STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

ORDINANCE O2026-003

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A PRIVATE GRASS AIRSTRIP ON PROPERTY LOCATED ON THE WEST SIDE OF EAST COUNTYLINE ROAD IN SQUAW GROVE TOWNSHIP

WHEREAS, William & Kari Dunteman are seeking a Special Use Permit to establish and operate a private grass airstrip, on the properties on the west side of East Countyline Road, in South Grove Township, said subject properties being legally described as shown in Exhibit "A", attached hereto; and

WHEREAS, following due and proper notice by publication in the Daily Chronicle not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all owners of property abutting the subject property at least ten (10) days prior thereto, the DeKalb County Hearing Officer conducted a public hearing on January 15, 2026, at which the petitioners presented evidence, testimony, and exhibits in support of the petition, and wherein correspondence was received from two members of the public in support of the petition, and from two members of the public spoke questions regarding the project; and

WHEREAS, the Hearing Officer having considered the evidence, testimony and exhibits presented has made his findings of fact and recommended that the Amendment be approved with conditions, as set forth in the Report of Proceedings and Recommendation of the DeKalb County Hearing Officer, a copy of which is appended hereto as Exhibit "B"; and

WHEREAS, the Planning, Zoning, & Development Committee of the DeKalb County Board having considered the testimony and exhibits from the public hearing and having considered the findings of fact and recommendation of the Hearing Officer, has forwarded to the County Board a recommendation of approval, with conditions, of the requested Amendment; and

WHEREAS, the DeKalb County Board having considered the Report of Proceedings and Recommendation of the Hearing Officer and the recommendation of the Planning, Zoning, & Development Committee, and has determined that has determined that granting the Special Use Permit to allow the operation of a private grass airstrip on the subject property would be consistent with the requirements established by Section 53-I-2.B.3 of the DeKalb County Code;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY BOARD OF DEKALB COUNTY, ILLINOIS, as follows:

SECTION ONE: The Report of Proceedings and Recommendation of the DeKalb County Hearing Officer, Exhibit "B", attached hereto, is hereby adopted as the findings of fact and conclusions of the DeKalb County Board.

SECTION TWO: Based on the Findings of Fact set forth above, the request for a Special Use Permit to allow the operation of a private grass airstrip on the subject property located on the west side of East County Line Road, in DeKalb Township, is hereby approved, said property being legally described in Exhibit "A" attached hereto.

SECTION THREE: This approval of a Special Use Permit is subject to the following conditions:

1. The properties shall be developed and operated in substantial conformity to the plans and exhibits submitted as part of the petitioners' Special Use Permit application and presented at the public hearing.

2. The airstrip shall be for the private use of William & Kari Dunteman, and their immediate heirs, and this Special Use Permit shall be in force and effect only so long as the airstrip is owned and operated by William & Kari Dunteman, or their immediate heirs.

3. The airstrip may be utilized, as needed, by emergency services.

4. The airstrip shall not be open to the general public, or utilized for commercial purposes.

5. No structures or onsite storage of fuel or chemicals shall be allowed adjacent to the airstrip, except as may be required by state or federal rules or regulation (i.e.: windsock, or other necessary structures).

6. No aircraft shall be parked or stored on the airstrip.

7. The petitioners shall demonstrate that they have received the appropriate approvals from any State or Federal agencies prior to the operation of the airstrip.

8. A Site Development Permit shall be submitted and approved prior to operation of the airstrip.

SECTION FIVE: This Ordinance shall be in full force and effect upon its adoption by the County Board of DeKalb County, Illinois.

PASSED BY THE COUNTY BOARD THIS 18TH DAY OF MARCH, 2026, A.D.

ATTEST:

Tasha Sims
DeKalb County Clerk

SIGNED:

John Frieders, Chair
DeKalb County Board

Exhibit "A"

Legal Description of the Subject Property

The North Half of the Northeast Quarter: and the Southwest Quarter of the Northeast Quarter: all situated in Section 12, Township 38 North, Range 5 East of the Third Principal Meridian, in DeKalb County, Illinois. And,

The Southeast Quarter of the Northeast Quarter: And Northeast Quarter of the Southeast Quarter, all situated in Section 12, Township 38 North, Range 5 East of the Third Principal Meridian, in DeKalb County, Illinois

P.I.N.: 15-12-200-001 & 15-12-200-002

Exhibit B

William and Kari Duntemann - Petition for Special Use Grass Airstrip - Petition SQ-25-23: Report and Recommendations

---

Petitioners:	William and Kari Duntemann
Nature of Petition:	Petition for Special Use - Grass Airstrip
Date of Hearing:	January 15, 2026 Time of Hearing: _1:00 P.M._
Prop. Address:	120-Acre Property on West side of East County Line Road 3700 Ft. North of Scott Road Squaw Grove Township
Location of Hearing:	DeKalb County Administrative Building Conference Room East 110 East Sycamore Street Sycamore, IL

NATURE OF THE ACTION

The petitioners are requesting to be granted a special use permit on the subject property to construct a private grass runway. The proposed runway will run east-west, with a protective safety barrier extension to run over the county line into Kane County.

Before such a Special Use can be considered and/or granted, a public hearing must be held. The hearing was held pursuant to the applicable published notice on the above date and time.

Present for the County –	Derek Hiland, DeKalb County Planning Director Marcellus Anderson, Assist. Director
Present for Petitioners:	William and Kari Duntemann

Exhibit B

RECEIVED IN THE RECORD:

1. Public Notice, duly published within the time required by law, setting this matter for hearing.

2. DeKalb County Staff Report, with Staff Comments and recommendations, relating to the petition.

3. The application petition, and attachments, including supplemental information received from petitioners as requested.

4. Other correspondence and information received from County agencies and/or other appropriate agencies, including the DeKalb County Health Department.

5. Other correspondence from members of the public and other interested individuals., including the following persons:

Andrew Parker - in support of the petition
John Lee - questions regarding whether the plans included development of an aero community
James and Darcie Verheage - in support of the petition
William Shimkus - questions concerning the types of planes anticipated and the pilots

This matter commenced at 1:00 p.m. as scheduled, and concluded at approximately 1:30 p.m.

Assistant Director Anderson provided a brief initial summary of the nature of the proceedings and the request by the petitioners to construct a grass runway on their property. Thereafter, the petitioners presented their application for special use.

The petitioners, in their testimony and submissions, described the nature and intended use of the requested airstrip. The petitioners testified that they presently farm the primary property as a turf farm and have for many years. They testified that their main focus is agriculture, but that he, Mr. Duntemann, is a licensed pilot who flies a vintage two-seat aircraft that is presently only able to be accessed and utilized in a distant off-site location. He indicated he has purchased a multi-seat aircraft, also many years old, for family purposes. Petitioners testified there will be no buildings, fuel storage buildings, or other construction, and the airstrip will be grass. Petitioners stated it is intended for daylight use, and thus no lighting is anticipated. The use will be limited as it will not be open to the general public, for free or for fee. Petitioners also stated that they have been in contact with other agencies as required, and have agreed to make the grass airstrip available to any emergency services, which will be of benefit to the public.

Petitioners stated that due to the nature of it being a grass runway, it is similar to converting tillable land to pastureland and will have the same effect due to the limited season-specific use of the grass runway, if granted. It will have beneficial soil retention characteristics.

Petitioners testified that Com-Ed has a right of way near the anticipated airstrip, and they have been in communication with that company. Petitioners agreed to abide by all County set-back and other regulatory requirements, and all requirements of applicable state and federal agencies.

The proposed grass airstrip would run east-west.

Under the criteria established pursuant to Section 53-1.2.B.3 of the County Ordinance, I find that the Petitioners have met their burden for approval of the requested special use, and I recommend that County approve the request, with the following conditions:

1. The request, if granted, should be conditioned on the airstrip being of grass, as testified to at hearing, and be completed in substantial conformity as testified to at hearing and as contained in petitioners' application, including the number and type(s) of aircraft and hours of operation.

2. The request, if granted, should be conditioned that the airstrip is for the private use of William and Kari Duntemann and/or their heirs (and not assigns), and shall be in full force and effect only so long as the airstrip is owned and operated the petitioners or their immediate heirs.

3. The request, if granted, should be conditioned on no permanent on-site storage of fuel or chemicals, or additional buildings adjacent to the airstrip except as may be required by state or federal rules or regulation (i.e. windsock, or other necessary structures), as testified to at hearing.

4. The request, if granted, should be conditioned on the airstrip being made available as may be needed, by emergency services.

5. The request, if granted, should be conditioned on the airstrip remaining a private airstrip and not open to the general public or for commercial purposes, and no aircraft shall be parked or stored on the airstrip itself.

5. The request, if granted, should be conditioned on the petitioner's compliance with all regulatory requirements of appropriate regulatory agencies.

Exhibit B

Respectfully submitted,

Dale J. Clark
Hearing Officer

Prepared by:
Mr. Dale J. Clark
ARDC# 6224672
Slingerland & Clark, P.C.
Attorneys at Law
499 East State Street
Sycamore, IL 60178
Telephone: (815) 895-5141
Telefax: (815) 895-8567
Email: sclaw0212@gmail.com