

DEKALB COUNTY REGIONAL PLANNING COMMISSION
MEETING MINUTES
May 25, 2006

The DeKalb County Regional Planning Commission (RPC) met on May 25, 2006 at 7:00 p.m. in the DeKalb County Administration Building, Conference Room East, in Sycamore, Illinois. In attendance were Commission members Frank Altmaier, Mike Becker, Rich Gentile, Mike Heiderscheidt, Bill Nicklas, Don Partridge, Paul Rasmussen, Roger Steimel, Jerry Thompson and Ralph Thompkins. Public included Lynn McMillan, John Black, Dave Henderson, Laurie Curley and Roger Kahl. Also in attendance were staff Paul Miller and Derek Hiland.

1. **Roll Call** -- *Mr. Rasmussen noted that all members were in attendance except Cheryl "Cookie" Aldis from Cortland, Dan Godhardt from Hinckley, Jim Knox from Sandwich, Becky Morphey from Somonauk and Dennis Ragan from Lee.*

Mr. Rasmussen acknowledged Ralph Thompkins, who has been designated to serve as the representative from the Village of Maple Park to the Regional Planning Commission.

2. **Approval of Agenda** – *Mr. Heiderscheidt moved to approve the agenda, seconded by Mr. Gentile, and the motion carried unanimously.*
3. **Approval of Minutes** – *Mr. Partridge moved to approve the minutes of the March 23, 2006 meeting of the Regional Planning Commission, seconded by Mr. Nicklas, and the motion carried unanimously.*

4. **Development Review Seminar Outcome**

Mr. Miller stated that the Development Review Seminar was held on April 29, 2006 at the DeKalb County Legislative Building. The Seminar was attended by approximately 30 persons representing many of the communities in the County as well as members of the County Board. The seminar was run by Scott Goldstein of the Metropolitan Planning Council and Mike Anderson of the Campaign for Sensible Growth, with assistance by Mr. Rasmussen and Mr. Miller. Mr. Miller concluded by stating that the feedback received after the seminar indicated that it was well received and the information was both timely and useful. The Commission is to be commended for sponsoring the seminar, as it helped achieve the Commission's goal of sharing information and resources between the represented units of government.

Mr. Miller suggested that the Commission should consider sponsoring additional seminars in the future, as these informational meetings are among the most useful things the RPC can do to share information and resources between its members.

5. **Proposed I-88/Hinckley Road Interchange – Cortland**

Mr. Miller stated that TWJ Associates, Ltd., a development company working with the Town of Cortland, forwarded a request to the DeKalb County Board for a letter of support for a proposed new interchange at I-88 and Hinckley Road in Cortland Township. The interchange is proposed as part of an 850-acre development that would include residential, commercial and industrial uses on both the north and south sides of I-88. The land to be developed would be annexed to Cortland.

(At this time, Dennis Ragan joined the meeting)

Mr. Miller continued by stating that the interchange, if approved by the Toll Authority and constructed, would likely entail improvements to Hinckley Road, including connection to/realignment of Airport Road south of Barber Greene Road. The interchange and road improvements, along with the associated land uses, both those that are currently proposed and those that will be encouraged by the improvements to the transportation network, have the potential for substantial impacts on the pattern and types land uses, the rate and location of development, and the provision of public infrastructure and services, not only in the communities of Cortland, DeKalb and Sycamore but in the entire County. Mr. Miller went on to state that among some of the considerations associated with this request should be the effects on the implementation of the DeKalb County and municipal comprehensive plans, both the Unified Future Land Use Plan and the Future Transportation Plan, and whether the Plans should be amended to reflect this project.

Mr. Miller recommended that because of the scope of this project and the potential regional impacts, the Regional Planning Commission should take the proposal under consideration. In order to provide an informed response to the request for a letter of support for the interchange, the County requested that representatives of TWJ appear before a joint meeting of the Planning and Zoning and Highway Committees of the DeKalb County Board, and that meeting was held on May 24, 2006. Mr. Miller explained that the County had provided TWJ with a number of questions related to the interchange and associated land uses prior to the meeting, but the developer responded that it is too early in the process to answer the questions.

Mr. Nicklas stated that he came away from that meeting with more questions than answers. Mr. Steimel agreed and stated that the County was led to believe the project was further along than it really was to necessitate a meeting. Mr. Miller stated that meeting however has opened lines of communication between the County, the Town and TWJ.

Mr. Nicklas suggested that because Ms. Aldis, representing the Town of Cortland, was not in attendance, the Commission should table discussion of the TWJ project to a subsequent meeting. He opined that the RPC does not want to seem to be adversarial with respect to any of its members. Mr. Miller agreed, and noted that by the next meeting of the RPC in July, 2006, the Town of Cortland will have had an opportunity for a scheduled public meeting to

introduce the project to its citizens. Hopefully, Ms. Aldis would be able to brief the Commission on the outcome of that meeting.

6. Enbridge Energy, LP Pipeline Proposal

Mr. Miller stated that Enbridge, a private corporation, is proposing to construct an oil pipeline that would run from Wisconsin, through DeKalb County, down to Pontiac, IL. The tentative alignment for this high-pressure pipeline would enter the County between Kingston and Kirkland, extend along the west side of City of DeKalb, and continue south between Waterman and Shabbona, exiting the County in Victor Township. Mr. Miller turned over the discussion to Mr. McMillan, Mr. Black and Mr. Henderson of Enbridge.

Mr. Henderson stated that Enbridge has met with the City of DeKalb on two occasions, with the DeKalb County Farm Bureau, and with property owners along the possible pipeline route. The final alignment of the pipeline is still being worked out, and the tentative route was depicted on a copy of the County Unified Future Land Use Map and distributed to the Commission. Mr. Henderson explained that the proposed pipeline would carry heavy crude oil from Canadian sand oil fields. This heavy crude, mixed with a diluent to help it flow, would provide another source of crude to refineries in the Chicago area and central Illinois. The pipeline would be 48 inches in diameter, with a second 18'- 20" pipeline carrying diluent back to the north. The pipeline would be installed at an average depth of five feet below surface in order to assure that there are no conflicts with farming. A permanent 60-foot-wide easement would be obtained for the pipeline from each property owner, who would be paid the going market value for the land as if it were being purchased. Mr. Henderson explained that the project is in its early phases, and construction is not expected to begin until 2008.

Mr. Heiderscheidt asked for confirmation that this was an underground pipeline. Mr. Black responded that this would be an underground pipeline, carrying crude at an average pressure of approximately 900 to 1,000 pounds per square inch. Mr. McMillan stated that approximately every 50 to 60 miles there would be an above ground pumping station. Mr. Henderson pointed out that Enbridge does not have eminent domain and will have to work with the land owners and local government to help make this project a reality.

Mr. Gentile inquired whether or not this pipeline was to be bored or open cut into the ground. Mr. Black stated that all roads, rails and waterways were bored, and the remainder of the pipeline would be open cut.

Mr. Thompkins inquired about the possible impacts to the aquifer serving the City of DeKalb, since the pipeline would move across it. Mr. Henderson stated that Enbridge is aware of the aquifer, and will be working to assure that there is very limited possibility of contamination in the case of a leak. He explained the process by which the pipeline is tested prior to use, and explained the system of shut-off valves, as well as the mitigation plans.

These include training local firefighters and emergency personnel in dealing with hazards associated with the pipeline.

Mr. Henderson concluded by thanking the Commission for the opportunity to present this project, and indicated that Enbridge would be working with property owners and affected governments as the project progresses.

7. Municipal Development projects

Mr. Gentile reported that the Village of Genoa is making steady progress on its industrial park. A pedestrian bridge is under construction over the Kishwaukee River to link two subdivisions.

Mr. Thompson from the Village of Malta reported that the Village is pretty much static right now. Progress slowly continues on the Prairie Springs Subdivision.

Mr. Becker of the Village of Kirkland said the Village has finished the first draft of its Subdivision Ordinance. He stated that his Village is still working on a boundary agreement with Kingston.

Mr. Altmaier from the Village of Kingston acknowledged that they are working on the boundary agreement with Kirkland. He added that a new strip mall will be a nice addition to the Village, and that some Village representatives took a field trip with Land Vision to see some of the surrounding communities subdivisions to get a better idea of best land practices.

Mr. Pardridge from Shabbona stated that assisted living facility is now open, however, only a few residents occupy some of the rooms. The Village has had a few developers inquire about developing into Shabbona. He stated that the new subdivision is making little progress. Mr. Pardridge concluded by asking what it means to the County and its communities should the land purchased by the Potawamoti Tribe become a casino.

Mr. Heiderscheidt of the Village of Waterman reported that Kennedy Homes is still building. The approved residential subdivision at the southeast corner of State Rtes. 23 and 30 will begin developing lots and constructing homes in middle August. The Planning Commission for the Village is considering eliminating some designated residential land and changing the land to industrial and agriculture.

Mr. Rasmussen of the City of DeKalb reported that the City has had a number of meetings regarding "Renew DeKalb," which includes a 27-acre parcel on Annie Glidden Road and Taylor Street. There will be a Schnucks Grocery Store located at

that site. Mr. Rasmussen finished by stating that a “big box” might be locating at the Park 88 development.

Mr. Steimel of the DeKalb County Board stated that the project in Cortland could bring upwards of 4,200 new homes into DeKalb County and that is certainly something to consider regarding the economic and transportation impacts on the County and communities within it.

Mr. Ragan from Lee stated that the Village traded buildings with the Fire Department and will be making improvements to the building as time goes forward.

Mr. Thompkins from Maple Park stated that 1,500 houses will be developed in DeKalb County in two separate phases, and in both phases the developers are funding everything.

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

Respectfully submitted,

Paul Rasmussen
Chairman, DeKalb County Regional Planning Commission

DMH:dh

pP:\Zoning\Regional\Minutes\2006\RPCMay06.wpd