

MINUTES

Members Present

Mr. Olthoff, Mr. Tripp, Mr. Washington, Ms. Polk, Mr. Payton, Ms. Peters, Mr. Ritter, Mr. Kinzinger, and Mr. Fairfield

Members Absent

Mr. Stauffenberg Mr. Tholen, Mr. Mulcahy, Mr. Hildebrand, and Mr. Einfeldt

In Attendance

- **Board Members**

Mr. Wheeler, Mr. Liehr, and Mr. Vickery

- **Department Heads**

Delbert Skimerhorn and Erich Blair

- **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

Timothy Navratil commented on ZBA Case #18-22.

3. Approval of Minutes: August 22, 2018

Not Done

4. Building

- **Building Report: July 2018**

Ms. Peters made a motion to approve the report, and Mr. Tripp seconded it. Motion carried with a voice vote.

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

- **Stormwater /MS4 Program Discussion**

The committee had nothing to discuss at this time.

- **Chapter 109 Floods and Stormwater Management Ordinance Amendments;
Article II-Flood Damage Prevention**

Mr. Skimmerhorn advised that there are only a couple changes made. One being the addition of Forked Creek to Sec. 109-21 – Base Flood Elevation and the second are the date changes from January 20, 2010 to February 15, 2019. Forked Creek was added due to a study paid for by Will County. The dates are simply being updated. The Committee received and reviewed the amendments.

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

5. Zoning

- **Ex Parte Communications to Committee**

Mr. Skimmerhorn advised that this agenda item asks the Committee if they have had any communications outside of the public meeting and gives the opportunity to present those into a public setting.

There were no issues to discuss at this time.

- **ZBA Case #18-22; request for a Rezoning from R1-Residential District to A1-Agricultural District and a Special Use Permit #121-99.c.34 (Solar Farm) in the A1-Agricultural District on a parcel generally situated in Section 17 of Momence Township. The petitioners are the Estate of Gary Thyfault c/o Ray Simpson, Independent Executor, property owner and SV CSG Momence 1, LLC, applicant.**

Mr. Skimerhorn stated that they are asking for rezoning from R1-Residential to A1-Agricultural and for a special use permit for a solar farm. They received unanimous approval from the Zoning Board of Appeals.

The rezoning is consistent with the Kankakee County Comprehensive Plan that has a directive to reduce the oversupply of unincorporated R1-Residential zoned land. It acknowledges that the county had zoned an excess of residential property, and one directive is to reduce it by rezoning the property to agricultural use. The property is located outside of Momence future growth areas inducted in the comprehensive plan.

Mr. Skimerhorn stated that the Zoning Board of Appeals voted 4-0 to recommend approval of this case. **Mr. Wheeler made a motion to approve ZBA Case #18-22, and Mr. Ritter seconded it. Motion carried with a voice vote.**

- **ZBA Case#18-32; request for Rezoning from R1-Single Family Residential District to A1-Agricultural District and a Special Use Permit #121-99.c.34 (Solar Farm) in the A1-Agricultural District on a parcel generally situated in Sections 22 & 23 of Bourbonnais Township. The petitioners are Moonlight Limited Partnership, property owner and Gazebo Solar, LLC, applicant.**

Mr. Skimmerhorn advised that this case was being removed and continued on October 29th, 2018.

6. Historic Preservation

- What is Historic Preservation – Presentation
- Establishment of Application Fees for Historic Landmark Nomination Forms

Mr. Skimmerhorn advised that the commission was not able to attend today. There was a copy of the powerpoint presentation given to the committee to review and the Historic Preservation Commission will come back at a later date to give their presentation.

7. Old Business

None

8. New Business

- Re-appointment of Jane Johnson – Kankakee County Historic Preservation Commission
- Re-appointment of Ron Shank – Kankakee County Historic Preservation Commission
- Appointment of Neil Piggush – Kankakee County Regional Planning Commission

Mr. Payton made a motion to combine and approve, and Mr. Fairfield seconded it. Motion carried with a voice vote.

9. Adjournment

Ms. Peters made a motion to adjourn the meeting at 9:28 a.m., and Ms. Polk seconded it. Motion carried with a voice vote.

Bill Olthoff, Committee Chairman
Kelly Bylak, Executive Coordinator