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DeKalb County Government  
Sycamore, Illinois

**Planning and Zoning Committee Special Meeting**  
(December 20, 2018)

The Planning and Zoning Committee of the DeKalb County Board met December 20, 2018 at 6:30 p.m. in the DeKalb County Legislative Center, Gathertorium, in Sycamore, Illinois. In attendance were Committee Members: Steve Faivre, John Frieders, Tracy Jones, Mark Pietrowski, Roy Plote, and, Craig Roman; and Community Development Department staff: Derek Hiland and Marcellus Anderson. Also, in attendance were: Jim Hutcheson, Brad Belanger, Charlie Brown, Nathan Wozniak, Gordon Simanton, Scott & Lily Wetzels, Brett Robinson, and Ronald & Carol Nightingale.

**CALL TO ORDER**

Mr. Faivre, Planning and Zoning Chairman, called the meeting to order, and it was noted that Committee member Suzanne Willis was absent.

**APPROVAL OF AGENDA**

*Mr. Pietrowski moved to approve the agenda, seconded by Mr. Plote, and the order carried unanimously.*

**PUBLIC COMMENTS**

None

**APPROVAL OF MINUTES**

*Mr. Jones moved to approved the minutes of the October 24, 2018 Committee meeting, seconded by Mr. Pietrowski, and the motion carried unanimously.*

**OLD BUSINESS**

None.

**NEW BUSINESS – VARIATION**

Mr. Hiland informed the Committee that Charles Brown, representing Ronald and Carol Nightingale, was seeking to waive the restriction of Section 8.03.D of the DeKalb County Zoning Ordinance in order to allow for the re-establishment of the legal, non-conforming residential use

of a property located at 28752 Moose Range Road, in Sycamore Township. He then gave a brief history of the property and explanation of why the variation was being sought. He informed the Committee that a public hearing was held on November 29, 2018, and that the Hearing Officer had recommended approval of the Variation, with the condition that petitioner submit a building permit to rebuild the existing residence or for the construction of a new residence, within six months of the County Board's approval of the request.

*Mr. Jones moved to recommend approval of the request, with the condition that a building permit application be submitted within six months of County Board approval, seconded by Mr. Roman.*

The Committee then engaged in an in-depth discussion about the Hearing Officer's recommendation that the petitioners be given a six-month period in which to submit a building permit application versus the applicant's request for a period of five years.

*Mr. Jones moved to amend the original motion to change the period for submittal from six months to two years, seconded by Mr. Plote, and the motion carried.*

*The amended motion to recommend approval of the request, with a condition that a building permit application be submitted within two years of County Board approval, carried unanimously.*

#### **NEW BUSINESS – SPECIAL USE PERMIT (DK-18-32)**

Mr. Hiland informed the Committee that MCJ Investments has requested a Special Use Permit to establish and operate a 2-megawatt, 19.64-acre solar garden on the south side of Twombly Road, in DeKalb Township. He informed the Committee that a Public Hearing was held on September 14, 2018, which was then continued to November 1, 2018, and finally concluded on November 15, 2018. He explained to the Committee that delays were due to objections raised by the City of DeKalb to the project, but that the City and the petitioners were able to come to agreement addressing the City's concerns, and had revised the submitted plans to reflect these changes resulting from this agreement. Mr. Hiland informed the Committee that the Hearing officer had recommended approval with conditions. He then asked the Committee to consider the application and forward a recommendation to the full County Board.

*Mr. Pietrowski moved to recommend approval, with conditions, of the Special Use request, seconded by Mr. Roman, and the motion carried unanimously.*

#### **NEW BUSINESS – SPECIAL USE PERMIT (KI-18-36 & KI-18-37)**

Mr. Hiland informed the Committee that NexAmp had requested a Special Use Permit to establish and operate two 2-megawatt solar farms (the first 14.45-acres and the second 19-acres) co-located on property located on the northeast corner of Genoa and Melms Roads, in Kingston Township.

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He informed the Committee that a Public Hearing was held on October 18, 2018, that the Hearing officer had recommended approval with conditions, and asked the Committee to consider the application and forward a recommendation to the full County Board.

*Mr. Jones moved to recommend approval, with conditions, of the Special Use request, seconded by Mr. Plote, and the motion carried unanimously.*

**NEW BUSINESS – SPECIAL USE PERMIT (SH-18-40 & SH-18-41)**

Mr. Hiland informed the Committee that AES DevCo NC had requested two Special Use Permits to establish and operate a two 2-megawatt solar gardens (one 14.03-acres and the second 12.85-acres) on the east side of Tower Road, in Shabbona Township, co-located on the same property. He informed the Committee that a Public Hearing was held on October 18, 2018, that the Hearing officer had recommended approval with conditions, and asked the Committee to consider the application and forward a recommendation to the full County Board.

*Mr. Frieders moved to recommend approval, with conditions, of the Special Use request, seconded by Mr. Roman, and the motion carried unanimously.*

**NEW BUSINESS – SPECIAL USE PERMIT (SO-18-44)**

Mr. Hiland informed the Committee that Soltage had requested a Special Use Permit to establish and operate a 2-megawatt, 9.02-acre solar farm on the east side of Council Road, in Somonauk Township. He informed the Committee that a Public Hearing was held on October 18, 2018, that the Hearing officer had recommended approval with conditions, and asked the Committee to consider the application and forward a recommendation to the full County Board.

*Mr. Jones moved to recommend approval, with conditions, of the Special Use request, seconded by Mr. Frieders, and the motion carried 5 yes and 1 abstention (Mr. Plote).*

**NEW BUSINESS – SPECIAL USE PERMIT (CO-18-45 & CO-18-46)**

Mr. Hiland informed the Committee that Dynamic Energy Solutions had requested two Special Use Permits to establish and operate a two 2-megawatt solar gardens (one 15.72-acres and the second 19.57-acres) on the north side of East North Avenue, in Cortland Township, co-located on the same property. He informed the Committee that a Public Hearing was held on October 25, 2018, that the Hearing officer had recommended approval with conditions, and asked the Committee to consider the application and forward a recommendation to the full County Board.

*Mr. Pietrowski moved to recommend approval, with conditions, of the Special Use request, seconded by Mr. Plote, and the motion carried unanimously.*

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**NEW BUSINESS – SPECIAL USE PERMIT (CL-18-47)**

Mr. Hiland informed the Committee that Cypress Creek Renewables Development had requested a Special Use Permit to establish and operate a 2-megawatt, 30-acre solar farm on the southwest corner of Preserve and Kane Roads, in Clinton Township. He informed the Committee that a Public Hearing was held on November 8, 2018, that the Hearing officer had recommended approval with conditions, and asked the Committee to consider the application and forward a recommendation to the full County Board.

*Mr. Frieders moved to recommend approval, with conditions, of the Special Use request, seconded by Mr. Roman, and the motion carried unanimously.*

**NEW BUSINESS – SPECIAL USE PERMIT (AF-18-48 & AF-18-49)**

Mr. Hiland informed the Committee that SolarStone had requested two Special Use Permits to establish and operate a two 2-megawatt solar gardens (both 13.8-acres) on the east side of Crego Road, in Afton Township, co-located on the same property. He informed the Committee that a Public Hearing was held on November 8, 2018, that the Hearing officer had recommended approval with conditions, and asked the Committee to consider the application and forward a recommendation to the full County Board.

*Mr. Frieders moved to recommend approval, with conditions, of the Special Use request, seconded by Mr. Pietrowski, and the motion carried unanimously.*

**NEW BUSINESS – SPECIAL USE PERMIT (CO-18-50 & CO-18-51)**

Mr. Hiland informed the Committee that US Solar had requested two Special Use Permits to establish and operate a two 2-megawatt solar gardens (one 9.4-acres and the second 8-acres) on the south side of Bethany Road, in Cortland Township, co-located on the same property. He informed the Committee that a Public Hearing was held on November 8, 2018, that the Hearing officer had recommended approval with conditions, in particular, that a line of screening be added along the east property line between the proposed sites and the neighboring residences. Mr. Hiland then asked the Committee to consider the application and forward a recommendation to the full County Board.

*Mr. Jones moved to recommend approval, with conditions, of the Special Use request, seconded by Mr. Plote, and the motion carried unanimously.*

The Committee then questioned Nathan Wozniak, representing US Solar, at length regarding the concerns raised at the public hearing. The Committee was particularly concerned that the US Solar

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had not attempted to contact the neighboring residents regarding the project, and about the nature of the screening to be placed between the project area and the neighboring residences. Mr. Plote also inquired whether the nearby communities of Sycamore or Cortland had given any opinions regarding the project. Mr. Hiland responded that neither community had expressed any concerns about the proposed project.

*The Committee moved to amend the original motion to include the following two requirements: the petitioner shall prepare and present a preliminary landscape plan in sufficient time for County Staff to be able to review and comment on it at the next scheduled County Board meeting (January 16, 2019); and, for the petitioner to provide evidence that they have contacted the neighboring residences and attempted to resolve their concerns prior to the next County Board meeting. The amended motion was carried unanimously.*

*The amended motion was then carried unanimously.*

#### **NEW BUSINESS – SPECIAL USE PERMIT (SH-18-52 & SH-18-53)**

Mr. Hiland informed the Committee that Forefront Power had requested two Special Use Permits to establish and operate a two 2-megawatt solar gardens (one 15.58-acres and the second 17.85-acres) on the north side of Preserve Road, in Shabbona Township, co-located on the same property. He informed the Committee that a Public Hearing was held on November 8, 2018, that the Hearing officer had recommended approval with conditions, and asked the Committee to consider the application and forward a recommendation to the full County Board.

*Mr. Plote moved to recommend approval, with conditions, of the Special Use request, seconded by Mr. Pietrowski, and the motion carried unanimously.*

#### **NEW BUSINESS – SPECIAL USE PERMIT (KI-18-54 & KI-18-55)**

Mr. Hiland informed the Committee that Forefront Power had requested two Special Use Permits to establish and operate a two 2-megawatt solar gardens (both 16.8-acres) on the east side of Wolf Road, in Kingston Township, co-located on the same property. He informed the Committee that a Public Hearing was held on November 8, 2018, that the Hearing officer had recommended approval with conditions, and asked the Committee to consider the application and forward a recommendation to the full County Board.

*Mr. Jones moved to recommend approval, with conditions, of the Special Use request, seconded by Mr. Roman, and the motion carried unanimously.*

#### **NEW BUSINESS – SPECIAL USE PERMIT (SO-18-56)**

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Mr. Hiland informed the Committee that Summit Ridge Energy had requested a Special Use Permit to establish and operate a 2-megawatt, 13-acre solar farm on the east side of Somonauk Road, in Somonauk Township. He informed the Committee that a Public Hearing was held on November 29, 2018, that the Hearing officer had recommended approval with conditions, and asked the Committee to consider the application and forward a recommendation to the full County Board.

*Mr. Pietrowski moved to recommend approval, with conditions of the Special Use request, seconded by Mr. Roman, and the motion carried unanimously.*

#### **NEW BUSINESS – SPECIAL USE PERMIT (CO-18-57 & CO-18-58)**

Mr. Hiland informed the Committee that SolarStone had requested two Special Use Permits to establish and operate a two 2-megawatt solar gardens (one 14.7-acres and the second 14.3-acres) on the southwest corner of State Route 64 and Larson Road, in Cortland Township, co-located on the same property. He informed the Committee that a Public Hearing was held on November 29, 2018, that the Hearing officer had recommended approval with conditions, and asked the Committee to consider the application and forward a recommendation to the full County Board.

*Mr. Pietrowski moved to recommend approval, with conditions, of the Special Use request, seconded by Mr. Frieders, and the motion carried unanimously.*

#### **OTHER BUSINESS / REPORTS**

None

#### **ADJOURNMENT**

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

**Respectfully submitted,**

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

MOA: moa

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