

**Members Present**

Mr. Olthoff, Mr. Tripp, Mr. Bertrand, Mr. Scholl, Mr. Whitten, Mr. Martin, Mr. Stauffenberg, Mr. Washington, Mr. James, and Mr. Marcotte

**Members Absent**

Ms. Hertzberger, and Mr. Hess

**In Attendance**

Mr. McLaren, Eric Sadler, Delbert Skimmerhorn, Matt Jackson, Leigh Marcotte, Jolleen Gyrokos, Mike Van Mill, John Bevis, Donna Shehane, Andrew Pristach, Rich Howell, and Dave Tyson

**1. Call to Order and Roll Call**

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

**2. Public Comment**

Joellen Gyrokos stated that a group of people are here today in support of the five year Delegation Agreement. She read a letter from William C. Childs that was sent to County Board Chairman, Karl Kruse regarding the Delegation Agreement.

**3. Approval of Minutes – February 15, 2006**

A motion to approve the minutes from February 15, 2006 was made by Mr. Washington and seconded by Mr. Stauffenberg. Motion carried.

**4. Subdivision**

• **Bordeaux Estates, 2<sup>nd</sup> Addition- Preliminary Plat**

Mr. Van Mill stated that this subdivision is within a mile and a half of the Village of Bourbonnais. As you can see in the packet there is correspondence from the Village in regards to this subdivision. The developer and his engineer are requesting that the County at some point take some type of action to keep this process moving forward even though there have been some hang ups at the Village level. However, because there has been a little bit of back log in the Planning Office due to short staffing the review from the County has not occurred on this subdivision, therefore he would ask that it be tabled.

A motion to table the matter was made by Mr. James and seconded by Mr. Scholl. Motion carried.

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Mr. Martin stated that this is the same problem that the County had with the original subdivision. He thought that the County needs to honor the thoughts of the Village.

## 5. Zoning

- **ZBA Case #05-18**

Mr. Olthoff stated that this is a request for rezoning from A1 Agriculture District to A2- Agriculture Estate District, on a parcel generally situated in Section 30 of Rockville Township. The petitioner is Matthew K. Jackson, property owner and applicant.

A motion to approve ZBA Case 05-18 was made by Mr. Stauffenberg and seconded by Mr. Whitten. Motion carried.

- **ZBA Case #05-19**

Mr. Van Mill stated this case comes to the committee as a result of an application filed by the Elizabeth Weigt Trust to rezone a parcel of land from A1-Agriculture to A2-Agriculture Estate on property generally situated in Section 28 of Rockville Township. The property consists of 2.49 acres with 327 feet of lot width. The parcel will be divided from an existing eleven acres of parcel.

Mr. Van Mill stated that Ms. Weigt testified on behalf of the Trust that she wishes to rezone the site for the purposes of allowing a former employee of the farm to construct a residence on the site. She stated that Larry Duda has worked as a farm hand for 34 years and she wishes to sell property to him. According to Ms. Weigt, Larry still works for the group that farms the Weigt land. She added that the configuration of the property was chosen based upon squaring off the balance of the land.

Mr. Van Mill stated that there were no objectors present at the hearing.

A motion to approve ZBA Case 05-19 was made by Mr. Stauffenberg and seconded by Mr. Washington. Motion carried. Mr. James opposed.

- **ZBA Case #06-01**

Mr. Van Mill stated that in December he presented to this committee an issue with regard to our heavy industrial district where the County allows, as a permitted use, junk yards and heavy scrap processing facilities. At that time he expressed concerns to the committee that about 70 to 80 percent of the heavy industrial district is within a mile and a half of municipalities and by allowing these uses to occur as a permitted use it could have some substantial impacts on growth and development

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because of the nature of these uses on property. As a result, the committee directed him to amend the zoning ordinance to make heavy scrap processing facilities and junk yards special uses in the heavy industrial district. On January 23<sup>rd</sup> a public hearing was held with regard to that. There was a presentation in front of the Zoning Board of Appeals outlining the concerns the County has for these kinds of uses in the heavy industrial district. Based upon that presentation the Zoning Board of Appeals unanimously recommended that the text be amended to make these special uses in the future.

A motion to make junk yards and heavy scrap processing facilities special uses within the heavy industrial district was made by Mr. Washington and seconded by Mr. Stauffenberg. Motion carried.

## **7. Solid Waste**

- **IEPA Delegation Agreement Renewal**

Mr. Van Mill stated that Kankakee County has had a Delegation Agreement with the EPA since 1989. Overtime, what the EPA does is work out an agreement, for an extended period of time, through a contract so that the County in its role acts on behalf of the EPA on a number of issues locally. The benefit of that type of arrangement is that issues can be taken care of quicker with staff locally rather than waiting for someone from Maywood or Springfield to come to the County on different matters. The current contract with the EPA is going to expire this year. The renewal agreement will be for five years with the EPA. As many members of the committee are aware, Donna Shehane and Jim Greenstreet are certified inspectors, which is part of the role of the Solid Waste and Environmental Division of the Planning Department.

Ms. Shehane stated that there is a letter in the committee member's packet summarizing what the Solid Waste and Environmental Division has done in the last year.

Mr. Martin asked if the \$76,000.00 is for the wages of Jim and Donna or are there other costs included in that.

Mr. Van Mill stated that there are other costs included in the \$76,000.00. The grant itself does not cover the entire cost of the Solid Waste and Environmental Division expenses. Some of the expenses have been budgeted for the operation of the Division including salaries, supplies, etc. There are some very small amounts of money left in the Tipping Fee Fund that will also be available to cover the expenses of the Division.

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Mr. Martin asked if the Post Closure Activities have been started on the landfill.

Ms. Shehane stated that the landfill is not certified as closed yet. She will be doing Post Closure Activities in the spring once the weather is favorable to work with the soils.

A motion to renew the Delegation Agreement with the IEPA for 5 years was made by Mr. Scholl and seconded by Mr. Tripp. Motion Carried. Mr. James is opposed.

## 8. Transportation

None

## 9. Planning

- **Herscher Land Use Plan**

Mr. Van Mill stated that at the last committee meeting he presented an Intergovernmental Agreement between the County and the Village of Herscher for services that the Planning Department will provide in the Update of the Herscher Land Use Plan and Economic Development of its Comprehensive Plan. The County Planning Department has indicated in the contract a sum of \$3,000.00, which the Village will provide back to the County for the Planning Department's services. The \$3,000.00 fee does not cover the entire amount of work that will be provided, but it is a good investment for the County and it does show that the Village is providing an investment into this process. The Village Board has looked at this agreement and has given it approval.

A motion to approve this Intergovernmental Agreement and send on to the County Board was made by Mr. Washington and seconded by Mr. Marcotte. Motion carried.

- **Stormwater Ordinance**

Mr. Van Mill stated that this Ordinance came from the Clean Water Act of 2000. As a result of that Act, the State is required to do some things and Municipalities and Counties are required to do some things, one of them is to adopt Stormwater Management Ordinances to protect the water. In April of 2004, the County Board passed a resolution creating the Stormwater Technical Advisory Committee, which consists of a number of individuals who participated in the development of the technical side of the Ordinance. The Technical Advisory Committee met on a monthly basis for a very long time to go over a model Ordinance that could be adapted to Kankakee County. The draft of the Ordinance was completed in mid-

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2005. Over several months the Technical Advisory Committee worked with the State's Attorney's Office to have the Ordinance reviewed. The Ordinance was finalized in October of 2005. The Stormwater Technical Advisory Committee and the Regional Planning Land Use Committee met in January of this year at which time they recommended approval of the Stormwater Ordinance.

Mr. Van Mill stated that one of the issues that he would like to make the committee aware of is that the technical side of the ordinance is complete. The issue and concern that he has raised with a number of the committee members is the administration and enforcement of the program. It is technical; there is a considerable amount of education that needs to go on. Therefore, he would recommend that the Planning and Zoning Committee possibly form a small ad hoc committee that would work with the PZA Committee as well as Planning Administration to determine the proper way for the administration and enforcement of the Ordinance and bring it forward to the County Board in April.

Mr. Van Mill stated that there are a number of issues administratively that need to be resolved and that has not occurred to his satisfaction at this point.

A motion to create an ad hoc committee to determine the proper way to enforce this ordinance for the Planning Department and to form a Stormwater Management Committee was made by Mr. Martin and seconded by Mr. Washington. Motion carried.

#### **10. Executive Session – 5 ILCS 140/7 – Potential Litigation**

None

#### **11. Old/New Business**

- **ZBA Case #05-14**

Mr. Van Mill stated he will not be at the next County Board Meeting. There is a comprehensive amendment to the Zoning Ordinance that will be coming in front of the County Board at that time. The PZA committee approved it about 60 days ago, but with the help of Bob McElroy, the correct resolution has been put together for these amendments. He wanted to ensure that since it has been out of committee for the length of time that it has that there is support still from the PZA Committee at the County Board Level.

Mr. Van Mill stated that he and Mr. Kruse attended the RC & D meeting on February 23<sup>rd</sup>. All the Counties that have talked about participating in the

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RC & D were present. So far all Counties are looking favorably in participating in the program, that being Ford, Grundy, Iroquois, Kendall, and Will Counties. At the County Board meeting in March there will be a resolution supporting this effort and committing \$250.00 to participate as a sponsor for this.

**12. Adjournment**

A motion to adjourn was made by Mr. McLaren and seconded by Mr. Marcotte at 10:12 a.m. Motion carried.

William Olthoff, Chairman

Stephanie Jackson  
Executive Coordinator

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