

WILL COUNTY BOARD
REPUBLICAN CAUCUS MEETING
MINUTES

May 20, 2010

8:35 a.m.

Will County Office Building
Will County Board Committee Room
302 N. Chicago Street
Joliet, IL

CALL TO ORDER

Mr. Moustis called the meeting to order at 8:40 a.m.

ROLL CALL

Present were: Bilotta, Dralle, Goodson, Gould, Konicki, Kusta, McPhillips, Moustis, Rozak, Singer, B. Smith, L. Smith, Weigel and Wisniewski

Absent were: Blackburn and Maher

Also Present: Deputy Chief of Staff M. Johannsen, David DuBois and Tom Carroll, Land Use.

Present from State's Attorney's Office: Mary Tatroe.

PLEDGE OF ALLEGIANCE TO THE FLAG

Mr. Weigel led the caucus in the pledge of allegiance.

APPROVAL OF MINUTES

A motion was made by Ms. Dralle, second by Mr. Gould, to approve the minutes from the April 15, 2010 meeting. All in favor. MOTION CARRIES.

PROCLAMATIONS

Mr. Moustis advised there were 2 proclamations being presented today and there were 3 being read into the record only.

DISCUSSION OF APRIL 15, 2010 COUNTY BOARD AGENDA

LAND USE & DEVELOPMENT COMMITTEE

Mr. Weigel advised there were a couple of close cases on the agenda today.

Mr. Gould requested review of the close cases.

Case No: 5902M-Zoning Map Amendment

Mr. Weigel advised that PZC voted 4-2 and didn't approve it but Land Use did. This is in Joliet Township, it is like a junkyard and he is cleaning it up there because he wants to build a house. It is an upgrade of the community if we approve it.

Case No: 5904-Variance for Accessory Storage

Mr. Weigel advised that this is for a storage facility where he wants to store antique cars. He has an existing shed and small barn which he wants to tear down and build one new building. It is a ½ acre lot and he did not have a problem with it but some committee members did. Land Use voted 3-3 thereby denying the variance.

Ms. Rozak advised that she voted against the variance and our staff recommended denial on it. He can build on the 1800 square foot and this is one of those cases where he is creating his own hardship. We have some criteria which we are to follow, one of which is if there is a hardship which in this case there is not.

Ms. Konicki arrived at this juncture.

Mr. Moustis agreed with Ms. Rozak stating that we have normal setbacks for these types of structures and suggested different type of setbacks having different criteria.

Ms. McPhillips arrived at this juncture.

Mr. Weigel stated that are also 2 more on the agenda that if approved would allow larger outdoor storage. Staff always recommends denial if it doesn't meet our ordinance.

Mr. Singer arrived at this juncture.

David DuBois advised that there are certain criteria we follow, if there are unique circumstances and would it alter the character of the area. Primarily our recommendations are based upon that. One case staff recommended approval on was 5909-V which is an instance where the gentleman already had the square footage on his property. He was going to do minor repairs on it, it collapsed, put it up on an emergency basis and then obtained the permit afterwards. We need to look at the history of approvals, what thresholds have been approved and for what reasons. Maybe there are some modifications to the ordinance that need to be made and addressed under these particular situations.

There was a discussion regarding revision of the ordinance so we do not do these on a case by case basis.

Mr. Wisniewski arrived at this juncture.

Ms. Konicki advised her concern was the affect the structure would have on neighbors.

Mr. Moustis stated his concern was regarding someone else purchasing the property and using it beyond what the current use had been approved.

Mr. Bilotta arrived at this juncture.

Mr. DuBois advised that they look at the letter of the law and make our interpretations and recommendations based upon that and then once it goes to commission and committee, it is your decision whether to take other circumstances into account to make a decision.

It was recommended that staff review the variance ordinance.

Case No: CT2009-03-V-Wireless tower variance

Mr. Weigel advised this was regarding a wireless tower variance and was a tight vote, 3-3, thereby denying it. The concern was the height of the tower which would be higher than normal in order to have fewer towers in the area. The tower would be along I-80 and there are no houses in the fall zone.

Resolution #10-133-Water Resource Ordinance Amendments

Mr. Weigel stated that the water resource ordinance is up for renewal. Tom Joseph of the Realtors Association has objections to the Water Resource Ordinance but believes that he is now happy regarding the special use area and that we are not deviating from any of the state regulations.

Ms. McPhillips stated that Mr. Joseph's concern was to assure that the intention is not to put in language that the county and the developer will put in a special service area, then it becomes a dormant SSA and all the homeowners get taxed somewhere down the line. That at the time you are implementing it that it goes through following the statute and we notify the homeowners that this special service area would be imposed.

Mr. Singer clarified that regarding special service areas, if the homeowners don't make repairs on the retention ponds or utilities start to fail and then we will have the authority to force them to fix it.

A discussion was held regarding what the SSA (special service areas).

Ms. Johannsen advised that Mr. Joseph did not make the sign up to speak cut off and has made a formal request where we suspend the rules to allow him to speak.

Mr. Carroll advised that the language in the Water Resource Ordinance mirrors the language that was adopted recently in the Will County Stormwater Ordinance. The intent of these is not to create these special service areas at the front but if the homeowners associations are created and they fail to fulfill their duties regarding the stormwater retention areas, this will provide us a mechanism to allow us to step in. We are still requiring the developer to set up a homeowners association on the front end to provide that long term maintenance of the stormwater facilities. We have a letter of credit and then once we accept the improvements there is a 2 year maintenance bond.

FINANCE COMMITTEE – No questions

PUBLIC WORKS COMMITTEE – No questions

JUDICIAL COMMITTEE – No questions

PUBLIC HEALTH & SAFETY COMMITTEE – No questions

LEGISLATIVE COMMITTEE – No questions

CAPITAL IMPROVEMENTS COMMITTEE – No questions

EXECUTIVE COMMITTEE

Mr. Moustis stated that Resolution #10-162 is regarding the \$100 million general obligation bonds for the Build Will Program. He advised that \$90 million was taxable with a 35% rebate on about \$28 million. \$10 million was structured for tax exempt. We had to go slightly out of the perimeters, we had to raise a coupon in order to sell them. This is recognized in this resolution. The effective rate for \$100 million was 3.06.

APPOINTMENTS

Ms. Johannsen advised that the County Executive's office would like to table the Sunny Land Sanitary District appointment, page 7 of 7, until June.

ADJOURNMENT

A motion was made by Mr. Kusta, second by Mrs. Dralle, to adjourn the meeting at 9:14 a.m. All in favor.

MOTION CARRIES.