

MINUTES
WILL COUNTY LAND USE AND DEVELOPMENT COMMITTEE
January 13, 2009

Pledge of Allegiance

Chairman Weigel led the pledge of allegiance.

Call to Order:

Chairman Weigel called the meeting to order at 10:35 a.m.

Members Present at Roll Call:

Tom Weigel, Debbie Rozak, Sharon May, David Evans, Katrina Deutsche and Kathleen Konicki.

Members Absent:

Michael Wisniewski.

Staff Present:

David Dubois, Curt Paddock, Brian Radner, Michael Smetana, Eileen Franz, Karl Palmquist, Amy Munro, Anita Wesse and Leigh Kelley.

State's Attorney Present:

Melanie Manning

Others Present:

See sign in sheet.

Approval of Minutes:

**David Evans made a motion to approve the minutes from December 9, 2008; seconded by Debbie Rozak.
ALL IN FAVOR MOTION CARRIED (6-0)**

Chairman Weigel advised the Committee that staff asked to move the Subdivision Ordinance/Conservation Design item up on the agenda.

David Dubois went over the memo and work program schedule for special LUDC meetings on Conservation Design. The schedule shows five special meeting to be held on the second Tuesday of the month.

Curt Paddock gave an overview of this topic. Several years ago at the height of residential growth especially in un-incorporated areas of Will County staff was fully engaged in the development of the Land Resource Management Plan. At the time when much of the county's character was changing from rural to a suburbanized type of environment one of the principal concerns at that time was how to accommodate the growth but to do so in a way that preserved the ambiance of a rural environment while at the same time being able to accommodate large scale residential growth. Before the Board at that time was the concept of Conservation Design principles.

Overhead photos showed what the Land Resource Management Plan recommended for conservation design.

Minutes

Land Use Planning, Zoning & Development Committee

January 13, 2008

Mr. Paddock explained that with the adoption of a preference for the use conservation design principles the Board (approximately three years ago) went to implement one of the recommendations of the Plan; which was to go back and look at our existing Subdivision Ordinance to see if the following was present: 1. Are there unintended constraints against the use of conservation design principles built into our Subdivision process? 2. Are there incentives that could be added? 3. And what could be done to clean up and make more usable the basic document that staff has been utilizing for the past thirty years?

A consultant was hired by the Board to do a comprehensive review of our existing Subdivision Ordinance; which was a document that had been in place for about thirty years and had been amended numerous times.

Every word of the existing Subdivision Ordinance was looked at in addition to successive multiple drafts of how we could achieve those fundamental objectives of integrating conservation design principles into the Subdivision Ordinance and also clean it up to make it more user friendly and able to be utilized by developers and builders in an easy straight forward manner. During this process numerous meetings were held with various stakeholder groups (builders, developers, land owners, etc.) anyone affected by or concerned with the Subdivision Ordinance and their advice was very useful.

As deliberations continued through the fall of 2008, the LUDC realized the Subdivision Ordinance needed to be cleaned up and made more user friendly but there continued to be a need to reach a consensus and resolution as to how to achieve the objective of integrating conservation design as an optional path within the subdivision process. In December the Board passed the first comprehensive revision of the Subdivision Ordinance in almost thirty years and it did address many of those elements that had resulted in the Subdivision Ordinance being something difficult to use.

The work that is now before us is to return to the discussion of two principal things: 1. Figure out how specifically we are going to craft the wording of integrating conservation design as an option within the subdivision ordinance. There is broad based agreement that conservation design should be an **optional** path for a Subdivision. There is still considerable disagreement amongst different constituencies about specific items such as: density bonuses or setbacks with regard to a streambed. 2. Back-up funding- the maintenance effort to preserve, protect and defend conservation areas. That responsibility would initially be fixed with the homeowners association under most of the conceptions of how this would work. Sometimes a homeowners associations fail to exercise their responsibility to gather the dues, pay for the maintenance effort and consequently you see deterioration of the conservation areas that we tried so hard to set up in the first place. There is a need for having some type of mechanism that would come into play if the homeowners association failed to exercise their responsibility to maintain the conservation areas. One approach being given considerable attention is the mechanism called a "special service area" and if it is the proper tool to address the problem previously mentioned or whether we need to identify some other mechanism that would solve this problem of providing some form of back up funding in the event that the homeowners association fails to maintain the conservation areas.

Debbie Rozak made a motion to approve the conservation design work schedule; seconded by Katrina Deutsche.

ALL IN FAVOR

MOTION CARRIED (6-0)

FINAL PLATS

Castellan Crossing, PUD, Phase 1 –GG

Anita Wesse stated staff recommended approval of the final plat for Castellan Crossing, PUD, Phase 1 in Green Garden Township. This is a conservation design subdivision under the old subdivision ordinance and the entire project has over 50% open space in it.

Debbie Rozak made a motion to approve the final plat for Castellan Crossing, PUD, Phase 1;seconded by Katrina Duetsche.

ALL IN FAVOR

MOTION CARRIED (6-0)

REMANDED ZONING CASES

5795-S Melone

Chairman Weigel opened Case 5795-S. The applicant is requesting a Special Use Permit to operate collision repair and parts recovery shop.

Mike Smetana gave an overview of this case and went over a memo and time line for this request. This case was heard by the LUDC on December 9, 2008 and approved. It moved on to the County Board December 18, 2008 and it was remanded back due to objections by the Village of Romeoville. Their objections were not new. They submitted a letter and it was in the staff report for the PZC. The Village of Romeoville was going to send someone to attend the PZC meeting but called and cancelled. They were made aware of the LUDC meeting, did not attend but did attend the County Board hearing.

Mr. Smetana explained that he spoke with the applicant about adding a condition to the Special Use Permit that included installing a privacy fence and some landscaping at the rear of the property. This might mitigate some of the Village's concerns.

Mr. Smetana stated that the applicant met with the Village of Romeoville on January 8, 2009. An invitation for the Land Use Department to attend that meeting was not extended. Romeoville wants to annex this property and would like the County to not take a vote on this matter until the annexation agreement has been reached but if the Committee does take a vote the Village asked that this request be denied.

Michael Laird (attorney for the applicant, Jim Melone, the applicant and Joseph Ryan an appraiser) approached. Mr. Laird gave an overview of this request and explained his client was willing to work with the Village of Romeoville and add the privacy fence. Mr. Laird explained that he felt the Village was forcing them to annex.

Mr. Laird asked the Committee to take a vote tonight. The Village of Romeoville's main problem is with outside storage and this is already allowed because it was granted in a Special Use years ago.

Joseph Ryan explained the parcel and surrounding area.

Mr. Evans asked how much of the surrounding area had already been annexed by Romeoville and Mr. Smetana asked that the zoning map be shown on the overhead projector.

Minutes

Land Use Planning, Zoning & Development Committee

January 13, 2008

Conversation ensued regarding the annexation of the surrounding areas of this parcel.

Mr. Evans asked about the Village not attending any scheduled meetings until County Board and Mrs. Rozak asked if someone was in attendance today and Mr. Smetana answered no.

Ms. Konicki informed the Committee that the Village of Romeoville had their state of the Village meeting today.

Mr. Bilotta stated the Village of Romeoville wanted the applicant to annex because of the Meijer property; which is to the south. The Village asked for more time to speak to the applicant and that is why the County Board remanded this case back to LUDC. The applicant met with the Village and it seems as though they were told annex into Romeoville or this case will be denied.

Mr. Ryan explained that there is a detention pond that will separate the subject property from the Meijer property. The surrounding uses are all for industrial type properties.

Ms. Konicki stated that she understands the applicant's position but the Village of Romeoville is concerned that this case may blow their project with Meijer.

Ms. Konicki stated she had a phone call today with Mr. Rockwell (Community Development Director and Natalie Darga (assistant Community Development Director) and a senior planner. The Village would like to annex this property. Our County standards are not as strict as the Villages. They understand the current use of this property but are not supportive of the use being expanded.

Ms. Konicki stated that if the applicant could not work out an acceptable annexation agreement with the Village of Romeoville then the County should put sufficient conditions on the Special Use where it is at least a compatible development with the Meijer development. Ms. Konicki stated the Village has spent a lot of time on this it is not something they are taking lightly and would like to negotiate further on annexation and they have expressed an attempt to be reasonable, to waive some conditions they would otherwise oppose. Ms. Konicki suggested staff contact the Village regarding some conditions that might be added.

Mr. Smetana added that staff has been working with the Village of Romeoville and stated that if the Village wanted to work with the County then the County staff should have been invited to the meeting with the applicant and would have attended the necessary hearings at the County.

Mr. Smetana stated he agreed with Ms. Konicki with regard to the addition of conditions and added that the proposed Meijer development construction date is between 2011 and 2016.

Mr. Dubois advised the Committee that Mr. Smetana has been very pro-active with the Village with regard to this case and very thorough in his analysis and recommendation.

Mr. Evans stated that he believed if the Village of Romeoville was as concerned as Ms. Konicki stated then they should have sent someone to attend these meetings.

Mr. Bilotta stated that he agreed with Mr. Evans' comments, the Village had plenty of opportunities to express their feelings about this case and someone should have attended the meetings.

Minutes

Land Use Planning, Zoning & Development Committee

January 13, 2008

Mrs. Rozak asked about tabling this case for another month and Mr. Bilotta stated that if the Committee did choose to table this case the meeting should be held at the County.

Ms. Konicki agreed that another meeting should be held at the County and felt the applicant and the Village of Romeoville could work together with the conditions and better protect the Villages interests.

Chairman Weigel asked if the petitioner wanted to table this case and they answered no.

Chairman Weigel asked Mr. Smetana if the applicant offered to have additional screening and landscaping and Mr. Smetana answered yes.

Sharon May stated she believed a staff member from the Village of Romeoville should have been at today's meeting to argue for the Village of Romeoville.

Staff is recommending approval of the Special Use Permit with the following twelve (12) conditions: 1. All automotive repair and maintenance shall occur within the building onsite. 2. If more than 50 tires are stored onsite at any time, you must apply with the Illinois EPA as a registered tire storage facility. 3. All automotive fluids shall be stored in approved bulk containers, and removed from the site regularly. 4. Secondary containment shall be provided for all liquid storage containers. 5. All wastes shall be properly disposed or recycled. 6. No burning of any type of wastes is allowed in Illinois. 7. No painting of vehicles shall occur unless conducted within an Illinois EPA approved booth. The applicant shall contact the Bureau of Air regarding any permit issuance for spray painting vehicles. 8. All spills derived from leaking automotive fluids shall be contained and removed immediately. 9. At no time may automotive fluids be dumped in sewage treatment system on site. 10. If sandblasting is to occur, waste sand shall be contained and treated as waste. Disposal of waste sand shall be conducted in accordance with all local, state and federal laws. 11. Dust from sandblasting activities shall not cause a violation of the local, state and federal laws and regulations. 12. Waste containers containing waste sand from sandblasting shall remain covered at all times to prevent contact with precipitation, which may result in spills or contamination of the adjacent substrate or ground. 13. The applicant shall install a solid privacy fence and landscaping at the rear of the property.

David Evans made a motion to approve a Special Use Permit to operate collision repair and parts recovery shop with the above listed thirteen (13) conditions; seconded by Katrina Deutsche.

Mr. Smetana advised the Committee that the condition should read "a solid privacy fence and landscaping be provided across the rear of the property".

MOTION CARRIED (5-1)

NEW BUSINESS (ZONING CASES):

5796-S4V4 Marker 277, LLC IL

Chairman Weigel asked Mr. Palmquist to open Case 5796-S4V4,

Mr. Palmquist gave a brief overview and explained the changes made at the PZC meeting January 6, 2009. The applicant is seeking to bring the parcel into compliance.

Minutes

Land Use Planning, Zoning & Development Committee

January 13, 2008

The applicant is requesting a SUP for a truck terminal (parcel 1), a SUP for a mobile office trailer (parcel 2), a SUP for concrete redi/mix or asphalt/concrete plant (parcel 3) and a SUP for floodplain development (parcel 1), a Variance to the stream & wetland protection ordinance and Variance to the stormwater detention ordinance.

Staff is recommending approval of the SUP for a truck terminal with the following three (3) conditions: 1. Applicant must comply with all regulations of the Waste Services Division of Will County Land Use Department. 2. Applicants shall submit a site plan/landscape plan for staff approval within 60 days of County Board approval. The plan shall be implemented within one (1) year of County Board approval. 3. A travel trailer shall not be installed on a site in a floodplain for more than 180 days.

Staff is recommending approval of a SUP for a mobile office trailer with the following four (4) conditions: 1. The trailer must be ADA accessible. 2. All requirements of the Will County Health Department shall be met. 3. All requirements of the Land Use Department's Waste Services Division shall be met. 4. All requirements of the Will County Flood Damage Prevention Ordinance with respect to protection of the mobile office trailer must be met.

Staff is recommending approval of a SUP for a concrete redi-mix plant with the following two (2) conditions: 1. Appropriate dust control facilities, including truck washes and dust control materials on haulage roads shall be installed and utilized. 2. A site plan for the concrete plant shall be submitted prior to development of the plant. The site plan shall meet all requirements of the Will County Flood Damage Prevention Ordinance.

Staff is recommending approval of a SUP for Floodplain Development with the following one (1) condition: 1. The site shall meet all applicable requirements of the Will County Water Resource Ordinances and the County-wide Stormwater Management Ordinance.

Staff is recommending approval of a Variance from Stream & Wetland Protection Ordinance and approval of a Variance from Stormwater Detention Ordinance.

Sharon May asked if the Village objected to any of this and Mr. Palmquist stated earlier in the case the applicant was requesting a Map Amendment to I-3 and the Village of Channahon objected so the applicant changed their request to a Special Use Permit for a truck terminal in the I-2 zoning district; which the parcel has always been. The Village of Channahon now objects to the cement/asphalt plant. The Village of Channahon did send someone to speak at the PZC meeting. No record of vote was sent to the County only the letter expressing their objection to the cement/asphalt plant.

Mrs. May asked if the Township also opposed the same Special Use Permit and Mr. Palmquist answered that they did not have a vote on this. The Township Highway Commissioner and Township Board agreed to have an attorney send a letter showing their opposition to the cement/asphalt plant, but none of the other uses were objected to.

Mr. Richard Kavanagh (attorney) and Mr. Richard Masse (applicant) approached. Mr. Kavanagh explained that this parcel has been a barge terminal since the 1940's or 1950's. His client started making some improvements to the property and did not know he needed a permit and was cited.

Mr. Kavanagh explained their reason for applying for a Special Use instead of the I-3 zoning. Mr. Kavanagh stated the Planning Commission held their hearing a week ago and the Village advised they did not like the asphalt/concrete batch plant. There was a batch plant on this parcel from 2002 – 2006. Mr. Massey took it

down when the people who were renting the property left. The Village's objection states that there is a proposed residential district within 1,500 feet of the property and they are worried about the roads. Mr. Kavanagh explained that truck traffic would be decreased if the asphalt/concrete batch would be allowed.

Ms. Rozak asked about the Township Road and Mr. Kavanagh answered that it ran right across their frontage.

Ms. Konicki asked Mr. Kavanagh about the Village's objection to the concrete/asphalt plant and Mr. Kavanagh answered that he did not want to speculate, but explained the letter stated their concern for their roads and the future residential district that may come in the future.

Mr. Evans asked if there was anyone present from Channahon and there was not.

Mrs. Rozak explained that she called the Mayor of Channahon and he did not indicate that he was not in favor of this. Mrs. Rozak asked what the vote was and Mr. Kavanagh stated that the applicant was not invited to any meeting in which a vote was taken. Mrs. Rozak asked Mr. Palmquist and he answered that he had not received any correspondence that indicated a vote of record.

Ms. Rozak asked about the removal of condition number 2 by the PZC and Mr. Kavanagh explained that Mr. Massey purchased this property as a barge/truck terminal and should be able to sell it that way.

Debbie Rozak made a motion to approve Special Use Permit for a truck terminal (parcel 1) with the above listed three (3) conditions; seconded by Tom Weigel.
ROLL CALL VOTE: Weigel, Rozak, Evans and Konicki voted "yes". Deutsche and May voted "no".
MOTION CARRIED (4-2)

Debbie Rozak made a motion to approve a Special Use Permit for a mobile office trailer (parcel 2) with the above listed four (4) conditions; seconded by Tom Weigel.
ROLL CALL VOTE: Weigel, Rozak, Evans, Konicki and May voted "yes". Deutsche voted "no".
MOTION CARRIED (5-1)

Debbie Rozak made a motion to approve a Special Use Permit for Concrete Redi-Mix or asphalt/concrete plant (parcel 3) with the above listed two (2) conditions; seconded by David Evans.
ROLL CALL VOTE: Weigel, Rozak and Evans voted "yes". Konicki, May and Deutsche voted "no".
MOTION CARRIED (3-3)

Debbie Rozak made a motion to approve a Special Use Permit for Floodplain Development (parcel 1) with the one (1) condition as listed above; seconded by Tom Weigel.
ROLL CALL VOTE: Weigel, Rozak, Evans, Konicki and May voted "yes". Deutsche voted "no".
MOTION CARRIED (5-1)

Debbie Rozak made a motion to approve a Variance from Stream & Wetland Protection Ordinance; seconded by Tom Weigel.
ROLL CALL VOTE: Weigel, Rozak, Evans, Konicki and May voted "yes". Deutsche voted "no".
MOTION CARRIED (5-1)

Debbie Rozak made a motion to approve a Variance from Stormwater Detention Ordinance; seconded by David Evans.

**ROLL CALL VOTE: Weigel, Rozak, Evans, Konicki and May voted “yes”. Deutsche voted “no”.
MOTION CARRIED (5-1)**

5797-M Rosenboom

Chairman Weigel asked Mr. Palmquist to open Case 5797-M.

Mr. Palmquist gave an overview of this request. The applicant is requesting a Map Amendment from A-1 to E-1. The applicant is proposing to create two five- acre parcels out of a forty-acre parcel.

Staff is recommending approval.

Kathleen Konicki made a motion to approve a Map Amendment from A-1 to E-1; seconded by David Evans.

ALL IN FAVOR MOTION CARRIED (6-0)

Chairman Weigel asked Mr. Palmquist to open Case 5801-S. Mr. Dubois informed Chairman Weigel the attorney for this case had a court call and asked that this case be placed at the end of the agenda.

5803-S2 DeLucio, Kieskowski & Mitchell

Chairman Weigel asked Mr. Palmquist to open Case 5803-S2.

Staff is recommending approval of the SUP for liquor sales in restaurant/bar with the following one (1) condition: 1. The applicants shall submit to the Will County Land Use Department a landscape plan to be approved by staff that screens the parking lot from adjacent residential properties within sixty- (60) days of County Board approval. The screening shall include a six (6) foot high fence.

Staff is recommending approval of a SUP for a beer garden with the following three (3) conditions: 1. Outdoor entertainment including, but not limited to, live music or performances outside of the structures is prohibited. 2. The use of any speakers to project any type of performances, entertainment or music past the perimeter of the subject property is prohibited. 3. The beer garden shall meet state and local building codes.

There were no objectors.

Debbie Rozak made a motion to approve a Special Use Permit for liquor sales in restaurant/bar with the above listed one (1) condition; seconded by David Evans.

ALL IN FAVOR MOTION CARRIED (6-0)

Debbie Rozak made a motion to approve a Special Use Permit for a beer garden with the above listed three (3) conditions; seconded by Katrina Deutsche.

ALL IN FAVOR MOTION CARRIED (6-0)

5804-S Mitchell

Chairman Weigel asked Mr. Smetana to open Case 5804-S.

Minutes

Land Use Planning, Zoning & Development Committee

January 13, 2008

Mr. Smetana gave an overview of this case and the changes made to the conditions by the PZC. The PZC added the condition that the cargo containers would be removed five years from the date of County Board approval and the PZC changed the condition regarding painting the cargo containers a neutral color. It was determined that the painting must be done by June 1, 2009.

Chairman Weigel stated that staff recommended denial of this and Mr. Smetana answered yes since cargo containers are only permitted in the I-3 zoning district or used by a farmer. This property is zoned I-1.

Ms. Konicki stated that both the Township and the City are objecting and she had contact from residents objecting also. Ms. Konicki asked that this case be denied.

Mr. Bilotta explained the applicant has his business on this parcel and has cleaned it up in the last few years by adding a berm and landscaping. Mr. Bilotta went over the surrounding parcels and their uses. The applicant is aware the area around this parcel is changing. The applicant uses the cargo containers as storage and screening for his commercial roofing supplies, they are not stacked, they are only one level.

Mr. Bilotta explained these cargo containers were on this parcel prior to the adoption of the cargo container ordinance and the applicant has agreed to a five (5) year sunset for these containers.

Ms. Konicki asked how many cargo containers are on the property and Mr. Smetana answered there are six containers on this parcel now.

Ms. Konicki asked what ability do we have to enforce our ordinance if these cargo containers pre-date our ordinance and Mr. Paddock explained that a specific provision in the ordinance that stated "within six months of the County Board's adoption of the ordinance the cargo containers were to be removed".

Ms. Konicki asked if this was lawful and Mrs. Manning answered yes.

Ms. Konicki informed Mr. Bilotta that she supported Mr. Bilotta and the applicant going to the Township and City with the proposed compromise of the sunset provision.

Ms. Konicki made a motion to table this case.

Mr. Smetana stated the City of Lockport was originally suppose to hear this case back in December and had to postpone the meeting. The Township of Lockport voted 3-2 to approve this request as long as the applicant does not expand the use to include more than six cargo containers.

Mrs. Rozak asked about the color of the cargo containers and Mr. Smetana answered that they will be painted uniformly green.

Mr. Evans asked if this is near Liberty Meadows and Mr. Smetana answered about one mile from that subdivision.

The applicant was present but had nothing to add.

Mr. Bilotta stated he would attend tonight's meeting in Lockport and would bring the vote back to caucus on Thursday.

Ms. Konicki stated this case should be tabled. There would be no harm in tabling this case.

Mr. Evans asked if staff was made aware that Lockport was going to vote on this case at their meeting tonight and Mr. Smetana answered yes, in a memo. Mr. Evans stated that he would support tabling this case.

**Kathleen Konicki made a motion to table Case 5804-S until February 10, 2009; seconded by David Evans
ALL IN FAVOR MOTION CARRIED (6-0)**

Mr. Dubois informed the Chairman that the attorney for Case 5801-S was present.

5801-S Christiansen

Chairman Weigel asked Mr. Smetana to open Case 5801-S.

Mr. Smetana gave an overview of this request. The applicant is requesting a Special Use Permit to expand a landscape waste composting business area with office building and storage on Parcel 1. They have approval to operate a composting facility and would like to build an office building.

Chairman Weigel asked if this was an existing use and Mr. Smetana answered yes.

Staff is recommending approval of this request with the following three (3) conditions: 1. At no time shall landscape waste be stored on the office building property. Any other types of waste shall be kept in waste containers. Sand and soil may be stored on the site. 2. The office building shall conform with all state and local building codes. 3. The applicant shall comply with all requirements of the Will County Waste Services Division.

**Debbie Rozak made a motion to approve a Special Use Permit to expand a landscape waste composting business area with office building and storage on Parcel 1 with the above listed three (3) conditions; seconded by David Evans.
ALL IN FAVOR MOTION CARRIED (6-0)**

5805-MS2 Rest Haven Illiana Christian Convalescent Home

Chairman Weigel asked Mr. Smetana to open Case 5805-MS2.

Mr. Smetana gave the Committee a brief overview of this case. This is an existing senior housing facility with seventy- eight town homes and a 147 unit living facility along with a golf course. This was developed in the late 1980's. The applicants would now like to construct a new 125 unit senior living facility and because of this density increase the original PUD has to be brought into compliance. In order to do that they needed to obtain a Map Amendment from R-4 to R-6, obtain a new PUD and bring the golf course into compliance with an SUP. In the future the applicant intends to tear down the existing 147 unit living facility and building a new 260- unit facility.

**David Evans made a motion to approve a Map Amendment from R-4 to R-6; seconded by Katrina Deutsche.
ALL IN FAVOR MOTION CARRIED (6-0)**

Debbie Rozak made a motion to approve a Special Use Permit for a planned unit development (Parcel 1, Parcel 2 and Parcel 3); seconded by Katrina Deutsche.
ALL IN FAVOR **MOTION CARRIED (6-0)**

Katrina Deutsche made a motion to approve a Special Use Permit for a golf course (Parcel 1 and Parcel 2); seconded by Debbie Rozak.
ALL IN FAVOR **MOTION CARRIED (6-0)**

5811-M Van Kalker Family Ltd Partnership

Chairman Weigel asked Mr. Smetana to open Case 5811-M.

Mr. Smetana gave a brief overview of this case. The applicant is requesting a Map Amendment from A-1 to R-2. The applicant would like to bring the property into compliance in order to construct a single-family residence.

Staff is recommending approval of a Map Amendment from A-1 to R-2.

Hearing no further discussion, Chairman Weigel called for a motion.

David Evans made a motion to approve a Map Amendment from A-1 to R-2; seconded by Katrina Deutsche.
ALL IN FAVOR **MOTION CARRIED (6-0)**

OTHER BUSINESS

1. Ogren-Reed Homestead Landmark Nomination (Plainfield Township)

Amy Munro gave the Committee a review of this request. This nomination is for the Henry and Selma Ogren house and pond; which are located in Plainfield Township. The property owner submitted the nomination. The property was nominated primarily due to its architectural significance. It is a Tudor Revival house. The Historic Preservation Commission voted unanimously to recommend approval to the County Board for Landmark Designation.

Staff is recommending approval of this request with the following one (1) condition: 1. If granted landmark status, per the Will County Historic Preservation Ordinance, major exterior alterations require the property owner to file a Certificate of Appropriateness Application. Example alterations that fall into this category are changes such as window replacement, roof replacement, siding, redesign of the pond, and additions. Any alterations should be conducted in a manner sympathetic to the property's Tudor Revival architecture. The property owners should use replacement materials that are as close to the original materials as possible. In the event of economic hardship and an in-kind replacement of a historic feature is not possible, every effort should be taken to replace with a matching substitute material. (Prior to filing the Certificate of Appropriateness Application, the property owner is encouraged to contact historic preservation planning staff and/or the Will County Historic Preservation Commission for assistance in researching the historic rehabilitation options).

David Evans made a motion to approve the nomination as a Will County Historic Landmark to the site historically know as the Henry and Selma Ogren Homestead with the above listed one (1) condition; seconded by Katrina Deutsche.

ALL IN FAVOR

MOTION CARRIED (6-0)

2. Preserve America Grant Agreement

Amy Munro gave an overview of this request. The County received a grant in the amount of \$25,000 to continue it's rural structures survey efforts in Jackson and Wilmington Townships. From these surveys significant properties that are worthy of protecting are being identified.

Ms. Konicki congratulated Ms. Munro on this and asked who discovered this grant and Ms. Munro answered that Lois Mayer did.

Kathleen Konicki made a motion to approve authorizing County Executive to enter into United States Department of the Interior, National Park Service, Preserve America Grant Program for Will County Rural Historic Structures survey in Jackson and Wilmington Townships; seconded by Katrina Deutsche

ALL IN FAVOR

MOTION CARRIED (6-0)

3. Proposed zoning ordinance text amendment for Home Occupations.

Eileen Franz gave an overview of the memo with the proposed text changes to the Home Occupations section of the Zoning Ordinance. The draft included existing language and proposed additions were in bold text. Mrs. Franz advised that two items were stricken: number seven (7) is addressed in numbers eight (8) and nine (9) and number sixteen (16) requires a Special Use Permit; therefore, staff is requesting it be removed as a permitted home occupation.

Ms. Konicki stated the changes were excellent.

Chairman Weigel asked Mrs. Franz if she wanted the Committee to approve this request and she answered yes, then it would move to a public hearing.

Kathleen Konicki made a motion to allow changes to Section 8.22 (Home Occupations) of the Will County Zoning Ordinance to be heard at a public hearing; seconded by David Evans.

ALL IN FAVOR

MOTION CARRIED (6-0)

4. Proposed zoning ordinance text amendment for Special Use Permit to remain A-1.

Mrs. Franz gave a brief overview of this request. Staff met with Mark Schneidewind, some members of the Farm Bureau and Mr. Walsh on Friday and one suggestion that came from that meeting was possibly re-instating the A-2 Zoning District. If someone has an existing farmstead, they could break off that part and any out buildings and rezone it to A-2. 2. If someone wanted to break off five (5) acres and build a new home we would still require E-1 or A-2 Zoning. The A-2 would only be allowed if there were existing buildings on-site and existing out buildings. Mrs. Franz explained that she was exploring ways to modify language. Possibly increasing the amount of accessory storage to accommodate any farm out buildings.

Minutes
Land Use Planning, Zoning & Development Committee
January 13, 2008

Mrs. Franz stated she would like to gather more information and report it to the Committee at the next LUDC meeting and explore some possible text changes to accommodate the new A-2 idea.

Ms. Konicki asked if there had been any indication of a minimum lot size for A-2 and Mrs. Franz answered possibly 2 ½ acres and Ms. Konicki stated she liked that size.

REPORTS

David Dubois reminded the Committee that the first Subdivision Ordinance special meeting is scheduled for February 27, 2009.

Mr. Dubois also advised the Committee of the normal procedure for mailing the Land Use & Development Committee packets and advised the members that the entire packet is available on-line at the Department's website at www.willcountylanduse.com approximately one week prior to each meeting.

Ms. Konicki thanked Mr. Paddock for his excellent presentation at the beginning of the meeting on conservation design. Ms. Konicki thanked staff for putting together the time-line also.

ADJOURNMENT

Debbie Rozak made a motion to adjourn; seconded by David Evans.

ALL IN FAVOR

MOTION CARRIED (6-0)

The meeting recessed at 12: 25 p.m.