

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
(April 22, 2015)**

The Planning and Zoning Committee of the DeKalb County Board met on April 22, 2015 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, Tracy Jones, Frank O'Barski, Riley Oncken, and Anita Jo Turner. Also in attendance were Mark Petrowski, Jane Lux, Christel Springmire, Greg Milburg, Jamie Walter, Michelle Gibson, Greg Maurice, Mike Hey, and staff members Paul Miller and Marcellus Anderson.

Mr. Emerson, Planning and Zoning Committee Chairman, called the meeting to order and noted that Joe Bassett was absent.

APPROVAL OF AGENDA

Mr. Oncken moved to approve the agenda, seconded by Mr. O'Barski, and the motion carried unanimously.

APPROVAL OF MINUTES

Mr. Oncken moved to approve the minutes of March 25, 2015 meeting of the Planning and Zoning Committee, seconded by Mr. O'Barski, and the motion carried unanimously.

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 improvements in the past year include a new leachate tank.

Mr. Jones inquired as to the amount leachate produced. Mr. Hey responded that they take out about six loads a week, roughly 30,000 gallons. Mr. Hey added that the leachate is taken to the City of DeKalb wastewater treatment plant. Mr. O'Barski noted that the leachate is tested to make sure that it is acceptable for the treatment plant to safely process.

Mr. Oncken inquired whether there have been any complaints since deliveries to the landfill have increased in volume. Mr. Hey responded that they have not received any complaints. He added that they have had some issues with blowing paper, but that they have been able to stay on top on it. Mr. Miller confirmed that staff has also not received any complaints.

Mr. Jones inquired whether anything is done to the "active face" of the landfill at night. Mr. Hey responded that per Environmental Protection Agency requirements, it must receive a "daily cover" of at least six inches of clean soil (or an approved alternate) by the end of the working day. Mr. Hey elaborated on the purpose

and benefits of applying the daily cover. Mr. Bunge inquired as to how thick the typical daily layer of trash is, to which Mr. Hey responded that it is approximately eight to ten feet.

Mr. Hey concluded with remarks about Waste Management's efforts to use natural gas vehicles, and then discussed some of the Committee members ideas about the potential future use of methan gas produced on the site.

RECYCLING ANNUAL REPORT

Greg Maurice, Director of Health Protection at the DeKalb County Health Department, introduced Michelle Gibson, the Health Department's new Solid Waste Specialist, and together they presented the 2014 Solid Waste Annual Report to the Committee (a hard copy of which was included in the Committee packet). An update was distributed containing information on companies which had not yet reported back before the annual report had been prepared. Mr. Maurice indicated that this additional information did impact the total recycling numbers for the year, in particular the recovery of recyclable materials from Northern Illinois University's demolition of Douglas Hall. This project resulted in a 10% increase from the original report. He noted that the County had a 62% recycling rate, and a landfill rate of 4.4 pounds per person per day.

Mr. Oncken inquired as to how Waste Management tracks the waste that comes from DeKalb County versus the waste that comes from other counties. Mr. Hey responded that trucks which do not follow set routes are questioned as to source of their loads as they arrive.

Mr. Maurice then gave a brief overview of the goals of the Solid Waste Management Plan, with Ms. Gibson elaborating on several programs being proposed as part of the five-year update to the Plan.

ZONING ORDINANCE TEXT RELATED TO ROADSIDE STANDS

Mr. Miller summarized a memo he prepared detailing the pros and cons of allowing a greater variety of items to be sold at "roadside stands", highlighting the regulations governing "roadside stands" and the reasoning behind those regulations, and the options for the Committee including a possible text amendment. The memo was written in response to a request by County Board member Tracy Jones of the Planning and Zoning Committee to consider possible revisions to the text of the "roadside stand" regulations to allow the sale of "branded products" and to eliminate the restriction on the dates roadside stands could be open.

Mr. Oncken voiced concern about whether the proposed text amendment language was broad enough to allow what was being proposed, while at the same time being appropriately limited enough to maintain control. Mr. Miller responded that the existing regulations limiting permitted roadside stands to under six (600) hundred square feet of combined floor space and display area would effectively limit the types of items that could be sold.

Mr. Oncken noted that Jamie Walters of the Whiskey Acres Distilling Company was in the audience and asked his opinion of the proposed language and if he had any suggestions regarding it. Mr. Walters responded that while he felt the language seemed fine, but he believed the date restrictions should be changed and gave his reasons why. Mr. Jones agreed with Mr. Walters and also felt the dates should be removed. Mr. O'Barski inquired as to the purpose of the date restriction, and Mr. Miller briefly explained that the time restriction reflected the fact that roadside stands were envisioned for the sale of garden crops, which have growing season.

Mr. Oncken exited the meeting at 8:05 p.m..

Mr. Jones moved to direct staff to draft and submit a Zoning Text Amendment related to permitted roadside stands, to add the provision allowing branded products bearing the name/logo of the farm, or farm-related business, on which the roadside stand is located, and to eliminate the date restrictions, seconded by Mr. Bunge, and the motion carried unanimously.

Mr. Miller then described the text amendment process to the Committee and gave them an estimated time line for its completion.

FAIRDALE REBUILDING

Mr. Miller explained that, on April 9th, 2015, a tornado passed through the northwest corner of DeKalb County, causing extensive damage to the unincorporated village of Fairdale, and destroying and/or damaging approximately a dozen other rural residences and agricultural structures northeast of Fairdale. He reported that County Board Chairman Mark Petrowski had made a recommendation to each standing committee to consider waiver of any fees associated with the reconstruction from damage caused by the April 9th tornado, which for the Planning and Zoning Committee would be Building Permit fees. He pointed out that unless and until the County Board authorizes the Planning, Zoning, and Building Department staff to waive those fees, they cannot. Mr. Miller informed the Committee that what staff was doing was taking in the fees, but not depositing them, with the understanding that if the County Board acts to waive the fees, those fees would be returned to the applicants. Mr. Miller added that what the County Board would need is a recommendation from the Committee to waive the Building Permit fees related to reconstruction from damage caused by the April 9th tornado.

Ms. Turner moved to recommend waiver of the Building Permit fees associated with the reconstruction caused by the April 9th tornado, seconded by Mr. Bunge, and the motion carried unanimously.

Mr. Jones inquired about the status of the proposed rezoning of Fairdale. Mr. Miller answered that he and Gary Hanson, the County Administrator, were in the process of trying to arrange a meeting with themselves, Mr. Jones, Mr. Petrowski, and Bill Nicholas, as representatives of several committees which had been created to address issues arising from the April 9th tornado. The hope is to organize recovery activities so as to keep the various committees from duplicating their efforts.

Mr. O'Barski inquired as to how many of the properties in Fairdale were non-conforming. Mr. Miller replied that almost all of the properties in Fairdale were non-conforming. Mr. Miller explained that what was being considered was rezoning Fairdale to a type of planned development called Mixed-Used Development (MXD), which would allow the County to identify the uses that are in Fairdale and waive the otherwise applicable standards, such as setbacks, to try to make it as easy as possible for people to reconstruct. The reason for this being that people don't simply want to rebuild what was there, many want to make improvements or change things, which results in them coming up against regulations which they can't overcome without variations. The proposed rezoning would allow the County to set the standards up front and create flexibility as residents make their plans.

Mr. Jones reported that he and Mr. Petrowski attended the meeting of the Long Term Recovery Committee (LTR). He noted that Mr. Bunge and all of the County department heads were also there, along with a gym full of people. He noted that he felt the department heads did an excellent job giving the people information

full of people. He noted that he felt the department heads did an excellent job giving the people information and that the meeting went very well. Mr. Bunge added that the conversations he overheard indicated that the people were grateful for the support they were getting from the community and everyone else.

EVERGREEN VILLAGE MITIGATION PROJECT

Mr. Miller briefed the Committee on the status of the Evergreen Village Mitigation Project demolition. He indicated that staff was anxious that the contractor would not complete the demolition by the May 1st deadline. On a more positive note, after many weeks of going back and forth with them over the issue, Mr. Miller reported that he finally received a commitment from Nicor to disconnect the gas in the park.

PUBLIC COMMENTS

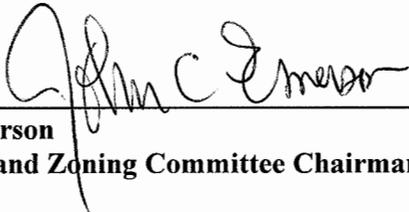
No comment was offered.

ADJOURNMENT

The Planning and Zoning Committee is next scheduled to meet Wednesday, May 27, 2015 at 7:00 p.m. in the Conference Room East.

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

Respectfully submitted,



John Emerson
Planning and Zoning Committee Chairman

MOA:moa

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