

Planning, Zoning and Agriculture  
Committee Minutes  
October 11, 2006

**Members Present**

Mr. Bertrand, Mr. Tripp, Ms. Hertzberger, Mr. Hess, Mr. Marcotte, Mr. Martin, Mr. Washington, Mr. Olthoff, Mr. Scholl, and Mr. Whitten

**Members Absent**

Mr. Stauffenberg, and Mr. James

**In Attendance**

Mr. Kruse, Mr. McLaren, Delbert Skimerhorn, Eric Sadler, Sarah Billadeau, Mike Lammey, Donna Shehane, Rich Howell, Erik Rayman, Greg Deck, Mike Van Mill, and John Bevis

**1. Call to Order and Roll Call**

The meeting was called to order by the Chairman, Mr. Olthoff, at 9:00 a.m.  
Quorum Present.

**2. Public Comment**

Mr. Greg Deck spoke regarding ZBA Case #06-10.

**3. Approval of Minutes- August 28, 2006, September 6, 2006 and September 13, 2006**

A motion to approve the minutes from August 28, 2006, September 6, 2006, and September 13, 2006 was made by Mr. Washington and seconded by Mr. Hess.  
Motion carried.

**4. Zoning**

• **ZBA Case #06-10; Variances**

Mr. Olthoff stated that this is a parcel generally situated in Section 34 of Rockville Township. The petitioner is Conservation Design Development, LLC, property owner and applicant. The petitioner is requesting variances to Section 9.01, 9.05, & 9.08 (Lot Size, Lot Width, & Side-yard Setback).

Mr. Skimerhorn stated that the rezoning of this property was approved at the County Board Meeting yesterday. What is before the committee today is three variances; one variance is to reduce the required lot size from one acre to 3,800 square feet, the second variance is to reduce the lot width from 150 feet to 125 feet, and the third variance is to reduce the side-yard setback from 20 feet to 15 feet. The Zoning Board of Appeals held a hearing on October 10<sup>th</sup> and was unable to make a recommendation with a vote of 3 ayes to 3 nays. Through the hearing process there were numerous public comments and objectors were present.

Mr. Olthoff asked how many lots do the variances affect?

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The petitioner stated that approximately 30% to 35% of the lots will be affected by the variances.

Ms. Hertzberger stated that fire protection is 9.5 miles away. She asked what kind of route the fire department would have to take to get to the subdivision.

The developer stated that he has talked with the Fire Chief of Manteno about the subdivision and its location. The Fire Chief stated that it is in his plans down the road to move a fire station closer to the subdivision. The developer then showed Ms. Hertzberger the route that the Fire Department would take to get to the subdivision.

Mr. Martin stated that he would like to look at the water problems before he votes on this matter.

A motion to table this matter until the next PZA Meeting was made by Mr. Martin and seconded by Ms. Hertzberger. Motion failed by a roll call vote of 5 ayes (Ms. Hertzberger, Mr. Marcotte, Mr. Martin, Mr. Whitten and Mr. McLaren), and 6 nays (Mr. Olthoff, Mr. Bertrand, Mr. Hess, Mr. Scholl, Mr. Tripp, and Mr. Washington).

Mr. Scholl stated that what the committee should be considering today is just the variances. So the water issues, the road issues, and various other issues should not come into play today.

A motion to approve the variances was made by Mr. Hess and seconded by Mr. Washington. Motion carried by a voice vote.

- **ZBA Case #06-14; Rezoning**

Mr. Olthoff stated that this is a request for rezoning from A-1 Agriculture to A-2 Agriculture Estate, on a parcel generally situated in Section 03 of Momence Township. The petitioner is Mark A. Todd, property owner and applicant.

Mr. Skimerhorn stated this case not only includes rezoning but some variances. The variances would reduce the front yard set back from 50 feet to 44.5 feet and allow an accessory structure in-front of the principal structure. The public hearing on this matter was held on October 2<sup>nd</sup> and the Zoning Board of Appeals recommended approval of the rezoning and variances by a vote of 6 ayes to 0 nays. There was no public comment and no objectors were present.

A motion to approve the rezoning and variances was made by Mr. Hess and seconded by Mr. Washington. Motion carried.

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- **Zoning Board of Appeals Compensation**

Mr. Van Mill stated that at the most recent meeting of the ZBA the Board expressed the desire for the County Board to look at their compensation. The ZBA receives \$10.00 site visit for each meeting. Considering the gas prices and the number of cases that the ZBA has, they would like the compensation for the site visit to be on a per mile basis at the same rate the County employees receive for mileage. The ZBA is also asking for a per diem increase from \$40.00 to \$50.00. He stated that Mr. Pristach is on vacation this week so he is not able to make the presentation today.

A motion to recommend to the Finance Committee that the ZBA compensation be raised from \$40.00 to \$50.00 and allow the standard mileage rate for site visits was made by Mr. Scholl and seconded by Mr. Tripp. Motion carried.

## 5. Subdivision

## 6. Solid Waste

Mr. Van Mill gave an update on the County "In-house" Recycling Program. He is currently waiting for a report from Finance and the Auditor's Office to determine what kind of savings this program has generated. The grant that the Planning Department received from DCEO was for \$8,200.00. The total expense for the program came to \$46,000.00. DCEO allowed the local match to be a "soft match" which basically means the salaries of the employees can be part of the grant. He found out that the "soft match" ended up being actual dollars out of the Tipping Fee, which exhausted the Tipping Fee. After that was exhausted the money then came out of his General Fund Budget. He would like this to be referred to the Finance Committee for further investigation.

A motion to send this to the Finance Committee was made by Ms. Hertzberger and seconded by Mr. Washington. Motion carried.

Mr. McLaren asked Mr. Van Mill if legal fees are still being taken out of his budget.

Mr. Van Mill stated yes, he has been letting County Board Members know that the Planning Department is going to be over budget.

A motion to have the Finance Committee look into reallocating these legal fees to another budget was made by Mr. McLaren and seconded by Mr. Washington. Motion carried.

## 7. Planning

- **Quality of Life Grant Update**

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Mr. Sadler handed out a memo regarding the Kankakee County Quality Improvement Grant Initiative and gave a brief update on the various projects to the committee.

- **Kankakee County Regional Planning Commissions 2007 Annual Work Program**

Mr. Van Mill stated that the Regional Planning Commission held its Annual Meeting at the Homestead in September. The Regional Planning Commission supported and made a motion to adopt the Annual Work Program Agenda for 2007, which is attached to the Committee Members' packets.

A motion to approve the Annual Work Program Agenda was made by Mr. Washington and seconded by Mr. Marcotte. Motion carried.

## **8. Old/New Business**

Mr. Howell gave a brief report on the drainage issues at River Bend Subdivision.

Mr. Scholl stated that awhile back it was brought up at the County Board Meeting regarding the difference between demolition versus renovation; he asked to have this topic placed on the next agenda.

Mr. Van Mill stated that this has been sent up to the SAO Civil Division and he is waiting a response on this matter.

Mr. Olthoff stated that he will find out why something hasn't been done with this.

Mr. Scholl asked if this can still be placed on the next agenda without the SAO Civil Division opinion.

Mr. Olthoff stated that he thinks that the Committee needs to have the opinion of the SAO Civil Division in order to make the correct decision.

## **9. Adjournment**

A motion to adjourn was made by Mr. Scholl and seconded by Mr. Marcotte at 10:13 a.m. Motion carried.

William Olthoff,  
Chairman

Stephanie Jackson,  
Executive Coordinator

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