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DeKalb County Government
Sycamore, Illinois

DEKALB COUNTY REGIONAL PLANNING COMMISSION MINUTES
(August 22, 2019)

The DeKalb County Regional Planning Commission (RPC) met on August 22, 2019 at 6:30 p.m. in the Northwestern Medicine Primary Car Building, in Waterman, Illinois. In attendance were Commission Members: Dan Olson, Russell Kula, Les Redden, Dan Nolan, Becky Morphey, Brian Gregory, and, Linda Swenson. Also, in attendance were: Darryl Beach, Village President of the Village Waterman; and, County Staff members: Derek Hiland, Jolene Willis, and Marcellus Anderson.

- 1. Roll Call** – Commission members Cheryl Aldis, Rich Gentile, John Fisher, Steve Devlieger, Martha May, Brenda Jergens, and Steve Faivre were absent. The Commission did not have quorum.
- 2. Adjournment** –

No action taken due to lack of quorum.

Respectfully submitted,

Cheryl Aldis
Chair, DeKalb County Regional Planning Commission

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DISCUSSION OF ITEMS AFTER QUORUM WAS NOT ESTABLISHED AND ADJOURNED

Ms. Swenson distributed a handout containing a listing of many of the local businesses and churches in and around Waterman. She noted that that “Waterman Just For Kicks” and “Production Cutting Services” need to be added to the listing. She then introduced Darryl Beach, Village President of the Village of Waterman. President Beach welcomed the Commission members to Waterman. He informed the Commission that things were growing again, mentioning: the Waterman Enhancement Group, which built Muingan Park; and the remodeling of the Waterman Lions Club Park. He noted that the only two eating establishments in the Village were both for sale, but that a new business, Quninn’s Hair Salon, opened. Ms. Swenson highlighted that the listing also included several businesses in the nearby area which draw visitors to the community. Mr. Redden talked about his experiences visiting other communities. Mr. Hiland asked President Beach to describe three things people should know about Waterman. President Beach responded that firstly, there is a lot of potential for growth in Waterman, noting that two local subdivisions contained lots of available lots and that the Village was located at a great intersection. Secondly, he noted that Waterman was willing to work with the surrounding communities, and that the Village was a good location with a number of attractions located in the general area. And finally, he that the Village was participating in the DeKalb County Community Foundation (DCCF) grant, working with Aurora University’s MBA program to develop a plan to implement the grant. Ms. Swenson noted that she forgot to include Faye’s Porkchop BBQ on the business listing. Ms. Willis noted that there have also been huge capital investments in the local school district, noting the renovation of the former Waterman Elementary into the new Indian Creek Middle School, the installation of a new all-weather track, and a new soccer field. She also noted that the old middle school had been recently rented out to Chancelight as an alternative/special needs school.

Census 2020: Willis informed the Commission that the County had been approached by Census 2020 to make sure the County was involved and aware of Census 2020. She then inquired whether any of the other member communities had been contact by them or were participating. Mr. Redden noted that he had been approached at home the previous night. Ms. Willis noted that Census 2020 was in the process of doing addressing canvassing. She also noted that she wanted to let the communities know

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that it was occurring and that census takers would be coming out to all of the communities. Mr. Hiland had noted that he had been approached at home also. Mr. Olson talked about the development of a Complete Counts Committee (CCC) in the City of DeKalb, noting that they would be sending out invitations to local businesses and governments to participate. Mr. Hiland inquired whether every community had a CCC, to which several of the members responded that they did not. Mr. Hiland then advised them that every community should have one, noting that a CCC would be a focal point to disseminate information to the community. He also noted that people can be part of more than one CCC. Ms. Willis then passed out informational brochures put out by Census 2020, and went on to explain some of the benefits of participating. Mr. Olson talked about the online questionnaire that was going to be sent out by Census 2020.

Community Partner Program Update: Mr. Hiland briefly talked about the Community Partner Program and inquired if any of the members had met with their community partner yet. None of the attending members had visited with their community partner as yet. Mr. Hiland noted that the Commission would revisit the item at the next commission meeting. DeKalb County Comprehensive Economic Development Strategy (CEDs) Update 10 Things Article #1 (p. 5-6) 10 Things Article #2 (p. 7-8) Mr. Hiland reminded the Commission members that they were to review Items #1 and #2 from the "10 Things..." article and be prepared to talk about it at this meeting. The Commission members indicated that they were not prepared to talk about the items. Ms. Willis offered to use Survey Monkey to create an online survey form where the members could input their responses, which she could then present at the next meeting. Commission members agreed that this was a good idea. Mr. Gregory suggested that maybe staff could send out an email containing one question per week as a way to keep it fresh in everyone's mind. Mr. Hiland noted that the goal of the exercise was to facilitate a county-wide discussion on how our we (the County and all of its constituent communities as a whole) doing and what could be done better. Mr. Hiland updated the Commission on the current status of the CEDs committee. He noted that the DCCF was looking for "Champions" from the communities. Ms. Willis mentioned the Boot Camp that occurred in January, and informed them of a Mayor's Quorum to occur on September 11, 2019, at 7:00 am. She noted that all but five mayors had indicated that they would be able to attend. She that it was for mayors

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only, and was aimed at helping the local mayors develop networks with each other. She noted that they would also be given a demonstration of the GIS program that could be available to the local communities. Ms. Willis noted that the mayors will decide at the meeting whether they would like to meet again, and if so, how often.

Municipal Development Permits / Projects / Challenges / Champions:

Mr. Olson (DeKalb) reported that City Council had started discussing recreational cannabis. He noted that the Council was generally in favor of allowing it, but that they would need to amend the codes to properly regulate it. He noted that Aldi had opened in its new location on July 25th, and that the McDonalds on West Lincoln Highway had finished its renovation. Mr. Olson noted that the new Home2Suites hotel would be finished next year. He noted that work was still underway on the Egyptian Theater and Plaza DeKalb, in the downtown area. He also noted that Cornfest would also be occurring in the downtown area from August 23rd – 25th. Mr. Olson noted that the Mooney property on North 4th Street had been approved for a preliminary TIF incentive agreement with John Pappas to allow a mixed-use project there, and would be appearing before the City Council on Monday, August 26th. The Commission then had a general discussion about how their communities were addressing the recreational cannabis issue.

Ms. Morphey (Somonauk) reported that they were working on their Safe Route to School program, but it likely wouldn't start until next year. She noted that a party had shown interest in acquiring about 3,000 to 5,000 square feet of the vacant Imperial Marble building as a site for rubber recycling, grinding only, no burning. She also noted that part of the building was being rented to some horse people to store horse manure.

Mr. Nolan (Shabbona) reported that the Village had contracted out with B&F for building inspection services and that it was working out well. He noted that they have completed sludge removal from the treatment plant. Mr. Nolan reported that their ITEP (Illinois Department of Transportation Enhancement Program) Grant Committee had met twice with Fehr-Graham Engineering and Environmental regarding their renderings for the downtown streetscape project. He noted that series of three public meetings to gather public input and opinion were next, but no dates had been scheduled as yet. He noted that the Village Zoning Board now has a standing monthly meeting, and is working on updating the Village zoning map. President Beach

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noted that Waterman would also have to remove sludge from its treatment plant in about year or so. Mr. Nolan talked about some of the different options Shabbona had examined before deciding on the method they used. Ms. Swenson talked about an issue with local zoning regulation she was encountering involving single-family homes that were converted into 2-units without Village approval, making them non-conforming, and the problems the current owners were facing because of this. Mr. Redden commented that communities should be working to help their residents to resolve the problem. The Commission members then discussed the need for code enforcement and how different communities go about it.

Mr. Gregory (Sycamore) reported that, so far in 2019, they had eighteen single-family homes permits. He noted that they had just annexed Phase 1 of the northwest area subdivision plan. He noted that the City was undertaking a water master plan to evaluate their future water needs, and that street projects were underway for the summer. Mr. Orton reported that an expansion of the treatment plant was underway, and that they were using an IEPA loan to construct it. He noted that building permits had been issued for the new Meijers on Peace Road. He noted that the Library was getting a grant to replace their Carnegie Windows, and drew the member's attention to the new hanging baskets the city had attached to the light poles downtown. Mr. Hiland asked for an explanation of the City's new R-4 zoning in the northwest subdivision area. Mr. Orton explained that the R-4 zone would serve as the "feathered edge" or buffer area transitioning from the city to rural areas, noting that the lots would typically be three to five acres, on well and septic, with no curb or gutters. He also noted that livestock would be allowed on these lots.

Mr. Redden (Sandwich) reported that they had issues similar to those mentioned in other communities. He noted that their sewer department was going through a phosphate level problem, and that it was being studied along with a rate study. He noted that the City website had been updated. He also noted that a number of small projects were underway around the City. Mr. Redden noted that Congresswoman, Tammy Duckworth, had visited the area, and would be having her staff available at the City library from 3:00 pm to 7:00 pm, every other Wednesday. Challenges that he noted were: the ongoing police pension issue; the rise in the IMRF; discovering that the former mayor had just done certain things without consulting or telling anyone else about them; the need to get a new mayor; and, the lost of some department heads.

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Mr. Kula (Hinckley) reported that a couple of building permits had come in, one in Royal Estates and the other in the center of the Village. He noted that he wasn't sure about the status of the Royal Estates Subdivision. He also noted that the coffee truck had opened at the corner of Somonauk Road and US Highway 30.

Mr. Gregory (Sycamore) reported that the walls for the new Meijers were to start going up in September. He noted that dirt was now moving the Old Mill Park, a fifty-five and older subdivision to be built near the Sycamore Middle School, with construction to begin this year. He reported that Suter Foods on Bethany Road, just finished a warehouse addition and would be starting on an office addition this year. Mr. Gregory noted that the City was still addressing the aftermath of the St. Alban's fire. He noted that the City was working on updating to the 2015 Building Code Series. Mr. Redden noted that Sandwich was going to go from the 2006 series to the 2018 series, but that it will take them the rest of the year to review it all. Mr. Gregory noted that they had a lot of public input on the Codes.

Mr. Hiland noted that the DeKalb County Builders Group would be a good resource for any of the local communities looking to update their building codes to a newer series.

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