

DeKalb County Government  
Sycamore, Illinois

**Planning and Zoning Committee Special Meeting**  
(September 30, 2020)

The Planning and Zoning Committee of the DeKalb County Board met virtually on September 30, 2020 at 6:30 pm via Zoom. In attendance were Committee Members: Steve Faivre, John Frieders, Tracy Jones, Roy Plote, Craig Roman, and Suzanne Willis, and Community Development Department staff: Derek Hiland and Marcellus Anderson. Also in attendance were: County Board Member: Karen Cribben; Pete Stefan, DeKalb County Finance Director; Greg Millburg, of the DeKalb County Farm Bureau; Ann Anderson; Alyssa Fagner; and Charles Brown.

**CALL TO ORDER / ROLL CALL**

Mr. Faivre, Planning and Zoning Committee Chair, called the meeting to order. It was noted that Committee member Mark Pietrowski was absent.

**APPROVAL OF AGENDA**

*Mr. Roman moved to approve the agenda, seconded by Ms. Willis. A roll call vote was called, and the motion carried unanimously.*

**APPROVAL OF MINUTES**

None.

**PUBLIC COMMENTS**

None

**OLD BUSINESS**

None.

**NEW BUSINESS**

**ZONING TEXT AMENDMENT (DC-20-33)**

Mr. Hiland informed the Committee that at their direction, staff initiated the procedure for the review and adoption of a text amendment proposal, prepared by Attorney Charlie Brown and Committee member Steve Faivre, regarding proposed changes to the County's regulations regarding properties in the A-1 District. Mr. Hiland informed the Committee that a public hearing was held on September 30, 2020, and that the Hearing Officer recommended approval of the proposed text amendment put forth by the Committee and Mr. Brown.

*Mr. Jones moved recommend approval of the proposed text amendment, seconded by Ms. Willis.*

Mr. Hiland informed the Committee of concerns staff had with the language being presented, and sought direction from the Committee, so as to clarify the intent and purpose of several elements of the language.

After further discussion with Mr. Brown regarding these concerns, the Committee determined that Mr. Faivre, Mr. Brown and staff would meet with each other to address staff's concerns. However, as the Committee expressed its desire that the matter go before the County Board at its October meeting, it was decided that any amendments from that meeting would be brought up and added when the matter is discussed at the Executive Committee meeting. Mr. Hanson explained, that given the Committee's desire to push the matter forward for review and approval by the County Board in October, that it would be more appropriate to present any changes determined after forwarding the matter at the County Board as a "friendly" amendment.

The Committee opted to follow Mr. Hanson's advice, deciding that they (the Committee) would meet an hour before the County Board meeting, to determine any final changes to be made to the proposed text amendment, and that the changes would then be introduced as a "friendly" amendment at the County Board meeting

*A roll call vote was called on the motion to recommend approval of the proposed text amendment, and the motion carried unanimously.*

## **OTHER BUSINESS**

none

## **ADJOURNMENT**

*Ms. Willis moved to adjourn the meeting, seconded by Mr. Frieders, and the motion carried unanimously.*

**Respectfully submitted,**

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**Steve Faivre**  
**Chairman, Planning and Zoning Committee**

MOA: moa

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DeKalb County Government  
Sycamore, Illinois

**Planning and Zoning Committee Special Meeting**  
(October 21, 2020)

The Planning and Zoning Committee of the DeKalb County Board met virtually on October 21, 2020 at 5:30 pm via Zoom. In attendance were Committee Members: Steve Faivre, John Frieders, Tracy Jones, Mark Pietrowski, Roy Plote, and Craig Roman, and Community Development Department staff: Derek Hiland and Marcellus Anderson. Also, in attendance were: County Board Members: Karen Cribben, Jeff Whelan, Rukisha Crawford, Tim Bagby, Terri Mann-Lamb, Dianne Leifheit, and Chris Porterfield; Gary Hanson, DeKalb County Administrator; Pete Stefan, DeKalb County Finance Director; Tasha Sims, County Board Secretary; Greg Millburg, of the DeKalb County Farm Bureau; John Lyon; Kathy Lampkins; and Charles Brown.

**CALL TO ORDER / ROLL CALL**

Mr. Faivre, Planning and Zoning Committee Chair, called the meeting to order. It was noted that Committee member Suzanne Willis was absent.

**APPROVAL OF AGENDA**

*Mr. Roman moved to approve the agenda, seconded by Mr. Pietrowski. A roll call vote was called, and the motion carried unanimously.*

**PUBLIC COMMENTS**

Mr. Whelan asked for an explanation of the changes being proposed. Mr. Faivre responded that his intent was to allow farm houses to be separated onto smaller parcels and become legal nonconforming parcels. Mr. Faivre then elaborated on some of the ways the proposed language achieved that goal.

Mr. Bagby asked whether the changes would cause an increase in the number of residences in the County. Mr. Faivre responded that there was no way for him to predict that, but that he did not believe that the changes should cause a rush of new homes.

**NEW BUSINESS**

**ZONING TEXT AMENDMENT (DC-20-33)**

*Mr. Jones moves to adopt the revisions presented in the “red-line” version of the text amendment proposal forwarded to the Committee, seconded by Mr. Plote.*

Mr. Faivre explained that the previous language of the proposal required that 4.02.D.2 split properties be forty (40) acres in size, and that the latest revisions would allow such splits to also occur on properties of less than forty (40) acres.

Mr. Plote pointed out a scrivener's error in the first line of the Ordinance. Mr. Hiland responded that he would see that it was corrected in time for the Board meeting.

Mr. Frieders asked for an explanation of why a zoning lot could not consist of properties on opposite sides of a roadway. Mr. Hiland explained the reason for the regulation. Mr. Frieders expressed his dissatisfaction with the regulation. Mr. Jones expressed that while he agreed with Mr. Frieder's dissatisfaction with the regulation, he felt that the matter would be better addressed at a later date, and should be a topic the Committee should explore in the future.

*A roll call vote was called on the motion to adopt the proposed revisions to the proposed text amendment, and the motion carried unanimously.*

## **OTHER BUSINESS**

none

## **ADJOURNMENT**

*Mr. Roman moved to adjourn the meeting, seconded by Mr. Jones, and the motion carried unanimously.*

**Respectfully submitted,**

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**Steve Faivre**  
**Chairman, Planning and Zoning Committee**

MOA: moa

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