

**DEKALB COUNTY REGIONAL PLANNING COMMISSION
MEETING MINUTES
May 24, 2007**

The DeKalb County Regional Planning Commission (RPC) met on May 24, 2007 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, Lori Curley, Jim Knox, Becky Morphey, Bill Nicklas, Jerry Olson, Don Pardridge, Paul Rasmussen, Suzanne Sedlacek, Roger Steimel, Jerry Thompson and Clyde Wakefield. Audience members in attendance were Dan Templin and Al Olson from DeKalb County Community Foundation, and Jim Schneider. Staff included Paul Miller and Rebecca Von Drasek.

1. **Roll Call** -- *Mr. Rasmussen noted that all members were in attendance, except: Dan Godhardt and Cheryl Aldis*
2. **Approval of Agenda** – *Mr. Rasmussen called for changes to the Agenda and noted one which he had requested an update on HB3597, Local Government Annexation Agreement regulations and Mr. Nicklas requested a reordering of agenda item six to five. Mr. Altmaier then moved to approve the amended agenda, seconded by Mr. Pardridge, and motion carried unanimously.*
3. **Approval of Minutes** – *Mr. Nicklas moved to approve the minutes, seconded by Mr. Pardridge, and the motion carried unanimously.*
4. **Resolution of Appreciation for Dennis Ragan**

Mr. Miller drafted a resolution honoring Dennis Ragan, a founding member representative of the RPC for his dedication and service to the Village of Lee and the Regional Planning Commission. Two corrections were suggested for the resolution. Mr. Rasmussen explained that the resolution would be forwarded to the Village of Lee.

Mr. Altmaier moved to approve the resolution, seconded by Mr. Pardridge, and the motion carried unanimously.

5. Dan Templin, DeKalb County Community Foundation

Dan Templin, Program Director for the DeKalb County Community Foundation made a presentation regarding the Community Works program. He explained the program's three major initiatives in the areas of childcare, work force, and land use within DeKalb County. He further elaborated on the foundation's funding goals and committee structure, and explained that the community involvement that the foundation has encouraged through six separate town meetings. He then introduced Al Golden, who made a few brief comments regarding the history of DeKalb County and its continued support of agricultural land preservation. Mr. Templin concluded the presentation with a worksheet that outlined the foundation's prospective impact plan, which consisted of creating an annual advisory committee. The committee would annually identify a specific program or project related to land use, then fund or participate in that program/project, and finally include the information from the program in an online database. The advisory committee would prioritize goals for the Communityworks foundation and organize efforts to provide information and resources for agencies and individuals throughout the County.

Mr. Rasmussen suggested that the foundation look into assisting communities with “branding tools”, that is, efforts to develop specific elements that help distinguish communities from each other. Mr. Nicklas then suggested that the organization be careful not to duplicate County or City efforts. Mr. Miller then explained that the foundation would be able to assist communities by funding initiatives related to the goals agreed upon by the advisory committee, and that there is a natural connection between the land use element of the CommunityWorks program and the efforts of the RPC.

Mr. Templin explained that he would be back in touch with the Commission as the CommunityWorks program develops greater detail.

6. Regional Water Planning

Mr. Miller announced the recent agreement between the cities of Sycamore, DeKalb, and the County to fund an expert to begin looking into the County’s groundwater issues. The intent of the study is to determine what if any action County communities should be taking to protect the natural resource of groundwater. The outcomes of the initial investigation might be the need for a groundwater study, such as has been done in other communities, or perhaps encouragement to create a water authority, or a groundwater utility. Mr. Miller explained that other Commission members’ respective communities were welcome to join the three agencies in funding the initial investigation and those contributing to the study would be able to assist in the selection of a consultant. Mr. Miller also emphasized that the study was not dependent upon member community input, but all RPC members will have a vested interest in the results.

Mr. Nicklas reiterated the concern of all municipalities for protecting the regional water supply. He reemphasized that the consultant would pull together the sources and information that identify what the RPC member communities need to know about the water supply and possible course of action for maintaining or improving the region supply. He felt that the RPC organization was the best group to handle this issue.

Mr. Rasmussen requested further information on the selection process for the consultant by the three contributors. Mr. Miller and Mr. Nicklas pointed out that the initial study will help identify the appropriate next steps, but that the first study will not necessarily carry those steps out.

Ms. Curley stressed the need for some documentation to take back to city councils for review prior to procuring funds.

Mr. Nicklas thought the initial study should outline the scope and future action steps, he likened it to a graduate student selecting a topic for a starred paper.

Mr. Rasmussen suggested that the bid should require that the consultant generally define the issue, identify the scientific and political resources available, and provide three to four scenarios for action.

Mr. Thompson believed that the DeKalb County Farm Bureau should be brought into the discussions to bring them into the fold with the County and communities plans.

Mr. Steimel pointed out that upcoming projects such as an Ethanol plant in Rochelle may be a large draw on existing water resources.

Mr. Pardridge asked if \$30,000 for the initial study is sufficient.

Mr. Knox explained how Sandwich and Somonauk have already spent funds preventing their inclusion within the Kishwaukee Valley Water Authority.

Motion made by Bill Nicklas to support in principal the pursuit of an explanatory consulting service for the purpose of groundwater planning, seconded by Mr. Thompson, and the motion carried unanimously.

Mr. Thompson asked if information could be provided by County Board Chair Ruth Anne Tobias regarding the 11-county water study, and Mr. Miller indicated he would attempt to coordinate information for the RPC. It was also agreed that a reminder of the July 24th meeting of the 11-county group will be held in the County complex in Sycamore prior to the RPC's meeting of July 26th.

7. Status of HB 3597 (Local Government Annexation)

Mr. Miller passed out a text version of HB 3597 which has passed both Illinois houses as of May 18, 2007. The bill provides the eight counties (Boone, DeKalb, Grundy, Kankakee, Kendall, LaSalle, Ogle, and Winnebago) have the right to retain jurisdiction over property that is more than 1.5 miles outside the borders of municipalities through a 2/3 majority county board vote, even if those properties are subject to an annexation agreement. The municipality would then be able to petition the county to retain their jurisdiction. Mr. Miller indicated that this legislation is an attempt to prevent instances similar to the one currently in Boone County where a developer has requested annexation by a community 25 miles away from the development, after the six closest communities and the county declined on annexation.

8. Municipal Development Projects - Included within each Commissioner packets were the current development projects that was / was not highlighted by each Commissioner.

Mr. Nicklas (Sycamore) reported one additional annexation with a residential use, also, a company located at the end of a sewer line has expressed interest in annexation.

Mr. Becker (Kirkland) indicated that there is not much to report, there are two new Board members which will change the dynamic of the Board. Les Bellah, a former member of the RPC, is one of those new members.

Mr. Wakefield (Maple Park) indicated that there is one additional development on the Hadden Farms site has moved from concept to preliminary. The project consists of 454 homes on 200 acres.

Ms. Curley (Genoa) stated that an additional bank in Genoa has been approved by the Planning commission and the other unit at the property is planned to be a commercial use. Locations for a railroad stop being considered, are under review, a former manufacturing site is the front runner.

Ms. Sedlacek (Waterman) said Deerfield Crossing South of 30 and East of 23 has started.

Mr. Pardridge (Shabbona) indicated that a developer is supposed to be breaking ground on their 53 lot development. The issue of the gaming center (Bingo hall/casino) continues to be important. The federal government had an attorney from Indian Affairs who indicated that the gaming would be happening at the site. Mr. Pardridge felt that opinions were split through out Shabbona over the issue.

Mr. Altmaier (Kingston) stated that Kingston is waiting to hear back on a few things, but nothing new to report.

Mr. Thompson (Malta) said he had hoped to see progress on the water and sewer projects but a bonding glitch has postponed the work.

Mr. Knox (Sandwich) indicated that the Best Western Hotel on the east side of town is coming along great and appears on schedule. Sewer and water on the north side is coming along very well.

Ms. Morphey (Somonauk) stated that the bid opening for the 750 million gallon water tower has taken place. A pre-annexation request on the south side of town is being considered; the property is in LaSalle County.

Mr. Steimel (DeKalb County) stated that the County has held two meetings with 200 attendees each in regards to the Potawatomi gaming issue, agreements that are going out from the tribe however have deadlines and the board would prefer to go slow. Mr. Steimel asked Mr. Miller to update the RPC members on the Stormwater Management Plan that went into effect May 1st. Mr. Miller said that except for the villages of Hinckley and Shabbona, all the remaining communities are already exempt from the plan and that Hinckley and Shabbona are passing ordinances to also be exempt.

Mr. Olson (Lee) had nothing new to report.

Mr. Rasmussen (DeKalb) indicated that he had just returned from the International Shopping Center Convention in Las Vegas and found an example of the business sector turning to the green option because of business sense. He suggest that members interested in attracting retail development look into a recent publication from the Metropolitan Planning Council.

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

Respectfully submitted,

Paul Rasmussen
Chairman, DeKalb County Regional Planning Commission

RGV:rgv

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