

Members Present

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

Members Absent

Mr. Olthoff.

In Attendance

Mr. Kruse, Mrs. Lee, Mr. Whitten, Mr. Vickery, Mike Van Mill, Brian Billingsley, Brenda Gorski, Bob McElroy, Ms. Rance, and Mr. Finnegan.

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

Mr. Tyson was present and discussed ZBA Case #03-19.

3. Approval of Minutes

A motion was made by Mr. James and seconded by Mr. Martin to approve the minutes of January 7, 2004. Motion carried.

4. Building

None.

5. Subdivision

None.

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 (continued case).

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

Mr. Kruse said the committee recommended approval with their own findings and since that failed, those findings would have to be different and go back to what ZBA's original findings were.

Mr. Stauffenberg asked what we need to do.

Ms. Gorski said the County Board disagreed with the committee's decision and you have to adopt findings. This committee voted opposite of the findings of the ZBA. If you send it back up with the same recommendation, you have to make your own findings.

Mr. Stauffenberg said the committee made their own findings when they sent it to the Board.

Ms. Gorski said the County Board did not make a motion to deny.

A motion was made by Mr. Martin and seconded by Ms. Hertzberger to go along with the findings of the ZBA to deny this.

Mr. Martin said he took a ride to the site again. He said there is a subdivision there with eighteen lots and three lots are built on with one house under construction. He cannot see why we need additional lots.

Mr. Tripp said this will be developed up through that area. He asked since when is the criteria that we do not allow it just because lots in another subdivision have not sold.

Mr. James said it will be developed and it will be used. We have 6,000 residential lots in this area somewhere, you just do not stop progress in one area. We are promoting the airport, METRA, etc. but do not want to bring anything else that comes with it. If you want progress, you had better be ready to grow. These lots are not going to expire and the subdivision next door is about to expand.

Ms. Hertzberger said we know it will grow and we do not want to stop it. We cannot let people put anything anywhere they want, which is why we have guidelines. This is not good for the future of the County. We need to try to control the growth and be smart about it. We should all be using the same guidelines.

Mr. Scholl said this proposal is consistent with the Comprehensive Plan and the guidelines.

Mrs. Lee said when we go against the ZBA, we need to have specific findings of fact. She suggested taking the findings from the ZBA and discuss each point separately.

Mr. Stauffenberg said the testimony is how the ZBA develops their opinion and we would need the transcripts before making our own findings.

Mr. Martin said we keep cutting up the farmland and there is 100's of these lots sitting all over the County. The biggest thing we have other than the river is the farmland.

Mr. Stauffenberg said he agrees somewhat, but said if Sears or Kmart wants the land, we bend over backwards to give it to them, which bothers him.

Mr. Martin said they create 100's of permanent jobs.

Mr. Washington said it is his suggestion that everyone receive a copy of the transcripts and review them.

A motion was made by Mr. Washington and seconded by Mr. Tripp to table ZBA Case #03-19 so that the committee can review the transcripts in their entirety to determine how the ZBA came up with their findings. Motion carried.

ZBA Case #03-25

The committee reviewed ZBA Case #03-25; request for rezoning from A1-Agriculture District to RE-Rural Estate District, on a parcel generally situated in Section 05 of Momence Township. The petitioners are Donald Kiger, property owner and Jack Dorn, applicant.

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

A motion was made by Mr. Washington and seconded by Mr. Martin to concur with the recommendation of the ZBA to approve the request for rezoning. Motion carried.

7. Other

City of Momence Quality Improvement Grant Initiative

Mr. Van Mill said he received an application from Momence for a quality improvement grant. Mr. James and Mr. Martin sat on the committee that formulated this program. The funding comes from the host fees from Waste Management. They provide \$15,000 per year for the program. This is the first grant request that we have received. He said that Alderman Garry Hunte is present today. He said the City of Momence has entered into an agreement with a consultant firm to develop a Comprehensive Plan, which will be the first one in 50 years. The total project is \$19,500 and they are requesting a \$10,000 grant.

Mr. Hunte said they feel a need to have a plan and there are no maps of Momence. They will use the engineering firm of Baxter and Woodman.

Mr. Martin asked how much we have in the grant fund now. Mr. Van Mill said we have approximately \$45,000.

Mr. Martin asked what other communities do not have a plan now. Mr. Van Mill said he does not know for sure, but believes Hopkins Park, Essex, Reddick, Cabery, and St. Anne do not have a plan.

Mr. Martin said we have always tried to encourage each of them to have a Comprehensive Plan and he thinks this fits the purpose.

A motion was made by Mr. Martin and seconded by Mr. Washington to grant \$10,000 from the Quality Improvement Grant to the City of Momence for their comprehensive plan and ask the State's Attorney office to draw up the agreement.

Mr. Van Mill said there are six goals that the applicants need to be evaluated on, which should be a foundation for the motion.

Mrs. Lee said Momence is situated in an area significantly touched by the airport, which is a regional significance. The project will benefit a large amount of individuals on the east end. This will increase public involvement, enhance, and protect the environment with planned development, and it will allow for orderly growth.

Mr. Van Mill said under the eligibility requirements of the grant, applicants with local matching funds are given priority. He noted that the City of Momence will be providing \$9,500 towards this project.

Mr. Washington asked if this is the end of the funds from Waste Management. Mr. Van Mill said the funding is for three years and he believes this is the end.

Mr. Martin asked if there are any other towns thinking about updating their plans. Mr. Van Mill said Limestone and Essex have approached him, but there have been no serious communication. Most of the dialogue has been for his office to do their plan, which would require an agreement and funding.

Mr. Van Mill said this is a good approach for the City of Momence to get a view by using someone from the outside.

Ms. Hertzberger said the fact that they do not have a plan now could be a detrimental to them and this will be money well spent.

Mr. Vickery said this is an attempt to try to get the newly elected people involved at the County level and use the tools the County has both financially and advisory.

Mrs. Lee said there is no reason why additional moneys cannot be used to fund grants in the future. We all think this idea is good planning for the future and if funds run out, the committee can go to Finance for monies for the grant program.

Mr. Washington said that we may want to look at putting a cap on the grant amount for the future. Mr. Stauffenberg asked that this be put on a future agenda for discussion.

Motion carried on a roll call vote of 9 ayes and 0 nays.

Kankakee County EDC Agreement

Mr. Van Mill said the Economic Development Council has put a draft agreement together. It requires funding the EDC for the efforts they provide the County for economic development. They have discussed a partnership between Planning and EDC for certain programs to achieve goals over FY 2004. In preliminary discussions with EDC, they have formulated an agreement that they would be willing to enter into an agreement for certain work elements in return for county funding. The proposal presented to us is \$26,000 for the next year. He introduced Mike Finnegan, President of EDC, to give a brief overview of the program.

Mr. Finnegan said the request for funding is in the form of a fee for service contract. There are a number of duties they will be obligated to perform with the Planning Department to assist them with their development goals. The focus of his organization is the industrial side of growth in the County. They are well positioned in the regional area for growth in the next ten years. The relationship is not cutting new ground, there are similar agreements in place in other counties. Legally, a County can enter into an agreement with a not-for-profit. They are financed 100% by the private industries.

Ms. Hertzberger asked what would be the process for developing an overall economic plan.

Mr. Finnegan said the municipalities have administrators and/or planning departments in place now, but in the rural area no committees exist. They would

allow smaller communities to come to them for guidance on codes, planning issues, attract industry's they are looking for, etc. He has resources at the State level to find out what other communities in the rural areas have done.

Mr. Martin asked what the EDC total budget is for the year. Mr. Finnegan said over \$250,000.

Mr. Martin asked what their relationship is with other organizations like the chamber and Tony Perry.

Mr. Finnegan said they just completed a three year strategic plan of the EDC. The EDC is a business-to-business activity related organization that deals with industrial attraction and retention. They represent the entire County. The plan obligates him to go to all communities to find out what they need and help support them.

Mr. Martin said many of the things being done is new development and he said we need to be concerned about retention.

Mr. Finnegan said that is already being done. They currently use software to survey industrial customers to check the temperature of the County to see what the needs are.

Mr. Martin asked for a copy of their budget. Mr. Finnegan said he will provide it.

Mr. Washington said this is a major step and asked that the Chairman be allowed to form a sub-committee to look at this.

Ms. Hertzberger asked for a copy of the strategic plan. Mr. Finnegan said he will provide it.

The following individuals volunteered to serve on the sub-committee: Hertzberger, Washington, James, and Scholl.

8. Old Business

Mr. Whitten asked about the status of IKO. Mr. Van Mill said they are working on getting utilities to the site.

Mr. Washington asked if the roadblocks have been overcome for IKO. Mr. Van Mill said they are not pursuing our funding at this time.

Mr. Washington asked Mr. Van Mill to get some up-to-date information on their status.

9. New Business

Ms. Gorski said back on January 7, the County was served with a summons in a new lawsuit that this Board considered. It is a ZBA Case that deals with land out in Grant Park. She reported that they do have it and will be working on a response.

10. Executive Session – Pending Litigation – 5ILCS 120/2(C)(11)

A motion was made by Mr. Tripp and seconded by Mr. Scholl to go into executive session to discuss pending litigation as allowed under 5ILCS 120/2(c)(11). Motion carried on a roll call vote of 9 ayes and 0 nays.

A motion was made by Mr. Tripp and seconded by Mr. James to come out of executive session. Motion carried on a roll call vote of 9 ayes and 0 nays.

A motion was made by Mr. Washington and seconded by Mr. James to terminate the contract with Mike Watson and United Disposal. Motion carried.

11. Adjournment

A motion was made by Mr. Tripp and seconded by Mr. Bertrand to adjourn the meeting at 10:23 a.m. Motion carried.

Jim Stauffenberg, Chairman

Juanita M. Baker
Administrator