

Note: These minutes are not official until approved by the Planning and 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 Minutes
(August 28, 2013)**

The Planning and Zoning Committee of the DeKalb County Board met on August 28, 2013 at 7:00 p.m. in the Conference Room East located in the DeKalb County Administration Building. In attendance were Committee Members John Emerson, Julia Fauci, Charles Foster, Dan Cribben, Anita Jo Turner, Frank O'Barski, and Paul Stoddard. Also in attendance were Marc Johnson, Tracy Jones, Anthony Cvek, John Frieders, Greg Millburg, Jamie Walter, Nick Nagele, Mark Tuttle, Donald Willrett, Phil Montgomery, Eric Lawler, Kevin Hickey, Ed Arndt, Roy Plote, Jim Walton, Steven Drendel, Eric Schmack, DeKalb County State's Attorney Richard Schmack, and County staff members Paul Miller, Gary Hanson, Jane Lux, Greg Maurice, Glenna Johnson, Jim Quinn, and Rebecca Von Drasek.

Ms. Turner, Planning and Zoning Committee Chairman, called the meeting to order and noted Mr. O'Barski was absent.

APPROVAL OF AGENDA

Mr. Foster moved to amend the agenda to include a Public Comment item within the agenda, seconded by Mr. Emerson, and the motion carried with five in favor and Ms. Turner opposed.

Mr. Stoddard moved to approve the agenda as amended, seconded by Mr. Cribben, and the motion carried unanimously.

Mr. O'Barski arrived at 7:02 pm

APPROVAL OF MINUTES

Ms. Fauci moved to approve the minutes of the June 26, 2013 meeting of the Planning and Zoning Committee, seconded by Mr. Foster, and the motion carried unanimously.

DISCUSSION ITEM - Zero-Waste and County Solid Waste Plan

Ms. Turner recognized County Board Member, Marc Johnson.

Mr. Johnson recapped his presentation from the June 26th meeting of the Committee. He noted a few minor changes he had made from within his PowerPoint presentation. Mr. Johnson also reported to

the Committee that he had met with Greg Maurice and Christel Springmire from the County Health Department and discussed the Solid Waste Plan and his proposal for including Zero Waste as a guiding principle. Mr. Johnson asked the Committee for specific feedback and language changes to the draft resolution he had provided.

Ms. Fauci indicated that she believed in the Zero Waste concept and opined that it would be nice for DeKalb County to be a model community on this issue.

Mr. Emerson asked what type of infrastructure was necessary for the County to be Zero Waste. Mr. Johnson emphasized that the guiding principal would be to become zero waste, and noted that the task force would be responsible for determining the necessary steps.

Mr. O'Barski thanked Mr. Johnson for his efforts and endorsed his approach. He encouraged continuing education for the public to reduce, reuse, and recycle.

Mr. Maurice, Director of Environmental Health, explained the voluntary program through the University of Illinois Extension office for elementary school students to learn about recycling.

Mr. Stoddard asked if this type of approach would conflict with the County's Host Fee Agreement. Mr. Johnson noted that Waste Management's CEO was quoted as supporting Zero Waste, and this highlights the idea that the larger goal is not counter to the County's agreements.

Mr. Foster agreed that the Solid Waste Plan should be updated.

The Committee briefly discussed their opinions of Mr. Johnson's draft resolution and staff's response. Mr. Miller summarized the discussion for the Committee noting the Health Department's opinion that a task force could be created to consider adding Zero Waste could be a guiding principle.

The Committee agreed that the task force should be given a deadline of one year to produce a plan.

Mr. Miller offered to redraft the resolution for review by the Committee in September.

Mr. Stoddard expressed concern about formulating the make-up of the task force. Mr. Hanson, County Administrator, agreed to create a list of entities which could be included on the task force for the Committee review in September.

DISCUSSION ITEM – Building Code regulations as they apply to non-traditional agricultural uses in the A-1 District

Ms. Turner recognized County Board Member, Tracy Jones.

Mr. Jones provided the Committee Members with a draft text amendment to the Zoning Ordinance. The proposed amendment would change the definitions of “agriculture” and “agribusiness”, and alter the list of permitted uses in the A-1 District. He explained that he had discussed the issue with concerned parties and felt that the text revisions were necessary.

Mr. Miller referenced his memos from August 20, 2013 and requested that the Committee consider giving staff direction on the policy regarding this issue.

Mr. O'Barski stated that he could appreciate the proposals from Mr. Jones, however, he expressed concern about protecting his constituents when visiting businesses in the County.

Ms. Fauci noted the importance of farming within the County, but also noted that the Building Code protects the public.

The Committee, the State's Attorney, and others in attendance discussed the various options for how the Text Amendment application should be processed, as well as the timing of the review of an application. Options included having the Amendment filed by an individual, an organization, or the County. The Committee also discussed procedural issues related to the Agenda and whether or not motions could be made on topics identified as “Discussion Items.” Following the discussion, it was decided that the Text Amendment application would be submitted by the Farm Bureau rather than by staff under the direction of the County Board. This would allow for a public hearing on the proposed Text Amendments to be held in October.

PUBLIC COMMENT

No comments were offered.

DISCUSSION ITEM – Status of Evergreen Village Mitigation Project

Mr. Miller informed the Committee that a draft Relocation Plan was due to be submitted to staff from Land Acquisitions, the consulting firm for the Mitigation Project, by the first week in September. He highlighted that the initial review indicates that the relocation portion of the mitigation project appears to be within budget. Mr. Miller alerted the Committee that project entails the County acquiring the mobile home park before the end 2013, and hiring a firm to manage the park operations as the mitigation proceeds. He explained that the County could not use grant funds to operate the park but that the relocation would be timed so that the majority of operating expenses would be covered by rents.

ADJOURNMENT

The Planning and Zoning Committee is next scheduled to meet September 25, 2013 at 7:00 p.m. in the Conference Room East.

Mr. Emerson moved to adjourn, seconded by Mr. Stoddard, and the motion carried unanimously.

Respectfully submitted,

Anita Jo Turner
Planning and Zoning Committee Chairman

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