

**MINUTES**  
**KANKAKEE COUNTY REGIONAL PLANNING**  
**COMMISSION**  
**LAND USE SUBCOMMITTEE**  
**FEBRUARY 17, 2004**

**IN ATTENDANCE**

Members:

Rich Howell, John Meyer, Loretto Cowhig, Dave Bergdahl, Jim Tripp, Frank Koehler, Mel Blanchette, and Dennis Peters

Others:

Mike Van Mill, Mike Lammey, and Brian Billingsley, Kankakee County; Phil Hanegraaf, HNTB; Cindy Ryan, Village of Bonfield; Mike Mulcahy and Connie Suprenant, Kankakee Township; Wayne Zatkalik, Village of Grant Park; Mike Murray, Rockville Township; Mike Bossert, Limestone Township; Dave Tyson, City of Kankakee; Mike Spilsbury, Kankakee Valley Construction; Bob Gotkowski, Jeremy Beck, and Kent Sims, NRCS; and Dave Noble, Village of Manteno.

**CALL TO ORDER**

Chairman Howell called the meeting to order at 4:30 P.M.

**ELECTION OF OFFICERS**

Ms. Cowhig moved that the current slate of officers, Chairman Howell and Vice-Chairman Bergdahl be advanced, that the nominations be closed, and that the election be declared unanimous. Mr. Meyer seconded. Unanimous vote.

**MINUTES**

Mr. Blanchette moved that the Minutes of the November 13, 2003 meeting be approved. Mr. Peters seconded, and the vote was unanimous.

**LAND USE/TRANSPORTATION STUDY**

Chairman Howell introduced Phil Hanegraaf, from HNTB for an update on the study. Mr. Hanegraaf briefed the Subcommittee on the schedule for the project, which covers the time period December 2003 through May 2005. He went through the five work elements for the project, and stated that the schedule was aggressive. One detail that was slightly behind schedule is the delivery of completed GIS data, which has not been provided from the GIS consultant as yet.

The project website was discussed, and the webpage for the project was displayed. Mr.

Hanegraaf stated that the goal for the launch of the website is in the general late March area. He went through the major elements of the website, and explained briefly what will be displayed in each element. The interactive nature of the GIS data to be displayed on the website was discussed, with an area of some concern from the Assessor's office being discussed.

Mr. Hanegraaf conducted a mini-workshop of the Subcommittee, asking first what the five most important issues to face Kankakee County were. Subcommittee members gave their views on the subject, and Mr. Hanegraaf summarized those views. Members were then asked to rate the three most important issues from the list generated. He then asked members to give the three highest rated physical improvements (capital works projects), and summarized those views.

The next step in the mini-workshop was for members to list the assets of the community, what it has to offer. Mr. Hanegraaf summarized the results. Mr. Hanegraaf stated that a similar exercise will be conducted with the Subcommittee at some point in the future.

## **STORMWATER ISSUES**

Chairman Howell stated that the Land Use Subcommittee will be required to recommend a consultant for the stormwater issue to the Regional Planning Commission, and that a committee with technical background in the area was a desired goal to advise the Subcommittee. He stated that invitations to sit on that technical group (the Stormwater Technical Advisory Committee, or STAC) have gone out, and that the attendees tonight will form that group. Mr. Van Mill stated that federal regulations have prompted this effort, and that the County Board has budgeted funds to cover the process. Chairman Howell requested that all in attendance introduce themselves.

Chairman Howell stated that there was a seminar on the stormwater issue held in June that discussed the rules and regulations, and about some other communities' response to those rules. He stated that a group of individuals from the County, SWCD and NRCS have been working on a plan for the local response to those rules, and have developed an Request for Proposal (RFP) for a consultant that has a response date of the end of February.

Chairman Howell introduced Kent Sims, who has been involved in a number of other communities and their responses to the Stormwater issue. Mr. Sims stated that, in his opinion, there were two issues driving the effort in Kankakee County. The first issue was the potential impact of the South Suburban Airport and associated development on stormwater runoff into Kankakee County. The second issue was the federal regulations arising from the Clean Water Act Phase II requirements.

Mr. Sims stated that individual responses from communities to the stormwater issue has not been as effective as has a larger area with uniform regulations. He stated his belief that the Kankakee County area has taken steps to ensure a larger area with a uniform regulation would be the case, and he commended those efforts.

Mr. Van Mill stated that it was the goal of Kankakee County to develop a model ordinance that individual communities could each adopt. In that way, uniform regulations would be in place for communities in the County. He further stated that invitations to those communities were sent for the meeting tonight, to attempt to put together a Stormwater Technical Advisory Committee

(STAC). The purpose of the STAC would be to give technical advice to the Land Use Subcommittee, and to take the draft Model Ordinance back to their appropriate jurisdictions.

Mr. Van Mill stated that the Land Use Subcommittee will conduct the consultant interviews, with advice from the STAC, and that their recommendation will be forwarded to the County Board for action. He stated that the final date for responses to the RFP would be February 27, and that March 30 has been blocked in for the consultant interviews. It is estimated that there will be a contract with the consultant by May.

In response to a question about the estimated time for the length of the process, Mr. Van Mill stated that he did not believe that the creation of a model ordinance would be a long process. Mr. Sims stated that other studies have varied from a few months to several years, depending upon whether the study started from scratch, or used another study as a model.

Mayor Ryan (Bonfield) stated that the model ordinance would be a good subject to bring before the Mayor's organization in the near future, and that coming to the group early in the process would be a good idea. A suggestion was made that Drainage Districts should be involved in the STAC.

Mr. Billingsley passed out a packet containing the RFP, the program from the June meeting that discussed the stormwater issue, some EPA guidelines, and a map of the Urbanized Area. Also in the packet was the Notice of Intent to the Illinois EPA for the project. He also discussed a technical guide that will be required in the RFP.

Mr. Sims stated that there are two main provisions of NPDES Phase II facing the area. The first issue only applies to the Urbanized Area, generally Aroma Park, Bourbonnais, Bradley, and Kankakee, with some additional area outside the corporate boundaries. The second issue is the disturbance during construction of more than one acre anywhere in Kankakee County must have a storm-water prevention plan. The responsibility for the second issue is on the owner/developer of the one acre being disturbed during construction.

A question was raised as to how the one acre being disturbed under construction was defined, and Mr. Sims stated that inside a larger subdivision, each of the lots would qualify, and the developer would be responsible. For individual lot construction outside of a larger subdivision, he stated that most jurisdictions around the state are lowering the threshold limit and this would make the individual lot construction eligible. He stated that this limit would be part of the study under way, and that IEPA should give an interpretation of that question.

Mr. Gotkowski distributed the Illinois Urban Manual, which includes the NIPC ordinance. The second handout was an announcement of a workshop to be held in Bradley on March 4 on best practices. The last announcement was of a meeting on February 28 in Yorkville on the Interface of Rural/Urban issues.

## **2004 WORK PROGRAM**

Chairman Howell stated that the 2004 Work Program would be attached to the Agenda for every meeting, so that the members can gauge progress, and keep on track.

## **NEXT MEETING**

Chairman Howell stated that the next meeting would be Tuesday, March 23, 2004 at 6:00 P.M.

## **ADJOURNMENT**

Mr. Meyer moved adjournment, and Mr. Peters seconded. Chairman Howell adjourned the meeting at 6:34 P.M.