

**DEKALB COUNTY REGIONAL PLANNING COMMISSION  
MEETING MINUTES  
November 10, 2005**

The DeKalb County Regional Planning Commission (RPC) met on November 10, 2005 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, Dan Godhardt, Mike Heiderscheidt, Becky Morphey, Bill Nicklas, Dennis Ragan, Paul Rasmussen, Roger Steimel, and Jim Knox. Also in attendance were staff Paul Miller and Derek Hiland.

1. **Roll Call** -- *Mr. Nicklas noted that all members were in attendance except Cheryl Aldis from Cortland, Jerry Thompson from Malta, Don Pardridge from Shabbona and Ross Dueringer from Maple Park.*
2. **Approval of Agenda** – *Mr. Rasmussen moved to approve the agenda, seconded by Mr. Heiderscheidt, and the motion carried unanimously.*
3. **Approval of Minutes** – *Mr. Godhardt moved to approve the minutes of the September 29, 2005 meeting of the Regional Planning Commission with one amendment made by Chairman Nicklas, seconded by Ms. Morphey, and the motion carried unanimously.*

***Ms. Aldis joined the meeting.***

**4. School-Age Children Population Table**

Mr. Nicklas opened discussions related to the method by which the number of school age children is determined for proposed residential development, as a way of determining both school land cash contributions and impact fees. He noted that many governmental units in Northern Illinois rely on a population chart developed for the City of Naperville. This chart relates the number of children of each age group based on the number of bedrooms and type of housing. The latest version of this chart is dated 1996. Mr. Nicklas explained that not only is the data nearly 10 years old, it does not represent the population mixture that typically occurs in houses in DeKalb County.

Mr. Rasmussen agreed, noting that the Naperville formula had been developed in response to rapid growth in Naperville the 1980's, where many young families were occupying new housing. In DeKalb County, there is little new housing that is being priced to attract young families and first-time buyers. Many of the new four and five bedroom-houses are being bought by families with no school-age children due to empty-nesters moving up to larger housing.

Mr. Miller added that young families in DeKalb County are likely to buy and move into older housing stock, so that the impact to the schools may not be best estimated by evaluating the number of children in new housing.

Mr. Heiderscheidt stated that Waterman has been working with Dave Emanuelson, who indicated that a school-age children population calculator could be created that would be specific to the Village. Mr. Heiderscheidt wondered whether the other communities that make up the RPC might be interested in having Mr. Emanuelson or some other consultant create a means of estimating the impact to the schools from new growth that is more up-to-date and reflective of DeKalb County.

Following discussion, Mr. Nicklas suggested that an intern that will be working for the City of Sycamore could be asked to conduct a study of the housing that has been recently constructed and occupied in the various communities in order to generate a new school-age children multiplier. The other members agreed and requested that Mr. Nicklas explore this possibility and report back to the Commission in January of 2006.

#### **5. Member Information Update**

Mr. Miller informed the Commission that a member information sheet was included within their packets and requested that each member review the information listed and correct any inaccuracies and provide any updates so that all of the information listed is current.

#### **6. Municipal Development projects**

Mr. Steimel of the DeKalb County Board stated that County was in the process of approving a 58 million dollar budget for the new fiscal year. Mr. Steimel also stated that the County was accepting and approving an intergovernmental agreement between the County and the City of Sandwich to transfer zoning and building authority over the Our Savior's Church property. The agreement is necessary because the Church is unable to acquire and install an approved sprinkler system as required by the County Code, but the City of Sandwich is willing to allow the Church to be occupied without meeting the sprinkler requirement.

Mr. Rasmussen of the City of DeKalb reported he is working on a proposed warehousing/distribution campus. The campus would consist of a 350-acre parcel that will house three warehouses. The property is located south of the interstate. He noted that "visitability" is a key component affecting the location of the warehouses. Another issue the City is working on is changing its design guidelines for minimum architectural standards. The City is proposing to increase standards for a 50 unit subdivision where ten percent of the units must comply with all the minimum standards. Mr. Rasmussen also stated that consultants were being hired to look into downtown redevelopment. He concluded by saying that a survey of the

community was being contracted to identify weaknesses of the City and develop performance standards to correct inefficiencies.

Mr. Knox of the City of Sandwich reported that the City has already approved an annexation agreement with Our Savior's Church. He also stated that the Best Western Motel chain is looking at Sandwich to possibly locate a new hotel there.

Mr. Altmaier reported that the Village of Kingston is working on a boundary agreement with Kirkland.

Ms. Aldis reported that rumors that the Village of Cortland is approving a 2,500 home development is completely a myth. However, Cambridge Homes is inquiring about properties around the Village. Ms. Aldis stated that any new development within Cortland hinges upon whether or not a new water and sewer plant is constructed. Until the plant expansion occurs, no new development can occur.

Mr. Godhardt of the Village of Hinckley reported that one developer (Rile Estates), north of town, reduced the number of driveway access points on Hinckley Road from 15 to 9 driveways, and the developer has now included a park on the north side of the development. Bill's Garage in the Village is requesting to have zoning changed from a B2 designation to an I2. Mr. Godhardt suggested that the reclassification may be accomplished by applying a special use. Cambridge Homes and another developer (900-acre development) will soon commence informational workshops in Hinkley to educate the public. Mr. Godhardt concluded by stating that he attempted to place a moratorium on all new growth, however the Village Board currently opposes a moratorium.

Ms. Morphey of the Village of Somonauk reported that the Village is now in the preliminary stages of a 341-home mixture of townhouses and single family homes. She also stated that the Village will begin construction on a new water tower and will await for their reward of a wastewater treatment plant grant in the Spring. Ms. Morphey stated that the School District recently purchased a 66-acre parcel in La Salle County to allow for school expansion when the need arises because of the growth in the community.

Mr. Becker of the Village of Kirkland confirmed that his Village is working with Kingston on a boundary agreement.

Mr. Heiderscheidt of the Village of Waterman reported that at its October board meeting, the Village Board voted to expand the existing sewage treatment plant rather than build a new one. This is because obligations have already been made for the expansion of the plant for approved housing developments. Kennedy Homes offered to help but the Village cannot wait. The Village will need approximately four

(4) million dollars to complete the treatment plant expansion. Mr. Heiderscheidt concluded by stating that the Kennedy homes subdivision already has 34 houses under construction.

Ms. Curly of the City of Genoa reported that a 170 unit subdivision will begin in the Spring.

Mr. Nicklas of City of Sycamore reported that the City passed its first subdivision (B & B Subdivision) in 18 months.

7. **Next Meeting Date** -- Mr. Miller noted that the next meeting of the RPC will be January 26, 2006
8. **Adjournment** -- *Ms. Aldis motioned to adjourn, seconded by Mr. Godhardt, and the motion carried unanimously.*

Respectfully submitted,

William Nicklas  
Chairman, DeKalb County Regional Planning Commission

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