Chairman Bill Ashton called the meeting to order at 7:06 pm.

ROLL CALL
Members Present: Chair Bill Ashton, Tom Casey, Bill Lavine, Larry Nelson, Tim Sidles, Claire Wilson and Budd Wormley
Others present: Planning & Zoning Manager Angela Zubko
Members Absent: Vern Poppen and 2 vacancies (Big Grove & Kendall)
In the Audience: Candice Hadley (Petitioner) & Leigh Anne Scoughton

APPROVAL OF AGENDA
Claire Wilson made a motion to approve the agenda as written. Budd Wormley seconded the motion. All were in favor and the agenda was approved.

APPROVAL OF MINUTES
Claire Wilson made a motion to approve the minutes from December 4, 2013, Bill Lavine seconded the motion. All were in favor and the minutes were approved.

PETITIONS
#13-31 Candice Hadley
Planner Angela Zubko explained the request of the petitioner; Candice Hadley, is requesting a special use in the R-3 District to hold weddings and special events on site. This use would be considered a unique use: (Uses, not otherwise listed herein, may be granted special use approval if such uses conform to the purpose, goals and objectives of the Residential Zoning Districts as described in Section 8.01.) The property is located at 1542 Plainfield Road on the south side of Plainfield Road about 1.1 miles west of Ridge Road. Currently the petitioner has a special use on the property for a bed and breakfast, this special use will stay with the property and the proposed special use will be a separate special use. The reason is that Bed and Breakfasts are no longer permitted as a special use in the R-3 Residential District so the use will stay as a legal non-conforming use and would not be altered. The Zoning Ordinance does allow for banquet halls in the A-1 Agricultural district as a special use subject to the following conditions:
   a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
   b. The subject parcel must be a minimum of 5 acres.
c. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)
d. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.
e. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.
f. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
g. The noise regulations are as follows:
   - Day Hours: 7:00 A.M. to 10:00 P.M. not to exceed sixty five (65) dBA
   - Night Hours: 10:00 P.M. to 7:00 A.M. not to exceed fifty five (55) dBA

This home is historic and eligible to apply for the National Registry of Historic Places. The house was built in 1865 by Gilbert Gaylord. The petitioner would meet all the requirements in the A-1 District and this property is unique therefore staff feels it falls under a unique use. The petitioner would like to hold catered events and weddings on site for a maximum of 100 guests held from May through October. The petitioner proposes to use a tent for events. No new buildings are proposed so the site will be used as is. The petitioner has stated that there is ample parking available in the field in the northeast corner of the property, as well as on the blacktop behind the home which was expanded to allow school bus turn-around. This road is the jurisdiction of the Kendall County Highway Department and the access to the site already exists. The property has a moon shaped driveway. The petitioner proposes to most events will take place Friday through Sunday and will be in compliance with the County’s noise ordinance. The petitioners have stated that portable toilets would be brought on premises for guests to minimize the impact on the septic system. The property currently has two septic systems and fields; and the field on the east side of the home was replaced within the past 10 years. The petitioner received approval at the December 10th Oswego Township board and has already contacted the Village of Plainfield to do a 1.5 mile review of the proposed project.

Staff is comfortable with this request and recommends approval. If approved, Staff recommends the following conditions be placed on the controlling ordinance approving the R-3 Special Use:

1. The principal use of the property is for residential purposes.
2. A maximum of 100 persons at any one time
3. All events must end at 10pm on weeknights and 11pm on weekends.
4. All events must be catered unless modifications are made to the kitchen and approved by the Health Department.
5. Compliance with applicable building codes and securing of the required permits associated with any proposed remodeling, alteration, construction or expansion of existing and proposed structures on the premises.
The ZPAC Committee recommended approval but the following was brought up: the speed limit of 55mph, the dangerous curve near the driveway, parking and use of existing outbuildings on the property.

Mr. Lavine asked if all the buildings on the plat of survey still exists. Planner Zubko stated yes all buildings still exist.

Ms. Wilson asked if handicapped parking was needed. Planner Zubko stated there is plenty of blacktop for handicapped parking and her son is in a wheelchair. Ms. Wilson asked about the porta-potties and if they stay on the property or are removed. The Petitioner stated it would depend on how many events would take place on the property and how close the events are to take place. Ms. Wilson asked if the house would be used for any events. Ms. Hadley stated not at this time as there are other issues to take place, building codes and Health Department, etc. Ms. Claire wanted to clarify what special events would include. Ms. Hadley stated the reception would most likely take place on the property. Ms. Hadley has talked to most of her neighbors and none had any objection.

Mr. Sidles asked if this would be setting a precedent to other R-3 zoning lots? Planner Zubko stated this property is unique in that it’s a historic home and does meet all the requirements of the A-1 district.

With no further suggestions or changes Larry Nelson made a motion, seconded by Budd Wormley to recommend approval and forward the petition onto the Special Use Hearing Officer with staff’s 5 suggested conditions. A roll call vote all were in favor.

Larry Nelson made a motion to have a lit sign only lit during the event and not to exceed 16 square feet in size. The lights must go off no later than the times specified in the special use. No electronic billboard or sign. Budd Wormley seconded the motion. A roll call vote all were in favor of the sign.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
13-26 Green Organics Inc.- was continued due to a few minor things to get worked out, will be on the Feb. 4th County Board agenda.

CITIZENS TO BE HEARD
No more citizens were there to talk

There was some discussion on un-tasteful signs.

NEW BUSINESS
Elections of Officers- Planner Zubko stated it’s that time of the year again to elect officers. Larry Nelson made a motion to nominate and re-elect everyone as it, Bill Ashton as Chairman, Budd Wormley as Vice Chair, Larry Nelson as secretary and treasurer and Planner Zubko and recording secretary. Tom Casey seconded the
motion. All were in favor and everyone is to stay the same.

OLD BUSINESS
Review of By-laws and motion to approve the changes to the notification process (will vote on at the next meeting)- Planner Zubko stated that last month we discussed the changes but it wasn’t on the agenda. This month we need a motion to amend the bylaws and we will vote next month. Larry Nelson made a motion to be 500’ within the parcel be zoned, and delete the last sentence in Article V, seconded by Claire Wilson to approve to amend the by-laws. With a roll call vote 6 out of 7 voted yes with Bill Ashton being the no vote in favor of those changes. Mr. Ashton does not like the idea since it’s a donut taken out of a larger.

Planner Zubko wanted to bring up possible changes to the LRMP with respect to Kendall Township and NaAuSay Township. Planner Zubko stated this will be on next month’s meeting.

There was a discussion on issues in the Murdo Mackenzie subdivision out in Plattville.

ADJOURNMENT
The next meeting will be on February 26, 2014. Claire Wilson made a motion to adjourn the meeting, Larry Nelson seconded the motion. All were in favor and the meeting was adjourned at 8:40 p.m.

Don’t forget the annual meeting is on February 1, 2014 (Saturday at 9:30am)

Submitted by,
Angela L. Zubko, Planning & Zoning Manager