

Planning, Zoning, and Agriculture
Committee Meeting
February 14, 2007

Members Present

Mr. Olthoff, Mr. Stauffenberg, Mr. Bertrand, Ms. Hertzberger, Mr. Hess, Mr. James, Mr. Scholl, Mr. Tripp, Mr. Washington, and Mr. Whitten

Members Absent

Ms. McBride, and Mr. Marcotte

In Attendance

Mr. McLaren, Mike Van Mill, David Cagle, Delbert Skimerhorn, Eric Sadler, Don Pallissard, Sarah Billadeau, Erik Rayman, Mike Lammey, Brenda Gorski, and Greg Deck.

1. Call to Order

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

2. Public Comment

Greg Deck spoke in regards to the Special Use Permit for the Child Care Center, ZBA Case #06-21.

3. Approval of Minutes

There were no minutes to approve at today's meeting.

4. Zoning

• ZBA Case #06-15

Mr. Van Mill stated that this case has been a continued case of this committee. This committee requested some type of acknowledgement from the City of Kankakee in terms of what their position is on this matter. The City prepared a letter, and because that information was new to the public the committee then referred the case back to the Zoning Board of Appeals.

Mr. Skimerhorn stated that at the last Zoning Board of Appeals meeting they voted 6 ayes to 0 nays to reaffirm their pervious vote of 4 ayes to 3 nays to approve the rezoning and 0 ayes to 7 nays to approve the variances. He read the letter from the City of Kankakee which stated that City of Kankakee objects to the proposed rezoning and use of the property.

A motion to deny the rezoning was made by Ms. Hertzberger. Motion died for a lack of a second.

A motion to concur with the Zoning Board of Appeals on the rezoning of the property was made by Mr. Whitten and seconded by Mr. Stauffenberg. Motion carried. Ms. Hertzberger is opposed.

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Ms. Hertzberger stated that she is upset that the committee is ignoring the request of the City of Kankakee.

Mr. Skimerhorn stated that the petitioners are asking for two variances. One is to allow for the operation to be outdoors. The other variance is to allow a change in the set back variance. The Zoning Board of Appeals denied the variances.

A motion to concur with the Zoning Board of Appeals on the denial of the variances was made by Mr. Tripp and seconded by Mr. McLaren. Motion carried.

• **ZBA Case #06-20**

Mr. Skimerhorn stated that this property is located on 5000 W Road in Rockville Township. The parcel is 2.01 acres which is being cut out of a 76.54 acre parcel. There is a minor subdivision which will be discussed later in the meeting that coincides with this case. Since there has already been a division out of this parcel a minor subdivision is also required. The property contains a 40 X 60 machine building. The Zoning Board of Appeals voted 5 ayes to 2 nays for approval of the rezoning.

A motion to concur with the Zoning Board of Appeals on the rezoning was made by Mr. Stauffenberg and seconded by Mr. Hess. Motion carried. Ms. Hertzberger is opposed.

• **ZBA Case #06-21**

Mr. Skimerhorn stated this is for a Special Use Permit to allow a childcare center in an R-1 District and a variance to allow 30 children instead of the 12 that are permitted. The church is located at the end of Waldron Road and Saftsbury Lane. The church is hooked up to city sewer and water, and the church has two septic tanks. They plan to utilize the existing classroom areas of the church for the childcare center. The Health Department would like two conditions put upon the Special Use Permit. One is to have the septic system evaluated. The other condition is that a Food Service Permit be obtained from the Health Department. The Zoning Board of Appeals voted 6 ayes to 0 nays to approve.

A motion to concur with the Zoning Board of Appeals subject to the approval of the conditions of the Health Department was made by Mr. James and seconded by Mr. Tripp. Motion carried.

6. Solid Waste and Environmental

• **Distribution of Draft Solid Waste Management Plan Update**

Mr. Van Mill stated at the last Regional Planning Commission Meeting the Planning Commission recommended approval of the most recent draft of the Solid Waste Management Plan. This is the 5 year update. There are copies available for all

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County Board Members. There will be discussion on this plan at the next PZA meeting.

7. Subdivision

- **Skyhill Subdivision- Final Plat**

Mr. Skimerhorn stated that this is a single lot minor subdivision. This case is associated with ZBA Case #06-20. This was out for the 45 day review period and no comments were obtained.

A motion to approve was made by Mr. Stauffenberg and seconded by Mr. Whitten. Motion carried. Ms. Hertzberger is opposed.

- **Gebhardt Subdivision- Final Plat**

Mr. Skimerhorn stated that this is a two lot minor subdivision located in Section 6 of Limestone Township. The property is zoned R-1. This was out for the 45 day review period and no comments were obtained.

A motion to approve was made by Mr. Washington and seconded by Mr. Tripp. Motion carried. Ms. Hertzberger is opposed.

8. Other

9. Old/New Business

Mr. Scholl asked to have discussion of making the Solid Waste Division a separate department on the next PZA Committee agenda.

10. Executive Session

- **5 ILCS 120/2(2)(11) – Legal Matters/Litigation**

There was no Executive Session at today's meeting.

11. Adjournment

A motion to adjourn the meeting at 9:25 a.m. was made by Mr. Stauffenberg and seconded by Mr. James. Motion carried.

William Olthoff,
Chairman

Stephanie Jackson,
Executive Coordinator

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