

Members Present

Mr. Tripp, Mr. Stauffenberg, Ms. McBride, Ms. Barber, Mr. Washington, Ms. Schmidt, Mr. Olthoff, Mr. Hess, and Mr. Hubert

Members Absent

Mr. Tholen and Mr. James

In Attendance

- **Board Members**

Mr. Bossert, Mr. Liehr, and Ms. Bernard

- **Department Heads**

- **Media**

Dimitrios Kalantzis

1. Call to Order

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

2. Public Comment

3. Approval of Minutes – June 23, 2010

A motion to approve the June 23, 2010, minutes was made by Ms. McBride and seconded by Mr. Tripp. Motion carried.

4. Presentation

- **Main Street Mومence – Revolving Loan Program Update – Janine Loftus**

Ms. Loftus gave an update on the Main Street Mومence Revolving Loan Program. She thanked the County for its contribution to this program. It has been very successful and continues to be a positive program at work in Mومence. The feedback has been very supportive of the program. She thanked the County for their investment in the program.

Mr. Olthoff asked about the old building on the corner in Mومence.

Ms. Loftus stated that what she understands about the building is that it is suppose to go to trial in September. It is not a question of whether or not it needs to be torn down but who will pay for it.

5. Subdivision

- **Jordan Grove – Final Plat Extension**

Delbert Skimerhorn stated that the developer of Jordan Grove is asking for a two-year extension on the requirement of the subdivision ordinance to record the final plat. They were granted preliminary plat approval in August of 2007. The subdivision ordinance requires that the final plat be recorded within two years. In August 2009, the Planning & Zoning Committee gave them a one-year extension which is up next month. They are asking for another two-year extension. This is an 18-lot subdivision in Diversatech Campus north of the golf course.

Mr. Hess made a motion to approve the extension and Mr. Tripp seconded it. Motion carried with a voice vote.

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Discussion

The developer, Dan Green, stated that when they were granted the initial approval in August of 2007 we were in the initial stages of the residential real estate decline. They were hoping it was just a small market correction. They held off on any kind of development and since the construction of these homes are largely financed and at that time banks were becoming a little more restrictive to granting mortgages they erred on the side of caution and waited for the market to come back. This did not happen and so that is why he is asking for a two-year extension. If in the meantime, there is another use of the property or if somebody expresses a commercial interest he would be happy to bring it before the Board. It is still vacant land; on three sides there are sewers.

6. Transportation

- **FY 2011 Section 5311/Downstate Operating Assistance Program Contract**

Mr. Lammey stated that the committee has already authorized the Chairman to sign applications for the FY2011 Operating Assistance Grant and now we have the contract in front of us and we need authorization for the Chairman to sign it. Next year, maybe the County Board Chairman can be authorized to sign them both at the same time to save us a couple months.

Mr. Stauffenberg made a motion to authorize the County Board Chairman to sign the contract and Mr. Washington seconded it. Motion carried with a voice vote.

- **Consolidated Vehicle Procurement Grant Agreement**

Mr. Lammey stated that we also authorized the chairman to sign an application for two vehicles for rural transit and we received a contract for one vehicle, which is typical. We need the County Board Chairman to sign this contract, also.

Mr. Washington made a motion to authorize the County Board Chairman to sign this contract for a vehicle and Ms. Schmidt seconded it. Motion carried.

- **MPO – Intergovernmental Agreement**
- **MPO – By Laws**

Mr. Lammey stated that a review last year by the Federal Highway Administration of the Metropolitan Planning Organization stated that the Intergovernmental Agreements and By Laws of the group had to be redone. The original agreements were drafted and signed in 1983, and members have been added since that time.

Mr. Stauffenberg made a motion to authorize the County Board Chairman to sign the Intergovernmental Agreement and Ms. Schmidt seconded it. Motion carried with a voice vote.

- **Final FY 2010 Billing to IDOT**

Mr. Lammey stated that they have been asked by one of our Policy Committee members to see exactly what they did during a full year of their MPO activity staff-wise. He thought this committee may want to see that so he included it in the packet.

Mr. Washington made a motion to approve the report and Mr. Tripp seconded it. Motion carried with a voice vote.

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7. Other Business

- **Appointment/Re-appointment to Zoning Board of Appeals**

Mr. Hess made a motion to reappoint John Fetherling to the ZBA and Mr. Stauffenberg seconded it. Motion carried.

Ms. Schmidt asked if we advertised the opening of this position.

Mr. Olthoff stated that it was advertised.

- **Re-appointment of Elisabeth Dunbar to Historic Preservation Commission**

Ms. Barber made a motion to reappoint Elisabeth Dunbar to the Historic Preservation Commission and Mr. Washington seconded it. Motion carried with a voice vote.

8. Old Business

Mr. Olthoff stated he received two letters of complaint from Julian Mendrala and Nance Mendrala about loud music at the horse racing facility on St. George Road. The Sheriff has been out there and they did settle down on the music.

Ms. Schmidt stated that she knows the Mendralas and they have been complaining about this for years. She thinks this is a big issue and something needs to be done about the situation. There are a lot of things going on there that probably should be inspected.

Keith Wojnowski from the Health Department stated that they routinely license four temporary food stands out there as they do all the other food stands in the County.

Mr. Olthoff asked what the special use permit covers.

Mr. Skimerhorn stated that it was for equestrian sports. The special use does allow the sale of food and refreshments. They do not sell alcohol but they are consuming alcohol on the premises – they bring their own. There are porta-potties out there, also.

Mr. Hess asked if there is a special use for the one on Armour Road and Vincennes Trail.

Mr. Skimerhorn stated that he does not know about the one on Armour Road but the one on Vincennes Trail does not have a special use permit.

Mr. Olthoff stated that he is not complaining about the one across the street from him.

Mr. Hess stated that he thinks they are all owned by the same person.

Ms. McBride stated that someone bought a piece of property next to her for the sole purpose of racing four-wheelers and dirt bikes. Is that allowed?

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Mr. Olthoff stated that if it is their own private property they can. If there are disturbing the peace issues, she can call the Sheriff.

Ms. Bernard stated that last month she had asked to have on the agenda the issue of strengthening our ordinances so that people that live in mobile home parks have better protection from storms. She would like to see it on next month's agenda. She thinks that it is important. She would also like to have on the agenda the issue of what we can do as a county to strengthen our ordinances to go after some of these bank-owned homes that do not maintain the property after they acquire them. There are 19 or 20 properties out there that are bank-owned and it is difficult to track down the banks. She would like to explore our options regarding this issue.

Mr. Skimerhorn stated that we have property maintenance codes.

Ms. Bernard stated that whatever we have now is not doing the job. It is no fault of the personnel – they are trying.

Mr. Olthoff stated that we need to enforce the laws that are there.

Mr. Skimerhorn stated that it is being addressed; it just takes time. If you don't get voluntary compliance then you may have to go to court and that can drag on for months.

Ms. Schmidt stated that most municipalities have a Property Responsibility Ordinance that sites that they have to get someone local to take care of their property and tell code or planning who that person is. There are severe fines involved when they don't do what they are suppose to do when the property goes into foreclosure. That might be something we should look into.

Ms. Barber stated that her experience in Manteno has been where the bank that held the mortgage on the property that recently foreclosed is not a local bank; therefore, it takes quite a bit of time to get that relationship established and the rules ironed out and in the meantime; unfortunately, the neighbors are the ones who suffer.

Ms. Bernard asked is we have anything to that effect on the books right now that requires these banks to have a local maintenance agreement. This is something that maybe we can look at.

Mr. Bossert stated that he and Mr. Van Mill have talked about the idea that if we had enough budget we could allocate some funds for maintaining abandon property and file a lien against the property. They have done that in the past.

9. New Business

Mr. Olthoff stated that there are nine appointments or reappointments on the Regional Planning Commission that will expire in November.

10. Adjournment

A motion to adjourn the meeting at 9:41 a.m. was made by Ms. McBride and seconded by Mr. Hubert. Motion carried.

Bill Olthoff, Chairman Joanne Langlois, Executive Coordinator

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