

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

(November 12, 2020)

The Planning and Zoning Committee of the DeKalb County Board met virtually on November 12, 2020 at 6:00 pm via Zoom. In attendance were Committee Members: Steve Faivre, John Frieders, Mark Pietrowski, Roy Plote, Craig Roman, and Suzanne Willis, and Community Development Department staff: Derek Hiland and Marcellus Anderson. Also, in attendance were: County Board Members: Karen Cribben, Jeff Whelan, and Tim Bagby; Pete Stefan, DeKalb County Finance Director; Greg Millburg, of the DeKalb County Farm Bureau; Kathy Lampkins; Jonathan Pope; James Mueller; The Daily Chronicle; and WLBK.

CALL TO ORDER / ROLL CALL

Mr. Faivre, Planning and Zoning Committee Chair, called the meeting to order. It was noted that Committee member Tracy Jones was absent. Committee member Suzanne Willis was joined the meeting after it was call to order.

APPROVAL OF AGENDA

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

PUBLIC COMMENTS

None.

OLD BUSINESS

ZONING TEXT AMENDMENT (DC-20-32)

Mr. Hiland informed the Committee that based upon the feedback that had been shared by the Committee, a revised version of the text amendment proposal to allow for the keeping of chickens on residential properties of less than two (2) acres was being presented to them for their consideration.

The Committee noted several scrivener's errors in the revised document, which Mr. Hiland noted to be changed prior to the ordinance being forwarded to the County Board.

Mr. Frieders inquired how the proposed text amendment would affect a rural subdivision, such as Memory Lane Estates near Sandwich, which contain smaller lots, set relatively close together. Mr. Hiland explained that some of the smaller lots might still be unable to avail themselves of the proposed text amendment if they could not meet the proposed setback requirements. Mr. Pietrowski inquired whether staff had researched to see if any other cities had similar setbacks, and whether there was a way to allow for smaller setback requirements on such smaller lots. Mr. Hiland first noted that the proposal is suggesting to make the minimum setback requirement for any chicken coop & run be from a neighboring residence, most communities require that the minimum setback be from the property lines. He added that if the applicant wanted to seek allowance for a lesser setback, the applicant could apply for a Variation from the setback requirement. Mr. Hiland noted that there was no easy way to craft an ordinance that would address every circumstance.

Ms. Willis noted that the City of DeKalb had a proposal that would limit the total number of chickens to four (4). Mr. Faivre asked if she was suggesting that they should limit to number of chickens to a lower density. Ms. Willis explained that she wasn't, but had noticed that area with higher population densities tended to only allow for lower densities of chickens.

Mr. Faivre inquired whether the Committee was ok with the proposed fifty (50) foot setback requirement. M. Hiland clarified that the setback would be from the coop to any residence.

The Committee continued discussing the proposed setback with Mr. Hiland, and the pros and cons of various ways to allow some relief from it, including: allowing for waivers; Variations; and, basing the setback on density.

The Committee then discussed the proposed fee, how it would be applied.

Ms. Willis moved to accept the revisions made by staff at the direction of the Committee to the text amendment proposal, seconded by Mr. Roman. A roll call vote was called on the motion, and the motion carried unanimously.

Mr. Roman moved to recommend approval of the revised text amendment proposal, seconded by Ms. Willis. A roll call vote was called on the motion, and the motion carried unanimously

ADJOURNMENT

Mr. Roman moved to adjourn the meeting, seconded by Mr. Pietrowski. A roll call vote was called on the motion, and the motion carried unanimously.

Respectfully submitted,

Steve Faivre
Chairman, Planning and Zoning Committee

MOA: moa
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