

**PLANNING AND ZONING COMMITTEE
MEETING MINUTES
August 24, 2005**

The Planning and Zoning Committee of the DeKalb County Board met on August 24, 2005 at 7:00 p.m. in the Conference Room East located in the DeKalb County Administration Building. In attendance were Committee Members: Roger Steimel, Marlene Allen, Eileen Dubin, Vince Faivre, Howard Lyle, Steve Slack, and staff members Paul Miller and Derek Hiland. Audience members included: Greg Millburg, Tom Engstrom, Dave Gfellers, Todd Carlson and Larry Breeden.

Mr. Steimel, Committee Chairman, called the meeting to order. He noted that Committee member Patricia Vary was absent.

APPROVAL OF MINUTES

Mrs. Dubin moved to approve the minutes of the July 27, 2005 meeting of the Planning and Zoning Committee, seconded by Mr. Slack, and the motion carried unanimously.

APPROVAL OF AGENDA

Mr. Lyle moved to approve the agenda, seconded by Mrs. Allen, and the motion carried unanimously.

SPECIAL USE PERMIT -- Request of Christ Community Church for a new church use on property located on the west side of North First Street in Mayfield Township, Petition MY-05-12

Mr. Miller explained that Christ Community Church has filed an application for a Special Use Permit for a new church, in accordance with the requirements of Section 9.01.B.2 of the DeKalb County Zoning Ordinance. The petition is to allow the construction and operation of a church on a 26-acre property located on the west side of North 1st Street, approximately 2,130 feet south of South Mayfield Road, in Mayfield Township. The subject property is zoned A-1, Agricultural District.

The subject property is 87-acres in size. The church is proposing to use 26 acres, and sell the balance. The required public hearing was held on August 11, 2005 by DeKalb County Hearing Officer Ron Klein. Representatives for the petitioner provided evidence, testimony and exhibits for the proposed church development. The County Engineer provided a letter that indicated a need for some changes to the proposed driveway, as well as the need to dedicate the North First Street right-of-way. Ten members of the public spoke in opposition to the request, one in favor, and one asked a neutral question. The Hearing Officer has submitted his findings and recommends approval of the Special Use Permit with conditions.

Mr. Slack asked how far away from city limits this proposed site location was, the board agreed that was approximately one-third of a mile outside any city limit. Mr. Miller pointed out that both the City of DeKalb and the City of Sycamore have shown the area to remain in agricultural use on their

respective comprehensive plans. Sycamore shows no growth west of the Kishwaukee River, and DeKalb shows the Mayfield Township boundary as its growth limit. Mr. Miller confirmed that neither city is obligated to abide by their plans, but that it was unlikely that houses would be approved by the County around the proposed church.

Mr. Faivre addressed the need for the church to recognize the agricultural uses that surround this property. He stated that farm fields are picturesque when the crops are growing, but there are times when there is noise, odors and dust throughout the year. Mr. Faivre felt it was important for the church to realize the uses surrounding the property so that there are not complaints in the future. Larry Breedan, representing Christ Community Church, responded that they were aware of their surroundings and did not anticipate any conflicts.

Mr. Slack asked why the church had selected this site. Mr. Breedan explained that they had looked at 15 other sites, but some sold and some were too far away. He stated that the church wanted to locate here because 60 local residents are members of the existing Christ Community Church on Randall Road in Kane County and asked that a new church be built in DeKalb County.

Mr. Steimel addressed his concerns regarding the future need for a left turn lane in North 1st Street to move church traffic off the road without causing traffic to back up. He stated that the church should be partially responsible for the cost of adding a turn lane in the future. Mr. Steimel also inquired about the drainage from the site and asked that the church be sure of its stormwater plans for the site. Mr. Miller verified that the grading plan had been reviewed by the County Engineer, and that, if approved, the church would be required to finalize the stormwater management plan as part of the Building Permit.

Tom Engstrom cited some of the reasons for the new church and said if this petition is denied they will be coming back with an alternative location within the County for approval. Mr. Steimel observed that there are worse neighbors than a church. Mr. Miller stated that the Committee members should evaluate the criteria for granting a Special Use because that is the expectation for the County Board as well.

An initial poll of the Committee members indicated a possible split vote, three in favor and three opposed. Those opposed expressed sympathy for the surrounding property owners who had spoken in opposition to the church proposal, citing concerns over traffic, changes to the character of the area, and the likelihood that development of the church would lead to the development of houses on the surrounding properties. Mr. Breedan confirmed that the church would sell the balance of the property as soon as possible, and that a development company had expressed interest in purchasing the land. Mr. Steimel noted that the County is growing, and that the growth cannot be stopped, only controlled. He expressed again the importance of a left turn lane in the future. Mr. Steimel also noted that the County had approved both the Lutheran Church in Sandwich and the Lutheran Church in Sycamore, both of which were also in isolated agricultural land with only a few houses nearby.

Mr. Faivre asked Mr. Miller to iterate the conditions of approval that had been discussed. These included:

1. Construction and operation of the church shall be in substantial accordance with the plans, submitted with the application;
2. The church shall dedicate 50-foot-wide right-of-way from the centerline of North 1st Street along the length of the property frontage on North 1st Street;
3. Stormwater management plans shall include all necessary facilities and improvements to assure erosion control in accordance with applicable County and Federal standards;
4. At such time in the future as it is determined by the County Engineer that in order to maintain or improve the efficiency of traffic flow on North 1st Street a left-turn lane is required for north-bound traffic seeking access to the church property, the Christ Community Church shall pay the costs of constructing such a turn lane;
5. The Site Plan for the church shall be revised to show only one exit lane for the drive on to North 1st Street, in accordance with the recommendation of the County Engineer;
6. The Site Plan for the church shall be revised to show that curb and gutter associated with the drive and parking lot shall halt at the new right-of-way line established by the dedication required in item #2 above;
7. Exterior elevation drawings for the east facade of the church shall be revised to provide more articulation and visual interest for the large wall on the north half of the facade; and
8. Light fixtures for the parking lot and exterior building lights shall use a fully flush lens rather than a dropped lens.

Following further discussion, Mr. Faivre moved to approve the Special Use with conditions, seconded by Mrs. Allen, and the motion carried unanimously.

ADJOURNMENT - *Motion to adjourn by Mrs. Allen, seconded by Mr. Lyle, and the motion carried unanimously.*

Respectfully submitted,

**Roger Steimel, Chairman
Planning and Regulations Committee Chairman**

DMH:dmh

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