

**PLANNING AND ZONING COMMITTEE
MEETING MINUTES
February 25, 2009**

The Planning and Zoning Committee of the DeKalb County Board met on February 25, 2009 at 7:00 p.m. in the Conference Room East located in the DeKalb County Administration Building. In attendance were Committee Members Ken Andersen, Larry Anderson, Ruth Anne Tobias, John Hulseberg, Marlene Allen, Pat Vary and Stephen Walt, and staff members Paul Miller and Rebecca Von Drasek. Also in attendance was Jeff Tenney, Dorothy Tenney, Dave Tenney, Gary Frieders, Mel Hass, Rodney Kyler, Steve Rosene, Roger Craigmile, and Dave Liddy.

Mr. Andersen, Planning and Zoning Committee Chairman, called the meeting to order, and noted that Michael Haines was absent.

APPROVAL OF AGENDA

Mr. Andersen added an update by Ms. Tobias regarding the Regional Water Supply Update to the agenda.

Mr. Anderson moved to approve the agenda as amended, seconded by Ms. Vary, and the motion carried unanimously.

APPROVAL OF MINUTES

Ms. Vary asked staff for updates to the issues noted within the January 28, 2009 minutes, specifically the Evergreen Village mitigation submission and if staff had contacted the Clerk's office regarding Special Use requirements.

Mr. Miller noted that he had contacted Mary O'Toole regarding the mitigation submission and it had not yet been submitted. He agreed to update the Committee again in March. He also noted that he had not yet had the opportunity to meet with the Clerk's office but would endeavor to do so before the next Committee meeting.

Ms. Tobias moved to approve the minutes of the January 28, 2009 meeting of the Planning and Zoning Committee, seconded by Ms. Vary, and the motion carried unanimously.

SPECIAL USE PERMIT

Mr. Miller explained the Special Use Permit application by Elite Mobile Services for their business operations on the property at 10211 Keslinger Road in Afton Township. The property is zoned BC, Business Conservation District. The required public hearing was conducted on January 29, 2009 by DeKalb County Hearing Officer Kevin Buick, at which the petitioners explained that they purchased the subject property, which had previously been used as an indoor and outdoor remote-control car race track, and initially used it for a business consisting of pick-up and delivery service for construction office trailers. However, the business has expanded to include storage and rehabilitation of such trailers, as well as seal-coating and asphalt service,

garage door repair service, and residential hard floor installation service. Mr. Miller explained that the outside storage of the construction trailers is neither a permitted nor a Special Use in the BC District, but the petitioner asserted at the public hearing that the use is substantially similar to an auto sales and service use, which is a possible Special Use in the Business District. Staff noted that, if the application is approved, there should be a specific list of permitted uses on the property, and the area where outside storage of the trailers is allowed should be clearly delineated. Mr. Miller also noted a number of site improvements that would be necessary to bring the property into compliance with Zoning Ordinance regulations, including fencing, landscaping and parking. The Hearing Officer submitted his findings and recommended approval of the Special Use Permit with conditions.

Ms. Vary noted that she had visited the site with Mr. Andersen and found it to be in disrepair, with tires and piles of asphalt visible from the road. Ms. Vary asked suggested that the site should not be allowed to look like a junkyard. She added the proposed fencing and landscaping was necessary to sufficiently screen the property, and expressed concern about where asphalt and oil materials would be stored on the site. Dave Tenney explained that the asphalt and seal-coating business operations consisted of a truck driving to pick up materials at an offsite location and then delivering materials to a job site. He emphasized that the only materials on-site would be surplus and would be stored in the truck's holding tank. Mr. Tenney also informed the Committee that they intended to clean up the site further but that weather had slowed their progress.

Ms. Tobias asked the applicant how much additional asphalt was necessary for the site. Mr. Tenney indicated that on the site plan the driveway and parking lot were areas that would need to be paved.

Mr. Miller suggested that as a condition of approval the County could require that the property be maintained in a neat and orderly fashion.

Mr. Anderson agreed with the idea, noting that he did not want the trash hidden but rather cleaned up. Mr. Tenney noted that following approval for the use they intended to move the units on to the paved areas which would improve the appearance of the property.

Mr. Andersen asked staff to review the revised site plan submitted by the applicants on February 25, 2009.

Ms. Vary moved to recommend approval with the condition that the Special Use be operated as outlined within the application, that the property be brought into a neat and orderly appearance, and in agreement with the conditions required by the Hearing Officer, seconded by Mr. Walt, and the motion carried unanimously.

Mr. Andersen noted the County Board would vote on the Ordinance at its March 18, 2009 meeting at 7:30 pm in the Gathertorium of the Legislative Center.

SPECIAL USE PERMIT

Mr. Miller explained the Special Use Permit application by the Aurora Sportsmen Club was to amend their current Special Use Permit for their property in Clinton Township. The subject property consists of 518 acres located on the south side of Preserve Road, west of Waterman Road, extending south of Rueff Road, in Clinton Township. Most of the proposed activities associated with the gun club would take place on 108 acres located on the north and south side of Rueff Road, west of Waterman Road. The subject properties are zoned A-1, Agricultural District with a Special Use Permit. Mr. Miller explained that the required public hearing was conducted on February 5, 2009 by DeKalb County Hearing Officer Kevin Buick. The uses previously approved included several firing ranges for trap, skeet, "sporting clays," rifle and pistol, an archery range, club house and several accessory buildings, along with a variety of ancillary uses including retail sales to club members from convenience stores and range buildings, club activities including banquets, sport dog training, and sponsoring of competitive meets. The approved recreational camp was to consist of camping areas for RVs, tents and cabins, and include ancillary uses such as fishing and boating, laundry service and bath house. Other improvements were to be large earthen berms, perimeter fencing, several gravel parking lots, guard houses, and three ponds. Staff noted that the mass grading to construct the firing ranges and berms has been completed. Mr. Miller explained that the petitioner is now proposing to phase other site improvements and structures over a period of years rather than build them all at once, as was originally proposed. Some of the property has been sold, reducing the area from 753 to 518 acres. Further, the Aurora Sportsmen's Club has recently signed a contract with the Chicago 2016 Olympic Committee to serve as the shooting venue. If the Olympics take place in Chicago, several structures might be needed on the Aurora Sportsmen's property. Since the exact location and details of these structures is not known, the Club proposed to return for a subsequent Amendment to the Special Use Permit in the future. The petitioner indicated that the proposed Phase 1, for which it is seeking approval, would consist of the pistol, rifle, and archery ranges that have been constructed, a trap and skeet shooting facility (slightly reoriented from the original plan), and two gravel parking lots. Mr. Miller noted that the petitioner proposed to use port-a-johns for sanitary service, and trailers for storage units. He stated that he had spoken with Bob Drake, Director of Environmental Services for DeKalb County, who had indicated that port-a-johns might be sufficient for one-time events but not long-term use. Mr. Miller also noted that staff has asked that the storage trailers not be permitted to be permanently placed on the property, but rather that they be stored at the club's offices when the site is not in use, and transported to the shooting ranges only when needed. The Hearing Officer has submitted his findings and recommends approval of the Special Use Permit with conditions.

Mr. Anderson asked if there was a septic field or if one could be installed. Mr. Miller noted that none had been proposed.

Ms. Vary asked how many people would use the Club facilities. Dave Liddy, representing Aurora Sportsmen's Club, responded that the estimated use would be approximately 30 people on a weekday and possibly 100 a day on a weekend.

Mr. Miller also noted that there were requirements for constructing the parking lot with handicapped accessibility as required by state law.

Mr. Andersen asked if the petitioner wanted to comment further. Mr. Liddy emphasized that the 2016 Olympics would be a \$20 million dollar event and that the Aurora Sportsmen Club would have a better grasp on future development plans once the decision is made in October as to if Olympics will come to Chicago. Mr. Liddy also stated that his organization was willing to work out the bathroom issues with staff.

Mr. Miller explained that staff had received conflicting information regarding the use of the site for the 2016 Olympic venue, he added that regardless of the decision any subsequent phase will need to go through the amendment process.

Ms. Vary moved to recommend approval with the condition that the Special Use be operated as outlined within the application and that the restroom facilities issue be resolved with staff prior to operations as well as with the conditions recommended by the Hearing Officer, seconded by Ms. Allen, and the motion carried unanimously.

DISCUSSION ITEM - Regional Water Supply Update

Ms. Tobias provided the Committee with a handout which outlined how counties could participate with the Regional Water Supply Planning Group. Ms. Tobias explained she continues to be a participant representing the County and that the group was producing a Water Supply Report projecting water demand and supply to the year 2050. She noted that the Kane County Water Study, as well as this new report, consistently show the pull of groundwater from underneath DeKalb County to areas to the east. Ms. Tobias stated that the plan should be finished by June, 2009. She explained that this effort to coordinate water resource management regionally was important and that she would continue to update the Committee on the project. She then went over the handout in detail with the Committee.

Mr. Andersen noted that the water conservation was an important component of “green” building. He mentioned his support for incentives to be offered to encourage retrofitting homes.

Ms. Vary supported offering these types of “carrots”, as well. The Committee briefly discussed methods of encouraging water conservation.

Mr. Hulseberg confirmed that the regional committee was also discussing agricultural practices that need to incorporate water conservation measures. Ms. Tobias indicated that the committee was attempting to address this concern.

DISCUSSION ITEM - Zoning Action Worksheet

Mr. Miller delivered to the Committee a handout which explained the various decisions the Planning and Zoning Committee would be recommending action on to the County Board. The worksheet included a brief explanation of Variations, Special Use Permits, etc.

The next meeting of the Planning and Zoning Committee is scheduled for March 25, 2009 at 7:00pm in the Conference Room East.

ADJOURNMENT

Ms. Tobias moved to adjourn, seconded by Mr. Hulseberg, and the motion carried unanimously.

Respectfully submitted,

**Kenneth Andersen
Planning and Zoning Committee Chairman**

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