

*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**

The Planning and Zoning Committee of the DeKalb County Board met on July 1, 2015 at 6:00 p.m. in the Conference Room East located in the DeKalb County Administration Building. In attendance were Committee Members: John Emerson, Tracy Jones, Frank O'Barski, Riley Oncken, and Anita Jo Turner. Also, in attendance were Dan Cribben, Dianne Leifheit, Robert Nelson, Mark Pietrowski, Adam Poulisse, Peter Stefan, Jeff Whelan, 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 and Kevin Bunge were absent.

#### **APPROVAL OF AGENDA**

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

#### **APPROVAL OF MINUTES**

*Mr. O'Barski moved to approve the minutes of May 27, 2015 meeting of the Planning and Zoning Committee, seconded by Mr. Jones, and the motion carried unanimously.*

#### **FAIRDALE MXD ZONING MAP AMENDMENT**

Mr. Miller explained that the DeKalb County Planning, Zoning and Building Department, under the direction of the Planning and Zoning Committee of the DeKalb County Board, filed a request for a Zoning Map Amendment in accordance with the requirements of Section 10.04 of the DeKalb County Zoning Ordinance. The proposal was to rezone properties in the unincorporated community of Fairdale in Franklin Township from A-1, Agricultural, RC-1, Residential, RC-2, Residential, BC, Business, and MC, Manufacturing, to MXD, Mixed Use District. The request being to accommodate reconstruction of the community following the storms of April 9, 2015.

Mr Miller informed the Committee that the required public hearing was conducted on June 18, 2015 by DeKalb County Hearing Officer Ron Klein. Seven members of the public spoke at the hearing, asking questions specific to their property. No persons spoke in opposition, although one property owner did request to be excluded from the MXD.

The Hearing Officer forwarded his report and recommending approval of the Zoning Map Amendment (see attached Findings of Fact). Mr. Miller noted that the Hearing Officer's recommendation included three departures from the MXD application: 1). It was recommended that detached accessory buildings be permitted on lots on the north side of State Rte. 72 even if no principle building exists or is proposed thereon. Staff has recommended that, if this change is to be approved, the accessory structures be subject to location and design review by staff; 2). It is

recommended that the 77-acre Burmester property be excluded from the MXD, based on the request of the property owner; and 3). It is recommended that the owner of a lot in Fairdale where a house was damaged or destroyed, who also owns an adjoining lot that was vacant before April, 2015, be allowed to sell that vacant lot as a buildable lot in order to assist in financing the reconstruction of the damaged/destroyed house. The Hearing Officer added to this recommendation that any such proposal to build on a formerly vacant lot be subject to review and approval by the Planning and Zoning Committee. Mr. Miller suggested that the Committee should discuss each of these recommendations.

Mr. Jones expressed concern that removing the Burmester property from the MXD would actually be detrimental to Mr. Burmester's interests, because doing so would prevent him from being able to rebuild a residence upon the property due to it have having insufficient lot width. Mr. Miller informed Mr. Jones that he had been in conversation with the State's Attorney regarding this issue and it was his opinion that, while no one had ever challenged the County's authority to set a minimum lot width, the State's Attorney thought that the County did not have the authority to enforce a minimum lot width requirement for agricultural land. Mr. Burmester, therefore, would not be hindered in either case. Mr. Oncken inquired if there was any downside to the rezoning, and Mr. Miller responded he has thought of none.

*Mr. Jones moved to recommend adoption of the MXD, including the three changes recommended by the Hearing Officer, seconded by Mr. Oncken, and the motion carried unanimously*

Mr. O'Barski asked for information about the proposed community well and septic systems. Mr. Miller informed him that the Long Term Recovery Committee (LTR) is working on developing a community septic field. He explained that it is in negotiations with a property owner to purchase the area for the field and working on the engineering, costs, and logistics for the project. He noted that a community well had not been discussed.

## **CHIEF BUILDING INSPECTOR**

Mr. Miller noted that on May 20, 2015 the County Board approved a temporary Hiring Policy (Resolution #R2015-48) which necessitates that certain positions, once vacated, require formal County Board approval before being filled. Mr. Miller informed the Committee that Keith Anderson, the Chief Building Inspector, had recently vacated his position with the County, and that he was seeking authorization to hire an individual to fill that position. He said that the County Administrator has reviewed the request and in accordance with the policy and concurred with the importance of immediately filling the position. Mr. Miller explained the purpose of the Chief Building Inspector and the important role it plays in the functioning of the Planning, Zoning, and Building Department.

Mr. Jones stated that, given the Fairdale rebuilding, having a Chief Building Inspector on staff was needed.

*Mr. Jones moved to recommend authorizing the filling of the Chief Building Inspector position, seconded by Mr. O'Barski, and the motion carried unanimously.*

*Mr. Jones moved to recommend authorizing the filling of the Chief Building Inspector position, seconded by Mr. O'Barski, and the motion carried unanimously.*

Ms. Turner inquired whether any more help would be needed beyond the one building inspector. Mr. Miller responded that he expected the new inspector would be sufficient, but that, if needed, a building inspection service would be available to step in to help.

## **PUBLIC COMMENTS**

Mr. Whelan inquired when the County Building Codes would next be updated. Mr. Miller said that staff would be looking to update the codes in the near future.

## **ADJOURNMENT**

The Planning and Zoning Committee is next scheduled to meet Wednesday, August 26, 2015 at 7:00 p.m. in the Conference Room East.

*Mr. Oncken moved to adjourn, seconded by Ms. Turner, and the motion carried unanimously.*

**Respectfully submitted,**



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**John Emerson**  
**Planning and Zoning Committee Chairman**

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