

Members Present

Mr. Olthoff, Mr. Stauffenberg, Mr. Bertrand, Ms. Hertzberger, Mr. Hess, Mr. James, Mr. Martin, Mr. Scholl, Mr. Tripp, Mr. Washington, and Mr. Whitten

Members Absent

Mr. Marcotte

In Attendance

Mr. Kruse, Mr. McLaren, Mike Van Mill, Mike Lammey, Sarah Billadeau, Kaylee Gamble, Delbert Skimerhorn, Eric Sadler, John Bevis, Greg Deck, Brenda Gorski, and Donna Shehane

1. Call to Order and Roll Call

The meeting was called to order by the Chairman, Mr. Olthoff, at 9:00 a.m. Quorum Present.

2. Public Comment

None

3. Approval of Minutes- June 14, 2006

A motion to approve the minutes from June 14, 2006 was made by Mr. James and seconded by Mr. Hess. Motion carried.

4. Zoning

• **ZBA Case #05-05**

Ms. Gorski stated that at the last meeting the Committee asked for an opinion on the question of jurisdiction. It was unclear to her as to what specifically the Committee was looking for. Both the attorneys of the applicant and the objectors provided the County with a summary of their arguments on what they think the Committee's questions are. She asked if either party would object to her distributing those letters.

There were no objections from either the applicant or the objectors as to Ms. Gorski distributing the letters to the Committee.

Ms. Gorski stated that the attorneys put a lot of effort into the letters that she handed out. The attorneys referred to the Zoning Ordinance several times in the letter.

Mr. Olthoff suggested taking this under advisement for a more thorough review of the matter by the Committee.

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A motion to take this case under advisement was made by Mr. Whitten and seconded by Mr. James. Motion carried.

Mr. Van Mill stated that he would imagine that this would be on the next PZA Agenda.

- **ZBA Case #06-08**

Mr. Van Mill stated that this is a request for rezoning from A-1 Agriculture to RE- Rural Estate on a parcel situated in the Northeast Corner of Section 7 of Ganer Township. The property is owned by Bruce and Mary Kato. The petitioners wish to construct a single family residence on 1.78 acres that also contains 340 feet of frontage. The Public Hearing was held on June 28, 2006, where the Zoning Board of Appeals voted to recommend the rezoning by a vote of 4 ayes to 1 nay. Also on the agenda is Village View Subdivision which would be a minor subdivision created if this item were approved.

A motion to approve ZBA Case #06-08 was made by Mr. Stauffenberg and seconded by Mr. Hess. Motion carried. Ms. Hertzberger is opposed.

- **ZBA Case #06-09**

Mr. Van Mill stated that this is a request for a setback variance on a parcel situated in Garden of Eden Subdivision located in section 13 of Momence Township. The subject site is owned by James and Katy Divit. The property consists of three lots containing three tenths of an acre. The variance would allow a garage to be constructed on the site ten feet closer to the road than the ordinance would normally allow. The public hearing on this matter was held on June 28, 2006, where the Zoning Board of Appeals voted to recommend the approval of the variance by a vote of 5 ayes and 0 nays. Mr. Hess was present at the hearing and expressed support of the variance.

A motion to approve was made by Mr. Stauffenberg and seconded by Mr. Martin. Motion carried.

5. Subdivision

- **Village View Subdivision- Preliminary and Final Plat**

Mr. Van Mill stated that this is a one lot minor subdivision that is subject of the ZBA Case #06-08. It consists of 1.7 acres with 340 feet of lot width. This was sent out preliminary to the various entities that would have comments and the Highway Department came back requesting an additional right-of-way. This is the preliminary and final plat which would allow this plat to go to County Board for approval.

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A motion to approve was made by Mr. Hess and seconded by Mr. Washington. Motion carried.

- **Central Community School District #4- Request for Impact Fees**
Mr. Van Mill stated that in the packet there is a resolution that was passed by the Central Community School District requesting the County to enact School Impact Fees in their District. This is similar to what has been done in Manteno, Grant Park, BBCHS, Bourbonnais Upper Grade Center, and St. George School Districts. With this request the Planning Department can send the resolution and the intergovernmental agreement to the State's Attorney's Office for development of a resolution.

A motion to approve the impact fee was made by Mr. Stauffenberg and seconded by Mr. Whitten. Motion carried.

6. Transportation

- **ITS- Presentation**

Ms. Billadeau gave a brief presentation on Intelligent Transportation Systems.

Mr. Whitten asked if this program is funded 100% by grants.

Ms. Billadeau stated that there will be funds from Federal, State, and Local Levels, but she doesn't know what it will cost the County.

Mr. Van Mill stated that the cost will be specifically related to a project.

Ms. Billadeau stated that the goal is to enhance the projects that the County currently has in place or planned.

7. Revolving Loan

- **Request Modification of Conditions- Exceptional Health Partners**
Mr. Van Mill stated that the reason this is on the agenda today is because there was some discussions as of yesterday about Dr. Alford and the RLF Program. This matter does not need to be dealt with now.

Mr. Washington asked why is it taking so long for Dr. Alford to get the funding.

Mr. Van Mill stated that the closing documents have not been completed yet. Those documents should be complete by the end of the week.

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Mr. Washington stated that the County needs to find a way to get the funding to people when the full County Board approves the delegation of the funds.

Mr. Martin asked if Dr. Alford could receive his money this week.

Mr. Van Mill stated that if there is an order from this committee it is possible Dr. Alford could get a check this week depending on when the check can be cut.

Mr. Olthoff stated that he would make a request that this issue get expedited ASAP.

Ms. Connie Lee Welsh from Exceptional Health Partners read a letter from Dr. Alford.

8. Old/New Business

- **County Stormwater Workshop at U of I Extension Office- 9 a.m. to Noon**

Ms. Gorski stated that at the last PZA meeting there was an Executive Session held. There was a transcript made of that Executive Session and the State's Attorney's Office would like to receive a copy of that transcript.

A motion to release that transcript to the State's Attorney's Office was made by Mr. James and seconded by Mr. Tripp. Motion carried.

9. Adjournment

A motion to adjourn was made by Mr. Tripp and seconded by Mr. Hess at 10:15 a.m. Motion carried.

William Olthoff, Chairman

Stephanie Jackson
Executive Coordinator

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