

*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**

(January 24, 2018)

The Planning and Zoning Committee of the DeKalb County Board met January 24, 2018 at 6:30 p.m. in the DeKalb County Legislative Building, Gathertorium, in Sycamore, Illinois. In attendance were Committee Members: Kevin Bunge, Dan Cribben, Steve Faivre, Mark Pietrowski, Craig Roman, and Suzanne Willis; and Community Development Department staff: Derek Hiland and Marcellus Anderson. Also in attendance were: Ron Cope; Marshall Newhouse and Brian Van Laar, of Boone County; Brad Belanger; Kevin Buick; Greg Milburg, of the DeKalb County Farm Bureau; County Board Members: Tim Bagby, John Frieders, Tim Hughes, Dianne Leifheit, and Roy Plote.

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

#### **APPROVAL OF AGENDA**

*Mr. Pietrowski moved to approve the agenda, seconded by Mr. Roman, and the motion carried unanimously.*

#### **APPROVAL OF MINUTES**

*Mr. Bunge moved to approve the minutes of the December 6, 2017 meeting, seconded by Mr. Roman, and the motion carried unanimously.*

#### **PUBLIC COMMENTS**

Mr. Belanger thanked the Committee for its efforts in attempting to craft a wind energy ordinance. He also presented several questions which he asked the Committee to consider asking the representatives from Boone County regarding the process taken in developing their wind ordinance.

Byron Cann inquired whether the County Board had access to any of the wind data gathered from the wind towers, and stated that it would be useful data for the public to have.

Mel Hass inquired whether this would be the only meeting concerning solar regulations, and Mr. Faivre responded that the public hearing regarding the proposed language was still ongoing and that the Committee would be having further discussions concerning it in the future.

John Craig thanked the representatives from Boone County for coming and asked that the Committee inquire of them whether they considered negative health effects as they developed their wind tower ordinance.

John Lyon read a prepared statement regarding his opposition to another wind farm being allowed in the County, highlighting articular issues he felt needed to be addressed.

#### **OLD BUSINESS**

None.

#### **NEW BUSINESS – SPECIAL USE PERMIT AMENDMENT**

Mr. Hiland informed the Committee that William and Barbara Wade had submitted an application for an amendment to Special Use Permit Ordinance 1991-3, which allowed them to operate an airstrip with airplane storage. That ordinance contained a condition which required that the property be owned by Mr. Wade or Mr. Mahon Sawyer (deceased). The proposed Amendment would change that requirement to “William J. Wade and/or Barbara Wade, or their descendants”.

*Mr. Cribben moved to recommend approval of the proposed amendment, seconded by Ms. Willis, and the motion carried unanimously.*

#### **NEW BUSINESS – FEE AMENDMENT**

Mr. Hiland informed the Committee that, periodically, staff reviews the County’s Building Permit fees to assure that said fees still adequately address the costs for administering and inspecting said permits. He informed the Committee that a review had been made of the fees being charged for telecommunication towers, and found that said fees, which had been set in 1999, were no longer adequate to cover the amount of time and resources used to process said permits. He noted that the proposal was to increase the Building Permit fee for new tower sites to \$7,000 and the fee for co-locates and upgrades to \$2,000.

*Ms. Willis moved to recommend that the fee for the establishment of a new telecommunication tower site be raised to \$7,000 and that the fee for a co-location or upgrade to an existing site be raised to \$2,000, seconded by Mr. Roman, and the motion carried unanimously.*

#### **OTHER BUSINESS – WIND ENERGY PRESENTATION**

Mr. Hiland presented a copy of a map showing current wind energy projects around Illinois, and informed the Committee that he would upload a copy of the map to the County’s website.

Marshall Newhouse and Brian Van Laar, of Boone County, gave a presentation in which they described the process by which Boone County developed its wind energy ordinance, going into particular detail regarding various issues faced and how those issues impacted the process.

An extended discussion followed wherein the Committee questioned the Mr. Newhouse and Mr. Van Laar regarding their process, the issues they faced and how they addressed those issues, and any suggestions

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they might have for DeKalb County as it proceeds to develop its own wind energy ordinance. Among the key topics discussed at length were:

- Assigning different aspects of the issue to individual Board members to focus on, so as not to overwhelm themselves
- The fact that much of time spent working on their ordinance was focused on an amendment to change the minimum setback requirement
- Making sure that whatever language they developed was thoroughly reviewed and vetted by their State's Attorney to insure that the language would not result in language that would be indefensible in court
- Insuring that the public was given sufficient time to voice its concerns
- The development of a waiver from the minimum setback
- Being careful to not become too focused on one topic to the detriment of other concerns
- Contacting other counties who have also developed wind energy ordinances, such as Iroquois County

Mr. Faivre concluded by thanking Mr. Newhouse and Mr. Van Laar for coming to speak to the Committee and asked Mr. Hiland to reach out to Iroquois County to see if they would be willing to send a representative to speak with the Committee.

#### **ADJOURNMENT**

*Mr. Pietrowski motioned to adjourn, seconded by Ms. Willis, and the motion carried unanimously.*

**Respectfully submitted,**

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**Steve Faivre**  
**Chairman, Planning and Zoning Committee**

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