CALL TO ORDER
The meeting was called to order by Chairman Scott Gryder at 6:30 p.m.

ROLL CALL
Present: Chairman Scott Gryder, Amy Cesich, Vice-Chair Judy Gilmour, Lynn Cullick (6:54) and Jeff Wehrli
Absent: None
Also present: Planning & Zoning Manager: Angela Zubko, Administrator Jeff Wilkins & Code enforcement Brian Holdiman
In the audience: Candice Hadley, Leigh Anne Scoughton, Dave Gravel, Attorney Gregg Ingemunson, Attorney John Dixon, Bruce Schwartz, Ron Swacker (Caton Commercial), Bill Andelizzi and Bob Andelizzi

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

APPROVAL OF MINUTES
Judy Gilmour made a motion to approve the minutes from January 13, 2014. Jeff Wehrli seconded the motion. All agreed and the minutes were approved.

EXPENDITURE REPORT (handed out at meeting)
Judy Gilmour made a motion to approve the expenditure report in the amount of $14,388.73 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-
#13-26 Green Organics Inc.
Planner Zubko stated last month we approved to forward the special use onto the full County Board. The SAO has looked everything over and is of the opinion it would be better to take the host fees out of the special use and have a separate agreement with the host fees. Planner Zubko stated the new draft ordinance for the special use is in your packet eliminating the host fee attachment, she suggests to approve the amended ordinance.

Jeff Wehrli made a motion to approve the amended special use and forward it onto the next County Board meeting. Amy Cesich seconded the motion. All agreed and the special use will be forwarded on.

NEW BUSINESS
Discussion and approval of a host fee agreement with Green Organics Inc.- Planner Zubko stated in the packet were the host fees that were previously in the ordinance. The SAO just needs direction to draft the
agreement. There was clarification on why there will be 2 documents and just wanted to make sure those fees are what the PBZ Committee would like the SAO to draft.

Jeff Wehrli made a motion to approve the host fee agreement with Green Organics Inc. and forward it onto the next County Board meeting when completed. Amy Cesich seconded the motion. All agreed and the host agreement was forwarded on.

Discussion of home business- Planner Zubko stated there have been some discussions and questions on home business so in the packet she has put the home occupation affidavit for agricultural and residential properties.

Discussion of what district(s) an excavating business would fall under- Planner Zubko stated some citizens were asking where an excavating business would fall in the Zoning Ordinance. Planner Zubko stated she feels it would fall under Contractor or Construction Services, Contractors’ Office and shops and outdoor storage. Attorney John Dixon introduced himself and stated this would be at Countryside Landscape off of Route 126. He stated farm equipment would be permitted in the A-1 zoning and something like outdoor storage might be the best way to address this concern. Mr. Ingemunson represents Countryside Landscaping and stated any outdoor storage would take place in the back of the property. Both businesses would run there together. There was some discussion on what would be stored outside and storage of fuel. Only equipment would be stored, no materials. Mr. Wehrli stated the site is perfect for this business but maybe not for the whole county as a special use in the Agricultural district. Ms. Gilmour asked about the business and where most of the jobs are at. The business currently is located in Countryside, IL. They are doing their due diligence right now so an answer is not necessary at this moment. The owner of Countryside stated unfortunately their business has downsized and the economy is tough. They’re looking to share the cost since the business is similar in nature. Mr. Gryder would like a little time to think about it and bring it back at the next PBZ meeting.

Ultimate Sports Dome Special use Discussion- Ordinance 2004-11- Planner Zubko stated in the packet is the current special use for the ultimate sports dome. The petitioners are looking to have haunted houses during Halloween. Planner Zubko is wondering if this would be considered a minor or amendment special use as it would be a recreational use. This would bring up the billboard issue and if we should update the conditions. The Committee decided this will be a minor amendment but they would like to see the billboard taken down.

PETITIONS-
#13-31 Candice Hadley
Planner Angela Zubko explained the request of the petitioner; Candice Hadley, is requesting a special use in the R-3 District to hold weddings and special events on site. This use would be considered a unique use: (Uses, not otherwise listed herein, may be granted special use approval if such uses conform to the purpose, goals and objectives of the Residential Zoning Districts as described in Section 8.01.) The property is located at 1542 Plainfield Road on the south side of Plainfield Road about 1.1 miles west of Ridge Road. Currently the petitioner has a special use on the property for a bed and breakfast, this special use will stay with the property and the proposed special use will be a separate special use. The reason is that Bed and Breakfasts are no longer permitted as a special use in the R-3 Residential District so the use will stay as a legal non-conforming use and would not be altered. The Zoning Ordinance does allow for banquet halls in the A-1 Agricultural district as a special use subject to the following conditions:

a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.

b. The subject parcel must be a minimum of 5 acres.
c. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)

d. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.

e. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.

f. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.

g. The noise regulations are as follows:
   - Day Hours: 7:00 A.M. to 10:00 P.M. not to exceed sixty five (65) dBA
   - Night Hours: 10:00 P.M. to 7:00 A.M. not to exceed fifty five (55) dBA

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

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

1. The principal use of the property is for residential purposes.
2. A maximum of 100 persons at any one time
3. All events must end at 10pm on weeknights and 11pm on weekends.
4. All events must be catered unless modifications are made to the kitchen and approved by the Health Department.
5. Compliance with applicable building codes and securing of the required permits associated with any proposed remodeling, alteration, construction or expansion of existing and proposed structures on the premises.
6. Allow a lit sign only to be lighted during the event and not to exceed 16 square feet in size. The lights must go off no later than the times specified in the special use. No electronic billboard.

The ZPAC Committee recommended approval but the following concerns were brought up: the speed limit of 55mph, the dangerous curve near the driveway, parking and use of existing outbuildings on the property.

The Plan Commission recommended approval of the special use and added the condition for the size of the sign and that it can be lit.

The Special Use hearing officer made a favorable recommendation.
Ms. Hadley is excited to share this beautiful home and property with the community and would love to share this with her disabled son and his friends.

Mr. Wilkins asked if they would connect the porta-potties to the septic system. Ms. Hadley stated they would not connect to their septic systems. Mr. Holdiman wanted to make sure the tent would not stay up for months at a time. Ms. Hadley stated he might leave it up for the weekend but it would be a grass floor and not become permanent. There was brief discussion on the liquor as well.

Lynn Cullick made a motion to approve the amended special use and forward it onto the next County Board meeting. Jeff Wehrli seconded the motion. All agreed and the special use will be forwarded on.

**#14-03 Plat of Vacation**

Planner Angela Zubko explained that last year we revised the text of the subdivision regulations to have plats of vacation/consolidations come to the ZPAC Committee and then onto the PBZ Committee. The petitioners, Kenneth and Penny Zollinger are looking to consolidate lots 42 and 43 of the Henneberry Woods Subdivision. The petitioners is looking to vacate the east public utility easement on lot 43 and vacate the west public utility easement on lot 42. The 15’ public utility easement on the north will extend across lot 43 and end at 42 as shown on the subdivision plat and the eastern 7.5’ public utility easement on Lot 42 and the western 7.5’ public utility easement of lot 43 will remain. After the granting of the plat of vacation the ultimate goal is to combine the two lots to make one large lot and build a house in the middle of the lots. To apply for the building permit the petitioner will need to get a plat of survey showing both lots combined together and the appropriate easements and setback lines.

Judy Gilmour made a motion to approve the plat and forward it onto the next County Board meeting. Jeff Wehrli seconded the motion. All agreed and the plat will be forwarded on.

**#14-01 Building Code Update including building permit fees**

Code Enforcement Officer Brian Holdiman stated he handed out a couple documents. The first is about the IL Energy Conservation Code, when it was created and why we need to enforce it. The next few documents go through the pros of the energy code and the cost savings annually versus the cost of installation. We’re in climate zone 5. Mr. Gryder stated there are Counties voting against adopting this? Mr. Holdiman stated yes but not sure what the challenges might be due to it being state law. Mr. Wehrli stated he talked to a couple municipalities and builders and the cost varied from around $3,000 to $5,000 on a million dollar house. There was more discussion on the energy code. He also passed out the redlined version of the building code and changes recommended last time. Last month we talked about the means of appeals process so on page 5 are the recommended changes. We have never had an appeal but just in case. Ms. Gilmour would like the subcommittee approved by the County Board as needed. Mr. Holdiman plans to have the clean version at the March meeting. To date Mr. Holdiman has not changed anything with relation to the National Electric Code. Mr. Wehrli asked about the fee schedule and how he came up with what he proposes. Mr. Holdiman stated some changed due to the plumbing inspector increase and the other changes he compared to what other counties and municipalities charge and picked the middle. The goal is to vote on this at the next meeting.

**OLD BUSINESS**– None

**PUBLIC COMMENT** – None
UPDATE ON HISTORIC PRESERVATION- Planner Zubko stated last month we talked about changing the language in the Historic Preservation Ordinance from deleting owner’s consent to say something to the extent of “in the case of formal property owner objection to the designation, the landmark nomination would require a super majority vote by the County Board, after a public hearing is held.” Planner Zubko wanted everyone’s thoughts on this change. Planner Zubko will bring back the amended text next month.

UPDATE ON CMAP LAND USE COMMITTEE MEETING- The committee is still going over the revised goals of the Go To 2040 plan. This month they are having a guest speaker but unfortunately Planner Zubko cannot attend the meeting.

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

ADJOURNMENT- Next meeting will be on March 10, 2014
Jeff Wehrli made a motion to adjourn the meeting. Lynn Cullick seconded the motion. All agreed. Chairman Gryder adjourned the meeting at 8:17 p.m.

Respectfully Submitted,
Angela L. Zubko
Planning & Zoning Manager