

Grundy County Land Use Department
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MINUTES OF THE GRUNDY COUNTY LAND USE COMMITTEE
January 23, 2013

TIME: 4:30 P.M.

LOCATION: Conference Rooms 1 and 2, Grundy County Administration Center, 1320 Union St., Morris

COMMITTEE MEMBERS PRESENT: Chairman John Almer, Vice Chairman Dick Joyce, Vicki Geiger, Jim Ryan, Eric Rassmussen, David Boggs, John Roth

COMMIITTEE MEMBERS ABSENT: None

COUNTY BOARD MEMBERS PRESENT: County Board Chairman Severson, and Vice Chairman David Welter

COUNTY BOARD MEMBERS ABSENT:

STAFF PRESENT: Heidi Miller, Land Use Director, Cheryl Wardell, Assistant and Perry Rudman, State's Attorney

STAFF ABSENT: None

PUBLIC: Fred & Pat Hausman, Robert Reilly, Terry Leet, Bernie Ferro, Bev Carroll, Patrick Greenway, Gideon Blustein, Jay Aellg, Bill Jenkins, Cary Jenkins, Chuck Greenway, John McLuckie, and Lisa McLuckie

Chairman Almer called the meeting to order at 4:30. Roll call was taken by sheet.

1. Approve the minutes of the December 19, 2012 meeting.

Chairman Almer requested a motion to approve the minutes of the December 19, 2012 meeting. Dick Joyce motioned, second by David Boggs. Motion carried 7-0.

2. Public Comment:

A. Comments on petitions 13-ZBA-001 and 13-ZBA-002

Chairman Almer noted that no action will be taken in regards to the official business on the agenda tonight. Almer noted that the Planning Commission has not heard items B and C on the agenda. Almer also noted that a letter to Heidi Miller stating any concerns you may have would go to the Planning Commission. Almer requested that a spokesperson please speak if the issue is the same issue. This helps to reduce redundancy. Lisa McLuckie was chosen as the spokesperson

for the Wildfeather Community. In regards to petition 13-ZBA-001 changing the zoning from Industrial to Agricultural, we, the Wildfeather Community, recommend that the petition shall not be approved. We, Wildfeather Community, also recommend that 13-ZBA-002, a request for a special use of the land for a campground, shall be denied. For the following reasons:

- Health and safety with additional traffic entering and leaving the Dresden Industrial Area especially if an evacuation is required due to an emergency or flooding.
- Endangering Wildlife
- Endangering Wetlands
- Reduction in Residential Privacy
- Similar locations are already available on the river
- Work has already been done and is still being done on the land without Grundy County Permits

The Grundy County Board will be receiving additional information from the Wild Feather community and adjacent communities. In summary, please oppose Petitions 13-ZBA-001, and 13-ZBA-002.

B. Terry Leet of the Wild Feather Community, who lives directly adjacent to where the campground and boat launch are proposed, had concerns, the concerns are as follows:

- General safety, Leet noted that there are too many boats on the river already for safe operating
- "Minor Maintenance Dredging" was permits obtained for the disposal of the spoils of the dredging operation? Leet noted from personal experience that area is very shallow and felt that more than just "minor" dredging would be needed.
- The plans show electrical installation, but not a sanitary dump facility, or potable water. Where will the campers dump their septic?
- Operation intent of the campground facility, is it membership only, or pay per use?
- Are campers allowed to leave camping equipment in place for an extended period of time, thus creating a trailer park type of environment, and decreasing land value in the area?
- What season is he proposing for Seasonal camping?
- Shooting on the property has already occurred, will shooting be allowed on the property, other than legal hunting?
- Will any type of shooting range or trap facility be allowed to operate on the facility?
- Is a shooting range allowed under county campground special use permit?
- This project has been in construction for 2 years, why are the owners just now coming in for their permit? What was the secret? Was it to proceed with the project without public input and possible objection?

In summary, as a local homeowner, I am opposed to the approval of the special use permit.

C. Chuck Greenway noted that Will County has deputies currently assigned to the river. Grundy County may want to consider having a deputy on the river also. If done this would be a financial negative for this campground. Almer noted again that a letter to Heidi Miller with any concerns you may have, would be a good way to address concerns. The Wildfeather community still has time to organize. This will not be presented to the Board at the February meeting, so no action will be taken.

Comments: School Site Donations

- A. Gideon Blustein from Coal City would like for the Board to consider a moratorium for the Grundy County School Site Donations Title 8 / Chapter 7. He noted that at the time the Code was written Grundy County was in the midst of a growth explosion, since then Grundy County growth has flat lined. Economists predict a slow recovery. The population of Grundy County has flat lined, and the school system in Coal City has flat lined within the last 3 years. Blustein felt that the School Site Donation is a disincentive for residents to build in Grundy County. He feels that the Board should take swift action and place a temporary moratorium for this fee. He suggests that the language should include "automatic trigger" language which would make the donations remain if a certain amount of residential building permits are issued. He also proposed adding language to the code that would create an exemption for current Grundy County residents who choose to construct a home in unincorporated Grundy County.

Blustein is interested in building a home in unincorporated Grundy County and finds that the fees are prohibitive. He noted that the fee cannot be included in the bank loan and that it would have to come out of pocket. He is not against paying his fair share, and understands why the fee was enacted, he feels that if the economy is stuck in neutral this may be one way Grundy County could jump start their economy.

Geiger asked if the fees have more than doubled in the past few years, Miller noted that a Brick and Mortar fee was put through in 2002, for any new subdivisions. Miller also noted that we look at the assessed value that we get from Dave Henderson's office per acre. Miller asked Blustein if he spoke with Paul Nordstrom in regards to this. Gideon said that Paul noted that it is a novel idea and building permits are down. Gideon noted that he was surprised by the education community's reaction to his proposal; he found that they were in support of his idea because of the sluggish economy. Ryan noted that before the economy failed, there were many subdivisions proposed for the Coal City area and the current school system would be overwhelmed by all the children that would be brought into the school system with the new subdivisions. These fees were put into place because new schools were built, and an addition to the high school was made. Geiger noted that it would be nice to find a way to jump start the economy again. Grundy County adopted this rule because the schools asked that it be put into place. R.O.E. would need to speak with all school districts within the county before any changes could be made in the code book. Almer noted that we will take this proposal under advisement and put it on the agenda for next month. Almer noted that we cannot make a motion on this proposal tonight because it is not on the agenda. It will be placed on the agenda for the February meeting. Joyce noted that Minooka was the community that was hit hard with the growth and they were unprepared for the growth. They needed trailers for school classrooms until the buildings could be built. Perry Rudman noted that we could amortize the fee over 5 years. This proposal will be placed on the agenda for next month's meeting.

3. Official Business:

12-ZBA-09, Special Use for Twelve (12) Cargo Containers located in Section 14, Township 32 North, Range 8 East, Braceville Township, filed by Owner 2390 South Broadway Street, LLC, 2390 South Broadway St., Coal City, IL and Petitioner Joe Phillips, 1488 S. Broadway St., Coal City, IL.

Miller noted that this petition was tabled at the Zoning Board of Appeals meeting, because

the petitioner was not there. No action to be taken.

Petition 13-ZBA-01, Map Amendment to change 11.8 acres from I-Industrial to A-Agricultural located in Section 1, Township 33 North, Range 8 east, Goose Lake Township, filed by owner John Russ Jr., 16151 S. Rankin Drive, Lockport, IL 60441 and petitioner Bob Schmude, Chamlin Engineering, 221 W. Washington Street, Morris, IL 60450. Place on file with the County Board.

Petition 13-ZBA-02, special use for a 29 lot campground and boat dock located in Section 1, Township 33 North, Range 8 East, Goose Lake Township, filed by owner John Russ Jr., 16151 S. Rankin Drive, Lockport, IL 60441, and petitioner Bob Schmude, Chamlin Engineering, 221 W. Washington Street, Morris, IL 60450. Place on file with the County Board.

Miller noted that these two proposals were not heard by the Planning Commission because everything that was requested of them from staff was not resolved. No action to be taken on either of these proposals. It was noted that excavation has been going on out there. Miller noted that she has spoken with the applicant on 3 different occasions and Russ was advised to cease and desist. Almer noted that the State's Attorney's office could send them a cease and desist letter.

4. New Business –

Dave Welter noted that a non-profit would like a variance for a reduced rate. Miller noted that Shorewood has a separate fee for non-profits. There fee for a non-profit is one third of the cost of permit. Severson and Roth noted that we would like all permits to cover any overhead costs. This issue will be put on the agenda for next month.

5. Old Business – None

6. Monthly Reports –

Electronic waste events will take place each month this year except March and May. If there are any communities that would like an e-waste event please let us know.

We are working for the subcommittee for the 20 year Solid Waste Update plan. Miller noted that she has heard from 2 residents that would like to be a part of the committee. Invitations will be sent to all Board Members, municipalities, concerned citizens, waste haulers, and industrial users in the County. We will start the meetings at the end of February and have one a month until the document is completed for adoption in 2014 when the last five year update is expired.

We will be hosting a blood drive on February 8th, 2013 in the parking lot of the Administration building. Promotional gifts will be given to those who donate blood.

We submitted a grant proposal to the IEPA to pay for the cost of permanent signs for E-Waste events. Miller noted that she received quotes for costs from two sign companies plans and will The Grant is due at the end of January.

We have been awarded a grant for \$250,000 to study the Claypool/Maine Drainage Districts and also the update of our comprehensive plan as the County. This will require that resolutions be approved and an rfp completed through the help of the Illinois Disaster Recovery Program Grant Manager Ms. Linda Bowen. The committee will look through the rfp submittals and choosing an engineer / planner to complete the work.

While updating the website, it gave us an opportunity to see what needs to be updated, and what needs to be clearer. We will complete the review and incorporate new applications to the website once completed.

7. Future agenda items –Miller stated currently there are no petitions filed and no interest at this time.
8. Approval of Land Use Department vouchers. John Roth motioned to approve the vouchers, second by Jim Ryan. Motion carried 4-0.
9. Executive Session – None

Rasmussen motioned to adjourn the meeting, Ryan seconded the motion. Meeting adjourned.

The meeting ended at 5:35 p.m.