

Planning, Zoning, and Agriculture
Committee Meeting
August 29, 2007

Members Present

Mr. Stauffenberg, Mr. Bertrand, Ms. Hertzberger, Mr. James, Mr. Marcotte, Ms. McBride, Mr. Scholl, Mr. Tripp, Mr. Washington, and Mr. Whitten

Members Absent

Mr. Olthoff, and Mr. Hess

In Attendance

Mr. Kruse, Mr. Vickery, Mr. Bossert, Ms. Bernard, Don Pallissard, Michelle Sadler, Mike Lammey, Delbert Skimerhorn, Mike Tyson, Andy Pristach, Rich Howell, Leigh Marcotte, Darrel Bruck, Jim Greenstreet, John Bevis, Bonnie Schaafsma, and Erik Rayman

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 to approve the minutes of July 5, 2007 and August 15, 2007 was made by Mr. James and seconded by Mr. Washington. Motion carried.

4. Zoning

• **ZBA Case 07-15**

Mr. Skimerhorn stated this is a request by Dawn Wilkening-Luhman and Todd Luhman to rezone a two acre parcel in Section 8 of Limestone Township from A-1 Agriculture to A-2 Agriculture Estate. The purpose of the rezoning is so that they can build a single family home on the site. The parcel would be 322 feet wide by 270 feet deep; it fronts on both 4500 North Road and 5500 West Road. The site currently contains an existing one room school house. At the Zoning Board Hearing, the current owner of the property, Ralph Wilkening, testified that they would restore the old one room school house for their enjoyment. The property is owned by Ralph Wilkening and Municipal Trust and Savings Bank. The Zoning Board of Appeals voted 6 to 0 to recommend approval.

A motion to approve was made by Mr. Whitten and seconded by Mr. Marcotte. Motion carried. Ms. Hertzberger opposed.

5. Subdivision

• **Jordan Grove, Phase 4 Subdivision- Preliminary Plat**

Mr. Skimerhorn stated this is an urban style subdivision being proposed in Section 26 of Manteno Township, which is part of the Illinois Diversatech Campus. The subdivision is being developed by Daniel Greene and the engineering firm is

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Matthews and Lazdins, Ltd. The preliminary plat was filed on December 11, 2006 and has been out for the 45 day review period. The subject site contains 2.25 acres of land that will be divided into 18 single family lots. The lots have an average lot size of 5,422 feet. The site is zoned I-2 General Industrial and contains a PUD which was approved by the County Board November 12, 1985. The subject site is bounded by Chestnut Street, Mulberry Street, Linden Street, and Evergreen Street. The development will be on municipal sewer provided by the Village of Manteno and water provided by Aqua Illinois. There are still a few engineering items that need to be addressed and the engineers are working that out. The staff would recommend approval of plat contingent upon the final engineering being addressed.

A motion to approve the preliminary plat contingent upon final engineering review was made by Mr. Washington and seconded by Mr. James. Motion carried.

6. Solid Waste and Environment

• Delegation Agreement Recommendation

Mr. Kruse stated the subcommittee has met on this several times and is bringing forward a recommendation to go ahead and try to get the Delegation Agreement going with the State again. However, there are a few changes that are being recommended. Most everyone on this committee received a Delegated Counties Organizational Structure, which was handed out by Mr. Rich Finley. On there it is important to note that it says "facilities with state operating permits refer to IEPA; Local Enforcement except for facilities with state operating permits". Because with the other Delegation Agreements, the EPA is the one that is inspecting the state permitted sites which hasn't been the case in our County. The subcommittee is recommending that the State also inspect the permitted sites in our County. However, we will be doing it different than what the other Delegation Agreements are because the subcommittee would like the delegated authority for the County (whoever that may be) to go along with the State when they come down to inspect permitted sites just so that they know what is or isn't a problem at the site. At the same time, the subcommittee is also asking for a person from a municipality that any permitted site is located in to also have someone present during inspection. The County is looking at this as more of a partnership than what the County has had previously. It is a good thing to get the EPA into our County more instead of less. This is a partnership not only with the County and the State, but also a partnership with the local communities who have permitted sites. At the same time the subcommittee is asking that the Delegated Authority be able to do local enforcement but also be the eyes and the ears of the State EPA. The local enforcement would still be the same; however, we do want the EPA to be more actively involved; the biggest thing is that we are looking at changing the Delegated Authority for the permitted sites.

Mr. Kruse further stated that he and Mr. Boyd are also going to be talking to the State in terms of how the State's Attorney and the Attorney General handle legal

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issues. He will be bringing that recommendation forward at the Executive Committee next week.

A motion to pass this recommendation forward was made by Mr. James and seconded by Mr. Washington. Motion carried. Mr. Whitten opposed.

Mr. Whitten asked if the Delegated Authority would be someone from the Health Board, because the Health Board is in charge of Solid Waste.

Mr. Kruse stated there are two different areas where Solid Waste is located. Some of it is under the Health Board, and some of it has always been under the Planning Department. Right now, we are looking at leaving it with the Planning Department, however they would report directly to the County Board Chairman and the County Board.

Mr. Whitten asked if that is creating another job.

Mr. Kruse stated it would be filling a position that was started this year. It is not creating a new job, the job was already there.

Mr. Scholl stated with the EPA doing the inspections of the permitted sites, what would that do to the response time of complaints?

Mr. Kruse stated with the permitted sites, the EPA will be handling those inspections in a routine regular timeframe. If there is a complaint that comes up between those inspections, the local person would be able to go to the site immediately. So the response times will be immediate as it was in the past. However, the thinking here is that because the local person is going out with the EPA to these sites as the inspections are going on they will be more familiar with everything that the EPA is looking at. That is part of the reason why the subcommittee wants a local person.

7. Transportation

None

8. Other

- **Using the Natural Resource Inventory Report in Land Use Decisions-Presentation**

Mr. Rich Howell gave a presentation on the Natural Resource Inventory Report.

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

Mr. Stauffenberg stated there is an opinion memorandum from the State's Attorney's Office in the packet concerning this matter.

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Mr. Kruse stated the County cannot use its tax revenues to give to another taxing body to do something like Pembroke's request. What the State's Attorney's Office is suggesting is if Mr. Gibbs wants to further pursue this there may be funds available through Economic Alliance. He suggested using revolving loan fund money for the Phase I Environmental Study. Without the grants the County used to have from the Tipping Fee, the County cannot just take the money out of the General Fund account to give to another government.

Mr. Bernard asked how much money is left in the Revolving Loan Fund.

Mr. Stauffenberg stated he did not know.

9. Old/ New Business

Mr. Lammey stated this is in response to a request made by Mr. Scholl sometime ago. There will be a tour of Pembroke Township on a bus September 21st. There are 15 seats available. If anyone is interested please let Michelle Sadler know by September 5th. The tour will be from 7:30 a.m. to 12:00 p.m.

Ms. Bernard stated that it is her understanding that the Zoning Ordinance does not require storm shelters for mobile home parks. It is something that the County needs to look into. She would like to have a survey of all the mobile home parks in the County completed by next month to find out how many have storm shelters, what the capacity is for those shelters, and how many parks have sirens.

9. Adjournment

A motion to adjourn the meeting at 9:45 a.m. was made by Mr. Marcotte and seconded by Mr. James. Motion carried.

Jim Stauffenberg,
Vice-Chairman

Stephanie Jackson,
Executive Coordinator

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