

**Members Present**

Mr. Stauffenberg, Mr. Tripp, Mr. Bertrand, Mr. James, Mr. Martin, Mr. Washington, and Mr. Scholl.

**Members Absent**

Mr. Olthoff and Ms. Hertzberger.

**In Attendance**

Mr. Kruse, Mrs. Lee, Mr. Whitten, Mr. Vickery, Mike Van Mill, and Brian Billingsley.

**1. Call to Order**

The meeting was called to order by the Chairman, Mr. Stauffenberg at 9:00 a.m. Quorum present.

**2. Public Comment**

None.

**3. Approval of Minutes**

A motion was made by Mr. Bertrand and seconded by Mr. James to approve the minutes of December 15, 2003. Motion carried.

**4. Building**

None.

**5. Subdivision**

Hawkins Grove Subdivision, 1<sup>st</sup> Addition - Final

Mr. Billingsley provided the committee with an overview of the Hawkins Grove Subdivision proposal.

A motion was made by Mr. Bertrand and seconded by Mr. Tripp to approve Hawkins Grove Subdivision, 1<sup>st</sup> Addition Final Plat. Motion carried.

**6. Zoning**

ZBA Case #03-19

The committee reviewed the continued case of ZBA Case #03-19; request for rezoning from A1- Agriculture District to RE-Rural Estate District, on a parcel generally situated in Section 13 of Sumner Township. The petitioners are Peter P. Rees and Renee Rees-Renzetti, property owners and Paulnita Rees applicant.

Mr. Billingsley provided an overview of the case. The ZBA voted to deny the request for rezoning.

A motion was made by Mr. Martin and seconded by Mr. Bertrand to concur with the recommendation of the ZBA to deny the request for rezoning.

Mr. Martin said until we fill up the subdivisions that we already have in the County, we do not need to make more. He spoke to Rich Howell about this case to get his reasoning for denial and several members of the ZBA do not believe we should make more and more subdivisions in the rural area and we should preserve the agriculture land.

Mr. James said he would like to know more about what is surrounding this area.

Mrs. Lee said there is a discrepancy in finding #6 and #10. Mr. Billingsley said this property has a 194 LESA score because of its proximity to Grant Park.

Mr. Scholl said the surrounding area appears to be predominately residential and he thinks it would be compatible with the existing rural estates. It is agricultural ground and we have an obligation to preserve, but it would be advantageous to develop it to control the flow of the water.

Mr. James asked if there were any objectors present at the hearing. Mr. Billingsley said there were no objectors present.

Mr. James said he cannot see anything except supporting it.

Motion failed on a roll call vote of 2 ayes and 5 nays.

Mr. Van Mill said we need to go on record on why we are recommending something different than what the ZBA found.

A motion was made by Mr. James and seconded by Mr. Scholl to approve the request for rezoning because of the following reasons:

1. The land conforms with the present use in the surrounding area.
2. It is the highest and best use for that piece of ground at this time.
3. It is too small for agricultural use.
4. It is adjacent to residential use at the present time.
5. It has a low LESA score.
6. This rezoning is in an area of existing large-lot development, which is consistent with the purpose and intent of the RE-Rural Estate District.
7. The site is planned for future residential use according to the Land Use Plan map.
8. It is compatible with the existing use of property in the area.
9. It is a well-kept area.

Mr. Stauffenberg said he finds it hard to vote against it since Grant Park did not oppose it.

Motion carried to approve the rezoning on a roll call vote of 6 ayes and 2 nays.

#### ZBA Case #03-21

The committee reviewed ZBA Case #03-21; request for rezoning from A1-Agriculture District to RE-Rural Estate District, on a parcel generally situated in Section 22 of Rockville Township. The petitioner is Bernard D. Lola, property owner and applicant.

Mr. Billingsley provided an overview of the case. The ZBA voted to approve the request for rezoning.

A motion was made by Mr. James and seconded by Mr. Scholl to concur with the recommendation of the ZBA to approve the request for rezoning.

Mr. Martin asked if there would be an opening there to re-subdivide the lots again. Mr. Billingsley said yes.

Mr. James said Rockville Township has a Comprehensive Plan and asked if any weight is given to it. He asked if we are capable of overruling their plan.

Mr. Van Mill said it is advisory to us and we can use it as such. We have the ultimate authority over the zoning and development.

Mr. Stauffenberg said in their last election, Rockville Township put it on the ballot to make it a village and it failed. They were preparing for it to pass.

Motion carried.

#### ZBA Case #03-23

The committee reviewed ZBA Case #03-23; request for rezoning from A1-Agriculture District to RE-Rural Estate District, on a parcel generally situated in Section 10 of Manteno Township. The petitioner is Elmer Dotson, property owner and applicant.

Mr. Billingsley provided an overview of the case. The ZBA voted to approve the request for rezoning.

A motion was made by Mr. James and seconded by Mr. Tripp to concur with the recommendation of the ZBA to approve the request for rezoning.

Mr. Martin asked about the recommendation only having four votes from the ZBA. Mr. Billingsley said they only need four for a recommendation now, which changed a couple of years ago.

Mr. Martin asked if there has been any talk about incorporating it in. Mr. Billingsley said they requested a pre-annexation agreement.

Discussion was held about the septic system.

Mr. Stauffenberg said this case is in his district. It is a modular home on a full basement. It fits into the décor of the area and he has no objections.

Motion carried.

## **7. Other**

### Pembroke Township Grant Request

Mr. Van Mill said Finance made a favorable recommendation on the Pembroke Township grant request. The grant is for Pembroke Township to expand their residential garbage service in the amount of \$59,335.05. The grant would be broken down to pay for the repair of the garbage truck for \$9,100.00 with the balance of the grant paid twelve equal payments.

Mr. Washington said the language in the grant should read:

- The County shall reserve the right to inspect the files
- The 30% increase in the client base should be compounded.
- The \$12.50 fee should be per month.

- No. 14 of the agreement should include an end of the year audit that we reserve up to \$3,000.00 for.

A motion was made by Mr. Washington and seconded by Mr. Martin to approve the Pembroke Township grant request as presented with the items mentioned above and to authorize the State's Attorney office to put the grant agreement together.

Mr. Martin said he served on this committee and it was a difficult decision to make. However, he supported it because there are several hundred people not being served by a garbage service. He said the Solid Waste Coordinator will be checking this and they have to grow the company by 30% every quarter or the money granted to them will be stopped.

Mr. Bertrand said he cannot support this at all because a township should not be in a garbage disposal business. He asked if we should see if PAC could use a jump-start to do this.

Mr. Washington said they looked into PAC's ability to do that. One of the things that stands out is that it is a township, which is a division of government and they are entitled to these funds. We have not done much to support this township and it needs to be brought into the current era with our support and their own efforts. He said there are many examples throughout this country where governmental agencies have formed single purpose organizations to do service within their districts. For example, the Housing Authority in San Diego created eleven organizations.

Mr. Stauffenberg said we are distributing the money and we have control over it. The stipulations are strict and they are required to grow it by 30%, which is a challenge.

Mr. Vickery said the subcommittee did a great job putting this together. He supported this in committee because it addresses the problem and has the safeguards.

Motion carried on a roll call vote of 6 ayes and 1 nay.

RLF Recommendation: SWA Properties

Mr. Van Mill said Steve Wilder and Edward Sorensen have requested a revolving loan fund in the amount of \$21,000.00 to repair and update the building they will purchase in Bradley. The history of the company and findings of the review committee and recommendation and conditions are set forth in the report that is attached.

A motion was made by Mr. Martin and seconded by Mr. Washington to approve the revolving loan fund in the amount of \$21,000.00 to SWA Properties. Motion carried on a roll call vote of 8 ayes and 0 nays.

Mr. Kruse asked for feedback of how the new revolving loan fund process worked.

Mr. Vickery said Mr. Van Mill's department handled the screening process and the meetings were organized. Mr. Martin did a good job as Chairman and the two from the private sector added a lot of information.

Mr. Martin said there was a lot of cooperation from the Planning, State's Attorney and committee. He said the process worked well.

METRA Contract with PB Corp.

Mr. Van Mill said there is a consultant agreement between Kankakee County and PB Corporation, which needs to go to Board. IDOT has asked for changes to be made so that the IDOT contract and ours is tied together.

Mr. Lammey said there are two contracts, one with funding agency (IDOT) signed in June last year by Mr. Kruse. Last Friday, IDOT contacted him because they want the two contracts tied together some how. He is waiting for IDOT to come back to us on what they want.

Mr. Van Mill said this does not change the scope of the project and they should have the changes by Friday. Mr. Nelson indicated that if we get it by Friday, there is a chance that the State's Attorney office will be able to review it for action at the Board Meeting. He is asking the committee to approve it and move forward with subject to review by the State's Attorney office.

Mr. James said he does not feel that we are ready to talk about this until all have had a chance to read the agreement.

Mr. Van Mill said our share of the cost is \$75,000 and it has been appropriated in the budget.

Mr. James said we are going to be doing a survey and supplementing the cost for IDOT and METRA.

A motion was made by Mr. Tripp and seconded by Mr. Washington to approve the consulting agreement between Kankakee County and PB Corporation.

Mr. Stauffenberg said there is a push to get METRA down here and it will take some money to have some consultants look at it to see if is applicable to get it down here.

Mr. James said if METRA and IDOT put it together, we are responsible for paying for passenger facilities, rolling stock, stations, land, and parking facilities. Is there grant money upfront to help with this.

Mr. Van Mill said we do not know that answer until we do the study.

Mr. James asked how we would afford it because it states we are responsible party to get this in place. He asked if there are any grants to help us with this.

Mr. Martin asked if we would have to join the regional transit authority.

Mr. Van Mill said there would have to be a referendum.

Mr. Martin said we need to get all the information we can to make a decision.

Mr. Lammey said the preliminary study is to get the cost and the consultant is directed to find out if there is alternative to get us into the RTA without referendum.

Mr. Washington said this County over time has stood in place waiting for things to happen. We are trying to be proactive to see what we want to cause to happen if we want to. We are trying to decide what our transportation needs are and see if we can bring it to us. He knows we cannot afford everything that comes down the pike. We are looking at it to find out the information and then seek grants and/or monies to accumulate to accomplish it.

Mrs. Lee said we have had inquiries about getting METRA down here and Mr. James asked about a bus taking people to a train station. If we do not do this feasibility study to find out the perimeters, we will not be able to get anywhere down the line. This is proactive and we are looking 10-20 years down the line to control traffic and means of transportation for our citizens. She applauds the Planning Department for going forward with this to get it moving.

Mr. Martin said the total cost is \$150,000 and we are to generate the \$75,000 by ourselves or with other communities.

Mr. Van Mill said Will County has committed to \$12,000.

Mr. Martin said we are going up to \$75,000. Mr. Van Mill said yes. Mr. Van Mill said we made the commitment late spring.

Motion carried on a roll call vote of 8 ayes and 1 nay.

#### HNTB Presentation

Mr. Van Mill said Phil Hanegraff and his staff are present to kick off the new Comprehensive Plan. They have been working on this process for over a year. He said this process will involve public participation.

Phil Hanegraff introduced the staff that would be assisting with this project:

- Cynthia Bowen, Senior Planner
- Larry Lund, Consultant
- Jeff Siegel, Technology Services Director

Mr. Hanegraff gave a presentation on the scope of project (attached).

Mr. Stauffenberg asked how many years out is he going with the plan.

Mr. Hanegraff said 20-25 years.

Mr. Martin said one of our townships have a Comprehensive Plan and most municipalities have them. He asked how they all integrate and does he advocate that each township have a plan.

Mr. Hanegraff said planning at any level is a good thing. In terms of the process, needs and issues will be different and it is clear that the communities have jurisdictional rights and needs. They want to look carefully at each plan and talk with

them about territorial areas. There will be issues, they will go township to township, and if they have certain plans beyond possibility, they will point it out.

Mr. Van Mill said land resource management plans and state statute offers them to enter into agreements with municipalities for development to occur in an efficient way.

Mr. Hanegraf said it enables you to negotiate and work with other units of government in adopting joint plans for land use. There are some real benefits to do that.

Mr. James said their team will identify rail community lines, etc. and asked how this affects the METRA system and asked if this would be redundant.

Mr. Hanegraf said they will work together on it and they will provide information to them.

Mr. Scholl asked when the website will be up and running. Mr. Siegel said in March.

**8. Old Business**

None.

**9. New Business**

Mr. Van Mill introduced Donna Sheahan as the new Solid Waste Manager.

Mr. Washington reminded the members that the hearings will begin Monday at 8:30 and he is expecting as many as possible to attend.

Mr. Martin said the hearing Tuesday will be in conflict of the Board Meeting. Mr. Washington said he talked to Elizabeth Harvey and since a great number of RPC are not members, he did not feel there would be a conflict to have the Board Meeting and continue with the hearings.

Mr. Van Mill said he is happy to announce that the Governor has awarded the County a grant in the amount of \$52,500 to do a Hazard Mitigation Plan. Eric Sadler was author of the grant and did an excellent job putting that together. He noted that we received the second highest grant.

**10. Adjournment**

A motion was made by Mr. Tripp and seconded by Mr. Bertrand to adjourn the meeting at 10:43 a.m. Motion carried.

Jim Stauffenberg, Chairman

Juanita M. Baker  
Administrator