CALL TO ORDER

ROLL CALL: County Board: Member from PBZ Committee; County Highway: Fran Klaas; Engineering Consultant: Greg Chismark; County Health: Aaron Rybski; Forest Preserve: Jason Pettit; SWCD: Megan Andrews; Sheriff: Phil Smith; PBZ: Angela Zubko

APPROVAL OF AGENDA

MINUTES: Approval of minutes from the June 3, 2013 ZPAC meeting.

PETITIONS:

1. 13-18 Poultry processing plant and slaughtering
   Request Text Amendment
   Purpose Text Amendment to allow a poultry processing plant as a special use in the A-1 district and check the language of slaughtering in other sections

1. 13-17 Maly Poultry Processing Plant
   Request A-1 Special Use
   Purpose Special use for a poultry processing plant
   Location 16895 Lisbon Center Road

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
13-08 ZPAC Definition
13-13 Steven & Lori Seeler

Going to Board on July 16th:
12-03 Land Cash Ordinance
13-11 Any text related to guns or target practice
13-15 Subdivision Control Ordinance

PUBLIC COMMENT

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT: Next meeting on August 5, 2013
Planner Angela Zubko called the meeting to order at 9:02 a.m.

Present:
Todd Drefcinski – Health Department
Fran Klaas – County Highway Department
Phil Smith – Sheriff’s Office
Scott Gryder – PBZ Member
Angela Zubko – PBZ Senior Planner

Absent:
Megan Andrews – Soil & Water Conservation District
Greg Chismark – Wills Burke Kelsey
Jason Petit – Forest Preserve

AGENDA

A motion was made by Phil Smith to approve the agenda, Scott Gryder seconded the motion. All were in favor and the motion carried.

MINUTES

Fran Klaas made a motion, seconded by Scott Gryder, to approve the May 6, 2013 meeting minutes. All were in favor and the motion carried.

PETITIONS

#13-11 Any text related to guns or target practice
Planner Zubko stated this is the text amendment we continued from last month and the green are the revised changes. Planner Zubko went through all the modifications after meeting with the Sheriff’s office. Mr. Klaas asked Commander Phil Smith if the reference to the NRA handbook is acceptable. Mr. Smith stated yes because it’s referring to the NRA standards and Source Book. It no longer references using NRA certified range supervisors. Mr. Gryder asked if outdoor target practice would include archery and Planner Zubko stated it lumps everything together as one, so any outdoor target practice. Mr. Klaas also suggested changing condition p to be approved by the PBZ Department instead of the Kendall County Consulting Engineer.

With no further discussion Fran Klaas made a motion, seconded by Scott Gryder to forward the petition with the suggestion changes and recommend approval to the Plan Commission. All were in favor.

#12-03 Land Cash Ordinance
Planner Zubko stated this text amendment has been in the works for some time now and this is the language the PBZ Committee has come up with. Planner Zubko also stated how the fair market value was calculated and read the text about the calculation in the Ordinance. She also stated we did meet with all the school superintendents and assessors that attended our meeting and they were fine with the changes. Most stated they did not count on getting land cash from the County since there are only a couple homes a year built in unincorporated Kendall County. The fair market value currently is at around $113,000 and would be reduced to about $81,000. Mr. Klaas wanted to confirm everything in blue is just for information. Planner Zubko stated yes it just shows the type of research and background that went into the document.

With no further discussion Phil Smith made a motion, seconded by Todd Drefcinski to forward the petition and recommend approval to the Plan Commission. All were in favor.
#13-15 Subdivision Control Ordinance
Planner Zubko stated this text amendment is to the Subdivision Control ordinance to correct an error discovered. We’re just changing the wording Plat and Zoning Committee to the PBZ Committee and the decision of a variation/except is by the Plat Officer and not the Code Hearing Officer.

With no further discussion Phil Smith made a motion, seconded by Scott Gryder to forward the petition and recommend approval to the Plan Commission. All were in favor.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
13-13 Steven & Lori Seeler- will be on the June 18th County Board Meeting
13-08 ZPAC Definition- will be on the June 18th County Board Meeting

PUBLIC COMMENT- There were no audience members to comment.

OLD BUSINESS-
Phil Smith wanted to go through a few items:
609 Wheeler Road- Mr. Smith wondered the status as he drove by the property on Saturday night and there were a lot of cars at the site. Planner Zubko stated they stopped going through the process so all activity with regards to the soccer club should cease. It could have been a family gathering. The group decided if there was another complaint the Health Department, Sheriff’s office and PBZ Committee would get together to figure out a plan.
PNA camp- Mr. Smith stated they had an event out there last weekend and everything went smoothly, one complaint about traffic but that was it.
Hideaway Lakes- Mr. Smith wanted to state the event at Hideaway Lakes in May was ill-attended so there were no issues with the event.
Noise Complaints- Mr. Gryder wanted to ask Commander Smith about a possible noise ordinance in high density residential areas and how that would work with the Sheriff’s office and there was discussion about the specific noise complaint in Boulder Hill. The Boulder Hill complaint is unique in the fact she works nights so the noise is during the day and she does not want to sign the complaint or be involved in the process. There was some confusion on what committee this will be discussed at. It has already been discussed at the Judicial Legislative Committee and they recommended it to be discussed at the Public Safety, Administration Committee and/or PBZ Committee. Commander Smith discussed how the ordinance could work but they would still need a complainant to appear before a judge.
Thrift Store in Boulder Hill- Mr. Smith wanted to state he just received a complaint about the Boulder Hill Thrift Store. Planner Zubko stated the PBZ Committee is aware and taking care of what we can. The junk and debris behind the building is the issue but we cannot do anything about the stuff in front. Planner Zubko will contact the complainant today.

NEW BUSINESS- None

AJOURNMENT- Next meeting on July 1, 2013
With no further business to discuss Phil Smith made a motion, seconded by Fran Klaas to adjourn the meeting at 9:37 a.m. The motion carried.

Submitted by,
Angela L. Zubko
Senior Planner

ZPAC Meeting Minutes 6.3.13
To: ZPAC  
From: Angela L. Zubko, Senior Planner  
Date: June 26, 2013  
Re: Text Amendment – Poultry Processing Plant and slaughter houses (Petition 13-16)  

Petition 13-17 directly relates to this text amendment.

Section 3.02 Definitions:  
SLAUGHTER HOUSE. An establishment where animals are butchered for food.

USDA Def: Processed and Processing. These terms refer to operations in which the carcasses of slaughtered poultry are defeathered, eviscerated, cut-up, skinned, boned, canned, salted, stuffed, rendered, or otherwise manufactured or processed.

“domesticated poultry,” which is defined as chickens, turkeys, ducks, geese, guineas, ratites, and squab.

Section 10.01.B.19 M-1 LIMITED MANUFACTURING DISTRICT- Permitted Uses & Section 10.02.B M-2 HEAVY INDUSTRIAL DISTRICT- Permitted Uses  
Production, publishing, processing, cleaning, testing, or repair, limited to the following uses and products:  
Poultry and rabbits - slaughtering.

Section 10.02.C.8 M-2 HEAVY INDUSTRIAL DISTRICT- Special Uses  
Slaughter House

Proposed language for Section 7.01.D. A-1 Agricultural District- Special Uses

Small USDA certified (or Federal or State Inspected) Poultry & Small animal Processing Plant subject to the following conditions:

a. The subject parcel must be a minimum of 20 acres.

b. A maximum of 3000 birds per day.

c. Facilities must be located at least 200’ from any property line.

d. No rendering plant may take place on the site.

e. Live animals may be held on the site for no more than twenty-four (24) hours.

f. All slaughtering/processing permitted only in an enclosed building.

g. The number of hours and days of operation as specified in Special Use Permit to be determined by the County Board.

h. In no event can poultry produced be sold wholesale to restaurants, grocery stores, or middlemen, such as distributors, wholesalers or jobbers. (Do we want this in? Do we care?)

i. Parking shall be in accordance with Section 11 of the Zoning Ordinance including lighting.
j. All loading and unloading areas shall be screened from view from adjacent properties and public streets.
k. All Applicable Federal, State and County rules and regulations shall apply.
l. A waste management plan should be submitted to the Kendall County Health Department.
m. Waste, by-products or any decomposable residue which results from the slaughtering of animals must be refrigerated while on the premises until picked up for disposal. (This might be hard for some people to accomplish)
n. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations)
o. Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.
p. Must meet applicable Fire Protection District codes.
q. Performance Standards. All activities shall conform to the performance standards set forth in section 10.01.G.

Just for Info:
The United Stated Department of Agriculture (USDA) and World Organization for Animal Health regulates most slaughterhouses in the United States. Meats raised for human consumption that are regulated by the USDA are cattle, buffalo, sheep, goats, deer, horses, pigs. ratites (flightless birds) and poultry. Additionally, the USDA regulates personnel employed by slaughterhouses, as well as pre-slaughter methods used in the production of meat for human consumption.

Central IL Poultry Processing LLC
119 N CR 000E
Arthur IL 61911
217-543-2937

This is a wholesale and custom processing plant for chickens, rabbits, turkeys, and baking hens
In a 100’ x 40’ building
Good description:

Receiving areas
The inlet to the plant is normally designed in such a way that fluctuations in bird deliveries can be dealt with adequately. This is necessary since the processing capacity has a fixed maximum. At regular intervals birds are unloaded onto the holding areas and attached by their feet to a conveyor belt, transported to the slaughter area.

Slaughtering and packing
The birds are suspended from the conveyor after which the following actions take place:
- Stunning;
- Killing and bleeding by cutting the jugular veins;
- Collection of blood. The conveyor travels through a blood collection tunnel at a preselected travelling speed;
- Scalding. To loosen the feathers, the birds are held in water of temperatures ranging from 50°C to 60°C;
- Defeathering. Feathers are mechanically abraded from the scalded birds, usually by rotating rubber fingers. Removed feathers drop in underlying troughs;
- Washing. The defeathered carcasses receive a spray wash prior to evisceration;
- Opening of the carcass by cutting manually;
- Inspection of the viscera;
- Evisceration, removal of head, feet and viscera;
- Sorting of the viscera to recover heart, liver and gizzard;
- Final washing to remove blood and to loosen tissues;
- Chilling of the carcasses in a waterbath;
- Draining;
- Grading, weighing and packing; and
- Chilling and freezing.

**Waste water:**
- Scalding tanks containing settleable residues and feathers. Approximately 8 litres of wastewater per bird are produced as a result of overflow (0.6 - 3.1 kg BOD per ton of LWK).
- Chilling. Chiller overflow is high to prevent bacterial contamination (0.4-2.5 kg BOD per ton of LWK);
- The final wash water contains blood and tissue (0.7 kg BOD per ton of LWK);
- Whole bird washing after defeathering (0.06 kg BOD per ton of LWK)
- Defeathering; The underlying troughs are flumed to collect the feathers.
- General plant clean-up; up to 50% of the BOD can come from cleaning operations.

**Solid waste:**
- Feathers recovered from the flume water of the collecting troughs;
- Head, feet and viscera.
DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 204
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

13-17
Maly Poultry Processing
A-1 Special Use

SITE INFORMATION
PETITIONERS Alan & Mary Maly
ADDRESS 16895 Lisbon Center Road
LOCATION On the north side of Lisbon Center Road about 0.32 miles east of Fennell Road

TOWNSHIP Big Grove
PARCEL # 07-08-100-011
SIZE 27 Acres of a 124.77 total acres
EXISTING LAND USE Agricultural/Farming
ZONING A-1 Agricultural

LRMP

<table>
<thead>
<tr>
<th>Land Use</th>
<th>County: Agricultural; Village of Newark: ?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads</td>
<td>Lisbon Center Road is a Big Grove Township Roadway and is designated as a local rural road</td>
</tr>
<tr>
<td>Trails</td>
<td>There are no trails shown for this area</td>
</tr>
<tr>
<td>Other</td>
<td>There are no wetlands or floodplain on this property</td>
</tr>
</tbody>
</table>

REQUESTED ACTION The petitioner is requesting approval of an A-1 Special Use Permit to operate a small USDA certified (or Federal or State Inspected) Poultry & Small animal Processing Plant.
### Surrounding Land Use

<table>
<thead>
<tr>
<th>Location</th>
<th>Adjacent Land Use</th>
<th>Adjacent Zoning</th>
<th>LRMP</th>
<th>Zoning within ¼ Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Agricultural/Farming</td>
<td>A-1</td>
<td>Agricultural</td>
<td>Newark &amp; A-1</td>
</tr>
<tr>
<td>South</td>
<td>Agricultural/Farming</td>
<td>A-1</td>
<td>Agricultural</td>
<td>A-1</td>
</tr>
<tr>
<td>East</td>
<td>Agricultural/Farming</td>
<td>A-1</td>
<td>Agricultural</td>
<td>A-1</td>
</tr>
<tr>
<td>West</td>
<td>Agricultural/Farming</td>
<td>A-1</td>
<td>Agricultural</td>
<td>A-1; LaSalle County</td>
</tr>
</tbody>
</table>

### Physical Data

**Endangered Species Report**

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

**Natural Resources Inventory**

The NRI indicates that 67.4% of the soils on this site are soils that are classified as being prime farmland and the most agronomically productive. 100% of the soils are very limited for local roads and streets; and 15.9% are very limited for shallow excavation. The site is located within the Fox River Watershed and Roods Creek Subwatershed. A drainage tile survey is recommended to be completed on the parcel.

- Land Evaluation: 90
- Site Assessment: 113
- TOTAL: 203
- Level of Protection: Medium

### Action Summary

**Township (Big Grove)**

Mailed to Clerk Jamie Winner on 5.29.13; is scheduled for the township board in July.

**Municipal (Village of Newark)**

Mailed to President James Davis on 5.29.13; is scheduled for the board on July 9th.

### Requested Action General

The petitioner is requesting approval of an A-1 Special Use Permit to operate a small USDA certified (or Federal or State Inspected) Poultry & Small animal Processing Plant.

The petitioner has stated that all processing will take place in enclosed buildings. They are projecting to process a maximum of 3,000 chickens per day. They also will have a maximum of 30-35 employees. There are many questions staff has about this process so before it moves onto Plan Commission staff has requested the following from the petitioner:

- The process they will be using from unloading of live chickens through the entire process please
- What is going to happen to all the wastewater and is that the Health
Departments' jurisdiction?
- How will the waste be handled?
- How will deliveries be made and by what type of vehicles or trucks?
- How many deliveries a day do you think there will be?
- Will the rest of the property, not part of the special use, still be for farming and do they plan on using any of the waste or feathers to spread onto their property?
- Who has their contact been with the USDA?
- Does the USDA inspect the buildings while they’re being built?

SETBACKS
From the proposed site plan all setbacks will be met for the building and parking lot.

STORMWATER DETENTION
Staff has requested to start discussions with our consulting engineer with regards to their 2 proposed detention areas.

ACCESS/ROADWAY
Mr. Klaas will be get back to me whether this part of Lisbon Center Roadway is gravel or paved. Also this road will be the jurisdiction of Big Grove Township Road Commissioner.

HOURS OF OPERATION
The petitioner proposed to be open from 6am to 6pm Monday thru Friday except additional Saturdays in October and November to process Turkeys. They have also asked if they need to vary hours a little due to heat if they need to state that now.

WASTE
The petitioner has stated they plan to have waste removed on a regular basis and have already been contacted by a rendering company in Joliet that will deal with the waste. Staff is waiting how this will be done, daily, if it will be refrigerated till dealt with, etc. Also staff has asked the petition if anything will be spread onto the farm fields.

WATER/SEPTIC
Staff has many questions about how the water is handled and the septic system works. Also staff is concerned about the waterway that runs on this property and if that could be contaminated in the future from this operation.
SIGNAGE  No signed is proposed at this time, if a sign is installed at a later date it must comply with the sign regulations in Section 12 and requires a building permit.

LIGHTING  Parking lot lighting will be needed unless a variance is requested.

PARKING  The parking will mainly be used for employees as typically people will drop off their live chickens and pick up the processed chickens later that day.

BUILDING CODES  The building inspector has not provided comments on this petition yet. We are waiting to see if the Department of Agricultural will be inspecting the buildings and do not know if the petitioner will be requesting inspections or going to apply as Agriculturally exempt.

RECOMMENDATION  There are many questions staff has about this process so before it moves onto Plan Commission staff has requested the following from the petitioner:

- The process they will be using from unloading of live chickens through the entire process please
- What is going to happen to all the wastewater and is that the Health Departments' jurisdiction?
- How will the waste be handled?
- How will deliveries be made and by what type of vehicles or trucks?
- How many deliveries a day do you think there will be?
- Will the rest of the property, not part of the special use, still be for farming and do they plan on using any of the waste or feathers to spread onto their property?
- Who has their contact been with the USDA?
- Does the USDA inspect the buildings while they're being built?

Attachments:
1. Site Plan
To: County Board  
From: Angela L. Zubko, Senior Planner  
Date: June 10, 2013  
Re: Text Amendment – Modify the definition of the ZPAC Committee (Petition 13-08)

The proposed changes are to allow anyone from the Planning, Building and Zoning Committee (PBZ) to attend the ZPAC meeting and not just the PBZ Chair.

Section 3.02:

ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC). An informal, strictly advisory committee and not a County Board committee comprised primarily of County staff and advisors. Membership includes, but is not limited to, representatives from the County Planning, Building and Zoning Department, the Highway Department, the Health Department, the Sheriff's Department, Forest Preserve District, Soil and Water Conservation District, and the County Engineer or consultants. The PBZ Chair or his/her designee, as needed, from the Planning, Building and Zoning (PBZ) Committee shall serve on ZPAC. Any member of the Planning, Building and Zoning (PBZ) Committee of the County Board shall also serve on ZPAC, but only 1 vote out of the 5 PBZ members will be permitted.

The ZPAC discussed the text amendment and had no comments but recommended approval. The RPC wanted one change to verify only 1 PBZ member has a vote at the ZPAC meeting. The ZBA had no changes but recommended approval.