

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 –Special Meeting Minutes
(February 5, 2018)

The Planning and Zoning Committee of the DeKalb County Board met February 5, 2018 at 6:30 p.m. in the DeKalb County Legislative Building, Gathertorium, in Sycamore, Illinois. In attendance were Committee Members: Kevin Bunge, Steve Faivre, Tracy Jones, Mark Pietrowski, Craig Roman, and Suzanne Willis; and Community Development Department staff: Derek Hiland and Marcellus Anderson. Also in attendance were: Brad Belanger; Jamie Walter; Jim Hutcheson; Greg Milburg, of the DeKalb County Farm Bureau; and County Board Members: Tim Bagby and John Frieders.

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

None.

PUBLIC COMMENTS

Mr. Belanger commended the Committee for its efforts in attempting to craft a Solar Energy System ordinance.

Jamie Walter noted that he would like to address the Committee regarding several concerns he had with the language of the proposed Solar Energy System ordinance.

OLD BUSINESS

None.

NEW BUSINESS

None

OTHER BUSINESS – SOLAR ENERGY SYSTEM ORDINANCE WORKSHOP

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Mr. Hiland stated that a public hearing was held on January 31, 2018 regarding three proposed text amendments. One of the proposed amendments was for a Solar Energy System ordinance, which would govern the installation, use, and decommissioning of solar energy systems in unincorporated DeKalb County. Mr. Hiland informed the Committee that an extended discussion was had with the public regarding various elements of the proposed ordinance and that the public hearing had been continued to February 15, 2018 for further discussion.

An extended discussion followed wherein the Committee discussed the issues raised in the public hearing and made a number of changes to the proposed language in an effort to address these concerns. Among the key items discussed were:

- Changing the maximum size of a solar garden from five (5) acres to twenty (20) acres.
- Changing the minimum setbacks requirements
- Including the ability for an application to seek a waiver from the requirement that a solar garden be a special use.
- Changing the maximum height requirements
- Changing the minimum screening requirements
- Noting that the decommissioning regulations will apply to all solar gardens and solar farms.
- Changing the fencing requirements
- Changing the coverage requirements

Mr. Hiland informed the Committee that staff would incorporate the suggested changes into a second draft of the ordinance in time for the continued hearing on February 15, 2018.

ADJOURNMENT

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

Respectfully submitted,

Steve Faivre
Chairman, Planning and Zoning Committee

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