

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
(September 27, 2017)

The Planning and Zoning Committee of the DeKalb County Board met September 27, 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 & Donna Hickey; Brad Belanger; Jim Hutcheson; Larry Smith; Ernst Nemeth and Laurel Bergren, of Arc Perspectives; County Board Member: Tim Hughes; 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. Pietrowski moved to approve the agenda, seconded by Ms. Willis.

Mr. Cribben moved to amend the agenda to add a discussion of the Aurora Sportsmans Club Special Use Permit under Other Business, as item 8.b, seconded by Mr. Jones, and the motion carried unanimously.

The amended agenda was carried unanimously.

APPROVAL OF MINUTES

Ms. Willis moved to approve the minutes of the August 23, 2017 meeting, seconded by Mr. Roman, and the motion carried unanimously.

PUBLIC COMMENTS

None.

OLD BUISNESS

None.

NEW BUSINESS – SPECIAL USE PERMIT - HICKEY

Mr. Anderson informed the Committee that Kevin and Donna Hickey had submitted an application for a Special Use permit to allow for the operation of a storage business on the property at 12549 University Road, Shabbona, in Milan Township. He explained that the 3.5-acre property contains three (3) existing farm buildings, and that they would like to rent out the excess space in the buildings as storage space for large personal vehicles and equipment or for use as shop space for the storage and maintenance of farm equipment. He noted that a public hearing was held on September 14, 2017, with the Hearing Officer recommending approval with conditions.

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

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. Mr. Hiland noted that in their packets was his first rough draft of such an ordinance. He then went on to explain how he had compiled and sorted the information, and using ordinances from other Counties as an example, created the draft ordinance they had before them. He added that nothing presented in the draft ordinance was set in stone and welcomed their input and review of it.

The Committee commenced an in depth discussion of the various elements of the draft ordinance, at times soliciting commentary from members of the audience attending the committee meeting. A number of changes and clarifications were discussed. Mr. Hiland indicated he would incorporate into these into a revised draft ordinance, which he would present to the Committee at its October meeting.

OTHER BUSINESS – DISCUSSION OF AURORA SPORTSMANS CLUB SPECIAL USE PERMIT

Discussion was had regarding a complaint received by Mr. Cribben about excessive noise that was believed to come from the Aurora Sportsman Club (ASC), and about what was considered excessively early start times for the shooting. The Committee discussed the matter with Mr. Hiland. It was determined that there was no definitive proof that the offending noise had originated at the ASC, and that the activities occurring at the ACS did not appear to be in violation of their Special Use ordinance.

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ADJOURNMENT

Mr. Bunge motioned to adjourn, seconded by Mr. Roman, and the motion carried unanimously.

Respectfully submitted,

Kevin Bunge
Vice-Chairman, Planning and Zoning Committee

MOA: moa

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