

MINUTES
KANKAKEE COUNTY REGIONAL PLANNING
COMMISSION
LAND USE SUBCOMMITTEE
JANUARY 20, 2005

IN ATTENDANCE

Members:

Dave Bergdahl, Dennis Peters, Frank Koehler, Mel Blanchette, Loretto Cowhig, Chad Miller and Steve Kelley

Others:

Mike Van Mill, Mike Lammey, and Brian Billingsley, Kankakee County; Phil Hanegraaf and Joe Clemens, HNTB

CALL TO ORDER

Vice-Chairman Bergdahl called the meeting to order at 4:36 P.M.

MINUTES

Mr. Blanchette moved that the Minutes of the November 18, 2004 meeting be approved. Mr. Kelley seconded, and the vote was unanimous.

STORMWATER MANAGEMENT

Mr. Billingsley stated that the Advisory Committee had completed the review of the draft report, and stated that the document would then be submitted to the States' Attorneys Office for their review. He stated that the Land Use Subcommittee will hold the public hearing for the document, with the timing of that hearing dependent upon the time for review by the SAO.

SUBDIVISION REGULATIONS

Mr. Van Mill stated that there are three potential amendments to the regulations, and that they will be submitted to the PZA for review. He stated that the Land Use Subcommittee is the responsible oversight committee for those changes.

LAND USE/TRANSPORTATION STUDY

Mr. Clemens stated that the project schedule is on track for a September 2005 completion, and that the current task is the review of the Future Land Use Scenarios. He stated that the next steps after the Scenario discussion are a series of meetings, with subarea groups, and with jurisdictions with the one and one half mile review powers. He stated that these meetings are tentatively scheduled to be held in February and March. He stated that the next step after these meetings would be a County wide forum to discuss the tentative plan. He stated that this meeting was

scheduled to be held in early April, according to the study timeline.

Mr. Hanegraaf stated that the last meeting of the Subcommittee had resulted in some questions about the validity of the population projections, and stated that alternative data for those projections had been sought, but was not available. He stated that staff of HNTB and Kankakee County had met to discuss internal methods for deriving population projections, and had developed data on building permits that would yield a range of population forecast, which is the methodology to be used for the report.

Mr. Clemens distributed CD's with the Existing Condition Report, having been changed to reflect the comments of the Subcommittee and staff during and after the last Subcommittee meeting. He stated that the intent is to place this report on the website within the next week.

Mr. Clemens opened discussion of the Future Land Use Scenarios. He introduced the three Scenarios: Business as Usual; Urban North and Rural South; and Town and Country. He stated that some form of consensus on a Scenario is necessary before moving on to the stage of the plan when subarea plans will be developed. He stated that the County has exclusive authority in areas outside the one and one half mile extra territorial jurisdiction (ETJ) areas of some of the municipalities in Kankakee County. Inside those areas, the County has shared authority in some form for development with the municipalities.

Vice-Chairman Bergdahl stated that the ETJ is only in force where some conditions exist, such as a Comprehensive Plan and some form of zoning, and wondered why some communities were shown to have such authority when they currently did not. Mr. Hanegraaf stated that there were cases where communities without Comprehensive Plans did exercise those powers within ETJ areas, particularly in areas of Official Map and Subdivision Ordinance cases. He cited a case in Champaign County where the issue had been questioned. He stated that the intent in this study was to include all areas in their own planning, in the anticipation that the area might exercise those powers.

Mr. Hanegraaf stated that the important next step in this process is to involve each of the municipalities in a dialog with Kankakee County, with the goal of joint determination of the land use planning within the ETJ. He further stated that each of these municipalities would be asked to address the issues facing the area, and the implications on the land use planning exercise.

Mr. Van Mill stated that he believed that the time was right for cooperative planning between the County and its municipalities for joint planning within the ETJ areas. Mr. Hanegraaf stated that the exercise will begin to take place at community meetings in February. Mr. Van Mill and Mr. Peters stressed the impact of this exercise on the provision of future utilities.

Mr. Clemens reviewed the revised population projections to develop a range of projections. The Subcommittee discussed the impacts of varying development assumptions on the future projections. Mr. Koehler stated that forecasting is an inexact science, and should be recognized as such.

Mr. Clemens stated that the range of acres needed for residential development for the year 2030 developed by the report is far below the number of acres that are currently zoned for residential

development in Kankakee County. He gave the ranges for industrial, office, and retail acreages, as well. Mr. Koehler stressed the regional nature of the retail coverage for Kankakee County.

Mr. Clemens introduced the Scenario concept, and stated that the proposed greenways and trails plan, the critical and sensitive areas, the agricultural productivity, and the facility planning areas are common to all three alternatives. A number of questions arose about the agricultural productivity map and its meaning.

Mr. Clemens introduced the Business as Usual Scenario, where existing trends of development are assumed to continue in each of the townships of Kankakee County. He introduced the ranges of residential development that could result, under this Scenario. General discussion was held on the implications of the Scenario, and the present situation of a surplus of existing residentially zoned land.

Mr. Clemens introduced the Town and Country Scenario, which discusses a differing minimum agricultural lot size north of the Kankakee River and south, attempting to allow more urban uses north of the Kankakee River, and to stress larger lot sizes south of the Kankakee River, which would tend to keep the area more in agricultural uses. General discussion was held on the implications of this planning strategy. Mr. Hanegraaf concluded that this Scenario was an initial attempt to direct some of the future development to areas around the municipalities, where services could more easily be provided.

Mr. Koehler asked about the legal provisions of incorporating an area, and Mr. Hanegraaf stated that there were state laws pertaining to how this could be done. A discussion about the impacts of future new incorporations was held.

Mr. Kelley asked if some points of reference could be added to the maps, such as the State roadway system, so that it would be easier to understand. Mr. Hanegraaf stated that this was a good idea, and that they would do so.

Mr. Miller stated that his initial reaction is that the third Scenario, Town and Country, would seem to be the most favored alternative to the agricultural community, but that he would have to present the information to his full Board for a reaction. Mr. Kelley stated his preference for the Town and Country Scenario.

Mr. Van Mill asked about the possible distinct nature of development within the ETJ areas, especially in those areas where there was an overlap. Mr. Clemens stated that the upcoming meetings with the municipalities would be a good time to bring this topic up for discussion, so that the communities had some idea of the distinct nature of their community, and how to extend this to the area of the ETJ.

Mr. Koehler stated that he favored the Town and Country Scenario because it preserved agriculture and provides land for future development inside the ETJ's. He stated that a fiscal impact analysis should be required for new developments due to emergency service provisions, such as fire and police.

Vice-Chairman Bergdahl stated that he also favored the Town and Country Scenario, because it

properly recognizes municipal authority on future land uses inside the ETJ's. He agreed with Mr. Van Mill's comment that the planned developments should have definitive guidelines on location, infrastructure, and amenities.

Mr. Van Mill stated that any down zoning in the County should be based on well documented criteria, such as the property's current land use, how long has the property been zoned for a different use, and what are the land uses in the vicinity. Mr. Hanegraaf added that the planning analysis on economic markets, land use potential, and long-range implementation will highlight the need for down zoning.

NEXT MEETING

Vice-Chairman Bergdahl stated that the next meeting would be Tuesday, March 15, 2005 at 4:30 P.M.

ADJOURNMENT

Mr. Kelley moved adjournment, and Mr. Peters seconded. Vice-Chairman Bergdahl adjourned the meeting at 7:03 P.M.