

Members Present

Mr. Stauffenberg, Mr. Olthoff, Mr. Tripp, Mr. Bertrand, Ms. Hertzberger, Mr. James, Mr. Martin, and Mr. Scholl.

Members Absent

Mr. Washington.

In Attendance

Mr. Kruse, Mrs. Lee, Mr. Whitten, Mike Van Mill, Mike Lammey, Delbert Skimmerhorn, Brian Billingsley, and Rich Howell.

1. Call to Order

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

2. Public Comment

None.

3. Approval of Minutes

A motion was made by Mr. Bertrand and seconded by Mr. Tripp to approve the minutes of the May 5, 2004 meeting. Motion carried.

4. Update of Current Planning Projects

Mr. Van Mill said the projects being discussed today are the more current projects that his office is working on, but they are not all of them.

Commuter Rail

Mr. Van Mill said this project used to be referred to as the METRA, but is now called commuter rail. They received a \$150,000 grant from IDOT – Public Transportation Division. The County Board entered into study with Parsons Brinckerhoff. They are ahead of schedule on the project. A meeting will be held in Will County tomorrow with the task force to discuss commuter rail sites from Monee to Kankakee. They anticipate getting a draft of the study in July 2004.

Discussion was held regarding the location of the stops and the payment commitment from other local municipalities.

Comprehensive Plan Update

Mr. Van Mill said the HNTB contract for the Comprehensive Plan is a little behind schedule right now due to the GIS information not coming in yet. They plan to have the last township, Ganee, at the end of the month. The GIS program is very important to them so that they can build scenarios based on policies that are established in Kankakee County.

Mitigation Plan

Mr. Van Mill said at the County Board meeting Chairman Kruse was authorized to sign an agreement with the State of Illinois. It has been reviewed by the State's Attorney Office. They are discussing with the Sheriff/ESDA about who is the lead agency. They are hoping to have an RFP out in 6-8 weeks to do the study. The

study is for a PreDisaster Mitigation Plan that we have to have in place if we want federal disaster monies if there ever was a disaster here.

Washington Avenue Corridor

Mr. Van Mill said the Washington Avenue Corridor is a program that we do not have quit as much participation in because it is not in our jurisdiction. The County has been the pass through agency for the funding.

Mr. Lamme said the project is from the Kankakee River to Armour Road along Washington Avenue. The final report is due out this week.

Discussion was held regarding the project.

5. Subdivision

Turnberry Subdivision, 3rd Addition – preliminary plat

Mr. Billingsley said Turnberry Subdivision contains 27 single-family lots and is located in Bourbonnais Township. Comments were received from the Highway Commissioner, Health Department, and Highway Department (documents attached). He met with Rick Clevenger from M. Gingerich, Gereaux, and Associates and they have addressed the concerns (document attached).

Discussion was held regarding the preliminary plat.

A motion was made by Mr. Tripp and seconded by Mr. Scholl to approve Turnberry Subdivision, 3rd Addition, Preliminary Plat. Motion carried.

Cobblestone of Bourbonnais Subdivision – preliminary plat

Mr. Billingsley said this is an urban subdivision at 6000 North Road in Bourbonnais Township. It was rezoned at the last board meeting and contains 160 acres. Comments were received from the Bourbonnais Elementary School, Village of Bourbonnais, Health Department, and the Bourbonnais Township Highway Department (documents attached).

Discussion was held regarding the preliminary plat.

Mr. Martin discussed the need for impact fees.

Mr. Van Mill said as a result of the last County Board meeting, his office will be working with the State's Attorney office on the legality of impact fees.

Mr. Martin said once we get the decision from the State's Attorney office, we need to have a community meeting to discuss impact fees. In the meantime, he would like the Planning Department to look at impact fees at other agencies like Kendall County.

Mr. Scholl said it seems like there is a lack of communication with the school districts on new subdivisions. He would like to see a meeting where all Superintendents are invited to discuss how they are to respond to the proposals sent by the Planning Department.

Mr. Van Mill said they began the communication line and they have met with them on the new comprehensive plan and seven Superintendents were here. They understand what the issues are and they have opened up that line of communication with them already.

A motion was made by Mr. Scholl and seconded by Mr. Olthoff to approve Cobblestone of Bourbonnais Subdivision Preliminary Plat contingent upon review from the County Highway Department to make sure that the storm sewer sizes and elevations are met properly. Motion carried.

6. Planning

Vacant Lot Study

Mr. Van Mill said several board members wanted a study updated that was done in 1998 that gave a snapshot of growth and development in the unincorporated areas of Kankakee County. Eric Sadler and Delbert Miller from his office put the information together (document attached).

Discussion was held regarding the study.

7. Old/New Business

Ms. Hertzberger said she would like a deadline on impact fees because it is an important issue and she would like to see it complete by the end of June.

Mr. Whitten said he asked Debbie Halvorsen to come to discuss impact fees because we will need legislation to get it done. Mr. Van Mill said he is sensing that we will need some legislation to help us along the way.

Ms. Hertzberger said another issue she wanted to address was nonconforming use on scrap yards that should be fenced. Mr. Stauffenberg said in most cases, they are grandfathered. Mr. Van Mill said any junk yard established after 1967 had some kind of code they had to comply with.

Ms. Hertzberger asked about the Limestone water situation discussion that did not happen. Mr. Van Mill said he has asked the State's Attorney Office to attend and put executive session as an agenda item.

Mr. Scholl said it would be beneficial to have an update on what nonconforming use is around the County.

8. Adjournment

A motion was made by Mr. Martin and seconded by Mr. Bertrand to adjourn the meeting at 10:27 a.m. Motion carried.

Jim Stauffenberg, Chairman

Juanita M. Baker
Administrator