

DEKALB COUNTY REGIONAL PLANNING COMMISSION
MEETING MINUTES
September 28, 2006

The DeKalb County Regional Planning Commission (RPC) met on September 28, 2006 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, Rich Gentile, Dan Godhardt, Becky Morphey, Don Partridge, Dennis Ragan, Roger Steimel, Jerry Thompson and Ralph Tompkins. Public included Herbert Rubin and Laurie Curley. Also in attendance were staff members Paul Miller and Derek Hiland.

1. **Roll Call** -- Mr. Steimel noted that all members were in attendance except Cheryl "Cookie" Aldis from Cortland, Mike Heiderscheidt from Waterman, Jim Knox from Sandwich, Bill Nicklas from Sycamore and Paul Rasmussen from DeKalb.

2. **Approval of Agenda** – Mr. Steimel asked that Mr. Rubin from the DeKalb County Housing Action Coalition be added to the agenda as item 3A.

Mr. Godhardt moved to approve the amended agenda, seconded by Mr. Thompson, and the motion carried unanimously.

3. **Approval of Minutes** – *Mr. Thompson moved to approve the minutes of the July 27, 2006 meeting of the Regional Planning Commission, seconded by Mr. Tompkins, and the motion carried unanimously.*

- 3a. **DeKalb County Housing Action Coalition** - Mr. Rubin explained that he represents the DeKalb County Housing Action Coalition, and that, following the last meeting of the Regional Planning Commission, he has provided to the Commission a proposal for the Study on affordable and accessible housing in DeKalb County. He stated that the Coalition is "looking for a home," and the endorsement of the Regional Planning Commission to sponsor the Coalition's research into the cost of housing in DeKalb County. Mr. Rubin stated that the costs were minimal to examine the availability of housing, programs to support housing, and a broad overview of housing stock in DeKalb County, with an eye on "affordable" housing. He added that the Commission could help the Coalition by being the organization that would appoint the Coalition to undertake the study and to receive the study results.

Discussion was held regarding Mr. Rubin's request. Some Commissioners agreed that the subject raised by the Coalition and the surveying of available housing and the attendant costs would be useful. Some of the Commissioners questioned ultimately how much this study would cost? Mr. Rubin replied by stating that the real cost is to hire people or obtain volunteers to actually go door to door and physically survey people. He stated that this was necessary because the US Census data although recent has been outdated for sometime now and the only real way to ascertain the data needed was by conducting these surveys. The

Commission all agreed it would be beneficial to take the proposal back to their individual municipalities and return to the next Regional Planning Commission with feedback and questions regarding the proposal. Mr. Steimel thanked Mr. Rubin for his time.

4. Comprehensive Plan Survey

Mr. Miller explained that the Regional Planning Commission should be tracking all the Comprehensive Plans for all municipalities. When communities update their plans, the Regional Planning Commission should consider whether the County should update the Unified Comprehensive Plan too. Mr. Miller asserted that if the Unified Comprehensive Plan is to remain current and viable as an overall guide for growth, it is important that the changes in municipal comprehensive plans be acknowledged. He noted that three of the 14 municipalities have already adopted some changes, with two others considering changes in the near future.

Mr. Gentile stated that he believes updating the Unified Comprehensive Plan is a great idea and that each individual community could bring those changes to the next meeting.

Mr. Tompkins stated that some communities are in the process of being dramatically changed and the updated comprehensive plans would show those changes.

Mr. Miller concluded by stating that the timing for an update to the Unified Comprehensive Plan may not be right now, but that the Plan should change over time. As the Regional Planning Commission, tracking the changes for each individual municipality and advising the County Board on when an update to the Unified Comprehensive Plan is appropriate is among its duties.

5. Next Informational Seminar -- Ralph Tompkins and Rich Gentile

Mr. Tompkins and Mr. Gentile handed out to the Commissioners the proposed agenda for the next informational seminar. The suggested seminar would feature information on practical aspects of subdivision review and approval, including such things as master plans for subdivisions, stormwater quality issues, and the use of consultants in review. They asked the Commission if it had any input or suggestions for the seminar.

Mr. Thompson stated that this seminar is exactly the things that concerns Malta's Board. Following further discussion, it was generally agreed that the proposed seminar should be approved and held.

Mr. Miller stated that a date needs to be set for the seminar and to figure out exactly who the targeted audience should be. The Commission agreed to have all municipal boards and committees invited and to officially hold the seminar on February 22, 2007.

6. Municipal Development Projects

Mr. Becker from the Village of Kirkland reported that Hickory Ridge is under initial phases of construction. The Village is also updating the subdivision ordinance and has replaced one railroad crossing.

Mr. Thompson from the Village of Malta reported that the Village will be having a ribbon cutting ceremony for the new library expansion on Friday September 29, 2006.

Mr. Partridge from Shabbona stated that Settler's Point is still in the preliminary plat phase as no construction has begun on the first 50 units.

Ms. Morphey from Somonauk stated that the Village received the Illinois Environmental Protection Agency loan for the new water tower which was recently sent out for bids. A developer has brought forth a 500-home concept plan in one part of the Village and another 341 units has just been approved by final plat in another portion of the Village. The Village will have the library placed on its November Referendum.

Mr. Gentile stated that Genoa is undergoing some road and highway projects mainly by creating turning lanes on Derby Line and also on Route 23.

Mr. Altmaier stated that Kingston negotiated from developers the sewage treatment options available to the Village. The Village is also reviewing ordinances and making appropriate changes.

Mr. Godhardt stated that Village of Hinckley is in the final draft of the subdivision and zoning ordinances and have since hired two consultants to work with the Village.

Mr. Tompkins from Maple Park stated that the Village is close to selling their SSA Bonds. Both John Claire Ltd and Grand Point Homes were approved to develop over the next 10 to 15 years.

Mr. Steimel stated that DeKalb County is moving towards approving a Stormwater Management Plan for the whole County and is also considering a Greenways and Trails Plan of which the latter is strictly voluntary while the other is not..

7. End-of-Year Schedule

The Regional Planning Commission discussed the problems associated with attempting to convene over the holidays as the next scheduled meeting falls upon Thanksgiving this year. All the Commissioners present agreed to have their next meeting on January 25, 2007.

8. Adjournment -- Mr. Partridge moved to adjourn, seconded by Mr. Tompkins, and the motion carried unanimously.

Respectfully submitted,

Roger Steimel
Vice-Chairman, DeKalb County Regional Planning Commission

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