

*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 27, 2014)**

The Planning and Zoning Committee of the DeKalb County Board met on August 27, 2014 at 7:00 p.m. in the Gathertorium located in the DeKalb County Legislative Center. In attendance were Committee Members Frank O’Barski, Charles Foster, Dan Cribben, Anita Jo Turner, Julia Fauci, and Paul Stoddard. Also in attendance were County Board member Anthony Cvek, Greg Milburg, Jessi Haish, Steve Callgren, Marc Johnson, Roy Plote, Boy Scout Troop 49 Sycamore, Dan Kenney, Tom Ray, Jeff Krasner, and staff members Christel Springmire, Greg Maurice, Jane Lux, Paul Miller, and Rebecca Von Drasek.

Ms. Turner, Planning and Zoning Committee Chairman, called the meeting to order and noted that John Emerson was absent.

**APPROVAL OF AGENDA**

*Mr. Foster moved to include public comment on the Agenda, seconded by Mr. Stoddard, and the motion carried with five votes in favor and Ms. Turner opposed.*

*Mr. O’Barski moved to approve the amended agenda, seconded by Ms. Fauci, and the motion carried unanimously.*

**APPROVAL OF MINUTES**

*Mr. O’Barski moved to approve the minutes of June 25, 2014 meeting of the Planning and Zoning Committee, seconded by Mr. Stoddard, and the motion carried unanimously.*

**AMENDMENT TO MIXED USE DEVELOPMENT**

Mr. Miller reported to the Committee that Tom Ray, representing the property owner, has filed an application for approval of an Amendment to a Mixed Use Development. The subject property, located on the east side of Brickville Road approximately 1,500 feet south of Maplewood Drive and commonly known as B&O Auto Parts, is located at 800 Brickville Road in unincorporated Sycamore Township. The approximately 5.2-acre property consists of two parcels, a 4.23-acre piece and the southern portion of a formerly 7.17-acre parcel that straddles the East Branch of the South Branch of the Kishwaukee River. The proposed Amendment is requested to approve certain improvements that have been made to the property since 1999. The property is zoned MXD, Mixed Use Development and FP/C, Floodplain/Conservation District. The later zoning designation reflects the fact that the entire property is located within the regulatory floodplain.

Mr. Miller stated that the required public hearing was conducted on July 17, 2014 and concluded on July 31, 2014 by DeKalb County Hearing Officer Ron Klein. The petitioner indicated that the Amendment was being sought to approve improvements that have been made to the property since 1999, including construction of two truck scales and gate, a scale house, new areas of concrete surface, and installation of two large signs. Ownership of the subject properties was also clarified, as new deeds were recorded in April of 2014. The petitioner requested that waivers of otherwise applicable sign regulations be granted as part of the Amendment, indicating that the signs are compatible with the general area and necessary to identify the various uses on the property. Staff indicated that the petitioner should provide a complete list of uses on the property, an updated Site Plan, and a new stormwater management plan in accordance with current regulations. Staff also suggested that the buffer yard along the Kishwaukee River be improved in compliance with the recommendations of the DeKalb County Soil and Water Conservation District. No members of the public spoke in favor of or in opposition to the request.

Mr. Miller outlined the Hearing Officer's Findings of Fact noting that the Hearing Officer recommended approval of the request for Amending the MXD ordinance for B&O Auto Parts, with conditions. The Hearing Officer recommended that a new site plan and stormwater management plan be provided for review and approval by County staff, and that the buffer yard along the river be improved per the recommendations of the Soil and Water Conservation District. The Hearing Officer also recommended approving Variations to allow the existing sign on the west facade of the large building to remain, but that the existing sign on the south facade should be removed.

Mr. O'Barski indicated his support for the business and observed that this type of business provides an important function for the community. He confirmed that the applicant did not object to the Hearing Officer's conditions. Mr. Ray responded that he did not.

Mr. Stoddard asked if a timeframe for compliance was necessary. Mr. Miller responded that he believed the applicant is working to bring the property into compliance within the normal time limits.

Ms. Fauci informed the Committee that she has brought many vehicles to B&O in the past. She stated that she was of course concerned about environmental contamination, and concluded that she supported approval of the application with the Hearing Officer's conditions.

*Mr. O'Barski moved to approve the Amendment to the Mixed Use Development with conditions, seconded by Mr. Foster, and the motion carried unanimously.*

## **ZERO WASTE TASK FORCE**

The Zero Waste Task Force made a brief presentation to the Committee. Jane Lux, DeKalb County Health Department Administrator introduced Steve Challgren. Mr. Challgren led the presentation and explained how the Task Force was formed to consider ways of reducing the amount of waste created in the next 20 years. He stated that the Task Force has unanimously endorsed the idea of Zero Waste as a guiding principle in the County's Solid Waste Plan. Mr. Challgren detailed the steps the Committee was suggesting, including expanding rural recycling, adopting a commercial and multifamily recycling requirement, harvesting organics, and communicating these goals to the community.

Mr. Stoddard commended the Task Force for a job well done.

Ms. Fauci observed that funds budgeted for the Forest Preserve could include an educational component regarding zero waste.

Mr. O'Barski felt that the Committee had established a concrete "carrot and stick" approach.

Mr. Foster thanked the Task Force for their time and efforts. He inquired if the County had the authority to require a County-wide policy. Mr. Maurice from the DeKalb County Health Department indicated that the County does indeed have that authority, but agreed to seek confirmation from the State's Attorney.

Mr. Smith, a Task Force member, asserted that the County should lead this initiative.

Mr. Foster expressed concerns about the unknown costs and the expected outcomes to such a policy. A brief discussion ensued about the recommendation of a policy and whether it would have immediate financial impacts. Ms. Springmire from the DeKalb County Health Department indicated that the policy could be carried out using existing staff. Ms. Lux also indicated that the policy's adoption would not require an increase to the 2015 Solid Waste funding and noted the increase in revenue from the Host Fee agreement with Waste Management.

Mr. Challgren suggested that the cost of doing nothing should also be considered.

*Ms. Fauci moved to recommend the adoption of the "Zero Waste Task Force Recommendations", seconded by Mr. O'Barski, and the motion carried with four in favor and Mr. Foster and Mr. Cribben opposed.*

**PUBLIC COMMENT**

No public comment was offered.

**EVERGREEN VILLAGE MITIGATION PROJECT**

Mr. Miller briefed the Committee on the Evergreen Village Mitigation Project. He explained that the County has successfully purchased 115 of the 121 units in the park. The Committee briefly discussed the project and Mr. Miller agreed to continue to update the Board on the progress of the project.

**ADJOURNMENT**

The Planning and Zoning Committee is next scheduled to meet Wednesday, September 24, 2014 at 7:00 p.m. in the Conference Room East.

*Mr. Stoddard moved to adjourn, seconded by Mr. O'Barski, and the motion carried unanimously.*

**Respectfully submitted,**

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**Anita Jo Turner**  
**Planning and Zoning Committee Chairman**

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