

*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**  
(January 23, 2019)

The Planning and Zoning Committee of the DeKalb County Board met January 23, 2019 at 6:30 p.m. in the DeKalb County Administrative Building, Conference Room-East, in Sycamore, Illinois. In attendance were Committee Members: Steve Faivre, John Frieders, Tracy Jones, Mark Pietrowski, Roy Plote, Craig Roman, and Suzanne Willis; and Community Development Department staff: Derek Hiland and Marcellus Anderson. Also, in attendance were: Gary Hanson, County Administrator; Greg Milburg; Jim Hutcheson; Scott & Lilly Wetzel; Terry Martinson; Ken Holcomb; Brian Taylor; and, Nathan Wozniak, representing US Solar.

**CALL TO ORDER**

Mr. Faivre, Planning and Zoning Chairman, called the meeting to order. Committee members Mr. Frieders and Mr. Plote arrived late.

**APPROVAL OF AGENDA**

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

**PUBLIC COMMENTS**

None

**APPROVAL OF MINUTES**

*Mr. Jones moved to approved the minutes of the December 20, 2018 Committee meeting, seconded by Mr. Roman, and the motion carried unanimously.*

**OLD BUSINESS – SPECIAL USE REQUEST CO-18-50 & CO-18-51**

Mr. Hiland informed the Committee that US Solar had requested two Special Use Permits to establish and operate two 2-megawatt solar gardens co-located on a property on the south side of Bethany Road, in Cortland Township, He noted that a public hearing was held on November 8, 2018, and that the Hearing Officer recommended approval with conditions. He noted that the requests came before the Committee on December 20, 2018, and that the Committee recommended approval with conditions. Mr. Hiland noted that on January 16, 2019, the requests went before the

County Board, and that the Board decided to remand the matter back to the Committee for further discussion.

*Mr. Jones moved to recommend approval, seconded by Ms. Willis.*

The Committee entered into an in-depth discussion of the requests, questioning Mr. Nathan Wozniak, representing US Solar, and the owners of several of the adjoining properties. The discussion focused on two primary issues: The Committee's dissatisfaction with effort made by Mr. Wozniak to contact the surrounding residents to attempt to come to a resolution regarding their concerns; and, the nature and details of the screening to be placed between the project sites and the adjoining residences, and the potential effectiveness of the proposed screening.

*Ms. Willis moved to amend the recommendation to include the following conditions:*

*A landscaped plan, prepared by an ASLA licensed landscape architect, depicting and detailing all of the landscaping and screening to be included on the project sites shall be submitted for the review and approval by staff, prior to the issuance of any building permits.*

*Screening shall be provided between the project sites and the residences on those properties adjoining the subject property. Said screening must obscure at least fifty percent (50%) of the view of the project sites from the first-floor elevation of said residences within seven (7) years of installation. Said screening shall consist of evergreens or other plantings capable of providing year-round screening. The screening may be located on either the project sites or on the adjoining properties.*

*The amendment was seconded by Mr. Pietrowski, and the amendment carried unanimously.*

*The amended recommendation carried unanimously.*

## **NEW BUSINESS – SPECIAL USE REQUESTS: SQ-19-02, SQ-19-03, FR-19-04, & FR-19-05**

Mr. Hiland informed the Committee that Cenergy Power had requested four Special Use Permits to establish and operate two sets of two 2-megawatt solar gardens. The first set of two adjoining solar gardens (SQ-19-02 and SQ-19-03) would be located on the west side of Somonauk Road, in Squaw Grove Township, both approximately 9.45-acres in size. The second set of two adjoining solar gardens (FR-19-04 and FR-19-05) would be located on the south side of State Route 72, in Franklin Township, both approximately 9-acres in size. Mr. Hiland informed the Committee that public hearings for these applications on January 3, 2019, that the Hearing Officer had

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recommended approval with conditions for each of the applications, and asked the Committee to consider the applications and forward recommendations to the full County Board.

*Mr. Pietrowski moved to recommend approval of all four of the requests, with conditions, seconded by Mr. Jones, and the motion carried 6 yes and 1 abstention (Mr. Frieders).*

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

None

#### **ADJOURNMENT**

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

**Respectfully submitted,**

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

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