

DEKALB COUNTY REGIONAL PLANNING COMMISSION
MEETING MINUTES
March 23, 2006

The DeKalb County Regional Planning Commission (RPC) met on March 23, 2006 at 7:00 p.m. in the DeKalb County Administration Building, Conference Room East, in Sycamore, Illinois. In attendance were Commission members Cheryl Aldis, Mike Becker, Laurie Curley, Mike Heiderscheidt, Jim Knox, Bill Nicklas, Paul Rasmussen, Ruth Anne Tobias, and Jerry Thompson. No audience members were in attendance. Also in attendance were staff Paul Miller and Derek Hiland.

1. **Roll Call** -- *Ms. Nicklas noted that all members were in attendance except Ross Dueringer from Maple Park, Frank Altmaier from Kingston, Dan Godhardt from Hinckley, Becky Morphey from Somonauk, Don Pardridge from Shabbona and Dennis Ragan from Lee.*
2. **Approval of Agenda** – *Ms. Aldis moved to approve the agenda, seconded by Ms. Tobias, and the motion carried unanimously.*
3. **Approval of Minutes** – *Ms. Aldis moved to approve the minutes of the January 26, 2006 meeting of the Regional Planning Commission, seconded by Mr. Heiderscheidt, and the motion carried unanimously.*

4. **Election of RPC Chair and Vice-Chair**

Nominations for the Regional Planning Commission were opened by Chairman Nicklas. Mr. Rasmussen was nominated for the Chair of the Commission. Mr. Rasmussen accepted the nomination and Ms. Aldis moved to close nominations for the Chair position, and the motion carried unanimously.

Mr. Nicklas opened nominations for the Vice-Chair position. Roger Steimel was nominated for the position. Ms. Aldis moved to close nominations for the Vice-Chair position, and the motion carried unanimously.

Ms. Curley moved to approve the slate as presented, seconded by Mr. Becker and the motion carried unanimously.

(Mr. Godhardt and Ms. Morphey joined the meeting)

Mr. Rasmussen, the newly elected Chairman of the RPC, took over the Chair.

5. **Annexation Agreement Law Revision**

Mr. Miller reminded RPC members that they had discussed possible legislation regarding municipal annexation law at their January 26, 2006 meeting. He stated that the issue

concerned an existing provision that allows that a municipality may enter into an annexation agreement with the owner of a property that is not contiguous with the boundaries of the municipality, and thus cannot be annexed, and subsequently allow development to occur on that property as though it were within the municipal boundaries. Mr. Miller continued by stating that State Representative Robert Pritchard had filed a bill to address the issue, proposing to include DeKalb County among the collar counties which are currently (largely) exempt from this provision. However, the bill has been withdrawn pending negotiations from municipal representatives over the final language of the amendment. At this time, it is uncertain when the bill will be reintroduced, and what the final language will be. The State House passed a resolution to establish a committee to study the issue further. Mr. Miller concluded by assuring the Commission that any future versions of the bill that are introduced will be brought to Commissioners attention.

After brief discussion, it was agreed that the issue would be revisited when some progress had been made in the State House.

6. Date and Topic for Next Information Seminar

Mr. Miller stated that one of the most useful functions of the Regional Planning Commission has been its ability to serve as a source of general information to the municipalities within DeKalb County on issues such as growth and development, stormwater management, regional roads and transportation, etc. In the past, informational seminars sponsored by the RPC have been very successful, well attended and well received. The RPC had arranged to hold such a seminar, focusing on subdivision review and approval procedure, in October of 2005. However, that seminar was cancelled due to a lack of confirmed attendees. Mr. Miller stated that he has received inquiries from interested people as to when the RPC might host another informational seminar. He indicated that there continues to be a need to provide good information, given new members on municipal plan commissions and village boards/city councils that were elected or appointed in 2005. He inquired whether the RPC was still interested in sponsoring a seminar on subdivision review and approval, using a role-playing scenario. Mr. Miller noted that a recent meeting had been called by the DeKalb County Soil and Water Conservation District to ask about conservation design in new developments. The meeting had included representatives from the Metropolitan Planning Council and the Campaign for Sensible Growth. These representatives had indicated a willingness to participate in an informational seminar.

Members agreed that another seminar is a good idea, and that the topic of subdivision review and approval process would be useful. Ms. Tobias stated that the seminar would be beneficial for the elected leaders and for developers as well to discuss current issues on development. She added that a cooperative venture between the Soil Water Conservation District, the Metropolitan Planning Council, the Campaign for Sensible Growth and the Regional Planning Commission is a good idea.

Mr. Nicklas inquired how much time is needed to put the seminar together. Mr. Rasmussen stated that most of his materials are already put together and that a date in the near future would be better due to summer vacations. Mr. Nicklas asked

the Commission if May 6, 2006 is too soon for the seminar. All the members agreed to have the seminar on May 6th in the Gathertorium and to notify and invite as many individuals that would benefit from attending the seminar.

7. Municipal Development projects

Ms. Curley reported that the Village of Genoa is making steady progress on its industrial park. A pedestrian bridge will begin construction in May 2006 and the Hispanic grocery store that burnt down will be reopening.

Mr. Thompson from the Village of Malta reported that the Village would like to enlarge the wastewater treatment plant, drill a new well and erect a water tower to enlarge the Village's service area within two years. The library is privately raising funds to double or triple the size of the structure.

Ms. Morpheu of the Village of Somonauk reported that the Village is now in the final plat process of a 341-unit mixture of townhouses and single family homes. A 288-acre parcel was purchased next to the school site. She also stated that the Village will bid the construction on a new 750,000 gallon water tower in June 2006.

Mr. Godhardt of the Village of Hinckley reported that Cambridge Homes is working towards developing 680 out of 900 acres. Land Partners is moving slowly through the review process for its subdivision, and Royal Estates will be breaking ground this Spring. Mr. Godhardt stated that the Village is reworking all ordinances and policies on development to prepare for the growth of the Village. Mr. Godhardt concluded by stating that the Village is trying to the phase development to control growth.

Mr. Becker of the Village of Kirkland said the Village is reworking its Subdivision Ordinance. He stated that the Schaefer Plant System has been reviewed and the Village got positive feedback from those individuals that toured the System. Mr. Becker finished by stating that his Village is still working on a boundary agreement with Kingston.

Mr. Heiderscheidt of the Village of Waterman reported that Kennedy Homes has already constructed 50 homes. The Village is collecting impact fees and tap on fees for the new sewage treatment plant. Mr. Heiderscheidt continued by stating that the schools want \$29,000 per four-bedroom home, and that higher fees are around. All the homes will be east of Route 23 and north of Route 30.

Mr. Rasmussen of the City of DeKalb reported that Hitchcock Design Group was hired to look into a downtown redevelopment plan. Hitchcock Design Group will be evaluating: streetscaping, slowing/quieting of truck traffic, and downtown businesses. Mr. Rasmussen stated that one empty building (the Encoat Building) will be occupied by Old World Mill Works to make custom stairways. He continued by stating that Old World Mill Works will employ 50 people and possibly add 30 more jobs in three years time. Mr. Rasmussen stated that the Environmental Protection

Agency would be using the Fourth Street Remediation Project as pilot project where the EPA will consider traffic, landscaping and of course environmental concerns. Mr. Rasmussen concluded by saying that the Main Street will be replaced by the development corporation which will provide a long term, semi-autonomous group of individuals.

Ms. Aldis reported that representatives from the Village of Cortland went to Springfield to meet with politicians regarding Cortland's current issues. Ms. Aldis also stated that the population-by-age and housing type study conducted for Naperville was last updated in 1996 and is now outdated. Each community needs to figure out their own impacts individually. Ms. Aldis concluded by stated the SSA for the Schaefer Plan will be completed at their next board meeting.

Mr. Knox of the City of Sandwich reported that the City has begun digging for the north sewer line extension. He stated that the City has approved seven acres located on Route 34 for commercial development. He concluded by stating that the School District has purchased 60 acres of land on the south end of town for \$60,000 per acre.

Ms. Tobias of the DeKalb County Board stated that the new Hospital is moving along at a fairly rapid pace.

Mr. Nicklas from Sycamore stated that between the years 2006 and 2010, 3,400 new residential units are due for construction. In light of this information, the City of Sycamore has been receiving quite a lot of interest regarding potential commercial properties.

8. **Adjournment** -- *Mr. Nicklas motioned to adjourn, seconded by Ms. Tobias, and the motion carried unanimously.*

Respectfully submitted,

Paul Rasmussen
Chairman, DeKalb County Regional Planning Commission

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