

**DEKALB COUNTY REGIONAL PLANNING COMMISSION  
MEETING MINUTES  
March 31, 2005**

The DeKalb County Regional Planning Commission met on March 31, 2005 at 7:00 p.m. in the DeKalb County Legislative Center, Gathertorium, in Sycamore, IL. In attendance were Commission Members Lee Luker, Frank Altmaier, Cheryl "Cookie" Aldis, Rich Gentile, Don Pardridge, Les Bellah, Mike Heiderscheidt, Dennis Ragan, Bill Nicklas and Roger Steimel. Also in attendance were Director Paul Miller and Assistant Planner Cky Ready.

1. **Roll Call** -- *Mr. Nicklas noted that all members were in attendance except Ruben Allen from Sandwich, Becky Morpheu from Somonauk, Jerry Thompson from Malta, and Paul Rasmussen from DeKalb.*
2. **Approval of Agenda** -- *Mr. Luker moved to approve the agenda, seconded by Ms. Aldis, and the motion carried unanimously.*
3. **Approval of Minutes** *Mr. Bellah moved to approve the minutes of the January 26, 2005 meeting of the Regional Planning Commission, seconded by Ms. Aldis, and the motion carried unanimously.*
4. **Uniform Stormwater Management Regulations**

Mr. Miller reminded the Commission that at its January 26, 2005 meeting, the Commission identified stormwater management as a topic for further discussion, since it affects each of the jurisdictions in DeKalb County. He pointed out that as development occurs, the area of impervious surfaces, in the form of roofs and paved streets, driveways and parking areas, increases. This means that less stormwater is absorbed by the land, and the amount of surface runoff increases. This increased surface runoff has the potential for causing increased flooding on adjacent properties and streets. Land contours are also changed with development, altering the direction and rate of stormwater runoff from one property to another. Water does not stop at the boundaries of municipalities, and what occurs upstream has an impact downstream. Yet each city and the County has autonomous jurisdiction over stormwater management, and each has its own set of rules regarding how stormwater should be handled. The potential exists for one city having less restrictive regulations and therefore compromising the effectiveness of adjoining jurisdictions efforts to manage stormwater. The Commission recognized that it is likely to be in the best interests of each jurisdiction to have the same set of rules for managing stormwater changes that are associated with new growth and development.

Mr. Miller went on to explain that in 2003, DeKalb County, the cities of DeKalb and Sycamore, and the DeKalb Drainage District began working together to develop a set of uniform stormwater management regulations for the same reasons discussed by the Commission. That model document is now largely completed, and has been provided for review by the Commission.

Kevin Sutherland of Baxter & Woodman Engineering gave a presentation on the DeKalb

Model Stormwater Ordinance, explaining the goals and major components of the ordinance.

Mr. Heiderscheidt discussed the Village of Waterman's flood control ordinance, and inquired as to whether a separate ordinance would be required or if Waterman's flood control ordinance could be incorporated into this ordinance. Mr. Sutherland responded that the Model Stormwater Ordinance is intended to replace the local stormwater regulations.

Mr. Nicklas discussed Sycamore's proposed Unified Development Ordinance and suggested that municipalities that are interested in adopting the Model Stormwater Ordinance do so at the same time. Mr. Nicklas asked if a 60-day period for adoption of the model ordinance is reasonable. Mr. Miller answered that as soon as the State's Attorney's office signed off on it, the County would be ready to begin the implementation process, which would likely take 60 days.

Mr. Luker asked if this type of proposal would be best handled at the County level rather than by each municipality. He pointed out that if a developer wanted to develop in Hinckley they could apply to a County-level entity for stormwater review and to demonstrate that they meet all the requirements of the Unified Development Ordinance. Mr. Tompkins, of Baxter & Woodman, stated that legislation was not in place to allow that level of oversight. The County does not have the authority to serve in that capacity.

Mr. Miller suggested that one approach toward cooperation on reviewing stormwater and grading plans might be through inter-governmental agreements. However, he pointed out that the simpler approach is that each municipality would review the Model Stormwater Ordinance, the review being by the municipal engineer. Hopefully, each city could then adopt the same set of regulations so that standards do not vary from one jurisdiction to the next.

Mr. Altmaier asked about funding for the project. Mr. Miller explained that the participating communities provided the money for the creation of the model ordinance.

Mr. Nicklas asked if the Commission was agreeable to put this issue on the agenda for the next meeting. By that time, it should be known if the County and the cities of DeKalb and Sycamore have finalized and are adopting the model stormwater ordinance.

Mrs. Aldis asked, of those communities that are required to adopt this plan, who goes first? When will it be final and available for adoption? Mr. Nicklas suggested that all the participating localities meet when the document is finalized and take it back to their communities for adoption.

Mr. Miller indicated that by the May meeting of the Regional Planning Commission, a finalized document should be available for Commission members to take back to their communities.

Mr. Stiemel indicated that he wanted to see this move forward in a timely manner on the County level.

#### **5. Small Town Tourism Assistance**

Mr. Miller indicated that it has come to the attention of staff that there is assistance available to the cities within DeKalb County when it comes to tourism development. The Northern Illinois Tourism Development Office was created in 1976, and provides assistance to communities seeking to develop their tourism industry. The programs offered by this Office include development of "Agritourism," tourism based on encouraging visitors to active farms. Attached to this memorandum is information on the Northern Illinois Tourism Development Office and the "Agritourism" seminars it conducts. He indicated that the Commission may wish to discuss whether tourism development is an appropriate or important topic for future investigation by the Commission.

Mr. Nicklas indicated that he was not sure this issue was one that the Regional Planning Commission should undertake.

Mr. Ragan inquired as to the sponsorship of this organization, whether it was a public or private organization and if they were a non-profit. Mr. Nicklas explained that they were a non-profit organization and that they were not a state organization but has been funded consistently by the Department of Commerce.

Mr. Nicklas asked about agenda items for the near future.

Mr. Miller stated that there had been discussion at the January 26 Commission meeting and that the first item on the agenda was the Model Stormwater Ordinance. The future agenda items were still up for discussion by the Commission.

Discussion followed regarding possible other topics and issues for the Commission to investigate in the future. Mr. Heiderscheidt suggested transportation planning and how to protect and improve the major roads in advance of increased traffic associated with growth and development. The Commission agreed that this topic merited further review. Mr. Miller suggested inviting County Engineer Bill Lorence to the next meeting to discuss transportation planning.

#### **6. Municipal Development Projects**

Mr. Gentile from Genoa reported that Brown's Country Market was planning to open in May of 2005. He reported that 84 Lumber was now open, and that Genoa was working on boundary agreements with the Villages of Burlington and Hampshire.

Mr. Pardridge from Shabbona reported that a 248-unit subdivision is in the works, as well

as the assisted living facility, consisting of 33 units.

Mr. Altmaier from Kingston reported that the Village Board had formed a committee to work on the boundary agreement with Genoa. He also reported that a developer has floated the possibility of an equestrian-themed subdivision north of Kingston, while another developer wanted to add a new phase of 28 lots to the Deer Run Meadow Subdivision. These two developments are only preliminary. Kingston has been working on their UDO at the Plan Commission level, and have now decided to hold off on their new updated UDO.

Mr. Nicklas reported that Sycamore's desire to create a greenbelt around the community might have some unforeseen effects. One worry was the risk that the greenbelt would drive up housing prices within the belt, and permanently change the options for the farm families that are outside the belt. Mr. Nicklas also mentioned that Sycamore was in boundary agreement talks with Burlington and they had decided that neither municipality would grow beyond the County line. Sycamore has contracted and received a Community Fiscal Impact Study done by the Center for Governmental Studies that looked at the fiscal impact of residential, commercial, and industrial development on four local taxing bodies, the City, the school district, the park district and the library. There will be presented at an open forum on Friday April 8, 2005 at the Farm Bureau. The study shows that there is a school funding issue, and that certain types of growth can aggravate that situation. There has been more interest on the Bethany Road corridor for health related development and some commercial interest on the north side.

Mrs. Aldis from Cortland reported that the Love's Road turn lane on Hwy. 38 paperwork had been completed. The sanitary sewer system is in the hands of the EPA and awaiting approval. Cortland's plans are to unhook from the DeKalb sanitary sewer system as soon as the new sanitary sewer system for Cortland is online. Robinson Farms subdivision has been issued three building permits and construction should begin soon.

Mr. Luker from Hinckley reported that the southwest portion of Hinckley had become very popular. He reported that the owner of a pharmaceutical manufacturing company is interested in a 30-acre tract located on the south side of State Rte 30, west of Hinckley. However, that property is not designated on the Village's Comprehensive Plan for development, and the Plan may need to be amended. Mr. Luker reported that Land Partners has applied for a 450 home subdivision, and the application is before the Plan Commission now. The school district has put together a program on impact fees and will be presenting it to the public on April 13, 2005. The IDOT still plans to improve Rte 30 through Hinckley, but the project keeps getting pushed back.

Mr. Steimel from DeKalb County reported that the Zoning Text updates are going before the County Board in April. He also reported that the County had prevailed in a law suit brought by the Nelsons, who had sought to place 10 more houses on a 30-acre wooded lot. Mr. Steimel noted that St. John's Lutheran Church will be coming before the County Board for approval next month, and that the Aurora Sportsmen's Club has been approved by the County Board.

Mr. Bellah from Kirkland reported that a suggestion for a boundary agreement between Kirkland and Kingston will be undertaken. He stated that a proposal for 440 homes, contiguous to Country Meadows Subdivision by Kennedy Homes, has been rejected. The Village Board let Kennedy Homes know that development in Kirkland is coming to a halt. Mr. Bellah reminded the Commission that this was his last RPC meeting as a representative from Kirkland. Mr. Nicklas thanked Mr. Bellah for his service to Kirkland and let him know that he would be missed.

Mr. Heiderscheidt from Waterman reported that Kennedy Homes broke ground for phase one of a new subdivision, consisting of 103 lots. Mr. Akrabawi, the developer of a residential subdivision at the southeast corner of Rtes. 30 and 23, is working on a final plat for his subdivision. The Planning Commission began looking at Waterman's Comprehensive Plan in January, with an eye toward changes to reflect the two new residential subdivisions and the presence of the Aurora Sportsmen's Club. A public hearing was held last week and the Planning Commission has approved an amended version of the Comprehensive Plan. Waterman has been working on transition fees which provides schools with funding during the first year of a development when real estate taxes are not being paid. Waterman is also using a Village resolution to lay out impact fees and developer exactions, rather than an ordinance, and indicating that the resolution will provide direction for what should be included in an annexation agreement. Mr. Miller strongly suggested this approach to any municipality that is not a home-rule community. Mr. Heiderscheidt reported that the transition fee was going before the Village Board on April 12, 2005. Plainfield and Yorkville both have this type of transition fee in place.

**7. Adjournment** -- *Mrs. Aldis motioned to adjourn, seconded by Mr. Heiderscheidt, and the motion carried unanimously.*

Respectfully submitted,

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Bill Nicklas  
Chairman, DeKalb County Regional Planning Commission

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