

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 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.

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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,

Steve Faivre
Chairman, Planning and Zoning Committee

MOA: moa

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