

**Members Present**

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

**Members Absent**

Mr. Stauffenberg and Mr. Tripp.

**In Attendance**

Mr. Kruse, Mrs. Lee, Mr. Whitten, Mr. Meents, Mr. Liehr, Brian Billingsley, Mike Lamme, Delbert Skimmerhorn, John Bevis, Rich Howell, Dave Tyson, Keith Mulholland, Tom Knowles, Jim Piekarczyk, Frank Koehler, Ralph Paarlberg, Alan Smietanski, Darvin Smith, John Fogarity, Ed Hayes and Harold Welch.

**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**

- (1) Darvin Smith – Bridal Wood Subdivision Pond
- (2) John Fogarity – Bridal Wood Subdivision Pond
- (3) Ed Hayes – 6000 Corridor Study
- (4) Dave Tyson – 6000 Corridor Study
- (5) Harold Welch – Potawatomie Road

**3. Approval of Minutes**

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

**4. Building**

None.

**5. Subdivision**

River Haven, Sketch Plan Amendment

Mr. Billingsley said that the River Haven, Sketch Plan was tabled at the last meeting because the Committee wanted a resolution on the cul-de-sac in Raymond Turn. He advised the Committee that he had received a copy of a letter from the Bourbonnais Township Highway Commissioner, Michael Hildebrand, last Friday recommending that the number of lots allowed in Raymond Turn be reduced to six (6) due to the issue with the snow removal on the south end of the cul-de-sac. A representative from Tyson Engineering, Keith Mulholland, was present and commented that cul-de-sac with the seven (7) lots does meet the County's ordinance as far as lots within a cul-de-sac. He further said that the remaining issues with the subdivision were resolved at the last meeting. Mr. Mulholland distributed information to the Committee for review.

A motion was made by Mr. James and seconded by Ms. Hertzberger to approve the six (6) lots subject to the township supervisor's recommendation. Motion carried.

No County Board action is required at this time.

Bridal Wood Meadows – Amendment to Lots 1 & 2 of the Final Plat

Mr. Billingsley said that the Bridal Wood Subdivision was plated in 1995 and is located in Bourbonnais Township near the intersection of Illinois Route 102 and 2250 West Road. The subdivision contains about 8 or 9 large lots that range between 1 – 2 acres in size. In 1998 Mr. Knowles, owner of lot 1, made an improvement between lots 1 and 2 in the subdivision. Previously, Mr. Knowles had inquired with the Planning Department about widening the drainage easement area, because he wanted a pond on his property. At that time, verbal approval was given to Mr. Knowles by a former employee of the Planning Department to make this improvement to his property. No permit was issued, however, a set of plans with signatures from 1995 was submitted. Soon afterwards an amendment to the subdivision plat was recorded in the Recorder's Office, under the direction of the Planning Department's former employee. The problem that exists is that the subdivision plat and the plat amendment, that should have taken place in 1998 for this subdivision, has never received Committee nor County Board approval. What is being requested today is a plat amendment for this subdivision that should have taken place in 1998.

Dave Tyson, who represent Mr. Knowles, said what they are making a presentation on whether the procedure that was followed in 1998 under the direction of the Planning Commission was correct or not correct. A set of plans was given to the County at that time to show how the pond was going to be constructed. Permission was given by the Planning Commission and they went ahead and constructed the pond. Sometime later, it is questioned whether a "corrected" plat can or cannot be filed based upon the instructions of the previous platting officer of the County.

Since that time Messrs. Tyson and Knowles have talked with the Planning Department on how to correct the plat and the only way Mr. Tyson see that this can be done is by re-subdividing lots 1 and 2 of Bridal Wood Subdivision and call it Bridal Wood Meadows 1<sup>st</sup> Addition. With the corrected plat, it would show an expandable drainage easement that runs between the two lots.

Mr. Tyson further said that to make sure there were no problems with recording of the plat, they did contact and received favorable responses from the Village of Bourbonnais, Frank Koehler and John Bevis of the Health Department. The owner of lot 2 has no problem with re-subdividing the lots.

After discussions, comments and questions from the Committee and guests, it was agreed that this issue be tabled for further review.

A motion was made by Mr. Martin and seconded by Ms. Hertzberger to table this issue in order to look at this situation; take site readings and involvement of the soil and water conservationist along with the Health Department. Motion carried.

## **6. Zoning**

### ZBA Case #03-26

The Committee reviewed ZBA Case #03-26; 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 application.

Mr. Billingsley gave an overview of the case. The ZBA recommended that the rezoning be denied by a vote of 6 ayes and 0 nays.

A motion was made by Mr. Scholl and seconded by Mr. Bertrand to concur with the Zoning Board of Appeals to deny this rezoning. Motion carried.

## **7. Transportation**

### 6000 Corridor Study – Presentation by Phil Tegeler

Mr. Lammey addressed this issue.

Mr. Lammey gave a brief presentation and background of the 6000 N Road/Warner Bridge/Exit 308 Corridor Study. The purpose of the study was to examine roadway improvement alternatives in an approximately 35 mile long by two-mile wide east-west and north-south transportation corridor in Kankakee County. The east-west corridor is centered on township road 600N, which the Illinois Department of Transportation is considering the location of a new interchange on Interstate 57 between the Illinois route 50 interchange at Bradley and the County Highway 9 interchange in Manteno. The eastern terminus of the corridor is Vincennes Trail and the western terminus of the corridor is Warner Bridge Road on the Kankakee-Will County line. The north-south corridor starts at the Warner Bridge Road crossing of the Kankakee River, follows Warner Bridge Road southward toward IL 17, angles southeast to township road 3000S and then east to end at the US 45/52 interchange on Interstate 57 in Kankakee.

The need for the study was driven by the following issues:

- Local road interconnection with the proposed interchange with I-57 at 6000N
- Freight access in the corridor (both by train and truck)
- Vehicle-train safety issues and problems associated with access to the area between US 45/52 and IL 50
- Preservation of a viable crossing of the Kankakee River at Warner Bridge Road
- The potential of the South Suburban Airport to impact transportation in this corridor

Mr. Tegeler gave a power point presentation and answered questions from the Committee.

A motion was made by Mr. Washington and seconded by Mr. Scholl to approve the Corridor Study with their recommendation for adoption to the County Board. Motion carried.

## **8. Other**

### Stormwater Technical Advisory Committee – Authority to Move Forward

Mr. Billingsley gave the names of the Stormwater Technical Advisory Committee:

- Cindy Ryan – Village of Bonfield
- Mike Mulcahy – Kankakee Township
- Wayne Zatkalik – Village of Grant Park
- Mike Murray – Rockville Township
- Mike Bossert – Limestone Township
- Dave Tyson – City of Kankakee
- Mike Spilsbury – Kankakee Valley Construction

- Bon Gotkowski – NRCS
- Jeremy Beck – NRCS
- Dave Noble – Village of Manteno
- Kent Sims – NRCS
- Connie Surprenaunt – Kankakee Township

A motion was made by Mrs. Lee and seconded by Mr. Scholl to appoint the aforementioned to the Stormwater Technical Advisory Committee. Motion carried.

**9. Old Business**

Mr. James commended Mr. Van Mill on the Planning and Zoning Workshop that was held at the Quality Inn on April 8, 2004. He said that he would these meeting to continue and scheduled regularly.

**10. New Business**

None.

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

None.

**12. Adjournment**

A motion was made by Mr. Washington and seconded by Mr. Scholl to adjourn the meeting at 11:05 a.m. Motion carried.

Bill Olthoff, Vice-Chairman

Chris Richardson  
Administrative Assistant