

Members Present

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

Members Absent

Mr. Olthoff, Mr. Hess, Mr. James, and Mr. Marcotte

In Attendance

Mr. Kruse, Mr. Bossert, Delbert Skimerhorn, Michelle Sadler, Sarah Billadeau, Mike Lammey, Erik Rayman, Rich Howell, Greg Deck, Andy Pristach, and Keith Wojnowski

1. Call to Order and Roll Call

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- June 27, 2006

A motion to approve the minutes from June 27, 2006 was made by Mr. Tripp and seconded by Mr. Bertrand. Motion carried.

4. Zoning

• **ZBA Case #05-10**

A motion to send this case back to the Zoning Board of Appeals was made by Mr. Whitten and seconded by Mr. Martin. Motion carried. Mr. Bertrand voted nay.

Ms. Sadler stated that in order to extend the special use this case needs to start at the Zoning Board of Appeals and not here at this committee according to the ordinance.

5. Subdivision

• **Highview Subdivision- Preliminary Plat and Variance**

Mr. Skimerhorn stated that this subdivision is a proposed country style subdivision located in Section 1 of Ganeer Township being developed by Mr. Steve Faber. The subject site contains 51 acres of land that will be divided into 37 lots. The site is zoned R-1 Single Family Residential. The site will be served by individual septic and well systems. The developer proposes a rural cross-section design for the roadways. There will be no variances required for this subdivision.

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A motion to approve Highview Subdivision was made by Mr. Whitten and seconded by Mr. Bertrand. Motion carried.

Mr. Tripp stated that the committee just turned down a similar subdivision in Grant Park with the same type of situation.

Mr. Skimerhorn stated this subdivision is not within a mile and a half of a municipality. The other subdivision is within a mile and a half of the Village of Grant Park so it is required under the regulations to hook to city water and sewer.

Mr. Scholl stated that in the packet it states that Momence sewer is within a mile of the subdivision.

Mr. Skimerhorn stated that because of the Men~~s~~ home on Route 1, the City of Momence brought sewer and water up to that home even though it is not within the City limits of Momence.

Mr. Scholl asked if there is water at that site Mr. Skimerhorn is talking about.

Mr. Skimerhorn stated that he believes so.

Mr. Martin stated that he feels that this would be the same condition then. This subdivision is within a mile and a half of having sewer and water.

Mr. Tripp stated that he was in favor of allowing the subdivision in Grant Park as well as this subdivision. However, if the committee allows this subdivision and not the other there is a conflict.

- **Diversatech Grove Subdivision- Preliminary Plat and Variance**

Mr. Skimerhorn stated that this subdivision is a proposed urban style subdivision located in Section 26 of Manteno Township. This subdivision was previously approved by the County Board but due to unforeseen events the developer was unable to begin the subdivision during the allotted time and as such resubmission of the preliminary plat and variance is required. The subject site contains 13 acres of land that will be divided into a 41 lot subdivision. The site is zoned I-2 General Industrial and is part of the Illinois Diversatech Campus PUD that was approved by the County Board November 12, 1985. The subject site is located on the northwest corner of Diversatech Drive and its intersection with Bernard Road and will have access onto Diversatech Drive. The subdivision is located within the extra territorial jurisdiction of Manteno thus giving it an

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urban classification. The subdivision will be served by municipal sewer from the Village of Manteno and municipal water from Aqua Illinois, Inc. An urban cross section is designed for the roadways. There are four variances requested for this project. One variance is for a road right-of-way variance, the developer wishes to construct the road with a fifty foot right-of-way instead of the required sixty foot. The second variance is for a ten foot building set back along Diversatech Drive. The third variance is for no improvements to Bernard Road. The final variance is for a hundred foot radius horizontal curve at the corners.

A motion to approve the Preliminary Plat and variances was made by Mr. Bertrand and seconded by Mr. Martin.

Discussion on the motion

Ms. Hertzberger stated that she would like more clarification from Jim Piekarczyk regarding the letter he submitted which speaks to improvements of roadways.

The committee tabled the matter briefly until Jim Piekarczyk could be reached for comment.

Mr. Stauffenberg talked to Mr. Piekarczyk on the telephone and was told that it is a subdivision technicality. Because Diversatech Grove Subdivision is within a mile and a half of Manteno the Subdivision rules state that the road has to be brought up to the standard of the nearest collector road. The nearest collector road is not Bernard Road but Manteno Whitcker Road. That would mean that the developer would have to put stormwater sewer, sidewalks, and gutters from Diversatech entrance to Whitcker Road (which is over a mile). Bernard Road is up to standards. Mr. Piekarczyk has no problem with the Committee approving this with that variance.

Mr. Stauffenberg stated that he received a letter from the Highway Commissioner stating the same as Mr. Piekarczyk. The Highway Commissioner is not opposed to this.

Mr. Whitten stated that we are right back at the same spot as we were with White Point Subdivision east of Grant Park.

Ms. Hertzberger stated that she would like to see where it states that and wants a clarification of exactly what that section says.

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Vote on the Motion

Motion carried by a voice vote with Ms. Hertzberger voting nay.

- **Update from SAO- Civil Division on Platting and Zoning Violations**
A motion to table this matter was made by Mr. Tripp and seconded by Mr. Bertrand. Motion carried.

6. Transportation

- **FY 2007 Transportation Improvement Program**
Mr. Lammey gave a brief presentation on Transportation Improvement Program.

7. Planning

- **Follow up to Stormwater Workshop**
Mr. Howell thanked the members of the County Board for attending the Workshop. He hopes that the County Board will go forward in the planning process to start working towards a Stormwater Commission.

8. Old/New Business

Mr. Whitten stated that he was under the impression that the gas tank that the County Board gave permission to be put on the corner of Rt. 45 and County Line Road was to be fenced in. When he drove by there the other day there was no fence around that gas tank.

Mr. Stauffenberg stated that it is a propane tank. He stated that the committee should look into seeing what they approved. He will have an answer for next month.

Mr. Skimerhorn stated that the Planning Department was asked to pass out the Subdivision Regulations for park land dedication.

9. Executive Session

- **5 ILCS 120/2(2)(11)- Legal Matters/Litigation**

There was no executive session at today's meeting.

10. Adjournment

A motion to adjourn was made by Mr. Tripp and seconded by Mr. Bertrand at 10:00 a.m. Motion carried.

James Stauffenberg, Vice- Chairman

Stephanie Jackson, Executive Coordinator

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