

Members Present

Mr. Olthoff, Mr. Stauffenberg, Ms. McBride, Ms. Barber, Mr. Hess, Mr. Washington, and Mr. Whitten

Members Absent

Mr. Tripp, Mr. James, Ms. Schmidt, and Mr. Tholen

In Attendance

- **Board Members**

Mr. Scholl, Mr. Vickery, and Ms. Bernard

- **Department Heads**

Mr. Van Mill

- **Media**

Leigh Marcotte

1. Call to Order

The meeting was called to order by the Chairman, Mr. Olthoff, at 9:05 a.m. Quorum present.

2. Public Comment

3. Approval of Minutes – January 27, 2010

A motion to approve the January 27, 2010, minutes was made by Mr. Stauffenberg and seconded by Mr. Washington. Motion carried.

4. Planning

- **Kankakee County Regional Planning Commission 2009 Work Program Update**

Mr. Van Mill handed out an update for the committee to review. He stated that the 2010 Work Program will be ready soon. If there are any comments, suggestions, or questions, feel free to contact him.

Mr. Whitten stated that there is nothing on the update regarding recycling. He feels we need to get a recycling program in Kankakee County.

Mr. Van Mill stated that they are trying to determine the role of the Planning Department going forward. In 2009, they looked at the possibility of doing a Solid Waste Department with the Delegation Agreement, which they would have then folded the activities of the recycling into that, but there was no funding for that. Therefore, the idea of putting that into a separate department failed. In 2010, we may need to get an idea of where that type of responsibility should be and how we put that in with our current staff and resources. When the 2010 Work Program comes out, maybe we could discuss how we should incorporate this into it.

Mr. Stauffenberg asked if it means 42 new homes were built (under the residential building permits).

Mr. Van Mill stated that it does; that also includes mobile homes.

Mr. Olthoff asked how this compares to other years, such as in the code enforcements.

Mr. Pallissard stated that it is pretty consistent.

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Ms. Bernard asked if we are going to be looking into seeing if the breeder of the puppy mill was zoned there and what the next step is.

Mr. Van Mill stated that he does not believe she was. He will be in discussion concerning this issue.

Ms. Bernard asked what the status was on the property on Marquette.

Mr. Van Mill stated that it is with the State's Attorney's office and they are waiting for a legal decision. He did talk to the City of Kankakee as an option for perhaps demolition. He received a very cooperative response from them. That would be one way to help keep costs down. If it is a direction we want to go, we can certainly continue to pursue that with the City. Right now, they are waiting on the legal decision.

Ms. Bernard asked if they could look into some contribution from the property owner because in the last four weeks an unlicensed school bus has been parked in the driveway of that home, as well as a dumpster. She asked if unlicensed vehicles could be confiscated off of properties.

Mr. Van Mill stated that if there is an unlicensed vehicle they can consider it a junk vehicle and there are provisions in the zoning codes which say that it would have to be removed.

Marc Wilson stated that there is a temporary license on it. The property owner said that he was using the bus to remove some of his belongings before it is demolished.

5. Zoning

- **ZBA Case #09-18; request for a Variance to Section 121-286.c.2 (minimum corner clearance) in A1 District, on a parcel generally situated in Section 25 of Otto Township. The petitioner is T. R. Operations, Inc/Larry J. Breeck, property owner and applicant.**

Mr. Skimerhorn stated that this is a request for relief from the 250 ft. requirement for corner clearance on an intersection. The property is located on Otto Road and it is sandwiched between 1000 W Road and 1110 W Rd. The property has been in existence prior to 1967 and no house or development has ever been built on it. The Breecks have recently purchased it and would like to build a home on the property, but cannot meet the minimum spacing requirement. The farthest away that they can put a driveway is 223 ft. which represents a variance of 27 ft. They had a public hearing on it and the Zoning Board of Appeals voted 6 to 0 to approve the variance.

Mr. Hess made a motion to approve and Ms. McBride seconded it. Motion carried with a voice vote.

- **ZBA Case #10-01; request for a Special Use Permit Section 121-146.C.7 (Private Club) and a Variance to Section 121-146.c.7 (Minimum Lot Size) in an R1-Residential District, on parcel generally situated in Section 18 of Momence Township. The petitioner is Momence Anchor Club, property owner and applicant.**

Mr. Skimerhorn stated that this property is located at 3360 N Vincennes Trail in Momence Township. It is a request for a special use permit for a private club and a variance for lot size. The property has been used as a private club since 1957 and the request for the special use permit is to bring the property into

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compliance with the zoning ordinance because a private club is now a special use in the R1 district. They are not anticipating any changes to the property at this time. Their fear is that if the building gets substantially damaged they would not be able to continue the use without the special use permit. The variance is required because the ordinance says that private clubs must be on 5 acres and they only have 1.6 acres of property. A public hearing was held and neighbors, Jerry & Sherlyn Snapp, had some concerns about some noise, but they were adequately addressed at the hearing. The Zoning Board of Appeals did put a condition on the special use permit which states "A complaint policy be established and a record be kept of all complaints and the manner in which they are addressed. The record shall be available to the County for inspection upon request by the County." The Zoning Board of Appeals voted 6 to 0 to recommend approval.

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

Discussion

Mr. Washington asked what the purpose of the club was.

Mr. Skimerhorn stated that it was a boating club. They rarely serve food except for special occasions and parties. They do have a liquor license so they do serve alcohol. They also do some hunting.

Mr. Hess stated that he is a proud member of this organization and has been for several years. He is going to abstain from voting on this but he would encourage that it passes.

6. Building

7. Transportation

8. Old Business

9. New Business

10. Adjournment

A motion to adjourn the meeting at 9:19 a.m. was made by Mr. Stauffenberg and seconded by Mr. Hess. Motion carried.

Bill Olthoff, Chairman
Joanne Langlois, Executive Coordinator