

**Members Present**

Mr. Olthoff, Mr. Stauffenberg, Mr. James, Ms. McBride, Mr. Marcotte, Ms. Schmidt, Mr. Washington, Ms. Barber, Mr. Scholl, and Mr. Whitten

**Members Absent**

Mr. Tholen, Mr. Hess, and Mr. Tripp

**In Attendance**

• **Board Members**

Mr. Bossert, Mr. Liehr, and Mr. Vickery

• **Department Heads**

Mike Van Mill and Kevin Duval

• **Media**

Leigh Marcotte

Laura McElroy

**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**

Jerome Shapiro spoke in support of the Gaytan Subdivision.

**3. Approval of Minutes – July 29, 2009**

**A motion to approve the July 29, 2009 minutes was made by Mr. Whitten and seconded by Mr. Stauffenberg. Motion carried.**

**4. Subdivision**

• **Gaytan Subdivision – Preliminary and Final Plat**

Mr. Skimerhorn stated that Gaytan Subdivision is a one lot minor subdivision located in Section 7 of Aroma Township. The plat went through the 45 day review period and had no comments or objections.

**A motion to approve was made by Mr. Marcotte and seconded by Ms. McBride. Motion carried with a roll call vote of 8 ayes and 0 nays.**

**5. Zoning**

- **ZBA Case #09-12; request for a Special Use Permit Section 121-146.C.7 (private clubhouse) in an R1-Residential District and Variances to Sections 121.294.B.7 (hard surface parking) and 121-146.C.7 (lot size and building setbacks), on parcel generally situated in Section 02 of Aroma Township. The petitioner is Just-Us Motorcycle Club, Inc., property owner and applicant.**

Delbert Skimerhorn stated that the Just-Us Motorcycle Club is requesting a special use permit to establish a private clubhouse at 3322 East Rt. 17. They wish to use the existing building to hold monthly meetings and they intend to remodel the building to add some storage on a second story so they can store their charitable donations for Toys for Tots. The club has 18 members who will use the building. They are asking for a variance for lot size – it is a five acre minimum for a private

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clubhouse and the property is only 1.56 acres. They are asking for a relief from the 50' requirement for the front setback as the building is currently 21.9' from the front. They also want a variance on the west side for the side yard setback; it is 47.3' but 50' is required. They are also asking for a relief from hard surface parking lot because they don't want to pave the parking lot until after they have established the septic and well on the property so they don't pave over it. ZBA recommended approval 6 to 0 with two conditions. One is no parking on the frontage road –all parking for their facility would be located on their property. The second condition is that the hard surface parking area be constructed within two years of the well and septic establishment.

Ms. Schmidt asked how close it was to other houses.

Mr. Skimerhorn stated that a cemetery is on the west and farm fields on the south and east. Across Rt. 17 is a mobile home park and a small industrial use building and to the northeast is Skyline Subdivision. It is a good 200-300 feet from the nearest house.

**A motion to approve this request was made by Mr. Whitten and seconded by Mr. Washington. Motion carried with a voice vote. Ms. Schmidt opposed.**

- **Small Wind Energy Systems (SWES)**

Mr. Skimerhorn stated that they are asking the Committee to forward on to the Zoning Board of Appeals regulations to allow small wind energy systems in the R1 Residential District. The small wind systems in the R1 District would follow the same rules the Committee has already approved for the A1-A2 District with one exception – that they would not be allowed in a platted residential subdivision.

Mr. Olthoff asked if it was true that there can be no home closer than the height of the wind energy system in case it would come down.

Mr. Skimerhorn stated that there can be no home closer than 1.1 times the height of the tower.

Mr. Van Mill stated that the County has probably over 10,000 acres of residentially zoned property and the current regulations would eliminate anybody from putting a single tower in these residential districts even if they are not in a subdivision. So they evaluated that and they felt it was prudent to allow these type of things in locations that were not platted subdivisions.

Mr. Washington asked what the height of a small system was.

Mr. Skimerhorn stated that the small systems are 125 ft. and the big systems go up to 500 ft.

Mr. Van Mill stated that you need about two acres to put up a 125 ft. tower. They will still have some regulatory authority on these such as where they are going based upon lot size.

Mr. Scholl asked if there was a wind power station that would be equal to or less than the height of a TV tower. Are we looking into the feasibility of sometime down the road coming up with something for residential districts?

Mr. Skimerhorn stated that the technology keeps changing constantly. There are now vertical wind towers that are not much bigger than a TV tower and not much taller. He thinks they will handle platted subdivisions separately.

Mr. Stauffenberg stated that there is someone selling vertical ones on Rt. 50 in Peotone. They are no bigger around than a 50 gallon drum and it looks like a squirrel cage standing vertical.

Mr. Vickery asked if it would be best to regulate those by going through the variance process so that the neighbors would have some input.

Mr. Van Mill stated that they would not advise the variance process but possibly a special use process where the property owners would be notified and some conditions could be put on it.

**A motion to send this on to the Zoning Board of Appeals was made by Mr. Scholl and seconded by Mr. Washington. Motion carried with a voice vote.**

## **6. Transportation**

- **River Valley METRO 10-year Celebration**

Mike Lammey stated that we had mass transit in the Kankakee area in the 50's but it also ceased to exist in the 50's. Then there was 40 years where there was no mass transit. Then in July of 1999 METRO began and it has now been in existence ten years. K3 County has been a member since the beginning. Rob Hoffmann, the General Manager of METRO, and Michelle Brutlag, the Marketing Director of METRO, came and gave a presentation on the success of the METRO system.

Ms. Barber stated that each year she takes it upon herself to ride the bus to see the changes and she commends Mr. Hoffmann on what he has done.

Ms. Schmidt stated that she would also like to commend Mr. Hoffmann on the METRO system. It is very valuable to the people of Kankakee and to people who do not have cars. Some of her employees use the METRO system to get to work.

Mr. Hoffmann stated that there are some fairly significant tax advantages in allowing employees to purchase their bus passes pre-tax, just like health-care and other benefits.

Mr. Bossert asked how many square feet he would need to have a station near the Courthouse.

Mr. Hoffmann stated that his ideal would be to have a facility where they could pull off of the street and one that has a small commercial space inside it that would provide customers with restrooms and a coffee shop where they could buy bus passes. They would like it to be able to hold 12-13 vehicles off of the street.

- **Downstate Operating Assistance Program (DOAP) Grant Acceptance**

Mike Lammey stated that a couple months ago this Committee authorized them to make an application for downstate operating assistance program monies from the State of Illinois. The procedure they have to follow is to apply for the grant and once it is given to them, they have to

apply again for the grant. This is the second time through the process and it will go to the County Board in September.

**Mr. Washington made a motion to approve and send it on to the County Board and Mr. Scholl seconded it. Motion carried with a voice vote.**

## 7. Building

- **Recommendation for Stormwater Subcommittee**

Mr. Van Mill stated that two years ago they passed a stormwater ordinance which was a pretty monumental ordinance at the time and the County Building Department has been administering it along with Rich Howell. They would like to have a small subcommittee to get together and address some of the issues that have risen and come back with recommendations to the Planning and Zoning Committee.

Mr. Washington, Mr. Whitten, Mr. Scholl, along with Mr. Olthoff, volunteered to be on that committee.

**A motion to approve the subcommittee was made by Mr. Marcotte and was seconded by Mr. Stauffenberg. Motion carried with a voice vote.**

## 8. Revolving Fund/Grant Application

- **Main Street Mومence**

In August 2009, USDA Rural Development announced the award of a grant in the amount of \$99,000. A condition of the grant is a local match in the amount of \$50,000. Mومence Main Street requests the local match from the County's revolving fund program.

Janine Loftus, the Executive Director of Main Street Mومence, came and gave an update on what has been done to revitalize downtown Mومence and what the future plans are to continue this project.

Ms. Schmidt asked what specifically the money will be used for.

Ms. Loftus stated that the funds will be used as loans for start-up businesses or to rehab buildings so they can be rented out. They will be short-term loans so the money will be constantly coming back in, and hopefully being loaned out again.

Mr. Vickery stated that he supports the program.

Mr. Scholl asked what was available in the revolving loan fund.

Mr. Van Mill stated that they currently have about \$270,000 available.

**A motion to approve this application was made by Mr. Washington and was seconded by Mr. Marcotte. Motion carried with a roll call vote of 11 ayes and 0 nays.**

- **BBCHS – Recovery Bond**

Mr. Van Mill stated that in July the County was informed that through the federal stimulus programs, we were afforded two pots of money that we could use through the recovery zone to bond out. One is for private economic development projects and that amount is about 9.4 million and the second pot of money is 6.3 million for public investment. In August the County Board passed a resolution certifying the County as a recovery zone which allowed us to avail ourselves to these monies. They asked for letters of interest be turned into them by the end of August. They did receive two requests of interest – BBCHS and KRMA. They took these applications to the Revolving Loan Committee last week and they provided a recommendation which was to approve these two requests.

Keith Schweitzer from BBCHS came and gave a brief overview of their request.

Mr. Van Mill stated that the request from BBCHS was for 4 million and KRMA was 3 million which is over the total cap we are allotted so the Revolving Committee recommended that we give 90% of the request to each one of the applicants which would be 3.6 million to BBCHS and 2.7 million to KRMA.

**A motion to approve the request for 3.6 million was made by Mr. Whitten and seconded by Mr. Scholl. Motion carried with a roll call vote of 11 ayes and 0 nays.**

- **KRMA – Recovery Bond**

Richard Simms from KRMA (Kankakee River Metropolitan Agency) came and gave a brief overview of their request.

Mr. Washington asked Mr. Simms to give the Committee an overview of the origins of KRMA.

Mr. Simms stated that the Illinois EPA kind of forced the creation of KRMA. The City of Kankakee, Bradley, and Bourbonnais each had a treatment plant, but Aroma Township did not. The EPA said that they wanted to regionalize the facilities so they forced Bradley and Bourbonnais to abandon their plants and to join Kankakee to form a regional facility. The problem was that Kankakee owned that facility and had all the jurisdiction so Kankakee volunteered to go into a new unit of government so that the other governments would have a say and be members of the Board.

Mr. Bossert asked what length of term Mr. Simms was going for on these bonds.

Mr. Simms stated that he will probably go with the traditional twenty years.

**A motion to approve the request for 2.7 million was made by Mr. Washington and was seconded by Ms. McBride. Motion carried with a roll call vote of 11 ayes and 0 nays.**

- **Illinois DCEO/ARRA Federal Stimulus Grant Application – Ken Hayes Industrial Park Restoration Work**

Mr. Van Mill stated that around June 10 they received word from DCEO that they had a program in which you could apply for stimulus funds for economic development purposes but they only had seven days to make that application. They found a project at the Ken Hayes Industrial Park for a business there, Restoration Works, which earlier in the year had had a fire at one of their facilities.

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These funds that they applied for were for businesses that were experiencing difficulties because of the economy.

Mr. Van Mill introduced Marilyn Campbell who is a new employee for the County. She will take on what Adrienne Martin had taken on as an intern. She will help with advancing our sustainability programs and opportunities, as well as, keeping things going with green job growth. She has been working with him on this application and went with him to Springfield to look at this program and what conditions are placed upon it. They did get this grant so they are asking for the Committee to accept this grant and authorize the Chairman to sign the agreement with DCEO.

Marilyn Campbell stated that she thinks it was significant that of the eight million dollars that the State got from DCEO for this grant that there were only four for economic development with one of those being our grant. There were 29 applicants, 25 were awarded and only 4 of those were for economic development.

The owner of Restoration Works, Inc., Gail Wallace, came and gave a brief overview of her company and her request for these funds.

**A motion to accept the grant and authorize the Chairman to sign the agreement with DCEO was made by Mr. Washington and was seconded by Mr. Marcotte. Motion carried with a roll call vote of 11 ayes and 0 nays.**

Mr. Washington commended Gail for all her efforts and all her hard work.

## **9. Old/New Business**

Mr. Bossert stated that he wanted to thank the Revolving Loan Committee for their extra efforts in reviewing the applications. He also wanted to point out that the County could have kept the public side recovery bonds for itself. However, we felt it would be more beneficial to pass the cost savings on to other taxpayers and users of KRMA.

Mr. Scholl stated that he would like to request that an open discussion and review of the special use process be put on next month's agenda.

Mr. Olthoff stated that we are still waiting for the State's Attorney's legal opinion regarding this issue. It may be ready for the next meeting.

## **10. Adjournment**

**A motion to adjourn the meeting at 10:20 a.m. was made by Mr. James and seconded by Mr. Marcotte. Motion carried.**

Bill Olthoff, Chairman  
Joanne Langlois, Executive Coordinator

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