

Members Present

Mr. Stauffenberg, Mr. Olthoff, Mr. Bertrand, Ms. Hertzberger, Mr. James, Mr. Martin, and Mr. Washington.

Members Absent

Mr. Tripp and Mr. Scholl.

In Attendance

Mr. Kruse, Mrs. Lee, Mr. Nicholos, Mr. McLaren, Rev. Wilson, Mike Van Mill, Brian Billingsley, Donna Shehane, John Bevis, Brenda Gorski, Eric Sadler, and Delbert Skimerhorn.

1. Call to Order

The meeting was called to order by the Chairman, Mr. Stauffenberg at 8:45 a.m.
Quorum present.

2. Public Comment

None.

3. Approval of Minutes

A motion was made by Mr. Olthoff and seconded by Ms. Hertzberger to approve the minutes of the March 15, 2004 meeting. Motion carried.

SHOW BUS, Section 5311 Grant Application

Laura said in the last year, they have explored several options to increase service. The survey they did indicates an interest for Hopkins Park/Pembroke to Momence. SHOW BUS has started a route from Hopkins Park/Pembroke into Momence once a week. They are targeting senior citizens.

Laura said Team Illinois targeted Kankakee County as a project area so they tried to get increase funding for the Hopkins Park/Pembroke area. At the end of March, the project was still up in the air.

Laura said over the next year, the plan to increase their visibility by having public service announcements. By the end of the year, they hope to have a survey disseminated out to the County to get feedback on their routes and make adjustments where necessary.

Mr. Stauffenberg asked how many riders they serve.

Laura said in FY 03, they had 12,700 riders, which was down 100 from the year before. They anticipate it to increase dramatically this year.

Discussion was held regarding the survey that SHOW BUS plans on doing.

Mr. Stauffenberg said grant is ongoing.

Mr. Van Mill said the grant amount is \$138,290.00.

A motion was made by Mr. Washington and seconded by Mr. Kruse to approve the SHOW BUS, Section 5311 grant application for \$138,290 and recommend that the

Chairman be authorized to sign the agreement. Motion carried on a roll call vote of 7 ayes and 0 nays.

Funding of METRO Bus Service – Ken Best

Mr. Ken Best discussed the need for a full service Metro Transit System (document attached). Senators Debbie Halvorson and Dan Rutherford co-sponsored SB 2179, which would return 75% of the money sent to Springfield for full service to the residents of the Kankakee metro area. In order to run a full service system, \$2.3 million dollars is required. He asked for the committee to support this effort and send letters to the officials asking them to support SB 2179.

A motion was made by Ms. Hertzberger and seconded by Mr. Olthoff to request that Chairman Kruse send a letter of support for SB 2179. Motion carried.

4. Building

Contractor Licensing Standards & Procedures

Mr. Van Mill said he received a letter dated March 24, 2004 from the four mayors of the metropolitan area to discuss the possibility of a contractor licensing standards and procedures in the area. He asked if this is something that the committee wants his office to do.

Mr. James said this is an opportunity for cooperation and he gives his full support.

A motion was made by Mr. James and seconded by Mr. Olthoff to support the efforts of the Planning Department in creating standards and procedures for contractor registration. Motion carried.

5. Subdivision

River Crossing Subdivision

Mr. Tyson said the committee approved the variances for River Crossing Subdivision on February 18, 2004 with no stipulations. At that time, he said they would work with Consumer's Illinois Water to determine what it would cost to run water to the subdivision. The cost is estimated at \$1.5M. Tom Bunosky is in the process of talking with his company to find if they will allow them to step up their capital improvement program to get water to the site. The cost of a community well is estimated at \$250,000-260,000, which is not feasible to operate a community well for 52 homes.

Ms. Hertzberger said she wanted this on the agenda in light of what has been in the newspaper. In this area, there are two pipelines. Her concern is that anymore development in the area that is not hooked to City water may be a mistake. It may be something we should look at as a requirement for Limestone township in this area, especially within a three mile radius. When this issue came up in 2000, as a realtor, she sat in meetings with Limestone residents and they were upset that nobody disclosed to them the problems with the pipeline, which is still an issue. Even a Consumer's Water well had MTBE in them. There was a moratorium on building in that area previously and she would like to see if that is feasible again so that we do not approve subdivision unless they are hooked to city water.

Mr. Olthoff asked if there is documentation on the test results from the wells and have new wells been put in.

Ms. Hertzberger said Shell is the only one testing the wells for MTBE's because it is their responsibility to do so. There is nobody locally testing for MTBE. There are no local people testing for MTBE. The pipelines are getting older and we are having issues with them.

Mr. Olthoff said he would like it to be a factual thing rather than a perceived threat that we have facts to base it on.

Mr. Tyson said Consumer's has tested the wells and there are no problems. Part of their proposal is that Mr. Bunosky is proposing to use the Kankakee County Quality Improvement Grant Initiative for partial funding of a study in this area. They want the County to buy into the study and require them to hook on to municipal water.

Mr. Washington said Ms. Hertzberger has raised an important point. The last update we had on MTBE's was that they were moving towards the river. We do not know how quickly it is moving or how broad a pattern it is. He is in agreement that we should do something in a more formal manner to determine what is happening there and then to take an action for the area as far as water is concerned and building is concerned. This is something that is not going away and it will continue to be there so we need to move in that direction.

Mr. Stauffenberg asked what Ms. Hertzberger hopes to achieve here this morning.

Ms. Hertzberger said she would like to see us put development on hold until we know what is happening with the water situation and then decide from there whether we will allow new development out there on well water including this development.

Mr. Washington said it would be proper to propose a moratorium on all new projects, but not this project.

Mr. James said other than the facts we have, what is the most recent development or are we working on five-year-old facts. What extent of the problem exists today. We should find where this thing is at before we jump in with both feet.

Mr. Stauffenberg asked if Brenda Gorski or John Bevis can update the committee on this issue and do they know the last date that we have had contamination of wells. Neither of them were prepared to address the issue today.

Mr. Olthoff asked if we could table this issue until we are able to receive a status report.

Mr. Stauffenberg said the question the committee wants answered is when the last report of any contamination and where in the Limestone area because of the Shell spill.

Mr. Olthoff said he would like the status of the lawsuit or whatever is going on right now and who is responsible for it.

Ms. Hertzberger said she would like more information than that. The Shell pipeline can be a future problem and not just a past problem. She would like an entire study

on what is going on with it. We need more than what is happening with that one particular problem that happened five years ago, we need a study to make a good decision on this.

Mr. Olthoff said there are pipelines throughout the State and if we put a moratorium on building, there would be no building in the State. We need to address the problems with this one and not assume there will be problems with others.

Ms. Hertzberger said she is just talking about the Shell one.

Mr. Stauffenberg said we cannot hold up the River Crossing Subdivision because they are willing to put in city water.

Mr. Tyson said they will develop with wells if Consumer's cannot get water to them.

A motion was made by Ms. Hertzberger to place a moratorium on further development in the Limestone Township within a three mile radius of the Shell spill. There was no second to the motion; therefore, the motion failed.

Mr. Olthoff said there is a valid concern and we need a report at the next meeting.

Mr. Stauffenberg asked Ms. Gorski and Mr. Bevis to attend the next meeting to give an update on the status of the Shell spill.

River Haven, Sketch Plan Amendment

Mr. Van Mill said River Haven has given them a plan and they have a modification that they would like the Board to consider.

Mr. Billingsley said in 2002, the sketch plan was amended. The developer from River Haven has come forward with a new sketch plan and she proposes two changes (1) add three parcels on Raymond Turn and (2) change location of the park, which would be further to the NW. Comments were received from the Bourbonnais Township Highway Commissioner, Michael Hildebrand (attached).

Ms. Cyr said the original concept had four lots and they are proposing to increase it to seven in order to keep it consistent with the rest of River Haven. The township had a concern on where to put the snow. The cul-de-sac does meet the requirements for frontages. If needed, they could move the driveways for Lots 1 and 7 to alleviate the concern of the township.

Mr. Van Mill asked how many lots they are gaining from the approved concept.

Ms. Cyr said they are gaining two additional lots.

Mr. Olthoff asked if changing the entrance of Lots 1 and 7 will satisfy the road commissioner.

Mr. Stauffenberg said he is concerned about the road commissioner's comments.

Mr. Van Mill said he would like to get Mr. Hildebrand on board with this and look at the proposals. He said we need to maintain the integrity of an approved sketch and

there should be substantial reason why we change it. We have a letter indicating that there is a problem serving the public with the lots on the cul-de-sac.

Ms. Hertzberger asked if the other subdivision has seven lots.

Ms. Cyr said one has nine lots and other has seven.

Ms. Hertzberger asked if the highway commissioner had a problem with the other lots.

Mr. Van Mill said he cannot answer that.

Mr. Kruse said it appears that there are some other issues from the highway commissioner regarding drainage easements and asked if this issue can be resolved.

A motion was made by Mr. Washington and seconded by Mr. James to table this request for two weeks so that the issues raised in the letter from Mr. Michael Hildebrand, highway commissioner, can be addressed. Motion carried.

6. Zoning

Kankakee County Zoning Map – Update

Mr. Van Mill said annually, they update the zoning map of changes made the previous year. Delbert Skimerhorn has gone through all the zoning cases and has updated the map. He is asking for the County Board to certify that this is the official zoning map.

Mr. Washington asked if there are any major changes that have occurred.

Mr. Billingsley said there were 28 zoning cases, which have been added to the zoning map.

A motion was made by Mr. Washington and seconded by Mr. Olthoff to accept the new zoning map as presented and recommend that the full board certify it. Motion carried.

ZBA Case #03-26

The committee reviewed ZBA Case #03-26; a request for rezoning from R1-Single-family Residence District to I2-General Industrial District, on a parcel generally situated in Section 25 of Limestone Township. The petitioners are Eve Vera and Justino Vera, property owners and applicants.

Mr. Billingsley said he received a letter from attorney, Alan Smietanski asking the committee to table this case until April 19, 2004 so that he can be present.

A motion was made by Mr. Washington and seconded by Mr. Olthoff to table this case until April 19, 2004. Motion carried.

Championship Sports – Status Report

Mr. Van Mill said two issues remain outstanding with the special use permit for Champion Sports: (1) asphalt of parking lot and (2) hooking up to the sewer system when it becomes available.

- Asphalt of Parking Lot: Mr. Van Mill said the committee dealt with this issue last year. The managers/owners of Championship Sports asked to put down an A3 surface and put off an asphalt surface to a later date. The committee agreed with that and the A3 surface was put down last year. We maintained a \$58,000 letter of credit for that purpose. The letter of credit expired on March 31. On Monday, the owners talked with his office about extending the letter of credit through July. However, two days before the expiration of credit, they asked the County to exercise the ability to call the letter of credit. He had conversations with the State's Attorney office and Mr. Kruse and they decided not to exercise that option.
- Sewer: Mr. Van Mill said the sewer has been extended and is in front of the property. It has not been active due to a pump station. Two weeks ago, they were notified that the sewer line is active. Mike Van Horn went to get a tap on fee from the village. He is not sure if the facilities are hooked up yet.

Mr. Van Horn said they have a new management company at Championship Sports. They have maintained correspondence with the Health Department and the Village of Bourbonnais and have kept up with their payments. The new company has formed a not-for-profit organization and they have raised \$10,000 currently to put underprivileged kids in our area into these camps. A change of management is a change of philosophy and direction. The Waback Family Limited Partnership has been good. He has taken this over and has hired a local resident Kevin Arthur.

Mr. Van Horn asked if they have to asphalt the parking lot because he feels the surface is fine and there is no dust flying. He said there are other improvements that they are doing out there. He said if they were annexed into the Village of Bourbonnais, they would not have to asphalt the parking lot.

Mr. James said if this parking lot will be acceptable to the Village of Bourbonnais then we should give him a variance. Getting the facility up and running is more of a priority at this time.

Mr. Stauffenberg said there was no talk of annexation to the Village of Bourbonnais when they approached the County. Things have changed since that came about.

Mr. Van Mill said asphalt parking is a requirement of the County and he cannot go around that.

Mr. James said that is why he mentioned the possibility of a variance because they may annex into Bourbonnais.

Ms. Hertzberger asked how they are paying for the 19 other items on the list that they are trying to improve.

Mr. Van Horn said the Waback family is paying for the improvements.

Mr. Van Horn said the asphalt will be done. There are 212 stripped parking spots and asked if they could do it in phases with the first phase covering 150 spots.

Mr. Van Mill said it needs to be asphalted for circulation and handicap lots.

Mr. Washington said we could sign it in some form so that it is identified so they can get other things done. He is looking for a way to accommodate the new team. We have leeway to grant a delay since they moved forward with the tar/chip.

Mr. Van Horn asked for a twelve-month extension on asphaltting the parking lot. He has a hard time thinking that the parking lot is that important, but he is not asking to get out of it.

Mr. Nicholas said if the facility was annexed in by the Village of Bourbonnais tomorrow, does the parking lot meet their code.

Mr. Van Horn said yes.

Mr. Nicholas asked if he has looked at the code.

Mr. Van Horn said he met with Bob Rowe and he thinks it would pass. He said he is asking for a one-year extension on asphaltting the parking lot.

Ms. Hertzberger said she would like to receive a letter from Bourbonnais stating when they plan on annexing the property and whether or not they would allow a tar and chip parking lot before we make a decision.

Mr. Van Mill said he can ask for a letter.

Mr. Van Horn said he would like to ask the committee of the County to give him a one year extension on the parking lot.

A motion was made by Mr. Washington and seconded by Mr. James to allow an extension of asphaltting the parking lot until October 1, 2004.

Mr. Stauffenberg said this needs to go to the County Board for approval as well.

Mr. McLaren said the committee and County has been patient with them. They have had problems with past administration. He has known both Mike and Kevin and they have an awful lot to bring to the community. The new administration is moving forward very well and with one summer under this administration, a lot of the problems will go away.

Motion carried.

7. Solid Waste

Compost Bin Sale

Ms. Shehane said she is proposing a one day truckload sale of backyard compost bins. The bins retail at \$70 per bin and we can offer them to residents at \$20. The bins have an 80 gallon capacity and they are made of recycle plastic. The County

would subsidize this event by committing \$8,500, which would cover staffing, set-up, promotional materials, and inserts into local papers and media kits for schools. A draft resolution was provided to the members (attached).

Mr. James asked where the funding is coming from.

Mr. Van Mill said from environmental fees.

A motion was made by Mr. James and seconded by Mr. Washington to approve the request and recommend that the County Board Chairman be authorized to execute an agreement with Norseman Plastics for a one-day compost bin sale and fund the event in the amount of \$8,500 to be paid from the County's environmental fund to Norseman Plastics.

Mr. Martin asked where we are financially in the solid waste fund.

Mr. Van Mill said we are at a \$105,000 right now.

Discussion was held about the use of the fund.

Motion carried RC 8 ayes and 0 nays.

County Fair Agreement

Mr. Van Mill said we need a motion to authorize the Chairman to enter into an agreement with the Kankakee County Fair Board for the Planning Department to have a booth at the fair (draft resolution attached).

Mr. Stauffenberg said he believes action on this was taken at the last meeting.

A motion was made by Mr. Olthoff and seconded by Mr. Bertrand to authorize the Planning Department to have a booth at the Kankakee County Fair and recommend that the Chairman sign the agreement. Motion carried on a roll call vote of 8 ayes and 0 nays.

Health Department Grant Agreement

Mr. Van Mill said the health department grant agreement is something that we do on an annual basis. The cost of the grant is \$19,710.

Mr. Bevis said in 1996, there was a delegation agreement signed by the Health Department, County Board, and EPA. Funds are diverted from the EPA to the County, which allows local inspections. The EPA has a number of counties through the State that have these types of agreements. They have a trained and certified staff who performs the inspections.

A motion was made by Mr. Olthoff and seconded by Mr. Washington to approve the grant to the Health Department in the amount of \$19,710 from the Tipping Fee Fund.

Mr. Martin asked if there is a match involved.

Mr. Bevis said they receive \$22,458 from the EPA and the County's share is \$19,710 plus in-kind legal services of \$3,000. This grant allows them to inspect several sites.

Mr. Whitten said the State keeps mandating things for us to do and said we should let the State do it.

Mr. Van Mill said these issues deal with local uses. The EPA makes these types of agreements because they do not have the staff available to do these inspections and to be responsive to these matters. It is critical that we have some delegation agreement with the EPA for local control and response time.

Motion carried on a roll call vote of 7 ayes and 1 nay.

8. Transportation

6000 Corridor Study

Mr. Van Mill distributed the 6000 Corridor Study and said that he will place this matter on the next agenda.

9. Other

Pre Disaster Mitigation Plan Agreement with IEMA

Mr. Van Mill said in December, there was an announcement made by Governor Blagojevich awarding a grant to Kankakee County to develop a Disaster Mitigation Plan. Three governmental entities in the State were awarded grants. From December until now, he has been working on logistic issues with County departments on how to conduct the study. In the meantime, the State is asking us to act on the grant with them to get moving on the paperwork that they have to do.

Mr. Van Mill read an article of the future of hazard planning that was in a planning magazine he received.

Mr. James asked if this has to do with flood relief.

Mr. Van Mill said it covers all hazards including manmade. Through the planning process, they will identify the risks in the community. The grant is for \$52,500.

A motion was made by Mr. Olthoff and seconded by Mr. Washington to authorize the County Board Chairman to sign the Pre Disaster Mitigation Plan Agreement with the Illinois Emergency Management Agency, after review by the State's Attorney.

Motion carried on a roll call vote of 8 ayes and 0 nays.

CDAP Grant for Hopkins Park

Mr. Kruse said the CDAP Grant for Hopkins Park needs to be modified. There was additional cost for the pumping. The State has said that they will make the grant worth \$150,000. It should go back to Board to amend the grant from \$100,000 to \$150,000.

A motion was made by Mr. Washington and seconded by Mr. Olthoff to amend the CDAP Grant for Hopkins Park from \$100,000 to \$150,000. Motion carried on a roll call vote of 8 ayes and 0 nays.

10. Old Business

Mr. Martin said he heard the City landfill was approved and asked if we are an objector.

Mr. Van Mill said the counsel that represents the Board will be at the Board Meeting next week to see where you want to go from here.

Mr. Martin asked if the County landfill issue will be on the agenda.

Mr. Kruse said it will be up to the Board.

11. New Business

None.

12. Adjournment

A motion was made by Mr. Washington and seconded by Ms. Hertzberger to adjourn the meeting at 10:50 a.m. Motion carried.

Jim Stauffenberg, Chairman

Juanita M. Baker
Administrator