Chairman Bill Ashton called the meeting to order at 7:02 pm.

**ROLL CALL**
- **Members Present:** Chair Bill Ashton, Roger Bledsoe, Tom Casey, Claire Wilson and Budd Wormley
- **Others present:** Planning & Zoning Manager Angela Zubko
- **Members Absent:** Brian Leonard, Larry Nelson, Vern Poppen & 2 vacancies (Oswego Township & Big Grove Township)
- **In the Audience:** Frank Johnson, John Gallo, Andrew Sybert, David Dickinson, William Richards, Patti Kraus, Ron Bochenek, Ingrid Dickinson, John Ryan, Bob Moser, Janet Porter & Tom Rohrbacher

**APPROVAL OF AGENDA**
Budd Wormley a motion to approve the agenda as written. Tom Casey seconded the motion. All were in favor and the agenda was approved.

**APPROVAL OF MINUTES**
Claire Wilson stated 2nd page under beekeeping stated is the word. Claire Wilson made a motion to approve the minutes from December 3, 2014 meeting with one correction, Budd Wormley seconded the motion. All were in favor and the minutes were approved.

**PETITIONS**
**#14-39 River’s Edge Fellowship**
Planner Zubko stated the River’s Edge Fellowship is requesting approval of a B-3 special use permit for a place of worship and other related uses. This would be located between the Dollar General and the liquor store in the Boulder Hill Marketplace on Boulder Hill Pass just east of Route 25. They would be operating out of a 4,800 square foot location in the strip mall. The parking lot already exists and should be sufficient for the uses in the complex and the use would fit in with the uses in the area. River’s Edge currently holds Sunday services at 9:30am and Wednesday Bible Studies at 6:30pm. They are a congregation of approximately fifty people with the desire to grow to a maximum of one hundred people. They also do limited community outreach events such as feeding the poor and needy, supporting other local ministries, partnering with other area churches for broader outreach and service events and in the future possibly host a Boulder Hill food pantry as well as a safe haven for transients during the day. Staff recommends approval of the special use and to add one condition onto the approving ordinance which is that the special use runs with the tenant and not with the land.
The ZPAC Committee had no objections and recommended approval. This is the same location where the YARN Foundation was but that also ran with the tenant so once they left the special use left.

Frank Johnson is the pastor and introduced himself and didn’t have anything to add.

Roger Bledsoe asked if there is a conflict with a liquor store next to a church. Planner Zubko stated the liquor store rents along with this church will be renting so the owners are the same of the building so the owner would be objecting to himself.

Claire Wilson asked if the Health Department reviewed this and Planner Zubko stated yes but they are not on well and septic and the appropriate number of bathrooms was installed with the YARN Foundation.

Claire Wilson made a motion to approve the special use with staff’s one condition, Tom Casey seconded the motion. With a roll call vote all were in favor and this will move onto the next SUHO meeting next Monday.

#14-42 Sybert Landscaping
Planner Zubko stated Sybert Landscaping is requesting approval of an A-1 special use permit to operate a landscape business with outdoor storage of vehicles, equipment and bulk materials associated with a landscape business. The applicant will be living in the house on the property. This property is for sale right now and the sale is contingent on the zoning. The property is located at 655 Woolley Road and is on the north side of Woolley Road, 0.15 miles west of Stewert Road. All the buildings exist and they do not plan on any new structures or buildings; they did get approval from the township in November as the petitioner needed permission from the road commission to have this type of business on a minor roadway. The township road commission recommended approval for the petitioners to apply with three conditions: no retail sales allowed on site, no vehicle with GVWR over 36,000 lbs. & no loading or landscape equipment between the hours of 9pm to 6am. The township does not need to hear the petition again so they’re all set with the township. During ZPAC it was asked why the township put a weight restriction since all roadways have a limit of 80,000 lbs so they deleted that condition. Sybert landscaping is a small family-owned and operated lawn care and landscaping company with no retail service nor does it meet with its customers at its location. The business currently operates out of Romeoville, Illinois. The applicant’s parents started the company in 1979 and the applicant is the manger of the business. They employ about 6 employees including the applicant, two foremen and three laborers. The crews all ride together in two vehicles to work every day. The work force arrives at 7am; load company trucks and disperse to job sites returning at the end of the day. The hours of operation are from 7am to 5:30pm Monday through Friday with an occasional Saturday. They operate from mid April through mid November doing lawn service and then from November through March the trucks are placed offsite and stored on their snow plot lots. There is plenty of room on the north side of the lot for parking and storage of vehicles. They also propose a 6’ fence to enclose all the equipment and a 6’ berm by the landscape materials. The water all drains west so this shouldn’t be an issue. The petitioner does proposed to haul away their landscape waste but we did put a condition if they do bring waste back to the site they can only have a limit of 5 semi loads. Staff will place a condition that no landscape waste generated off the property
can be burned on this site. The petitioners have stated the main route to their clients will be east on Woolley Road, South on Stewart Road, east on West 119th Street to reach Route 30. This would be the main route in and out of this location to reduce the amount of traffic. No signage is proposed at this time, if they would like to have a sign they would need to comply with Section 12 of the Zoning Ordinance and apply for a building permit. The property currently has an access point off of Woolley Road which would remain the same. Staff would recommend approval and the following conditions be placed on the special use, if approved:

1. No landscape waste generated off the property can be burned on this site.
2. No loading or unloading of landscape equipment between the hours of 9pm and 6am.
3. No retail sales/business allowed on site.
4. Restrict the amount of landscape waste that could be imported and stored on site at any one time to 5 semi loads.
5. The fence and berm must be installed within 6 months of the approval date of the special use.

Claire Wilson asked if this is an additional site or if they are completely moving from Romeoville to this site.

John Gallo introduced himself and Andy Sybert. Mr. Gallo stated they are moving the materials and equipment from Romeoville to this site but the office will be run out of his parents’ home in Romeoville. The mother owns the business and does all the billing. Ms. Wilson asked about the amusement and outdoor storage and if that still exists. The Petitioner stated they would be selling the property to his client and wife and whatever exists out there will be removed.

Mr. Gallo wanted to clarify his client is Sybert and not Siebert Landscaping. This is a much smaller landscaping company than Siebert which most people have heard of.

Planner Zubko asked why they requested a berm instead of a fence. The Gallo’s said they felt it would look nicer but are fine with either.

Tom Rohrbacher (did not sign in) asked if the current owner had a special use to run that on that property. Planner Zubko stated they did not have a special use and the only way we would knew they were running a business is if a neighbor filed a complaint with the County. He then asked who would be watching the 5 truck load limit. Planner Zubko stated obviously everyone in the audience and herself. He stated when he moved here 33 years ago it was all horse property so rezoning this property then everyone can run a business over there. Planner Zubko stated the zoning is not changing, they are requesting a special use in the A-1 Agricultural district which only certain special uses are permitted to be requested. His main concern is the dumping of the waste and rodents. He lives next door to Tom Yackley and he is friends with the road commission and permitted dumping waste in the back of his yard. Once they started dumping waste there were rodents, as soon as they stopped dumping the rodents were gone.

David Dickenson’s concerns were this landscape business will go into the center of a horse community, storing landscaping waste on site causing rodents. Also the back of this property is a neighborhood where the landscape waste will be stored. There are homes all around this location. Woolley and Stewart Road are busy roads and worried about backing up traffic with the trucks. He is
worried about fuel storage and possible fires from the storage of materials. There are no fire hydrants in the area. The business will increase the fire risk in the area. He asked about vehicle maintenance and if that would be completed on site. Pollution also is a concern and the traffic. Also this is a dirt lot so worried about dust pollution. There will be no restrooms on site, what will they do. The petitioner is interested in large trucks so worried this could become a different type of business. He is not in favor of this type of business.

Janet Porter lives about 100 feet north of the property. She is highly opposed to this petition. She passed around some pictures of what she can see from her house. She stated the business is closer to other homes then their own home. She has the same concerns from the others that have talked, worried about the 5 semi-loads (the size of this room), the smell, property values, insects, chemicals and rodents. She read from the business website and stated they spray for weeds and grass clippings. The business does work for IDOT and vacant properties in Romeoville. She is worried about wood chipping on site. The website also talks about expanding their business and clearly leaving Romeoville due to the size of their business. She is afraid this property will entirely be used for the business someday. Property values and tax revenue will decrease.

Bob Moser lives next door and is against this landscape company. He stated the berm and fence will not keep out rodents and smell, he is downwind of the property. Runoff water might not come off the property to his but will affect his neighbor who floods. He would like a taller fence, 6’ is not going to shield anything. He’s worried about truck noise and stated this is a horse community. He is opposed to a business being run out of there.

William Richards is worried where the waste is coming from. Is it from within the county or out of county and who are they going to dispose of it once it’s on the property. He read from the IL Statutes, Public Act 92574 (effective 6/26/02), 93.179 (effective 7/11/03) & 415ILCS5/3.115 regarding air pollution. (Sec. 3.115. Air pollution. "Air pollution" is the presence in the atmosphere of one or more contaminants in sufficient quantities and of such characteristics and duration as to be injurious to human, plant, or animal life, to health, or to property, or to unreasonably interfere with the enjoyment of life or property.) He has asthma and emphysema and concerned how they will dispose of the waste. He stated this is a residential area that have high property values and not a business district. He is opposed to the business.

John Ryan lives west of the property, his wife and him are concerned about the landscape waste stored on the property. His neighbor has a ephemeral pond which is what feeds the aquifers and is concerned about the landscape waste run off into the pond. Also they would not want a berm as that would cause more water run-off. He stated the pond is the dark area on the aerial. The business would be quite close to the pond.

Patti Kraus is directly north and agrees with what everyone says. She’s also worried about water run-off and it could affect the goats and sheep next door including water in her backyard. She questioned the process. Planner Zubko explained the 5 committees this petition goes to before it goes to the full County Board, there are 4 recommending committees before the full County Board.
Ron Bochenek owns the land east of this property. His main concern is smell of the waste, pesticides or fertilizers stored on this property that could seep into the groundwater. He opposes this petition.

John Gallo stated obviously there were a lot of concerns, this is A-1 zoning, not a residential zoning. If he wanted to he could buy the property and put a pig farm on the property which is permitted. He will live on the property and wants to be a good neighbor. The whole drive-way is asphalt, not a dirt road, the back area is dirt. Looking at the surrounding map looks like the property to the east has tow trucks and storing vehicles which leads him to believe there is a business there, behind is a landscape business and west is a horse farm. He feels this use is consistent and will fit in the area. Andrew Sybert wanted to address the issue with landscape waste, it is coming from their commercial accounts and unloads the waste the next day, 2-3 yards at a time and load it the following business day. They do not store on site. He also does not like the smell of landscape waste and Andrew also has asthma so does not like to store anything on site. The farm across the road uses more pesticides then they do, Sybert landscaping does not apply pesticides besides weed control and that's with a 3 gallon backpack and that's it. They try to be green and not use pesticides. Mud was brought up, it is currently a dirt field, there will be a gravel pad put down and a detention pond added to help filter the water. He's looking at a 6’ tall wooden fence. He will be minimizing lawn waste as he does not want it on site either. They mow a lot of residential sites and IDOT sites but leave the grass clippings on site.

Roger Bledsoe asked about equipment and vehicle maintenance. Mr. Sybert stated they do change oil on site but no repair work. Tom Casey asked how the landscape waste comes in. Mr. Sybert stated sometimes it’s loosely filled in the trucks covered or in bags. Bill Ashton stated they will have no more than 1 days waste on the site. Mr. Sybert stated typically the crew recycles the waste on the way back to the site. No yard waste will be dumped on the site. The waste is always held in the truck beds. The only exception is if it rains they may hold it onsite for a day due to weight limits. Claire asked if the trucks could be stored in the buildings. The petitioner stated the buildings are for personal use only and didn’t plan to use the buildings for the business. Ms. Wilson asked what will be stored on site. Mr. Sybert stated 4 trucks will be stored outside, 2 enclosed trailers, 1 flatbed trailers and bulk storage. Mulch will be delivered and gone in a week, there will be gravel, sand and brick pavers. The petitioner is fine with 1 semi-load instead of 5 and no longer than a week. Ms. Wilson asked for clarification of the site plan. Mr. Sybert said he needs to now look at how the water flows on this property and would like to add gravel in the back dirt area to store the vehicles. Planner Zubko asked if they are opposed to a taller fence, the petitioner stated no but would need more time to install a taller fence. Mr. Wormley asked about the quantities of materials, Mr. Sybert stated the quantities are quite small for storage of materials.

John Ryan lives west. All the backs of the properties are affected from the ephemeral pond, there’s no perimeter. She’s worried about the changing the backyard of 655 Woolley Road it could move the ‘pond’ over. Also she’s worried more water will be added to her property.

Janet Porter stated her garage is close to the property line, approximately 10’ and worried about the re-grading and water runoff affecting her current garage.
Claire asked about the detention pond. Mr. Sybert stated there are dips in the back currently. He would like to look at the site more and could put in plantings or detention pond to help clean the area. He states as long as the property lines are not changing the run-off will not change in the area. He is not exactly sure where a pond will be installed but would like to find the best place and help eliminate the water concerns.

Claire Wilson is concerned about drainage off of this property and would be happier if she knew where the pond is going and the grading of the property. She is of the opinion the waste issue has been taken care of since it won’t really be stored on site and in the bed of the trucks. She thinks the repairs have been adequately addressed. She asked about the bathroom issue. Planner Zubko stated she just wanted to clarify the petitioners are not required to put in a pond.

Mr. Siebert stated the employees will have access to his personal bathrooms in his house but typically they stop at a gas station to fill up and use their facilities. Ms. Wilson asked about fuel storage. She asked if he would object to no on site storage of fuel. He stated yes as the farmers in the area have them. Ms. Wilson asked if they had an objection to doing some type of hydrology study or plan where the retention would be on the site. He stated he would have to talk to the SWCD.

Bob Moser has lived there 50 years, he asked the petitioner what he going to do with the big rains. The committee stated he would flood just like everyone else. There was more discussion on water. Mr. Wormley asked if the nursery sold on site. Mr. Moser stated he used to grow trees and sell but they never cut grass. Mr. Wormley stated he’s having an issue since there is a very similar use contiguous to this property.

Tom Rohrbacher is wondering if Mr. Ashton is interested in what everyone is saying. Mr. Ashton stated he is listening to what the people are saying.

Mr. Siebert stated he can take the berm out since its causing an issue he can leave it as a fence. Mr. Casey stated he’s probably more qualified to deal with landscape issues then people that cut their own grass and has a degree in horticulture and sounds like he’d be a good neighbor. Mr. Casey likes a pond with an ecosystem and that could help the area.

William Richards read the public health ordinance about water and worried about mosquitoes, etc. He stated there is no room for a pond in the back of his property. Planner Zubko stated once again he’s not required to put in a pond but was doing it out of good will to help the neighbors and address their concerns. Mr. Gallo stated they can eliminate the pond. Claire asked Mr. Richards about the amusement rides with regards to noise. Mr. Richards stated nothing was used on site, just stored.

Bill Dickey stated this property is owned by his parents. The house was bought in 1972 as a business. The neighborhood has changed and there are businesses out there now. He stated the ephemeral pond is a breeding ground for mosquitoes now. He thinks this would be a great neighbor.

Claire stated there is a lot of contention and hostility and understands this property is zoned A-1 agricultural. He could have a lot worse uses then what he’s proposing. She would like to see the petitioner address drainage concerns and his plans. She thinks the site is tight for a retention pond.
and would like to see more on drainage. Mr. Gallo stated they won’t do the retention pond and thought it would be a benefit but the neighbors seem to not want one. They are under time pressure so would not like this petition continued at this time. The water will continue to flow northwest to the pond which is where it flows currently.

Tom Casey made a motion to approve the special use changing the one condition from 5 to 1 semi-load to be gone in a week and no berm but a fence, Roger Bledsoe seconded the motion. With a roll call vote of 2-3 the committee’s recommendation was denial. This will move onto the SUHO meeting next Monday. The 3 no votes were due to drainage issues, concerns about overland drainage and grading are still concerns. Also the use as described is too intense for a 3 acre lot. This was a private airstrip at one time and the Pheasant Drive homes are what caused the water issues. He has mixed feelings since there is a nursery nearby but feels this is too intense. The last no vote agrees with the others and maybe the trend is becoming more business like it would be more suited as a one or two employee operation and not this type of use in a quasi-residential area, it’s too intense and there could be traffic issues.

We took a 5 minute break.

### #14-40 Subdivision Control Regulations- Letters of Credit
Planner Zubko stated in trying to clean up some items the PBZ Department discovered in our revisions to the subdivision control regulations in 2011 we changed the language to only allow letters of credit. Per the County Code (55 ILCS 5/5-1123 and 55 ILCS 5/5-1041) as well as the Public Construction Bond Act (30 ILCS 550/3) we must accept bonds as well as letters of credit. This language will clean this item up for future subdivisions. The SAO has also looked over the language.

Claire Wilson made a motion to approve the text as presented, Tom Casey seconded the motion. With a roll call vote all were in favor and this will be moved onto the next ZBA meeting.

### #14-37 Home Occupations- Landscape Business
Planner Angela Zubko stated this was discussed last month and made the changes recommended to allow small operations. She added two definitions to allow lawn mowing. Claire Wilson felt the wording was a little funny so proposed that stables and Undertaking is a separate sentence

Tom Casey made a motion with Claire’s recommendations, Budd Wormley seconded the motion. With a roll call vote all were in favor and this will be moved onto the next ZBA meeting.

### REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
14-35 Daron & Kimberly Spicher- Approved by the Plattville Board on 12.15.14
14-33 Bee Keeping- On the PBZ agenda for 1.12.15

### CITIZENS TO BE HEARD/ PUBLIC COMMENT
- None

### NEW BUSINESS/ OLD BUSINESS
- None
ADJOURNMENT
Next scheduled meeting on SATURDAY, February 7, 2015 (ANNUAL MEETING- 9AM) and our next regularly scheduled meeting on Wednesday, February 25, 2015. Claire Wilson made a motion to adjourn the meeting, Roger Bledsoe seconded the motion. All were in favor and the meeting was adjourned at 8:53 p.m.

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