

**MINUTES**

**KANKAKEE COUNTY REGIONAL PLANNING  
COMMISSION  
LAND USE SUBCOMMITTEE**

**JULY 15, 2004**

**IN ATTENDANCE**

Members:

Rich Howell, Loretto Cowhig, Dave Bergdahl, Dennis Peters, and Mel Blanchette

Others:

Mike Van Mill, Mike Lammey, and Brian Billingsley, Kankakee County; Phil Hanegraaf and Roger Hedrick, HNTB

**CALL TO ORDER**

Chairman Howell called the meeting to order at 4:33 P.M.

**MINUTES**

Ms. Cowhig moved that the Minutes of the March 23, 2004 meeting be approved. Mr. Bergdahl seconded, and the vote was unanimous.

**2005 WORK PROGRAM**

Chairman Howell suggested reviewing the 2004 Work Program to develop a 2005 Work Program. The suggested Work Program for 2005 follows:

1. Continue to be the Oversight Committee for the Land Use/Transportation Study (Comprehensive Plan).
2. Work with Planning Staff to Modify and Improve the County's Subdivision Regulations.
3. Continue to Coordinate Planning/Zoning Workshops for County and Municipalities.
4. Continue to be the Oversight Committee for the Stormwater Management Ordinance through the Public Hearing and Adoption Process.
5. If Applicable, Analysis and Evaluation of Land use Portion of With – Airport Scenario.
6. Coordinate with Transportation Subcommittee on Land Use Aspects of:
  - 6000 N Road/Warner Bridge Road/Exit 308 Corridor Study
  - Commuter Rail Feasibility Study

It was suggested that an inquiry should be made about the meeting rooms at either St. Mary's or Riverside for evening meetings.

## **LAND USE/TRANSPORTATION STUDY**

Mr. Hanegraaf stated that the study has been delayed in an effort to process all of the existing land use data from its current format into a GIS friendly format. He stated that this issue is near resolution, and that HNTB and Kankakee County staff discussed a solution this afternoon. He stated that the work involved in this data transmission would take a couple of weeks. Chairman Howell asked if the data, when complete, would be the property of Kankakee County. Mr. Hanegraaf stated that it would be, and that ARCINFO would be required to manipulate the data.

Mr. Hanegraaf discussed the revised timeline for the project. He stated that the staffing for the project still worked in the same sequence and timing from the initial schedule. He stated that this would allow sliding all of the future work elements in the project three months out, and would work well. The final date would be August of 2005, and would not require any more staff time to accomplish the final task.

Mr. Hedrick discussed the draft Vision, Goals, and Objectives statement. He stated that this would be a chapter in the Comprehensive Plan, containing demographics, community involvement, identification of issues, opportunities, and the actual vision, goals and objectives section. He stated that the location of Kankakee County is important, and that the globalization of the economy, aided by transportation access to the Chicago economy, would continue to make this location advantage more important.

Mr. Hedrick stated that the population of Kankakee County was again growing, and stated that the population projections show the county in 2020 to be nearly 115,000. He stated that updated population projections will be available later in 2004. He discussed growth trends of the Chicago area toward suburban areas, and mentioned the advantageous position of Kankakee County in the NAFTA corridors between Mexico and Canada. He further stated that the strength of the Kankakee County area lies in the transportation sectors for the economy.

Mr. Hedrick detailed the community involvement that has already occurred on the project, and listed the sectors of the community which have been involved in the Key Contact Interviews. Chairman Howell stated that the agricultural community might have been underrepresented in that process, and wondered if another group could be included in the process. General discussion was held on the issue, including the agricultural infrastructure, and how it was impacted by fewer farmers in the future. Mr. Hanegraaf stated that another session with this agricultural community would be arranged.

Mr. Hedrick discussed the project kick-off meeting, and the joint meeting of the Regional Planning Commission, the Zoning Board of Appeals, and the County Board. He also pointed out that there will be Public Hearings on the process, and a formal Adoption of the final document. He summarized the input from the Key Contact Interviews.

Mr. Hedrick pointed out the results of the joint meeting, and detailed the three most important issues from that session, along with the full list of issues. He stated that the list is a snapshot of issues at the time. Chairman Howell stated that the lead issue stated for the night in question is

one that the Comprehensive Plan will have difficulty proposing solutions for. Mr. Hanegraaf stated that the point is excellent, and that the language will provide focus beyond just the listing provided that night. Mr. Bergdahl stated that new development has a major impact on education, and that the link between the two is certainly an issue for the Comprehensive Plan.

Mr. Hedrick discussed opportunities, to include land use, transportation, community facilities, economic development, and housing. Chairman Howell stated that this section should be expanded, as the community needs a place to provide discussion of the positive aspects of the community. Mr. Hanegraaf stated that this document is a work in progress, and that this issue will be raised.

Mr. Hedrick introduced the Vision, Goals, and Objectives section. Chairman Howell complimented the document on the explanation of the terms. Mr. Hedrick stated the preliminary Vision for the report. Chairman Howell wished that the Vision Statement would expand the Champaign reference to a “downstate Illinois” reference.

Mr. Van Mill asked if the Vision Statement reflects whether the community was “self-contained” or becoming a “bedroom” community of the expanding Chicago region. Mr. Hanegraaf stated that the “uniqueness” of the area is one of the central points of the exercise. Mr. Bergdahl stated that this issue will become difficult, as much of the growth in Manteno is pointed toward ties with the Chicago area, rather than in Kankakee County. Chairman Howell stated that we are not growing employment, and any growth in population will be probably be pointed outward for employment.

Mr. Hedrick detailed the preliminary goals for the land use, transportation, community facilities, housing, economic development and implementation areas. Mr. Bergdahl asked about the existing Comprehensive Plan goal of concentrating development with access to existing water and sewer services, within the 1 ½ mile boundary of existing communities. Mr. Hanegraaf stated that this was part of the “Smart Growth” concept, and stated that it could be phrased to reflect that issue more directly.

Mr. Hanegraaf stated that each member of the Subcommittee would receive a packet with a homework exercise in goals and objectives, and that this material should be returned to Mr. Lammey by July 30 for return to HNTB personnel to discuss the exercise at the next meeting.

## **NEXT MEETING**

Chairman Howell stated that the next meeting would be Thursday, September 16, 2004 at 4:30 P.M.

## **ADJOURNMENT**

Mr. Bergdahl moved adjournment, and Mr. Blanchette seconded. Chairman Howell adjourned the meeting at 6:14 P.M.