

Members Present

Mr. Olthoff, Mr. Bertrand, Ms. Hertzberger, Mr. James, Mr. Martin, Mr. Washington, Mr. Scholl, Mr. Whitten, Mr. Marcotte, and Mr. Hess

Members Absent

Mr. Stauffenberg, and Mr. Tripp

In Attendance

Mr. McLaren, Eric Sadler, Mike Van Mill, Mike Lammey, Dave Tyson, Donna Shehane, Vicki Henley, Bob McElroy, Gary Phillips, Mark Wilson,

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

3. Building

- Introduction of Additional Building Division Staff
Mr. Van Mill introduced Gary Phillips and Mark Wilson in his office. They both have a significant number of years in the construction business.
- Public Hearing- Chapter 5 Updates- July 14, 2005 at 4 p.m.
Mr. Van Mill stated that on occasion he has discussed the update of the Building Codes. For one reason or another, for lack of staff or other reasons, the Planning Department has held off updating the Building Codes.

Right now, the Planning Department is using the 1996 BOCA Codes which is outdated and is not published anymore. Mr. Van Mill is proposing at the public hearing this Thursday to update to the 2003 International Building Code and International Residential Code. He is also proposing an increase in the Building Permit Fees.

4. Transportation

- River Valley METRO Mass Transit District- Commuter Mailing List
Mr. Lammey stated that at the meeting last week the METRO Board of Trustees announced three changes. Two of them pertain pretty specifically to the County.

Mr. Lammey stated that the County is trying to have a Commuter Mailing List to send a survey out in early August. There are about 30 people on

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the list which is amazing since the incorrect email address has been published in the paper twice.

Mr. Lammey stated that METRO is going to have one bus going back and forth from Northfield Square Mall to University Park in the morning and in the afternoon. Right now he is trying to design that service; the target start date is October.

Mr. Martin asked if the fee has been worked out. Mr. Lammey stated no, there has been discussion regarding a monthly fee.

Mr. Scholl asked if it would be possible to extend this bus to Governor State University. Mr. Lammey stated that question has been asked. There is an interesting jurisdictional issue with PACE.

- Update of Various Transportation Projects

Mr. Lammey stated that regarding the 6000 North interchange, the Illinois Department of Transportation has submitted Access Justification Report to the FHWA. The FHWA has made an initial review and sent their comments back to IDOT for reply. The deadline date for IDOT to get back to FHWA is mid-August. FHWA has 45 days after mid-August to give the County a yes or no on whether or not that access is approved or not approved.

Mr. Van Mill stated that it cannot be emphasized enough the importance of this step if we don't get this justification.

Mr. Whitten asked if the shuttle bus is still in the works for the Courthouse. Mr. Lammey stated that he got a price for the bus and it was \$90,000.00, he didn't think that the committee would be all that interested in that along with the current share.

Mr. Lammey stated that the Phase I report for the commuter rail project has been completed and submitted. The committee is in the process of writing a report for Phase II. They hope to be able to ask IDOT for the funding for Phase II sometime in August.

Mr. Lammey stated that Phase II will probably cost a quarter of a million dollars. No one has ever done exactly what the County is doing so it is hard to get a price estimate. The local match will be 20%.

Mr. Lammey stated that the committee is hoping to make a joint application to IDOT with Will County.

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Mr. Van Mill stated he has talked to the staff at Will County and they are willing to do that.

Mr. James asked if all the municipalities are on board to cover the cost of the initial program, if not, who has not participated?

Mr. Lammey stated that Kankakee, Bourbonnais and Peotone have not participated financially, but it was voluntary.

Ms. Hertzberger asked how much their share would be. Mr. Lammey stated that Kankakee is in the \$15,000.00 range, Bourbonnais is in the \$8,000.00 range, and Peotone is in the \$2,000.00 range. It is all based on population.

Mr. Lammey stated that he has sent a number of letters out and does not recall receiving a reply back as to why they have not paid. They still continue to come to the meetings and they have all passed resolutions supporting the study.

Mr. Olthoff suggested asking this item be placed on their agendas.

Mr. Van Mill stated that this PZA Committee and the County Board passed resolutions to fund the whole project if there was no funding from the other entities.

Mr. Olthoff asked if the airport goes in will that make a difference.

Mr. Lammey stated that there is a federal bill that states that a line will be extended to the airport, it doesn't state what line will be extended.

Mr. Whitten asked if we can get this done without joining the RTA.

Mr. Lammey stated that this is being looked into, and it depends on whether or not the RTA is accepting new members.

5. Subdivision

- Prairie Farm Estates, Phase II- Road Improvement Variances

Mr. Billingsley stated that at last month's County Board meeting the Board forwarded back the variance for road improvements for Prairie Farm Estates, Phase II Subdivision. The road improvements would be on 11000 East Road, it is a tar and chip road. The Subdivision lies about a mile and a half North of County Highway 9. The County Subdivision regulation requires the developer to upgrade 11000 East Road with an asphalt surface for that distance of a mile and a half. Since the County Board

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Meeting, the developer has received a letter from the Sumner Township Road Commissioner which explains a deal that was made between the two.

Mr. Tyson stated that originally he and the developer were hoping to be on the agenda for preliminary plat approval. He stated that they have complied with everything that the Village of Grant Park has asked for them to do as far as the preliminary plat improvement plans. They have complied with everything that the Kankakee County Highway Department has asked them to do as far as improvement plans being done. The only question was the 11000 East Road. The reason that this is a question is when the original phase of Prairie Farm Estates was approved there was a variance given at that time that no improvements had to be done to the road. This was actually done with Road Commissioner's knowledge and agreement to do this. Since this was kicked back to the committee they did go back and talk to the Road Commissioner again because he is the one that has to maintain the road, supervise any construction, and maintain the road after construction is completed. In talking to the Road Commissioner, he sent a letter to Mr. Billingsley stating that he would prefer to have \$15,000.00 cash contribution made to the fund for future improvements or future maintenance that would be needed on the road. The letter was presented to the Hensley's (the developers) and they have agreed to pay the \$15,000.00, so therefore based on meeting with the Road Commissioner they are asking for the variance on the road. Nothing has changed within the subdivision so therefore the improvement plans that have been submitted have not changed. There has been Health Department approval on the subdivision for the water and sewer.

A motion to approve the variance was made by Mr. Bertrand and seconded by Mr. Whitten. Motion carried by a roll call vote of 7 ayes and 4 nays (Ms. Hertzberger, Mr. Marcotte, Mr. Martin, and Mr. Washington).

Mr. Martin asked how much money it would take if the developer were to blacktop 11000 East Road. Mr. Tyson stated that he believes it would cost about \$60,000.00.

Mr. Martin asked if the committee is going to start allowing Road Commissioners and Local Officials overcome the County's rule and regulations.

Mr. Tyson stated that he doesn't think that the committee is picking and choosing, the variance was originally granted to the developer for the whole concept plan which included phase II of this development. It was granted by this committee at that time. What he has done was gone back

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and change the variance of that time and is offering to give the Road Commissioner cash to help maintain the road, which is over and above what the original variance was that was granted to him back when the subdivision was first brought to the committee.

Ms. Hertzberger thought that \$15,000.00 for the road is very short sided, it won't last very long and this road is going to be used over and over again for many, many years. She thought that it should be improved, we passed phase I and not phase II.

Mr. Scholl agreed with the amount but he thought that this was a step in the right direction. If a cash contribution is made, which would be beneficial and acceptable to the Township, he thinks that it should deserve some consideration.

Mr. Scholl stated that he does not see this as a challenge to the County's rules, that is the concept of a variance. These are variances which were granted by the PZA. If the committee comes down too hard and says these are the rules then no variances would be applicable. The committee needs some flexibility, he sees nothing wrong with the developer and the Township working out a compromise, and it is beneficial to all. This is a step in the right direction, however he would like to see more money going to the Township.

Mr. Olthoff asked if there have been other instances where the Road Commissioners have made the determination and the County has gone along with it.

Mr. Tyson stated that Riverbend West was worked out with the Road Commissioner, and River Crossing was worked out with the Road Commissioner. What several communities do, including the County, is they take cash as lots are sold for other subdivisions, put it in funds, build up the money and then improve the road when other developments come to that road which require the improvements at that time. Currently 11000 East Road can handle the traffic.

Mr. Washington wanted to take the time to chastise this committee, including himself, for being so neglectful in not seeing this come up in the first phase approval. The committee should have seen this, it should have known what it was approving was a blanket approval of phase I and phase II with the road not being improved. Now the committee has hung itself out there so that it is almost bound to do this without any further changes. That is pretty sad for the committee, it is supposed to be sitting here making decisions on the developments that come before it but it is not

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even looking at them, it is passing them through without even looking at them.

Mr. Whitten asked if there is a chance that the committee can get the minutes from when the phase 1 was approved.

Mr. Scholl thinks that the committee needs to give serious thought to how many variances can be approved for each subdivision.

Mr. Olthoff read the following minutes from 2001 regarding phase I final plat, "Last year the Committee approved the variances (no curb and gutter; individual wells instead of a public water system; individual sewage treatment facilities; no sidewalk installation; no dedication of park and open space; length of block and no improvements to adjacent roads) for the subdivision."

Mr. Billingsley stated that the developer is also requesting approval of the preliminary plat which would give the developer the ability to begin construction.

A motion to approve the preliminary plat was made by Mr. Bertrand.

Mr. Olthoff stated that the preliminary plat cannot be approved today because it was not on the agenda, it will be placed on the next PZA agenda.

8. Solid Waste & Environmental

- Nominations for Kankakee County Recycler of the Year

Ms. Shehane stated that last year for America Recycles Day the County sponsored the Waste Free Lunch Day at several schools. This year as one of the activities she is looking for nominations for Kankakee County Recycler of the year. This will be recognition and an award to an individual, a company, a school, or church that has shown commitment to a successful recycling program. Waste haulers and people that are employed in the recycling business are not eligible. She is looking for all nominations to be in by the end of September.

Ms. Shehane stated that now that the County has received the State of Illinois Recycling Grant, she has ordered the in-house recycling bins and dumpsters. She anticipates starting that program the first two weeks in August.

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9. Planning

- B&SRR Youth Center & Academy- Quality Improvement Grant Initiative
Mr. Van Mill stated that that today the committee will be considering two applications totaling \$12,000.00. There is about \$11,500.00 left for the grant.

Mr. Sadler gave the committee an update on the Boots and Saddles Youth Center. Boots and Saddles is asking for \$10,000.00, the funds would be used for an irrigation system, garden tractor, horse equipment, and other miscellaneous equipment.

Mr. James that we should look at the project having regional significance.

Mr. Olthoff went over the different criteria that the applicant would have to meet.

Mr. Washington stated that due to the amount of money that the County has and the amount of money that is requested, he doesn't see anything wrong with splitting the dollars and giving the Northern Anglers \$2,000.00 and reducing the other request, but granting both requests. He sees both of them being very viable.

A motion to award the Northern Anglers Association \$2,000.00 and Boots and Saddles, \$9,500.00 was made by Mr. Washington and seconded by Mr. Scholl.

A motion to amend the motion to separate each award was made by Mr. James and seconded by Mr. Whitten. Motion carried.

By a roll call vote of 7 ayes and 4 nays (Mr. Olthoff, Ms. Hertzberger, Mr. James, and Mr. Whitten.) Boots and Saddles was awarded \$9,500.00.

By a roll call vote of 11 ayes and 0 nays Northern Anglers Association was awarded \$2,000.00.

- NIAA (Northern Illinois Anglers Association)- Quality Improvement Grant Initiative

10. Other

None

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11. Executive Session – 5 ILCS 140/7 – Pending Litigation

A motion to go into executive session was made by Mr. Whitten and seconded by Mr. Marcotte. 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. Whitten and seconded by Ms. Hertzberger. Motion carried.

12. Old/New Business

Mr. Martin asked if the subject of reinstating the prohibition of public waste will be on the next agenda.

Mr. Van Mill thought that it would be more appropriate to discuss this along with the Solid Waste Plan Update.

Ms. Shehane is looking at October for a draft of the Solid Waste Plan update to be completed.

Mr. Van Mill stated that on Monday he was notified that the Planning Department was awarded a \$10,000.00 grant from Commonwealth Edison for a project with regards to the comprehensive plan.

13. Adjournment

A motion to adjourn was made by Mr. Bertrand and seconded by Mr. Marcotte at 10:38 a.m. Motion carried.

William Olthoff, Chairman

Stephanie Gresham
Executive Coordinator

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