

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
(October 22, 2015)

The DeKalb County Regional Planning Commission (RPC) met on October 22, 2015 at 7:00 p.m. in the DeKalb County Administration Building, Conference Room East, in Sycamore, Illinois. In attendance were Commission members Rich Gentile, Don Pardridge, Cheryl Aldis, Brian Gregory, Becky Morphey, Martha May, Les Redden, and Derek Hiland. Also in attendance were Kevin Buick, and County staff members Paul Miller and Rebecca Von Drasek.

1. **Roll Call** -- *Commission members Linda Swenson, Les Bellah, Misty Haji-Sheikh, Liz Peerboom, Dawn Grivetti, John Fischer, and Anita Sorensen were absent.*

2. **Approval of Agenda** -- Mr. Miller asked the Committee to amend the agenda to include a brief announcement about a prospective revision to the County's Comprehensive Plan.

Mr. Hiland moved to approve the agenda as amended, seconded by Mr. Gregory, and the motion carried unanimously.

3. **Approval of Minutes** -- *Ms. Aldis moved to approve the minutes from the August 27, 2015 meeting, seconded by Mr. Pardridge, and the motion carried unanimously.*

4. **Property Maintenance for Abandoned Projects** – Mr. Miller explained that the Regional Planning Commission at the beginning of this year identified as a topic for discussion/review the issue of property maintenance for developments that are abandoned prior to completion. He posed the hypothetical questions that the Commission sought to review; What are the options available to municipalities when a residential subdivision has been approved and some houses have been constructed, but the public infrastructure is not completed, much less accepted, when the downturn in the economy causes the developer to walk away? What responsibilities do the municipality have with respect to mowing of vacant lots, snow plowing unfinished roads, and maintenance of incomplete roads, curbs, and storm sewers? How can municipalities engage the new owner, often a bank, to generate solutions to the maintenance issue? Mr. Miller introduced attorney Kevin Buick.

Mr. Buick gave a presentation on municipal authorities' to address abandoned properties. He provided the Commission with a handout that detailed his research into the topic. He highlighted the Policy Report by the Lincoln Institute of Land Policy, titled "Arrested Developments: Combating Zombie Subdivisions and other Excess Entitlements." Mr. Buick emphasized the importance of explaining the community's rules and regulations to successive owners of these properties. He then reviewed the tools a municipalities may utilize to encourage compliance with

those rules.

Discussion from the Commission members followed. Mr. Miller noted that it was important for each municipality to have a point person who will put the energy into following up with property owners and reminding them of their responsibilities.

5. De-Annexation and De-Platting – Mr. Miller explained that in the Regional Planning Commission at the beginning of this year also identified as a topic for discussion and review the issue of how a municipality may disconnect property that has been annexed, whether through an annexation agreement or by petition. What steps must be followed to de-annex? Attorney Kevin Buick also addressed this issue.

Mr. Buick suggested that language be included in Annexation Agreements to address de-annexation. He explained that the vacation of the plat must be agreed to by the property owner and the community.

The Commission discussed this scenario. Mr. Miller highlighted that the issue of de-annexation has to do with the community's vision of itself and its future. The general consensus was there did not appear to be very many incentives for a community to agree to a de-annexation.

6. Comprehensive Plan Amendment -- Mr. Miller apprised the Committee of the upcoming discussion (approved by the County Board on October 21, 2015) to consider amendments to the County's Comprehensive Plan and Zoning Ordinance in an attempt to allow more ag-compatible businesses within the Agricultural District. He assured the Commissioners that they would be informed of the process once the public hearing dates were set.

7. Municipal Development Projects/Issues

Ms. Morphey noted the late hour and asked if any community wanted to highlight a development.

Ms. May informed the Committee that the Village of Lee had been fortunate that one of multi-unit buildings in town was under new ownership.

Ms. Aldis reported that the Town of Cortland will be taking ownership of Richland Trails.

8. Next Meeting Date -- The Commission agreed that the next RPC meeting would be held January 28, 2016 at 7 pm in the Conference Room East of the Administration Building.

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

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Respectfully submitted,

Becky Morphey
Chairman, DeKalb County Regional Planning Commission

RGV:rgv

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