

Members Present

Mr. Stauffenberg, Ms. Barber, Mr. Hess, Mr. James, Ms. McBride, Ms. Schmidt, Mr. Scholl, Mr. Tripp, Mr. Washington, and Mr. Whitten

Members Absent

Mr. Olthoff, Mr. Marcotte, and Mr. Tholen

In Attendance

• **Board Members**

Mr. Bossert, Mr. Liehr, and Mr. Enz

• **Department Heads**

Mike Van Mill and Jamie Boyd

• **Others**

Bob McElroy, Delbert Skimerhorn, John Bevis, and Don Pallissard

• **Media**

Leigh Marcotte and Laura McElroy

1. Call to Order

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

2. Public Comment

3. Approval of Minutes

A motion to combine and approve the July 9, 2008; August 13, 2009; August 27, 2009; October 27, 2008; November 25, 2008; and February 25, 2009 minutes was made by Mr. Whitten and seconded by Mr. Hess. Motion carried.

4. Zoning

• **Zoning Map Update**

Mr. Van Mill presented an updated copy of the County Zoning Map. Statutorily every year by May 15th the Illinois Statues require them to adopt an official zoning map. Delbert Skimerhorn has taken the actions that we have taken over the course of the last twelve months and reflected those on this map. They are asking for the adoption of this update and to send it to the next County Board meeting to serve as our official zoning map. Motion was made by Mr. Scholl to adopt it and it was seconded by Mr. Washington. Motion carried.

Mr. Scholl asked if anything is being done to bring those who are not in compliance into compliance.

Mr. Van Mill stated that there are two questions raised here. The first one is this whole idea of having nonconforming uses in the County where either the land or the zoning is not in compliance. They are constantly discussing how to administer those types of things. That will be a constant challenge for them to try to meet the needs of the people in the community where maybe the zoning and the use of the property are not compatible. Their ordinances are changing to try to fit what they perceive the County Board wants them to do with these things. The second thing is the amount of zoning they have for various districts. In the comprehensive plan it was made very clear that there is an over supply of

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properties zoned residential, commercial, and industrial. We need to take a look at that and decide how we want to proceed with that issue.

Mr. Scholl asked if tax assessors will have a copy of this map so they can let the property owners know if something is not compliant.

Mr. Van Mill stated that he would advise that they don't get a copy. The zoning and assessment are mutually exclusive.

5. Building

• Junk Yards

Leo Whitten stated that on the Executive Meeting he asked Bonnie Schaafsma who inspects the junk yards. She said the Health Department does not inspect the junk yards. Leo said that Mr. Washington stated that the Planning & Zoning is responsible for policing those areas and he has been working with Acme Junk Yard in cleaning it up. After the meeting, Leo made some phone calls and found out that the junk yard has their own little island and they can burn and do anything they want to. He has nothing more to say about the junk yards.

Mr. Scholl asked if that was true. If someone has reported it to this Leo, who should it be reported to?

Mr. James stated that it is his understanding that you cannot burn tires or anything toxic.

Mr. Van Mill stated that there is a new pamphlet out about burning and he defers to that.

Ms. Schmidt stated that she is shocked that no one from the Committee knows who has jurisdiction over junk yards. She would like it put on the agenda that we have a meeting about that and bring back the solid waste plan and delegation agreement issues.

Ms. McBride asked what constitutes a junkyard. There is a piece of property that has a lot of junk on it and she wanted to know who to talk to about it.

Mr. Van Mill told her to see Don after the meeting.

John Bevis from the Health Department stated that they get numerous complaints from time to time when there is smoke coming from the Acme Junk Yard. After investigating this, it was determined that the municipalities of at least Bourbonnais and Bradley have locations back on that property and are allowed by the EPA to burn brush and landscape waste when storms ravage the area and they have a large amount of trees and brush which cannot go to the land fills. On nice days they will burn that landscape waste. They have not received any complaints lately of Acme burning tires and other solid waste items which would be considered illegal. The nuisance complaints can be directed to the Health Department but in relation to the junk yards themselves the Health Department has nothing to do with the zoning of whether that business is allowed to exist. However, they have worked with the EPA numerous times when there have been complaints made regarding cars that are leaking oil, gas, or antifreeze.

6. Planning

- **Kankakee River Valley Enterprise Zone Expansion**

Mr. Van Mill presented an application and a map showing the proposed Esselte Expansion. All the units of government that are participating members in the intergovernmental agreement have taken action and this County will be the last one. He is asking for this Committee to approve it and send it on the County Board.

Mr. James made a motion to approve it and Mr. Washington seconded it. Motion carried. Leo Whitten opposed.

Mr. Whitten asked why we couldn't do the same thing for Hopkins Park.

Mr. Van Mill stated that the requirement from the State is that continuity can occur by a three foot strip of land. So they have taken from the current enterprise zone the most direct way to create a three foot legal description along the road way and have the Esselte, Fiber Drum Company, and the other company incorporated into that. As far as the Hopkins Park area, we can do that. It typically has to be incorporated with a project of some sort and all municipalities would have to get involved in it. They have had conversations about extending it to the Hopkins Park area but a certain project would have to be identified.

Mr. Whitten stated that he feels Hopkins Park needs more help than one little building in Kankakee.

Mr. Van Mill stated that it is 150,000 sq/ft and we don't have many of those vacant. We need to make this a marketable piece of property. There is some interest in that building already. Hopefully, it will create more jobs in Kankakee County.

Mr. James asked if the railroad right-of-way was used as the connecting three foot strip.

Mr. Van Mill stated that it was Duane Boulevard from the west.

7. Economic Alliance

- **Presentation**

Mr. Van Mill stated that one of things that he feels is very beneficial and important in the infancy of their organization with regards with Economic Development and going forward is to really understand the local economy and the local economic statistics that describe us. It is very important for us to understand these trends and be able to explain some of the economic dynamics that are going on in the County. Mike Van Mill and Adrienne Martin, an ISU intern working with the Planning Department, gave a presentation on the local economy.

8. Other

- **Recycling**

Mr. Scholl asked if anyone has looked into the feasibility of establishing some sort of program such as a four year grant to a local organization or community that is trying to recycle. As their revenue from it increases the grant would decrease.

Mr. Van Mill stated that that he can not recall any but they could discuss it after the meeting.

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9. Old/New Business

Mr. James asked if someone gets their farm zoned residential do they have a certain timeframe in which it must be developed or does it retain the residential zoning.

Mr. Van Mill stated that it retains it.

Mr. James stated that he knows of other communities where there is a timeframe in which the land can be developed or it will revert back. That is something we should take a look at.

Mr. Van Mill stated that the areas Mr. James is talking about is probably in other states which are light years ahead of us in terms of creative ways using planning tools. Illinois has a very out dated approach to zoning.

Mr. Boyd stated that our hands are kind of tied by the state rules. That is why the details we find in our subdivision ordinances are so important. Our subdivision ordinance gives us all the tools we need to ensure if development occurs it occurs in the fashion that is most favorable, not just to that area but to the County as a whole.

10. Executive Session

- **5 ILCS 120/2(2)(11) – Legal Matters/Litigation**

This was taken off the agenda.

11. Adjournment

A motion to adjourn the meeting at 10:20 was made by Mr. Whitten and seconded by Mr. James.
Motion carried.

Jim Stauffenberg, Vice-Chairman
Joanne Langlois, Executive Coordinator