Chairman Bill Ashton called the meeting to order at 7:04 pm.

ROLL CALL
Members Present: Chair Bill Ashton, Tom Casey, Bill Lavine, Vern Poppen, Tim Sidles, Claire Wilson, Walter Werderich, Budd Wormley and 1 vacancy (Big Grove)
Others present: Senior Planner Angela Zubko
Members Absent: Larry Nelson
In the Audience: Mary & Alan Maly, Desiree Edwards, Jody Osmund, Alice marks, Tina Suomi, Mathew Marks, Tom Marks, Darrell Poundstone, Attorney Kelly Helland & Randy Mohr.

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 June 26, 2013, Bill Lavine seconded the motion. All were in favor and the minutes were approved.

SPECIAL RECOGNITION
Chairman Bill Ashton wanted to present Randy Mohr with a recognition award for 21 years on the Plan Commission and thanked him for his time. Randy is now on the Zoning Board of Appeals. The audience applauded.

PETITIONS
#13-16 Poultry processing plant and slaughtering
Planner Zubko stated this is the text amendment to allow a small poultry and small animal processing plant as a special use in the A-1 district. Planner Zubko went through the memo and stated we are looking to add a definition of a small poultry and small animal processing plant and rendering. Planner Zubko went through all 14 conditions proposed. She stated the process to process chickens is at the end of the memo. She also stated she visiting a poultry processing plant and thought it was quite efficient, they had about 25 employees and about 2,500 chickens a day.
To help aid in the discussion on the text Planner Zubko went through Petition 13-17 at this time and stated all the same conditions are placed on the special use.

**#13-17 Maly Poultry Processing Plant**
Planner Zubko stated the petitioners; Alan & Mary Maly are requesting approval of an A-1 special use to operate a small poultry and small animal processing plant. The property is located at 16895 Lisbon Center Road on the north side of Lisbon Center road about 0.3 miles east of Fennel Road. The petitioners own about 125 acres of land and are requesting 27 acres of it for the special use. The Big Grove Township board made a unanimous recommendation in favor of the petition. Planner Zubko has received a letter from the Village of Newark Trustees saying they reviewed the information and support the endeavor. The petitioners have stated that all processing will take place in enclosed buildings and projecting to process a maximum of 3,000 chickens a day. They will also employ about 30-35 employees. They do meet all the setback requirements. Staff has requested to start discussions with our consulting engineer with regards to their 2 proposed detention areas. There is an existing driveway the petitioner proposes to use. This road will be the jurisdiction of Big Grove Township Road Commissioner who I have spoken to and he did not feel this would be an issue. Most people will be bringing chickens in small trailers. For parking they would request tar and chip or pavers instead of asphalt. They do not anticipate a retail outlet or anything. In an average transport you can fit about 8-10 chickens per coop. The picture in the report can hold about 200 chickens. The petitioner proposes to be open from 5:30am to 6pm Monday thru Friday except additional Saturdays in October and November to process Turkeys. The petitioners have stated that typically January to April are the slowest times of the year. Also typically the chickens will be dropped off in the morning, slaughtering typically takes place between 6-10am, then the customer picks up their processed chickens between 2-4pm. If the customer wants the chickens frozen they would typically pick them up the next day. 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. Also it will be kept in sealed containers and picked up within 48 hours. For the well and septic there will be a combined effort. The IL EPA and the US Department of Agriculture are in charge of the water and waste from the animal by-products. Our Health department is in charge of the waste from the toilets and hand washing instead. The IDPH (IL Department of Public Health) will regulate the well used for the processing plant. No sign 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. Parking lot lighting will be needed unless a variance is requested. The parking lot will mainly be used by employees. The Zoning Administrator may grant an exception to agricultural (A-1) zoned properties with low traffic volume to not asphalt the parking lot. The petitioners request the parking lot be
gravel instead of asphalt and staff is in support. 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. This property will be a USDA facility so a USDA employee will be on site when the operation is open. In the packet is an email from Jody and Beth Osmund in support of this proposed facility. There is another letter of support from the Illinois Stewardship Alliance. Also in the packet is a site plan and elevations of the proposed building. Staff is comfortable with this request and recommends approval with the 15 listed conditions.

Ms. Wilson asked why this use would be limited to not allow retail or wholesale to restaurants or middlemen. Planner Zubko stated that was something from ad-hoc and they wanted it to be more local and not allow retail on site.

Bill Lavine wanted to clarify the process and retail condition. The Commission might need to clarify this condition or take it out so we are protecting them to make sure they are not in violation.

Jody Osmund wanted to clarify the condition as well to state the petitions will not engage in retail sale as he’s a farmer and does distribute his chickens to sell and will be using this facility.

Desiree Edwards asked if the special use follows the land or owners. Mr. Ashton stated it would only be for this parcel.

Mr. Ashton asked if the number they process recorded by the USDA? Mr. Maly stated they have to keep something called total records in the books for the USDA. Every chicken that comes in has to be recorded into the books including daily tallies. There was discussion if year logs need to be given to Planner Zubko? Planner Zubko stated she thought if there was a question she could ask for the logs or tell them to prove how many chickens a week or year they are producing. The petitioners were fine with whatever condition was placed on the ordinance.

Tom Marks asked what facility Planner Zubko visited. Planner Zubko stated she visited Central Illinois Poultry Processing in Arthur which is also a USDA site. There was discussion that the Undesser’s is not a USDA site.

Mathew Marks owns property around this property. He stated he has talked to many neighbors and this is the first time he’s heard about this. He asked the legal way to notify the neighbors. Mr. Ashton stated it’s the adjacent land owners (from the special use), in the paper and a public hearing sign. Mr. Marks stated the public hearing sign is quite small to read. Mr. Marks passed out a map showing surrounding homes and wanted to know what this special use will mean for the area. Mr. Ashton stated anything in the town of Newark, Kendall County does not have any control over.
Anything in Big Grove Township on the comprehensive plan shows the area will remain agricultural. This is a special use in the A-1 Agricultural district. Planner Zubko stated this will look like an agricultural operation. Mr. Marks also had concerns about lighting on site. Mr. Marks asked what would happen if there were protests on site. He also asked about landscaping and the driveway. Mr. Ashton stated the Sheriff’s office would have to deal with protestors if needed. Mr. Marks also stated a lot of the neighbor’s have concrete driveways and would like to keep aesthetics of the neighborhood. He was also concerned about having commercial on the site or setting precedence. His last questions was about the environment and impacts. Mr. Lavine stated the soils were tested with the Natural resource inventory and the IL database was access to see if there were any endangered species (which there are none.)

Mr. Marks asked what the Plan Commission’s obligations are here, Mr. Lavine stated it is to weigh both sides of the issue and take a vote to recommend approval or recommend denial to the County Board. Mr. Ashton stated he understands what he’s saying and whether it’s a poultry processing plant verse any other farm operation.

Mr. Randy Mohr stated if we want to put condition ‘g’ it should only be only on the special use and not the text. He also stated there’s been a turkey processing plant for over 35 years and there has never been a protest.

Jody Osmund wanted to discuss the appropriateness of the scale and its community. It will help preserve farms on a less industrial scale. His farm has produced about 3,000 birds and travels to Arthur for processing. Their farm will be more viable with a close processing plant. He supports this small-scale type of production and their endeavors.

Alice Marks who owns the property right next door has a couple concerns and passed out a paper listing her concerns. Some concerns were how it would affect her property values? She feels maybe we’re underestimating the traffic to this property due to employees and farmers dropping off their chickens. She asked if maybe the customers can use Fennel Road instead of Townhouse Road. She’s concerned about the possibility of contamination to her well. She also is worried what is will look like as it would be right out her window. Lighting at night is a concern and signage. Mr. Ashton stated the lighting could not spill over onto the next property and the sign could only be a maximum of 32 square feet.

Matt Marks stated he has a 6-horse trailer that cannot make a turn from Fennel onto Lisbon Center Road. He just wanted to mention that could be an issue. Mr. Ashton stated that would be up to the road commissioner.

Desiree Edwards asked a question about annexation with regards to the sewers. Attorney Kramer stated there is no discussion about annexation and does not believe the sewers could even accommodate this site.

Ms. Kramer wanted to state with this being a special use another land owner could not
use this petition as precedence if it is approved. It’s very specific to this property. Also the 30 employees is in the future, 5-15 is ideal at this time. She also stated there is a lot of traffic on Townhouse Road. She also feels because this is a USDA site there are a lot more regulations then typically on a barn or other type of facility.

Mr. Casey asked about waste, Ms. Kramer stated it would be kept inside until picked up.

Mr. Sidles asked if there was any discussion on the parking lot or screening. Ms. Kramer stated currently they do not have a fence or anything proposed but she can discuss it with her clients.

Mr. Sidles asked planner Zubko about noise. Planner Zubko stated the only noise would be chickens that are waiting to be slaughtered.

Ms. Wilson is encouraged about the possible employment and helping the surrounding farmers. She thinks this fits in and will be un-obtrusive to the neighbors.

Petition 13-16 recommendation
Ms. Wilson recommended approval of the text amendment with the deletion of condition ‘g’. Mr. Werderich seconded the motion. With a roll call vote all were in favor of the text amendment as modified.

Mr. Ashton asked how many cars a day do the petitioners propose. Mr. Maly stated in 5 years they could be at maximum capacity with 30 employees. There could be 6-8 customers a day. Probably a maximum of 80 trips total a day including supplies, customers and employees. Mr. Ashton is asking due to possibly paving the apron of the driveway. Ms. Wilson does not see the need for pavement at the end of the driveway. She does recommend in the interest of being a good neighbor to possibly put something into the plans for asphalt between the parking lot and neighbors. Mr. Maly thought about berming around some of the property. Mr. Sidles would like something in writing for something to be done but keep it pretty open. There was talk about adding a condition about asphalt the end of the driveway within 5 years. Ms. Kramer stated her clients have not discussed it at length but it is not something her petitioners would like to do. Lisbon Center Road is a tar and chip roadway and the majority of the traffic is going to be cars except the render truck most likely. Ms. Osmond has been to the Arthur plant and has not seen it being an issue. Tom Marks stated if the petitioners will work with them they can be very good neighbors.

Petition 13-17 recommendation
Claire Wilson made a motion to approve petition 13-17 subject to the modified conditions with are the modification of number 7 to state in no event can poultry produced be sold for retail or wholesale by the processor on the processing site and add a condition that within 5 years, 50’ of the driveway must be minimum tar and chipped. Tom Casey made a second. With a roll call vote all were in favor.
REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
13-11 Any text related to guns or target practice- approved as modified on 7.16.13
12-03 Land Cash Ordinance- approved with minor modifications on 7.16.13
13-15 Subdivision Control Ordinance- approved as is on 7.16.13

CITIZENS TO BE HEARD
No more citizens were there to talk

NEW BUSINESS
None

OLD BUSINESS
None

ADJOURNMENT
The next meeting will be on September 25, 2013. Bill Ashton wanted to talk about the notification process and who is notified. Because the special use is inside their property only properties with 500’ of the special use needs to be notified instead of properties with 500’ of the overall site. Everyone agreed that needs to be discussed or looked at. Planner Zubko will contact the SAO to see what is legal or we can interpret it ourselves. Claire Wilson made a motion to adjourn the meeting, Walter Werderich seconded the motion. All were in favor and the meeting was adjourned at 8:43 p.m.

Submitted by,
Angela L. Zubko, Senior Planner