

**Members Present**

Mr. Olthoff, Mr. Tripp, Mr. Bertrand, Ms. Hertzberger, Mr. Martin and Mr. Scholl.

**Members Absent**

Mr. Stauffenberg and Mr. James

**In Attendance**

Mrs. Lee, Mr. Whitten, Mike Van Mill, Mike Lammey, Delbert Skimmerhorn, Brian Billingsley, Eric Sadler, Mike Tyson, Donna Shehane, Sam Nicholos, John Bevis and Mr. Kruse

**1. Call to Order**

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

**2. Public Comment**

None

**3. Approval of Minutes**

A motion was made by Mr. Bertrand and seconded by Mr. Tripp to approve the minutes of the June 2, 2004 meeting. Motion carried.

**4. Building**

Building Permit Fee Waiver- Disaster Declared Properties

Mr. VanMill said there were a number of structures that were damaged in the incorporated areas of Kankakee County as a result of the storm last month. To date we have not received a list of the damaged buildings. We want the County Board's authorization to waive the building permit fees for any structures that were damaged from the tornado or the storm a few weeks ago. Mr. Olthoff wanted to know with the filing of insurance claims, is it common practice that the insurance company pays the fee. Mr. VanMill thinks the insurance company just covers the property and not the administration. Mr. VanMill says this would be a policy only for this situation. It would expire after building permits are issued. Mr. VanMill would ask that in the resolution it stated that the property would have to be deemed damaged as a result of the tornado.

A motion was made by Mr. Bertrand and seconded by Mr. Tripp to approve the Building Permit Fee Waiver. Motion carried.

**5. Subdivision**

Splear Estates- Preliminary/Final Plat

Mr. Billingsley said that Mr. Splear requests the county to approve the plat with a private drive which requires a variance approval by this committee. The private drive contains gravel and grass surface. Mr. Splear agrees to upgrade the private drive to accommodate residential traffic. The planning department sent a copy of this petition to the local governmental agencies. The Limestone Township Road Commissioner commented that he had no objections to the private drive and the County Engineer,

Jim Piekarczyk replied via email that the road be commissioned as a private drive so as not to cause any confusion by future property owners.

Ms. Hertzberger wanted to know why they are splitting up the property. Mr. Billingsley said that Mr. Splear wants to build another house.

A motion to approve the Splear Estates Preliminary/Final Plat was made by Mr. Scholl and seconded Mr. Bertrand. Motion Carried

#### Bridle Wood Meadows- Preliminary/Final Plat

Property owner, Thomas Knowles altered the drainage easement between the two lots by constructing a pond. Dave Tyson, Rich Howell and Brian Billingsley visited the site on June 9, 2004. They found that the waterway was reduced by one foot. Mr. Howell is unable to be with us today but Mr. Billingsley received a letter of support from Mr. Howell. Information was passed by Brian Billingsley from Rich Howell.

Ms. Hertzberger said that she would not call this a letter of support. She also thinks we need to go further with this to figure out if the pond is causing the well contamination.

Mr. Scholl asked if the issue of the well contamination has been taken care of. Mr. Scholl stated that in his opinion the water flow issue has been addressed to the satisfaction of the committee. Mr. John Bevis stated that as we stand today there has not been any new information provided in regards to specific sources of contamination in and around the subdivision. There has been extensive water sampling events that have taken place. There was investigation originally of the site and the complaint was that that was where the contamination was coming from. Surveys and sampling took place at that time and showed that the pond was not the problem. There were samples of low level contamination in regards to the pond. However, in defense of the pond, you could go out to any pond, lake, stream or puddle after a rain and get low levels of bacteria. Not all the wells were contaminated, some of them were and some of them were not. The levels of contamination in pond were much lower than in some of the wells and the health department is not sure yet why that is. It may be that we just never find out where exactly the contamination is coming from.

Mr. Olthoff wanted to know if the pond is sealed with a liner or is the pond just sitting right on the bedrock. Mr. Bevis stated that he did not know because he did not see the building of the pond.

Ms. Hertzberger wanted to know if they have or have not ruled out the pond as contributing to the contamination of the wells. Mr. Bevis said that they do not have specific information yet. However, the pond could be contributing to the contamination of the aquifer if it has a hole in it. At this point the investigation has not lead us to have the pond be reviewed and drained nor have we had to have somebody come in and do a study to determine if there is a crack in the limestone. Ms. Hertzberger thinks that's what we need to do with this pond.

Mr. Scholl stated that the applicant has done everything that we have asked him to do and the pond cannot be ruled as a contributing factor. He thinks that at this point we should approve the applicant's application. Mr. Scholl would also like to know how far down the line do these people have the opportunity to tap into city water? Mr. Olhoff stated that he does not think we know that. Mr. Olhoff then wanted to know if the contamination is endangering health. Mr. Bevis said that if its bacteria levels, any level of bacteria could cause somebody to become sick with flu like symptoms. If its chemical contamination it could be worse. In this case we are dealing with bacteria contamination. This is not the only subdivision, these are not the only wells in the county that are contaminated and in some cases it is as simple as chlorinating the wells.

Mr. Scholl wanted to know in Mr. Bevis opinion which type of well would be safer, individual or community. Mr. Bevis stated that obviously city water would be number one, then a community well would be number two and lastly would be an individual well. Each has their own pros and cons. Originally when the subdivision was constructed it was to have private wells.

Mr. Washington stated that according to what Mr. Bevis said with the low levels of contamination in the pond and saying that even though it may be a contributor there has to be another source of contamination that is bringing the levels of contamination in the wells to where they are. Mr. Bevis replied, not exactly. The levels of contamination are there, but in some cases the contamination can occur naturally. Mr. Bevis stated that maybe this was a bad place to put a subdivision. This subdivision just might have problems in the spring. Mr. Bevis said it was his opinion that there were a number of factors contributing to the contamination of the wells. If we can reduce some of the factors it may reduce the contamination, but it will still show up.

Ms.Hertzberger believes that in this situation we are between a rock and a hard place. If the pond is somewhat contributing to the problem we need to find that out. Ms. Hertzberger feels that we need to look further into this problem.

Motion to approve the request for the final plot for the pond was made by Mr. Scholl and seconded by Mr. Tripp. Opposed by Ms. Hertzberger. Motion carried

#### River Crossing Subdivision-Preliminary

Mr. Dave Tyson stated that the developers are requesting approval of the preliminary plat of the River Crossing Subdivision. Mr. Tyson then stated that the developers have received letters from the Kankakee County Highway Department and the developers have responded to every concern they had. Mr. Tyson also stated that there is enough depth for a standard septic system. Mr. Tyson believes that Mr. Bevis has the letter that was submitted. The developers followed through with what they said they were going to do. Water is going to be run throughout the subdivision and the water is going to be served through AQUILLINOIS. Hydrants are being provided. The developers have letters from the City of Kankakee and are in appliance with the code. The developers are looking for approval.

A motion to approve the preliminary plat contingent upon the Health Department's recommendation for the River Crossing Subdivision was made by Mr. Washington and seconded by Mr. Martin. Motion carried

Mrs. Lee wanted to know that since this is the preliminary plat does the health department have to sign off. Mr. Tyson stated that they signed the final plat.

Mr. Kruse stated that this is going to a great thing for the Limestone area.

## **6. Planning**

### Vacant Lot Study

Mr. VanMill gave a power point presentation on the Vacant Lot Study which included:

- Overview
- Findings from the 1998 Study
- Findings from the 2004 Study
- Table comparison from 1998 totals to 2004 totals
- Bourbonnais Township (1998-2004 Study)
- Observations of new housing in unincorporated and subdivision, etc.
- A graph on Municipal Data

Ms. Hertzberger asked if it is better to have these subdivisions incorporated. Mr. VanMill stated yes, the police respond faster and the utilities go out to the people more efficiently.

### Kankakee County Regional Planning Commission Vacancies/Terms

The Regional Planning Commission is made up of 17 members and in September there will be 10 openings on the Commission. Most of the members will probably reapply. Mr. VanMill would like the vacancies to be placed on the agenda for the County Board.

### RFP-Hazard Mitigation Plan

Mr. VanMill would like to have the committee review the Hazard Mitigation Plan and the have it on the next agenda.

## **7. Solid Waste & Environmental**

### Kankakee County's Tipping Fee fund Report & Recommendation

The County Planning Department believes we are paying a reasonable and fair price for transportation costs to East Hazel Crest and recommends the County Board continue to deem this an emergency situation, due to the fact that there is potential for interruption of recycling service if a new service is not in place on a continuous basis, and that the County Board pass a resolution to extend the contract with A& J for an additional twelve (12) months at \$2500 per month.

Also, with the pending closure of the Waste Management Landfill within a one year to 18 month time period, and the current uncertainty with respect to future sources of

tipping fee funding, we recommend the County's contract with ABC Disposal be allowed to expire effective thirty (30) days after the date of approval by the County Board.

The County Board asked us to do an analysis of the Tipping Fee fund Report & Recommendation. Mr. Martin asked if we have to put this up for bid. Mr. VanMill said that the bids would go past August and at this time we are asking the County Board to approve this as an emergency situation. The emergency would be that we would not have continuance drop off and pick up of waste. A&J provides the drop off site and transporting.

Mr. Martin said that we should approve this for another six months and then have it up for bid.

A motion to approve the contract with A& J Disposal on a six month basis and deem it an emergency was made by Mr. Scholl and seconded by Mr. Washington. Roll call vote. Motion carried.

#### Solid Waste Management Plan- Update & RFQ Approval

Mr. VanMill stated that State Law requires that all counties who have a Solid Waste Plan update that plan every 5 years. Kankakee County's update is due in August of next year. The County is interested in obtaining statements of qualifications from consulting companies to assist the County in preparing its ten year update. Things like the recycling program are not in the current plan. We need new ideas and updates on our waste generation rates. A lot of time is involved and a lot of technical things are involved that we just cannot do in house.

Mrs. Lee wanted to know what we are looking for as a possible fee for all of this. Ms. Shehane stated that it would be approximately \$20,000.00. Mr. Vanmill then stated that it could be as much as \$50,000.00. If we can get approval from committee then we can go ahead and publish.

A motion to approve Request for Qualifications for the 10-year Solid Waste Plan update was made by Mr. Scholl and seconded by Mr. Washington. Motion carried

#### Kankakee County's Tipping Fee Grant Application-Amendment

Ms. Shehane recommends revising the application. The main point is that currently there is no funding cap on the current application. Ms. Shehane would like to add a funding cap of \$10,000.00. The application does not specify the solid waste disposal site that is the source of the tipping fee funds. The application also does not specify the types of projects the funds can be used for and does not rank them in priority. The application does not specify eligibility for the type of project.

Mrs. Lee thinks this is an excellent idea.

A motion to adopt new application for tipping fee except to leave number 8 as it is was made by Mrs. Lee and seconded by Mr. Scholl. Motion carried.

## **8. Old/New Business**

Mr. Martin stated that he recently read an article that Pembroke received a grant for \$400,000.00. He wanted to know if it was true and what the grant was for. Mr. VanMill said that he heard the grant was for something around \$150,000.00 and he cannot give any information on the \$400,000.00. Mrs. Lee said that Mr. Kruse could answer that question, but she believes that it was the original sewer money. Mrs. Lee stated that all the emergency repairs were done and something happened again and now it's a mess. Mr. Martin asked if he could have a report on Pembroke at the next meeting.

Mr. Billingsley said that we have a lot of information regarding the asphalt plants and it will be about a month or two before it comes to this committee. Mr. Billingsley also stated that the transcripts are going to be thick and the evidence is thick. Mr. Billingsley wanted to know how the committee wanted the information. Mr. Washington suggested a special meeting. Mr. Scholl thinks that we need copies of everything and maybe we do need a special meeting. Mr. Olthoff said that we will schedule a special meeting. Mr. VanMill says that he doesn't know if it will need a special meeting and we can talk about a special meeting later.

Mr. VanMill said that on Saturday, Ms. Shehane has advertised for Backyard Compost Bin Sale at Lowes. The sale will be from 7-4 on Saturday.

## **9. Adjournment**

A motion was made by Mr. Scholl and seconded by Mr. Tripp to adjourn the meeting at 11:00 a.m. Motion carried.

William Olthoff, Vice Chairman

Stephanie Gresham  
Executive Coordinator