

**Members Present**

Mr. Stauffenberg, Mr. Tripp, Mr. Bertrand, Mr. James, Mr. Washington, Mr. Scholl, Mr. Hess, Mr. Whitten, and Mr. Marcotte

**Members Absent**

Mr. Olthoff, Ms. Hertzberger, and Mr. Martin

**In Attendance**

Mr. McLaren, Mike Van Mill, Donna Shehane, Delbert Skimmerhorn, Brian Billingsley, Brenda Gorski, Ken Nelson, and Chad Miller.

**1. Call to Order**

The meeting was called to order by the Vice-Chairman, Mr. Stauffenberg at 9:00 a.m. Quorum present.

**2. Public Comment**

None

**3. Approval of Minutes**

A motion was made by Mr. Washington and seconded by Mr. Whitten to approve the minutes of the December 28, 2004 meeting. Motion carried.

**4. Subdivision**

- Ashtony Subdivision- Preliminary & Final Plat

Mr. Billingsley stated Ashtony Subdivision is a minor subdivision located in Limestone Township. The property is owned by John LaSage. The site is located on the North side of Illinois Rt. 17 approximately ¼ mile west of Pipeline Road. It is a six and a half acre track that currently contains one single family residence. Mr. LaSage wants to subdivide 15,000 square feet off of his six and a half acre parcel to give to a family member so that they can build a house on the site. The site has access to Aqua Illinois Water and Mr. LaSage is proposing to use a septic tank on the site. The land is zoned R-1 Residential and the comprehensive plan calls for residential use on the site. The subdivision meets driveway spacing requirements of the County and no variances are requested.

Mr. Billingsley read a letter from John Bevis, Director of Environmental Health, regarding the subdivision. The letter states that the subdivision is not required to provide detailed soil reports and will not be required to submit a proposal to the Board of Health for review.

A motion to approve the preliminary and final plat of the Ashtony Subdivision was made by Mr. Bertrand and seconded by Mr. Marcotte. Motion carried. Mr. James and Mr. Whitten opposed.

- Amendments to the Subdivision Regulations

Mr. Van Mill stated that he and Brian Billingsley thought it was very important that they address three issues right now with the committee. He is asking the committee for a motion to proceed with the amendments.

The first item would require a developer to provide an independent engineer to review the subdivision plat for the County. That engineer would be at the service of the County but at the expense would be paid for by the developer. It is no different than what most of the municipalities do in the area.

Mr. Van Mill went over the current process of subdivisions with the committee members.

The second item would require when a plat comes into the Planning Department that the developer provide the plat in digital form that can be easily superimposed on the GIS system.

The third item is a more thorough process for variances for the subdivision regulations. From time to time a developer will go into the Planning Department and say that they cannot meet certain requirements. The process for approving the variances is weak in the subdivision regulations. It doesn't give the County Board a lot of guidance in terms of how to come up with the recommendation or final decision.

A motion to allow the Planning Department to move forward with the subdivision amendments was made by Mr. Whitten and seconded by Mr. Tripp. Motion carried.

## 5. Zoning

None

## 6. Solid Waste & Environmental

- A&J Recycling Contract

Ms. Shehane handed out a copy of the current contract with A&J Disposal and stated that this will be brought up for consideration at the next meeting. The current contract expires February 18, 2005.

## 7. Planning

- Enterprise Zone- Manteno

Mr. Van Mill stated that the Manteno Enterprise Zone has been in existence since 1985 and that the County has an opportunity to apply for the extension of the life of the Manteno Enterprise Zone for another 10 years.

Mr. Van Mill explained that the current Enterprise Zone is administered by him through an intergovernmental agreement between the County and the Village of Manteno. He also stated that any time there is an amendment to the Enterprise Zone, in terms of its boundaries or any other issue requires that both the Village of Manteno and the County pass a resolution, if one vetoes the issue it is a "dead duck."

Mr. Van Mill is asking for a motion to proceed with the application process and to allow the County Board Chairman to appoint three board members to sit on a board that works with the Village regarding the Enterprise Zone.

A motion to proceed with the application process and to allow the County Board Chairman to appoint three board members to sit on a board to work with the Village of Manteno concerning the Enterprise Zone was made by Mr. Scholl and seconded by Mr. Washington. Motion carried.

#### **8. Other**

None

#### **9. Old/New Business**

- Planning Department Open House- Thursday, January 13, 2005; 5:00-7:30 p.m.  
Mr. Van Mill wanted to remind everyone that the Open House for the Planning Department is tomorrow.
- State's Attorney Ed Smith- Presentation  
Mr. Gorski gave a presentation to the committee regarding the Illinois "Plat Act."

#### **10. Adjournment**

A motion was made by Mr. Washington and seconded by Mr. Bertrand to adjourn the meeting at 10: 42 a.m. Motion carried.

Jim Stauffenberg, Vice-Chairman

Stephanie Gresham  
Executive Coordinator