

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
(April 26, 2017)

The Planning and Zoning Committee of the DeKalb County Board met April 26, 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, Steve Faivre, Tracy Jones, Mark Pietrowski, Craig Roman, and Suzanne Willis. Also in attendance were: approximately six (6) members of the public; three (3) representatives from Waste Management: Mike Wiersema, Dale Hoekstra, and Don Moran; County Health Department staff: Greg Maurice and Michelle Gibson; and Planning, Zoning, and Building Department staff: Derek Hiland and Marcellus Anderson.

Mr. Faivre, Planning and Zoning Chairman, called the meeting to order.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Mr. Roman moved to approve the minutes of the March 22, 2017 meeting, seconded by Mr. Bunge, and the motion carried unanimously.

PUBLIC COMMENTS

Shawn Bedi, a co-owner of Suburban Apartment complex, located on the southwest corner of Twombly and Annie Glidden Roads, informed the Committee that he had initiated plans to use approximately five (5) acres of the 78-acre property on which the apartment complexes are located for the installation of a solar farm. Mr. Bedi informed the Committee that he subsequently learned about that the moratorium on commercial sustainable energy systems passed by the County Board on April 19, 2017, and that it now prevented him from proceeding. He then presented an argument requesting that he be allowed to continue with his project. Mr. Teague Dickey, of Iconic Energy (the company that would be constructing the installation), provided technical information regarding the proposed project.

Mr. Hiland provided a full description of Mr. Bedi's situation. He informed the Committee that after consultation with the States Attorney Office, it was concluded that the Moratorium, as it was currently worded, would include commercial projects such as what was being proposed by Mr. Bedi.

The Committee proceeded to discuss the matter at length between themselves, Mr. Hiland, Mr. Bedi, and Mr. Dickey. The Committee eventually determined that when it had moved to recommend the Moratorium, it did not intend for it to impede projects such as what Mr. Bedi was proposing.

Mr. Jones moved to change the language of the Moratorium on commercial sustainable energy farms to allow, with a Special Use Permit, a solar installation, the energy of which would be consumed by uses on the property itself, and not being produced for sale to a utility company.

Mr. Hiland explained that solar installations such as they had been talking about were not listed as a permitted or Special Use in the Zoning Ordinance, and that to add them would require a text amendment to add such uses to the Special Use lists of the zoning districts. He then elaborated on the process required, and informed the Committee that staff would prepare the necessary language to begin the process and present it to the Committee at its May 24th meeting.

Mr. Dan Christensen, of DC Trash, stated his opposition to a proposed text amendment to the DeKalb County Solid Waste Plan that was to be reviewed by the Committee later in the meeting, and presented his arguments for why the Committee should consider recommending denial of the proposal.

OLD BUSINESS

There was no old business.

NEW BUSINESS – TEXT AMENDMENT

Mr. Hiland presented a proposal by the Stormwater Management Planning Committee (SMPC) to amend the Stormwater Ordinance by suggesting changes regarding wetland regulations. Mr. Bunge, who is also a member of the SMPC, provided a detailed explanation of the proposal.

Mr. Jones moved to recommend approval of the proposed Text Amendment, Ms. Willis seconded the motion.

Ms. Willis suggested that in Section 10.08.d of the proposed amendment that “4th Edition” be replaced with “latest edition”. The Committee accepted the change as a friendly amendment to the previous motion.

The motion to recommend approval of the Text Amendment with the suggested change was approved unanimously.

NEW BUSINESS – SOLID WASTE PLAN

Mr. Hiland informed the Committee that it was being asked to review and act upon a proposed Text Amendment to the DeKalb County Solid Waste Plan that identifies that the DeKalb County Landfill Expansion would provide waste disposal capacity to the County and its residents for at least the next 20

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years and would meet any needs for landfills or transfer stations in DeKalb County for at least the next 20 years.

Mr. Jones moved to recommend approval of the amendment, Ms. Willis seconded the motion.

Ms. Willis inquired as the need for the amendment. Mr. Hiland explained the history and reasoning behind the amendment.

Mr. Bunge informed the Committee that he had been involved in the preparation of plans for a proposed transfer station in the Town of Cortland. He explained that at the time he had consulted with the State's Attorney Office and had been informed that it would not be a conflict due to the project being under the jurisdiction of the Town. He added however that he was unsure as to his status now that the matter was being presented to Committee for its consideration. He then posed the question that the amendment appeared to prevent any transfer stations from being established for the next 20 years. Mr. Hiland explained that his understanding was that the document could be modified at a later date if so desired by the County Board.

Mr. Hoekstra and Mr. Moran, of Waste Management, gave a presentation to the Committee in support of the amendment, further elaborating on the history the amendment.

The Committee discussed the matter, questioned Mr. Hoekstra and Mr. Moran at length.

Mr. Christensen was recognized by the Committee and allowed to elaborate on the reasons behind his opposition to the amendment.

The Committee discussed the matter further, with several members expressing concerns with the proposed amendment. The Committee determined that it needed clarification on several points regarding the amendment, and it wanted staff to consult with the State's Attorney Office regarding these issues.

Mr. Jones moved to table the matter until the next scheduled meeting of the Planning and Zoning Committee (May 24, 2017) to allow staff time to consult with the States Attorney Office, seconded by Mr. Cribben, the motion was approved unanimously.

OTHER BUSINESS – DEKALB COUNTY LANDFILL

Mike Wiersema, of Waste Management, presented the annual report on the status of the DeKalb County Landfill.

OTHER BUSINESS – RECYCLING ANNUAL REPORT

Michelle Gibson, the Solid Waste Specialist of the DeKalb County Health Department, gave a presentation on the Twenty-Year Update for the DeKalb County Solid Waste Management Plan. She explained that in *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.*

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1995, the County adopted the Plan in accordance with the Solid Waste Planning and Recycling Act of 1988, and that the Act requires that the implementation tasks in the Plan be reviewed and updated every five years. She informed the Committee on the current status of the Plan and its implementation tasks, and elaborated on the recommendations for updates to the Plan.

ADJOURNMENT

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Steve Faivre", written over a horizontal line.

Steve Faivre
Chairman, Planning and Zoning Committee

Moa: moa

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