

Members Present

Mr. Olthoff, Ms. Schmidt, Mr. James, Mr. Tripp, Mr. Whitten, Mr. Scholl, Ms. McBride, and Mr. Marcotte

Members Absent

Mr. Stauffenberg, Mr. Hess, Mr. Tholen, and Mr. Washington

In Attendance

Mr. Bossert, Mr. Vickery, Delbert Skimerhorn, Mike Van Mill, Michelle Sadler, Eric Sadler, Don Pallissard, Mike Lammey, John Bevis, Rich Howell, Julian Mendrala, Pat Dunn, and Leigh Marcotte

1. Call to Order

The meeting was called to order by the Chairman, Mr. Olthoff at 2:00 p.m. Quorum present.

2. Public Comment

3. Approval of Minutes – September 24, 2008

A motion to approve the minutes of September 24, 2008, was made by Mr. Whiten and seconded by Ms. McBride. Motion carried.

4. Subdivision

• **Subdivision Ordinance- Distribution**

Mr. Skimerhorn distributed this ordinance to the Committee. There will be discussion at the next meeting.

• **Sunset Grove Subdivision- Reduction of Letter of Credit**

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

5. Zoning

• **Special Use Protest Petition- Julian Mendrala, Jr.**

The special use permit was given back in 2001 to a previous owner. It was supposed to be used for exercising horses and rental of stalls. That gentleman lost the property; a race track has been installed and has been advertised which the permit does not allow. He also has a website stating all the dates and times of horse races. There are over 100 vehicles at these functions. There has to be gambling going on. This occurs a couple of weekends a month.

Jim Vickery was contacted about this.

Mr. Olthoff stated that all we can do is take the information under advisement.

Mr. Scholl asked how close the closest petitioner is.

Mr. Mendrala stated that they were 5 acres away.

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6. Planning

- **Request from Village of Bourbonnais to Enter into Annexation Agreement Outside of their Extra Territorial Jurisdiction**

Mr. Mike Van Mill stated that about two months ago the County Board passed a resolution as a result of legislation that was passed in the State. Legislation was passed in the State that said that municipalities in fact can impose their land use regulations within their mile and a half. The other provision of the State's statutes stated that the municipalities may do the same outside the mile and a half except for the case in which county passes an ordinance or resolution that states that they would maintain their authority outside the mile and a half. That ordinance was passed a couple months ago unanimously. Since that time he has been approached by the village of Bourbonnais and Pat Dunn, their attorney, to talk about a proposed project that has been on the books with the village of Bourbonnais for some time, even before the regulation was passed. So today the village is here to give an overview of that project and ask for the committee's support.

Patrick Dunn stated that the village was negotiating previous to the passage of resolution 2008-08-12-119. This is beyond the mile and a half boundary but Right Way is interested in securing access to the sewer services. The Village of Bourbonnais requires at a minimum a preannexation agreement with the village in order to even discuss having access to village sewer services. This is more than half a mile but less than two.

Mr. Van Mill stated that in a preannexation agreement you can qualify the development of the property.

Mr. James stated that he has difficulty believing they should promote anything that isn't already in place. We made this decision for a very good reason. He is not interested in seeing this approved in any way, shape, or form.

Mr. Van Mill stated that this fits within our comprehensive plan. This was an area that was looked at very closely as a targeted area for rural development. That was if we were going to develop it but they did not look at whether or not a municipality came into play and they should have. We should look at our comprehensive plan map and determine if it is in areas that were designated for growth in the future. This does end up in one of those locations.

A motion to approve because it follows the comprehensive plan was made by Mr. Marcotte. Motion failed for a lack of a second.

A motion to deny was made by Mr. Tripp and seconded by Mr. James. Motion carried. Mr. Marcotte opposed.

- **Tri-Village Development Regulations- Distribution**

Please review these and we will discuss this at the next meeting.

7. Other

- **Enterprise Zone Presentation**

Mr. Van Mill gave a brief presentation on the Enterprise Zone.

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- **Recycling Program**

Mr. Van Mill stated we will talk about this at the next PZA Meeting.

8. Adjournment

A motion to adjourn the meeting at 3:05 p.m. was made by Mr. Tripp and seconded by Mr. Marcotte.
Motion carried.

William Olthoff, Chairman

Stephanie Jackson
Executive Coordinator

Transcribed by Joanne Langlois,
Executive Coordinator