

**DEKALB COUNTY REGIONAL PLANNING COMMISSION  
MEETING MINUTES  
January 27, 2005**

The DeKalb County Regional Planning Commission met on January 27, 2005 at 7:00 p.m. in the DeKalb County Administrative Building, East Conference Room, in Sycamore, IL. In attendance were Commission Members Becky Morphey, Lee Luker, Frank Altmaier, Cheryl "Cookie" Aldis, Rich Gentile, Don Pardridge, Les Bellah, Jerry Thompson, Mark Todd, and Roger Steimel. Also in attendance were Director Paul Miller and Assistant Planner Cky Ready. Audience members included County Board Chairman Ruth Anne Tobias.

1. **Roll Call** -- *Mr. Steimel noted that all members were in attendance except Bill Nicklas from Sycamore, Dennis Ragan from Lee, Ruben Allen from Sandwich, and Paul Rasmussen from DeKalb.*
2. **Approval of Agenda** -- *Ms. Aldis moved to approve the agenda, seconded by Mr. Pardridge, and the motion carried unanimously.*
3. **Approval of Minutes** -- *Mr. Bellah moved to approve the minutes, seconded by Ms. Morphey, and the motion carried unanimously.*
4. **Status of Member Terms** - Mr. Miller began with a brief reminder of the reasoning for staggering the terms of the members of the Regional Planning Commission. At the time of the meeting Mr. Gentile of Genoa had given Mr. Miller the names of the recommended Genoa representatives. Mr. Miller pointed out that the Villages of Kirkland and Somonauk, and DeKalb County still need to recommend representatives to be appointed to the RPC.

Mr. Heiderscheidt representing Waterman informed the Commission that Mr. Todd would not be seeking reappointment, in fact, would not be attending future Regional Planning Commission meetings. Mr. Heiderscheidt indicated that the Waterman Village Board would appoint him to finish out Mr. Todd's term.

Mr. Bellah informed the Regional Planning Commission that for personal reasons he will be stepping down from his position as RPC representative from Kirkland. He stated that he would attend the March RPC meeting and would step down after that meeting.

Mr. Steimel introduced Ms. Tobias, who was in the audience. Ms. Tobias spoke of the work the Regional Planning Commission had done and how proud she was to be working such a group.

Mr. Steimel discussed information presented at the "State of the County" dinner hosted by the DeKalb County Economic Development Corporation. He indicated that housing starts in 2004 were 1,250 countywide. Mr. Steimel also made reference to updated population projections for the County, which is now estimated to have 97,500 persons in 2004.

5. **Review of Municipal Development Projects**

Mr. Gentile of Genoa discussed two commercial projects taking place in Genoa. The 84 Lumber recently celebrated it's grand opening, and the new Brown's Country Market is scheduled to open in the next few months. Mr. Gentile added that a common perception is that DeKalb County is booming with growth, and that municipalities approve everything that is proposed by developers. He stated that Genoa has denied approval of over 1,000 units of residential development in the last few years. Genoa has only approved development of 68 units of residential development in the last three years.

Mr. Bellah of Kirkland indicated that a permit for the last unit in Country Meadows Subdivision had been issued, and that Kennedy Homes has another 221 acres that it plans to develop. Mr. Miller asked if Kennedy Homes had purchased the property, if it was annexed or adjacent to the current Village limits, and if Kirkland had the sewer capacity to accommodate an additional 221 acres of residential development. Mr. Bellah stated that Kennedy Homes is planning to provide a new sewer treatment plant for the Village of Kirkland. He also indicated that the property was contiguous to Country Meadows Subdivision.

Mr. Thompson of Malta indicated that the Prairie Springs Subdivision is under construction, but that nothing new was going on in Malta.

Mr. Partridge of Shabbona reported that the assisted living facility has a long way to go. The Village of Shabbona has voted to annex, and approved the annexation agreement for, the 250-unit subdivision on the west side of the Village. Mr. Steimel inquired to the capacity of the assisted living facility in Shabbona. Mr. Partridge stated that the capacity was 33 units, and that there was a lot of interest in the new facility. Mr. Miller asked if the stormwater issues for the new subdivision had been resolved. Mr. Partridge stated that the City Engineer claimed that the stormwater concerns would be resolved.

Ms. Morphey with the Village of Somonauk reported that it is still working on a 180 unit subdivision. She stated that Somonauk was planning to begin construction of its new water tower in the next couple of months. Mr. Miller asked if the new subdivision would be serviced by city water and sewer, and Ms. Morphey responded that it would be.

Mr. Altmaier of Kingston informed the commission that the Kingston Plan Commission was in the process of reviewing its draft unified development ordinance. He added that the Village Board recently passed a land cash ordinance to update the impact fees for the school district. Kingston has also scheduled a Village meeting regarding a boundary agreement with Genoa. Finally, he reported that the Police Department is moving into its new offices.

Mr. Luker of Hinckley stated that progress continues on the 84 Lumber that will be constructed, and that Waterman's lock box storage had purchased a five acre parcel in town. Across from the Town Hall, Michael's Grocery is planning to build a new store. Land Partners have purchased property and are planning to build 450 units. Land Partners is also in the process of acquiring Anderson's farm, which is 60 or 80 acres in size, for a total subdivision of about 1,000 units. It will encompass land from Hinckley Road to Somonauk Road to Phillips Road. He stated that the developer has no problems with building a new water tower or sewer facility. He anticipates that the developer will submit preliminary plans by April. Mr. Miller inquired whether Hinckley has the services of a planner to help them review the project. Mr. Luker indicated that the Village does not, and Mr. Miller encouraged the Village to use a planning consultant or even ask County staff to assist them.

Ms. Aldis from Cortland reported that in the past year Cortland has had seven completed annexations and six accepted concept plans for residential developments in two school districts. She reported that the boundary agreement between Cortland and DeKalb has been completed, and a boundary agreement is in the works between Cortland and Maple Park. The Cortland Planning Commission is working on commercial and industrial building standards. The Town has also purchased property for its new sewer plant, but the developers are going to pay for it, not the taxpayers. Mr. Miller asked if Cortland had any pending additional annexations. Ms. Aldis stated that there have not been any formal applications, just a lot of talk.

Mr. Heiderscheidt representing Waterman stated that Kennedy Homes has received final approval for phase one of a subdivision, and has broken ground on the project. The company will initially only develop the lower 60 acres of the 120 acre site due to sewer constraints at this time. Waterman has received quite a bit of money from Kennedy Homes and Mr. Akrabawi, who also has an approved subdivision, for upgrades to its sewer plant. Mr. Heiderscheidt made reference to a rumor of between 400 and 600 acres under option east of State Route 23 and north of State Route 30. He also stated that Waterman is working on transition fees for the school district, has been updating its zoning ordinance and subdivision regulations, and now has a consulting firm (Stearling) working on codifying its ordinances. A discussion about the Aurora Sportsmen's Club, proposed to be constructed southwest of Waterman, then took place.

Mr. Steimel, representing DeKalb County, reviewed the status on proposed changes to the County Zoning Ordinance. A new proposal to retitle non-agricultural zoning districts to "conservation" will be subject to a re-opened public hearing. Mr. Miller explained that the new proposal is to address concerns expressed over the previous proposal to rezone all property to the A-1, Agricultural District and make non-agricultural properties "legal, nonconforming."

**6. Discussion of Agenda Items for 2005**

Mr. Miller acknowledged the work that the Regional Planning Commission accomplished during 2004 and encouraged each of the members to remain active for the good of each of the municipalities and DeKalb County. He introduced some items the RPC may wish to undertake for 2005. Following discussion, RPC members indicated interest in:

1. County wide grading and stormwater regulations for new development;
2. Developing a "current projects (development) database" using the County GIS system; and
3. Additional informational seminars, possibly on special service areas, transfer funds, and transition fees.

Mr. Miller stated that staff would look at presenting for the next RPC meeting the draft model stormwater management regulations that would be applicable to new development. He also pointed out that the next Regional Planning Commission was scheduled for March 24, 2005. It was noted that this might conflict with Easter weekend and, following discussion, it was agreed that the meeting should be moved to March 31, 2005.

- 7. Adjournment** -- *Mr. Thompson motioned to adjourn, seconded by Mr. Pardridge, and the motion carried unanimously.*

Respectfully submitted,

Roger Steimel  
Vice-Chairman, DeKalb County Regional Planning Commission

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