

MINUTES

Members Present

Mr. Olthoff, Mr. Washington, Mr. Tripp, Mr. Liehr, Ms. Polk, Ms. Evans, Mr. Einfeldt, and Mr. Vickery

Members Absent

Mr. Tholen, Mr. James, Mr. Mulcahy, and Mr. Reid

In Attendance

- **Board Members**

Mr. Bossert

- **Department Heads**

Delbert Skimerhorn

- **Media**

None

1. Call to Order

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

2. Roll Call

3. Public Comment

None

4. Approval of Minutes: May 18, 2016, June 22, 2016, August 17, 2016, September 21, 2016 and October 19, 2016

The minutes were not ready.

5. Building

- **Building Report - September 2016**

Mr. Skimerhorn reviewed and discussed the report with the committee.

Mr. Washington made a motion to approve the report, and Mr. Vickery seconded it. Motion carried with a voice vote.

6. Transportation

- **Resolution Authorizing Execution and Amendment of Downstate Operating Assistance Grant Agreement – Section 5311 (Update)**

Mr. Olson stated that this resolution was already passed in April, but needs to be reapproved for the federal funds they receive.

Mr. Vickery made a motion to reapprove the resolution, and Mr. Liehr seconded it. Motion carried with a voice vote.

7. Zoning

- **ZBA Case #16-06; request for Variances to Section 121-398.4.d (Setbacks) and 121-398.4.c (Distance Between Signs) on a parcel generally situated in Section 21 of Manteno Township. The petitioner is Key Outdoor, Inc., property owner and applicant.**

Mr. Skimerhorn stated that Key Outdoor is asking for a variance for the setback of the sign on the property. They are also asking for a variance on the billboard that is near the sign and has been there for well over

20 years. The Zoning Board held a hearing and there were no objections. They voted 5 to 0 to recommend approval.

Mr. Vickery made a motion to agree with the Zoning Board's recommendation, and Mr. Tripp seconded it. Motion carried with a voice vote.

8. Planning

• Building Division Replacement Staff

Mr. Skimerhorn stated that Gary Phillips, the building inspector, will be retiring in December of 2017. It's an important position for the office and they need time to train his replacement. He is asking the committee for permission to start looking for a replacement.

Mr. Liehr stated that since this is a transitional cost, and not one that will add to the Planning Department's expenses after the person is hired, he would approve the hiring.

Mr. Tripp made a motion to approve, and Mr. Vickery seconded it. Motion carried with a roll call vote of 9 ayes and 0 nays. Voting aye were Mr. Tripp, Mr. Washington, Mr. Vickery, Mr. Liehr, Ms. Polk, Mr. Einfeldt, Ms. Evans, Mr. Olthoff, and Mr. Bossert.

• FEMA Severe Repetitive Loss Buy-out Grant

Mr. Skimerhorn stated that they were notified by state fund managers that grant money is available to offset the cost of removing severe repetitive loss properties from the floodplain. They have one property that fits the requirements, and although unable to disclose the exact location, it is a 1.5 acre property that was damaged by a flood in 2015, and recently caught fire. For a property to be classified as a severe repetitive loss, it has to have lost 50% of its value due to damage. The options from FEMA are to elevate the structure, remove it, or relocate it. The owner found that it would cost \$70,000 to elevate, and that FEMA would only pay \$30,000, so the owner determined demolition is the best option. The FEMA grant buys out the house and the land, and returns it back to vacant property, with 100% of costs paid; however, if the funds are accepted, the property must forever stay in public ownership. The property will also have restrictions, including that nothing can ever be built, except for a playground or open air pavilion. Structures that will impede flow of water are not allowed. They asked the Forest Preserve of Kankakee County if they wanted the property, but were turned down, so they approached the Kankakee Park District. They are waiting to hear back but, otherwise, he is asking the County if they want them to go forward with the County owning the property.

Mr. Vickery asked if the property would become County property if it was transferred to a non-profit.

Mr. Skimerhorn stated that it cannot be transferred, but it can be leased by a non-profit.

Mr. Vickery asked if the property would have a 90 year lease if it was leased by a non-profit.

Mr. Skimerhorn stated that it would.

Mr. Einfeldt stated that he would be concerned about neighbor complaints since it is in a residential subdivision. If the property were allowed to grow wild, and if they are keeping it, they need a plan for maintenance.

Mr. Tripp suggested giving it some time to see if the Kankakee Park District wants the property.

Mr. Skimerhorn stated that he has to get back to FEMA by November 17th, and he can check with Aroma Township, but the parks there are also covered by the Kankakee Park District.

Mr. Vickery stated that should make a motion to move ahead with the grant so the County does not lose it, and resolve the issue of who gets the land later.

Mr. Vickery made a motion to move ahead with the FEMA grant, and Mr. Washington seconded it. Motion carried with a voice vote.

9. Old Business

None

10. New Business

None

11. Adjournment

Mr. Einfeldt made a motion to adjourn the meeting at 9:18 a.m., and Ms. Evans seconded it. Motion carried with a voice vote.

Bill Olthoff, Committee Chairman
Diane Owens, Executive Coordinator