

**PLANNING AND ZONING COMMITTEE
MEETING MINUTES
November 28, 2007**

The Planning and Zoning Committee of the DeKalb County Board met on November 28, 2007 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, Anita Turner, Vince Faivre, Michael Haines, Pat Vary, and staff members Paul Miller and Rebecca Von Drasek. Also in attendance was Marcia Hayes from Illini Farms.

Mr. Steimel, Planning and Zoning Committee Chairman, called the meeting to order, and noted that all members from the Committee were present except Eileen Dubin.

APPROVAL OF MINUTES

Mr. Faivre moved to approve the minutes of the October 24, 2007 meeting of the Planning and Zoning Committee, seconded by Ms. Allen, and the motion carried unanimously.

APPROVAL OF AGENDA

Ms. Vary moved to approve the agenda, which was seconded by Mr. Haines, and the motion carried unanimously.

INTERIM SPECIAL USE PERMIT

Mr. Miller briefed the Committee on the petition by Illini Farms, Inc. for an Interim Special Use Permit to allow construction of agricultural labor housing on the property at 31911 Hunter Road in Kingston Township. Mr. Miller explained that the entire property is 160 acres in size, however, only 120 acres are located within unincorporated DeKalb County. He summarized the testimony from the public hearing which was conducted on November 15, 2007 by DeKalb County Hearing Officer Kevin Buick. Illini Farms, the petitioner, is proposing to remove one of the current mobile homes and replace it with a new modular home in a different location. The petitioner asserted during the public hearing that the new house and the remaining mobile home are residences for farm employees. Mr. Miller emphasized to the Committee that by labeling the Special Use as Interim that the Use is not intended to go on indefinitely, and that in the future the agricultural housing would be removed. He explained that a Special Use for one agricultural labor house was granted to the farm in 1991, but it was unclear how the second mobile home was approved. Regardless, because the County subsequently changed agricultural labor housing to the category of Interim Special Use, if the petition is to be approved, it should be for two dwellings. Further, if the Interim Special Use is granted the petitioner will be required to annually provide an affidavit that both houses are still occupied by farm employees.

The Hearing Officer recommended approval of the Interim Special Use Permit for two agricultural laborer houses, with conditions. Conditions include that the septic system for the new house shall be per County Health Department regulations, and the requirement that the property owner provide an annual affidavit to the effect that both units are occupied by employees of the farm.

Ms. Vary asked why the petitioner was requesting a change in the location for the new modular home. Marcia Hayes, Illini Farms representative, responded that the modular home was slightly larger than the mobile home to be removed and that there was an existing concrete pad in the proposed location. Additionally, the petitioner asserted that this layout provided additional space between the units.

Mr. Steimel inquired if the home would meet setback requirements. Mr. Miller confirmed that the site plan provided does meet the requirements for the zoning district.

Ms. Allen asked when the agricultural housing was no longer necessary if the petitioner planned to remove the cement pad and modular home. Ms. Hayes indicated that the unit and cement pad would be removed.

Mr. Haines asked staff if any concerns were raised by the public. Mr. Miller responded that no members of the public spoke in favor of or in opposition to the petition at the public hearing, but that one neighboring property owner did visit the Planning Department offices to voice a concern over dust created from the gravel road used by Illini Farms trucks. Mr. Miller suggested that the neighboring property owner contact the road commissioner in Kingston Township, Mr. Larry Myelle, and discuss options to address the dust. Mr. Miller also noted that the neighbor was not concerned about the specifics of the Interim Special Use.

Mr. Haines suggested that Illini Farms had locations throughout the County and appear to be a good neighbor.

Mr. Steimel stated that he had no objections to the petition as it was not an increase in the density of residences on the property.

Mr. Haines moved to approve the petition with the conditions set forth by the Hearing Officer and send the County Board for approval, seconded by Ms. Vary, and the motion carried unanimously.

Mr. Steimel noted that the County Board will make a final decision on the issue at the December 19, 2007 meeting at 7:30 pm in the Gathertorium.

ADDITIONAL ITEMS

Mr. Miller reminded the committee of the cancellation of the December 26, 2007 Planning and Zoning Meeting.

The Committee confirmed with staff the next regular meeting date as January 23, 2008 at 7:00pm in Conference Room East.

Additionally, Ms. Vary inquired as to why she had not been receiving every public notice for zoning actions. Mr. Miller explained that staff generally only sent public notices to the representatives of the districts where an action is proposed. Mr. Miller then offered to send public notices to the entire Planning and Zoning Committee for future zoning actions.

ADJOURNMENT -- *Mr. Faivre moved to adjourn, seconded by Ms. Turner, and the motion carried unanimously.*

Respectfully submitted,

Roger Steimel
Planning and Zoning Committee Chairman

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