

**Members Present**

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

**Members Absent**

Mr. James, and Mr. Stauffenberg

**In Attendance**

Mr. Kruse, Mr. McLaren, Rich Howell, Mike Lammey, Rich Howell, Don Pallissard, David Hinderliter, Ken Nelson, Leigh Marcotte, Brett Reum, Jim Rolfe, Mark Wilson, and Donna Shehane

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

The meeting was called to order by the Chairman, Mr. Olthoff, at 8:30 a.m.  
Quorum Present.

Mr. Olthoff stated that the next PZA Meeting will be Friday, January 13, 2006 at 9:00 a.m.

**2. Public Comment**

None

**3. Approval of Minutes- December 13, 2005**

A motion to approve the minutes from December 13, 2005 was made by Mr. Washington and seconded by Mr. Hess. Motion carried.

**4. Subdivision**

• **River Haven Subdivision, 4<sup>th</sup> Addition- Preliminary & Final Plat**

Mr. Van Mill stated in the committee members' packets there is an application from the Developers of River Haven Subdivision requesting that the Board remove the designation of an Outlot for a park in River Haven Third Addition. He stated that the designation is in between Lot 26 in River Haven Third Addition and Lot 87 in Riverside Country Estates Second Addition. In lieu of their request the Developers will provide the subdivision with \$13,000.00 of park equipment.

Mr. Van Mill stated that there is no one here today to represent the Developers.

Mr. Hess suggested tabling this matter until the next meeting to have more discussion on this issue. He wanted to know how much the Developers will sell the lot for.

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A motion to table this matter was made by Mr. Hess and seconded by Mr. Martin. Motion carried.

Mr. Olthoff asked if there have been requests like this in the past.

Mr. Van Mill stated that it has been done with Outlots before but he does not advise it anymore.

## 5. Zoning

- **Zoning Map Correction for ZBA Case #96-22**

Mr. Van Mill stated that this ZBA Case in its subject heading refers to a rezoning case from A1 to C2 (General Commercial). It was an action that the County Board took January 14, 1997.

Mr. Van Mill asked staff over the month of December to review all Special Use Permits that the County Board has adopted since 1967 and visit each site to do a report on the status of the operation.

Mr. Van Mill stated that this ZBA Case is one of the cases that was reviewed by staff. At first, this case appears to be a rezoning case and is reflected in the Zoning Ordinance as a rezoning, but in actuality, as the resolution was read this matter was modified by the County Board as a Special Use Permit with conditions. Staff in his office, at the time the Zoning Map was put together, looked at the subject heading and the first couple of whereas's in the resolution and believed it was a commercial rezoning when in actuality it is a Special Use Permit. He is asking that because of a scrivener error the Board recognize that this matter is a Special Use matter and not rezoning matter and have the correction made to the Zoning Map.

A motion was made by Mr. Washington and seconded by Mr. Marcotte to change ZBA Case 96-22 from C2 (General Commercial) Zoning to a Special Use Permit due to a scrivener error. Motion carried.

Mr. Scholl asked if the petitioners will be notified of this change prior to the actual change.

Mr. Van Mill stated that he believes that the petitioners have no idea that they have been operating all long with this error. He stated that they will be notified of the conditions of the Special Use Permit.

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- **ZBA Case 05-14**

Mr. Van Mill stated ZBA Case 05-14 refers to the Amendments to the text of the Kankakee County Zoning Ordinance. It has been referred to this committee and referred back to the Zoning Board of Appeals to develop findings per his request at the end of November. The Zoning Board of Appeals has developed sufficient findings in his opinion. The Zoning Board of Appeals voted unanimously to approve all the amendments except for number 11. Amendment number 11 has to do with the fees involved in the ZBA cases. The ZBA has asked for him to do further calculations on the fees.

A motion to approve the ZBA amendments with the exception of number 11 was made by Mr. Tripp and seconded by Mr. Washington. Motion carried.

**6. Solid Waste**

None

**7. Transportation**

None

**8. Planning**

- **Junk Yard & Scrap Processing Facilities**

Mr. Van Mill stated that in reviewing the Zoning Ordinance from time to time issues are found in certain areas of the Ordinance. Junk Yards and Scrap Processing Facilities are permitted uses in the Heavy Industrial District. In evaluating where the Heavy Industrial Districts are it was found that they are adjacent to municipalities in most cases. The concern is that these types of uses are needed in the community but as a permitted use adjacent to municipalities.

Mr. Van Mill asked the committee to give the Planning Department permission to draft an Amendment to the Zoning Ordinance that would make these Special Uses in Heavy Industrial Districts.

A motion to allow the Planning Department Permission to draft an Amendment to the Zoning Ordinance that would make Junk Yard and Scrap Processing Facilities Special Uses in Heavy Industrial Districts was made by Mr. Washington and seconded by Mr. Marcotte. Motion carried.

- **County Board Economic Development Strategy Plan**

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Mr. Van Mill stated that a resolution was passed in October of this year that adopted the Kankakee County Economic Development Strategy. He believes that it is time to evaluate this and make it a living document.

Mr. Van Mill suggested that the County form an ADHOC Committee with the Kankakee Economic Development Agency and formulate a strategy plan for implementation of the County's Economic Development Plan.

A motion to form the ADHOC Committee to work with the Kankakee Economic Development Agency was made by Mr. Washington and seconded by Mr. Scholl. Motion carried.

- **St. George School District- Intergovernmental Agreement for Impact Fees**

Mr. Van Mill stated that this agreement is similar to the other ones that have been passed earlier this month. This agreement has been reviewed by the State's Attorney's Office.

A motion to approve the Intergovernmental Agreement for Impact Fees with St. George School District was made by Mr. Martin and seconded by Mr. Whitten. Motion carried.

- **Diversatech PUD**

A motion to divert from the agenda and move to the Will County/Peotone Airport Presentation was made by Mr. Martin and seconded by Mr. Washington. Motion carried.

- **Will County/ Peotone Airport Presentation**

Mr. Hinderliter stated that the Will County Government recently passed a resolution of support that encompasses some of the four guiding principals that Senator Halvorson put forth earlier this year primarily pertaining to governance of a South Suburban Airport and procurement of land.

Mr. Hinderliter handed out a copy of the resolution passed by the Will County Board.

Mr. Hinderliter stated that his object today along with Jim Rolfe and Brett Ruem as representatives of Business and Labor that have been working behind the scenes for the last few months is asking Kankakee County to consider a similar resolution that Will County passed two weeks ago.

Mr. Hinderliter stated that last week Congressmen Jerry Weller held a news conference announcing some historic legislation that passed, the

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Weller Amendment, with the defense bill. The Weller Amendment ultimately gives control of a new airport to the local majority for that airport where it is built. In other words, Will County, the site of the Third Suburban Airport would have majority leadership on any governing board.

Mr. Rolfe stated that this airport has been a subject of debt for many years, it has also been the subject of more heated debt in the last three or four months as the FAA continues to take steps to approve the airport. The FAA has made the determination that the air capacity in this region warrants an airport, they just have to go through a very thorough process before it is approved. Importantly, Business and Labor came together last June after watching the political side of the airport issue hit a brick wall. The Will County Chamber felt that it should look at a Regional Coalition to address the subject. The Coalition convened in June, Business and Labor joined from Kankakee County, Grundy County, Will County, City of Chicago, and Cook County to talk about the airport. It started with Will County's proposal and Congressman Jackson's proposal. There were concerns about Congressman Jackson's proposal because it was funded by communities in the Northwest Suburbs and dominated by Cook County in terms of what is there. While Mr. Jackson would suggest to you that it is the only way to get the airport built, Business and Labor disagree. Business and Labor think that there are other ways to affect the construction of the airport. Business and Labor went about evaluating both proposals; Will County's proposal was to create an Aviation Department of its Board. Business and Labor thought that Will County was challenged with the growth that it had and did not need to have an airport as part of its headache. Business and Labor thought that a Coalition could come up with a plan to govern the airport, which is the most critical part of the airport at this point because technically IDOT and the FAA will work out what the airport runways, configurations, and buildings look like. After three or four months of debating across the table trying to decide how to come up with a governing model that in fact governs the airport from a regional perspective recognizing that it is solely in Will County, Business and Labor came up with a model that looks like the Illinois State Toll Highway Authorities model. The Illinois State Toll Highway Authority was approved by the legislature in the late 50's and created an independent authority to operate the airport with appointments from geographic areas making sure that there is representation from both parties with the dominate party being from the current seated government. The initial proposal suggested that the Governor have the appointments; in negotiating with Will County it was determined that the County Boards should have that appointment. This board will be a very active board because to get an airport up and running over the next seven to eight

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years is going to be a very Herculean job. The board will have four members from Will County, two members of mayors, and one member from Kankakee County.

A motion to support the legislation for the airport authority was made by Mr. Tripp and seconded Mr. Kruse. Motion carried.

Mr. Martin made an amendment to the motion to delay the matter until the County Board meeting on January 10<sup>th</sup> in order to review the information, Mr. Washington seconded the amendment.

Mr. Kruse stated that if we don't do anything now, there might not be enough time to support this legislation before the Spring Session of the Legislator.

Mr. Kruse stated that he would like to see this passed today. He would like to have a resolution formalized for the County Board meeting.

Mr. Martin withdrew his amendment and Mr. Washington withdrew his second to the amendment.

#### **9. Executive Session – 5 ILCS 140/7 – Potential Litigation**

A motion to go into executive session was made by Mr. Washington and seconded by Mr. Tripp. Motion carried by a roll call vote of 11 ayes and 0 nays.

A motion to come out of executive session was made by Mr. Washington and seconded by Mr. Marcotte. Motion carried.

#### **10. Old/New Business**

A motion to have the Chairmen of PZA in cooperation with the Chairman of the County Board appoint three County Boards members to the Kankakee County Economic Development Strategy Committee was made by Mr. Scholl and seconded by Mr. Washington. Motion carried.

#### **11. Adjournment**

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

William Olthoff, Chairman

Stephanie Gresham, Executive Coordinator

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