

Note: These minutes are not official until approved by the DeKalb County Regional Planning Commission at a subsequent meeting. Please refer to the meeting minutes when these minutes are approved to obtain any changes to these minutes.

DeKalb County Government
Sycamore, Illinois

DEKALB COUNTY REGIONAL PLANNING COMMISSION MINUTES
(April 3, 2014)

The DeKalb County Regional Planning Commission (RPC) met on April 3, 2014 at 7:00 p.m. in the DeKalb County Administration Building, Conference Room East, in Sycamore, Illinois. In attendance were Commission members Rich Gentile, Les Bellah, Derek Hiland, Cheryl Aldis, Liz Peerboom, Linda Swenson, Brian Gregory, Bill Beverley, Becky Morphey, and Ruth Anne Tobias. Also in attendance were Abria Martin, and staff members Paul Miller and Rebecca Von Drasek.

1. **Roll Call** -- *Commission members John Fischer, Martha May, Don Pardridge, Jim Roderick, and Anita Sorensen were absent.*
2. **Approval of Agenda** -- *Ms. Aldis moved to approve the agenda, seconded by Mr. Gentile, and the motion carried unanimously.*
3. **Approval of Minutes** -- *Ms. Aldis moved to approve the minutes from the January 23, 2014 meeting, seconded by Ms. Peerboom, and the motion carried unanimously.*
4. **Election of Chair and Vice-Chair**

Mr. Hiland asked the Commissioner's for nominations for a new Chair and Vice-Chair of the Regional Planning Commission.

Ms. Aldis nominated Becky Morphey for the Chairman and Brian Gregory for Vice-Chair. No other nominations were made.

Mr. Beverley moved to close the nominations, Ms. Tobias seconded the motion. The motion passed unanimously.

Ms. Aldis moved to elect Ms. Morphey as Regional Planning Commission Chair, and Mr. Gregory as Vice-Chair, seconded by Mr. Gentile. The motion passed unanimously.

Ms. Swenson arrived at 7:05 p.m.

5. City of DeKalb Comprehensive Plan Update

Mr. Hiland explained that the City of DeKalb was in the process of coordinating with Northern Illinois University to create a more unified Comprehensive Plan. He explained that past actions

by both agencies had operated independent of one another. Mr. Hiland noted that the City of DeKalb had not done a update to the City's Comprehensive Plan since 2005, and had instead focused on sub-area plans like the City Center Plan. Mr. Hiland opined that this new effort focusing on "student career success" was empowering and infectious.

Mr. Miller observed that the cooperation between the City and University was very important for DeKalb County. He noted that the University is the area's largest employer and that it has an impact on the entire Northern Illinois region. Mr. Miller encouraged that the process between the City and University encourage public participation.

Mr. Gregory ask if the NIU's thesis had chosen model campuses to which it will aspire. Mr. Hiland was unaware of specific campuses.

Mr. Beverley asked is high speed rail for downtown DeKalb had been included within the plans. He further encouraged the City to identify and plan for bike paths.

Ms. Peerboom polled the Commission asking rhetorically if Maple Park were to consider updating their Comprehensive Plan if the Commissioner's would suggest the village hire a consultant or undertake the project using staff and officials time. Mr. Miller responded that updating Comprehensive Plans was a worthwhile endeavor for communities and noted that the update can be as simple or complex as the community chooses. He explained that the public should be encourage to offer comment and that any revisions be adopted by the board.

Further discussion was held regarding some of the ideas contained within NIU's "thesis" for improvements to the campus, including closing roads to through traffic and building new roads. The Commission thanked Mr. Hiland for his presentation.

6. Medical Marijuana

Mr. Miller explained that the Regional Planning Commission had identified at the January meeting of the Regional Planning Commission a variety of topics that communities might discuss in the near future, medical marijuana was one of the topics.

Ms. Von Drasek referenced her memo from March 24, 2014 which outlined the Compassionate Use of Medical Cannabis Act and the role of zoning authorities within State agencies' draft rules.

The Commissioners briefly discussed the likelihood of one dispensary being located within DeKalb County and the possibility of a cultivation center applicant. Staff pointed out that considerable capital is needed for any application for a State license for a cultivation center.

7. Municipal Development Projects / Issues

Mr. Gregory reported that the City of Sycamore was receiving an noticeable increase in housing applications.

Mr. Beverley stated that he was happy to continue to represent the City of Sandwich at the Regional Planning Commission although he was no longer on the City Council. He reported that the City planned to purchase 28 acres to build a police station and that the old Casey site had become a bakery. Mr. Beverley emphasized that the new library was under construction.

Ms. Tobias provided the Commissioners with a handout regarding the County's involvement with the Northwest Water Planning Alliance. She encouraged members to find out about this agency and observed that the website offered an array of information on the topic of water. Ms. Tobias also highlighted the Illinois County Association scholarships and encouraged Members to recommend applying to local High School seniors.

Ms. Peerboom announced that the Village of Maple Park had temporarily reduced the amount of impact fees to be collect by removing the library, sewer, water, and building fees in an effort to spur development. She noted that the school fees were not reduced.

Ms. Aldis explained that the Town of Cortland was hopeful to see the dormant subdivision completed, however she observed that the Special Service Area (SSA) created unique challenges for the Town to overcome.

Ms. Morphey reported that the Resource Bank was nearing completion and that Somonauk would see a little more development near the bank.

Ms. Swenson stated that she was hopeful that new members to the Village of Waterman Plan Commission would reinvigorate the planning process for the Village.

Mr. Hiland advertised that there is both expansion of existing and new restaurant proposed with the City of DeKalb. He reported that the Hampton was now open.

Mr. Miller asked Commissioners to consider attending the April 24th meeting hosted by the DeKalb County Community Foundation at 7 p.m. at the Farm Bureau to discuss the draft Watershed Plan and related water issues with experts.

8. Next Meeting Date -- The Commission agreed that the next RPC meeting would be held May 29, 2014 at 7 pm in the Conference Room East of the DeKalb County Administration Building.

9. Adjournment -- *Mr. Bellah moved to adjourn, seconded by Ms. Tobias, and the motion carried unanimously.*

Respectfully submitted,

Derek Hiland
Chairman, DeKalb County Regional Planning Commission

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