

Note: These minutes are not official until approved by the DeKalb County Regional Planning Commission 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

DEKALB COUNTY REGIONAL PLANNING COMMISSION MINUTES
(March 24, 2016)

The DeKalb County Regional Planning Commission (RPC) met on March 24, 2016 at 7:00 p.m. in the DeKalb County Administration Building, Conference Room East, in Sycamore, Illinois. In attendance were Commission members Cheryl Aldis, Don Pardridge, Rich Gentile, Les Bellah, Misty Haji-Sheikh, Brian Gregory, Liz Peerboom, and Becky Morphey. Also in attendance were Paul Borek, Mark Pietrowski, John Frieders, Greg Milburg and Mark Tuttle of the DeKalb County Farm Bureau Board, and County staff members Paul Miller and Rebecca Von Drasek.

1. **Roll Call** -- *Commission members Dawn Grivetti, Derek Hiland, John Fischer, Martha May Les Redden, Anita Sorensen, and Linda Swenson were absent.*
2. **Approval of Agenda** – *Ms. Peerboom moved to approve the agenda as amended, seconded by Ms. Aldis, and the motion carried unanimously.*
3. **Approval of Minutes** -- *Mr. Gentile moved to approve the minutes from the January 28, 2016 meeting, seconded by Mr. Gregory, and the motion carried unanimously.*

4. Chair and Vice-Chair Elections

Mr. Bella moved to open the nominations for Chairman of the Regional Planning Commission, seconded by Ms. Peerboom, and the motion carried unanimously.

Ms. Aldis nominated Mr. Gregory and moved to close the nominations, seconded by Ms. Peerboom and the motion carried unanimously.

Ms. Morphey moved to open the nominations for Vice-Chairman of the Regional Planning Commission, seconded by Mr. Gregory, and the motion carried unanimously.

Ms. Aldis nominated Ms. Haji-Sheikh and moved to close the nominations, seconded by Mr. Pardridge, and the motion carried unanimously.

5. County Zoning Code Amendment for Business Development

Mr. Miller explained that he had provided the feedback from the RPC meeting in January, 2016 regarding making the County more “business friendly” to the County’s Planning and Zoning Committee at its meeting of February 24, 2016. The P&Z Committee agreed that the idea of possibly allowing “agriculturally-compatible” businesses to locate in the unincorporated areas of the County was too broad, and that “agriculturally-related” would be more in line with the goals of

the County. It was also agreed that the changes to allow the possibility of “agriculturally-related” businesses would not require an amendment to the Unified Comprehensive Plan, as areas designated for “Agriculture” in that Plan would not be compromised by “agriculturally-related” businesses. The proposed would, however, require amendments to the Zoning Ordinance, including a definition for “agriculturally-related” business, as well as changes to the A-1, Agricultural District and Planned Development District regulations. Mr. Miller explained that the next steps for the proposed amendments to the County Zoning Ordinance would include a public hearing to be tentatively scheduled in June. He agreed to contact the municipalities with the public notice.

Mr. Gentile confirmed that the Village would retain their rights to object to uses within a mile and a half of the Village boundaries. Mr. Miller noted that if a use requires a zoning action and the municipality objects to the use, then the County board is required to have a super-majority to allow the use. Mr. Miller also mentioned the capacity of a community to allow a use to create an Annexation Agreement with uses within a mile and a half of their boundaries, which would require the property to annex into the community in the future.

The Commission briefly discussed the pre-application process for zoning actions within the County. Mr. Miller offered to review the Zoning Ordinance and confirm if the procedure is dictated by code or if an informal policy would suffice if a development were proposed.

Mr. Gentile made a motion to recommend that a “pre-application process” be included within the Zoning Ordinance revisions to the planned development process, seconded by Mr. Pardridge, and the motion carried unanimously.

The Commissioners indicated their favorable opinion of the March 10, 2016 staff report. Mr. Miller thanked the Commissioners for their feedback.

6. Leaf- Burning Regulations

Mr. Miller presented the Staff Report on leaf-burning regulations, explaining that municipalities and counties have the authority to regulate outdoor burning, whether of leaves and other yard waste, rubbish, household waste, or other items. Title 35, Subtitle B, of the Illinois Environmental Protection regulations includes regulations related to the open burning of garbage and “domicile waste” (the definition of domicile waste is any refuse generated by a single-family residential use but excluding garbage and landscape waste). The open burning of garbage (defined as refuse from food) is prohibited in Illinois. The open burning of domicile waste is prohibited within one mile of any municipality of 1,000 or more. The burning of landscape waste is permitted on the property on which it is generated, unless within 1,000 feet of a municipality which prohibits landscape burning. Local governments can adopt more restrictive regulations.

The DeKalb County Code has no regulations related to the burning of leaves or yard waste on

properties in unincorporated DeKalb County. This is due to the fact that many property owners burn yard waste as a matter of long practice, and this has been considered a typical activity. However, every year the County receives a handful of complaints from property owners regarding the smoke from burning leaves, particularly as it impacts asthmatics, those with allergies, and others with breathing problems. The County last discussed the issue of burning of waste of all kinds in September of 2009. At that time it was determined that the DeKalb County Sheriff Department would enforce State regulations within unincorporated DeKalb County.

The Planning and Zoning Committee of the DeKalb County Board discussed the issue of leaf burning in January of 2016. It was agreed that the 2009 policy should continue. Sheriff's deputies will respond to complaints about the burning of leaves and landscape waste occurring on properties in unincorporated DeKalb County that are within 1,000 feet of a municipality that bans leaf burning. In the event of such a complaint, an officer will be dispatched to the property to direct the fire be extinguished. A review of municipal regulations indicated that leaf burning is banned in Genoa, Hinckley, Maple Park, Sycamore, and Waterman. The Committee discussed the need for an annual reminder to be sent to property owners affected by the leaf-burning ban. There was also the need for a data base of properties that are within 1,000 feet of a municipality that bans leaf burning. The County Information Management Office has prepared maps showing all properties in unincorporated DeKalb County that are within 1,000 feet of a municipality that bans leaf burning.

Mr. Gentile agreed that a mailing needed to be sent to property owners to further make a public informational campaign to notify property owners. Mr. Miller stated that unlike the municipalities the County does not have utility billing and he stated that he hoped the communities might help get the information to the residents.

The Commissioner's briefly discussed the variety of regulations regarding landscape burning amongst the communities and the method of getting the information to the public.

Mr. Miller offered to provide the communities with a listing of property owners within 1,000 feet of the community boundaries with the burning prohibition, if so requested by those municipalities.

7. Municipal Development Projects/Issues

Mr. Gregory asked if any community wanted to highlight a development.

Ms. Aldis stated that there has been an up-tick in calls and conversations about development.

Mr. Gentile agreed and felt that he was seeing increase in residential construction.

Ms. Haji-Sheikh reported about a few grants that the City of DeKalb is pursuing. She also reported the creation of the DeKalb area arts council.

Mr. Bellah reported an Italian restaurant would be opening in Kirkland.

Mr. Miller noted the many improvements which have been completed in Fairdale, including natural gas installation, community septic, and WIFI service.

Ms. Peerboom agreed that the Village of Maple Park had at least six new homes in the works.

Mr. Pardridge updated the commission on the Shabbona golf course.

8. Next Meeting Date -- The Commission agreed that the next RPC meeting would be held June 23, 2016 at 7 pm in the Conference Room East of the Administration Building.

9. Adjournment -- *Ms. Haji-Sheikh moved to adjourn, seconded by Mr. Hiland, and the motion carried unanimously.*

Respectfully submitted,

Becky Morphey
Chairman, DeKalb County Regional Planning Commission

RGV:rgv
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