

Members Present

Mr. Tripp, Mr. Olthoff, Mr. James, Mr. Vickery, Mr. Mulcahy, Mr. Einfeldt, Mr. Washington, and Ms. Polk

Members Absent

Mr. Tholen, Mr. Liehr, Ms. Evans, and Mr. Reid

In Attendance

- **Board Members**

Mr. Bossert

- **Department Heads**

- **Media**

None

1. Call to Order/Roll Call

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

2. Public Comment

3. Approval of Minutes – April 22, 2015

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

4. Building

- **Building Report – April 2015**

The Planning Department and the Building Division issued 76 building permits and 73 additional fees for a total of over \$29,790 with a value of \$2,178,431.

Mr. Tripp made a motion to approve the Building Report and Mr. Mulcahy seconded it. Motion carried with a voice vote.

5. Zoning

- **ZBA Case#15-02; request for a Rezoning from A1-Agriculture District to A2-Agriculture Estate District on a parcel generally situated in Section 36 of Yellowhead Township. The petitioners are Darceta Albers & Tracy Albers, property owners and applicants.**

Mr. Skimerhorn stated that the property is 6.2 acres in size and is currently zoned A1-Agriculture. They are requesting to rezone it to A2- Agriculture to allow a single family home to be built on the property for Tracy Albers. Darceta Albers is her mother and she lives in the house just to the left. A public hearing was held and there were no objectors but Mr. Joe O'Brien who lives directly across the street did have some questions as to whether a mobile home would be placed on the site and they told him that a mobile home would not be allowed there. He also had questions as to whether a business would be allowed on the site. Their answer to that was that only home occupations that are allowed on any property would be allowed there. He seemed satisfied with those answers. The ZBA voted 6 to 0 to recommend approval.

Mr. Vickery made a motion to approve and Mr. Washington seconded it.

Discussion

Mr. Olthoff asked if the remainder would be farmed.

Mr. Skimerhorn stated that it would.

Original motion carried with a voice vote.

- **ZBA Case#15-03; request for a Rezoning from A1-Agriculture District to A2-Agriculture Estate District on a parcel generally situated in Section 30 of St. Anne Township. The petitioners are James D. Dailey Estate, property owner and Jodie and Lisa Turner, applicants.**

Mr. Skimerhorn stated that this is also a request for a rezoning from A1-Agriculture to A2-Agriculture Estate. The property was 30 acres. The 10 acres has been sold to Jodie and Lisa Turner which is when the real estate agent realized that they did not have proper zoning to do that and it would need to be rezoned to A2 Agriculture Estate. It is 10 acres in size and is in St. Anne Township. There were no objectors present at the hearing and the ZBA voted 6 to 0 to recommend approval. At the hearing it was noted that the 10 acres is not very suitable for farming because there are creeks running through it and it has wooded areas. It has been in pasture and hay fields for the last several years and will remain that way.

Mr. James made a motion to approve and Mr. Mulcahy seconded the motion.

Mr. Vickery stated that this just puts it into compliance.

Mr. Skimerhorn stated that that is correct.

Original motion carried with a voice vote.

- **ZBA Case#15-05; request for a Text Amendment to County Code Section 121-99 (to allow "Clean Up and Restoration Service Business" as a special use in the A1-Agriculture District). The petitioner Kankakee County, applicant.**

Mr. Olthoff stated that this case is being removed from consideration.

6. Subdivision

- **MANTILWO**

Mr. Skimerhorn stated that this is a minor subdivision to allow a cell tower to be built on 8000 N Rd in Manteno Township. Normally, a cell tower is just leased property but because this is being paid for by a federal grant the applicant is being required to own the property that the cell tower is being built on. State statute for cell towers does not require any minimum lot size, depth, or area so that is why the small parcel size. This went out for a 45-day review and there were no significant comments. They did have comments from the Health Department and the school district stating that there were no issues.

Mr. Washington made a motion to approve and Mr. Vickery seconded it.

Discussion

Mr. Washington asked if there are any residents within the shadow of that tower.

Mr. Skimerhorn stated that the nearest home is to the east and it is probably at least a quarter mile away.

Mr. Olthoff stated that in order to site those there can't be any residents within the height of the tower.

Mr. James stated that he has a concern that if they approve these specifically for the use of a tower what happens when they are no longer in service. We will end up with a piece of ground out there with no tower and with no way to make it qualify for anything else. He would think that there would be a minimum size because once these towers are abandoned that partial land will need to be used for something else but the way it is configured now it is only good for a cell tower.

Mr. Skimerhorn stated that that is a concern. It is a small piece of property that would not be able to be used for anything else. Although our zoning ordinance does have minimum lot sizes for agriculture uses in that district the Illinois state statute does not allow them to impose any lot size, area, or lot width restrictions on cell towers.

Mr. Tripp asked what the property tax would be like on these sites.

Mr. Skimerhorn stated that it would be assessed by its value just like any other cell tower or any other improvement.

Mr. Vickery asked if it requires a permit.

Mr. Skimerhorn stated that it will require a building permit.

Mr. Vickery stated that that will set the value which will be passed onto the assessor. He assumes that the cell tower business has gone to the legislature and got that statute because they do not want to have to wade their way through all the different counties.

Mr. Olthoff stated that multiple people can be on the same tower.

Mr. Skimerhorn stated that they can co-locate on the same tower. If the tower no longer existed on the property they would have to deal with it then. He is not sure what would happen to the property.

Mr. James asked if we are issuing a special use permit.

Mr. Skimerhorn stated that they are issuing a minor subdivision plat. Cell towers are allowed in any zoning district so there is no zoning.

Mr. Neal Piggush stated that this is a USDA broadband incentives program which was part of the Era Grant Program back in 2008 that President Obama had authorized and one of the requirements for the grant program was that the owner of the tower has to purchase the property to be a capital expenditure for the grant. They would prefer to lease the property and not have to go through the subdivision process but the land purchase is required as part of the construction of the tower.

Original motion carried with a voice vote.

- **KASEC Transportation Garage**

Mr. Skimerhorn stated that the Kankakee Area Special Education Cooperative owns a 2.73 acre parcel right across Industrial Drive from their main campus that has a parking lot and their bus garage on it. They no longer need the bus garage and would like to sell it off to be used for commercial or industrial purposes

but they would like to maintain ownership of the parking lot for their campus so they want to divide it into two lots. It went for a 45-day review and there were no significant comments on it.

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

7. Planning

- **2015 CLG Grant – Authorization to Sign Contract**

Ms. Sadler stated that back in August they came before this committee to get permission to go forward with a grant from the state for CLG (Certified Local Government Matching Grant). They did get permission and they did apply for the grant. They were awarded a grant of \$19,950 which is a 70/30 match. The county's portion is \$8550. They did get an additional grant from Community Foundations for \$2000 to go towards this grant to help them with any cash that they would need to expend for printing or supplies. The rest of it would be in in-kind services from her, the commission members, and any volunteers that can all be billed back to them for in-kind services. They can charge minimum wage at \$8.25 and if they are a professional they can go at their rate but no higher than \$77.70 for their hourly rate. It will be for a historic preservation plan

Mr. Vickery made a motion to approve and Mr. James seconded it.

Discussion

Mr. Olthoff asked if the \$8000 would most likely be in-kind.

Ms. Sadler stated that \$2000 of that would come from the Community Foundation grant that they received to pay for printing or if they had to rent a place for meetings and the rest would be in-kind. No cash would come from the county.

Original motion carried with a roll call vote of 9 ayes and 0 nays. Voting aye were Mr. Bossert, Mr. Tripp, Mr. Olthoff, Mr. James, Mr. Vickery, Mr. Mulcahy, Mr. Einfeldt, Mr. Washington, and Ms. Polk

8. Transportation

- **Purchase of Service Agreement with SHOW BUS**

Mr. Lammey stated that a couple months ago they sent letters out asking if anyone wanted to provide rural transit for them. They got one response back which was from SHOW BUS. SHOW BUS is going to guarantee the local share for this grant. The county pays nothing. This represents a fairly significant guarantee on the part of their provider. They are asking the committee to authorize Chairman Bossert to sign this contract with SHOW BUS.

Mr. Washington made a motion authorize the Chairman to sign the contract with SHOW BUS and Mr. Tripp seconded it. Motion carried with a roll call vote of 9 ayes and 0 nays. Voting aye were Mr. Bossert, Mr. Tripp, Mr. Olthoff, Mr. James, Mr. Vickery, Mr. Mulcahy, Mr. Einfeldt, Mr. Washington, and Ms. Polk.

- **Motor Vehicle Lease Agreement with SHOW BUS**

Mr. Lammey stated that every year they sign this document. Kankakee County has 10 buses with which to provide rural transit and we lease those vehicles to SHOW BUS to provide the service. The Motor Vehicle Lease Agreement arranges for us to lease those 10 buses to SHOW BUS for \$1.00. He is asking the committee to allow Chairman Bossert to sign this lease.

Mr. Vickery made a motion to authorize Chairman Bossert to sign the lease and Mr. Mulcahy seconded it. Motion carried with a roll call vote of 9 ayes and 0 nays. Voting aye were Mr. Bossert, Mr. Tripp, Mr. Olthoff, Mr. James, Mr. Vickery, Mr. Mulcahy, Mr. Einfeldt, Mr. Washington, and Ms. Polk.

- **Section 5311 Rural/Downstate Operating Assistance Combined Application**

Mr. Lammey stated that there are two types of service that they provide. One is a demand responsive service available from Monday through Friday for all areas of the county, with the most service being in Pembroke Township and then there is the deviated fix route service that they provide between downtown Kankakee and Momence. The total federal funds for the project are \$166,698 and the total state funds are \$794,090. There is \$30,000 in revenue to be generated, \$113,000 in service contracts, and \$25,000 from contributions from local communities and townships. What would be the rest of the local share will be taken care of by SHOW BUS. They are asking the committee to authorize Chairman Bossert to sign the application.

Mr. James made a motion to authorized Chairman Bossert to sign the application and Mr. Washington seconded it. Motion carried with a voice vote.

9. Old Business

Mr. Vickery asked if there has been any kind of feedback down to these programs with the state's situation right now.

Mr. Lammey stated that they were asked to submit two budgets for operating funds for the coming year, one for the amount that they are supposed to get and one for a lesser amount. They chose to submit only one for the amount that they were promised. They will have to see what happens. If they get the lesser amount they are going to be faced with a relatively hard choice of cutting service on something. They will come back to the committee with that choice if it comes to that. It would be about a 25% cut and there is no easy way to cut 25%.

Mr. Bossert asked which pot of money the state money comes out of.

Mr. Lammey stated that it comes out of a sales tax allocation. It is supposed to go into a fund but it seems like for a number of years a lot of that money seems to have gone someplace else. This year will probably not be an exception to that.

Mr. Bossert stated that sales tax has been reasonably stable state-wide.

Mr. Lammey stated that it is not the funding source itself that has diminished but it is the diversions coming out of it.

Mr. Olthoff stated that after the meeting last month he appointed a subcommittee for solid waste. The subcommittee consists of Mr. James, Mr. Washington, Mr. Einfeldt, and Mr. Mulcahy.

10. New Business

Mr. Lammey stated that he was at the Highway Meeting last week and Mr. Rogers pointed out that there were some things that are slightly out of the ordinary that he thought he ought to come back to the committee with. He also has something that is slightly out of the ordinary. There is a document, the Long Range Transportation Plan, which they prepare every five years. It is in his budget but there is some local

money involved. It costs \$2500 to print it and \$500 of local share is involved in that number. If there is an issue please let him know.

Mr. James asked if it was in his budget originally.

Mr. Lammey stated that it was.

Mr. Bossert stated that they had put out the suggestion that expenditures should come to the various committees to get acknowledgment from committees as to whether it needs to be done or not be done. This is not out of the ordinary; although, it is a once in a five year process. They have cut back dramatically on the number of copies that they print.

Mr. Lammey stated that they used to print 100 copies but now will print just 50.

Mr. Bossert stated that he thinks the committee understands the situation and it is in his budget.

The consensus of the committee was for him to go ahead with that project.

11. Adjournment

A motion to adjourn the meeting at 9:30 a.m. was made by Mr. James and seconded by Mr. Vickery. Motion carried.

Bill Olthoff, Committee Chairman
Joanne Langlois, Executive Coordinator