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DeKalb County Government
Sycamore, Illinois

**Planning and Zoning Committee Minutes
(April 27, 2016)**

The Planning and Zoning Committee of the DeKalb County Board met on April 27, 2016 at 7:00 p.m. in the Conference Room East located in the DeKalb County Administration Building. In attendance were Committee Members Kevin Bunge, John Emerson, Tim Bagby, Tracy Jones, Steven Faivre, Suzanne Willis, and Anita Turner. Also in attendance were Jane Lux, Greg Maurice, Michele Gibson, Mike Hey, Greg Milburg of the DeKalb County Farm Bureau, and staff members Paul Miller and Rebecca Von Drasek.

Mr. Emerson, Planning and Zoning Committee Chairman, called the meeting to order and noted that all members present.

APPROVAL OF AGENDA

Mr. Jones moved to approve the agenda, seconded by Ms. Willis, and the motion carried unanimously.

APPROVAL OF MINUTES

Ms. Turner moved to approve the minutes of March 23, 2016 meeting of the Planning and Zoning Committee, seconded by Mr. Faivre, and the motion carried unanimously.

PUBLIC COMMENTS

No comments were offered.

DEKALB COUNTY LANDFILL

Mr. Miller explained that Waste Management makes an annual presentation to the Planning and Zoning Committee on the status of the DeKalb County Landfill. Mike Hey of Waste Management then presented a PowerPoint slide show and information on the activities at the landfill over the past year, as well as the current conditions of the property. The presentation included where various uses were located on the landfill site, changes that have taken place on the property, and proposed changes for this year. Mr. Hey noted that volumes of material have increased to the expected demand following approval of the landfill expansion. He anticipated that 2016 would meet the maximum permitted deposits of 500,000 tons. Mr. Hey also indicated that the gas being burned was measuring at 1,200 cubic feet per minute.

The Committee briefly discussed the inner workings of the landfill operation with Mr. Hey.

RECYCLING ANNUAL REPORT

The Committee discussed all the upcoming recycling events. Ms. Gibson noted that the information regarding upcoming recycling events could be found on the Health Department's web site (<http://dekalbcounty.org/Health/environmental/waste.html>).

TAX ABATEMENT PROGRAM FOR SMALL BUSINESS COST OF CODE COMPLIANCE

Mr. Miller explained that the Planning and Zoning Committee discussed, at its meeting of February 24, 2016 and March 23, 2016, the possibility of the County adopting a tax abatement program for small businesses to offset the costs of code compliance. In particular, the costs of meeting the mandatory requirements of the Illinois Accessibility Code (handicapped-accessible bathrooms) were identified as being burdensome for business development. A program could be developed which allowed a possible business to apply for tax abatement for a period of years to offset the identified costs of Code compliance. Mr. Miller explained that staff has further refined the tax abatement program, and detailed the assumptions which staff made within the April 20, 2016 memo outlining the program.

Mr. Faivre indicated that he intended for the program to qualify business for property tax abatement and was not a grant program.

Mr. Faivre asked if staff would be able to create a test case. Mr. Miller agreed to reach out to Paul Borek, of the DeKalb County Economic Development Corporation.

Mr. Faivre thought that there might be property owners in the County whom would be willing test cases and whom could attest to the additional costs of compliance with the Illinois Accessibility Code.

The Committee briefly discussed if an architect or engineer would have the capacity to create a reasonable cost estimate or if the County would need to create a cost schedule of improvements which might be required. The Committee agreed that the program would be intended to encourage business development.

Mr. Miller agreed to further revise his memo to respond to the Committee members suggestions to date, including that the program is intended to be a tax abatement program, that the abatement would not go below zero for a property tax bill, the cap for the program would stay at \$100,000 value of improvements (\$50,000 abatement at \$10,000 per year for five years). Mr. Miller also agreed to contact a couple of property owners currently developing businesses in unincorporated DeKalb County to discuss their costs.

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POSSIBLE ZONING TEXT AMENDMENTS

The Planning and Zoning Committee, at its meeting of March 23, 2016, reviewed possible Zoning Text Amendments related to allowing more businesses to develop in unincorporated DeKalb County, as well as several other possible Amendments related to issues that have arisen through administration of the Ordinance over the past several years. The Committee directed staff to prepare an additional possible Text Amendment to allow a greater number of “agritainment”-type uses on rural properties.

Mr. Jones suggested that the public hearing should be scheduled for mid-June. Mr. Miller agreed.

Mr. Faivre inquired about the prohibition of containers and stated that he felt it was a matter of taste. Mr. Miller explained that staff regularly receive complaints when these units are placed on residential properties.

The Committee determined that the application for the Text Amendment could move forward in the review process.

OTHER BUSINESS

Mr. Miller announced the resignation of the Building Inspector, and noted that the position would be posted immediately. He also informed the Committee that staff has been assisting Boone County with their Zoning applications for a few weeks as they handle a staff transition.

ADJOURNMENT

The Planning and Zoning Committee is next scheduled to meet Wednesday, May 25, 2016 at 7:00 p.m. in the Conference Room East.

Ms. Turner moved to adjourn, seconded by Ms. Willis, and the motion carried unanimously.

Respectfully submitted,



John Emerson
Planning and Zoning Committee Chairman