CALL TO ORDER

ROLL CALL: Amy Cesich, Lynn Cullick, Scott Gryder (Chair), Judy Gilmour (Vice-Chair) and Jeff Wehrli

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of minutes from the September 8, 2014 meeting

EXPENDITURE REPORT: (handed out at meeting) Approval to forward the claims to the Finance Committee in an amount not to exceed $20,000

PETITIONS
1. 14-26 Critter Care
   Request Request an A-1 Special use
   Location 4287 Eldamain Road, Plano
   Purpose Request an A-1 Special use to operate a veterinary clinic

PUBLIC COMMENT

NEW BUSINESS
Northwest Water Planning Alliance (NWPA) budget

OLD BUSINESS
Discussion on allowing beekeeping in the residential districts

UPDATE ON HISTORIC PRESERVATION

UPDATE ON CMAP LAND USE COMMITTEE MEETING

PROJECT STATUS REPORT
PERMIT REPORT
REVENUE REPORT
CORRESPONDENCE
EXECUTIVE SESSION

ADJOURNMENT: Next meeting on November 10, 2014
CALL TO ORDER
The meeting was called to order by ViceChairman Judy Gilmour at 6:30 p.m.

ROLL CALL
Present: Chairman Scott Gryder (6:34), Amy Cesich, Lynn Cullick, Vice-Chair Judy Gilmour and Jeff Wehrli
Absent: None
Also present: Planning & Zoning Manager: Angela Zubko, Administrator Jeff Wilkins & Code Enforcement Officer Brian Holdiman
In the audience: Attorney Ken Carlson, Divyesh Patel, County Board member Matt Prochaska, County Board Chairman John Shaw, Barry Narvick, Greg Dady, Ber Stevenson, Bob & Sharon Friested, Scott & Kristin Friested and Ramon Herrera.

APPROVAL OF AGENDA
Lynn Cullick made a motion to approve the agenda as written, Jeff Wehrli seconded the motion. All agreed and the motion was approved.

APPROVAL OF MINUTES
Amy Cesich made a motion to approve the minutes from August 11, 2014. Lynn Cullick seconded the motion. All agreed and the minutes were approved.

EXPENDITURE REPORT (handed out at meeting)
Lynn Cullick made a motion to approve the expenditure report in the amount of $14,165.98 and forward it onto the Finance Committee, Amy Cesich seconded the motion. With a roll call vote all in attendance agreed and the motion was approved.

PETITIONS-
#14-22 Clean-up and Restoration Services
Planner Angela Zubko stated that Servpro is looking to open up a franchise in the County and currently staff is of the opinion it really does not fall into a current category in the Zoning Ordinance. Therefore staff is proposing the text amendment. SERVPRO of Kendall County provides the following services: residential and commercial restoration services for water damage, fire damage, disaster, storm and flood damage and mold damage. They also perform biohazard remediation like sewage cleanup, crime scene cleanup and/or vandalism cleanup which is all done on site and not brought back to this site. Staff proposes it to be a Special Use in the A-1 (Agricultural District) and Permitted in the B-3 (Highway Business District), M-1 (Limited Manufacturing) & M-2 Districts (Heavy Industrial District).

Clean-up and restoration services with the following conditions:
   a. If zoned A-1 Agricultural the facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.
b) All commercial vehicles are to be stored inside an accessory structure when not in use unless outdoor storage is screened from adjacent and surrounding properties and screening and storage is shown on the approving site plan.

c) All operations are to take place inside an enclosed structure.

d) A waste management plan must be submitted and an exhibit to the approving ordinance.

e) A material management plan must be submitted including where items will be stored on site including but not limited to chemicals and belongings.

f) No materials that are brought in can be burned on this site.

g) All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations).

h) Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.

The ZPAC commented allowing this is Agricultural districts might be good in one location but not another. Planner Zubko stated because everything has to be in enclosed buildings that would make it hard for most businesses. The Plan Commission also recommended approval with some modifications shown in the memo. The ZBA added two conditions on waste management and material management plan. The ZBA had a 3-2 vote with two no votes. One member would like these connected to a sanitary service and not on septic and the other is just not comfortable with it and has seen some bad operations. Staff still recommends approval.

Ms. Cesich asked about the ZBA recommendation and what the reasoning was for the two votes. Planner Zubko reiterated the reasoning. Ms. Cesich asked if there are Servpro’s in other Counties? Planner Zubko stated they’re currently in Oswego but this is not the only business she is writing it for, there is another clean-up service that as inquired about moving into Kendall County as well.

Mr. Wehrli asked if this would be considered ag exempt. Planner Zubko stated it would be considered a business so could not be agriculturally exempt.

Ms. Gilmour asked about condition d and e and would like to modify the language to have the Health Department approve those plans. There was some discussion on these plans on what will be needed. Planner Zubko stated typically it would be a trash enclosure but want that in writing so there are no issues.

With no further suggestions or changes Jeff Wehrli made a motion, seconded by Lynn Cullick to recommend approval of the text amendment and forward the petition onto the next County Board meeting. All were in favor and this will be forwarded to the full County Board.

#14-23 DTG Investments LLC
Planner Angela Zubko did an overview of the request stating the property is located at 3485 Route 126 where Countryside Landscaping is currently operating out of. The property is about 5.93 acres and the petitioner is requesting an A-1 Special use to operate a cleanup restoration business. Everything will take place inside the building and no new buildings are proposed at this time. Currently Servepro operates out of 3 separate buildings in the Stonehill Industrial Park in Oswego and would like a larger building to make the business more efficient and in one location. Servepro will be renting from DTG Investments LLC. How the operation roughly works is the business is called, employees go out to the home, collect or go through the destroyed belongings and bring it back to the site or throw out on site. The employees wash, clean, sterilize and store the items inside the closed building and also do repairs/construction on the home. Once the original site is back to its original condition the items are returned back to the owner. The service has small vans/pick-up trucks but do
not own any semi trucks. Semi trucks have been used once and that was in the flood of 2013 there was so many items it was trucked in, that is a rare occurrence. There are about 18 employees that will park on site. The employees will be parking behind the building. All commercial vehicles will be parking inside the building due to the equipment inside the vans and employees will be the only ones parking outside the building. IDOT has stated no ROW will be required along Route 126. There will be no outdoor storage except the employee vehicles. Also the petitioner knows nothing shall be placed in the floodway which is a condition on the ordinance. Also staff has asked if any drains or catch basins exist in the building currently or if any will be installed. Stamped architectural drawings will be needed to verify this, there is one but this will be required during the building permit stage. The farmhouse will be rented most likely to people working on the property. There is floodplain on the property as shown it is considered Zone A which means no flood elevation has been determined; therefore this is considered all Floodway. The petitioner is aware no storage or parking shall take place in the floodway. Countryside landscaping will stay in the building for a little and the plan is to eventually have SERVPRO utilize the entire building starting in January. Assuming the proposed text amendment is approved by the County Board; Staff would recommend approval and the following conditions are placed on the special use, if approved:

1. Must meet all the conditions of the text amendment (list all conditions)
2. No outdoor storage except employee cars.
3. No activity including parking or storage is permitted in the floodplain.
4. If any future expansion is proposed a major amendment to the special use will need to be filed.

The ZPAC did not have many concerns, the Health Department will be meeting with the petitioner to discuss the septic system and they have met with the building department and know their concerns. The Plan Commission also recommended approval. The Hearing officer made a favorable recommendation with staff’s findings of fact and staff’s 4 conditions as listed in the report including the two modifications to the text including 8 conditions. Planner Zubko stated they are going to the township meeting after this. There was preliminary discussion at the township and they look like they will be in support of this business.

Mr. Gryder stated what Planner Zubko stated is accurate as he was at the township meeting with her and they’re enthusiastic about the operation. He stated it sounds like they have everything in order with regards to waste and their operation.

Planner Zubko stated the petitioner is here if anyone has any questions. She also stated she took a tour of their facilities in Oswego and they’re very clean & organized. She stated they do not hose things down, the current buildings do not have floor drains, they clean everything by hand. Planner Zubko also stated this will not go to the next County Board meeting as the notice to the neighbors were not sent by certified or certificate of mailing so it will go back to the hearing officer and then onto the full County Board to make sure it is done properly.

With no further suggestions or changes Lynn Cullick made a motion, seconded by Judy Gilmour to recommend approval of the special use and forward the petition onto the next County Board meeting. With some brief discussion on burning and their waste plan there was a roll call vote, all were in favor and this will be forwarded to the full County Board.

#14-24 Divyesh Patel/Council Court Motel
Planner Angela Zubko did an overview of the request stating the property is located at 1016 Route 30 about 0.06 miles north of Gastville Street. The petitioner is requesting a B-3 special use to build a dwelling unit for a watchman and families. The petitioner, Divyesh Patel owns 4.2 acres and the business is really on 2.94 acres.

9.8.14 PBZ Meeting Minutes
Mr. Patel would like to relocate his family to this site for better efficiency and to keep an eye on his business. This motel has been here since before 1973 and Mr. Patel has owned the property since 2000. The petitioner has been granted a variance as he would like to possibly locate the home 5’ from the northern property line and when built would demolish the existing shed. To the north there is a 175’ ComEd ROW so the variance would not really affect anyone. The side and/or rear lot line setback is a minimum of twenty (20) feet. As you will see on the plat 2 different locations are proposed but clearly only 1 location will be built on. The Special Use will be for anywhere on the property. Staff recommends approval of the special use to build a dwelling unit for a watchman and families. At ZPAC there were no concerns just a comment that a septic permit will be required during the building permit process. The Plan Commission’s only concern was renting the house out but Planner Zubko stated it would only be for a watchman and family so that person who’s in charge might technically be renting the home. Also the rest of the property is rented so why not this home for the watchman? The Plan Commission recommended approval.

The hearing officer made a favorable recommendation with staff’s findings of fact. Also the ZBA made a favorable recommendation on the variance with staff’s findings of fact. Mr. Patel is in attendance for any questions.

Mr. Wehrli asked about the ComEd ROW and if the petitioner knew why it was so large? Planner Zubko stated this came up at the ZBA and no one knows why it is so large. Mr. Patel also stated he has not heard any plans for that property.

With no further suggestions or changes Jeff Wehrli made a motion, seconded by Lynn Cullick to recommend approval of the special use and forward the petition onto the next County Board meeting. With a roll call vote, all were in favor and this will be forwarded to the full County Board.

#14-12 Central Limestone Company, Inc.
Planner Angela Zubko did an overview of the request stating the petitioners are seeking approval to rezone 10 acres from M-2 to M-3 and also seeking a special use to operate an asphalt and concrete mixing plant with associated recycling facilities. This will be located on 10 acres of the 150 acre parcel. Central Limestone has a total of about 200 acres. It is located at the southwest corner of Joliet Road and Quarry Road. Staff is of the opinion this is an appropriate location since it is a manufacturing district. It is also appropriate as other mines are to the west and the property north is zoned for mining. Planner Zubko stated this went to the Lisbon Township on August 12th and their Plan Commission had some concern over truck traffic and recommended approval and the township board also recommended approval. Planner Zubko also talked to the mayor of Lisbon and he did not feel he needed to have his board review the petition due to all the County meetings and township meetings but did express some concerns over truck traffic and expected truck traffic. The petitioner has stated that currently all the materials are hauled out of this quarry up to the plant in Yorkville so the truck traffic will increase but not too much as these plants will use the materials from on site for the concrete plant. They projected about 200 trucks extra a day. Planner Zubko stated we did take a tour of the facility and learned the asphalt plant will be hooking up to natural gas shortly which would reduce the smell a little and also talked about having an entrance off Joliet Road or Quarry Road to help mitigate dust that travels southeast of the truck traffic at the quarry. Also Mr. Narvick talked to ComEd and they want level ground so no berm in the Comed property would be permitted. If they wanted an entrance off Joliet Road they would need approval for a variance through the County Board but is of the opinion the safety would be a concern. An entrance off Quarry Road is still in discussions as it is a township roadway. However, since the Plan Commission meeting the petitioner has proposed to install an 8’ berm as depicted on the site plan in the packet. The closet home to this site is about 1,300 feet (0.24 miles) southeast of this property, Quarry Road is 9.8.14 PBZ Meeting Minutes
to the east and a little further east is Route 47. No new access points are being proposed at this time but there have been some preliminary discussions about an entrance further north on Quarry Road and possibly Joliet Road but Joliet Road would probably be a safety concern. The trucks will enter and exit the proposed site from Quarry Road. The applicant will post signage as requested by the Village of Lisbon which advises drivers that travel on Joliet Road west of the intersection of Joliet Road and Quarry Road is prohibited. The proposed hours of operation for both plants will be 6am to 6pm during weekdays. The plants will operate outside of those hours as may be required to perform projects on governmental projects. It is anticipated that the plants will be operational from April 15th to December 15th (depending on weather). The subject site will not generate waste from the proposed operations. The petitioner has stated no new lighting is proposed other than lighting on the plants for safety. The applicant will focus all such lighting in a downward direction. The applicant also has stated no new signs are proposed at this time. There is an existing berm that will shield the concrete plant. Planner Zubko asked the petitioner what are the heights of the tallest equipment for both plants are? The petitioner has stated the height of the silos for both the asphalt plant and the concrete plant are less than 61 feet. Planner Zubko asked the petitioner to explain how each plant works and they provided the information in the packet.

If both the asphalt plant and the concrete plant are in operation, it is anticipated that there will be four (4) to five (5) employees and the applicant anticipates designating an area for employee parking in proximity to each of the facilities.

At the Plan Commission meeting some of the concerns brought up were dust from the trucks, truck traffic, smell, truck parking and berms. There was also discussion that there previously used to be an asphalt plant on site about 30 years ago and the current surrounding residents bought their property knowing the mine existing and most knew an asphalt plant was there as well.

The Plan Commission recommended approval and also wanted consideration be given to make a recommendation for the County Board to petition IDOT about to take a look at traffic control at that particular intersection (Route 47 and Joliet Road).

At the hearing officer meeting there was no one in the audience to testify and the hearing officer made a favorable recommendation with staff’s findings of fact and staff’s conditions as listed in the report and the ZBA made a favorable recommendation of the rezoning. Attorney Ken Carlson and plant owner Barry Narvick are in attendance for any questions.

Mr. Wehrli asked if this was to be open 5 or 6 days a week. Planner Zubko stated 5 days a week and Attorney Carlson agreed.

Ms. Gilmour asked if the homeowners concerns have been addressed adequately. Planner Zubko stated they are in attendance to verify but thinks the 8’ berm shown on the plan will help a lot and address a lot of the concerns. She also stated there were some concerns on the lighting and as far as she knows those have been taken care of. Ms. Gilmour asked about the lighting. Planner Zubko said to please verify with the homeowners. Planner Zubko also stated the neighbors would like an entrance off Joliet Road which is a safety concern and there are still discussions about an entrance further north on Quarry Road. Ms. Gilmour asked if the petitioner has inquired about another entrance off Quarry Road?

Attorney Carlson introduced himself and stated Mr. Narvick has talked to ComEd and that is something they are going to peruse, the roadway is the jurisdiction of the township Road Commissioner so would need their

9.8.14 PBZ Meeting Minutes
approval as well. Planner Zubko stated we didn’t want to make it a condition just in case it is not possible but the petitioner would rather have another entrance so the truck traffic is not co-mingled and would take the trucks closer to the plant. Planner Zubko stated definitely no berm will be permitted in the ComEd easement.

Ms. Gilmour asked Chair Gryder if we could allow some of the residents to speak to verify if their concerns have been met.

Mr. Bob Friestad came up and introduced himself and explained where he is located. He stated he’s lived here for 57 years and was asked by Mr. Nelson at the Plan Commission meeting if the quarry was there when he moved in and he stated he has and since then two other quarries have located nearby and 2 more proposed so need help from the Board to help with their concerns. They would like to see that berm along the south and if possible a wall along Quarry Road. Trucks going out to the south are creating more dust so a new entrance will help to the north. There are 6 houses less than a half a mile away and would like to see the area preserved and in good order. Planner Zubko stated we have briefly discussed a wall but that’s a huge safety concerns for thefts.

Attorney Carlson stated that the property is patrolled by the Kendall County Sheriff’s office and the concern is putting up a fence gives people access to get onto the site and it would be less observable when the sheriff’s drive way. The copper wiring has become a hot commodity so from a security perspective Central Limestone is opposed to a wall.

Scott Friestad introduced himself and thanked Planner Zubko and Barry Narvick on being very accessible and listening to the concerns. He stated the lighting has been adjusted down and have helped a lot. The driveway would help a lot to the north. Mr. Friestad stated there is a lot of dust coming from the trucks and the asphalt plant. Mr. Friestad read from the Zoning Ordinance with regards to the location protection with regards to distance of the plants and equipment from surrounding residents. Also Mr. Friestad if the plants are too close to the east if a berm cannot be placed maybe a wall or fence. Any type of wall to help the noise and dust would be appreciated and stated the berm will be helpful if it’s tall enough. He would request a wall or fence be placed as a condition on the Ordinance.

Mr. John Shaw introduced himself and stated he was the previous owner of Central Limestone but no longer owns any part of Central Limestone since December 6, 2008.

Mr. Gryder asked Judy if she had anymore questions. Ms. Gilmour stated it is good to know about the discussions on a new entrance and is happy to hear about the lighting being fixed. She is torn on this and wish there is something that could be put along Quarry Road. That is a concern for her and would like to see something on Quarry Road.

With no further questions Judy Gilmour made a motion, seconded by Lynn Cullick to forward this onto the committee of the whole (COW). Ms. Cesich asked why we would send this to COW? Ms. Gilmour stated to give the rest of the board to weigh in on the petition. Planner Zubko asked if the committee wanted to make a recommendation or just forward this petition? Mr. Gryder stated the current motion is to just forward it to COW. Ms. Cullick withdrew her 2nd and wanted to amend it. There’s a motion to send it to the committee of the whole, with no 2nd the motion died.
Mr. Wehrli made a motion to send this petition to the committee of the whole and onto the full county board with a recommendation to approve. Lynn Cullick seconded the motion. With a roll call vote of 4-1 this will be sent to the committee of the whole on Thursday and the full County Board.

#14-25 Medical Cannabis Distribution Center
Planner Angela Zubko stated last month we discussed cultivation centers, which is proposed to be on the September 16th County Board agenda. Now we will be discussing the distribution centers. Attached is the proposed text and the back page shows what the surrounding Counties are doing. The Plan Commission made some minor modifications that are shown and recommended approval and modified to allow this as a special use in the M-1 and M-2 districts only. The Commission is afraid it’s going to start like riverboats and then grow into something big. The ZBA made a motion to approve the text amendment and forward this onto the PBZ Committee.

Planner Zubko stated the dispensaries are permitted per population which is 1 per Kendall and Grundy County. There was discussion there is no sales tax on medicines. There was discussion on if there is any benefit? Planner Zubko stated she is not aware of any benefits. There was discussion this will probably go into a municipality and the County Board can make the decision. Planner Zubko explained the memo explaining she is trying to modify this text to mirror the changed to the cultivation center by the SAO. The SAO basically changed the format of the text. This will not be forwarded to the County Board yet so we can bring it back to this committee next month.

Mr. Wehrli thinks commercial districts are fine as it is self restricted and it’s just like a pharmacy. There was much discussion on allowing this in commercial districts and if we’re just following what Yorkville has done? Planner Zubko stated she proposed it in commercial districts but the Plan Commission wanted to delete it so that is how the text is modified. Mr. Gryder asked if we had a map showing the business districts? Planner Zubko stated not right now but will put one together and email it out. There was discussion on how they work by prescription. Planner Zubko stated there is a condition that does not allow it in shared buildings so that would eliminate strip centers. She feels the Plan Commission wanted to make it more restrictive than less restrictive at this time.

This will be continued till next month.

#14-17 Medical Cannabis Cultivation Center text
Planner Angela Zubko stated she wanted to bring it back to the committee because there was a consensus to delete the A-1 agricultural districts from the text so wanted to clarify that’s how the committee wanted it drafted for the County Board and wanted to show the committee the modifications from the SAO and how the text will look to be voted on. Also with us today is Berry Stevenson who handed out a packet of information. Mr. Berry Stevenson introduced himself and explained the information that he handed out at the beginning of the meeting and why he thinks this should be permitted as a special use in the A-1 agricultural district. The Committee thanked Berry for the information.

Jeff Wehrli finds it interesting that Servpro is permitted in the agricultural district but a cultivation center were you grow a product is not. He would like to see it brought to the County Board both ways. Ms. Cesich stated since the cow would like to see it in manufacturing districts we should probably keep it that way. The text will remain as is.

Judy Gilmour made a motion to delete this from the A-1 agricultural district and forward this onto the next
County Board meeting with a favorable recommendation. Amy Cesich Wehrli seconded the motion. With a roll call vote of 4-1 this will be forwarded to the next County Board meeting. Mr. Wehrli would also like to see this in the agricultural district.

PUBLIC COMMENT- None

NEW BUSINESS
Discussion on allowing beekeeping in the residential districts- Planner Zubko stated in the packet was a letter on bee keeping from Mr. Ramon Herrera. She stated she is against allowing beekeeping in residential areas as there is enough property zoned agricultural where it currently is permitted in the County. She stated she has had someone in the last 2 months in violation for beekeeping in the R-6 district. There was much discussion on the Yorkville regulations, other municipalities and the consensus was the PBZ would like more information next month to help aid in a determination. There was some discussion on possibly having so many permits, notifying neighbors, maybe for personal consumption only. Planner Zubko will collect more information for the next meeting and possibly start a text amendment to allow this in residentially districts.

Approve invoice for $28,452 to 4 Seasons Landscaping for the Fields of Farm Colony drainage system landscape maintenance- final close out. Judy Gilmour made a motion to pay the invoice, Jeff Wehrli seconded the motion. With a roll call vote of 5-0 the invoice will be paid.

OLD BUSINESS- None

UPDATE ON HISTORIC PRESERVATION- Planner Zubko stated the last meeting minutes are in the packet and last month they had a good meeting and got through about 30 more properties in Oswego Township.

UPDATE ON CMAP LAND USE COMMITTEE MEETING- Planner Zubko stated the next meeting is next week.

PROJECT STATUS REPORT— Reviewed
PERMIT REPORT— Reviewed
REVENUE REPORT— Reviewed
CORRESPONDENCE — None
EXECUTIVE SESSION- None

ADJOURNMENT- Next meeting will be on October 6, 2014
Judy Gilmour made a motion to adjourn the meeting. Amy Cesich seconded the motion. All agreed. Chairman Gryder adjourned the meeting at 8:03 p.m.

Respectfully Submitted,
Angela L. Zubko
Planning & Zoning Manager
14-26
Critter Care Veterinary Services, Ltd.
A-1 Special Use

SITE INFORMATION

PETITIONERS: Critter Care Veterinary Services, Ltd.

LANDOWNERS: Kim K. Peterson TR

LOCATION: On the west side of Eldmain Road, 0.45 miles south of Route 34
4287 Eldmain Road, Plano

TOWNSHIP: Little Rock Township

PARCEL #: 01-25-200-006

SIZE: 3.9 Acres

EXISTING LAND USE: Veterinary Clinic

ZONING: A-1 Agricultural

LRMP:

<table>
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<tr>
<th>Land Use</th>
<th>Rural Residential; Plano: Estate Residential</th>
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<tr>
<td>Roads</td>
<td>Eldmain Road is a major collector roadway</td>
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<tr>
<td>Trails</td>
<td>There is a trail proposed along the east side of the roadway</td>
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<tr>
<td>Floodplain/Wetlands</td>
<td>There is no floodplain or wetland on the property</td>
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REQUESTED ACTION: Approval of an A-1 Special Use Permit to operate a veterinary establishment, but not including the boarding of animals except for overnight stays for medical treatment and observation.
APPLICABLE
REGULATIONS
§7.01.D.42 (A-1 Agricultural Special Uses - Veterinary Establishment)
§11.01 (Parking Regulations)
§12.08 (Agricultural Sign Regulations)
§13.08 (Special Uses)

SURROUNDING LAND USE

<table>
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<tr>
<th>Location</th>
<th>Adjacent Land Use</th>
<th>Adjacent Zoning</th>
<th>LRMP</th>
<th>Zoning within ½ Mile</th>
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PHYSICAL DATA
ENDANGERED SPECIES REPORT
The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

- Fox River INAI Site
- Osprey (Pandion haliaetus)
- River Redhorse (Moxostoma carinatum)

An IDNR staff member has evaluated the information and concluded that adverse effects are unlikely, therefore, the consultation is terminated.

NATURAL RESOURCES INVENTORY
An NRI is not required as no new structures will be built on site.

ACTION SUMMARY
TOWNSHIP
(Little Rock)
MUNICIPALITY
(Plano)

The township met on September 13th and recommended approval.

Received an email from the City of Plano on 8.14.14 that states that the City of Plano has no objections to Petition #14-26.

ZPAC
9.2.14 There was some discussion on the septic system and that this will only be for small animals like cats and dogs, not large animals. The Committee recommended approval.

RPC
9.24.14 The Plan Commission recommended approval of the special use with the recommendation in lieu of stamped drawings the petitioner would be permitted to acquire a building inspection stating the building is structurally sound and no life safety issues exist. The SAO is of the opinion this would not qualify as agriculturally exempt.

SUHO
9.29.14 The special use hearing officer made a favorable recommendation with staff’s 1 condition.

REQUESTED ACTION
GENERAL
Approval of an A-1 Special Use Permit to operate a veterinary establishment, but not including the boarding of animals except for overnight stays for medical treatment and observation. The petitioner would like to do boarding in the future but a variance cannot be requested for a use so they would need to rezone to commercial.
BACKGROUND  Apparently the veterinary clinic has been running at this site for some time and would like to become legal since they are becoming larger.

EMPLOYEES  Staff would like to know how many employees work on site to calculate parking. The petitioner has stated there are 2 employees. The Health Department will need to look at the septic to determine how big it is and what the soil is like to allow for calculations. The Health Department also will need to ensure that it is protected from animal/vehicle traffic. The water system may qualify as a non-community if there are enough people at this site.

PARKING  Staff is waiting to hear how large the building is to calculate parking. The ratio would be one (1) parking space shall be provided for each two hundred and fifty (250) square feet of floor area. Looking at an aerial there seems to be 26 parking stalls provided including 1 handicapped parking stall but staff is not sure the size of the stalls. A plat of survey is requested.

R.O.W.  Staff will defer to the Highway Department if ROW will be requested to be dedicated at this time.

SIGNAGE  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.

HOURS OF OPERATION  Currently the hours of operation are from 8-6 on weekdays and 8-12 on Saturdays. The hours might change to 8-7pm on weekdays and 8-2pm on Saturday.

ACCESS  The property currently has an access point off of Eldamain Road and also access through the property to the north, which is where Kim lives.

BUILDING  The petitioner will need to contact the Little Rock Fox Fire Protection District to determine if this building needs to be sprinkled. No new buildings are proposed at this time. A change of occupancy permit will be required for all structures that will be used for the proposed special use. The current structures are classified as agricultural buildings, utility and miscellaneous occupancy classification U. The petitioner will be required to provide stamped and sealed drawings prepared by a design professional indicating the new proposed occupancy classifications for each.

STORMWATER
Since there are no proposed improvements a stormwater permit is not required.

FINDINGS OF FACT

§ 13.08.J of the Zoning Ordinance outlines findings that the Hearing Officer must make in order to grant a special use. Staff has answered as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The proposed special use for continuation of the veterinary office and clinic that is currently located on Eldamain Road continues a long agricultural use. It presents no change in the character of the neighborhood or use of the property and is beneficial to the large residential population needing critical animal care surrounding the area and potential boarding of animal.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. There is adequate distance between the existing special use and the expansion thereof and surrounding properties. As is pointed out in the current LRMP of Kendall County in its Agricultural Easement Kendall County has a long and rich history in agriculture and it is a primary objective of the Kendall County LRMP to encourage and continue the expansion of agriculture and agricultural related uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. There are no public utilities or development needs that in any way place a burden on local taxing districts or bodies or surrounding property owners. The subject property is served by Eldamain Road which is designated as a major collector and likely to be improved with a bridge over the Fox River in the near term. The business of the veterinary clinic as a destination business which is served well by being on a major artery such as Eldamain Road. There are adequate utilities on site, drainage is no problem given the large site and there are no new facilities that needed.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. The Special use conforms to all regulations of the Kendall County Agricultural Ordinance.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The Special use requested is consistent with the LRMP, Agricultural Special use Ordinance and the trend in development along major corridors such as Eldamain Road in the area. The provision of quality veterinary care is as an asset to the agricultural and residential community in Kendall County. It encourages development by offering qualified veterinary services.
RECOMMENDATION  Staff would recommend approval and the following conditions be placed on the special use, if approved:
   1. A recent plat of survey or site plan be drawn showing the parking lot with dimensions.

ATTACHMENTS
  1. Old Plat of Survey
  2. ZPAC Meeting minutes on 9.2.14
  3. RPC Meeting minutes on 9.24.14
  4. SUHO Meeting minutes on 9.29.14
  5. Draft Ordinance
ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
September 2, 2014 – Meeting Minutes

Planner Angela Zubko called the meeting to order at 9:03 a.m.

Present:
Megan Andrews – Soil & Water Conservation District
Aaron Rybski – Health Department
Brian Jahp – Sheriff’s Office
Angela Zubko – PBZ Planning & Zoning Manager

Absent:
Fran Klaas- County Highway Department
Greg Chismark – Wills Burke Kelsey
Scott Gryder – PBZ Member
Brian Holdiman- Building Inspector
Jason Petit- Forest Preserve

Mary Ludemann- Plainfield Fire Protection District

Also present: Jim Hively & Attorney Daniel Kramer

AGENDA

A motion was made by Aaron Rybski to approve the agenda as written, Brian Jahp seconded the motion. All were in favor and the motion carried.

MINUTES

Megan Andrews made a motion, seconded by Brian Jahp, to approve the August 4, 2014 meeting minutes as written. All were in favor and the motion carried.

PETITIONS

#14-26 Critter Care

Planner Angela Zubko did an overview of the request stating the property is located at 4287 Eldamain Road on the west side of Eldamain Road about 0.45 miles south of Route 34. The property is about 3.9 acres and the petitioner is requesting an A-1 Special use to operate a veterinary establishment, but not including the boarding of animals except for overnight stays for medical treatment and observation. The petitioner would like to do boarding in the future but a variance cannot be requested for a use so they would need to rezone to commercial. The veterinary clinic has been running at this site for some time and would like to become legal since they are becoming larger. The petitioner has stated there are 2 employees. Staff is waiting to hear how large the building is to calculate parking. The ratio would be one (1) parking space shall be provided for each two hundred and fifty (250) square feet of floor area. Looking at an aerial there seems to be 26 parking stalls provided including 1 handicapped parking stall but staff is not sure the size of the stalls. A plat of survey is requested. The property currently has an access point off of Eldamain Road and also access through the property to the north, which is where Kim, the petitioner/owner lives. An EcoCat was filed and there are some endangered species in the vicinity so IDNR will be contacting the petitioner within 30 days. The Village of Plano has not objection to the special use and we have not heard from the Little Rock Township Board yet. The building inspector had a few comments and stated that a change of occupancy permit will be required for all structures that will be used for the proposed special use. The current structures are classified as agricultural buildings, utility and miscellaneous occupancy classification U. The petitioner will be required to provide stamped and sealed drawings prepared by a design professional indicating the new proposed occupancy classifications for each structure and certifying compliance with the 2012 International Building Code, 2012 Energy Conservation Code, 2011 National Electric Code, IL State Plumbing Code, 2012 International Mechanical Code and IL accessibility code. Also the petitioner will need to contact the Little Rock Fox Fire Protection District to determine if this building needs to be sprinkled. Since there are no proposed improvements a stormwater permit is not required.
Staff would recommend approval and the following conditions be placed on the special use, if approved:

1. A recent plat of survey be drawn showing the parking lot with dimensions.
2. If any future expansion is proposed a major amendment to the special use will need to be filed.

Megan Andrews had no comments at this time

Brian Jahp had no comments at this time.

Aaron Rybski stated the Health Department will need to look at the septic to determine how big it is and what the soil is like to allow for calculations. The Health Department also will need to ensure that it is protected from animal/vehicle traffic. The water system does not qualify as a non-community. Mr. Kramer stated this is only small animals like cats and dogs and this went to the Little Rock Township last week. There are 2 part time employees and the owner.

With no further comments Megan Andrews made a motion, seconded by Brian Jahp to approve the special use and forward the petition onto the Plan Commission meeting in September. All were in favor and the motion carried.

#14-28 Hively Landscaping

Planner Angela Zubko did an overview of the request stating the property is located at 1451 Johnson Road on the north side of Johnson Road about 1 mile west of Ridge Road. The property is about 10 acres and the petitioner is requesting an A-1 Special use to operate a landscape business. They currently operate out of Plainfield, IL and have been in operation for approximately 10 years. Their business focuses on light commercial and residential patio and landscapes. They will not meet with customers or perform any retail operations at this time. They employ about 15 employees consisting of 1 sales staff, 1 landscape architect, 1 for general office and about 8-12 work force/laborers. The work force arrives at 7am, load company trucks and disperse to job sites returning at the end of the day. The employee parking will be behind the buildings in the northwest corner of the gravel area. The hours of operation are from 7am to 4:30pm Monday through Friday with an occasional Saturday. The parking ratio would be one (1) parking space shall be provided for each employee plus one (1) parking space for each vehicle used in the conduct of the enterprise. The site plan depicts 14 employee stalls and 4 office parking stalls. That will exceed the parking requirement. The special use in the Zoning Ordinance states that: All vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit. The petitioner proposes to store most of the company vehicles indoors but does show some overflow parking outside. The landscape materials will be stored on the northeast corner of the proposed gravel area. Staff would like to know what the plan is for landscape waste, if it will be brought back on site. Staff will place a condition that no landscape waste generated off the property can be burned on this site. The petitioner will not be living in the house. Staff would like to know what it will be used for. Staff is waiting to hear back from the Village of Plainfield with regards to the roadway as a condition for a landscape business is: The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County’s LRMP unless otherwise approved in writing by the agency having jurisdiction over said Highway. The Village of Plainfield has jurisdiction over the roadway. The property currently has an access point off of Johnson which would remain the same. The building department has stated that a change of occupancy permit will be required for the metal arena and barn structure. The project is on the border line on requiring stormwater detention.

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. Submit information on storm water calculations.
3. Hours of operation will be from 7am to 4:30pm Monday thru Friday and an occasional Saturday.

Megan Andrews asked about the office and the petitioner has stated it would be a temporary trailer but will be in an existing building or a new building. Megan stated an NRI has not submitted for an NRI yet.

ZPAC Meeting Minutes 9.2.14
Chairman Bill Ashton called the meeting to order at 7:17 pm. (We started late due to a meeting

ROLL CALL
Members Present: Chair Bill Ashton, Larry Nelson, Vern Poppen, Claire Wilson and Budd Wormley
Others present: Planning & Zoning Manager Angela Zubko
Members Absent: Tom Casey Brian Leonard, Tim Sidles & 2 vacancies (Oswego Township & Big Grove Township)
In the Audience: Attorney DJ Kramer, Matt Hively, Chris Mazzoni, Michele & John Nitzki

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

APPROVAL OF MINUTES
Larry Nelson made a motion to approve the minutes from August 27, 2014 meeting, Claire Wilson seconded the motion. All were in favor and the minutes were approved.

SPECIAL RECOGNITION
Tim Sidles- 6 years (Appointed on 2.19.08)

PETITIONS
#14-26 Critter Care
Planner Angela Zubko did an overview of the request stating the property is located at 4287 Eldamain Road on the west side of Eldamain Road about 0.45 miles south of Route 34. The property is about 3.9 acres and the petitioner is requesting an A-1 Special use to operate a veterinary establishment, but not including the boarding of animals except for overnight stays for medical treatment and observation. The petitioner would like to do boarding in the future but a variance cannot be requested for a use so they would need to rezone to commercial. The veterinary clinic has been running at this site for some time and would like to become legal since they are becoming larger. The petitioner has stated there are 2 employees. Staff is waiting to hear how large the building is to calculate parking. The ratio would be one (1) parking space shall be provided for each two hundred and fifty (250) square feet of floor area. Looking at an aerial there seems to be 26 parking stalls provided including 1 handicapped parking stall but staff is not sure the size of the stalls. A plat of survey is requested. The property currently has an access point off of Eldamain Road and also access through the property to the north, which is where Kim, the petitioner/owner lives. The Village of Plano has no
objection to the special use and the Little Rock Township Board had not objections either. The building inspector had a few comments and stated that a change of occupancy permit will be required for all structures that will be used for the proposed special use. Also the petitioner will need to contact the Little Rock Fox Fire Protection District to determine if this building needs to be sprinkled. Since there are no proposed improvements a stormwater permit and storm water detention is not required.

Staff would recommend approval and the following conditions be placed on the special use, if approved:

1. A recent plat of survey be drawn showing the parking lot with dimensions.

The ZPAC Committee recommended approval and the Health Department had a comment that they will need to protect the septic system to ensure that it is protected from animal/vehicle traffic.

Attorney DJ Kramer is in attendance for questions or comments. Planner Zubko stated she has not heard from any neighbors on complaints or questions.

Claire Wilson stated this has been running for awhile so asked which buildings the operation has been running out of? Mr. Kramer stated this has been in operation at least 3 years and they are operating out of the middle building. Claire asked if they've been up and running without a permit if it was in violation? Planner Zubko stated they've come in voluntarily. Claire feels it is onerous to update the building codes and sprinkler. Just because it's not up to code it may still be structurally sound. There was discussion that updating these old structures is onerous. Little Rock Fox does not require sprinkler systems so that should not be an issue. Mr. Nelson stated the Board can make exemptions. Claire would like to see a recommendation to not have to follow the current building codes but an inspection for life safety violations and verify it's structurally sound.

Claire Wilson made a motion to approve the special use with the recommendation in lieu of stamped drawings the petitioner would be permitted to acquire a building inspection stating the building is structurally sound and no life safety issues exist. Larry Nelson seconded the motion. With a roll call vote all were in favor and this will move onto the next SUHO meeting next Monday.

#14-28 Hively Landscaping
Planner Angela Zubko did an overview of the request stating the property is located at 1451 Johnson Road on the north side of Johnson Road about 1 mile west of Ridge Road. The property is about 10 acres and the petitioner is requesting an A-1 Special use to operate a landscape business. They currently operate out of Plainfield, IL and have been in operation for approximately 10 years. Their business focuses on light commercial and residential patio and landscapes. They will not meet with customers or perform any retail operations at this time. They employ about 15 employees consisting of 1 sales staff, 1 landscape architect, 1 for general office and about 8-12 work force/laborers. The work force arrives at 7am, load company trucks and disperse to job sites returning at the end of the day. The employee parking will be behind the buildings in the northwest corner of the gravel area. The hours of operation are from 7am to 4:30pm Monday through Friday with an occasional Saturday. The parking ratio would be one (1) parking space shall be provided for each employee plus one (1) parking space for each vehicle used in the conduct of the enterprise. The site plan depicts 14
That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The property was previously used for a landscaping business and this new use will be less noticeable as everything takes place inside the buildings including storage of the vehicles.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The site will not be modified in any way and is surrounded by farmland and a special use for ag implement sales next door to the east.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Nothing is being modified on this site and access already exists.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. Assuming the text amendment passes to allow this type of use in the A-1 district it will conform to all applicable regulations.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The special use is consistent with the LRMP.

Wally Werderich made a favorable recommendation with the same findings of fact and staff’s 5 conditions as listed in the report.

#14-26 Critter Care
Planner Angela Zubko did an overview of the request stating the property is located at 4287 Eldamain Road on the west side of Eldamain Road about 0.45 miles south of Route 34. The property is about 3.9 acres and the petitioner is requesting an A-1 Special use to operate a veterinary establishment, but not including the boarding of animals except for overnight stays for medical treatment and observation. The petitioner would like to do boarding in the future but a variance cannot be requested for a use so they would need to rezone to commercial. The veterinary clinic has been running at this site for some time and would like to become legal since they are becoming larger. The petitioner has stated there are 2 employees. Staff is waiting to hear how large the building is to calculate parking. The ratio would be one (1) parking space shall be provided for each two hundred and fifty (250) square feet of floor area. Looking at an aerial there seems to be 26 parking stalls provided including 1 handicapped parking stall but staff is not sure the size of the stalls. A plat of survey is requested. The property currently has an access point off of Eldamain Road and also access through the property to the north, which is where Kim, the petitioner/owner lives. The Village of Plano has no objection to the special use and the Little Rock Township Board had not objections either. The building inspector had a few comments and stated that a change of occupancy permit will be required for all structures that will be used for the proposed special use. Since there are no proposed improvements a stormwater permit and storm water detention is not required.
Staff would recommend approval and the following condition be placed on the special use, if approved:

1. A recent plat of survey be drawn showing the parking lot with dimensions.

The ZPAC Committee recommended approval and the Health Department had a comment that they will need to protect the septic system to ensure that it is protected from animal/vehicle traffic.

The Plan Commission recommended approval of the special use with the recommendation in lieu of stamped drawings the petitioner would be permitted to acquire a building inspection stating the building is structurally sound and no life safety issues exist. Planner Zubko stated she is of the opinion this would not qualify as ag exempt.

Attorney Daniel Kramer is in attendance for questions or comments. Mr. Kramer introduced himself and stated he pretty much has been running this as a home occupation but thinking of bringing on another veterinarian would require a special use at this time.

Mr. Werderich asked about plans to get larger. Mr. Kramer stated the building would not change; it’s adequate but simply broader coverage to have another vet to allow time off. With regards to the survey there is more acreage so a surveyor will be redrawing the special use area. The stalls are 12’ x19’ currently. Mr. Werderich asked from the Plan Commission meeting about the building code. Planner Zubko explained the thoughts of Plan Commission. Mr. Werderich asked if the petitioner would like to rezone this property to commercial? Mr. Kramer stated she already owns an overnight kennel which seems to serve the community. Mr. Kramer stated there was no feedback from neighbors.

Walter Werderich opened the meeting for the public hearing.

With no testimony Walter Werderich closed the public hearing.

§ 13.08.J of the Zoning Ordinance outlines findings that the Hearing Officer must make in order to grant a special use. The petitioner answered as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The proposed special use for continuation of the veterinary office and clinic that is currently located on Eldain Road continues a long agricultural use. It presents no change in the character f the neighborhood or use of the property and is beneficial to the large residential population needing critical animal care surrounding the area and potential boarding of animal.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. There is adequate distance between the

Zoning Board of Appeals & SUHO 9.29.14 Page 3
existing special use and the expansion thereof and surrounding properties. As is pointed out in the current LRMP of Kendall County in its Agricultural Easement Kendall County has a long and rich history in agriculture and it is a primary objective of the Kendall County LRMP to encourage and continue the expansion of agriculture and agricultural related uses.

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. There are no public utility or development needs that in any way place a burden on local taxing districts or bodies or surrounding property owners. The subject property is served by Eldamain Road which is designated as a major collector and likely to be improved with a bridge over the Fox River in the near term. The business of the veterinary clinic as a destination business which is served well by being on a major artery such as Eldamain Road. There are adequate utilities on site, drainage is no problem given the large site and there are no new facilities that needed.*

*That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. The Special use conforms to all regulations of the Kendall County Agricultural Ordinance.*

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The Special use requested is consistent with the LRMP, Agricultural Special use Ordinance and the trend in development along major corridors such as Eldamain Road in the area. The provision of quality veterinary care is as an asset to the agricultural and residential community in Kendall County. It encourages development by offering qualified veterinary services.*

Wally Werderich made a favorable recommendation with the petitioner’s findings of fact and staff’s 1 condition as listed in the report.

**REVIEW PBZ APPROVALS BY COUNTY BOARD & CHANGES- ZBA**
14-12 Central Limestone Company, Inc.- Approved by County Board on 9.16.14
14-24 Divyesh Patel/ Council Court Motel- Approved by County Board on 9.16.14

**NEW BUSINESS/ OLD BUSINESS- None**

**PUBLIC COMMENT:** There were no members in the audience that wanted to comment.

**ADJOUR SPECIAL USE HEARING OFFICER-** Next meeting will be on October 27, 2014. Chairman Werderich adjourned the Special Use Hearing Officer meeting at 7:15 p.m.
ORDINANCE NUMBER 2014 - _____

GRANTING AN A-1 SPECIAL USE FOR
CRITTER CARE VETERINARY SERVICES, LTD. AT 4287 ELDAMAIN ROAD

WHEREAS, Critter Care Veterinary Services, Ltd. has filed a petition for a Special Use within the A-1 Agricultural Zoning District for a 3.9 acre property located on the west side of Eldamain Road, 0.45 miles south of Route 34, commonly known as 4287 Eldamain Road, (PIN# 01-25-200-006), in Little Rock Township; and

WHEREAS, said property is currently zoned A-1 Agricultural; and

WHEREAS, said petition is to obtain an A-1 Special Use Permit to operate a veterinary establishment, but not including the boarding of animals except for overnight stays for medical treatment and observation; and

WHEREAS, said property is legally described as:

THAT PART

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact in accordance with Section 13.08.J of the Zoning Ordinance, and recommendation for approval by the Special Use Hearing Officer on September 29, 2014; and

WHEREAS, the findings of fact were approved as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The proposed special use for continuation of the veterinary office and clinic that is currently located on Eldamain Road continues a long agricultural use. It presents no change in the character of the neighborhood or use of the property and is beneficial to the large residential population needing critical animal care surrounding the area and potential boarding of animal.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. There is adequate distance between the existing special use and the expansion thereof and surrounding properties. As is pointed out in the current LRMP of Kendall County in its Agricultural Easement Kendall County has a long and rich history in agriculture and it is a primary objective of the Kendall County LRMP to encourage and continue the expansion of agriculture and agricultural related uses.
That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. There are no public utilities or development needs that in any way place a burden on local taxing districts or bodies or surrounding property owners. The subject property is served by Eldamain Road which is designated as a major collector and likely to be improved with a bridge over the Fox River in the near term. The business of the veterinary clinic as a destination business which is served well by being on a major artery such as Eldamain Road. There are adequate utilities on site, drainage is no problem given the large site and there are no new facilities that needed.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. The Special use conforms to all regulations of the Kendall County Agricultural Ordinance.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The Special use requested is consistent with the L.R.M.P, Agricultural Special use Ordinance and the trend in development along major corridors such as Eldamain Road in the area. The provision of quality veterinary care is as an asset to the agricultural and residential community in Kendall County. It encourages development by offering qualified veterinary services.

WHEREAS, the Kendall County Board has considered the findings and recommendation of the Hearing Officer and finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

WHEREAS, this special use shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns of the property owner as to the same special use conducted on the property; and

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to operate a veterinary establishment, but not including the boarding of animals except for overnight stays for medical treatment and observation in accordance to the submitted Site Plan included as “Exhibit A” attached hereto and incorporated herein.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on October 21st, 2014.

Attest:

Debbie Gillette
Kendall County Clerk

John Shaw
Kendall County Board Chairman
<table>
<thead>
<tr>
<th>Municipality/County</th>
<th>Allowed in Residential</th>
<th>License Required</th>
<th>Minimum Lot Size</th>
<th>Setbacks</th>
<th>Flyway Barrier</th>
<th>Notification</th>
<th>Signage</th>
<th>Water Source for Bees</th>
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<tr>
<td>Yorkville</td>
<td>Yes^A</td>
<td>Yes annually ($25)</td>
<td>&lt;1 Acre: up to 2 colonies 1 Acre+: up to 8 colonies</td>
<td>30'</td>
<td>Yes 6' height</td>
<td>Yes (Courtesy)</td>
<td>Yes</td>
<td>Yes</td>
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<tr>
<td>Evanston</td>
<td>Yes^C</td>
<td>Yes annually ($25)</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>No</td>
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<td>Yes</td>
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<tr>
<td>West Dundee</td>
<td>Yes</td>
<td>Yes annually ($10)</td>
<td>10k sq. ft.: up to 4 colonies &lt;10k sq. ft.: up to 2 colonies</td>
<td>10'</td>
<td>Yes 5' height</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
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<tr>
<td>Oak Park</td>
<td>Yes</td>
<td>Yes annually ($75)</td>
<td>Up to 2 colonies per lot</td>
<td>5'</td>
<td>Yes 5' height</td>
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<td>N/A</td>
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<td>Carpentersville</td>
<td>Yes</td>
<td>N/A</td>
<td>Up to 1 colony per lot</td>
<td>10'</td>
<td>Yes N/A</td>
<td>No</td>
<td>N/A</td>
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<tr>
<td>Skokie</td>
<td>Yes</td>
<td>Yes annually ($125)</td>
<td>Up to 5 colonies per lot</td>
<td>6' – Side Yard 5' – Rear Yard</td>
<td>Yes 6' height</td>
<td>Yes (Need Consent)</td>
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<td>Yes</td>
<td>No</td>
<td>1 Acre</td>
<td>10'</td>
<td>Yes 6' height</td>
<td>No</td>
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<td>10k sq. ft.: 2 colonies Each add’l 10k sq. ft.: 1 colony</td>
<td>10'</td>
<td>Yes 6' height</td>
<td>No</td>
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<td>Yes</td>
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<td>Yes^1</td>
<td>N/A</td>
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^A Yorkville permits a maximum of 12 licensees issued within the City and each licensed property must be at least 1,000’ from one another
^B Yorkville requires $50 for new licenses, $25 for renewals
^C Evanston permits a maximum of 8 licensees issued per ward within the City
^D West Dundee requires a flyway barriers colonies within 20’ of a property line
^E Oak Park does not require notification but no permit can be issued within 150’ of any address where a resident has an allergy to be stings documented by a licensed physician and registered with the Village
^F In Carpentersville and McHenry County, flyway barriers are required for colonies within 25’ of a property line
Lake County requires a 10’ setback from property lines and 30’ from any existing structure on any adjoining parcel such as a house.
Lake County requires a flyway barrier on parcels of 40,000 square feet or less, where the beehive entrance is oriented to an exterior property line.
Will County allows beekeeping in residential districts only as a Special Use.

According to the American Beekeeping Federation, one bee colony is capable of producing anywhere from 50lbs to 240lbs of honey each year depending on conditions (weather, how well maintained a colony is, the site conditions, etc.).

Based on existing requirements of other municipalities and counties, the following considerations could be part of an ordinance to allow beekeeping in residential districts:

- Beekeeping and the honey produced from beekeeping shall be for personal use only.
- Annual permit required with fee of $50 the first year the permit is issued and $25 each year after.
- For residential areas, bee colonies permitted only in the R-1, R-2, R-3 districts and residential PUD’s.
- Minimum lot size of 1 acre.
- Lots greater than 1 acre and less than 2 acres are permitted up to 2 colonies, lots greater than 2 acres and less than 3 acres are permitted up to 3 colonies, and lots greater over 3 acres are permitted up to 4 colonies.
- No colony shall be permitted within a front yard setback.
- All colonies must be setback at least 30’ from any rear or side yard lot line.
- All colonies within 100’ of an adjoining home shall require a flyway barrier with a 6’ minimum height.
- All colonies shall require a minimum 4’ fence surrounding the perimeter of the colonies or surrounding the perimeter of the entire property. Fencing must have a locking gate with caution signage on each gate.
- Notification shall be sent by permit applicant to all adjacent property owners. Notification shall be sent via certified mail, return receipt requested, and proof of mailing shall be submitted to the PBZ Department. Any property owner who receives notification shall have 14 calendar days from the postmarked date to send written objection to the Planning, Building, and Zoning Department. If any such objection is received, no colony shall be located within 100’ of the adjoining home of objecting property owner.
- Prior to submitting a renewal application, an applicant is permitted to resend notification to a property that has previously objected. If the property owner does not object within 14 calendar days after receiving the resent notification, the applicant may locate a colony within 100’ of the residence of the previously objecting property but shall maintain a distance of at least 30’ from all property lines at all times.
- The Zoning Administrator has authority to approve all new and renewal permits. If the Zoning Administrators receives information that a renewal applicant has violated any of these requirements, caused injury to the public, impacted the safety and health of the public, or has had an adverse affect on surrounding properties as a result of keeping bees on the subject property, the Zoning Administrator may, at his or her discretion, deny the renewal application.
- Any decision made by the Zoning Administrator may be appealed in writing to the Planning, Building, and Zoning Committee, with the appropriate administrative appeal fee.
- A site plan indicating the location and distance to property lines and adjacent residences shall be submitted to the PBZ Department with the application.
- Proof of Apiary Registration with the Illinois Department of Agriculture shall be submitted to the PBZ Department with the application.
- All approved permits shall comply with the Bees and Apiaries Act of Illinois (510 ILCS 20).
Beekeeping Best Management Practices

Comply with all homeowner association, local, state, and federal ordinances, regulations, and laws pertaining to beekeeping.

Maintain strong, healthy, populous colonies

- Remove or securely seal all empty hive equipment.
- Remove or combine all weak colonies.
- Treat or remove all disease and/or pest infested colonies.
- Report disease and/or pest infested colonies to the Department of Agriculture

Practice proper management and control techniques to prevent colonies from swarming.

Maintain all colonies at least 10 feet away from property lines.

Place all colonies less than 40 feet from property lines behind a barrier no less than 6 feet in height. Barriers should be of sufficient density to establish bee flyways above head height.

Maintain a water source within 50 feet of colonies or less than one-half the distance to the nearest unnatural water source, which ever is closest for urban and suburban apiaries.

Remove or relocate an apiary that is within 50 feet of any animal that is tethered, penned, kenneled, or otherwise prevented from escaping a stinging incident.

Avoid opening or disturbing colonies when neighbors or the general public are participating in outside activities or using machinery within 150 feet of an apiary.

Maintain colonies with honey bee races certified as European honey bees (EHB).

- Purchase queens, packaged bees, nucleus colonies, or established hives from certified EHB suppliers.
- Re-queen when making divisions and splits of established colonies.
- Replace queens in all captured or trapped swarms within 30 days.
- Replace queens in all colonies every two years.
- Mark or clip queens prior to introduction to splits, swarms, and colonies.
- Replace all unmarked or unclipped queens within 21 days of discovery.

Replace queens and destroy all drone brood in colonies exhibiting defensive behavior that may be injurious to the general public or domesticated animals.

- Report all colonies suspected of being overly defensive or non-EHB to the Department.
- Collect and submit samples of worker bees from the brood area of suspected non-EHB colonies to the Department.
- Depopulate within 7 days of notification all colonies determined to be from a pure or hybrid non-EHB race.

Obtain queens from suppliers located outside of Africanized honey bee (AHB) infested areas and localities adjacent to AHB infested areas.

In the event that AHB is shown to occur in a locality where an apiary is located:

- Annually replace queens in all colonies with queens produced from certified EHB stock.
- Maintain a copy of EHB certification for all queens purchased.
- Encourage the destruction of all captured or trapped swarms.
- Re-queen, within 14 days with certified EHB queens, any swarms captured or trapped in localities adjacent or in proximity to an AHB infested area.
- Maintain and monitor at least one baited trap or hive in the vicinity of each apiary located in an AHB infested area.

Source: Beekeepers Guild of Southeast Virginia
INTRODUCTION
Beekeeping has become increasingly popular. Although generally docile, honeybees (Apis mellifera) can and may sting when they perceive they are being threatened (normally at their beehive). Responsible management is therefore necessary to avoid creating problems for neighbors, particularly in an urban setting.

Under the Illinois Bees and Apiaries Act, the Illinois Department of Agriculture (IDoA) inspects honeybee colonies as a service to the beekeeping industry. The purpose of the inspections is to determine the general health of honeybee colonies. During the course of an inspection, IDoA Apiary Inspectors closely examine beehives to detect diseases and pests and to provide advice on needed treatments. Inspections are provided free of charge to beekeepers around the state. To access more information concerning the Illinois Bees and Apiary Program, go to www.agr.state.il.us/programs/bees/index.html

The Act also requires beekeepers to register their colonies with the IDoA. Registration is as simple as completing a brief one-page form and mailing it to the Illinois Department of Agriculture, State Fairgrounds, P.O. Box 19281, Springfield, IL 62794-9281. A registration certificate is provided to beekeepers who register with the IDoA. There is also no charge for registering honeybee colonies with the IDoA. To download a registration form, go to www.agr.state.il.us/programs/bees/beekeep.pdf

GENERAL BEST PRACTICES

Education
The first and most critical step in responsible beekeeping is education. All beekeepers should have a solid understanding of honeybee biology and basic beekeeping methods. The Illinois State Beekeepers Association (ISBA) also encourages all beekeepers to join the ISBA as well as a local association. We strongly suggest that new beekeepers take a beginning beekeeping course and read several different beekeeping guides. Many local associations offer honeybee classes and/or will mentor beekeepers. Beekeepers should stay informed of recommended changes in beekeeping practices, threats to honeybee health and government regulations.

Colony Temperament /Queens
While generally docile, honeybees can sting. A colony’s temperament is determined by its queen’s characteristics. Any colony exhibiting unusually defensive behavior (stinging or attempting to sting without provocation) or an excessive swarming tendency should be requeened as soon as possible.

Beekeepers should evaluate their queens on a regular basis for performance and hive gentleness. Only queens of European origin should be used. Queens should only be obtained from the most reliable sources. Local sources, where available, are preferred in order to reduce the chances of introducing Africanized honeybees and to ensure that the queen is well suited to the climate.
Hive Placement
Beekeepers should comply with all homeowner association and local ordinances and regulations pertaining to beekeeping. Correct placement of hives is a very important consideration for responsible beekeeping in urban and suburban settings. Hives must be placed in a quiet area of the lot and not directly against a neighboring property unless a solid fence or dense plant barrier of six feet or higher forms the property boundary. Hives should be kept as far away as possible from roads, sidewalks and rights of way. Flight paths into the hive should remain within the owner’s lot. Barriers, including solid fencing, hedges and shrubs more than six feet high may be used to redirect the bees’ flight pattern.

Considerate Hive Management
Before setting up your hives it is a good idea to inform your neighbors where you intend to place the hives. Respond to and discuss their concerns; an informed neighbor is more likely to be an understanding neighbor. Beekeepers are encouraged to post signs to alert neighbors and passersby to the presence of their hives; generally it is best to place such signs so that they are only in view when the public would otherwise be able to view the hives.

Beekeepers should take into account that weather conditions influence bee behavior and plan to work bees when conditions are favorable. They should make sure that neighbors are not outdoors when they open hives and should perform hive manipulations as quickly as possible with minimum disturbance to the bees. Extended hive manipulations, particularly when removing honey, should be carefully planned to accommodate neighbors’ activities. A smoker should be used when working bees. Hive entrances should be smoked before mowing or trimming in the hive area. Clippings and exhaust should be directed away from hive entrances.

Provision of water
Beekeepers should provide water for their bees before locating them in their yard. Bees prefer a sunny place with surface moisture, for example wet sand or gravel or the edge of a birdbath. If you establish such water sources, your bees will become habituated to them and will be less likely to visit swimming pools or hot tubs. Remember that in very hot weather, bees use a large amount of water to maintain temperature and humidity within the hive.

Swarming
While swarming is natural honeybee behavior, it is one that should be prevented or minimized, especially in urban and suburban settings. Two primary causes of swarming are congestion and poor ventilation in the hive. To avoid these conditions, beekeepers should consider:
- Brood chamber manipulation
- Colony division
- Addition of supers for brood rearing and honey storage
- Replacement of old or failing queens

These and other swarm management practices are explained in detail in most good beekeeping textbooks.
When a swarm occurs, efforts should be made to collect the swarm. Swarms captured from locations where the origin of the bees may be questionable should be monitored frequently for abnormal defensiveness.

**Robbing Behavior**
When nectar is scarce, honeybees may rob honey from other hives which makes them appear more defensive. Under such conditions, beekeepers should work hives for only short periods of time and only if really necessary. Exposed honey outdoors often encourages robbing. All empty hive equipment should be removed or securely sealed. Areas used for honey extraction should be bee-proofed to prevent robbing situations.

**Disease Control**
There are a number of honeybee diseases and pests which cause concern for beekeepers. Some diseases, like American Foulbrood, are extremely contagious; beekeepers should be extremely cautious about mixing hive equipment and purchasing used equipment for this reason. It is incumbent on beekeepers to manage all disease and pests, including parasitic mites, to ensure colony health and honey quality.

**AFRICANIZED HONEYBEE**
The Africanized honeybee (“AHB”) has expanded its range from South America and arrived in the United States around 1990. Since that time, AHB have colonized in several southern states including Florida, Texas and California. It is not yet known whether AHB will be able to establish in cooler climates.

**Management to Avoid AHB Introduction and Establishment**
The recommended techniques intended for maintenance of European stock include:
- Purchase queens, packaged bees, and nucleus colonies from reputable sources outside of Africanized honey bee (AHB) infested areas or localities adjacent to AHB infested areas. The current distribution in the U.S. can be seen at http://ars.usda.gov/AHBmap
- Bi-annual requeening of hives and requeening of swarms with certified European stock purchased from reliable sources (local when possible).
- Maintaining requeening records and purchase documentation
- Monitoring the behavior of the bees and replacing the queen immediately if the hive becomes difficult to manage

Any beekeeper who witnesses unusually defensive behavior should take the following steps:
- Contact the Illinois Department of Agriculture Apiary Inspector for your area www.agr.state.il.us/programs/bees/inspectors.html or the IDoA’s Apiary Inspection Supervisor at 217/782-6297.
- Requeen immediately with certified European stock
- Monitor requeen hive for continued defensiveness
Treat all honey bees with respect. Treating all honey bees with respect is a fundamental pillar of beekeeping as honey bees are indispensable and important to the human food supply.

ACKNOWLEDGMENTS
The Illinois State Beekeepers Association would like to thank the Ohio State Beekeepers Association, the Maine State Beekeepers Association, New York City Beekeepers Association, and the many other beekeeping associations and agricultural organizations whose work and effort formed the foundation of this document.

DISCLAIMER
This document is and always will be a work in progress, intended for regular update and revision. It offers guidelines for responsible beekeeping in the State of Illinois but is not intended to provide legal advice.
CALL TO ORDER
The meeting was called to order by Chairman Michael Garrigan at 7:06 p.m.

ROLL CALL
Present were: Ken Donart, Michael Garrigan (Chairman), Whitney French (Vice-Chair), Kristine Heiman and Jeff Wehrli (CB Representative)
Also present: Planning & Zoning Manager Angela Zubko
Members in the audience: None
Absent: Ken Boyer and Richard Scheffrahn

APPROVAL OF AGENDA
Ken Donart made a motion to approve the agenda as written, Jeff Wehrli seconded the motion. All agreed and the agenda was approved as written.

APPROVAL OF MINUTES
Jeff Wehrli a motion to approve the minutes as written from the August 20, 2014 meeting. Ken Donart seconded the motion. All agreed and the minutes were approved.

CHAIRMAN’S REPORT
Mr. Garrigan stated he did not have a report this month. Plainfield is land marking the Masonic Lodge soon.

PUBLIC COMMENT
There was no public comment at this time.

NEW BUSINESS
1. Officer’s Election:
   Chair- Michael Garrigan
   Vice Chair- Whitney French
   Secretary- Planner Angela
   Jeff Wehrli made a motion to approve the above nominated positions. Kristine Heiman seconded the motion. All were in favor.
2. Discussion on historic courthouse windows- Planner Zubko stated in the packet was some information on the courthouse windows that facility management is look into replacing as the mullions and sills are rotten or beyond repair. Facilities management wanted to get some information from the historic preservation commission. After some discussion the Commission would like to recommend keeping it wood and also getting Mr. Smiley the resource list of contractors that can help restore the original
windows and possible grants that are available. The Commission would also like to applaud the continued care of the building.

OLD BUSINESS

1. Update on Millbrook Bridge- Jeff Wehrli stated Scott Gryder sat down with CMAP to discuss helping us on the Bridge. The key is the Bridge is a trail system that needs to go somewhere so that’s the issue. Also he talked to Mr. Fran Klaas to help decipher a cost of demolition. ACTION: Whitney will get a hold of Laura to discuss grant funding. There was some discussion on the trail system and proposed trails near there. ACTION: By next month Jeff will try to get demolition numbers from Mr. Fran Klaas.

2. Discuss and decide what is next for the reconnaissance survey- update on where we are at with regards to how many are complete, how many need to get done, etc.- Planner Zubko passed out the updated chart as Ms. French has turned in some pictures. Ms. French stated Planner Zubko and herself talked about possibly getting some photography students from surrounding schools to help out. We would have to put together some type of packet explaining what we’re looking for, how to turn in pictures and make sure to explain not to trespass or put themselves in harms way. ACTION: Planner Zubko will put together some lists for next month by roadway to divide them up.

3. Preservation Plan/ 5 Year Plan- Discuss and approve changes/adjustments and select next steps for meeting 2014 goals- The Commission went page by page and made the appropriate corrections. This will be ready to be voted on next month. ACTION: Planner Zubko and Whitney will complete the document and get it all ready for a vote next month. ACTION: Mr. Garrigan will get Planner Zubko a copy of their demolition ordinance for her to present to the next PBZ Committee to get their thoughts and opinions.

4. Discussion on public outreach event- This was not discussed tonight so this action will remain. ACTION: Michael Garrigan is going to talk to Doug Farr.

5. Review Reconnaissance Survey Pictures- We ran out of time. These will be looked at if we have time t the end of the meetings.

PUBLIC COMMENT

There was no public comment at this time.

ADJOURNMENT- Next meeting will be October 15, 2014 – Jeff Wehrli made a motion to adjourn, seconded by Whitney French, all agreed. Chairman Garrigan adjourned the meeting at 8:23 pm.

Submitted by,
Angela L. Zubko, Recording Secretary & Planning & Zoning Manager
The committee visited the Little Red Schoolhouse Nature Center (9800 Willow Springs Road, Willow Springs, IL 60480) to learn about current planning by the Forest Preserve District of Cook County.
PBZ Projects and Activities-9.30.14

Active Zoning Petitions
12-19 LRMP Update- Trails
14-23 DTG Investments LLC (A-1 Special Use)
14-25 Medical Cannabis Distribution Center (Text Amendment)
14-26 Critter Care Veterinary (A-1 Special use)
14-28 Hively Landscaping (A-1 Special use)
14-31 Catherin & David Katz (Variance)
14-32 Bryan & Lindsey Harl (Variance)

14 potential petitions to be submitted (have talked to people about them)

Active Site Development Permits- 10 active

Subdivisions
Fields of Farm Colony- Work completed!
Subdivisions still open:
  Highpoint Meadows- For Sale
  Schaefer Glen- For Sale
  Light Road Industrial park- Lots for sale
  High Grove- Sold some property to the Park District, coming in to rezone soon
  Tanglewood Trails- Punchlist completed for bank- they’re trying to close out

Projects outside the office
  Communities of Excellence Program (Waubonsee class)
  NWPA Planning Committee
  NWPA TAC Committee
  Kane/Kendall Bike & Pedestrian Plan
  County Director Meetings (CMAP)
  Land Use Committee Meeting (CMAP)

Other Projects in the office
  Investigate floodplain/zoning issues- Fox Lawn, Red Hawk, Wildy Road Bridge issue & McKanna Road Bridge issue (Anto’s), Anderson Tree Farm
  Stormwater mapping in the field- completed 53 subdivisions so far (Finished Little Rock Township)
  Working on the windshield Survey for Historic Preservation- finished going through Oswego pictures
  Continue improving the GIS website with regards to information on zoning, permits, etc.
  Work with mapping to convert hard copy allocation maps into an Ag Allocation layer in GIS
Convert information from pre 1993 permit cards into an excel database to create searchable system of old permit records by PIN or permit number.
Mobile Home Permits- 5 active, 1 is in violation (must be removed)
Cleaning up office with regards to getting old files scanned- All petitions are scanned, up to 2008 in building permits

FOIA’s
Keep track of escrow accounts
Update website- minutes, applications and ordinances
Normal day-to-day things- phone calls, people with questions, organizing, scheduling, posting, etc.

A weekly log sheet showing what I’ve done for that week is available upon request and submitted to Mr. Wilkins

Night meeting hours attended in 2014 so far: 111.50 hours (61 Meetings)
Night meeting hours attended in 2013: 121.75 Hours (70 Meetings)
Night meeting hours attended in 2012: 111.00 Hours (67 Meetings) John no longer part of PBZ
Night meeting hours attended in 2011: 98.5 Hours (56 Meetings)
Night meeting hours attended in 2010: 77.50 Hours (37 Meetings) Jerry let go July 2010
Night meeting hours attended in 2009: 51.75 Hours (36 Meetings)
Night meeting hours attended in 2008: 53.5 Hours (27 Meetings)
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ssmith
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