Planning, Zoning, and Agriculture
Committee Meeting
July 27, 2007

Members Present
Mr. Olthoff, Mr. Stauffenberg, Mr. Bertrand, Ms. Hertzberger, Mr. Hess, Ms. McBride, Mr. Marcotte, Mr. Scholl, Mr. Tripp, Mr. Washington, and Mr. Whitten

Members Absent

In Attendance
Mr. McLaren, Mr. Bossert, Delbert Skimerhorn, Jim Greenstreet, Michelle Sadler, Mike Lammey, Larry Gibbs, Dave Tyson, Darrel Bruck, Leigh Marcotte, John Bevis, Greg Deck, Don Lambert, Larry O'Connor, and Mike Gingrich

1. **Call to Order**
   The meeting was called to order by the Chairman, Mr. Olthoff, at 9:00 a.m. Quorum present.

2. **Roll Call**

3. **Public Comment**
   Keith Runyon spoke concerning the Town and Country Landfill.

   Don Lambert spoke concerning the Delegation Agreement.

   Larry O'Connor spoke concerning Minnie Creek Drainage District.

   Darrel Bruck spoke concerning Minnie Creek Drainage District and the Town and County Landfill.

4. **Approval of Minutes**
   The minutes from July 5, 2007 have not been completed as of today.

5. **Zoning**

6. **Subdivision**
   - **Rhapsody Cove at Rock Creek Subdivision- Preliminary Plat**

     Mr. Skimerhorn stated the developers for Rhapsody Cove Subdivision are requesting approval on the Preliminary Plat. The Subdivision is a 107 lot Conservation Style Development. The property is already zoned Rural Estate and consists of 243.72 acres. The subdivision is located along 6000 North Road in Rockville Township between 3000 West and 4150 West Road. The developers are Conservation Design Development, LLC. The Preliminary Plat went out for the 45 day review and the Planning Department has received all comments back. The developers have addressed all but a few of the comments. Planning Department Staff is asking that if approved today it be contingent upon

all review comments being incorporated into the plans. The final comments just came back on the 19th of July and there hasn't been time to get the plans revised.

A motion to approve the Preliminary Plat contingent upon the remaining comments being approved by the Planning Department Staff was made by Mr. Washington and seconded by Mr. Marcotte. Motion carried.

Mr. Scholl asked if the developers are bringing 6000 North Road up to the County standard; has there been any progress or direct commitment to bring that road up to the County standard.

Mr. Skimerhorn stated it is his understanding from the Township Road Commissioner that the roads will be brought up to County standard and it has all been worked out.

7. Solid Waste and Environment

None

8. Transportation

- **IDOT Rural Human Services Transportation Plan- Member for Policy Committee**

Mr. Lammey stated the Federal Government in their legislation has deemed that the County needs to do a Human Services Transportation Plan. Two plans need to be completed, one for rural and one for urban. The State of Illinois has stepped up and said they would take care of the rural program. The State would like to have a policy committee established from each of the counties that are in Region 6, McLean, Livingston, Ford, Iroquois, Kankakee, and Grundy. It is his understanding that Chairman Kruse has requested that Mr. Scholl volunteer for this committee. He needs to have the committee endorsement on that appointment.

A motion to appoint Robert Scholl to the policy committee for Human Services Transportation was made by Mr. McLaren and seconded by Mr. Washington. Motion carried.

9. Old/New Business

- **Pembroke Township- Request for Grant Funds**

Mr. Olthoff stated at the last meeting the Committee asked that the State's Attorney to give an opinion on whether the Committee would be in agreement with the State Statutes. The State's Attorney is aware of that but he is waiting on the minutes from the July 5, 2007 meeting.

A motion to table until the next Committee Meeting was made by Mr. Hess and seconded by Mr. Scholl. Motion carried.

- **Presentation on Rural Rezoning**

  Mr. Skimerhorn gave a presentation on rural rezoning. *A copy of the presentation is on file with the recording secretary.*

- **Extension of School Impact Fees**

  Mr. Kruse stated this was brought the County's attention a number of years ago. School Districts did come to the County Board to go through the process of asking for the impact fees that are allowed under State Statute. He believes that the extension of the impact fees went through 2008. It is time to readdress this and determine what needs to be done as far as extending it into the future. It has been suggested that the Assessor look at the values that are now being applied to the various areas where this would be impacted, possibly come back with some values so that the County Board can move forward. No action is needed today; he just wanted to bring it the Committee's attention.

  Mr. Olthoff asked if there are any requests for increases.

  Mr. Kruse stated he is not aware of any requests now.

  Mr. Bertrand asked for the Committee to move ahead with Mr. O'Connor's request as soon as possible.

  Mr. Hess asked for an update on the Delegation Agreement.

  Mr. Kruse stated that the recommendation will be coming forward at the next PZA Committee Meeting.

10. Adjournment

A motion to adjourn the meeting at 9:40 a.m. was made by Mr. Tripp and seconded by Ms. Hertzberger. Motion carried.

William Olthoff,
Chairman

Stephanie Jackson
Executive Coordinator

Note: These transcribed minutes are a synopsis of information derived from the meeting. If you need verbatim information, please contact the County Clerk about obtaining a recorded tape.