

Planning, Zoning, and Agriculture  
Committee Meeting  
September 24, 2008

**Members Present**

Mr. Olthoff, Mr. Hess, Mr. James, Ms. McBride, Mr. Marcotte, Mr. Scholl, Mr. Schmidt, Mr. Tholen, Mr. Tripp, Mr. Washington and Mr. Whitten.

**Members Absent**

Mr. Stauffenberg.

**In Attendance**

Ms. Bernard, Mr. Vickery, Mr. Yates, Mike Van Mill, Delbert Skimerhorn, Michelle Sadler, Joe Caulkin, Don Lambert, Greg Deck, Mike Lammey, Rich Howell, John Bevis, Leigh Marcotte, Mike Watson, Don Pallissard, Joellen Gyorkos, Bob McElroy, Ken Nelson, Helen Evers, Jamie Boyd, Bonnie Schaafsma, Mark Wakat.

**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**

- Joellen Gyorkos spoke regarding the Delegation Agreement.
- Helen Evers spoke regarding the Delegation Agreement.

**3. Approval of Minutes – August 13, 2008**

There were no minutes to approve.

**4. Subdivision**

• **Diversatech Grove Subdivision- Final Plat**

Mr. Skimerhorn advised that the developers of Diversatech Grove have submitted their final plat for approval – 42 left in the 41 lot subdivision on the north side of Diversatech Drive just as you enter into the Diversatech Campus. He said our engineers have inspected the work they have done so far and have determined that there's \$99,844 worth of work yet to be done and we will be receiving a letter of credit.

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

**5. Zoning**

• **ZBA Case #08-11**

Request for a Special Use Permit Section 121-99.C.28 (Kennel), on a parcel generally situated in Section 10 of Norton Township. The petitioner is Susan J. Theus, property owner and applicant.

Mr. Skimerhorn advised that this case is an application by Susan Theus to establish a kennel on her property located at 1334 South 16000 West Road in Section 10 of Norton Township. The parcel is 20 acres in size and the majority of the parcel will stay in agricultural use. Ms. Theus currently has 32 dogs that she keeps in the basement of the house and she lets them out into pens in the yard for exercise. The ZBA voted 7 to 0 to recommend approval of this petition. They have applied for a license with the Animal Control and that has been put on hold until they receive their Special Use Permit.

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

## 6. Planning

- **Appointment of County Board Member to Replace Mr. Tripp on Regional Planning Commission**  
Messrs. James and Hess were interested in filling this position.
- **One Opening on Kankakee County Regional Planning Commission**

## 7. Old/New Business

- **Enterprise Zone Presentation**  
This presentation is held off until next month.

- **Reinstatement of Delegation Agreement**

Mr. Olthoff said that they have the Delegation Agreement and there were six (6) provisions that they wanted and they were wanting to take out four (4) and five (5) which are:

- Inspections within municipalities shall be conducted with municipal representative if the municipalities so chooses.
- The County of Kankakee will not indemnify the State of Illinois.

A motion to reinstate the Delegation Agreement omitting the provisions four (4) and five (5) was made by Ms. Schmidt and seconded by Mr. Scholl. Motion carried by a roll call vote of 9 ayes and 2 nays (James and Whitten).

Ms. Bernard asked that someone on this Committee amend the motion to include to strike item number three (3) from the resolution that was passed in February that calls for the "IEPA doing an inspection of all permitted facilities in the County with the County representative present" and wanted to add the language, "limitation is conditioned by the IEPA doing an inspection with the County representative present for the initial inspection".

A motion to add the "initial inspection of all permitted facilities" was made by Mr. Scholl and seconded by Mr. Hess. Motion carried.

Mr. Tripp asked what about the State reimbursement.

Mr. Olthoff said that in the Delegation Agreement they will provide the County of Kankakee with at least \$66,000 (the maximum) which would represent 70% of the cost. If the IEPA fails to appropriate or fund the project, the agreement would become null and void.

- **Airport Study Public Hearing- September 25, 2008 4 p.m.- 7 p.m. at Hilton Garden Inn**

Mr. Van Mill announced that they are holding a public open house at the Hilton Garden tomorrow night from 4:00 p.m. to 7:00 p.m. The Airport Task Force has met several times over about a course of about six (6) months and has also interviewed a number of people, i.e., property owners, elected officials and municipalities and at this time they want to introduce a draft proposal for what they want to do around the 308 interchange and the airport. Today, he wanted to invite and encourage everybody to attend to see what's going on.

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Ms. Bernard sought clarification and asked when this comes to the Board next month, at that time, are we going to know what department is going to be responsible for the inspections as part of the Delegation Agreement. A discussion should be going on here in the Committee so we can come to a consensus to either put it in the Planning Department/Solid Waste or the Health Department. Who is going to have the scope of responsibility for implementing this? This should be put back where it was most effective and that was onto the Planning Department/Solid Waste Department.

Mr. Van Mill said I think now you have to start formulating what that strategy is. Right now, we got to make sure we're working towards a budget starting in November we got to make sure those are in place, whether it's in the Planning Department or wherever it is. Those are the things that has to be discussed as well over the course of the next couple of weeks.

Mr. Hess said until we get started again, we don't know who is going to do the inspections and I think that is going to have to be decided between now and the County Board meeting that we can bring it up. If we didn't pass this, why would we go out and look for an inspector or anything else. I think we've done the right thing and made the first step on getting this thing back in, which should have been back in a while ago. I think we are moving in the right direction.

Mr. Whitten asked that something be put on the agenda for the next meeting regarding Recycling.

#### **8. Adjournment**

A motion to adjourn the meeting at 9:30 a.m. was made by Mr. James and seconded by Mr. Marcotte. Motion carried.

William Olthoff, Chairman

Transcribed by Chris Richardson  
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