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 (6:34), Vice-Chair Judy Gilmour, Lynn Cullick (6:53) and Jeff Wehrli
Absent: None
Also present: Planning & Zoning Manager: Angela Zubko
In the audience: Ron Reinert, Jay Beckendorf, County Board member Matt Prochaska, Scott Friestad, Kristin Friestad and Bob Friestad

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 April 7, 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 $15,439.13 and forward it onto the Finance Committee, Jeff Wehrli seconded the motion. With a roll call vote all in attendance agreed and the motion was approved.

PETITIONS-
#14-06 Reinert Fox Road Subdivision
Planner Angela Zubko did an overview of the request stating the property is located at 12345 Fox Road on the north side about 0.2 miles east of Highpoint Road. The petitioners are seeking approval of a preliminary & final plat for a 2 lot subdivision in which 1 lot is already built on. The property was rezoned in 1994 for 2 homes but never subdivided. During the approval of the rezoning there was much discussion on water issues and the soils having extremely high groundwater elevations. Staff deferred to the Health Department, engineers and soil and water conservation district on this issue in which the Health Department had one comment: that this lot has shallow seasonal high water table (less than 12 inches in some borings) observed on Lot 2. This condition may prevent the installation of a conventional septic tank/soil absorption system. The modification of present site conditions, and/or the need for alternative wastewater treatment systems, may need to be considered. Also in 1994 the Highway Department requested only 1 access point off Fox Road and that it line up with the driveway across the street. Since then a moon shaped driveway has been installed and they are requesting another entrance from the Highway Department, the petitioner will need to request a variance from the Highway Department to add another access point at this time. Mr. Fran Klaas stated that no
ROW needs to be dedicated at this time due to the proposed realignment of Fox. This part of Fox will be a local street so he is not too worried about acquiring any ROW or the variance for another access.

The petitioner will have 2 lots, lot 1 will be 90,329.21 square feet including the ROW and lot 2 will be 94,072.57 square feet including the ROW. Since they currently own to the center of the roadway staff could count that towards their square footage. Our consulting engineer had two comments that have since been taken care of. Staff recommends approval of the requested preliminary and final plat with no conditions. The ZPAC and Plan Commission recommended approval of the preliminary and final plat.

Mr. Gryder stated his concerns were taken care of during ZPAC from Fran Klaas from the Highway Department and Megan Andrews from the Soil and Water Conservation District. Ms. Gilmour asked if the proposed access will be another moon shaped driveway. Mr. Reinert stated no it would just be a single driveway. Mr. Wehrli asked about the top of foundation if it will match the existing home. Mr. Reinert stated it will be about 14 inches taller due to the newer elevation of Fox Road.

With no further suggestions or changes Judy Gilmour made a motion, seconded by Jeff Wehrli to recommend approval and forward the petition onto the next County Board meeting. With a roll call vote, all were in favor.

**#14-13 New Day Montessori School**
Planner Zubko stated in your packet is a draft ordinance for 3437 Wolf Crossing Road. This is rectifying a 2008 resolution authorizing the settlement of a lawsuit that took place. Back in 2008 the director was of the opinion the resolution was enough for this property to have a special use. Since then Planner Zubko has received a couple phone calls wondering if the special use was with the land. Planner Zubko asked for assistance from the SAO which stated this property really should have a special use permit/ordinance. Everything in the ordinance is straight from the settlement.

Mr. Gryder asked if this was a housekeeping item or can we make any changes. Planner Zubko stated it’s a housekeeping item. Ms. Gilmour asked why it was denied at that time. Mr. Wehrli was here at the time and stated it was basically due to traffic.

Jeff Wehrli made a motion to approve and forward the petition onto the next County Board meeting. Judy Gilmour seconded the motion. All were favor and the motion passed.

**PUBLIC COMMENT**
Michele Ali- Ms. Michele is not in attendance tonight

Jay Beckendorf introduced himself and stated he’d like to comment on the asphalt plant out on quarry road. As the mayor of Lisbon, he would like a public comment period, maybe some berms or lighting concerns. He stated the neighbors moved in next to a mine that does not run 24 hours a day and is worried about truck traffic. Also the asphalt plant is suppose to be temporary and now heard it might be forever. He stated the Quarry Road intersection is not good to get out of and there will be more traffic with concrete crushing. His other concern is the trucks driving through the Village of Lisbon and there is a school on that roadway. He is of the opinion more needs to be done to help the residents. He also is of the opinion the plant is too close to the roadway.
Scott Friestad also wanted to comment on the asphalt plant. In the 90’s a couple mines were petitioned and the County Board held back to get comments from the community. He’s a little concerned about the plant asking what ordinance they would fall under. He would request it be done correctly.

Kristin Friestad stated they are right across the street from the quarry and asphalt plant. They are not against the businesses in the area but want to make sure they have to follow the same rules everyone else needs to follow.

Bob Friestad stated he would like them to be a good neighbor. He has a field right across the plant and has had to pick up garbage three different times. Also he was under the impression commercial buildings need a concrete foundation. He stated they have a building that’s just a pole barn with no foundation.

NEW BUSINESS

1. Camelot Farms Plat Extension for 1 year: Petition #08-18- Planner Zubko in the packet you will see a letter from Camelot Farms from 2009. The petitioner is requesting another 1 year extension to record the final plat. The property is located at 55 Chippewa Drive. Jeff Wehrli made a motion to approve the extension and forward it onto the next County Board meeting, Judy Gilmour seconded the motion. Mr. Wehrli stated they are a neighbor of his and they’re trying to do the right thing. All were in favor and the motion was approved.

Lynn Cullick is in attendance.

OLD BUSINESS

1. Update on Asphalt plant at 16805 Quarry Road- discuss options and vote on how to proceed- Planner Zubko stated she has been on contact with the owner and their lawyers. It sounded like they were going to apply by the deadline of April 30th and then Planner Zubko did not receive an application so Planner Zubko called the lawyer on May 1st and the Lawyer stated they planned to apply within the next few weeks. Planner Zubko then sent an email to confirm a date to submit in writing and has not received any feedback. Planner Zubko would like to know how the Committee would like to proceed if he does not submit by the end of the month. Member Wehrli would like to see it done correctly. Ms. Cesich stated this is a little harder since the permit was granted. Ms. Gilmour wanted to ask Mayor Beckendorf if Lisbon has had any contact with the asphalt plant. Mayor Beckendorf stated they were supposed to meet with D Construction to address their concerns but have not yet. Ms. Cullick thinks this should go to the Committee of the Whole for the full board to discuss. Ms. Gilmour stated she also agrees due to concerns from the neighbors and the Village of Lisbon. Mr. Wehrli made a motion for this to be sent to the COW and would like to invite the owner and their lawyers to attend. Lynn Cullick seconded the motion. All were in favor and the motion was approved.

UPDATE ON HISTORIC PRESERVATION- A Proclamation declaring Historic Preservation Month in Kendall County for the month of May- Planner Zubko stated the Historic Preservation Commission made a motion to forward the Proclamation to the County Board meeting on May 20th. This Committee does not need to vote to take this to County Board but didn’t want it to be a surprise on the agenda.

UPDATE ON CMAP LAND USE COMMITTEE MEETING- No update at this time. Planner Zubko stated this meeting currently conflicts with the Community Excellence class she is taking at Waubonsee College. Planner Zubko is really enjoying the class and so far she has learned about being a good leader, government structures and labor law.
PROJECT STATUS REPORT— Reviewed
Planner Zubko stated she has been contacted about a possible cultivation center in unincorporated Kendall County and a text amendment would run simultaneously with the petition. There was some discussion on the process and what we would do.

PERMIT REPORT— Reviewed

REVENUE REPORT— Reviewed

CORRESPONDENCE — None

EXECUTIVE SESSION— None

ADJOURNMENT- Next meeting will be on June 9, 2014
Judy Gilmour made a motion to adjourn the meeting. Lynn Cullick seconded the motion. All agreed. Chairman Gryder adjourned the meeting at 7:15 p.m.

Respectfully Submitted,
Angela L. Zubko
Planning & Zoning Manager