

Members Present

Mr. Vickery, Ms. McBride, Mr. Flett, Mr. Nixon, Mr. Olthoff, Mr. James, Mr. Tholen, Dr. Pagast, Mr. Tripp, Mr. Hess, Mr. Stauffenberg, and Ms. Polk

Members Absent

Mr. Washington and Ms. Bernard

In Attendance

- **Board Members**

Mr. Bossert and Mr. Arseneau

- **Department Heads**
- **Media**

None

1. Call to Order/Roll Call

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

2. Public Comment

3. Approval of Minutes –September 26, 2012

A motion to approve the minutes was made by Mr. James and seconded by Mr. Hess. Motion carried with a voice vote.

4. Zoning

- **Appointment of Elizabeth Scanlon to the Zoning Board of Appeals**

Mr. Van Mill stated that as a result of a vacancy that came up because a board member moved to Indianapolis they had an opening on the board. In an attempt to try to spread out representation across the county, they looked at the west end of the county. Miss Scanlon has been on the Regional Planning Commission for a couple years and she did interview for a Zoning Board position at a time when they had existing members reapply and at that time this committee did express interest in having her on the Zoning Board of Appeals so when this opening came up they asked her if she had any interest to come back and she has applied. This is for consideration to fill the seventh and final position on the Zoning Board of Appeals.

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

- **ZBA Case #12-12; request for Rezoning from A1-Agricultural District to RE-Rural Estate District on a parcel generally situated in section 23 of Rockville Township. The petitioners are Alan & Roberta Stauffenberg, property owners and Cindy Lawrence, applicant**

Mr. Skimerhorn stated that this is a request for rezoning on a 1-acre parcel. The property is located at the southwest corner of 9000 N Rd and 2250 W Rd in Rockville Township. If approved, they intend to build a single family home on the property and it will be served by a well and septic. Since this is the fourth division out of the property, a minor subdivision plat will also be accompanying this and it is on this agenda later on. Zoning Board of Appeals voted 6 to 0 to recommend approval and there were no objectors present.

Mr. Vickery made a motion to approve and Mr. Tripp seconded it. Motion carried with a voice vote.

Mr. Stauffenberg stated that he abstained from voting because they are his relatives but he does approve of it.

- **ZBA Case #12-13; request for a Special Use Permit to Section 126-146.c.13.c (to allow for construction of two residential homes) in the R1-Residential District on a parcel generally situated in Section 14 of Bourbonnais Township. The petitioner is Enrique Czako, property owner and applicant.**

Mr. Skimerhorn stated that this is a 12.28-acre parcel located on the corner Rt. 102 and 2250 W Rd in Bourbonnais Township. The applicant would like to divide the property into two 6-acre parcels. There is a pipeline that runs diagonally through the property and that is where the division of the two lots would be. Our ordinance requires a special use permit for a single family residential in the R1 district on any parcel larger than 2 acres. This will also be served by a well and septic. The Zoning Board of Appeals voted 6 to 0 to recommend approval. There were no objectors.

Mr. Nixon made a motion to approve and Mr. Stauffenberg seconded it.

Discussion

Mr. Olthoff asked if there is an access to the one lot on Rt. 102 and to the other one on the other road.

Mr. Skimerhorn stated that that was correct. IDOT has already approved an access off of Rt. 102 and he believes it has been installed. The lot on the east will be using the existing driveway just south of the road on the east side.

Mr. James asked exactly where is the line that is going to divide it. Is the pipeline going to divide it or is it going to be parted on both peoples' property?

Mr. Skimerhorn stated that he doesn't know if he can answer that. The applicant is here and may be able to answer it.

Ken Carlson, the attorney for the applicant, stated that generally they are going to run the line down the pipeline. On the access issue, they have also agreed to restrict access to the east parcel to 2250 so there would not be another access on Rt. 102.

The original motion carried with a voice vote.

- **ZBA Case #12-14; request for Variances to Sections 121-99b.1 (Lot Size) and 121-99.e (Lot Width) in the A1-Agricultural District on a parcel generally situated in Section 18 of Rockville Township. The petitioner is Edward J. Kaminski Jr., property owner and applicant.**

Mr. Skimerhorn stated that this is an attempt by the applicant and owner to correct a situation on the property that was created back in 1981 by a couple owners before he purchased the property. The property is .33 acres in size and the Zoning Ordinance at that time required 2 acres for the A1 District and the road frontage for the property is only 108 ft. and at that time 250 ft. of frontage was required so he is asking for relief from both of those parts of the zoning ordinance. He has tried to buy additional land to come into compliance and was unable to do so. Zoning Board of Appeals voted 6 to 0 to approve with no objectors. The reason for this is because he wants to build a garage and add onto the house and was unable to get a building permit because of these zoning issues.

Mr. Bossert made a motion to approve and Mr. Stauffenberg seconded it.

Discussion

Mr. Bossert asked how many acres it would take to get into compliance.

Mr. Skimerhorn stated that it would take 1.66 acres. He would need a total of 2 acres; he has .33 acres.

Mr. James asked if the roadway easement would be included in those 1.66 acres.

Mr. Skimerhorn stated that that would be included in those calculations. It would still have to meet the setbacks for construction to occur.

Mr. Hess stated that this just to bring it into compliance.

Mr. Skimerhorn stated that that was correct.

Original motion carried with a voice vote.

5. Subdivision

- **Lawrence Subdivision – Final Plat**

Mr. Skimerhorn stated that this is the minor subdivision that accompanies Zoning Case #12-12 which was just voted on and approved. It is a one-acre one-lot subdivision at the corner of 9000 W Rd and 2250 W Rd. The Subdivision Ordinance requires dedication of right-of-way and they will be dedicating 70 feet of right-of-way on both roads to county highway. The 45-day review period ended on November 15, 2012. There were some minor comments from County Highway which will be corrected before the plat is approved by county board.

Mr. Hess made a motion to approve and Mr. Nixon seconded it. Motion carried with a voice vote. Mr. Stauffenberg abstained from voting because they are his relatives.

- **B & L Subdivision – Final Plat**

Mr. Skimerhorn stated that this is another minor subdivision located in Sumner Township on the west side of 8000 W Rd a half-mile north of 10000 N Rd. The property is zoned A1 and the lot size is 2.5. acres. It was divided off in 1995 and the owner came in for a building permit which is when they realized that this is the second division out of the property so it doesn't meet the Plat Act, as such a minor subdivision plat is needed. They will also be giving 70 feet of right-of-way along the road frontage. In this instance, one of his barns would actually sit within the dedicated right-of-way and if approved that will be moved. The 45-day review period ended on November 26, 2012. County Highway had some minor comments that will be corrected before the final plat.

Mr. Tholen made a motion to approve and Mr. Vickery seconded it. Motion carried with a voice vote.

6. Planning

- **By-Laws for Kankakee County Historic Preservation Commission**

Mr. Olthoff stated that they are going to request that this be tabled for a future meeting.

Mr. Hess made a motion to table and Mr. James seconded it. Motion carried with a voice vote.

7. Transportation

- **Intergovernmental Agreement for the Metropolitan Planning Organization (MPO)**

Mr. Lammey stated that the MPO has been in existence since 1983 in this area. The current Intergovernmental Agreement that we have is dated 2010. The census that was done in 2010 has decided that we have to include Manteno in the MPO so the Intergovernmental Agreement and By-Laws have been redrafted to include Manteno and the Airport Authority. The Airport Authority has potential for doing some projects with federal funds that the MPO would have to approve so it seemed like a good time to bring them on. The Intergovernmental Agreement will be brought to the MPO Policy Committee on January 23, 2013, and they need this committee to authorize the chairman to sign at that time.

Mr. James made a motion to authorize the chairman to sign the agreement and Mr. Nixon seconded it. Motion carried with a voice vote.

8. Old Business

Mr. Olthoff stated that he would like to thank Mr. Nixon, Ms. McBride, Ms. Bernard, and Dr. Pagast for serving on this committee. Their service, input, and commitment to this committee are appreciated.

Dr. Pagast stated that he wanted to take the opportunity to thank the board and his constituents for giving him the privilege to serve on the board. While on the board, he learned a lot about how government runs in the county and he feels that he contributed to certain things, such as, the expansion of the windmill project and the solid waste project.

9. New Business

- **Please note that the December PZA Meeting is scheduled for December 21, 2012, at 9:00 a.m. Also, there is a Special Board Meeting tomorrow morning at 9:00 a.m.**

10. Adjournment

A motion to adjourn the meeting at 9:22 a.m. was made by Mr. Vickery and seconded by Mr. Stauffenberg. Motion carried.

Bill Olthoff, Chairman
Joanne Langlois, Executive Coordinator