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

ROLL CALL
Present: Lynn Cullick, Bob Davidson, Vice-Chair Judy Gilmour, Chairman Scott Gryder and Jeff Wehrli
Absent: None
Also present: Planning & Zoning Manager: Angela Zubko & Code Enforcement Officer Brian Holdiman
In the audience: Attorney Daniel Kramer, Peter & Laurie Pasteris, Candice Hadley & Leigh Anne Scoughton

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

APPROVAL OF MINUTES
Jeff Wehrli made a motion to approve the minutes from March 9, 2015. Judy Gilmour seconded the motion. All agreed and the minutes were approved.

EXPENDITURE REPORT (handed out at meeting)
Bob Davidson made a motion to approve the expenditure report in the amount of $16,800.75 and forward it onto the Finance Committee, Judy Gilmour seconded the motion. With a roll call vote all in attendance agreed and the motion was approved.

PUBLIC COMMENT: None

PETITIONS-
#15-02 Peter & Laurie Pasteris
Planner Zubko stated Peter & Laurie Pasteris are requesting approval of an A-1 special use permit to operate a low use banquet hall on their property for special events. The applicants do live in the house on the property. The property is located at 1998 Johnson Road and is on the south side of Johnson Road, 1 mile east of Schlapp Road and 1.45 miles west of Ridge Road. There is a trail proposed along the south side of the roadway and Planner Zubko suggests contacting Plainfield for a dedication request. According to the Zoning Ordinance a banquet hall can be operated if 7 conditions are met which are listed in the report. The petitioners meet them all except number one, that 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. Johnson Road is designated as a minor collector roadway therefore they received permission from the township highway commissioner to use the roadway. On the site plan the petitioner has shown where they would like to construct a concrete pad to keep up a tent from May to November 15th at the size of 40’ x 80’ and also a barn with future bathrooms. The petitioner has stated the guest will park in the hayfield even if a crop is in. The property currently has an access point off of Johnson Road which is the same access they propose to use for the special events. Staff
would recommend approval and the following conditions be placed on the special use, if approved:

1. The principal use of the property is for residential purposes and/or farming.
2. A maximum of 200 persons at any one time
3. All events must be catered unless approved by the Health Department.
4. Compliance with applicable building codes and Americans with Disabilities Act accessibility provisions and securing of the required permits associated with any proposed remodeling, alteration, construction or expansion of existing and proposed structures on the premises.
5. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
6. The noise regulations are as follows:
   - Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds six (6) 60 dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.
   - Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.
   **EXEMPTION:** Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o’clock (7:00) A.M. and ten o’clock (10:00) P.M.
7. Porta Johns (and other temporary bathroom facilities) need to be removed within 2 business days after each event.
8. Events can run from May 1st through November 15th and the temporary tent can be erect from May 1st through November 15th.
9. Entities having jurisdiction may inspect the property annually including but not limited to the Planning, Building Zoning Department, Health Department, sheriff’s office and fire protection district in order to ensure that conditions of the special use permit are still being met and that the permit is still applicable for the operation.

Planner Zubko would also like to note this is in NaAuSay Township so this is a dry township so alcohol cannot be sold on the premises which the petitioner is aware of.

The ZPAC Committee had some concerns which all were addressed by additional conditions. The Plan Commission recommended approval as well and agreed with the petitioner this will be a low impact use. There was no audience members that spoke and there was one letter that was read in opposition that is in the packet tonight. At the special use hearing officer meeting it was discussed if the weather is bad they do have alternative locations to park like a nearby church and shuttle the guests over if needed. The Hearing Officer made a favorable recommendation with staff's suggested conditions.

Attorney Daniel Kramer introduced himself and his clients. He did publish for the township meeting and there were not objectors and they approved it. He stated in the terms of the opposition letter they received it the night of the Plan Commission and it was signed by a trust at Old Second Bank, the petitioners have talked to the owners of the land and they did not have any opposition so they feel it was someone else that is part of the trust, however they did respond to the letter and have not heard back. He stated a banquet facility sounds large but this will be low use and will be using a tent.
With no further discussion Lynn Cullick made a motion, seconded by Jeff Wehrli to recommend approval of the special use with staff’s nine conditions and forward the petition onto the full County Board.

Attorney Kramer discussed parking in the hay and how people will not get stuck but just in case of a flood rain they have already made arrangements to park and shuttle people in, there would be no parking on Johnson Road.

Mr. Bob Davidson asked about the porta-potties to be removed after each event. Mr. Kramer stated they will be using a trailer to pick up. He also asked about the limit of guests. Planner Zubko stated the petitioner requested it. Mr. Davidson would like to see a little leeway on the limit.

Ms. Gilmour asked how many cars are expected. Mr. Pasteris stated typically everyone comes with someone so for 200 person limit probably a maximum of about 150 cars. Their property can easily accommodate more.

Lynn Cullick made a motion to change the amount of people to a 10 percent tolerance on the number of people. Jeff Wehrli seconded the motion. With no further discussion, with a roll call vote, all were in favor and this will be forwarded.

**#15-03 Candice Hadley**

Planner Zubko went over her written report stating that the owner, Candice Hadley (who is present) is requesting approval to landmark her home at 1542 Plainfield Road, Oswego, IL. The home was built in 1865 and was owned by Gilbert & Mary Ann (Cass) Gaylord. The owner’s justification on why this house shall be landmarked is that the Gilbert Gaylord House is an extremely well-preserved example of Italianate architecture. The main structure is virtually unchanged and over the past two decades, the current owner has painstakingly restored the front porch, preserved the brackets under the eaves, had the brick tuck-pointed and installed copper gutters. The east side addition was built in 2007 in a manner similar in style and materials to the original, without detracting from the original structure’s historic integrity. There are no other brick Italianates in Oswego or the surrounding township that compare to this structure. Additionally, the structure is eligible for listing in the National Register of Historic Places. The house qualifies for “Criterion C for architecture as a good representative example of an asymmetrical Italianate residence.” The structure also has been recognized as a Property of the Season by the Oswego Historic Commission and has been named an Oswego Township Heritage Place. She also stated there are the architectural details and description of the additions over the years. Also under the historical narrative she gave us the background of the house, how it was used and who lived there. Planner Zubko stated the Historic Preservation Commission went over whether the nominated landmark does or does not meet the criteria for designation as provided for in Article III, Section 4 of the Kendall County Historic Preservation Ordinance. The report contains 4 criteria which the Commission approved the following information:

1. **An explanation of the significance or lack of significance of the nominated landmark as it relates to the criteria for designation;**
   - It has character, interest, or value which is part of the development, heritage, or cultural characteristics of a local community, the County, the State of Illinois or the Nation;
   - It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
   - It embodies elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
   - It has a unique location or singular physical characteristics that make it an established or familiar visual feature;
✓ It is a particularly fine or unique example of a utilitarian structure with a high level of integrity or architectural significance;
✓ It is suitable for preservation or restoration;
✓ It is an exceptional example of an historic or vernacular style or type or one of few remaining in the County.

2. A description of the integrity or lack of integrity of the nominated landmark;
The home was built in 1865. The original main floor has four rooms: formal front parlor, family room (converted in early 1970’s from two smaller rooms), dining room and kitchen. The original pine plank flooring is still intact in all rooms except the kitchen; as is all original woodwork and some doors.
• There is a staircase with the original curved banister inside the double doors (with a curved wall underneath). Another curved wall in the hallway is hidden behind a door that decades ago was installed for access to a half bath.
• The formal front parlor, currently a wheelchair accessible bedroom, has original crown molding.
• The dining room features a stone mantle fireplace recently installed to replace a circa 1970’s inappropriate brick “Colonial” fireplace. A door leading to a “silverware closet” under the stairs has been walled over (decades ago a large radiator was installed in that space to heat the main hallway).
• The narrow staircase leading to the basement is still intact under the floor of the pantry.

The second floor of the original structure originally included five rooms, three bedrooms, a billiard room and probably a maid’s room. Currently there are four bedrooms, one bathroom (top of main stairs) and the maid’s room is now a master bath. There also is a rear staircase from the dining room (next to the fireplace) leading up to a small hallway to the master bath, bedroom and attic stairway.

The basement level originally included four rooms with access via the narrow kitchens staircase and an exterior cellar entrance.

The north-facing stately brick home resides on 5.27 acres in a rural setting, four miles southeast of Oswego. A 100+ year old barn, corn crib, hog house, machine shed and chicken coop remain on the property, in addition to a front yard with large maples along the curved brick drive, a field, two fenced horse pastures, gardens and an orchard.

3. A map showing the location of the nominated landmark.
4. In the case of a nominated landmark found to meet the criteria for designation, the report shall include a description of the significant exterior architectural features of the nominated landmark that should be protected.

The Italianate Gaylord two-story brick residence is a gabled ell sitting on a cut limestone, raised foundation. Tall, arched windows are delineated with cut stone sills and corbelled lintels; broad eaves are supported with massive, incised brackets. There are two front entrances; one with double doors. Ornate porches adorn the front and rear facades.

The historic preservation commission held a public hearing on March 19th in which only the petitioners were present and the Commission recommended approval. Staff recommends approval.

Jeff Wehrli made a motion to recommend approval of the historic landmark and forward the petition onto the fill County Board. Lynn Cullick seconded the motion.

Mr. Jeff Wehrli thanked the petitioners. Ms. Hadley introduced herself and excited.

With no further discussion, with a roll call vote, all were in favor and this will be forwarded.

**NEW BUSINESS/OLD BUSINESS**

1. Building Permit Extension Requests- Brian Holdiman stated the building code allows for building permit extension. The first one is Skoropad for a storage building; they’re seeking an extension for family issues and funds. Mr. Holdiman requests a one year extension. The second one is the Schnell family in which they’re demolishing a home trying to recycle as much as they can. Mr. Holdiman also requests a one year extension. Mr. Gryder asked about the structures and safety. Mr. Davidson asked if these people are physically working on these projects. Mr. Holdiman stated the Schell is but the Skoropad currently does not have the fund but plan on doing it soon. Jeff Wehrli made a motion to make a one year extension for permits 03-2011-150 & 14-2011-068. Judy Gilmour seconded the motion. All were in favor and they will be extended. Mr. Holdiman stated there is one more to discuss of a house at 45 Cheyenne Court. We’ve been approached by neighbors over the years, the permit was issued in 2008 and not complete. The exterior siding is not complete and that’s why we’re getting calls from the neighbors. Unfortunately the owner has lost his job and does not have the funds but wanted to bring it to the PBZ committee’s attention in case they get complaints. Mr. Wehrli asked if there are any grant opportunities for the owners.

2. Approval of an $85,000 payment from MB Financial Bank, The First National Bank of Ottawa and/or BCB Development IV, LLC for the construction costs necessary to close out Tanglewood Trails Subdivision and the approval to negotiate a contract in regard to the same with the above parties and the Tanglewood Trails Homeowners Association- Planner Zubko stated as we discussed last November I was working with the bank to finish up the public improvements and the County was working on a punchlist for the bank. The punchlist is completed and an agreed amount has been decided upon. Mr. Gryder stated this has been discussed with Mr. Wilkins, the SAO, the highway department and the banks. Mr. Wehrli asked about where we came up with the $85,000. Planner Zubko explained the contingent money, review money and bike trail amounts. Mr. Davidson asked a few questions on the bike path. Lynn Cullick made a motion of an approval of an $85,000 payment from MB Financial Bank, The First National Bank of Ottawa and/or BCB Development IV, LLC for the construction costs necessary to close out Tanglewood Trails Subdivision and the approval to negotiate a contract in regard to the same with the above parties and the Tanglewood Trails Homeowners Association. Jeff Wehrli seconded the motion. With a roll call vote, 4 approved and Mr. Davidson abstained.
3. Regional Plan Commission and Zoning Board of Appeals vacancies discussion- Planner Zubko stated the Plan Commission is and has been short 3 members for quite some time and sometimes it’s hard to get a quorum and also with the fact she has been receiving numerous complaints on how long the process takes she wanted to see what the thoughts are to combine the two committees. She also handed out a memo dated May 19, 2010 which goes though what the statutes require us to do and it also goes over our old zoning process. Our process is much quicker in that it takes 2-3 months but there are still a series of 5 meetings the petitioner must attend. The Committee would like to read over that memo. Mr. Ashton asked about appeals and where they go. Ms. Gilmour doesn’t know if eliminating any would help but would like to look at the memo. Mr. Davidson thinks rezoning needs to be within a certain amount of days and suggests trying it out for a timeframe possibly. The Committee will continue this. If anything is disbanded it would be hard to get people back.

4. Discussion on bringing back R-2 and R-3 zoning- Planner Zubko stated she would like to bring back the R-2 and R-3 districts to allow people to rezone smaller lots to build a home. This was discussed at the Plan Commission and they support the idea but would only like to allow R-2 and R-3 subdivisions for a certain amount of contiguous lots. It was also discussed they were deleted in the first place to promote RPD’s and that most likely not many people will be able to make 1 acre work for a septic but it’s possible. Mr. Davidson stated the new code is more restrict and it’s harder to make it work. Mr. Davidson briefly went over how all subdivisions need curtain drains. Mr. Wehrli stated when this got deleted there were subdivisions all over and we were trying to have the developers save the natural features and have open space. Mr. Wehrli would like to tighten this down for a good fit of contiguous lots. Mr. Davidson sees issues with the PUD’s and give everyone grades on the engineering plans and you can’t disturb the septic area at all. It’s hard to get the distances to the well and the septic and someone wants to put a pool or shed and it just does not work. Larger parcels might become weed fields. There was some discussion on the fire protection district where the homes are too far apart but there are a lot. Mr. Davidson likes this idea. Mr. Gryder would like more time. Planner Zubko will bring this back to PBZ next month with some suggestions.

**UPDATE ON HISTORIC PRESERVATION**- Planner Zubko stated she has nothing else to discuss as the landmark was already discussed.

**UPDATE ON CMAP LAND USE COMMITTEE MEETING**- Planner Zubko stated the land use committee meets this Wednesday.

**PROJECT STATUS REPORT**– Reviewed

**PERMIT REPORT**– Reviewed

**REVENUE REPORT**– Reviewed

**CORRESPONDENCE** – None

**EXECUTIVE SESSION**- None

**ADJOURNMENT**- Next meeting will be on May 11, 2015

Lynn Cullick made a motion to adjourn the meeting. Jeff Wehrli seconded the motion. All agreed. Chairman Gryder adjourned the meeting at 7:29 p.m.

Respectfully Submitted,

Angela L. Zubko
Planning & Zoning Manager