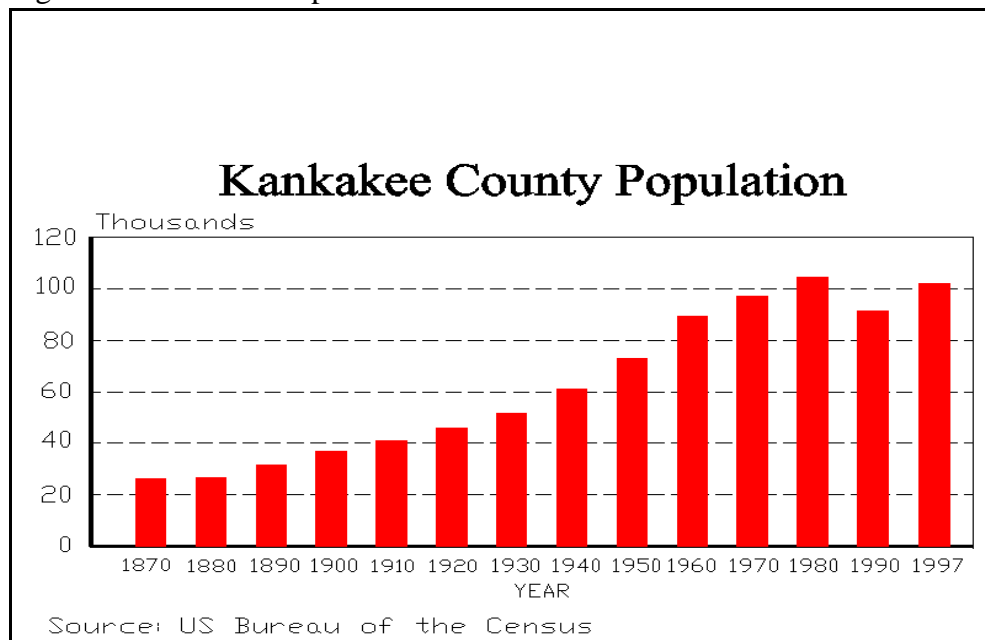


## SECTION II - DEMOGRAPHICS AND STATISTICAL DATA

### POPULATION & COUNTY-WIDE GROWTH PATTERNS

Kankakee County contains 17 townships and 19 municipalities. According to the U.S. Census Bureau, the 1990 population for the County was 96,255. This figure represented a 6.5% decline from the previous 1980 census at which time the population of the County was 102,926. Current estimates of the County's population show a brighter picture as 1997 estimates supplied by the Census Bureau show the County's population at 101,984. This reflects an actual growth of 5,729, an approximate 6.0% increase in population since 1990. Figure 1, below, illustrates the County's historical population trend.

Figure 1 - Historical Population Trend



The population growth of the 1990's is occurring across Kankakee County, according to 1996 U.S. Census estimates of municipalities in the area. The fastest growing community in the County is the Village of Manteno with a population growth rate of 71.1% since 1990. The following table illustrates the estimated growth rates and population increase of communities in Kankakee County from 1990 to 1996.

**Table 1. County and Municipal Population Growth, 1990 - 1996**

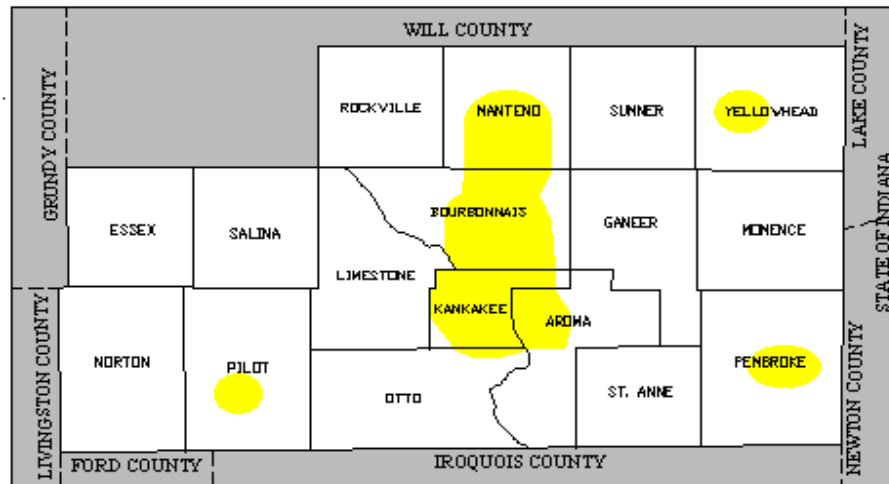
<b>Community</b>	<b>%Growth Rate 1990 to 1996</b>	<b>Total Number of New Residents</b>
Manteno	71.1%	2,439
Hopkins Park	17.1%	103
Bradley	12.9%	1,414
Bonfield	11.4%	34
Herscher	10.4%	133
Grant Park	9.8%	101
Bourbonnais	9.6%	1,333
Kankakee County (Unincorporated)	5.5%	1,688

**Source : U.S. Census Bureau**

Figure 2, below is a map depicting the urbanized area and the areas

experiencing residential growth.

Figure 2 - Growth Area



Municipal growth, or urbanization, is occurring at higher rates in the north central region of the County. Manteno, Bourbonnais, and Bradley have experienced tremendous residential growth as depicted in the above table. Combine this growth with a stabilized population base in the City of Kankakee (27,217) and you begin to see a defined urban area that starts north in the Village of Manteno, encompasses the Bradley and Bourbonnais region, and ends at the southern limits of the City of Kankakee. This urban area contains a population of approximately 67,200 or 66% of the total population of the County.

The growth in the rural communities of Kankakee County should not be overlooked in this analysis. Hopkins Park, Bonfield, Herscher, Grant Park, and unincorporated Kankakee County have experienced significant growth rates suggesting that as urbanization continues in our north central region, a large portion of the

population still desires rural settings to live. For greenway and trail planning, this secondary growth pattern (rural development) is important to monitor in order to plan and preserve greenways and linkages to existing greenways.

It is quite clear, by the data presented above, that growth and development in rural Kankakee County and several municipalities has significantly rebounded since the 1980's. Residential development over the past 9 years has reached levels not seen in this County since the late 1950's and 1960's. Subdivision development in municipalities is occurring on the fringe, thereby expanding municipal boundaries further and further out from the municipal center. In the County unincorporated area, many subdivision developments are being sited in wooded, non-farming, areas that could be ideal locations for open space, greenways, and trails. Because of this phenomenon, greenway and trail planning takes on an ever greater importance in this community.

Current residential trends support the growth rates reflected throughout Kankakee County. The following table is a breakdown of approximate new housing starts and the number of new residential units (duplex and multi-family) built in the fastest growing communities from 1990 through 1997.

**Table 2. 1990 - 1997 Housing Unites Analysis**

Community	Single-Family Dwelling	Duplex (Units)	Multi-Family # of structures: Units	Total Number of Units
Kankakee County	867	0	0	867
Bourbonnais, Village of	461	21 (41)	41:230	733
Bradley	401	22 (44)	105:421	866
Manteno, Village of	344	75 (150)	57:306	790
Herscher	77	6 (12)	1:8	97
Grant Park	51	12 (24)	6:24	99
Bonfield	14	0	0	14
Chebanse	10	0	0	10

Source: Kankakee County Housing & Manufactured Home Report, 1997  
Kankakee County Planning Department

## URBANIZATION AND GREENWAYS AND TRAILS PLANNING

Kankakee County has a unique opportunity to plan and build a quality greenway system since many of the areas marked for greenways in the Plan have yet to be developed. In contrast, neighboring communities to the north have experienced many obstacles and difficulties in implementing open space plans. For example, Cook County waited until the urban center was developed to acquire greenway land and thus isolated a great deal of the greenway amenities into its periphery. Will County waited until population growth exploded in the region and was forced to pay a higher price to

acquire land. Unlike these examples, Kankakee can implement a greenway and trails plan with new development regulations that will integrate and set plans for new land acquisition that can limit additional cost to the taxpayer,

## **INTEGRATION OF GREENWAYS AND DEVELOPMENT**

One of the important aspects of a quality greenway system is its ability to manage urban sprawl. Kankakee County, like most exurban counties outside of spreading urban centers, is threatened with urban sprawl encroaching into once rural and undeveloped land. A greenway plan should not be considered a “cure-all” to urban sprawl but rather one of the many tools that must be employed if the goal of preserving rural land and preserving environmentally sensitive areas is to be a success. The greenway system, if implemented with changes to the zoning ordinance and subdivision regulations, will provide a buffer and between development sections of land. The buffer area will break up the normal development patterns and allow for a visually appealing community.

Although not proven, the greenway theory could accelerate growth in the undeveloped areas if one assumes that land adjacent to rural area greenways are a premium for developers because of the benefits that greenways provide. This theory depends highly on the opinions of the local community and the developers. In Kankakee’s case, rural development patterns suggest that home buyers desire larger lots, more than open space amenities, because of the current rural and agricultural characteristics of the County. However, this pattern of rural development may be short

lived as Kankakee County becomes increasing urbanized and the cost of land makes large lot residential development less feasible. Therefore, an urbanized development patterns become more prevalent, the implementation of this Greenways and Trails Plan will become that much more critical.

The implementation of impact fees is another way to manage urban sprawl. The fees are tied to the subdivision regulations. The regulations in Kankakee County, under Illinois law, do require the donation of open space to the local park district or County entity for each subdivision. The fees or developer exactions in Illinois must be a “specifically and uniquely attributable donation”. (County to County, 1998) Thus, the County should consider a formula to determine the donation. The donation of land to a governing entity would ensure that when the trail or greenway system is continuous then that entity could build the trail or maintain the land as a natural greenway.

The cost of rural development is well documented, especially in the Chicago metro region. A study done by Northern Illinois University and the American Farmland Trust found that scatter development or “sprawl” is often subsidized by residents living in adjoining communities. Furthermore, response times for police, ambulance and fire fighters often exceed national standards. The study which focused on a northwest suburb of Chicago found that homes in scatter development sites generally:

1. Do not generate enough taxes to educate the children who live there.
2. Fall short of paying to maintain roads leading to and within their subdivisions.
3. The cost of building water and sewer facilities is often paid for by other residents.

The study divided this suburban county into three different types of scatter development and analyzed them separately. The study's findings led the researchers to the following recommendations about scatter development or sprawl:

1. The study recommends that when farmland is used for new residential development, the density should be no lower than three homes per acre to offset the cost of the development.
2. If a large development is planned, then impact fees or the donation of open space should be made.

One concern facing the County is the increasing availability of sewer and water services. In other counties the lack of these facilities is often the most powerful tool for reducing expansion, but Kankakee County has an extensive water and sewer system already in place and its existence promotes residential development. While this is a positive attribute from an economic development perspective it can be a detriment to preservation efforts.

Although the study did prove that residential land does not provide enough taxes to supply the services it consumes, it is assumed that the commercial and service related facilities that enter the economy to serve the new population do generate more taxes than they consume. One issue currently facing Kankakee County is that the unincorporated areas of the County are experiencing residential growth while the municipalities are experiencing the commercial tax growth. The County should consider modeling the development of the rural areas to assess if the development is positive for the current and future residents of the County. Some can argue that the public use of land is actually more cost effective for the County than allowing it to be



developed residentially.

The evidence of the report suggests that urban sprawl is expensive for any governmental entity and the local taxpayers as a whole. This conclusion is strong support for a greenway network that, as mentioned earlier, is a good tool for managing urban growth in environmentally sensitive, scenic, or rural areas.