



# Planning, Zoning & Development Committee

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April 26, 2023  
6:30PM

Legislative Center's Gathertorium  
200 N. Main Street  
Sycamore, Illinois 60178

1. Roll Call
2. Approval of Agenda
3. Approval of Minutes

- a. Minutes from February 22, 2023

4. Public Comments

Any member of the public may address the Committee for up to 3 minutes on any topic of their choosing. There will be no yielding of time to other members of the public and agenda time for public comments is limited to 30 minutes in total.

5. Ordinances

- a. **Ordinance O2023-012—An Ordinance Amending Section 53-E-12 “Sustainable Energy Systems” of the DeKalb County Code to Amend the Regulations for Sustainable Energy Systems.**

On January 27, 2023, new legislation was adopted by the State of Illinois establishing statewide standards for commercial wind energy facilities and solar energy facilities on unincorporated lands within the State. Per the requirements of this new legislation, counties in the State have until May 27, 2023 to bring their existing ordinances into compliance with these new regulations. Ordinance O2023-012 was prepared by staff and submitted for consideration by the County to update its sustainable energy system regulations to bring them into compliance with the new State standards. The proposed language would replace in its entirety Subsections 53-E-12.A “Solar Energy Systems” and 53-E-12.B “Wind Energy Conversion Systems” of the County Code, and add a new Subsection 53-E-12.D.

The required public hearing for this Zoning Text Amendment was conducted by Hearing Officer Dale Clark on March 3, 2023. One item highlighted by Mr. Clark was an ambiguity in subsection 53-E-12.A.5.b.4).5, which allows a solar developer the option to maintain a strip of turfgrass along the access road to allow for the maneuvering of emergency vehicles. Staff is looking for the Committee's direction on how to address this ambiguity or if it should be removed as an option. Mr. Clark recommended that the County approve the proposed and revised Ordinance, subject to any other Amendments and provisions that the County may deem appropriate provided they are consistent with the restrictions of State Statute 55 ILCS 5/5-12020.

The Planning and Zoning Committee is requested to review the petition, report and recommendation of the Hearing Officer, and forward an Ordinance to the full County Board for action on the Zoning Text Amendment.

**6. Resolutions**

**7. Considerations/Discussion Items**

- a. Zoning Ordinance's Severability Clause.

**8. Old Business**

**9. New Business**

**10. Adjournment**