

**Members Present**

Mr. Olthoff, Mr. Bertrand, Ms. Hertzberger, Mr. James, Mr. Marcotte, Mr. Martin, Mr. Scholl, and Mr. Whitten

**Members Absent**

Mr. Stauffenberg, Mr. Hess, Mr. Tripp, and Mr. Washington

**In Attendance**

Mr. Kruse, Mr. McLaren, Mike Van Mill, Mike Lammey, Brian Billingsley, and Bob McElroy

**1. Call to Order**

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

**2. Roll Call**

**3. Public Comment**

Mike Lammey stated that there is a press conference for the River Valley Metro Mass Transit District today at 12:00 noon to announce the changes in service.

**4. Planning**

**• Discussion & Recommendation of Proposed Impact Fee Ordinance**

A motion to accept the draft copy of the Impact Fee Ordinance was made by Mr. Whitten and seconded by Mr. Martin. Motion carried.

Ms. Hertzberger went over the ordinance with the committee members.

Mr. McElroy stated that there are two separate ordinances. The first one is an ordinance of the Kankakee County Board requiring the dedication of school sites or for payment of a fee (impact fee) in lieu of school sites by Land Developers and Subdividers. The second one is an ordinance establishing a policy concerning the imposition of a school facilities fee on all new final plats of subdivision; this is an additional fee in addition to the impact fee ordinance. Both Grundy and Will County have this additional fee.

Mr. James spoke regarding number I on the School Impact Fee Options outline. "How Fees and/or Land Contribution are imposed, the subcommittee picked "c" (Imposition of fees or land contribution upon a set formula and developer has a right to request a hearing to contest fee amount.), what was wrong with "a" (Every development has a hearing upon school board request)?"

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Ms. Hertzberger stated that the subcommittee thought that it would be best to choose "c", it did not want to have a hearing every time.

Mr. Martin stated that the school board will have to make a request to impose this impact fee.

Mr. Scholl stated that this will not be uniform throughout the County.

Ms. Hertzberger stated that the formula is the same, but not everything will be uniform due to different land values throughout the County.

Mr. McElroy spoke regarding I-B Hearings, who does them. He stated that Board Committee would be the members of the PZA Committee. He wrote the ordinance to reflect that PZA would appoint the committee.

The committee decided on three members of the PZA Committee, the Chairman of the PZA, and the County Board Chairman.

Ms. Hertzberger spoke regarding I-D Hearings, who pays for the procedure costs (i.e. costs of make a record, per diem for Hearing officer(s), etc.)? She stated the subcommittee decided to have the developer pay for the costs of the procedure and each side to bear cost of their own experts.

Mr. James thought that whoever requests the hearing should have to pay for the hearing.

The committee decided on the following: Whoever requests the hearing shall pay for the procedure costs (i.e. costs of making a record, per diem for Hearing officer(s), etc.) and each side to bear costs of their own hearing experts.

Ms. Hertzberger stated that the subcommittee compromised on number II- Types of residential units to consider requirements of fees.

The compromised was as follows:

- Single family detached dwellings within a subdivision
- Multi-unit dwellings= apartments, condominiums, town homes
- Mobile home parks

Mr. Kruse asked if the other municipalities have passed exemptions.

Mr. Van Mill stated that in Bourbonnais they have negotiations in the annex phase.

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There was extensive conversation regarding placing an impact of retirement communities or age restricted developments.

Mr. McLaren asked if the formula is consistent with the other communities. Mr. Martin stated that Bradley's ordinance does not have a formula, they base everything on the number of bedrooms.

Ms. Hertzberger stated that the subcommittee modeled the ordinance after the other counties and not the municipalities.

In regards to adjustments to cash contribution amount, Mr. Scholl thought that number 1 (annual increase by set amount) and 4 (change based upon inflation index indicator) meshed.

Mr. James thought that number 5 (County Board determines by reviewing amounts every set number of years. County Board uses MAI appraisal to set amount) is a good option.

Ms. McLaren stated that if the committee picked number 1 (annual increase by set amount) then the developer would have the chance to come to the committee and contest this at a hearing.

A motion to go with number 5 (County Board determines by reviewing amounts every set number of years. County Board uses MAI appraisal to set amount) was made Mr. James. Motion died for lack of a second.

By a consensus of the committee, (V.) Criteria for requiring both a land and cash contribution has been added to the ordinance.

A motion to approve facility was made by Mr. Marcotte and seconded by Mr. Whitten. Motion carried.

## **5. Adjournment**

A motion to adjourn was made by Mr. Marcotte and seconded by Mr. Scholl at 10:53 a.m. Motion carried.

William Olthoff, Chairman

Stephanie Gresham  
Executive Coordinator

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