

**MINUTES**  
**WILL COUNTY LAND USE AND DEVELOPMENT COMMITTEE**  
**October 13, 2009**

**Pledge of Allegiance**

Chairman Weigel led the pledge of allegiance.

**Call to Order:**

Chairman Weigel called the meeting to order at 10:31 a.m.

**Members Present at Roll Call:**

Tom Weigel, Katrina Deutsche, Michael Wisniewski, Kathleen Konicki, Brian Smith and Sharon May.

**Members Absent:**

Debra Rozak

**Staff Present:**

David Dubois, Brian Radner, Amy Munro, Derek O'Sullivan and Leigh Kelley.

**State's Attorney Present:**

Melanie Manning

**Others Present:**

See sign in sheet.

**Approval of Minutes:**

**Katrina Deutsche made a motion to approve the minutes from September 29, 2009; seconded by Michael Wisniewski.**

**ALL IN FAVOR**

**MOTION CARRIED (6-0)**

**FINAL PLATS**

**1. Lang Subdivision – FR**

Derek O'Sullivan explained Lang Subdivision is in Frankfort Township and the developer is Dan Lang and he is requesting to waive the preliminary plat and go directly to the final plat procedures. The final plat is in conformance with the plat act and subdivision ordinance and the intention of the subdivision is to create two (2) buildable lots.

There were no objectors.

**Kathleen Konicki made a motion to approve a final plat for Lang Subdivision; seconded by Michael Wisniewski.**

**ALL IN FAVOR**

**MOTION CARRIED (6-0)**

**TABLED ZONING CASES**

**REMANDED ZONING CASES**

**NEW BUSINESS (ZONING CASES)**

**OTHER**

**1. IL Historic Preservation Agency, Fiscal Year 2010 Certified Local Government Grant Application for Historic Rural Structure Survey**

Amy Munro advised the Committee the Will County Historical Preservation Commission respectfully seeks the authorization for FY 2010 Certified Local Government Grant application to continue Will County's rural structure survey in Florence, Reed, Custer and Wesley Townships. This has been an ongoing project for the past ten (10) years.

**Kathleen Konicki made a motion to approve the Illinois Historic Preservation Agency's FY 2010 Certified Local Government Grant application; seconded by Katrina Deutsche.**

**ALL IN FAVOR**

**MOTION CARRIED (6-0)**

**2. Dickinson Store Landmark Nomination-Village of New Lenox**

Amy Munro stated this landmark nomination is located in the Village of New Lenox. Before the County received this nomination it was submitted to the Village of New Lenox for approval to validate its historic significance and also to grant authority to the County to review the nomination. Last Wednesday the Historic Preservation Commission conducted a public hearing for the Landmark Nomination. The property owner consents to this nomination and there are no objectors. This building was nominated because of its historic significance as one of New Lenox's first commercial stores and its contribution to the development of the community. Mr. Dickinson was a well known leader in the Village of New Lenox and the period of significance for the structure is the 1860's but it was altered somewhat due to a fire but nominated because of its status as one of the first commercial structures. The Commission looked at the historic significance of the property from its contribution to local history and also the current condition of the building and they voted unanimously to recommend that the County Board approve the landmark designation.

**Kathleen Konicki made a motion to approve the Dickinson Store Landmark Nomination; seconded by Brian Smith.**

**ALL IN FAVOR**

**MOTION CARRIED (6-0)**

**3. White Oaks Estates, Request to Reduce the Time Period for the Subdivision Warranty**

Derek O'Sullivan stated this is a unique situation, White Oak Estates was platted in 2003 and has just been built-out and they are at the stage of releasing the letter of credit for the development construction and have proceeded to the warranty section of the development, which is basically a two- year maintenance letter of credit to ensure the integrity of the development.

Over the course of the development the Frankfort Square Park District had expressed interest and has taken over ownership of the wetlands and detention basin areas in addition the roads were turned over to the Frankfort Township Highway Department. Both the Highway Department and Park District feel comfortable that the assets that they received have integrity and they are comfortable with having a shortened Maintenance Letter of Credit. Therefore the developer is requesting that the two (2) year time period be reduced to six (6) months, which will end in March or April of 2010.

There were no objectors.

**Michael Wisniewski made a motion to approve a request to reduce the time period for the subdivision warranty for White Oaks Estates; seconded by Brian Smith.**

**ALL IN FAVOR**

**MOTION CARRIED (6-0)**

Minutes

Land Use Planning, Zoning & Development Committee

October 13, 2009

#### **4. Temporary Use Permit #09-20 – Janota/ Fall Festival**

Mr. Brian Radner advised the Committee that Roland and Airocolina Janota are requesting a temporary use permit for a Fall Festival at 1301 East Offner Road, Beecher, IL 60401. The Fall Festival is scheduled for the following dates and times: Daily through October 31, 2009, 10:00 a.m. to 5:00 p.m.

The PIN for the property is 22-22-02-200-005-0000. The parcel is approximately 54-acres. The Fall Festival includes the following uses: Pumpkin patch, wagon ride, barrel train, corn maze, straw maze, corn stalks, bounce house & carousel and vending of bagged chips and soda.

If approved, the staff recommends the following two conditions: 1. The applicants shall obtain all required permits from the Health Department. 2. The temporary use permit is valid through October 31, 2009.

There were no objections received from any local agencies and the applicant has been operating this business for the past two years with no problems.

The Will County Health Department has no objection to the issuance of a special use permit. However, the applicant must obtain a contract for portable waste services and no heavy equipment or driving should take place over septic system on property. If they plan on using their private portable water well the Health Department will require a water test to be completed before use. The applicant must also meet the Health Department's requirement for food sanitation and obtain an itinerant food permit.

**Michael Wisniewski made a motion to approve a Fall Festival for 1301 East Offner Road, Beecher, IL, PIN # 22-22-02-200-005-0000 daily through October 31, 2009, 10:00 a.m. – 5:00 p.m. with the above listed two (2) conditions; seconded by Sharon May.**

**ALL IN FAVOR**

**MOTION CARRIED (6-0)**

#### **5. Discussion of draft schedule for billboard text amendment**

Mr. Radner advised the Committee that he passed out a draft schedule for the advertising sign section of the Will County Zoning Ordinance. Mr. Radner reviewed the schedule. There is currently a moratorium in place on advertising signs of a digital nature such as digital billboards and that is through December 18<sup>th</sup>. The Land Use Staff has spoke with the State's Attorneys office to look into extending the moratorium for a certain period that would give enough time to get the text amendment for digital technology and billboards (in general) passed. Mr. Radner stated that he planned to send out a draft copy of the text amendment by the end of the week.

#### **REPORTS, COMMUNICATIONS, CORRESPONDENCE**

Ms. Konicki asked Mrs. Manning if there were any cases currently in court and Mrs. Manning answered two that she was aware of. Ms. Konicki stated she would appreciate an update of which cases were in court and their status. Chairman Weigel stated he agreed with Ms. Konicki.

#### **ADJOURNMENT**

**Michael Wisniewski made a motion to adjourn; seconded by Brian Smith.**

**ALL IN FAVOR**

**MOTION CARRIED (6-0)**

The meeting recessed at 10:47