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, Lynn Cullick (6:36), Vice-Chair Judy Gilmour and Jeff Wehrli
Absent: None
Also present: Planning & Zoning Manager: Angela Zubko
In the audience: James Hill

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

APPROVAL OF MINUTES
Jeff Wehrli made a motion to approve the minutes from May 12, 2014. Judy Gilmour seconded the motion.
All agreed and the minutes were approved.

EXPENDITURE REPORT (handed out at meeting)
Jeff Wehrli made a motion to approve the expenditure report in the amount of $14,785.06 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-
#14-10 Plano Rotary, Plano Boy Scout Troup 71 & the Plano American Legion Post 395
Planner Angela Zubko did an overview of the request stating the property is located at 1701 Little Rock Road
on the west side of Little Rock Road 2.75 miles north of Route 34. The petitioners are requesting a major
amendment to their special use to update their site plan and modify all the existing conditions. The
petitioners were granted a special use for a recreational camp in 2004 and also a variance to the private road
standards for setbacks and the required paving materials. Our setbacks have changed since so a variance to
the setbacks is no longer needed but they will keep the variance for the materials from CA-6 to recycled
asphalt. We have also updated our regulations with regards to recreational campgrounds which they meet 4
of the 5 requirements. They currently would not meet the 20 acre minimum lot size standard so they will be
considered legal non-conforming due to size. For access to the site the petitioners are proposing a locked gate
access point off of Little Rock Road. Back in 2004 there was a proposed access point from the proposed
subdivision to the southwest which may never be built. If it does ever get platted or built the special use can
be re-evaluated at that time. The petitioner proposes to install a minimum of 10’ access road with two bypass
areas (pullovers) staggered along the drive to accommodate cross traffic and minimize the area devoted to
off-street parking. The petitioner proposes to install a galvanized steel wire fence attached to steel posts. The
posts will be located at ten (10) foot intervals. The far western edge of the property has floodway and

6.9.14 PBZ Meeting Minutes
floodplain but there are currently no plans to construct anything near the floodway. In the packet are the current conditions, conditions the petitioner will abide by on their property and staff recommended conditions. The city of Plano did not have any comments regarding this petition and the Little Rock Township will be discussing this at their next meeting on June 14th at 8am. Staff recommends approval of the requested major amendment to their special use with the following conditions:

1. The property will be restricted to primitive (wilderness) tent camping and educational day camps. Scout Jamborees are prohibited.
2. Motor homes, travel trailers or pop ups are not permitted.
3. The number of occupants is limited to a maximum of fifty (50) at any one time.
4. No permanent structure will be built with the exception of structures as may be required to protect the life, health, safety or continue educational experience of the persons utilizing the premises.
5. Access to the property would be restricted by a locked gate at the entrance off Little Rock Road.
6. The petitioner shall construct the access drive (Attachment #1) and parking lot layout (Attachment #2) to provide a minimum of two twenty to twenty-five (20-25) foot wide bypass areas (pullovers) staggered along the access drive to accommodate cross traffic and minimize the area devoted to off street parking. These would be in accordance with the setbacks per the existing Kendall County Ordinances and allow for access and turn-around of emergency vehicles. Allow passing zone 1 to be moved up the 150’ setback line to help cost. The ultimate plan is to follow Attachment #1.
7. Acquire any permits that may be required by the Kendall County Building or Kendall County Health Department.
8. The operations shall conform to all appropriate Codes and Ordinances of the IL Department of Public Health and the Kendall County Health Department.
9. Adequate directional signage must be throughout the property.
10. Maximum continuous stay shall not exceed 90 days.

The ZPAC, Plan Commission and hearing officer made a favorable recommendation with some changes to the conditions which have been reflected in the report.

Mr. Hill introduced himself. Ms. Cesich asked bathrooms and future needs. Mr. Hill stated there are no facilities currently out there and the state will require bathrooms of some kind. He also mentioned some educational boards with roofs that would be installed but they are not considered structures.

Ms. Gilmour asked about the liability insurance requirement the petitioner will be following but it is not listed on the actual approving special use. Ms. Zubko will check with the SAO of their opinion.

Mr. Wehrli asked what the board of trust oversees. Mr. Hill read part of the trust and their authority and who could use the property and manage the property. Mr. Wehrli also asked about condition 10 about the continuous stay. Mr. Wehrli suggested deleting condition 10.

With no further suggestions or changes Lynn Cullick made a motion, seconded by Amy Cesich to recommend approval deleting condition #10 and forward the petition onto the next County Board meeting. With a roll call vote, all were in favor.

NEW BUSINESS
Approval for staff to write a violation letter for the billboard at 100 Route 30, Oswego- Planner Zubko stated in the packet is the lease agreement provided by the owner for the billboard lease and a draft violation letter to send to be in compliance with the lease to start the process of removing the billboard. Planner Zubko

6.9.14 PBZ Meeting Minutes  

Page 2
would also like the PBZ Committee to decide on the date the billboard must come down, in the letter Planner Zubko proposes to give them 90 days so that would give the property owner time to get it to the billboard owner and make arrangements. Also Planner Zubko wanted to note she is working with the Forest Preserve District, the Oswegoland Park District and the property owner on a possible trail easement to connect the Virgil Gilman Trail. Jeff Wehrli made a motion for Planner Zubko to write the letter giving 90 days, Amy Cesich seconded the motion. All were in favor for Planner Zubko to write the letter.

Mr. Gryder stated he handed out copies of the GOTO 2040 draft plan updates and there will be an open house on July 14, 2014 from 4pm to 7pm at the Historic Courthouse, 2nd floor.

OLD BUSINESS
Review of noise complaints and tickets issued to date- Planner Zubko stated back in April the PBZ Committee discussed the noise ordinance and complaints and wanted to discuss if further this month (June) and again at the end of the summer. Planner Zubko passed out an email from Mr. Jahp showing the breakdown of complaints from warmer months and cold months since 2010. To date there have been no ordinance citations written for the Kendall County Noise Ordinance.

Update on Fields of Farm Colony- Planner Zubko stated the work in the amount of $64,805 performed from Wilkinson Excavating has been completed and there is $51,317.30 left of the bond. Planner Zubko has been working with the HOA president and our consulting engineer WBK on other items that need to get done out there. We put out a call for bids on landscape related projects and only received 1 bid back, therefore we are going to go out for bid one more time. In the meantime though Planner Zubko would like the PBZ Committee to approve and forward onto the board an approval of a contract with 4 Seasons Landscaping and the County of Kendall, Illinois for the Fields of Farm Colony drain pipe and surface drainage inlet at a low point east of the existing pedestrian trail south of Fields Drive in the amount of $275.00. Ms. Cesich asked a few questions about what the money can be spent on.

Marijuana Cultivation Centers and Marijuana Dispensaries discussion- Mr. Scott Gryder stated he talked with a member of the House Staff that Kay Hatcher put him in touch with, Derek Persico. The rules will not be finalized till July. Mr. Gryder provided a handout (see attached) of information which Planner Zubko has briefly discussed. There intent was more manufacturing areas and looking at people to submit pretty quickly after the rules passed. They want to have some sites awarded by this fall possibly. Planner Zubko stated right now Lake County is the only county that has passed something but many others are looking into it and close to passing something. She also was going to try to make a map but it’s a lot harder then looking at a specific site. Ms. Cesich would like to see where it would be permitted if only in a manufacturing district. Planner Zubko will put together a map showing that. Mr. Gryder asked how we should leave this at this point. The Committee would like Planner Zubko to start drafting text amendments and move it through the process.

PUBLIC COMMENT- None

UPDATE ON HISTORIC PRESERVATION- Planner Zubko stated the Committee has had a hard time getting a quorum as there are three (3) vacancies so if anyone knows anyone that would be helpful.

UPDATE ON CMAP LAND USE COMMITTEE MEETING- No update at this time. Planner Zubko stated the next meeting will be June 18th.

PROJECT STATUS REPORT- Reviewed

6.9.14 PBZ Meeting Minutes
PERMIT REPORT—Reviewed
REVENUE REPORT—Reviewed
CORRESPONDENCE—None
EXECUTIVE SESSION—None

ADJOURNMENT- Next meeting will be on July 7, 2014
Amy Cesich made a motion to adjourn the meeting. Lynn Cullick seconded the motion. All agreed. Chairman Gryder adjourned the meeting at 7:33 p.m.

Respectfully Submitted,
Angela L. Zubko
Planning & Zoning Manager
HB 1 (Lang/Haine) – Medical Cannabis

- There may be up to 22 cultivation centers (no more than one per State Police district), that would be responsible for growing the medical cannabis that will be distributed to dispensaries for sale to approved patients or caregivers.

- There may be up to 60 dispensaries located throughout the State. The dispensaries are to be geographically distributed throughout the State, as determined by the Dept. of Financial and Professional Regulation. The dispensaries sell medical cannabis to those patients and caregivers that are registered and legally allowed to possess and use medical cannabis.

- The cultivation centers and its operations would be overseen by the Dept. of Agriculture, the dispensaries would be overseen by the Dept. of Financial and Professional Regulation, and the remaining provisions of the Act (including the patient and caregiver application approvals) would be overseen by the Dept. of Public Health.

- Patients, caregivers, and agents of the cultivation centers and dispensaries would all be required to have registry identification cards. The patient and caregiver cards would be issued by IDPH, cultivation center agent cards by Dept. of Ag, and the dispensary agent cards by IFDPR. Each card is to have a random alphanumeric identification number that is unique to each person.

- A background check is required for each patient, caregiver, cultivation center agent, and dispensary agent.

- The patient must receive a “written certification” from their physician. The written certification shall only be given in the course of a bona-fide relationship between the physician and the patient, after a physical exam has occurred, records reviewed, and the physician is of the medical belief that the medical cannabis will treat or alleviate the patient’s condition.

- A registered dispensary may not dispense more than 2.5 ounces to a registered patient in any 14-day period (adequate supply), unless approved by the Department. A patient may not possess more than the adequate supply at any one time.

- There shall be a verification system/database that is accessible to the Departments and to law enforcement at all times.

- Local governments may enact reasonable zoning ordinances or resolutions, not in conflict with the Act, to regulate the cultivation centers and dispensaries.

- A cultivation center may not be located within 2500 feet of the property line of a pre-existing public or private school, daycares, group daycare homes, or an area zoned for residential or commercial use. A dispensary may not be located within 1,000 feet.

- The dispensary must confirm that the patient is a current cardholder by using the verification system run by the Department of Public Health prior to dispensing the cannabis.
• The patient must designate the dispensary that they wish to use. However, the patient is able to switch their designation in a manner similar to switching pharmacies, but IDPH must be notified of the re-designation. The new dispensary would then be the designated pharmacy.

• A registered patient is not subject to arrest, prosecution, or denial of a right/privilege, for the use of medical cannabis if the patient does not possess an amount exceeding their adequate supply.

• The Secretary of State shall place a notification on the patient’s driving record that the patient is a registered medical cannabis patient.

• A patient may operate a vehicle, but may not do so under the influence of medical cannabis. A law enforcement official may require a patient to perform a field sobriety test for being under the influence, and that field sobriety test is admissible in a court of law. Refusal to take the test or failing the actual test results in a summary suspension of the patient’s license. Violations shall result in the patient losing their card.

• Employers are not prohibited from enforcing a zero-tolerance policy as long as the policy is applied in a nondiscriminatory manner.

• Law enforcement is not precluded from searching a cultivation center or dispensary where there is probable cause to believe the criminal laws of the State are being violated.