

*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  
(June 25, 2014)**

The Planning and Zoning Committee of the DeKalb County Board met on June 25, 2014 at 7:00 p.m. in the Gathertorium located in the DeKalb County Legislative Center. In attendance were Committee Members Charles Foster, Dan Cribben, Anita Jo Turner, John Emerson, Julia Fauci, and Paul Stoddard (remotely). Also in attendance were County Board member Anthony Cvek, Scott Larson, Bill Malm and staff members Joan Berkes-Hanson, Donnie Adams, Paul Miller, and Rebecca Von Drasek.

*Ms. Fauci moved to allow Paul Stoddard to participate in the meeting remotely via audio/video feed, seconded by Mr. Emerson, and the motion carried unanimously.*

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

**APPROVAL OF AGENDA**

*Ms. Fauci moved to approve the agenda, seconded by Mr. Foster, and the motion carried unanimously.*

**APPROVAL OF MINUTES**

*Mr. Emerson moved to approve the minutes of April 23, 2014 meeting of the Planning and Zoning Committee, seconded by Mr. Cribben, and the motion carried unanimously.*

**AMENDMENT TO A SPECIAL USE**

Mr. Miller reported to the Committee that the Sycamore Sportsmen's and Conservation Club, Inc. filed an application for an Amendment to a Special Use Permit for a gun club in order to allow improvements to the subject properties. The parcels are located along the east side of the Kishwaukee River, west of Motel Road and across from Sunflower Drive, in unincorporated Mayfield Township and are zoned A-1, Agricultural with a Special Use for a gun club. The proposed improvements would include additional structures, the total square-footage of which would exceed 10% of the combined area of the existing structures, which requires an Amendment to the Special Use Permit.

Mr. Miller stated that the required public hearing was conducted on May 22, 2014 by DeKalb County Hearing Officer Ron Klein. The petitioners provided testimony and exhibits in support of

the requested Amendment to the existing Special Use, including that proposed improvements include extending a canopy for a rifle/pistol range, adding fencing, expanding the skeet-target sheds, and placing windmills for pond aeration. However, the total square-footage of these improvements exceeded 10% of the combined square-footage of existing structures on the subject properties, which necessitates an Amendment to the Special Use Permit. One member of the public raised questions regarding noise associated with the gun club at the Public Hearing. No members of the public spoke in favor of or in opposition to the request. The Hearing Officer has submitted his findings, and recommends approval of the Special Use Permit with conditions.

Mr. Foster observed that he did not find conditions within the Findings of Fact prepared by Mr. Klein. Mr. Miller responded that the only condition would be that the improvements and operations be in substantial agreement with the application.

*Mr. Foster moved to approve the Amendment to the Special Use as proposed, seconded by Ms. Fauci, and the motion carried unanimously.*

#### **EVERGREEN VILLAGE MITIGATION PROJECT**

Mr. Miller briefed the Committee on the Evergreen Village Mitigation Project and the recent acquisition of the mobile home park. Mr. Miller noted that two requests had been sent to the Illinois Emergency Management Agency (IEMA) for funds to relocate residents. He explained that staff was waiting on those funds and once received would be able to begin meeting with residents and providing the funds to purchase the unit, relocate the residents, and cover moving expenses. Mr. Miller observed the complexities of park operations noting that staff was reporting this week to the Illinois Department of Public Health (IDPH) and the Illinois Environmental Protections Agency (IEPA) for necessary permits.

Ms. Fauci asked if non-for-profits had been sought out in assisting individuals with moving and other assistance. 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, July 23, 2014 at 7:00 p.m. in the Conference Room East.

*Mr. Cribben moved to adjourn, seconded by Ms. Fauci, and the motion carried unanimously.*

**Respectfully submitted,**

Planning and Zoning Committee Minutes  
June 25, 2014  
Page 3 of 3

---

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

RGV:rgv  
C:\Temp\Temporary Internet Files\Content.Outlook\ZUZHWF11\PZ June 25.wpd

*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.*