

Members Present

Mr. Olthoff, Ms. Hertzberger, Mr. Hess, Mr. Tripp, Mr. Whitten, Mr. Marcotte, Mr. Stauffenberg, Ms. McBride, and Mr. Washington

Members Absent

Mr. James, Mr. Scholl, and Mr. Tholen

In Attendance

Mr. McLaren, Mr. Bossert, Ms. Bernard, Mr. Liehr, Delbert Skimerhorn, Bob McElroy, Mike Lammey, Michelle Sadler, Keith, Dave Tyson, Kathleen Hickey, Eric Sadler, Steve McCarty

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

None

3. Approval of Minutes- June 25, 2008

A motion to approve the minutes of June 25, 2008 was made by Mr. Whitten and seconded by Mr. Stauffenberg. Motion carried.

4. Zoning

• **ZBA Case #08-05**

Mr. Skimerhorn stated over the course of the last several months, the Planning Staff has developed regulations to add to the County Zoning Ordinance of the County Code to allow for the Wind Energy Conversion Systems.

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

• **ZBA Case #08-06**

Mr. Skimerhorn stated the variance does not need to be heard by this Committee because all set-back variances stop at the ZBA. The applicant would like to change from C-2 to Light Industrial District in order to allow one of the tenants to open up an auto body shop. The property is located on Rt.17 past the intersection of the Conrail Railroad Tracks. The property adjoins the Village of Limestone and the County is in receipt of a letter from the Village stating they do not wish to annex the property any time soon.

A motion to approve was made by Mr. Washington and seconded by Ms. Hertzberger-Schmidt. Motion carried.

• **ZBA Case #08-08**

Mr. Skimerhorn stated this is a 10.5 acre parcel which is located at 5602 Boy Scout Road in Aroma Township. The parcel is irregularly shaped. The parcel has 25 feet of road frontage. The parcel was created in 1968; one year after the Zoning Ordinance went into effect. Had this parcel been created prior to the Zoning Ordinance, the parcel would have been grandfathered. The Zoning Board of Appeals voted to approve recommendation 7 ayes to 0 nays.

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A motion to approve was made by Mr. Stauffenberg and seconded by Mr. Washington. Motion carried.

5. Subdivision

- **Sandbar Estates, 1st Addition Subdivision- Preliminary/Final Plat**

Mr. Skimerhorn stated this is a one lot additional to Sandbar Estates. The lot contains an existing farmstead and outbuildings. The 45 day review period ended on July 5th, and only one comment was received which is from the County Highway Department, which states the right-of-way was not on the plat.

Mr. Tyson stated the reason why it isn't on there is because County Highway has not given us that. Once the Highway Department gives the right-of- way to them they will record that.

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

- **River Bend, 2nd Addition Subdivision- Release of Bond**

Mr. Skimerhorn stated the developers requested the final inspection of the subdivision. On July 15th, the inspection was done and the inspectors found that all improvement were done satisfactorily according the Ordinance. He is requesting that the Committee release the bond.

A motion to release the bond was made by Mr. Tripp and seconded by Mr. Marcotte. Motion carried.

- **Subdivision Ordinance**

Mr. Skimerhorn stated last month he submitted copies of the Subdivision Ordinance to the Committee for review. He is looking for any suggested changes or approval of the Ordinance today.

Mr. Washington asked if within the Ordinance is there a requirement when a subdivision is developed that the subdivider must develop the roads from the subdivision to the nearest collector road.

Mr. Skimerhorn stated yes, they must bring the road up to the same standards as the subdivision.

Mr. Washington stated there has been some discussion and inquires about "going green" and allowing permeable roads being the replacement for bringing it up to the standard the County has now. His concern is that we do not know enough about the permeable road as far as it lasting long enough or having the road bed itself being washed. He would reluctantly not want to pass this Ordinance until there is more information on how that can be changed and not necessarily put the total requirement on the contractors at this point. He has asked for an opinion from the County Highway Engineer concerning permeable roads.

Mr. Skimerhorn stated he is not recommending that any part of that section of the Ordinance be changed.

Mr. Washington stated he is recommending the change. He wants to look into the possibility of allowing permeable roads. He is recommending that the Planning Department and the Highway Department review that section of the Ordinance.

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A motion to have the Planning Department and the Highway Department review the section of the Ordinance that deals with permeable roads was made Mr. Washington and seconded by Mr. Marcotte. Motion carried.

Mr. Skimerhorn stated there have been two requests from County Board Members for some changes. Mr. Bossert has requested that Drainage District be added to the list of reviewing agencies, the Staff has no problem with that. Mr. James has requested under the Notification Section would like to add people who live across rivers be notified when a new subdivision is being built.

A motion to allow the Drainage District in the notification process was made by Ms. Hertzberger-Schmidt and seconded by Mr. Hess. Motion carried.

A motion to include people who live across the river in the notification process was made by Ms. Hertzberger-Schmidt and seconded by Mr. McLaren. Motion carried. Mr. Washington opposed.

A motion to accept the Subdivision Ordinance as amended was made by Mr. Hess and seconded by Ms. Hertzberger-Schmidt. Motion carried.

6. Planning

- **8 Openings on the Kankakee County Regional Planning Commission**
- **1 Opening on the Kankakee County Board of Examiners and Appeals**
- **Public Act 095-0175 (Municipal Annexation Agreements)**

Mr. Skimerhorn stated Illinois State Municipal Code, 65 ILCS 5/11-15.1-2.1 allows Municipalities to apply their jurisdiction to any and all annexations agreements that they create with property owners. This can certainly create a problem. One situation that has recently developed is 2.2 miles from the Village of Grant Park, but has an annexation agreement with the Village. The Village issued a building permit and divided the property under their ordinances. The annexation agreement was done prior to January 1, 2008. On January 1, 2008, the State Legislatures enacted Public Act 095-0175, which gives the County Board the ability to retain jurisdiction when Municipalities do this, providing the parcel is farther than 1.5 Miles from the Municipality. The County Board can vote to retain the jurisdiction by the affirmative vote of 2/3rds of the County Board Members.

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

7. Transportation

- **Hiring Consultant to Assist on Long Range Plan**

Mr. Lammey stated a month ago he came to this Committee with a unified work program and in that program there was \$25,000.00 budgeted to hire a consultant to help with the long range plan for next year. He has received approval from IDOT to hire the consultant. He is looking for the Committee's approval to hire the consultant and allow the County Board Chairman to sign the contract.

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

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8. Other

• **School Facility Occupation Tax**

Mr. McElroy stated this item must go to the County Board to certify for election. The language of the referendum is in the State Statute.

Mr. McCarty stated he is here today for information purposes. This will not just impact the County or the City of Kankakee potentially. Based on a total amount of sales tax, the total amount could drop in half if this passes. He would suggest waiting two years before this flows through to impose the increased sales tax.

9. Old/ New Business

Ms. Bernard requested that the Reinstate of the Delegation Agreement be placed on the next agenda.

10. Adjournment

A motion to adjourn the meeting at 10:10 a.m. was made by Mr. Stauffenberg and seconded by Mr. Hess. Motion carried.

William Olthoff, Chairman

Stephanie Jackson, Executive Coordinator