

Members Present

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

Members Absent

In Attendance

- **Board Members**

Mr. Liehr, Todd Arseneau, and Mr. Vickery

- **Department Heads**

Mike Van Mill

- **Media**

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

There was no public comment.

3. Approval of Minutes – September 1, 2009

A motion to approve the September 1, 2009 minutes was made by Mr. Whitten and seconded by Marcotte. Motion carried.

4. Subdivision

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

The attorney for Gaytan Subdivision will be late because of a court date so this item will be moved to the end of the meeting.

- **Minnie Moness Estates, Unit 1 – Final Plat**

Mr. Skimerhorn stated that this subdivision is an 11-lot residential subdivision located in Section 35 of Yellowhead Township just west of the Minnie Moness Golf Course. Preliminary plat was approved September 9, 2008, and they are asking for approval of their final plat on the 11 lots. The county's inspectors went out and looked at the site and determined that there was \$13,420 worth of improvements yet to be made and they have supplied a letter of credit in that amount. They have two years from the time of the final plat to complete all improvements.

Mr. James made a motion to approve and Mr. Washington seconded it. Motion carried with a voice vote.

5. Zoning

6. Planning

- **Census Update**

Mr. Van Mill stated that part of Marilyn Campbell's responsibilities is to coordinate the 2010 census. The census is extremely important to the County. He has been part of two censuses – in 1990 and 2000. They found out very quickly that if we are not on top of this we can be significantly

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undercounted. There was an undercount in 1990 – we went down to 96,255 and in 2000 we did get to over 103,000. In the 2010 census, we are looking at getting possibly 110,000-111,000. It is extremely important that we get the message out to all sectors of our community; therefore, that is part of their strategy.

Marilyn Campbell gave an update on the census. She stated that it is in our hands how over 300 billion dollars is spent. The seats in Congress will depend on where the count is. It is so important that everyone is counted. There are only ten questions on the 2010 census; it is simple and quick, as well as confidential. They want to know how many people are in this location on April 1. No one will come to your door before April 1; it is all done through the mail. If the census does not get returned, then they will come to your door. The census also opens opportunities for jobs. We need to have all the communities support within their organizations to spread the word of the importance of the census. There are several committees that people can volunteer to serve on. If you would like to serve on one or know of someone who might be interested, you can refer them to her.

7. Economic Alliance

- **City of Momence Property Tax Abatement Request**

Mr. Van Mill stated that he has been working with three different mayors from the city of Momence on a project to get an expansion at the Precision Air facility which is located on Rt. 114 on the south side of the road. It is a company that manufactures air filters. Over the course of his contact with them, they have indicated an interest to expand. They had at one time taken lines out of the country to Mexico and now they want to bring them back and also increase capacity at their site in Momence. A couple weeks ago we announced that we had gotten a \$300,000 grant through the State to upgrade a water line that will go to this facility. One of the things that have been holding them back from expanding is that they don't have proper water capacity and pressure to be able to put in a new sprinkler system that would accommodate the facility and the grant accomplished that. One of the things that Precision Air would like for consideration is some incentive in terms of a property tax abatement on the addition. That is what we are requesting today. It would be similar to the enterprise zone that we do in Kankakee, Bradley, Bourbonnais, and Manteno. We just don't have an enterprise zone in the Momence area and they have respectively asked if we would pass a resolution that we would abate our taxes, similar to what we do in enterprise zones in the urbanized area, for the addition. He thinks the addition is about 20,000-30,000 sq ft. This will open up many new jobs and will be about a two to three million dollar capital investment in our community.

Mr. Washington asked how long of an abatement.

Mr. Van Mill stated that it would be the same thing that they do in an enterprise zone. It would be five years to be stair stepped. The first year 100 percent would be abated, 80 percent the second year, and then by year six it would be totally on the tax rolls.

Ms. Schmidt asked how many local people do they have to employ for the new jobs that would become available.

Mr. Van Mill stated that typically they do employ people in Kankakee County.

Ms. Schmidt asked if we could make them in order to get the abatement.

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Mr. Van Mill stated that we could encourage that but not mandate it. He doesn't know how you would enforce it.

Mr. Scholl stated that he understands the sentiment with that but he thinks it is a very dangerous road to go down. We can encourage it but when you start mandating you are going to get other counties reciprocating and they will start refusing to hire people from Kankakee County. We have a lot of people working up north and he would hate to jeopardize that type of employment.

Mr. Whitten asked if they would be paying prevailing wages.

Mr. Van Mill stated that he could look into that.

A motion to approve the tax abatement request from Precision Air in Momence and assimilate growth and expansion in K3 County was made by Mr. Scholl and was seconded by Mr. Hess. Motion carried with a roll call vote of 13 ayes and 0 nays.

Mr. Whitten asked if he could amend the motion to state prevailing wages be put on it. There was no second to the motion.

Mr. Vickery stated that there is a lot of wage competition in that area for these types of jobs and he thinks it will take care of itself.

Mr. Washington stated that when a company comes in they get in touch with the local business consortium and they take a census of the rate of pay on the various jobs that are similar to the jobs they are going to use and they base their pay on that.

Mr. Olthoff stated that the jobless rate came out yesterday for Kankakee County and it is at 12.5 percent.

Ms. Schmidt stated that she doesn't think it hurts to at least try and negotiate that somewhat.

Mr. Van Mill stated that they could probably put a per cent in as "this is the standard we would like you to meet".

Mr. Vickery stated that he thinks it is an attempt by the city of Momence to put some construction workers to work and build an addition over there which would remove an eyesore of 50+ trailers that sit there for storage.

Mr. Washington stated that we need to be careful about overriding authority. The city of Momence is well aware of their employment problem as well as the eyesore. If it is important to them, they will have included it in their conversations and meetings already.

Mr. Liehr made a motion for a five minute recess and Mr. Marcotte seconded it. Motion carried with a voice vote.

8. Gaytan Subdivision – Preliminary and Final Plat

Mr. James stated that he has been getting mixed signals out of his area and yesterday he talked to the road commissioner about this Brian Drive situation and asked him what his position was on it and he did not care one way or the other. Mr. James's concern is the piece of property that is adjacent that goes to Brian Drive and whether or not it is going to be a dedicated portion of Brian Drive.

Mr. Skimerhorn stated that it would not be.

Mr. James stated that the concern was the property next to it and whether or not they would be able to do the same thing.

Mr. Skimerhorn stated that it is possible. They would have to go through the whole process, too.

Mr. James stated that what we are really issuing here is a variance to the zoning regulations in the subdivision code.

Mr. Skimerhorn asked what part was a variance.

Mr. James stated that on the subdivision code a subdivision has to come in with a plat and the road has to be all approved. He wants to know if what we are doing is making an exception on this parcel that also could influence several parcels throughout the County.

Mr. Van Mill stated that he thinks that we are talking about flag lots and he does not like flag lots. Since this case came up they have put systems in place so that will not happen. There will be processes in the future for that.

Mr. James stated that is the concern because in his district they have a considerable amount of 2 ½ to 5 acre open space parcels and some of the people who own those are very concerned whether or not we are going to reestablish a habit here.

Mr. Van Mill stated that they have fixed it.

Mr. Scholl asked if the road they are proposing to bring in to the driveway will conform to the existing road.

Mr. Van Mill stated that it is a driveway.

Mr. James stated that at the present time the road commissioner says that it is fine but what happens down the road if this Brian Drive has to be improved and brought up to standard. Whose responsibility will it be?

Mr. Van Mill stated that future development will be responsible.

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

9. Old/New Business

10. Adjournment

A motion to adjourn the meeting at 9:31 a.m. was made by Mr. Whitten and seconded by Mr. Tripp. Motion carried.

Bill Olthoff, Chairman
Joanne Langlois, Executive Coordinator