

DEKALB COUNTY REGIONAL PLANNING COMMISSION
MEETING MINUTES
July 27, 2006

The DeKalb County Regional Planning Commission (RPC) met on July 27, 2006 at 7:00 p.m. in the DeKalb County Administration Building, Conference Room East, in Sycamore, Illinois. In attendance were Commission members Rich Gentile, Mike Heiderscheidt, "Cookie" Aldis, Jim Knox, Becky Morphey, Bill Nicklas, Don Pardridge, Dennis Ragan, Paul Rasmussen, Ruth Anne Tobias, Jerry Thompson and Ralph Tompkins. Public included Herbert Rubin, Clidea Lane, Scott Hunt, Suzanne Sedlacek and Cindy Carlstrom. Also in attendance were staff Paul Miller and Derek Hiland.

1. **Roll Call** -- *Mr. Rasmussen noted that all members were in attendance except Frank Altmaier from Kingston, Mike Becker from Kirkland and Dan Godhardt from Hinckley.*
2. **Approval of Agenda** – *Mr. Nicklas moved to approve the agenda, seconded by Ms. Aldis, and the motion carried unanimously.*
3. **Approval of Minutes** – *Mr. Pardridge moved to approve the minutes of the May 25, 2006 meeting of the Regional Planning Commission, seconded by Mr. Gentile, and the motion carried with one abstention (Knox).*

4. **Proposed I-88/Hinckley Road Interchange -- Cortland**

Mr. Miller asked Ms. Aldis to brief the Planning Commission regarding the interchange project proposed by TWJ, as it has been two months since the developer appeared before a joint meeting of the County Board's Planning and Zoning and Highway Committees. Mr. Miller noted that the project, if approved, would be of regional importance.

Ms. Aldis handed out a sheet answering specific questions posed by Mr. Miller. (See Attached Sheet). After a brief discussion Mr. Heiderscheidt asked if the interchange was an amendment to the Town's Comprehensive Plan, to which Ms. Aldis stated that it would be an amendment. Ms. Aldis indicated that as the Town of Cortland knows more about the project, she would keep the RPC informed.

(At this time, Dan Godhardt from the Village of Hinckley joined the meeting.)

5. **Comprehensive Plan Survey**

Mr. Miller explained that at the end of 2003, the County adopted the Unified Comprehensive Plan. Most of the municipalities within DeKalb County also adopted new municipal comprehensive plans at that time. The Unified Plan incorporated the future land use plans of the municipalities in order to provide a combined vision of growth, development and

preservation throughout the County. Since that time, there have been some changes to municipal comprehensive plans. Such changes are understandable and desirable as development pressures and actual growth occurs. Mr. Miller concluded by stating if the Unified Comprehensive Plan is to remain current and viable as a overall guide for growth, it is important that the changes in municipal comprehensive plans be acknowledged. He asked Planning Commission members to update staff on any changes that have occurred or will soon occur to each municipal comprehensive plan.

Mr. Nicklas stated that the City of Sycamore will be updating its comprehensive plan, hopefully concluding by the Fall of 2007 after conducting neighborhood sessions.

Mr. Tompkins stated that the Village of Maple Park's Comprehensive Plan is very generic and it will be updating the plan soon.

Ms. Aldis from Cortland stated the Town is currently in the process of updating the Future Land Use Plan of its Comprehensive Plan, and is aiming for completion by the end of August, 2006.

Mr. Rasmussen stated that DeKalb is not updating the Comprehensive Plan specifically however the City is undertaking two sub-area plans that will be included into the Comprehensive Plan.

Mr. Ragan indicated that the Village of Lee will probably be amending the map designating the areas within the 1.5-mile zoning boundary. He also stated that the Village is getting their development ordinances up to speed.

Mr. Knox from the City of Sandwich said that their Comprehensive will remain the same for at least a little while longer.

Mr. Heiderscheidt called upon the Village's Planning Commission Chair, Scott Hunt. Mr. Hunt stated that the Plan Commission is working on amending the current Future Land Use Plan with a few notable changes, tentatively based upon current developers. He indicated that there is a conflict between areas being designated industrial but sought by developers who want to build residential.

Mr. Godhardt stated that Hinckley currently has no major changes proposed for its Comprehensive Plan, but the Village is concentrating on updating its ordinances.

Mr. Gentile stated that Genoa currently has no changes occurring in the future regarding the Comprehensive Plan.

Mr. Pardridge explained that the Village has no changes proposed to the Comprehensive Plan in the immediate future, however the 128-acre parcel owned by the Potawatomi Nation has raised some rather large concerns.

Ms. Morphey stated that committees will be formed to update the Comprehensive Plan for Somonauk by the end of the year.

6. Next Information Seminar -- Topic and Date

Mr. Miller stated that the last “informational seminar” was held on April 29, 2006. The subject of the seminar was “development review procedure”, and featured participants role-playing the various interests involved in subdivision review and approval. The seminar was attended by approximately 30 persons representing many of the communities in the County as well as the County Board. Feedback after the seminar indicates that it was well received and the information was both timely and useful. The informational seminars sponsored by the RPC in the past have been well-received and well-attended. Participants have indicated that the information was important, particularly for newly elected or appointed municipal officials. Mr. Miller concluded by questioning the RPC if they would like to sponsor another seminar? If so, what type?

Discussions by Commissioners focused on the suggestion of Mr. Gentile that a seminar on proper basic engineering of a subdivision, including stormwater management and basic infrastructure, might be useful. Mr. Heiderscheidt suggested that there is a continued call for a repeat of the Zoning 101 information. Mr. Miller suggested that perhaps the two topics could be combined, with the zoning information in the first half of the seminar and the engineering review in the second half. Commissioners agreed that they would poll their City Councils or Village/Town Boards to gauge an interest by the next Regional Planning Commission meeting in September.

7. Municipal Development projects

Mr. Thompson from the Village of Malta reported that the Village is still working on the plans for improvements to the water and sewer systems.

Ms. Aldis of the Town of Cortland said the Town has begun the “charette” process for downtown redevelopment. The waste water and water treatment facilities construction is underway. Nature’s Crossing subdivision has begun construction. Mass grading has begun on the Perkins property, which is southeast of the Town. Newman Homes has begun construction of their last and final house. Ms. Aldis stated that Cortland received approval of its FSA, and she concluded by stating that on August 2, 2006 Dennis Hastert’s mobile office will be in Cortland.

Mr. Pardridge from Shabbona stated that the Potawatomi Tribe is having a zoning hearing on their property, scheduled for August 11, 2006, and this causes great concern for the area. Mr. Pardridge stated that he feels the local government needs to respond to what is happening down in Shabbona. He said that its extremely important to determine the impact of a possible gambling facility on the Route 30 corridor. Mr. Miller stated that the County currently does not have a stand on the tribal land, because there are several very important questions that have been asked and the County needs to get some answers first.

Mr. Heiderscheidt of the Village of Waterman reported that Deerfield Crossing is under construction and that Kennedy Development Corporation is developing 430 acres into 930 units with 29 acres of commercial, 75 acres of green space, 14 acres of park land and 10 acres of land for a new school. Kennedy proposed to develop the land over the next 15 years and probably won't be the sole builder on the project.

Mr. Rasmussen of the City of DeKalb reported that he attended the Target Distribution Warehouse opening, and stated that currently it is employing 650 people, with more staff to be added in the future.

Mr. Tompkins from Maple Park stated that 1,500 houses will be developed in the DeKalb County portion of the Village in two separate phases. Both John Claire Ltd and Grand Point Homes were approved to develop over the next 10 to 15 years. Most of the homes are single family dwellings and from this development the Village will be getting a new wastewater treatment facility and 15 acres of wetland. Mr. Tompkins concluded by stating that the Master Plans for Public Services have been completed.

At this time, Mr. Rasmussen introduced an additional item to the agenda, and recognized Herbert Ruben.

Mr. Ruben explained that he represented the DeKalb County Housing Action Coalition. He explained that the Coalition is "looking for a home," the endorsement of some unit of government or government-appointed agency/commission to sponsor the Coalition's research into the cost of housing in DeKalb County. Mr. Ruben stated that the Coalition was a grassroots organization that had been created to examine the availability of housing, programs to support housing and a broad overview of housing stock in DeKalb County, with an eye on "affordable" housing. He asked the Commission to help the Coalition by being the organization that would appoint the Coalition to undertake the study and to receive the study results.

Discussion was held regarding Mr. Ruben's request. Some Commissioners agreed that the subject raised by the Coalition and the surveying of available housing and

the attendant costs would be useful. Mr. Nicklas noted that the affordability of housing would vary from community to community. Mr. Miller suggested that the Commission may want to request Mr. Ruben to put a scope of work together for the next RPC meeting which would outline the agenda of the study, define what is meant by "affordable", and identify who would do the work, by what method and over what period of time. Following further discussion, the Commission agreed and asked Mr. Ruben to be prepared to present a scope for the study at the next meeting.

8. **Adjournment** -- *Mr. Gentile moved to adjourn, seconded by Ms. Morphey, and the motion carried unanimously.*

Respectfully submitted,

Paul Rasmussen
Chairman, DeKalb County Regional Planning Commission

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