

*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  
(March 25, 2015)**

The Planning and Zoning Committee of the DeKalb County Board met on March 25, 2015 at 7:00 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 Mark Petrowski, Roberta Shoaf, Adam Poulisse, Dianne Leifheit, and staff members Paul Miller and Rebecca Von Drasek.

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. Jones moved to add a discussion item related to the roadside stand regulations within the Zoning Ordinance, seconded by Mr. Oncken, and the motion carried unanimously.

*Mr. O'Barski moved to approve the agenda as amended, seconded by Mr. Jones, and the motion carried unanimously.*

**APPROVAL OF MINUTES**

*Mr. Oncken moved to approve the minutes of January 28, 2015 meeting of the Planning and Zoning Committee, seconded by Mr. O'Barski, and the motion carried unanimously.*

**SPECIAL USE AMENDMENT**

Mr. Miller briefed the Committee on the application by the DeKalb County Animal Welfare League, which has filed a petition for an Amendment to a Special Use Permit to allow expansion of an existing animal shelter use on property at 16173 Base Line Road in unincorporated Genoa Township. The five-acre subject property is located at the northwest corner of Grant and Base Line Road, and is zoned A-1, Agricultural District with a Special Use for an animal shelter.

The required public hearing was conducted on March 12, 2015 by DeKalb County Hearing Officer Ron Klein. The petitioner provided testimony and exhibits in support of the requested Amendment to the existing Special Use, including that the proposed building would be for older animals. The petitioner also stated that approval of the proposed building is needed from the County before the Welfare League can start fund raising activities. Staff explained that because the area of the proposed building would exceed 10% of the combined building area covered by the existing Special

Use Permit, an Amendment to the Permit is required. Staff expressed some concern over the open-ended nature of the request, and recommended that the approval, if granted, be for only three years. 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 Amendment to a Special Use Permit with conditions.

Mr. O'Barski confirmed that the applicant, Roberta Shoaf, agreed to the three-year requirement to submit a Building Permit application for the new structure and the other conditions to conform to the application as submitted. Ms. Shoaf agreed.

Mr. Emerson inquired if the proposed parking would be adequate to meet the demands of the use and the applicant agreed noting that eight spaces were provided for staffing in addition to foot traffic to the new shelter.

*Mr. Oncken moved to recommend approval with conditions, seconded by Mr. O'Barski, and the motion carried unanimously.*

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

Mr. Miller briefed the Committee on the status of the Evergreen Village Mitigation Project demolition. He noted that a representative of the IEPA would be touring the site to confirm the removal of the wastewater treatment plant. Mr. Miller indicated that staff was continuing to encourage completion of demolition by May 1, 2015. The Committee briefly discussed the timeline and progress of the demolition work.

#### **ZONING ORDINANCE TEXT RELATED TO ROADSIDE STANDS**

Mr. Jones explained to the Committee his concern that the County's current provisions regulating roadside stands was too restrictive. He specifically noted that the time frame restricting sales to March 15<sup>th</sup> through November 15<sup>th</sup> and that the prohibition of sales except those items produced on the property would hurt roadside stands.

Mr. Miller explained to the Committee that there are activities which are allowed by right and other uses that are characterized as Special Uses which require County Board approval.

Mr. Jones observed that a Special Use Permit requires compliance with building codes and additional regulations.

Mr. Oncken expressed concern about the potential for sales of non-agricultural goods and merchandise.

Mr. O'Barski also noted that the broadening of the definition of what could be sold from a roadside stand may have many unintended consequences.

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The Committee briefly discussed the issue and directed staff to include the topic for a future discussion by the Committee. Mr. Miller agreed to create a memo detailing the pros and cons of allowing further retail opportunities in the A-1, Agricultural District and the options for the Committee including a text amendment.

**PUBLIC COMMENTS**

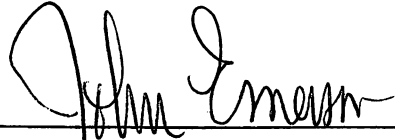
No comment was offered.

**ADJOURNMENT**

The Planning and Zoning Committee is next scheduled to meet Wednesday, April 22, 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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