

**MINUTES**  
**WILL COUNTY LAND USE AND DEVELOPMENT COMMITTEE**  
**(Special Meeting)**  
**April 20, 2010**

**Call to Order**

Chairman Weigel called the meeting to order at 10:32 a.m.

**Pledge of Allegiance**

Chairman Weigel led the pledge.

**Members Present at Roll Call**

Present were Tom Weigel, Kathleen Konicki, Sharon May, Michael Wisniewski and Brian Smith.

**Members Absent**

Absent were Debbie Rozak and Katrina Deutsche.

**Staff Present**

Present were Tom Carroll, Derek O'Sullivan, David Dubois and Curt Paddock.

**State's Attorney Present**

Mary Tatroe was present.

**Others Present**

See sign-in sheet.

**Approval of Minutes**

There were no minutes for review.

**Water Resource Ordinance for Unincorporated Will County (Draft Text)**

Thomas Carroll said the public hearing was conducted by the Planning and Zoning Commission on April 6<sup>th</sup>. There were no comments from the public. Mr. Carroll presented comments that were the result of stakeholder meetings that had been held with the Three Rivers Manufacturers Association and the Forest Preserve District of Will County.

Chairman Weigel commended staff and said it is a good ordinance and we should approve their recommendations. He asked if there were any comments from Board members.

Mr. Wisniewski agreed with Chairman Weigel and said he would recommend approval.

Chairman Weigel asked the Committee members if any of them wished to comment.

Ms. Konicki asked Mr. Carroll to highlight what is being changed.

Mr. Carroll referred to the handout of Additional Comments attached to his Memo to the Committee dated April 20, 2010; regarding the Draft Water Resource Ordinance for Unincorporated Will County.

Page 3 of the handout - Section 300 Sediment and Erosion Control

Mr. Carroll said under f. it is implied that the Chief Subdivision Engineer was responsible for reviewing all repairs and modifications to soil erosion control structures. That sentence was modified from:

“All repairs and modifications shall be reviewed by the Chief Subdivision Engineer or his/her designee.”

To:

“A record of all repairs and modification shall be maintained by the Applicant and available for review by the Chief Subdivision Engineer or his/her designee.

Mr. Carroll stated, previously, there was a change under 300.11 dealing with pumping of water on construction sites. Language was added stating that appropriate sediment and soil erosion control measures should be used to filter the water for pumping activities.

Ms. Konicki asked if the applicant is going to submit a record of all repairs and modifications to them.

Mr. Carroll stated, as part of their NPDES Permit through the EPA, the applicant is required to keep a record of all their inspections at the job site and their repair and maintenance logs. They are kept on the job site and available for review.

Ms. Konicki said so we would look at that occasionally if a complaint came in.

Mr. Carroll said correct. The applicant would still have to comply with our ordinance and commonly accepted engineering practices.

Ms. Konicki asked Mr. Carroll to distinguish between a modification and a repair. Mr. Carroll stated the modifications he is familiar with are usually not that substantial so an in depth review is not necessary.

Derek O’Sullivan said the Erosion Control Plan they did is very general. They might show the location of silt fencing or the reconstruction of part of a ditch. These are the types of things that might be shown on a plan or perhaps a general detail showing how the straw bales will be installed and anchored down to the ground. There isn’t usually a detailed plan that shows where every stock pile is going to be or every area that is going to be stabilized. Things are changing day to day so there isn’t a detailed plan.

Chairman Weigel asked if inspections are done on these facilities.

Derek O'Sullivan said not every site is specifically inspected to see that all soil erosion control is met during development. There are other inspections being done such as if an infrastructure is being installed at these times we would look at the erosion control measures.

Mr. Carroll said soil erosion control is pretty much standard. The contractors are aware of what they have to do in terms of putting silt fence around the perimeters of the property; making sure the stormwater discharge that leaves the property is clean and free of sediment.

Mr. Paddock stated the purpose of the plan is to keep inappropriate erosion from occurring. The current administrative practice has been to evaluate the plan under the relevant ordinance and approve it based upon the established criteria.

Mr. Paddock stated that unlike a general site development plan that describes how an area will be configured at project completion; soil and sedimentation controls evolve and change throughout the evolution of the project before completion. What is approved is a set of practices and procedures that will evolve over time as the project unfolds. So it is understood that within the broad parameters of approved practices certain techniques will be employed at the changing stages and evolution of the project. If they depart from that and some disaster occurs and it is reported to us they run the risk of having sanctions and fines placed upon them or their project delayed which costs them money. That approach has been found to be satisfactory in assuring appropriate compliance of the applicant and adherence to our soil and sediment control provisions.

Jerry Caamano from Three Rivers Manufacturers Association stated that one of the concerns on the part of the owners is in order to make some minor repairs and modifications the owners need approval before they can proceed. That delay of repairs for a few days can have a detrimental effect on the issues. That is what they proposed; that minor repairs are allowed to be made by the owner.

Motion by Wisniewski, seconded by Smith to approve draft with staff recommended changes. Weigel, May, Wisniewski and Smith voted yes. Konicki voted no. Motion Carried (4-1)

Motion by Konicki, seconded by Smith to amend the language to the proposed change regarding Section 300.7(f) as follows:

Section 300.7 Sediment and Erosion Control Plan Requirements

- f. A maintenance schedule of each measure used shall be indicated on the plan. As a minimum, all sediment and erosion control measures on-site shall be inspected weekly and also by the applicant's designee after a one-half inch or greater rainfall event and any required repairs shall be made to keep these measures functional as designed. All plan modifications shall be reviewed by the Chief Subdivision Engineer or his/her designee. A record of all repairs and modifications shall be maintained by the applicant and available for review by the Chief Subdivision Engineer or his/her designee.

All in favor.

Motion Carried (5-0)

Motion by Wisniewski, seconded by Smith to approve the draft text with recommended changes. Weigel, May, Wisniewski and Smith voted yes. Konicki voted no. Motion Carried (4-1)

### Zoning Ordinance Update

Mr. Dubois stated the Committee was provided a draft schedule last week for updating the Zoning Ordinance. It is a lengthy process and will take over 24 months. It will start with the stakeholder meetings at the end of May. Mr. Dubois presented the timeline schedule for Committee approval.

Motion by Wisniewski, seconded by Smith to approve the timeline schedule.  
All in favor. Motion Carries (5-0)

Ms. Konicki asked Mr. Carroll to provide copies of the changes as amended. Mr. Carroll said he would give her a summary of the proposed changes.

Ms. Konicki stated that Debra Norvil, a member of a statewide organization that deals with billboard lighting issues that attended the April 13<sup>th</sup> Land Use meeting has asked if that organization could have an official invitation to the round table. Their director would like to participate at the round table. Mr. Paddock said he would.

### Adjournment

Motion by Wisniewski, seconded by Smith to adjourn.  
All in favor Motion Carried (5-0)

The meeting adjourned at 11:03 a.m.