

**MINUTES**  
**WILL COUNTY BOARD**  
**ORDINANCE REVIEW SUB-COMMITTEE**  
**May 31, 2011**  
**9:30 AM**

**CALL TO ORDER:**

Chairman Weigel called the meeting to order at 9:34 a.m.

**PLEDGE OF ALLEGIANCE:**

Chairman Weigel led the pledge.

**MEMBERS PRESENT:**

Tom Weigel, Brian Smith, Sharon May and Deborah Rozak

**MEMBERS ABSENT:**

None

**STAFF PRESENT:**

Curt Paddock, David Dubois, Eileen Franz, Ray Semplinski, and Leigh Kelley

**OTHERS PRESENT:**

See sign in sheet.

**STATE'S ATTORNEY OFFICE PRESENT:**

Melanie Manning.

**ZONING ORDINANCE UPDATE, CONCEPTS AND DIRECTIONS REPORT DRAFT**

David Dubois thanked everyone for coming and gave a brief overview of the project to date. He introduced the Sub-Committee members, Kirk Bishop from Duncan and Associates and Lourdes Gonzales from Primera.

Mr. Dubois also introduced Curt Paddock, Director of Land Use, Patty Killinger from the Will County Highway Department as well as Brian Scanlon from the Will County Health Department.

Kirk Bishop approached and gave an overview of his firm's objectives and goals and walked through some of the early reports that have been prepared.

The Zoning Ordinance that the County is currently using was last comprehensively revised in July of 1978 this needs to be reworked into a rule book that reflects the modern needs of Will County.

Mr. Bishop explained that the Building Ordinance revisions would focus on incentives to encourage greater use of green environmentally friendly sustainable development practices; not adding new requirements.

One of the reasons for the focus on the green and sustainable is because this project is funded by a grant from the federal EPA. The grant outlines ways in which the County's regulatory structure, in terms of development and construction will be modernized to do these sorts of encouragement for green and sustainable practices. The grant funder will be looking to our final ordinance products in terms of have we removed unnecessary regulatory barriers and provided incentives.

Mr. Bishop added that they are concerned about consistency with the Land Resource Management Plan which was adopted in 2002. It has always been a little ahead of the Zoning Ordinance in terms of the ideas for land use policy and it is really opportune to bring the Zoning Ordinance more in line with some of the ideas from the plan.

The new document will be easy to use with regulations that are more illustrated, organized so that they can combine information easier and the regulations are as clear as possible.

Mr. Bishop reviewed the five phases of the project.

The Land Resource Management Plan was reviewed to see if there were still unresolved issues; things that had not been fully implemented. They found some opportunities to do some things that are a little more in-line with the Land Resource Management Plan.

One of the central objectives of this project is to make sure that our ordinances are not standing in the way of the businesses or homeowners who are trying to do the right thing with regard to energy conservation and/or efficiency. The emphasis is on removing barriers and providing incentives.

Mr. Bishop discusses leasehold issues and development or alterations in floodplains. He suggested the need to remove some types of floodplain alteration activities from the list of things that require special use permits; perhaps they would need administrative approval.

### **GREEN BUILDING INCENTIVES, CONCEPTS AND DIRECTIONS REPORT DRAFT**

Lourdes Gonzalez from Primera approached and gave an overview of the recommendations for incentivizing things on the building side of things. Their focus is on sustainability and sustainable codes.

Ms. Gonzalez reiterated that they are looking at an incentive program not a general re-write of the building code; an incentive program to get the folks in Will County to be thinking about sustainability and truly incorporating it into every project.

Ms. Gonzalez reviewed the two different types of incentive programs and discussed best practice research.

Ms. Gonzalez then discussed LEED certification and what might work better in Will County.

### **Stakeholder Comments**

Chairman Weigel advised that the Will County Forest Preserve submitted a letter with very constructive comments; he then thanked them for their comments.

Chairman Weigel suggested comments be submitted in writing.

Mr. Tom Joseph from Three Rivers, Illinois Association of Realtors approached and advised the Committee that he would try to provide written comments by the end of this week.

Mr. Joseph the stated with regard to the green density discussion he asked if a more broad based approach would be considered; not just a permit reimbursement or a reduction of fees. Perhaps collectively look at a general concept of a property tax rebate as well as a density bonus or floor bonus. The list could be quite extensive and it would be helpful if all of those types of efforts could be put on the table for discussion. A more broad based approach would be helpful for the initial discussion.

The permit fee reduction incentive proposed in the green building report should be further developed and explained.

In reference to the discussion started today and moving forward – when staff comes forward with their recommendations it would be good if the proposed changes could be highlighted and the old language red-lined. This would help those who are not experts in zoning or land use.

Look forward to working with staff and the consultants and ultimately with the County Board.

Mrs. Rozak asked Ms. Gonzalez about the pre-meetings that the City of Bellingham Washington holds that saves money, is this something that could be implemented in Will County and Ms. Gonzalez answered that it could be looked into.

Chairman Weigel stated he agreed that the process for obtaining special use permits for floodplain development should be made easier.

Conversation ensued regarding possibly re-instating the A-2 zoning district.

Mr. Dubois explained that today we are hoping to hear from the Committee that generally these reports reflect where the Committee wants to go. Chairman Weigel stated he thinks they are going in the right direction.

Deb Rozak stated that the Forest Preserve's comments were good and asked if they would be incorporated into the next draft and Mr. Bishop answered yes.

Mr. Dubois explained that a free basic website with the staff support to keep the project up and running And was awarded

### **OTHER BUSINESS**

Mr. Dubois explained that the Department entered a competition for project submittals with a relatively new start- up company that does public engagement websites; they solicited projects that they could choose from to award a free basic website that comes with the hosting for 1-2 years with the staff support to get the project up and running. The County was awarded the website.

Mr. Dubois gave an overview of the new website; [renewingwillcounty.com](http://renewingwillcounty.com). He explained that we would be transitioning from the [willcountygovern](http://willcountygovern.com) website.

- There is a mechanism for getting updates from a newsletter; it will be a compilation of project updates that will be posted on the website.
  - There will be announcements.
  - On the bottom of every page there will be project update links.
  - Agendas and documents will be posted online as well.
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- There will be a link to the Department's Facebook and you can get RSS feeds for any project updates or document postings.
  - There is a link if you need to contact an elected official.

Mr. Dubois advised that you should go the website: [renewingwillcounty.com](http://renewingwillcounty.com) to check project updates from on. Once the mobile application is up and running QR codes will be on agendas and project posters. Someone with a smart phone can scan the QR code and will be taken to the home page of the project.

Mr. Dubois reiterated that this was at no cost to the Department or the County.

Mr. Paddock acknowledged and congratulated Mr. Dubois for taking the initiative and writing the winning proposal to add onto this project a really sophisticated and accessible public participation element that will help the stakeholders and citizens of Will County be fully engaged with this process.

Mrs. Rozak asked Mr. Dubois if he will track how many people use the website and he stated he would find out if there is a mechanism to track hits.

Mr. Paddock explained that a number of steps will be taken to make people aware that the website exists.

**ADJOURNMENT:**

**Debbie Rozak made a motion to adjourn; seconded by Brian Smith.  
ALL IN FAVOR**

**MOTION CARRIED (4-0)**

The meeting adjourned at 10:46 a.m.



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Thomas Weigel, Chairman  
Will County Land Use and Development Committee