

Members Present

Mr. Olthoff, Mr. Stauffenberg, Mr. Tripp, Mr. Bertrand, Ms. Hertzberger, Mr. James, Mr. Martin, Mr. Washington, Mr. Scholl, Mr. Whitten, Mr. Marcotte, and Mr. Hess

Members Absent

None

In Attendance

Mr. Kruse, Mr. McLaren, Mr. Vickery, Mike Lammey, Brian Billingsley, Mike Van Mill, Sam Nicholas, and Ed Smith

1. Call to Order

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

2. Public Comment

None

3. Approval of Minutes- August 10, 2005 and September 7, 2005

A motion to approve the minutes of August 10, 2005 and September 7, 2005 was made by Mr. Hess and seconded by Mr. Bertrand. Motion carried.

4. Transportation

• **Commuter Rail Phase II Study-Scope of Work**

Mr. Van Mill stated that the Planning Department is preparing to put together the RFP for this project. Mr. Lammey had been working very closely with the Illinois Department of Transportation looking at what actually needs to be done with the study.

Mr. Lammey stated this part of the study will require a two year grant, \$300,000.00 split 80/20 or 90/10. Going with the 80/20 split the local match would be \$60,000.00. He has sent letters out to each of the participating agencies letting them know what their share of that \$60,000.00 would be.

Mr. Whitten asked if the other agencies do not come up with the money, is the County responsible for the full \$60,000.00.

Mr. Lammey stated that the first study asked for voluntary contributions and the County guaranteed the amount of money up front in case no one contributed and they had pretty good luck with that plan. The second

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study they would like to make a little more formal, there will be invoices sent to those agencies in advance.

Mr. Nicholas stated that each of the agencies that share in this project is based on population size of the participating agency.

- **Transportation Options for County Employees**

Mr. Lammey stated that when the gas price went over three dollars a gallon, the Planning Department decided to do some work on trying to reduce the employee cost for transportation. There are two ways to do this, ride public transit or carpool.

Mr. Lammey stated that eight of the County's facilities are on a transit route. Mr. Lammey stated that he will have to go to Department Heads to pass out surveys to find out what is most feasible for each employee.

Mr. Nicholas stated that transportation is the most important work we can do as a governmental body outside of education. This committee is taking on a lot of responsibility and has been doing a great job.

- **I-57 North Corridor Plan**

- **Commonwealth Edison Grant**

Mr. Van Mill stated that back in April the Planning Department applied for a Planning Grant through Commonwealth Edison and their Marketing Division. The purpose of that grant application was to secure funds to do a sub area plan for the area north of Bourbonnais and south of Manteno. The area through the County's Comprehensive Plan process has been found to have strong development pressures. The Planning Department believes, based upon their evaluation, that a coordinated effort is needed to ensure that growth and development is coordinated in this area. In addition to that the process that he is proposing to follow would be a process that could be taken to other communities and create joint planning projects that are reflected in the updated Comprehensive Plan.

Mr. Van Mill stated that in July Commonwealth Edison sent the County an award letter, for \$10,000.00. The total project will be \$25,000.00 leaving the local match of \$15,000.00. There have been two meetings with the local entities that would be involved in the project: Manteno, Bradley, Bourbonnais, and Unincorporated Kankakee County. All three other local units of government have shown interest in participating in this project. The project at the end of the day would be a coordinated land use plan and development regulations that all the communities would follow,

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ultimately an intergovernmental agreement for the growth and development of this area.

Mr. Van Mill stated that Commonwealth Edison likes to see their money used up by December 1st of the year in which the grant was awarded.

Mr. Van Mill stated that if this goes to County Board on October 11th that will give the Planning Department plenty of time to spend down that amount and from that point on the local money would be used. It is the belief of the Department that this is a very valuable project and the communities have shown a lot of support.

A motion to move this forward (accepting the grant, authority to sign the agreement to the Commonwealth Edison Grant and prepare a contract with HNTB) to County Board was made by Mr. Washington and seconded by Mr. Stauffenberg. Motion carried by a roll call vote of 13 ayes and 0 nays.

Mr. Martin hopes that the County will try and develop the area commercially and industrially.

5. Zoning

- **Zoning Ordinance Amendments**

Mr. Billingsley went over the Zoning Ordinance Amendments with the committee.

The first amendment is the fence height regulation. The current regulation requires a maximum fence height of six feet. The proposal was to raise the height to eight feet but based on the input received from this committee, Mr. Billingsley is proposing to raise the maximum fence height to 12 feet.

The second amendment is for the building height in the Industrial Zoning District. The proposal was a 50 foot building height limitation in the Light Industrial District and a 60 foot building height limitation in the Heavy Industrial Zoning District. Based on the input from this committee, Mr. Billingsley is proposing to increase that figure just as long as the property owner increases the building set backs for the building. For example, if the County requires a 50 foot building height but the property owner could go up to 95 feet in height but for each additional foot in height the property owner will have to dedicate two more feet of building set back.

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The third amendment is to the index. The index will be an addendum to the ordinance where if someone would like a copy, the Planning Department could provide a copy for the person.

Mr. Billingsley stated that he would like the committee's endorsement on the amendments today so that they can be forwarded to the State's Attorney's Office for legal review.

A motion to approve the proposed Zoning Ordinance Amendments was made by Mr. Whitten and seconded by Mr. Washington. Motion carried.

Mr. Olthoff asked if the 20 acre requirement to build a home in the Rural Ag District is being changed.

Mr. Billingsley stated that no, it is not.

Mr. Olthoff asked if there is any input on that.

Mr. Billingsley stated no. The only lot size proposal that he presented was implementing the maximum lot size in the R1 District.

Mr. Van Mill stated that there is a public hearing on Thursday night for the update of the Comprehensive Plan. The plan suggests an evaluation of the current policy in terms of 20 acres. Internally the Department has gone back and forth on the idea of 40 acres. There isn't a standard size; most of the Counties around us have different acreages. It is a trend that the farm size is going higher. There is probably some argument to increase that amount at some point in time. It is the pleasure of the committee to propose that in this amendment or it can wait until the Comprehensive Plan is adopted and then there will be a basis in there for going forward with that as well. There is enough data right now to establish findings that support the increase.

Mr. Olthoff wanted discussion on the topic sometime to work on this.

Mr. Martin stated that it would be a good idea if the committee did factually find out what the surrounding Counties are doing.

Mr. Bertrand stated that he gets the feeling that Mr. Olthoff has a problem with the 20 acres and asked if he would care to share his concerns with the committee.

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Mr. Olthoff stated that there are areas by him that are 20 acres parcel with a mobile home on it. To have 20 acre plots is not a wise use of land. He would rather have it be at least 40 acres.

Mr. Stauffenberg stated that it sounds to him that this does need to be looked at a little heavier than what it has been. He does not think that now is the time to stick it in with these changes. The kind of people that he is seeing come down here to buy land, 40 acres isn't going to stop them either. He does not think that is the direction to go. He is almost in favor of lowering it to less than 5 acres than there will not be 5 acre plots all over. The people who are coming down here have the money to do the 40 acres; they have it to do the 20 acres. The people have been forced into the 20 acres, they did not want 20 acres, and they just bring back more problems for this committee to deal with when they try to divide it off.

Mr. Van Mill stated that the committee needs to try to balance what it is attempting to do. There has been a lot of discussion about trying to maintain the integrity of the agricultural community and trying to keep the residential component of our growth and development from the conflicts of our large agricultural base that is out there. If the County promotes small lots it might be doing exactly what it said it didn't want to do in the early 90's and that is strip off our Township and County Highways.

6. Solid Waste

None

7. Planning

- **Kankakee County Enterprise Zone- 10 Years Extension & Intergovernmental Agreement**

Mr. Van Mill stated that there is a draft Intergovernmental Agreement in the committee members' packets that would be entered into with the Village of Manteno for a ten year update of the termination date for the Kankakee County Manteno Enterprise Zone. The date of termination for the Enterprise Zone is December 10, 2005.

Mr. Van Mill has been the administrator of that Enterprise Zone for the last eight years.

Mr. Van Mill stated that there was a public hearing held at the Village of Manteno in order to solicit public comments. There were no public comments at the hearing. There were some County Board Members who attended; there was representation from the Village of Manteno including the Mayor and the Chairman of the Planning Commission.

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Mr. Van Mill stated that the origination of the Manteno Enterprise Zone dates back to December 10, 1985. Since the origination there has been \$80 Million worth of improvements in the zone area itself and employs about 2400 people. He felt that it is very important to apply to get the ten year extension. There are only 93 Enterprise Zones in the State of Illinois. The 93 Zones compete very strongly for the same companies.

Mr. Van Mill asked the committee to endorse the Intergovernmental Agreement and the Abatement Ordinance that is attached in the committee members' packets and send this forward to the County Board in October. If this is passed successfully, Mr. Van Mill plans to overnight the application with the ratified Intergovernmental Agreements to the State that day in order for the State to have enough time to review and certify the zone before the 10th of December.

Mr. Van Mill stated that the abatements are the same as they were before, a stair step five year abate; 100% the first year, 80% the second year, 60% the third year, 40% the fourth year, 20% the fifth year and then right onto the tax rolls 100% after the fifth year. There are building permit waivers locally and there are a number of State incentives.

A motion to endorse the intergovernmental agreement and abatement ordinance was made by Mr. Stauffenberg and seconded by Mr. Tripp. Motion carried.

- **SWA Properties- Revolving Loan Fund Payoff**

Mr. Van Mill stated that he is going to hold off on this. He received a phone call a week ago that SWA Properties wants to payoff its \$21,000.00 that the County made to them in April of 2004. They have refinanced and the check is in the mail.

- **Kankakee County Government Economic Development Strategy**

Mr. Van Mill stated that this is a unique project that the Regional Planning Commission took on during June and July of this year. One of the elements that the County Board passed in the RPC Annual Work Program for last year was to evaluate the position and the policies of the Kankakee County's Governments role in Economic Development in the region. The Regional Planning Commission came up with a report that is in the committee members' packets that basically gives an outline of a public policy, goals and objectives that they are forwarding to the committee for consideration as the official adopted policy of Kankakee County Board.

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Mr. Van Mill read the mission statement to the committee and briefly went over the goals and actions.

Mr. Washington stated that by placing these recommendations into the County's Plan that all actions taken by the County in the future it can look at these recommendations and follow these recommendations as closely as possible. This does not preclude the County to take action on its own, but it encourages the County to cooperate and work with other entities of all kinds in order to implement and maintain growth in an orderly way. The RPC believes that this is the boiler plate foundation for which way the County should be going.

Mr. Van Mill stated that the Regional Planning Commission passed this unanimously at their meeting in July.

A motion to pass the Kankakee County Governmental Economic Development Strategy was made by Ms. Hertzberger and seconded by Mr. Washington. Motion carried.

8. Executive Session

There was no executive session at today's meeting.

9. Old/New Business

- **Dates for Calendar**
 - Comprehensive Plan Public Hearing- September 15, 2005 at 6 p.m.- Quality Inn
 - Annual Meeting of the planning Commission- September 27, 2005 at 5 p.m.- Quality Inn

September 29th at 9:00 a.m. special PZA Meeting exclusively for the Comprehensive Plan.

10. Adjournment

A motion to adjourn was made by Mr. Whitten and seconded by Mr. Stauffenberg at 10:00 a.m. Motion carried.

William Olthoff, Chairman

Stephanie Gresham
Executive Coordinator

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