

Planning, Zoning, and Agriculture
Committee Meeting
June 27, 2007

Members Present

Mr. Stauffenberg, Mr. Bertrand, Ms. Hertzberger, Mr. Hess, Mr. James, Mr. Tripp, Mr. Washington, Ms. McBride, and Mr. Whitten

Members Absent

Mr. Olthoff, and Mr. Marcotte

In Attendance

Mr. Kruse, Mr. McLaren, Mr. Vickery, Mike Van Mill, Mike Lammey, Jim Greenstreet, Erik Rayman, Larry Gibbs, Andy Pristach, Jeff Bennett, Don Pallissard, Leigh Marcotte, Jamie Boyd, and Teresa Kubalanza

1. Call to Order

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

2. Public Comment

None

3. Approval of Minutes

A motion to approve the minutes of May 9, 2007 was made by Mr. Washington and seconded by Ms. Hertzberger. Motion carried.

4. Transportation

• Safe Routes to Schools Projects and Endorsements

Mr. Lammey stated about six months ago he came to the Committee with the Safe Routes to School Program, which is a Federally Funded Program for encouraging walking and biking to school for elementary school children. Since that time, there has been a lot of activity in this area. The deadline for applications is Friday and 18 applications are going to be filed for Kankakee County. Not every school district decided to participate this year. What he is asking for this morning is that the Committee gives an endorsement to those applications. The State of Illinois has said they will look favorable upon the applications that have endorsements from the local governments in which those applications come from. He has provided a draft copy of the letter of endorsement for the Committee in their packet.

A motion to approve the endorsement was made by Mr. Whitten and seconded by Mr. Washington. Motion carried.

5. Zoning

• ZBA Case #07-10

Mr. Van Mill stated that this case comes to the Committee as a result of an application filed by the owners, and applicant, Densel and Beverly Rasmussen, requesting a Special Use Permit in the R-1 Zoned District to allow for the

Note: These transcribed minutes are a synopsis of information derived from the meeting. If you need verbatim information, please contact the County Clerk about obtaining a recorded tape.

construction of a single family residence on a parcel greater than 2 acres. The property is located in Section 23, in the northeast quarter of Bourbonnais Township. The site currently contains 7.5 acres of land fronting the westside of Township Road 4000 East (commonly known as Skyline Road). The site contains a home. The petitioners wish to divide the 7.5 acre parcel into a 2.5 acre parcel which will contain the existing home and then construct a new home on the balance of the 5 acres. If approved, the petitioners testified that their son will construct the home and live there. After deliberation of the Findings of Fact, the Zoning Board of Appeals recommended approval of the Special Use Permit by a vote of 6 ayes to 0 nays.

A motion to approve was made by Mr. Whitten and seconded by Mr. Tripp. Motion carried.

Ms. Hertzberger asked what is the need of a Special Use Permit?

Mr. Van Mill stated after the Comprehensive Plan was adopted, one of the issues that was raised during that time was the abundance of R-1 Single Family Zoning that was undeveloped in the unincorporated areas in Kankakee County. The issue was that very small lots could be built upon along the Township and County roadways. That was an issue that the Committee wanted to address. The long term way of addressing that is, and is outlined in the Comprehensive Plan, to down zone the properties back to Agriculture in order for the property to become zoned appropriately in time. In the meantime, because that is going to be quite a lengthy process, the mechanism to try and mitigate those problems was to create a Special Use Permit process where the Planning Department can monitor the development. Anything over 2 acres requires a Special Use Permit.

6. Other

- **Resignation of Frank Koehler from the Kankakee County Regional Planning Commission**

A motion to accept the resignation of Frank Koehler was made by Mr. James and seconded by Mr. Washington. Motion carried.

- **Appointment of Historical Preservation Members (2)**

A motion to approve the appointments of Ashley Lucas and Daron Kinzinger to the Historical Preservation Commission was made by Mr. Tripp and seconded by Mr. Hess. Motion carried.

- **Historical Preservation Commission Membership Openings (2)**

- **Pembroke Township Request for Grant Funds**

Mr. Van Mill handed out a letter and Quality Improvement Grant Initiative Application from Pembroke Township to the Committee. He has been in contact with Township Supervisor, Larry Gibbs, concerning the Nestle Plant. If anyone has sat on this

Note: These transcribed minutes are a synopsis of information derived from the meeting. If you need verbatim information, please contact the County Clerk about obtaining a recorded tape.

committee for any sort of time, the discussion of the Nestle Plant has been a topic here in the past. It is an industrial facility that sits on the Truck Route that goes through Pembroke and Hopkins Park; in the past it has had a number of employment opportunities. Currently, the facility is vacant and the Township owns it; it has been vacant for about 2 ½ years. As one of Mr. Gibbs's main initiatives when he became Township Supervisor is to try and utilize the facility to the best extent as possible. The Township has the opportunity for some major funding from the State and Federal Government. There are some requirements that need to be taken care of locally. He asked Mr. Gibbs to give a brief presentation today.

Mr. Gibbs stated that when he was elected to office he started the process of reopening the plant. He is planning to do an incubator project, where the individuals that come into the facility will eventually be trained to do certain things and then graduate out into the industrial site, the plan calls for more buildings on the site. He has applied for a grant from the EDA which is ongoing. He did get a commitment letter from the State, which is for \$750,000.00. The EDA grant is for \$1.6Million. He received a call from the EDA and as a part of their application a phase 1 environmental study needs to be conducted. He was then called back concerning the mold in the building. Right now, the Township does not have the funds to take care of the mold in the building. The estimate to remove the mold is for \$8,500.00. He is looking for assistance from the County to remove the mold in the building so that this vital project can continue.

Mr. James asked if the funds are available for this project?

Mr. Van Mill stated that there are funds earmarked for projects similar to this one.

A motion to have Mr. Van Mill find out where the County is financially on this and bring it back to the Committee was made by Mr. James and seconded by Mr. Tripp. Motion carried.

Mr. Hess stated that he will be out of town when this comes back to committee, but he wanted to go on record in favor of this project.

Mr. Stauffenberg stated that this can be placed on the July 5th PZA Meeting.

9. Old/New Business

Mr. Van Mill stated that as you know, Alternative Energy has been working very diligently to work on the timelines the Committee and County Board has in place for the \$850,000.00 grant that has been put together for the Ethanol Plant. He has had a number of conversations with Jeff Bennett, who has been keeping him updated on the status of the project. Things are progressing very positively. He asked Mr. Bennett to give an update and talk about some of the minor issues with the timeline that may need to be amended.

Note: These transcribed minutes are a synopsis of information derived from the meeting. If you need verbatim information, please contact the County Clerk about obtaining a recorded tape.

Planning, Zoning, and Agriculture
Committee Meeting
June 27, 2007

Mr. Bennett briefly went over the various steps Alternative Energy has taken so far to date.

Mr. Van Mill stated that this item will be placed on the July 5th Agenda for action to be taken to allow for an extension on the timeline.

Mr. Scholl stated that it would be very beneficial to have a tour put together for County Board Members to see Pembroke so that they can see first hand what is being discussed at Committee Meetings.

Mr. Van Mill stated that he will check into that for the Committee.

11. Adjournment

A motion to adjourn the meeting at 9:50 a.m. was made by Mr. Whitten and seconded by Mr. Hess. Motion carried.

James Stauffenberg,
Vice-Chairman

Stephanie Jackson,
Executive Coordinator

Note: These transcribed minutes are a synopsis of information derived from the meeting. If you need verbatim information, please contact the County Clerk about obtaining a recorded tape.