

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
(May 22, 2019)

The Planning and Zoning Committee of the DeKalb County Board met May 22, 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, Roy Plote, Craig Roman, and Suzanne Willis; and Community Development Department staff: Derek Hiland and Steve Julseth. Also, in attendance were: Greg Milburg, of the DeKalb County Farm Bureau; John & Valerie Weberpal; Jim Hutcheson; Ken Anderson; and, Chuck Shepard.

CALL TO ORDER

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

APPROVAL OF AGENDA

Ms. Willis moved to approve the agenda, seconded by Mr. Roman, and the order carried unanimously.

PUBLIC COMMENTS

None

APPROVAL OF MINUTES

Mr. Jones moved to approved the minutes of the January 23, 2019 Committee meeting, seconded by Ms. Willis, and the motion carried unanimously.

OLD BUSINESS

None

NEW BUSINESS – SPECIAL USE REQUEST - SY-19-8

Mr. Hiland informed the Committee that Valarie and John Weberpal have requested a Special Use Permit to establish and operate an art studio on property located at 16521 Swanson Road, in Sycamore Township. Mr. Hiland informed the Committee that a public hearing for the application was held on April 18, 2019, that the Hearing Officer had recommended approval with conditions,

and asked the Committee to consider the applications and forward a recommendation to the full County Board.

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

CHAPTER 14 BUILDING CODE AMENDMENT OF THE COUNTY CODE

Mr. Hiland informed the Committee that staff was working with the Cities of DeKalb and Sycamore to update their respective building codes to the 2015 code series. He introduced Steve Julseth, the DeKalb County Building Inspector, and then explained the steps taken to achieve these updates. He noted that the Committee members had been previously provided with an amended copy of the 2015 code for their review, and noted that staff was there to respond to any questions they may have about the suggested update or amendments.

Mr. Jones inquired whether a public hearing was required for the adoption of the updated codes. Mr. Hiland responded that anything not related to land rights or zoning does not require a public hearing, just consideration by the Committee and approval by the County Board. Mr. Hiland noted the DeKalb County Health Department went through a similar kind of text update to Chapter 14 in 2017, and that staff was following the same procedures.

Mr. Frieders inquired as to who falls under the building code. Mr. Hiland responded that anyone who sought to construct a structure and were not agriculturally exempt. Mr. Hiland noted however that updating of current building codes would be a topic of upcoming Regional Planning Commission meetings, noting that most of the County's communities were still under the 2006 code series, and at the RPC members were talking about updating the code series they were using.

Mr. Faivre inquired as to how much of a difference existed between the 2015 code series and the 2018 series. Mr. Hiland responded that he did not know the details of the 2018 series well enough to answer that question. Mr. Julseth did note that "Tiny Houses" were an element in the 2018 series that was not in the 2015 series. Mr. Jones noted that he preferred to advance slowly, noting that the most recent code series had elements he was not in favor of.

Mr. Hiland elaborated further upon the efforts taken by the Cities of DeKalb and Sycamore in reviewing the 2015 Code series prior to adopting it.

The Committee then had an extended discussion regarding the proposed amendments to the Code Series, changes the 2015 Code Series would bring, and the reasons for adopting these changes.

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Mr. Shepard introduced himself and explained his background. He talked about the City of DeKalb's review of the 2015 Code Series, and explained the challenges they experienced. He also spoke about the City of Sycamore's progress in doing so.

Mr. Anderson introduced himself and explained his background. He talked about the need for Codes to be updated, and voiced his support for the 2015 Code Series and the efforts of the County and the local communities to try to bring all their codes into conformity to each other.

Mr. Hiland noted that he would be bring this matter before the Regional Planning Commission as a topic of discussion.

Mr. Pietrowski inquired whether it was possible to reach out to the other communities within the County to see which codes they were using and proactively attempting encourage them to join in the effort to adopt a common code series across the County. Mr. Hiland noted that he was speaking to some of the other communities about the benefits for doing so, and explained the challenges in trying to bring so many diverse communities under a common code series.

Mr. Plote inquired as to the total number of inspections in the construction of a new house. Mr. Julseth responded that there were approximately six to eight inspections.

Mr. Jones moved to recommend adoption of 2015 International Building Code Series, along with the suggested staff amendments, seconded by Mrs. Willis, and the motion carried unanimously.

OTHER BUSINESS / REPORTS

None

ADJOURNMENT

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

Respectfully submitted,

Steve Faivre
Chairman, Planning and Zoning Committee

MOA: moa

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