

Planning, Zoning, and Agriculture
Committee Meeting
April 25, 2007

Members Present

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

Members Absent

Mr. Hess

In Attendance

Mr. Enz, Mr. McLaren, Mr. Bossert, Ms. Bernard, Delbert Skimerhorn, Eric Sadler, Mike Van Mill, Sarah Billadeau, Mike Lammey, John Bevis, Andy Pristach, Frank Koehler, Erik Rayman, Donna Shehane, Keith Runyon, Dave Cagle, Ed Meents, Robert Roach, Rich Howell, Terry Vaughn, Glen Henning, Russ White, Mark Johnson, and Charles Draine

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

Keith Runyon asked the committee to hold a public hearing concerning the Volini compost site.

3. Approval of Minutes – March 28, 2007

A motion to approve the minutes of March 23, 2007 was made by Mr. James and seconded by Mr. Stauffenberg. Motion carried.

4. Solid Waste and Environmental

• **Solid Waste Alternative Revenue Options**

A seven minute DVD was played concerning Solid Waste Alternative Revenue Options.

5. Zoning

• **ZBA Case #07-06**

Mr. Van Mill stated that this case was referred back to the committee from the County Board.

Mr. Skimerhorn stated that it was referred back to the committee because of the wetlands on the site. Ninety-five percent of the site is NRCS wetlands. He asked Mr. Rich Howell to discuss with the committee what this means in terms of the wetlands and the sewer soil conditions.

Mr. Howell stated that he would be happy to answer any questions the committee has, but he would like to refrain from discussing his personal opinion. He stated that

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the Soil and Water Conservation District felt that a house on the site would not be any more negative than anything else on the site.

Mr. Scholl asked if it is possible to bring in fill to raise the house up to gain adequate drainage and a septic type of system.

Mr. Howell stated that given enough time and money there are always ways to fix any drainage and septic type of system problems.

Mr. Scholl asked if it would be possible for the Soil and Water Conservation District to give a recommendation along with the report so that the ZBA can see the Soil and Water Conservation District's point of view.

Mr. Howell stated that the Soil and Water Conservation District is charged to provide an inventory report. The Soil and Water Conservation District would give its recommendation if it thought there was a severe impact to the natural resource space. He has talked with the land owner and his representative. He has some personal feelings if this were his piece of property, but the Soil and Water Conservation District tries to keep those sorts of things out of the report.

Mr. Scholl stated that he spoke to the road commissioner about the impact of the road and there would not be a negative impact on the road if this home was built. The Township Supervisor stated that there are no drainage districts in the area either. He also stated that the PZA and the ZBA need to get a better handle on how the two committees are going to follow these reports. He urged that the two committees sit down together and come up with a uniform idea.

A motion to approve rezoning with stipulation that another rezoning cannot be made on that 30 acres was made by Mr. Scholl and seconded by Mr. Washington.

Mr. Van Mill stated that he does not think that type of condition should be made with the motion.

Mr. Scholl withdrew the motion.

Washington withdrew the motion.

A motion to approve the rezoning was made by Mr. Scholl and seconded by Mr. Washington. Motion carried by a roll call vote of 7 ayes (Mr. Stauffenberg, Mr. Bertrand, Mr. James, Mr. Marcotte, Mr. Scholl, Mr. Tripp, and Mr. Washington) and 5 nays (Mr. Olthoff, Ms. Hertzberger, Ms. McBride, Mr. Whitten, and Mr. McLaren).

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- **ZBA Case #07-07**

Mr. Skimerhorn stated that the petitioner and applicant is the Aroma Fire Protection District. They own lot 5 of Highland Estate Ranchettes. They wish to build a new fire station on that property. It is directly across the street from their existing fire station. A hearing was held on April 23rd, where they asked for a special use permit in the R-1 District for the public use of a fire station, they also asked for a variance for the distance from boundary lines. The property has 268 feet of frontage. There were no objectors present at the hearing however someone questioned what the facility would be used for. The Zoning Board of Appeals voted 7 ayes to 0 nays to recommend approval with one condition. The site can only be used for storage of fire equipment.

Mr. Olthoff thought there were going to be showers and facilities for the fire fighters to stay the night.

Mr. Skimerhorn stated that the fire chief did testify that it would not be on a normal basis, but if the need were to arise they would use the facility for that purpose.

A motion to approve the rezoning and variance with the condition that there is no outside training on the property and delete the condition imposed by the Zoning Board of Appeals was made by Mr. Whitten and seconded by Mr. Marcotte. Motion carried.

- **Wind Tower Discussion**

Mr. Van Mill stated that this item was brought up for discussion at a previous PZA meeting.

Mr. Scholl stated that a wind tower is a private facility in a rural area, not a commercial type of wind towers that we are accustomed to seeing in the Rockford area. Mr. White is present today to answer any questions about the wind tower. There are grants available through the State to establish a wind tower on private property. This is something the committee needs to be aware of in terms of alternative energies. There is nothing on the books in terms of how to deal with these wind towers.

Mr. Russ White stated that he became interested in wind energy awhile ago. The Department of Commerce and Economic Opportunity just came out with a grant in the last six months for a 50% share grant on small residential wind energy production. This is not the commercial type windmills that you see along Route 39. This is designed for production of electricity in the rural area. This electricity will not necessarily take over the entire electric demand of a household, but to be tied into the grid system that currently exists. In order to apply for this grant a person has to be among the members that charge their customers with this grant. When he started applying for the grant one of the requirements in the grant is that a person

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obtains zoning permits. That is when he found out that the County does not have zoning for small wind energy permitting.

Mr. Sadler stated that the research has been limited to this point. There are some communities to the south of Kankakee that do permit these units. He stated that he is looking for some direction from the committee at this point as to where these would be permitted and what the conditions would be.

A motion to have the Planning Department put together a proposal on wind towers was made by Mr. Tripp and seconded by Mr. James. Motion carried.

6 Transportation

• Contract with IDOT and Kankakee County Planning Department

Mr. Lammey stated that every year since 1983 the County has received a grant from IDOT that gives the County Federal Funding for Transportation Planning. This year the total amount of funding the County is going to receive is \$193,000.00. There is a local match of \$40,000.00 which will come out of the General Fund.

A motion to approve was made by Mr. Whitten and seconded by Mr. Marcotte. Motion carried by a roll call vote of 12 ayes and 0 nays.

7. Other

• Historical Preservation Commission Membership Openings (9)

Mr. Van Mill stated that at the last County Board Meeting a resolution was passed to create the Historical Preservation Program. Also, in that resolution it discussed the membership on the Commission. At this time we are just announcing the openings on that commission.

Mr. Rayman stated that the commission will have nine members. Certain types of professions are required to serve on the commission.

• Joint Land Resource Management Plan Village of Bourbonnais

Mr. Koehler presented the Village of Bourbonnais Joint Land Resource Management Plan to the Committee.

A motion to support the Joint Land Resource Management Plan for the Village of Bourbonnais was made by Mr. Marcotte and seconded by Mr. McLaren. Motion carried.

8. Old/New Business

Ms. Bernard stated that she has previously asked to have the County look into implementing an ordinance to begin charging host fees on composting sites.

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Mr. Van Mill stated that he is waiting for the State's Attorney's opinion on the legality of imposing that fee.

Ms. Bernard stated that as far as the legality, if Kendall County could pass an ordinance she doesn't see why Kankakee County can't pass an ordinance.

Mr. Van Mill announced that Sarah Billadeau will be leaving the Planning Department.

9. Executive Session

5 ILCS 120/2(c)(1)- Employment Appointment Matters

A motion to go into Executive Session was made by Mr. Whitten and seconded by Mr. James. Motion carried by a roll call vote of 11 ayes and 0 nays.

A motion to come out of Executive Session was made by Mr. Stauffenberg and seconded by Ms. Hertzberg. Motion carried.

Through roll call votes, Ed Meents, Charles Draine, and Terry Vaughn have been recommended to be appointed to the Zoning Board of Appeals.

10. Adjournment

A motion to adjourn the meeting at 11: 20 a.m. was made by Ms. McBride and seconded by Mr. Marcotte. Motion carried.

William Olthoff,
Chairman

Stephanie Jackson,
Executive Coordinator

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