

Members Present

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

Members Absent

Mr. Stauffenberg

In Attendance

Mrs. Lee, Mr. Whitten, Ms. Bernard, Mike Van Mill, Mike Lammey, Brian Billingsley, Ed Piatt, John Bevis, Genova Singleton;

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

Mr. Darvin Smith; Mr. Keith Runyon; Mr. Tom Knowles; Mr. Jeff Rhodes; Mr. John Fogarty

3. Approval of Minutes

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

4. Zoning

- Rules of Procedures

Mr. Van Mill stated that we should put this on the agenda at another time when Brenda Gorski is available.

A motion was made to table this item for another agenda by Mr. Tripp and seconded by Mr. Scholl. Motion carried.

5. Subdivision

- Bridal Woods Meadows Subdivision-Final Plat

A motion to put together a finding and facts questioner to send to the full County Board was made by Mr. Scholl and seconded by Mr. Washington. Motion carried.

Mr. Rich Howell stated that the committee needs to decide whether they are going to call this a pond or a retention basin. There are different rules that impact both of them. Mr. Howell stated that if the committee is going to call this a pond, then the pond needs to go back through the system because it will need a variance to lot lines.

Mr. Howell stated that in regards to the seepage, there are plenty of ponds in the County of Kankakee that have seepage problems.

Mr. John Bevis went over the issues that he found in testing the wells in the Bridal Woods area.

Mr. Olthoff wanted to know if there are places in the waterway where it flows over the bedrock? Mr. Bevis stated that he does not know if bedrock is visible.

Mr. Olthoff wanted to know if there was testing before the pond was put in and what was the result was. Mr. Bevis stated that yes, there was testing done but he cannot tell if the contamination was there before the houses were built.

Mr. Whitten explained his reasoning on why he wanted this issue to go back to committee.

Ms. Hertzberger wanted to know what would a person would have to do if someone wanted a pond built.

Mr. James wanted to know if the pond is set in the proper perimeters. Mr. Van Mill stated that there is no problem with that.

Mr. Van Mill stated that we have regulations for pond construction on large pieces of property.

Mr. Scholl stated that the term illegal has been used and would like to know if the pond is illegal as it is or was it constructed illegally. Mr. Van Mill stated that that is something an attorney would need to look at. However, we do have evidence that Mr. Knowles was in the office and had discussion in regards to the pond.

Mr. Olthoff wanted to know how many feet are required over a septic system. Mr. Bevis stated that 18 inches is the minimum and 3 feet is the maximum.

Mr. Bertrand wants to know why we don't take the simple solution and just put a liner in the pond.

Mr. Tripp stated that since the next door neighbors well is clear of contamination he doesn't understand why the committee shouldn't approve the final plat.

A motion to approve the final plat was made by Mr. Tripp and seconded by Mr. Washington. Ms. Hertzberger nay, Motion carried.

6. Planning

- Kankakee Valley Symphony Orchestra-Quality Grant Initiative
Mr. Burke is looking for money to find a string instructor to start up the Musicians Academy. Olivet is willing to provide the facilities. Kankakee Valley Symphony is willing to help with their part of it.

Mr. Washington wanted to know if there are any plans for vocal instruction. Mr. Burke stated that at this point we want to get the instrumental program started.

Ms. Bernard wanted to know where else Mr. Burke has applied for funds for this program. Mr. Burke stated that they have tried other individuals. He also stated that his overall budget is not larger enough for some grants.

Ms. Hertzberger said that she knows the organization has tried other means to find the funds because he asked for Coldwell Bankers help. She also stated that it is an important part of the community.

Mrs. Lee stated that she is all for teaching children music and would rather ask for the RFP at a specific time each year and defer this until we have a good handle on the number of applications for this fund.

Mrs. Lee moves to put this on hold until we get a better handle on the guidelines itself and try to come up with a system so that we review the applications once a year.

A motion to hold off on approving any requests for the Quality Grant Initiative until we get a better handle on the guidelines of the grant itself was made by Mrs. Lee and seconded by Mr. Martin. Motion carried.

Mr. Van Mill will bring copies of all other applications to this grant at the next meeting.

Mrs. Lee stated that she would like amend her motion to state that at the next PZA meeting we review all 3 applications and for future applications we set a date to review them all at once seconded by Mr. Martin. Motion carried.

- Economic Development Proposal/Pembroke Township Industrial Facility

Mr. Van Mill stated that we are looking to get another company into the NESTLE facility in Pembroke Township once it closes.

John Weinder, Brant Hoover and Dr. Charles Han gave a presentation on Select Brands Private Label Packaging.

Mr. Washington wanted to know what size workforce Select Brands is looking at. Mr. Weidner stated that they are looking to hire about 52 employees within the next two years and they will be expanding after that.

Mr. Weidner stated that the facility does have a lot of room for growth.

Mr. Scholl wanted to know if the removal of the dilapidated house would cause problems for the committee. Mr Van Mill stated that this could be something that we might have to get involved with.

Mr. James wants to know that the time table is.

Mr. Weidner stated that the biggest dilemma is that it is owned by the township. He also stated that they would have to have the equipment out by September 17.

According to Mr. Weidner NESTLES lease with Pembroke Township expires October 1.

Mr. Olthoff wants to know if there can be an agreement with the township to lengthen this process, in other words the equipment could stay in the building until arrangements could be made.

Ms. Singleton stated that she could make that decision to have that done but with the understanding that there will be rent for the building from the time that they are until we can get it all finalized.

Ms. Singleton stated that the rent is about \$5,000.00 a month.

Mr. Piatt says that he doesn't have a decision yet based on the budget.

Mr. Piatt stated that Illinois don't have a budget now so the State cannot make any commitments

Mr. Olthoff wants to know if we can make a subcommittee to work on this.

A motion to form a subcommittee to work with Select Brand was made by Mr. Washington and seconded by Mr. Tripp. Motion carried.

7. Other

- **PZA Meeting Dates**

Mr. Van Mill stated that a number of issues have come up and the suggestion was made that the PZA committee not meet the week before the County Board. Due to the amount of activity that comes out of this meeting it puts an undue burden on the State's Attorney Office and the Administration Department.

Ms. Hertzberger wants to know if Mr. Van Mill can put together a new schedule and bring it to the committee in August.

Mr. Van Mill will have a proposed new schedule in August.

- **River Valley METRO**
 - Introduction of Rob Hoffmann, Managing Director
 - Ridership Presentation

Mr. Lammy stated that since the agenda was so long Mr. Hoffman did not attend today.

Mr. Lammy stated that it has been 5 years since the County has started METRO. The ridership has increased each year.

Mr. James wanted to know if the ridership has increased because METRO has added more routes. Mr. Lammy stated yes.

8. Old/New Business

Mr. Martin stated that the attorneys for the County have come in as objectors to the intervention of Karlock and Watson.

Ms. Bernard stated that she had asked at the full County Board meeting that this be put on the agenda of the appropriate committee to look at retaining or hiring a new counsel that would be independent. Ms. Bernard passed out a statement.

Ms. Bernard stated that she thinks it is really important that we look into hiring an independent attorney.

Mr. Martin would like to have this put on the agenda for the next PZA meeting.

Mr. Van Mill stated that he will ask legal counsel to be here.

9. Adjournment

A motion was made by Mr. Washington and seconded by Mr. Scholl to adjourn the meeting at 11:15 a.m.. Motion carried.

William Olthoff, Vice Chairman

Stephanie Gresham
Executive Coordinator