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 (6:58), Vice-Chair Judy Gilmour, Lynn Cullick and Jeff Wehrli
Absent: None
Also present: Planning & Zoning Manager: Angela Zubko, Administrator Jeff Wilkins & Code Enforcement Officer Brian Holdiman
In the audience: Mark Caldwell, Dave Gravel and Kim Rieckert

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
Lynn Cullick made a motion to approve the minutes from February 10, 2014. Judy Gilmour seconded the motion. All agreed and the minutes were approved.

EXPENDITURE REPORT (handed out at meeting)
Jeff Wherli made a motion to approve the expenditure report in the amount of $14,966.40 and forward it onto the Finance Committee, Lynn Cullick seconded the motion. With a roll call vote all in attendance agreed and the motion was approved.

NEW BUSINESS
Kim Rieckert- concerns with the urban chicken ordinance: she stated she has been dealing first-hand the problems with living next to someone that has chickens. She gave some background of how this came about and her relationship with her neighbor that has the chickens. She can no longer enjoy living at her house, she cannot have windows open due to the smell and a number of predators are on her property now due to the chickens being next door. Due to snowfall she is able to track the number of predators coming through the property. She stated Mr. Holdiman has come to the house to see the tracks as well. There are skunk tracks from the neighbor’s barn door to her house. There are bags of feed and electrical wires laying on the ground which were all cleaned up when Mr. Holdiman visited the site. She is afraid a fire might start in the barn and spread to her property. The neighbor took the coup that was built without permission and put it in the barn which is less than 10’ from the property line which is against the ordinance. She went through the history of how the neighbors have blatantly defined the PBZ Department after writing a couple letters to the violators. Chairman Gryder thanked Ms. Rieckert for attending and explaining her story and was wondering her suggestions. She stated the neighbor does not have garbage pick-up so who knows how she’s disposing of the dead chickens. She stated the ordinance states all uncovered fenced enclosures shall be at least four feet in height, that height is not tall enough as the chickens sleep in the trees. She passed around multiple pictures
showing various violations. Mr. Gryder asked Mr. Holdiman about his experiences out at the property. Mr. Holdiman stated he’s been out there about 6 or 7 times. Ms. Gilmour stated in our Ordinance there is anything stronger than the Ordinance. Mr. Holdiman stated this issue is at the SAO but Ms. Rieckert’s issue is with allowing chickens in the residential district. Mr. Wilkins wanted to state the Animal Control is not in charge of poultry, it’s not part of their functions. Planner Zubko stated if we delete the Ordinance today this will not help this property owner. Ms. Cesich asked if Planner Zubko could contact the IL Department to see if they could do anything with regards to disease or confinement areas. Mr. Gryder agrees the ordinance should be looked at again. Mr. Gryder thanked Ms. Rieckert for her time and this will be brought up at the Zoning Ad-hoc Committee. Ms. Cesich will also contact the Department of Agricultural with Planner Zubko.

OLD BUSINESS
Discussion of what district(s) an excavating business would fall under- Planner Zubko stated this was continued from last month to decide if an excavating business could fall under a special use in the A-1 Agricultural District. Planner Zubko said personally she thinks it should stay in the districts it currently falls under. Mr. Wehrli agreed with Planner Zubko but did state this spot might work but overall construction companies should not be in agricultural district. Ms. Cesich asked about the property next door. Mr. Gryder stated his concern is his backyard is an agricultural field so what’s to say we could deny that? Mr. Wehrli talked about the right to farm clause and what people think of for agricultural uses. Construction business’ cross that line. Mr. Wilkins stated he agreed with Mr. Wehrli it has to do with the intensity. Ms. Gilmour agrees with Mr. Wehrli with regards to the integrity of agricultural properties. The consensus was to not allow this as a text amendment in the A-1 district.

Discussion and approval of a host fee agreement with Green Organics Inc.- Planner Zubko stated as she emailed out there are 2 host fee agreements drafted by the SAO and she wishes the PBZ Committee would vote on which version we should use. One is strictly the host fees and the longer version is lengthier about community relations/complaint issues, operational concerns, etc. Mr. Gravel stated the longer one may offer contradictions and issues conflicting. Ms. Cesich asked if the SAO suggested 1 over the other. Planner Zubko stated the email does not state which they agree with.

Lynn Cullick made a motion to approve version B with Green Organics Inc. and forward it onto the next County Board meeting. Jeff Wehrli seconded the motion. All agreed and the host agreement was forwarded on.

PETITIONS-
#14-01 Building Code Update including building permit fees
Code Enforcement Officer Brian Holdiman stated he would wish this would be forwarded to the next COW or County Board meeting. The only changes since last meeting was on page 14, page 15 and Page 16. He asked the Committee if they had any questions. Mr. Wehrli asked what the International Fuel Gas Code is. Mr. Holdiman stated it talks about gas piping and redacted it from the building code. The other question was on page 9, the fees with regards to stop work orders. Is he comfortable with the $50 fine? Mr. Holdiman stated he does not have an issue as it has never been a problem. Mr. Gryder asked if we could postpone this till April? Mr. Holdiman stated that is fine. Ms. Cesich asked if Mr. Holdiman could talk to the SAO with regards to language referenced by Mr. Wehrli. Mr. Wehrli was on page 23 (on the clean version) with regards to front doors and asked a question about the first section and if that could be clarified to specify the minimum requirements. It will be on the agenda next month but nothing will be put in the packet unless something comes up.
Planner Angela Zubko did an overview of the request stating the property is located at 8250 Finnie Road on the north and south side of Finnie Road, 0.8 miles south of Finnie & Rogers Road. The petitioners are seeking approval of a major amendment to an existing Special Use Permit to modify the site plan and expand the special use to pin numbers 04-17-100-002 & 04-17-300-007. The entire property is 160 acres. The grounds are utilized all year long and their current special use is for a camp and retreat center. The center started in 1971, in the report is a lot of history of the property but Planner Zubko will not go over it at this time. Over the years the petitioners have updated their special use and have updated their site plan and conditions. The petitioners are looking to keep the lit sign which was the last amendment in 2002. The property currently has 3 access points off Finnie Road going south, 1 entrance to the Director’s Lodge, one going to the main grounds and one on the far eastern side of the property. The petitioner also has access off Finnie Road going north to an existing building. The petitioner is proposing one more access point north of Finnie Road for the remote camp parking. Most of the southern property is covered with wetlands and floodway, the area is also referred to as the Sedge Meadow and is a Illinois Natural Area Inventory Site and a Natural Heritage Landmark. The report shows where most of the floodplain exists which is mostly of the southern property. Through mostly donated funds and volunteer labor, the ministry of Dickson Valley plan to undertake the following projects which is a wish list and might not be completed for awhile due to timing and funding:

- Development of area with single cabins, housing up to 72 beds
- Year round Programs Lodging, two near front entrance
- Maintaining a lighted sign at the main Finnie Road entrance
- Addition to Directors Lodge/Front office
- Day camp area with open air pavilion and restrooms
- New road at west edge of lake accessing new parking area
- 400 seat Chapel pavilion
- Small rustic campsite area only for churches wanting a little more remote setting
- 3-4 RV spots for volunteers and leaders only
- Structures and storage areas at maintenance shop as needed
- Remodels of current lodges (including but not limited to Whitaker Lodge, Acorn Lodge, Silver Fox Lodge and Dickson Lodge) providing additional housing up to 72 beds
- Reforestation of some of the floodplain areas
- Addition to Chrouser Lodge dining room if needed

Also in the report were previous conditions placed on the special use. The Township Board approved the special use and Planner Zubko stated Millbrook also recommended approval. In the packet is the site development plan and Mark Caldwell from the Dickson Valley Ministries is in attendance to answer any questions. Staff recommends approval of the requested major amendment to their special use with the recommended 5 conditions. ZPAC recommended approval, there were some changes to the conditions during the Plan Commission which are reflected in the packet and the special use hearing officer made a favorable recommendation with the 5 listed conditions in the report. Planner Zubko introduced Mark Caldwell and stated he’s been with Dickson Valley since 1989 and he lives at the camp.

Mr. Caldwell introduced himself and thank everyone for their help.

Ms. Cesich asked some basically questions about the site plan.

Jeff Wehrli made a motion to approve the amended special use and forward it onto the next County Board meeting. Lynn Cullick seconded the motion. All agreed and the special use will be forwarded on.
#13-29 Historic Preservation Ordinance Amendment
Planner Zubko stated in your packet is the proposed text changes and wanted to mention that some modifications were suggested by the state like when the owner can object or how that will be brought up at the meeting. This will be brought back next month but Planner Zubko wanted to make sure the PBZ Committee is comfortable with the language as presented for now. Planner Zubko will also ask Catherine O’Conner to attend the COW meeting in April to help aid in this process. The plan is to have the correct language come back before the PBZ Committee next month and hopefully move it onto the COW meeting and full County Board. Mr. Gryder asked about the 51% with regards to historic districts. Mr. Wehrli answered his question and stated there will be very few districts in Kendall County. Ms. Gilmour asked about the Villages and cities if the County helped oversee the applications for historic preservation districts or landmarks. There was discussion about the supermajority.

PUBLIC COMMENT - None

UPDATE ON HISTORIC PRESERVATION - The Commission is looking for 2 more members if anyone knows of someone interested.

UPDATE ON CMAP LAND USE COMMITTEE MEETING - Planner Zubko missed last month’s meeting and will most likely miss next week’s meeting as well due to the change in the County Board meeting.

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

ADJOURNMENT - Next meeting will be on April 14, 2014
Lynn Cullick made a motion to adjourn the meeting. Amy Cesich seconded the motion. All agreed. Chairman Gryder adjourned the meeting at 8:17 p.m.

Respectfully Submitted,
Angela L. Zubko
Planning & Zoning Manager