.64	\$15,419.64
			<hr/>	<hr/>
			\$15,419.64	\$15,419.64

Motion by Able/Bell to recommend approval of the Land Use and Development Committee bills prepaid total and fund total of \$15,419.64.
Motion carried.

Chair Cline confirmed with Ms. Taylor there were members of the public to appear before the Committee. Chair Cline reminded members of the time allowed for each speaker as well as the

total time for all appearances. She also noted that per the County Board rules members were not to engage with the speakers.

Joyce Kaye spoke on carbon sequestration and how she felt it would pollute top soil and pipes would eventually fail.

Marilea White indicated she felt the pipeline and well would not be a good use of the land.

Don Carlson asked the committee to not open any part of McLean County but find ways to utilize funds for renewable energy sources.

William Rau requested the Board file a motion to intervene and not allow pipe line or CO2 in our county. He went over reason to not allow the pipeline and well.

Cristina Deutsch indicated companies are looking to use our land for waste and noted tax payers would carry expense for any problems with the pipeline in the future.

Andria Merkle did not feel this was appropriate use of land that produces much of the food for America and asked members to think of future generations.

Hunter Spencer noted health dangers to people in the county and encouraged them to not allow pipeline.

Paris Roake said she felt we are pushing the issues down the line and not solving the problem and encouraged members to work on a true solution including renewable energy solutions.

Chair Cline thanked speakers for appearing before the Committee.

Chair Cline called the public hearing to order and presented for action a request to approve a request by TK n TK, LLC, by Tom Kirk, in case S-22-09 for approval of a preliminary plan for the HDI Subdivision which is in Bloomington Township at 2148 Tri Lakes Rd., Bloomington, IL.

Mr. Dick presented the plan that would contains six lots and a new street. He noted it had been reviewed by the Bloomington Township Road Commissioner, Health Department and Highway Department. He stated the City initially wanted to annex but decided against that, but since it is close to the city the subdivision would need to meet city requirements. He noted the final plan meets those requirements.

Ms. Cline asked if applicant was here and wanted to come forward and speak on the proposal. Thomas Kirk, Henson disposal came forward and noted they wanted to change the property to be more beneficial to the community. Ms. Cline asked if there were any other members of the public who wished to come forward and speak to the plan. Hearing none, she asked if any members had any questions or comments on the plan. Mr. Friedrich asked about the width of right of way of railroad. Mr. Dick indicated usually about 100 feet and map indicated it would be about the same. Mr. Friedrich indicated he had heard there was a plan to deviate the rail road to the east. Mr. Stokes and Mr. Dick indicated they were not aware of any deviation that would affect this portion of the railroad. Mr. Friedrich asked if there had been discussion in the past.

Mr. Dick indicated there was discussion about changes to car storage in this area. Mr. Stokes noted the City of Bloomington wanted to continue construction of Hamilton Road and there had been discussion of additional work for additional storage for rail line but he was not aware of any change to the route of the railroad. Mr. Friedrich commended the family for trying to recycle the land.

Ms. Cline asked if there were any other parties present who had an interest in the case and wished to be heard. Ms. Schafer was recognized and asked who had jurisdiction over Bunn Street sections and bridges that went over Veterans Parkway. Mr. Stokes indicated some of the sections on Bunn Street fall under Bloomington Township jurisdiction and the bridge is maintained by IDOT. He also noted where HDI road would connect to Bunn Street would need to meet City of Bloomington guidelines.

Ms. Cline asked if anyone else wished to come forward to speak. Hearing from no one, she asked if the applicants had anything further to say on the case. Mr. Thomas indicated he did not. Ms. Cline declared the public hearing closed and moved to put the action on the floor for a vote.

Motion by Bell/Friedrich to recommend approval of Request by TK n TK, LLC, by Tom Kirk, in case S-22-09 for approval of a preliminary plan for the HDI Subdivision which is in Bloomington Township at 2148 Tri Lakes Rd., Bloomington, IL.
Motion Carried.

Chair Cline welcomed Mr. Robert Nelson, PhD forward for presentation on Carbon Dioxide (CO₂) sequestering. Dr. Nelson provided history of the land and rivers, pictures and information regarding the Mahomet aquifer and how the aquifer worked, information on the ADM well as well as information regarding earthquake fault lines and monitoring of seismic activity in Illinois.

Ms. Cline asked if there were any questions regarding the presentation. Ms. Able asked several questions that did not fall under the expertise of Mr. Nelson.

Ms. Able asked about radium levels. Dr. Nelson indicated naturally occurring radium is in the ground. Ms. Able asked if there would be environmental studies done prior to zoning. Mr. Dick indicated there are some counties that are requiring those studies. Mr. Abraham asked how natural disasters will affect this pipeline. Dr. Nelson indicated there was low risk of earthquakes in Illinois and Iowa and that tornadoes would not affect wells but might affect the pipeline. Mr. Friedrich asked if seismic activity would affect Hudson gas well. Dr. Nelson noted it does not because of how the waves move through the ground. Dr. Nelson provided example of underground physical activity after last underground nuclear test.

Ms. Cline asked if there were other members present who had questions. Ms. Schafer asked how far down the well would go and how that might be affected by an earthquake. Mr. Nelson went over depth of the well and earthquakes and levels the earthquakes would affect. Mr. Friedrich asked how far down the ADM well was. Dr. Nelson confirmed it was at a 7,000 feet depth.

Mr. Dick asked how leakage takes place and how likely it would affect aquifer. Dr. Nelson indicated the drilling would be more likely to affect the aquifer. Mr. Dick asked if farm ground

would be affected by CO2. Mr. Nelson noted that this would take up a large footprint on the land. Mr. Dick asked if the footprint would shrink after building was completed. Mr. Nelson agreed it would not be as big but would still cover several acres in size. Mr. Dick asked if there was anything that could be done to mitigate against that. Mr. Nelson indicated that did not fall in his area of expertise. Mr. Dick asked if surrounding farmland would be negatively impacted. Mr. Nelson indicated additional carbon dioxide would affect plants. Mr. Dick asked if pipeline was not leaking would it affect plants. Mr. Nelson stated he was not able to answer that. Ms. Metsker asked if there were other gases in the pipeline, could those affect the land. Mr. Nelson noted he could not say specifically without knowing the other gases but if they leaked they could have an effect. Ms. Metsker stated there was no guarantee the gases would not escape into surrounding land or water.

Mr. Friedrich asked about the size of the casing involved in the ADM well. Dr. Nelson went over the size of the casing. Ms. Bell asked about old coal mines on market street and if those could be affected. Dr. Nelson indicated they would not. Ms. Able stated one of the speakers had mentioned that 80% of pipelines fail and asked how long this technology had been in use. Dr. Nelson indicated he was only aware of the ADM well.

Chair Cline thanked him for presentation and being there to answer questions.

Chair Cline noted the Building and Zoning Permit Summary in the packet and asked if there were any questions; hearing none, she noted under other business the next scheduled meeting date on March 7, 2023.

Chair Cline asked if anyone had any other business to come before the Committee; hearing nothing, she adjourned the meeting at 10:41 a.m.

Respectfully Submitted,

Julie A. Morlock

Julie Morlock
Recording Secretary