Members Present
Mr. Vickery, Mr. Washington, Mr. Tholen, Mr. Tripp, Mr. Olthoff, Mr. Stauffenberg, Mr. Hess, Mr. James, Mr. Flett, Mr. Wheeler, Mr. Reid, and Ms. Polk

Members Absent
In Attendance
- Board Members
  Mr. Bossert, Ms. Webber, and Mr. Einfeldt
- Department Heads
- Media
None

1. Call to Order/Roll Call
   The meeting was called to order by the Chairman, Mr. Olthoff, at 9:00 a.m. Quorum present.

2. Public Comment

3. Approval of Minutes – September 25, 2013
   A motion to approve the minutes was made by Mr. James and seconded by Mr. Stauffenberg. Motion carried with a voice vote.

4. Subdivision
   - Wolf Subdivision – Final Plat
   Mr. Skimerhorn stated that Barbara and Steven Wolf are proposing a one-lot subdivision on 3500 N Rd in Momence Township. It is almost ¾ of an acre lot being divided out of a 6 acre parcel. It is currently zoned R-1. Along with the single lot subdivision they are asking for a variance that the road right-of-way be reduced from 70’ on their side of the road to 40’. They have a letter from county highway that states that they are ok with that reduction because it is consistent with all the other properties along that road and they don’t feel that they are ever going to need 70’ of right-of-way. The lot will be served by septic and well and it is just outside of the City of Momence. They have received no other comments on it.

   Mr. Washington made a motion to approve and Mr. Tholen seconded it.

   Discussion
   Mr. Vickery stated this is in Mr. Hess’s district, not his, but this is the first that he has heard of this and he would like to talk to a few people before we move forward on this. If it is going into R1 and stays R1 that might be ok but there are some rumors out there that there is a transfer pending.

   Mr. Skimerhorn stated that currently the whole area is zoned residential. That is why they did not have to go before a Zoning Board. There is a sale pending on the property which is what started the whole subdivision process. They did not know they needed to go through this process.

   Mr. Hess stated that this is not too far from his house and this is the first that he has heard of it. He heard yesterday that the Garden of Prayer is trying to buy the property right next door to this. Has anyone heard that rumor?

   Mr. Skimerhorn stated that he has not heard anything.
Mr. Hess stated that he heard that they made an offer on the property that is just adjacent to this. The building in the back is a gymnasium which is why they want that property.

Mr. Olthoff asked what effect that would have on this issue.

Mr. Stauffenberg stated that if the property sells and they want to do rezone it something else they have to come back before us anyway.

Mr. Skimerhorn stated that that is correct. All they can do now is build a single family home. He doesn’t see the big issue because they would have to come back to us. It is all residential across the street.

Mr. Hess asked if the owner knows anything about that rumor.

Neil Piggush from Tyson Engineering stated that he is representing the client. They have been given no indication that they plan on doing anything else with the property other than building a single family home on it. This is another instance where the county is trying to amend these lots that were not legally recorded one-lot subdivisions and he thinks that it is a good thing that they are requiring people to go through the process and make these legally recorded lots. This is just a parcel of land that was sold off a long time ago and the county wants it to be a legally recorded one-lot subdivision. Before they can be given a building permit this has to be done. He spoke with Mark Rogers, as did Mr. Skimerhorn, and the Highway Department is completely fine with the variance on the right-of-way dedication. It meets the zoning for that zoning of 30,000 sq. ft. They feel for the R1 use there are no other issues that need to be dealt with.

Mr. James asked if it is actually .70 acres because they are taking off for the road right-of-way.

Mr. Skimerhorn stated that it is .70 after the dedication of the road. The 33’ road right-of-way will be dedicated to county highway.

Mr. Vickery asked if that was large enough for the septic system. That is a low spot.

Mr. Skimerhorn stated that 30,000 sq. ft. is our minimum size and this is at 35,000 sq. ft.

Original motion carried with a voice vote.

5. Planning
   • Historic Preservation Update

Ms. Sadler stated that she is here to update the committee on the 2012 CGL Grant that the Historic Preservation received. It ended July 31 and they received $3333 and $1000 of that was local match which was in-kind services. The Commission produced an informational brochure which she handed out to everybody and they also did a poster of historic sites. There are 27 sites listed with their addresses and there is also a map. They also did an outreach seminar in July. They had Katherine O’Connor and Anthony Rubano from the state come and give a presentation on using local historic preservation tools and tax incentives for historic buildings. They had about 40 people attend and they were happy with the first event that they have ever had. They thought they had a great turn-out.

Mr. James asked if they were going to distribute the poster of the map of the historic sites to all the hotels.
Ms. Sadler stated that they are in the process of getting a list together of where they would like to have the posters posted. They are getting them to the historic societies, the Convention of Visitors Bureau, and any place that will let them put one up.

1. Transportation
   - Illiana Corridor Update

Mr. Van Mill stated that last Thursday CMAP, the Policy Committee for the MPO, voted 11 to 8 to include the Illiana Expressway in their long-range master plan and declare it fiscally constrained which was a big hurdle that needed to happen for this project to move forward.

Mr. Lammey gave a presentation on the Illiana. He stated that two things happened last Thursday. It was added to the long-range plan as an amendment to CMAP and funding was also authorized to continue the study and to begin land purchases. There are a number of public meetings scheduled in Indiana during November and then the Northwest Indiana Regional Planning Commission (NIRPC) will vote on the amendment in December. It has to be added to their long-range plan, as well, in order for it to go forward.

Mr. Bossert stated that he attended all three of the votes at CMAP over the course of the last three weeks. It was a bare knuckle brawl, emotions ran high, and it became very much a political process. The public vote at CMAP last week involved the Policy Committee, which is a different group than who voted the week before. The week before was the full governing board of CMAP which is heavily stacked with Chicago and Cook County appointees. Only five appointees out of the fifteen were appointed by collar-counties. Last week was a different make-up. There were a number of collar-county county board representatives. The transit agencies had a vote, IDOT had a vote, toll ways, along with Chicago and Cook County appointees had votes. In the end the vote was 11 to 8, with the Chicago voting block voting against it and Chicago, Cook County, CTA, RTA, and interestingly McHenry County sided with the opposition. The “yes” votes came out of the collar counties, Metra, Pace, IDOT, Council of Mayors, and the railroads. It was very much two sides lined up against opposite walls in the room. It took an hour and a half to hear all the public comment which in the end probably did not change anything. It was an interesting process and in the end the vote carried, it is in the plan, and now we have to move forward with waiting on Indiana to have their vote for their planning agency. Those public hearings which start November 2 in Indiana are not INDOT driven; they are driven by NIRPC. On December 3 the Transportation Policy Committee will vote and then the full board votes on December 12. The intelligence from Indiana indicates that Indiana NIRPC is supportive of the project but it has local opposition which is the opposite of what we have in Illinois. At the same time Ann Schneider is saying that the solicitation process will start fairly soon on private investors, even before the record of decision is sought by IDOT from the feds. This is moving quickly. More litigation may ensue; there were threats made at the meeting about some litigation from people who were arguing about process. Of course, the environmentalists are very active, also.

Mr. Olthoff asked if the staff give their report at that meeting, also.

Mr. Bossert stated that they did. The spokesman, who is the Executive Director of CMAP, was very vocal in support of their findings. Mr. Bossert was at the meeting a few weeks ago where the chairman of the governing board called us the “no-where land” and said that airport will never be built. They showed their true colors.

Mr. Van Mill stated that one of things that was brought out on several occasions during the process is IDOT’s appreciation of our county being in unanimous support of the project. They have indicated their appreciation of that several times. That shows that we can do things on a regional basis as communities
and get behind something. The three things that he saw that came out that were interesting from the objectors' positions on this was:

1. They don’t want to change their long-range plan. They did not want to make an amendment to include this project. They did include the Illiana in the text of the plan in saying that it was a priority and that it was important to go through the Tier #1 process, not Tier #2, which is where we are at.
2. The second concern is the risk at the state level with funding and whether this project, if it failed to get the funds that were necessary to build it, would cause their other community projects be in jeopardy and have money siphoned from those to go to this project. He thinks that there was some assurance that hopefully that would not happen.
3. The third concern was the sprawl issue – this ‘no-where issue”. That really woke up the south side of Cook County and Will County and a lot of the elected officials came out in force and they were pretty adamant as they made their comments.

Mr. Lammey showed a map of the most recent proposed configuration of the Illiana.

Mr. Lammey stated that Will County has made an application for a $500,000 planning grant to make revisions to the comprehensive plans in the towns that are in the area of the Illiana because this is a major change that they had not planned on when they did their comprehensive plans and it really cannot be done until it is known where the corridor is going to be. We have some reason to expect that that will be a successful application and they will be able to get the funding. It requires a 10% match, with $25,000 being guaranteed by the municipalities and $25,000 by Will County. He is proposing that we do the same thing for communities in our county. There are a number of communities in our county that are being impacted by traffic that could use the Illiana right now and Kankakee is probably one of those and Momence probably suffers the most. They are looking for $200,000 total with a local share of $20,000. There is a draft resolution that was handed out today but some to the things in it need to be changed.

Mr. Lammey stated that the construction of the Illiana is projected to cause significant changes to the land use patterns of southern Will County and to a degree to northern Kankakee County. Some of the areas where these changes will occur are in local & regional traffic issues, particular trucks; local and regional planning issues; environmental issues; and economic development issue. They will make an application and bring it back to this committee for approval before they send it off. They are proposing forming a steering committee of all the local agencies plus county staff. He is not sure what the committee wants to do with the resolution as some changes are needed.

Mr. Van Mill stated that they would like to know that they have the support of the county board at this stage. That will mean a lot as they start to discuss the scope and the funding from IDOT on this.

Mr. Vickery stated that he would move that we move forward on this resolution as presented. It can always be amended. This has evolved and will continue to evolve.

**Mr. Vickery made a motion to approve the resolution and Mr. Washington seconded it.**

Mr. James asked where economic development comes into play on this.

Mr. Van Mill stated that economic development means a lot of things. It means infrastructure, land use, and targeting industries that we could attract here as a result of having greater access. It is also measured by wealth of the community. It can mean anything from making sure that the infrastructure is in place, that we have the right planning and corridors selected for future growth and development as a result of the Illiana,
what type of attraction strategies should our communities provide, coordination with Will County if there are some incentives that we want to do cooperatively, and it could also insure that we have the proper infrastructure and utilities in place in areas for growth and development.

Mr. James stated that he thinks that the name of Economic Alliance appearing on the resolution would be one more endorsement.

Mr. Wheeler asked if the City of Kankakee involved now.

Mr. Van Mill started that it is very open-ended.

Mr. Wheeler asked if there would be final language for the full board to approve.

Mr. Van Mill stated that they debated just putting in “communities in Kankakee County”. They did not want to leave any out and they did not want to add any that would not want to participate.

Mr. Lammey stated that they do need authorization for the Chairman to sign the application as part of the motion. This grant takes three months to clear IDOT so it we pass it in November it will be February before we can actually do any work, which is kind of frustrating.

Mr. Van Mill stated that the way that Will County did it is that they got all this passed and now they are going out to communities and seeing which ones want to partner with them. They are trying to get this in front of IDOT while the momentum is going.

Mr. Vickery stated that he views this as a nucleus and they will add to it.

Mr. Vickery stated that he expands his motion to include the authorization for the Chairman to sign the application and Mr. Washington agreed with a second. Motion carried with a roll call vote of 13 ayes and 0 nays. Voting aye were Mr. Bossert, Mr. Vickery, Mr. Washington, Mr. Tholen, Mr. Tripp, Mr. Olthoff, Mr. Reid, Mr. Stauffenberg, Mr. Hess, Mr. James, Mr. Flett, Mr. Wheeler, and Ms. Polk.

4. Other Business
   - Review of Bellwether Cost Study Activity
     Mr. Bossert stated this is being postponed.

5. Old Business
Mr. Hess asked if Mr. Skimerhorn got any information on the subject that they discussed on Route 17.

Mr. Skimerhorn stated that they are working on it.

Mr. Van Mill stated that he will talk to him after the meeting.

Mr. Vickery stated that he gives kudos to the Chairman and our Planning Department for the momentum that they kept moving on the Illiana. They have been in the ballgame from the beginning and have pushed it. He thinks that it has been a very important aspect in this whole process. The convoys of trucks going through Momence is amazing so any relief in the future will be appreciated. He knows it will not happen tomorrow but hopefully they can look forward to the future for some relief.
Mr. Bossert stated that Woody Allen has a quote “Life is controlled by those who show up.” and we showed up and are part of the process. We did not have a great deal of influence but yet being part of the discussion certainly kept the momentum going. To some extent, we may have shamed Will County into finally getting on board and getting public support for the project. He thinks that about five years ago they started meeting as a group of some of the leaders in the community as to how they could get this highway project moving. Eventually things fell in place, IDOT got interested, and here we are.

Mr. Van Mill stated that even before that Mr. Piekarczyk and he got kicked out of a public meeting in Indiana when they started proposing the project over there.

Mr. Stauffenberg stated that he would suggest that if anybody runs into somebody opposed to it tell them to go up 57 and get on Rt. 80 on a Friday night and see if we need another cross town expressway.

6. New Business

7. Adjournment

A motion to adjourn the meeting at 9:40 a.m. was made by Mr. James and seconded by Mr. Reid. Motion carried.

Bill Olthoff, Chairman
Joanne Langlois, Executive Coordinator