MINUTES

KANKAKEE COUNTY REGIONAL PLANNING COMMISSION
LAND USE SUBCOMMITTEE

AUGUST 19, 2004

IN ATTENDANCE
Members:
Rich Howell, Dennis Peters, Jim Tripp, Frank Koehler, John Meyer and Mel Blanchette

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

CALL TO ORDER
Chairman Howell called the meeting to order at 6:00 P.M.

MINUTES
Mr. Koehler moved that the Minutes of the July 15, 2004 meeting be approved. Mr. Peters seconded, and the vote was unanimous.

2005 WORK PROGRAM
Chairman Howell stated that the 2005 Work Program was approved through the approval of the Minutes from the last meeting.

LAND USE/TRANSPORTATION STUDY
Mr. Hanegraaf stated that the transfer of data from source material to GIS base has been completed, and presented the following maps:

- Study Area Maps
- Facility Planning Areas
- Critical and Sensitive Areas
- Existing Land Use Map
- Existing Zoning Map
- Land Development Suitability Map
- Existing Transportation System Map
- Existing Land Use and Zoning Map

Mr. Hanegraaf stated that other maps were in development (soils map, for instance). He stated that a number of issues related to the Critical and Sensitive Areas, in terms of water issues need yet to be completed. He stated that the Land Development Suitability Map was completed through the use of overlays from other maps. He further stated that the Land Use and Zoning Map is a combination of those two maps. He stated that the base data was now available for manipulation for scenario development.

Mr. Hanegraaf stated that a Key Contact interview had been conducted today with Mr. Simms, formerly of KRMA, and that information from that interview will be used to modify the Facility Planning Areas (FPA). He pointed out that some of the area under service by the KRMA FPA had not yet been claimed by a jurisdiction.

Mr. Koehler stated that the FPA for Bourbonnais and Manteno had been altered since the information received by HNTB. He further stated that the KRMA FPA now includes the Women's Prison facility in Will County. Mr. Hanegraaf stated that these changes will be made. Mr. Koehler clarified the relationship between the jurisdictions in KRMA, and the relative amounts of capacity purchased for each at present.

Chairman Howell stated that there area some areas that he has confirmed are in the FPA that are not on the map, and that there needs to be agreement on the FPA boundaries early in this process. Mr. Hanegraaf stated that efforts will be made to make this important data source as current as possible.

Mr. Hanegraaf reviewed the project schedule, and stated that the October meeting will have a full report and analysis of existing conditions. He stated that the work plan for the remainder of the project will follow from this analysis. He requested that the September meeting be revised to October, so that this existing condition report would be available. Mr. Koehler moved the cancellation of the September 16 meeting, and Mr. Blanchette seconded. Unanimous vote. Chairman Howell announced the cancellation of the September 16 meeting.

After some discussion, Chairman Howell stated that the next meeting of the Land Use Subcommittee will be held on October 28, at 4:30 P.M. Mr. Hanegraaf stated that the next meeting will take some time, as there will be a great deal of material to discuss. Mr. Lammey stated that a notice will be issued announcing the meeting change.

Mr. Hanegraaf stated that Mr. Hedrick would discuss the Vision, Goals, and Objectives document, and that this document will be put aside after this meeting until later in the planning process, when more material is available.

Mr. Hedrick reviewed the Vision, Goals and Objectives document with the Subcommittee. He stated that all of the material that he received has been put into the document, and discussed the major changes of the document. Mr. Koehler stated that some of the goals (transportation in particular) are achievable on some geographic area, but not on the county-wide level. Mr. Van Mill stated that on some level the goals are achievable, and that the County Board needs to be aware of the overall goal.

Chairman Howell asked about the park issue on a county-wide basis, and it was suggested that the rephrasing should state that parks should be encouraged so that they geographically covered the county, but were not necessarily managed through an overall park entity.

Mr. Koehler asked about the goal of having neighborhood schools, when in reality every new school under consideration is being placed in the areas of new development, because sites inside the current areas of current development are not large enough to serve the purpose. Mr. Hedrick stated that the goal was intended for elementary schools. Mr. Hanegraaf stated that this goal would be reworded to reflect Mr. Koehler's concern. Mr. Hanegraaf stated that rationalization of the goals would occur later in the study. He stated that the current exercise was to mold all of the comments made into a single document.

Mr. Koehler stated that the goal related to economic development should speak to unified and integrated economic development plan. Chairman Howell stated that the goal should directly state that a unified voice should be heard in relation to economic development. Mr. Koehler stated that the public service impacts of scattered development should be stated in another way to emphasize the costs of those scattered developments.

Mr. Hanegraaf expressed the desire of the next phase of the study to determine employment and population estimates based upon development, and the amount of land needed to support various stages of that development. He stated that there are implications of those assumptions and those would be discussed in the next stages of the process.

Mr. Hanegraaf stated that he and Mr. Van Mill had discussed at what stage the materials developed thus far are taken to public for reaction, and stated his belief that the document that will be reviewed at the next meeting will be available for public posting on the website after revisions based upon Subcommittee action.

Mr. Hanegraaf and Mr. Hedrick reviewed their Key Contact Interviews conducted prior to the Land Use Subcommittee meeting. Their first meeting was with the Health Department, discussing their issues relating to development, particularly in Limestone Township.

Mr. Hanegraaf stated that the provision of water service to the Limestone Township area in the wake of the gasoline spill in 1988 has created development opportunities in the area, and that these development opportunities have created a problem in the creation of wastewater, due to underground bedrock conditions. Mr. Hanegraaf stated that the second interview was with Mr. Simms from KRMA, and that he had suggested that Kankakee County might step into this situation for wastewater treatment. Mr. Koehler stated that there is a related issue for annexation tied to connection to wastewater treatment that will be difficult. Mr. Hanegraaf stated that this issue will be central to the Limestone Township sub-area.

Mr. Hedrick stated that both the Health Department and KRMA addressed the wastewater issue in Hopkins Park, and stated that these issues would have to be part of the analysis for the Pembroke Township sub-area.

Mr. Van Mill asked Chairman Howell if the agricultural community has been represented, based on the two separate Key Contact Interview sessions that had been held. Chairman Howell stated that the two agricultural groups had covered different subjects. Mr. Hanegraaf stated that the viewpoints expressed at the session held prior to the Land Use Subcommittee meeting had discussed the infrastructure of agriculture.

STORMWATER MANAGEMENT

Mr. Billingsley stated that the Stormwater Technical Advisory Committee was about halfway through the Tri-County document, revising to reflect the particular conditions of Kankakee County and the jurisdictions therein. Chairman Howell suggested that the Public Hearings on the ordinance could be held after the December holidays, and stated that the State's Attorneys office needed to review the document prior to those Public Hearings.

OTHER BUSINESS

Mr. Van Mill stated that the subject of county-wide impact fees was again a topic of concern, and that he would be spending considerable time in the near future on this subject. He expressed his concern about which Regional Planning Commission Subcommittee would be the appropriate group to discuss the subject. He stated that he had raised the issue with the Community Development Subcommittee, and that they had stated it should be added to their Work Program.

Chairman Howell stated that the flier distributed tonight for a tour of the A & J Facility. He stated that he went on a previous tour, and encouraged members to take the opportunity to take the tour when it is next offered.

NEXT MEETING

Chairman Howell stated that the next meeting would be Thursday, October 28, 2004 at 4:30 P.M. He stated that the meeting will be lengthy. Chairman Howell acknowledged Mr. Meyer's service to the Kankakee County Regional Planning Commission, and wished him good health in the future.

ADJOURNMENT

Mr. Blanchette moved adjournment, and Mr. Tripp seconded. Chairman Howell adjourned the meeting at 7:05 P.M.