Grundy County Land Use Department
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MINUTES OF THE GRUNDY COUNTY LAND USE COMMITTEE
May 29, 2013

TIME: 4:30 P.M.

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

COMMITTEE MEMBERS PRESENT: Vice Chairman Dick Joyce, Vicki Geiger, Jim Ryan, Eric Rasmussen, and John Roth

COMMIITTEE MEMBERS ABSENT: Chairman John Almer, David Boggs

COUNTY BOARD MEMBERS PRESENT: County Board Chairman Severson
COUNTY BOARD MEMBERS ABSENT:

STAFF PRESENT: Cheryl Wardell, Land Use Assistant, Jason Helland State's Attorney, and Perry Rudman, State's Attorney

STAFF ABSENT: Heidi Miller, Land Use Director

PUBLIC: Robert Schmude, Ken Carlson, Nancy Norton Ammer

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

1. Approve the minutes of the April 24, 2013 meeting.

   Vice Chairman Joyce requested a motion to approve the minutes of the April 24, 2013 meeting. Eric Rasmussen motioned, second by Vicki Geiger. Motion carried 5-0.

2. Public Comment:

   Curt Jabens - Flooding on Tabler Road my daughter lives on Tabler Road, and something needs to be done out there. Jabens spoke with FEMA and FEMA would be happy to work with the county if the County would invite them in for help. IN 1978 when Jabens was flooded the county had 9 inches of rain in six hours. Rain totaled 5-6 inches in 24 hours and the flooding was worse than it was in 1978. Jabens thinks a study needs to be done in regards to the storm water runoff from the warehouses and amplifying the problem. Jabens and his daughter went to the meeting in Minooka last night and Minooka agreed that a study needs to be done in regards to the storm water. People should know that the property they are buying could be in a potential flood plain area and is no longer habitable. It has to start somewhere, and a study needs to be done. FEMA

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said they would be happy to work with the county regarding this issue; however, the county has to invite FEMA in. Minooka is saying that the warehouses and development going on in the east is not impacting the road but there is a lot of people who live on that road that said the water came from the east before it came from the north. Jabens stated he don't know what it would take, or if there are any recommendations on how to proceed from this point. Jabens had pictures of the flooding that took place. One home that was raised five feet after the flood in 78, was flooded this time, that is how much more water that is being dumped in the area. The whole area at the bottom of the hill became a lake. Joyce asked if the water was from Aux Sable Creek or was it ground water. The water was from Aux Sable Creek, the only thing that saved my daughter was early evacuation. Jabens speculates that when the barges hit the dam in Marseilles, and they lowered the river, and the creek was able to drain into the river, the water went away quickly. Dick Joyce thanked Mr. Jabens for coming and bringing this problem to light. Joyce noted that the county will look into this.

Dave Soave – Noted that he has not heard one committee talk favorably about the Russ proposal since its inception. The property is still mud. Soave has pictures of the property days after the flooding if anyone would like to see them.

Kevin Reardon- 8525 Mallard Lane, Reardon noted that he is taxpayer in this county, and loves this County and Mallard Lane. Reardon noted that the thing that struck him is when Mark Bass bought the property off of County Line Road and proposed 11 home sites, and the Board allowed 4 home sites. Reardon feels that Mr. Russ will be after more camp sites later down the road.

8720 Bass Island Drive- The speaker lives in the subdivision that Mark Bass developed. The speaker was happy that Mark was not able to develop more. The homeowners are paying upward of 20,000.00 in taxes for their homes. How is a campground the highest and best use of this property? It would seem that this is a loss of revenue for the county.

3. Official Business:

A. **13-ZBA-01**, Map Amendment to change 11.8 acres from Industrial to Agricultural located in Section 1, Township 33 North, Range 8 East, Goose Lake Township, filed by Owner John Russ Jr., 16151 South Rankin Drive, Lockport, IL, 60441 and Petitioner Robert Schmude, Chamlin Engineering, 221 W. Washington St., Morris, IL, 60450.

Summary is the Planning Commission has positively recommended the map amendment and the special uses attached. The Land Use Committee with a positive recommendation for it to be placed on file for the Board agenda. The petition was placed on file April 10th with the County Board. Zoning Board of Appeals has recommended denial of this petition due to adverse effect on the industrial corridor, and flooding problems.

Conditions that were asked to be changed at the last Land Use meeting were met. But that is for 13-zba-02, next issue.

A positive recommendation was made by Jim Ryan and seconded by Roth.

A recommendation to rescind the motion for a positive recommendation to send to the county board was made by Ryan and seconded by Roth. Motion carried 5-0

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A recommendation was made to pass this petition on to the County Board with a neutral position was made by Ryan, and seconded by Roth. Motion carried 5-0

A discussion was held with members of the public and the board members on how leaving the property zoned Industrial could impact them. It was discussed how any work that has been done on the property right now how that has impacted people. Most of the concern was with the noise. Geiger noted that this has been a long process, and even though it may be frustrating it is so everyone knows and is able to have an opportunity to speak, and the petitioner is able to have his due process also. The current zoning of Industrial, the property would not be a prime location for Industry.

B. **13-ZBA-02,** Special Use for a 29 lot campground located in Section 1, Township 33 North, Range 8 East, Goose Lake Township, filed by Owner John Russ Jr., 16151 South Rankin Drive, Lockport, IL, 60441 and Petitioner Robert Schmude, Chamlin Engineering, 221 W. Washington St., Morris, IL, 60450.

Changes to the provisions are as followed.

A pump station will be at the campground in accordance with Illinois Department of Public Health. A pump truck can pump any RV that needs pumping as long as they are in compliance with the codes of the Illinois Department of Public Health.

Two pieces of heavy equipment will be kept on property to remove any RV's that may need to be moved because of flooding activity.

A mussel survey was requested by the Illinois Department of Natural Resources, the developer has agreed to hire a mussel consultant and until the consultant has done his survey, no work will be done on the sea wall or docks will be done until the study is done. Schmude noted that a consultant has been hired and we expect the survey to take place soon.

Motion to recommend to the full County Board with a neutral recommendation made by Roth, and seconded by Rasmussen. Motion carried 5-0

C. **13-ZBA-06**, Map Amendment from (A) Agriculture to (R) Residential in Section 1, Township 33 North, Range 6 East, Erienna Township, filed by Nancy Norton Ammer, 1409 Freemont Avenue, Morris, IL 60450. County Board Approval

Ammer noted that she is the executor of her father's estate. The property was bought by her father and she thought that all the land had been zoned Residential and in looking through the files she noted that a 3 acre parcel was still zoned Agricultural. 2 acres have been sold and one has been maintained by our family and in order to build on this property it needs to be rezoned.

Motion to send to full Board for approval made by Rasmussen and seconded by Ryan, Motion carried 5-0.

D. **13-ZBA-05,** Final plat modification to the Nettle Creek Country Club Estates Subdivision, Section 33, Erienna Township, Township 33 North, Range 6 East, filed by Nancy North

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Ammer, 1409 Freemont Avenue, Morris, IL 60450. County Board Approval
Ammer noted that when doing the estate closure that land was designated for a cart path. The path was never built and here to request a plat modification to make the land a lot.

Motion made by Roth to approve the final plat modification, seconded by Geiger. Motion carried 5-0.

E. Fee Resolution consideration- Miller reviewed the fees and she sent comments to Mr. Joseph for review, and has not heard anything from him. Roth noted that he would like to discuss some things with Miller. Roth made a motion to table this discussion until next month, seconded by Geiger. Motion carried 5-0.

F. Fees waived for flood victims – Miller noted that she would like to waive any fees for people who have to do repairs to their home due to the flooding.

   Motion by Roth to recommend waiving fees for flood victims, seconded by Geiger, Motion carried 5-0.

   A discussion was held whether Insurance companies could be billed for permit costs. A question was asked how the Land Use office would know if a person's home was flooded. Wardell noted that most of the flooding in unincorporated Grundy County was on Tabler, Cemetery, and Minooka Road. Shady Oaks was flooded also.

4. New Business – None

5. Old Business – None

6. Monthly Reports – Reports were included in everyone's meeting packet. No questions were asked in regards to the report.

7. Planning Commission/Zoning Board of Appeal Minute review – Both minutes are contained within your packets for review.

8. Future agenda items –None.

9. Approval of Land Use Department vouchers. Roth motioned to approve the vouchers with the condition that the Baxter Woodman voucher and the Planning Commission voucher is approved by Miller, second by Rasmusson. Motion carried 5-0.

10. Executive Session- No

11. Adjournment – Roth motioned to adjourn, Ryan seconded, and Motion carried 5-0.

The meeting ended at 5:58 p.m.

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