

Note: These minutes are not official until approved by the Planning & Zoning Committee at a subsequent meeting. Please refer to the meeting minutes when these minutes are approved to obtain any changes to these minutes.

DeKalb County Government
Sycamore, Illinois

Planning and Zoning Committee Minutes
(October 25, 2017)

The Planning and Zoning Committee of the DeKalb County Board met October 25, 2017 at 6:30 p.m. in the DeKalb County Administrative Building, Conference Room - East, in Sycamore, Illinois. In attendance were Committee Members: Kevin Bunge, Dan Cribben, Tracy Jones, Mark Pietrowski, Craig Roman, and Suzanne Willis. Also in attendance were: Kevin McArtor, Jenna Spychal, and Kevin Buick, for Jonamac Orchard; Jim Hutcheson; Larry Smith; Ernst Nemeth and Laurel Bergren, of Arc Perspectives; Greg Maurice and Lisa Gonzales, of the DeKalb County Health Department; Gary Hanson, County Administrator; Pete Stephan, County Finance Director; County Board Members: John Frieders, Tim Hughes, Roy Plote, and Stephan Reid; and, Community Development Department staff: Derek Hiland and Marcellus Anderson.

Mr. Bunge, Planning and Zoning Vice-Chairman, called the meeting to order, and noted that Mr. Faivre was not in attendance.

APPROVAL OF AGENDA

Mr. Cribben moved to approve the agenda, seconded by Mr. Jones, and the motion carried unanimously.

APPROVAL OF MINUTES

Mr. Jones moved to approve the minutes of the September 27, 2017 meeting, seconded by Mr. Cribben.

Mr. Cribben moved to amend the minutes to reflect that the Committee directed Mr. Hiland to contact the Aurora Sportsman Club regarding a complaint, seconded by Ms. Willis, and the motion carried unanimously.

The motion to approve the amended minutes carried unanimously.

PUBLIC COMMENTS

None.

OLD BUSINESS

None.

NEW BUSINESS – SPECIAL USE PERMIT AMENDMENT- JONAMAC ORCHARD

Mr. Anderson informed the Committee that Jonamac Orchard had submitted an application for an amendment to their Special Use Permit to allow for expansion of the large-scale agritainment use located on the property at 19412 Shabbona Road, Malta, in Malta Township. He explained that the proposed amendment would allow the following new uses: allow the property to be used as a venue to host public and private events outside of their fall season; allow for the production and sale of local, pre-packaged beer, and allow for on-site consumption of locally produced beer, hard cider, and wine. He added that the amendment would also allow for the construction of eight (8) new structures, the replacement of three (3) existing structures, and the expansion of one existing building, between 2018 and 2022. He noted that a public hearing was held on May 4, 2017, which was continued three times, ending on October 5, 2017. He reported that the Hearing Officer recommending approval with conditions.

The Committee questioned the applicants as to their opinion of the proposed conditions and the status of the objection raised by the owners of the neighboring property. Mr. Buick and Mr. McArtor explained that a portion of the proposed conditions were developed through discussions with the owners of the neighboring property to address their concerns.

Mr. Jones moved to recommend approval (with conditions) of the amendment of the Special Use Permit, seconded by Mr. Pietrowski, and the motion was carried unanimously.

NEW BUSINESS – FY2018 BUDGET – HEALTH DEPARTMENT BUDGET APPEAL

Ms. Gonzales and Mr. Maurice presented an appeal of a \$75,000 reduction in the funding for the Solid Waste Program, proposed as a part of the FY2018 DeKalb County budget. They gave a presentation regarding the purpose, accomplishments, and need for the program and the negative effects the reduction would have on the program.

The Committee discussed the proposed appeal at length, taking input from Ms. Gonzales, Mr. Maurice, and several members of the audience.

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Mr. Jones moved to deny the appeal, seconded by Mr. Cribben. Mr. Bunge called for a roll call vote: Mr. Cribben, Mr. Jones, Mr. Pietrowski, and Ms. Willis voted to deny the appeal; Mr. Bunge and Mr. Roman voted to approve the appeal. The appeal was denied.

NEW BUSINESS – FY2018 BUDGET – HEALTH DEPARTMENT BUDGET APPEAL

Mr. Jones presented an appeal of the FY2018 DeKalb County budget in the form of a further \$125,000 reduction in the funding for the Solid Waste Program, with said funds to be applied towards the General Fund to aid in rebuilding the County’s reserve, and then described his reasons for the proposed appeal.

The Committee discussed the appeal at length, taking input from several members of the audience.

Mr. Jones moved to approve the appeal, seconded by Mr. Cribben. Mr. Bunge called for a roll call vote: Mr. Cribben and Mr. Jones voted to approve the appeal; Mr. Bunge, Mr. Pietrowski, Mr. Roman, and Ms. Willis voted to deny the appeal. The appeal failed.

NEW BUSINESS – FY2018 BUDGET – OTHER APPEALS

None.

NEW BUSINESS – FY2018 BUDGET – QUESTION & REVIEW OF FY2018 BUDGET

None.

~~ The Committee took a ten (10) minute break ~~

NEW BUSINESS – SOLAR WORKSHOP

Mr. Hiland related that at its August 23, 2017 meeting, the Committee had requested that he prepare a draft ordinance regarding the solar farms, which he subsequently presented at the Committee’s September 27, 2017 meeting. At that meeting, the Committee reviewed the draft proposal, presenting a number of proposed changes for him to incorporate into the draft ordinance. Mr. Hiland noted that in their packets was the second draft of the proposed ordinance, incorporating the various suggestions presented at the previous meeting. He then informed the Committee that subsequent to their September meeting, he had learned that the Illinois Association of County Zoning Officials (IACZO) would be having a conference on October

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27, 2017, and that one of the key topics would be a discussion of regulations for Solar and Wind installations. Mr. Hiland then requested that the Committee table the review of the draft ordinance until the next Committee meeting so that he could attend the conference, explaining his belief that the draft ordinance would likely benefit from the information he would gain at the conference.

The Committee had an extended discussion regarding the draft ordinance, eliciting comments and questions from audience members, but eventually agreed to table a full review of the draft ordinance until the next Committee Meeting.

OTHER BUSINESS – YEAR END MEETING SCHEDULE

Mr. Cribben moved to reschedule the November 22, 2017 Committee meeting to December 6, 2017, and to cancel the December 27, 2017 meeting, seconded by Ms. Willis, and the motion carried unanimously.

ADJOURNMENT

Mr. Pietrowski motioned to adjourn, seconded by Mr. Cribben, and the motion carried unanimously.

Respectfully submitted,

Kevin Bunge
Vice-Chairman, Planning and Zoning Committee

MOA: moa

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