CALL TO ORDER
ROLL CALL: Amy Cesich, Lynn Cullick, Scott Gryder (Chair), Judy Gilmour (Vice-Chair) and Jeff Wehrli

APPROVAL OF AGENDA
APPROVAL OF MINUTES: Approval of minutes from the June 9, 2014 meeting
EXPENDITURE REPORT- (handed out at meeting) Approval to forward the claims to the Finance Committee in an amount not to exceed $22,000

PETITIONS
1. 14-20 Peaceful Pathways Montessori School
   Request Major Amendment to their Special Use
   Location 8250 Route 71, Yorkville
   Purpose Major Amendment to their Special Use to modify their site plan

2. 14-11 Concrete Crushers
   Request Text Amendment
   Purpose Text Amendment to the Zoning Ordinance to allow concrete crushing as a temporary use and create a temporary use in Section 4 of the Zoning Ordinance.

3. 14-17 Medical Cannabis Cultivation Center text
   Request Text Amendment
   Purpose Text Amendment to the Zoning Ordinance to allow Medical Cannabis Cultivation Centers

PUBLIC COMMENT

NEW BUSINESS
Approval of a refund to David Price in the amount of $500 for Petition 14-21 to rezone 9480 Walker Road withdrawn due to future ROW taking
Request for a refund to Ron Wehrli in the amount of $2,343.57 for the land cash value at 17P Ashe Road from a 4 bedroom to 3 bedrooms on building permit number 01-2014-107
Intergovernmental Agreement with the Village of Millbrook
Intergovernmental Agreement with the Village of Plattville
8 month budget report

OLD BUSINESS

UPDATE ON HISTORIC PRESERVATION
UPDATE ON CMAP LAND USE COMMITTEE MEETING
PROJECT STATUS REPORT
PERMIT REPORT
REVENUE REPORT
CORRESPONDENCE
EXECUTIVE SESSION

ADJOURNMENT- Next meeting on September 8, 2014
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
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
14-20
PEACEFUL PATHWAYS MONTESSORI SCHOOL
Major Amendment to an A-1 Special Use

SITE INFORMATION

PETITIONERS      Brian Watkins d/b/a Peaceful Pathways Montessori School – Represented by Attorney Daniel Kramer

ADDRESS          8250 Route 71, Yorkville

LOCATION         South side of Route 71 – west of Ravine Woods

TOWNSHIP         Kendall

PARCEL #          05-03-200-021

SIZE             7.06 Acres

EXISTING LAND USE Single-Family Residence; A-1 Special Use Permit for a Montessori School

ZONING           A-1 Agricultural with a Special Use Permit for a school

Ordinance #2009-05: Amend special use to allow up to 200 students and modify site plan.

Ordinance # 2007-19: Amend special use to allow up to 75 students.

Ordinance # 2005-50: Approval of an A-1 Special Use to operate a pre-school facility and allow owners to live on site. Limited to 24 students.

LRMP

Land Use                        County LRMP: Suburban Residential (max 1.00 du/buildable acre); United City of Yorkville: Open Space, Estate Neighborhood

Roads                          State Route 71 is classified as an Arterial Roadway and a Scenic Route

Trails                         A regional trail is shown on the north side of Route 71

REQUESTED ACTION

The petitioner is seeking a major amendment to the existing A-1 Special Use for their Montessori School to modify the site plan to construct a 6,600 square
foot two classroom building for the purpose of teaching and modify the existing parking lot.

APPLICABLE § 7.01.D (A-1 Agricultural Special Uses)
REGULATIONS § 11.01 (Parking Regulations)
§ 13.08 (Special Uses)

SURROUNDING LAND USE

<table>
<thead>
<tr>
<th>Location</th>
<th>Adjacent Land Use</th>
<th>Adjacent Zoning</th>
<th>LRMP</th>
<th>Zoning within ½ Mile</th>
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<tbody>
<tr>
<td>North</td>
<td>Dog Kennel, Richard Young F.P.</td>
<td>A-1 SU; Forest</td>
<td>Suburban Residential</td>
<td>A-1 SU; A-1; R-3 PUD</td>
</tr>
<tr>
<td>South</td>
<td>Residential Stormwater</td>
<td>RPD-3; A-1</td>
<td>Suburban Residential</td>
<td>RPD-3; A-1</td>
</tr>
<tr>
<td>East</td>
<td>Residential (Ravin Woods)</td>
<td>RPD-3</td>
<td>Suburban Residential</td>
<td>RPD-3; A-1</td>
</tr>
<tr>
<td>West</td>
<td>Agriculture</td>
<td>A-1</td>
<td>Suburban Residential</td>
<td>A-1 SU; A-1</td>
</tr>
</tbody>
</table>

PHYSICAL DATA

ENDANGERED SPECIES REPORT The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:
Fox River INAI Site
Yorkville Seep INAI Site

An IDNR staff did contact the petitioner and has terminated the consultation stating adverse effects are unlikely.

NATURAL RESOURCES INVENTORY An NRI will not be needed since one was performed prior.

ACTION SUMMARY

TOWNSHIP (Kendall) The township met on 7.15.14 and has no objections to the major amendment to the special use.

MUNICIPALITY (Yorkville) Emailed to the City of Yorkville on 7.1.14, they will be discussing this at their August 12th Plan Commission meeting.

ZPAC (7.7.14) There were some concerns over people turning left but when Route 71 is widened a left turn lane will be provided. Currently the petitioner has a no turn left sign and also notifies that parents in their newsletters. Also the septic and well are already properly sized to accommodate this new building.

RPC (7.23.14) The Plan Commission recommended approval and wanted to clarify the drive aisle needs to be paved, not the parking stalls. The petitioner wishes to pave the parking as well at this time.

ZBA/SUHO (7.28.14) The ZBA approved the 20’ drive aisle variance and the hearing officer made a favorable recommendation with staff’s 4 conditions.

REQUESTED ACTION
GENERAL  The petitioner is seeking a major amendment to the existing A-1 Special Use for their Montessori School to modify the site plan to construct a 6,600 square foot classroom building for the purpose of teaching and modify the existing parking lot.

SINGLE FAMILY HOME  A home exists on site that the petitioner currently lives in and will continue to live in.

STUDENTS  The special use approved in 2009 was up to 200 students. Currently about 105 students are enrolled and when they build this addition they will be able to enroll about 185 students.

SIGNAGE  A sign already exists on the property.

ACCESS  The property already has a right turn lane into the property and also enough space to make a left or right hand turn out of the property onto Route 71. Some concerns have come up about people still making a left turn lane into the property but will be alleviated with the widening of Route 71. A left turn lane will be provided but until then the petitioner will keep notifying the parents in their newsletters.

PARKING  The current parking lot has 16 parking stalls. The condition will remain that the existing gravel driveway shall be paved by May 15, 2017. Since the parking lot will be all new they must meet today’s size standards of 24’ wide drive aisles and 9’x20’ parking stalls. Also we are working with the fire protection district to make sure a fire truck can turn around in this area. The parking ratio would be based on a junior high. The requirements would be 1 parking stall per employee and 1 per each 20 students. That total would be 25 parking stalls required and 30 are proposed.

VARIANCE REQUEST  The petitioner was granted a variance to the drive aisle standards. The Zoning Ordinance states that parking lot drive aisles must be a minimum of 24’ and the petitioner proposes it to be 20’ wide. Also there is one section where it is one way.
and 12' wide and staff is checking to see if the fire department could really make that turnaround.

STORMWATER

Storm water detention/retention will be not be needed.

FINDINGS OF FACT

§ 13.08.J of the Zoning Ordinance outlines findings that the Hearing Officer must make in order to grant a special use. The Petitioner has answered as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The property is considered an amenity to the area by providing an additional educational resource for parents with children ages 15 months to 15 years old. Some improvements have already been made to the property including a right in and right out of the property and with the expansion of Route 71 a left turn lane will be added to help any traffic and safety concerns.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The operation of a Montessori school during normal school hours should not diminish the residential usage of adjacent property. The subject site borders on Outlot “A” of the Ravine Woods subdivision. Adequate landscape buffering of the proposed parking area is provided by the existing woodland portions of the site which should shield Outlot “A” from views of the parking area. The increase in required parking is minimal and should not have an impact on surrounding areas.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The petitioners are currently working with the fire protection district but 20' was the width of the driveway regulations back in 2007 and the fire department approved the site plan at the time. However, the petitioners are currently working with the fire protection district to make sure the current site plan will meet their needs. No new ingress or egress or drainage will be provided at this time.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. The special use will conform to all other respects of applicable regulations except for the variance that is being requested on the drive aisle width.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The existing use is consistent with the LRMP of rural residential as the petitioners still live on site and the site is almost at maximum capacity. Unless more land is acquired this is the build out of the site.
§ 13.04.A.3 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to grant variations. They are as follows:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. It would add more impervious are that is really not necessary since it met the prior regulations from 2007. The petitioners are trying to keep a residential character to the property and a 20' drive aisle is already larger than a typical driveway.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. Most other properties are not built yet and were not approved previously. Other petitioners can request a small drive aisle but staff most likely would not support it.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. There is not a true hardship but it met previous conditions and was already approved by the fire protection district in 2007.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. To date there have been no issues with a 20' drive aisle, therefore staff is of the opinion that should remain.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. This variance will not change congestion on the public streets or impact any surrounding properties or values.

RECOMMENDATION

Staff recommends approval of the requested major amendment to their special use with the same following conditions and modifications:

1. Limit student enrollment to no more than two-hundred (200) and ten (10) fifteen (15) full-time employees. However, in the event State or Local requirements or any other requirements, regarding the number of instructors to serve the number of students would require hiring of additional employees necessitating installation of additional off-street parking spaces, such alterations shall require review and approval of necessary permits for review and approval by PBZ staff without the need to amend the special use.

2. Existing gravel driveway (not including the parking stalls) shall be paved with asphalt no later than May 15, 2017 or once the student enrollment exceeds 150, whichever occurs first.

3. Prior to the issuance of a building permit for Phase One of the new structure, the following must be completed:
   a. Review and approval from the Health Department regarding existing and proposed well and sanitary disposal systems and their ability to handle the anticipated student amount.
   b. Approval of a Site Development permit for the construction of the classroom structure.
   c. Approval from the Illinois Department of Transportation regarding the proposed access improvements to provide safe and efficient
access entering and exiting the facility for a student enrollment of
200. The required access improvements shall be installed and
completed in conjunction with the proposed site improvements.

4. Prior to the issuance of a building permit for Phase Two of the new
structure, the following must be completed:
a. Submission of a parking plan depicting a total of twenty (20)
parking stalls, which would include the dimensions of the stalls
(depth and width) and the dimensions of the drive aisles.

5. No Occupancy Permit shall be issued for Phase One of the new classroom
building until all required access improvements have been completed.

6. Development of Phase 2 addition shall be done in conformance with the
controlling site plan and building elevations attached hereto and made a
part hereof as Group Exhibit “BA.” (Site plan is already Exhibit A in
Ordinance)

ATTACHMENTS
1. Ordinance # 2005-60: Approval of an A-1 Special Use to operate a pre-school facility and allow
owners to live on site. Limited to 24 students.
2. Ordinance # 2007-19: Amend special use to allow up to 75 students.
3. Ordinance #2009-05: Amend special use to allow up to 200 students and modify site plan.
4. ZPAC Meeting minutes on 7.7.14
5. RPC Meeting minutes on 7.23.14
6. SUHO/ZBA Meeting minutes on 7.28.14
7. Draft Ordinance including Site Plans
ORDINANCE NUMBER 2005 - 60

GRANTING SPECIAL USE
8250 ROUTE 71
BRIAN WATKINS D/B/A PEACEFUL PATHWAYS MONTESSORI SCHOOL

WHEREAS, Brian Watkins d/b/a Peaceful Pathways Montessori School filed a petition for a Special Use within the A-1 district, for property located at 8250 Route 71 in Kendall Township; and

WHEREAS, said petition is to allow the operation of a pre-school facility at the site, which is primarily used for the residential needs of the petitioner; and

WHEREAS, said property is zoned A-1 Agricultural and the request is allowable upon issuance of a Special Use Permit per § 7.01.D.25 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is legally described as follows:

That pt of the NE ¼ of Section 3, T 36 N, R 7 E of the 3rd PM described as follows: Commencing at the intersection of the N line of Section 3, T and R aforesaid, with the center line of Illinois State Route No. 71; thence SW’ly along said center line, being a curve to the right with a radius of 3906.54', an arc distance of 1438.0' for the point of beginning; thence continuing SW’ly along said center line curve, 555.60'; thence SE’ly along a line forming an angle of 99° 50' 41" with the chord of the last described course (measured clockwise therefrom) 548.0'; thence NE’ly along a line forming an angle of 78° 36' 19" with the last described course (measured clockwise therefrom) 625.64'; thence NW’ly 315.60' to the point of beginning in Kendall Township, Kendall County, Illinois and containing 7.000 more or less.

AND

That pt of the NE ¼ of Section 3, T 36 N, R 7 E of the 3rd PM described as follows: Commencing at the intersection of the N line of Section 2, T and R aforesaid, with the center line of Illinois State Route No. 71, said point being on a curve, said curve being convex SE’ly and having a radius of 3906.54', with a chord that bears S 37° 54' 21" W, a distance of 1438.52'; thence SW’ly along the arc of said curve, 1446.68'; thence S 34° 56' 32" E, 36.53', said point being on the S ROW line of Illinois State Route No. 71; thence continuing S 34° 56' 32" E, 465.30'; thence S 51° 00' 46" W, 360.94' to a point on the W’ly line of O jod A in Runo Woods Subdivision thereof recorded October 14, 2004 as Document Number 2004000028232; thence continuing S 51° 01' 04" W, 264.70' to the point of beginning; thence N 28° 24' 12" W, 489.37' to a point on the S line of State Route 71, 10.00 to a point; thence SE’ly to a point of beginning, in Kendall Township, Kendall County, Illinois.

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer; and

WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a Special Use zoning permit for the use indicated in the recitals section of this Ordinance and as indicated on the submitted Site Plan included as Exhibit "A" attached hereto and incorporated herein, subject to the following conditions:
1. Limit student enrollment to no more than twenty-four (24).
2. No certificate of occupancy for the special use shall be issued by the County until the access entrance is improved to the standards of the Illinois Department of Transportation.
3. No certificate of occupancy for the special use shall be issued by the County until the petitioner installs a new water well to replace the existing spring-fed well per the instructions of the County Department of Environmental Health.
4. No certificate of occupancy for the special use shall be issued by the County until the petitioner improves the existing gravel driveway to a two-lane width.
5. A "right-to-kennel" clause is to be added to the property deed that alerts the property owner of the presence of a commercial kennel across Route 71 from the proposed special use.
6. Any signage in conjunction with the proposed special use will not be illuminated.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on November 15, 2005.

Attest:

[Signature]

John A. Church
Kendall County Board Chairman

Paul Anderson
Kendall County Clerk
ORDINANCE NUMBER 2007-19

AMENDING AN EXISTING SPECIAL USE (ORDINANCE 2005-60) for an INCREASE IN MAXIMUM ALLOWABLE STUDENTS FROM 24 TO 75 to BRIAN WATKINS, d/b/a PEACEFUL PATHWAYS MONTESSORI SCHOOL

WHEREAS, Brian Watkins, d/b/a Peaceful Pathways Montessori School, has filed a petition for an amendment to an existing Special Use (Ordinance 2005-60) within the A-1 Agricultural Zoning District for expansion of a school and daycare facility pursuant to Section 7.01.D.27 of the Kendall County Zoning Ordinance for property on the south side of Route 71 – west of Ravine Woods, commonly known as 8250 Route 71 in Kendall Township, as legally described in “Exhibit A”; and

WHEREAS, said petition is to allow for an increase in the maximum allowable student enrollment from the current 24 students, to a maximum of 75 students; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer; and

WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to permit the use indicated in the recitals section of this Ordinance subject to the following conditions:

1. Limit student enrollment to no more than seventy-five (75) and six (6) full-time employees. However, in the event State or Local requirements or any other requirements, regarding the number of instructors to serve the number of students which would require hiring of additional employees necessitating installation of additional off-street parking spaces. Such alterations shall require review and approval of necessary permits for review and approval by PBZ staff without the need to amend the special use.
2. No certificate of occupancy for the special use shall be issued by the County until the petitioner improves the existing gravel driveway to a two-lane width.
3. Existing gravel driveway shall be paved with asphalt within ten (10) years of the date of the adoption of this ordinance.
4. A “right-to-kernel” clause is to be added to the property deed that alerts the property owner of the presence of a commercial kernel across Route 71 from the proposed special use.
5. Any signage in conjunction with the proposed special use will not be illuminated.
6. Prior to issuance of a building permit for the new structure review and approval of the existing and proposed well and sanitary waste disposal systems shall be obtained from the Health Department.
7. No building or Site Development Permits are to be issued until such time as comments have
been received from the Illinois Department of Transportation regarding any improvements required to provide safe and efficient access entering and exiting facility. Any required improvement shall be installed and completed in conjunction with the proposed site improvements. No Occupancy Permit shall be issued for new classroom building until such time as any and required access improvements have been completed.

8. Development of the site and buildings shall be done in conformance with the controlling site plan and building elevations attached hereto and made a part hereof as Group Exhibit “B”.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

*IN WITNESS OF*, this ordinance has been enacted on **May 15, 2007**.

Attest:

[Signature]

John A. Church
Kendall County Board Chairman

[Signature]

Paul Anderson
Kendall County Clerk
EXHIBIT

PARCEL ONE:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SECTION 2, TOWNSHIP AND RANGE AFORESAID, WITH THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 3906.54 FEET, AN ARC DISTANCE OF 1438.0 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG SAID CENTER LINE CURVE, 555.60 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 99 DEGREES 50 MINUTES 41 SECONDS WITH THE CHORD OF THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 540.0 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 78 DEGREES 36 MINUTES 19 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 625.64 FEET; THENCE NORTHWESTERLY 515.60 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 7.000 ACRES OF LAND MORE OR LESS.

P.I.N.: 05-03-200-013

PARCEL TWO:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SECTION 2, TOWNSHIP AND RANGE AFORESAID, WITH THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; SAID POINT BEING ON A CURVE, SAID CURVE BEING CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 3906.54 FEET, WITH A CHORD THAT BEARS SOUTH 37 DEGREES 54 MINUTES 25 SECONDS WEST, A DISTANCE OF 1438.42 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 1446.88 FEET; THENCE SOUTH 34 DEGREES 56 MINUTES 32 SECONDS EAST, 50.33 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE CONTINUING SOUTH 34 DEGREES 56 MINUTES 32 SECONDS EAST, 465.30 FEET; THENCE SOUTH 31 DEGREES 00 MINUTES 48 SECONDS WEST, 360.94 FEET TO A POINT ON THE WESERTLY LINE OF OUTLOT A IN RAVINE WOODS SUBDIVISION THEREOF RECORDED OCTOBER 14, 2004 AS DOCUMENT NUMBER 200400028822; THENCE CONTINUING SOUTH 51 DEGREES 01 MINUTES 04 SECONDS WEST, 264.70 FEET TO THE POINT OF BEGINNING; THENCE NORTH 28 DEGREES 24 MINUTES 12 SECONDS WEST, 489.27 FEET TO A POINT ON THE SOUTH LINE OF STATE ROUTE 71; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF STATE ROUTE 71, 10.00 FEET TO A POINT; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

P.I.N.: 05-03-200-017
ORDINANCE NUMBER 2009-

AMENDING AN EXISTING A-1 SPECIAL USE FOR
BRIAN WATKINS, d/b/a PEACEFUL PATHWAYS MONTESSORI SCHOOL
(ORDINANCE 2005-60 and ORDINANCE 2007-19) for an
INCREASE IN MAXIMUM ALLOWABLE STUDENTS FROM 75 TO 200

WHEREAS, Brian Watkins, d/b/a Peaceful Pathways Montessori School, has an existing Special Use to operate a Montessori School within the A-1 Agricultural Zoning District pursuant to Section 7.01.D.27 of the Kendall County Zoning Ordinance for property on the south side of Route 71 - west of the Ravine Woods Subdivision, commonly known as 8250 Route 71 in Kendall Township (PIN# 05-03-200-021), as legally described in “Exhibit A”; and

WHEREAS, said amendment to the Special Use is pursuant to Ordinance 2005-60 approved by the Kendall County Board on November 15, 2005 and subject to the conditions attached to said ordinance; and

WHEREAS, an amendment to this Special Use was granted to allow an increase in the maximum student enrollment from twenty-four (24) to seventy-five (75) and to allow the construction of a classroom structure pursuant to Ordinance 2007-19 approved by the Kendall County Board on May 15, 2007 and subject to the conditions attached to said ordinance; and

WHEREAS, Peaceful Pathways has filed an amendment to the Special Use granted in Ordinance 2005-60 within the A-1 Agricultural Zoning District to increase the maximum student enrollment from seventy-five (75) to 200; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer on February 24, 2009; and

WHEREAS, the Kendall County Board has considered the findings and recommendation of the Hearing Officer and finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to permit the use indicated in the recitals section of this Ordinance subject to the following conditions:

1. Limit student enrollment to no more than two-hundred (200) and ten (10) full-time employees. However, in the event State or Local requirements or any other requirements, regarding the number of instructors to serve the number of students would require hiring of additional employees necessitating installation of additional off-street parking spaces, such alterations shall require review and approval of necessary permits for review and approval by
PBZ staff without the need to amend the special use.

2. Existing gravel driveway shall be paved with asphalt no later than May 15, 2017 or once the student enrollment exceeds 150, whichever occurs first.

3. Prior to the issuance of a building permit for Phase One of the new structure, the following must be completed:
   a. Review and approval from the Health Department regarding existing and proposed well and sanitary disposal systems and their ability to handle the anticipated student amount.
   b. Approval of a Site Development permit for the construction of the classroom structure.
   c. Approval from the Illinois Department of Transportation regarding the proposed access improvements to provide safe and efficient access entering and exiting the facility for a student enrollment of 200. The required access improvements shall be installed and completed in conjunction with the proposed site improvements.

4. Prior to the issuance of a building permit for Phase Two of the new structure, the following must be completed:
   a. Submission of a parking plan depicting a total of twenty (20) parking stalls which would include the dimensions of the stalls (depth and width) and the dimensions of the drive aisles.

5. No Occupancy Permit shall be issued for Phase One of the new classroom building until all required access improvements have been completed.

6. Development of Phase 2 shall be done in conformance with the controlling site plan and building elevations attached hereto and made a part hereof as Group Exhibit “B”.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on March 17, 2009.

Attest:

Anne Vickery
Kendall County Board Chairman

Debbie Gillette
Kendall County Clerk
EXHIBIT
# A

PARCEL ONE:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SECTION 2, TOWNSHIP AND RANGE AFORESAID, WITH THE CENTER LINE OF ILLINOIS STATE ROUTE 71; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 3906.54 FEET, AN ARC DISTANCE OF 1438.0 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG SAID CENTER LINE CURVE, 555.60 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 99 DEGREES 50 MINUTES 41 SECONDS WITH THE CHORD OF THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 540.0 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 78 DEGREES 36 MINUTES 19 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 628.64 FEET; THENCE NORTHWESTERLY 515.80 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 7.000 ACRES OF LAND MORE OR LESS.

P.I.N.: 05-03-200-013

PARCEL TWO:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS; DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SECTION 2, TOWNSHIP AND RANGE AFORESAID, WITH THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71, SAID POINT BEING ON A CURVE, SAID CURVE BEING CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 3906.54 FEET; WITH A CHORD THAT BEARS SOUTH 37 DEGREES 54 MINUTES 54 SECONDS WEST, A DISTANCE OF 1438.42 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 1448.88 FEET; THENCE SOUTH 34 DEGREES 58 MINUTES 32 SECONDS EAST, 50.33 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE CONTINUING SOUTH 34 DEGREES 58 MINUTES 32 SECONDS EAST, 485.30 FEET; THENCE SOUTH 51 DEGREES 00 MINUTES 48 SECONDS WEST, 360.94 FEET TO A POINT ON THE WESTERLY LINE OF OUTLOT A IN RAVINE WOODS SUBDIVISION THEREOF, RECORDED OCTOBER 14, 2004 AS DOCUMENT NUMBER 200400028822; THENCE CONTINUING SOUTH 51 DEGREES 01 MINUTES 04 SECONDS WEST, 294.70 FEET TO THE POINT OF BEGINNING; THENCE NORTH 29 DEGREES 24 MINUTES 12 SECONDS WEST, 483.27 FEET TO A POINT ON THE SOUTH LINE OF STATE ROUTE 71; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF STATE ROUTE 71, 10.00 FEET TO A POINT; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

P.I.N.: 05-03-200-037
Fran Klaas stated this is a great location for both plants and did not have any other comments or concerns.

Megan Andrews asked the petitioner if there are any structures currently or any soil disturbed in the northeast corner (the proposed location)? The petitioner’s attorney, Ken Carlson, stated the entire corner is currently a rock base and previously striped and showed the ALTA survey of the property. Mr. Carlson also stated no new access points are proposed. Ms. Andrews stated that a NRI will not be needed.

Brain Jahp as if any explosives will be kept on site? The petitioner stated no explosives will be on site for these operations.

Aaron Rybski asked about bathrooms or needing water. He stated a septic system will need virgin ground, untouched. The Petitioners stated a mechanical collection system is proposed for human waste and pumped out of the holding tank. He asked the petitioner stay in touch and contact the Health Department to discuss this. The petitioner stated there will be 2 employees at each plant and have port potties on site now. Mostly truck drives will be on site. Mr. Rybski stated due to the small amount of employees a non-community water supply will not be needed and the petitioners are not meeting the requirements to need routine sampling. Mr. Rybski looked up the new code and stated a holding tank sounds like it would be permitted but to still contact their office.

Scott Gryder asked about the hours of operation. Mr. Carlson stated besides special roadway projects that might need the plant to be open 24 hours the hours most likely would be 6am to 6pm. Mr. Gryder also inquired about the setback from Quarry Road. Mr. Carlson stated the buildings would meet all setbacks. Planner Zubko stated it’s a 50’ setback from Com Ed as there is a 50’ strip before Quarry Road. The next site plan will show where the asphalt plant structures are currently located with an exact measurement.

With no further comments or discussion Aaron Rybski made a motion, seconded by Scott Gryder to approve the rezoning and special use and forward the petition onto the Plan Commission meeting in July. All were in favor and the motion carried.

#14-20 Peaceful Pathways Montessori School
Planner Angela Zubko did an overview of the request stating the property is located at 8250 Route 71 on the south side of Route 71 west of the Ravine Woos Subdivision. The site is about 7 acres and was originally approved in 2005 and limited to 24 students. In 2007 they petitioned to have 75 students and again in 2009 for up to 200 students. The petitioners are requesting a major amendment to their special use to modify their site plan to construct a 6,000 square foot (two classroom) building for the purpose of teaching and modify the existing parking lot a the conditions. They will still have the maximum capacity of 200 students, the current site plan could not accommodate 200 students and it still will not. Planner Zubko will get the current and future amount of student from the petitioner before the Plan Commission meeting. Access already exists as a right in, right out. The current parking lot has 16 parking stalls. The proposed parking will be able to accommodate 30 parking stalls. The condition will remain that the existing gravel driveway shall be paved by May 15, 2017. Since the parking lot will be all new they must meet today’s size standards of 24’ wide drive aisles and 9’x20’ parking stalls. Also I am not sure how a fire truck would turn around in this area. The parking ratio would be based as this is a junior high. The requirements would be 1 parking stall per employee and 1 per each 20 students. That total would be 25 parking stalls required and 30 are proposed. The petitioner is seeking a variance to the 24’ drive aisle as it’s currently 20’ and there have been no issues to date. Staff recommends approval of the major amendment to the special use and went over the current and modified 6 conditions.

Scot Gryder had no comments at this time.

Aaron Rybski stated they have already been contacted by the owner and have already looked at the septic and well on site and will double check but think it is already properly sized to accommodate this new building.

ZPAC Meeting Minutes 7.7.14
Brain Jahp had no comments at this time.

Megan Andrews stated an NRI was previously done on this site and so no new NRI will be needed. She had one comment outside her SWCD capacity but there have been quite a few issues/accidents with people still turning left into the site even though there is a no left turn sign on site. It the owner could maybe let the parents know or reiterate it is not permitted that would be greatly appreciated.

Fran Klaas agrees with Megan Andrews comments and has the same concerns but mentioned this may disappear or not be an issue once Route 71 widens.

With no further comments Scott Gryder made a motion, seconded by Brian Jahp to approve the major amendment to the special use and forward the petition onto the Plan Commission meeting in July. All were in favor and the motion carried.

**#14-21 David & Cathy Price**

Planner Angela Zubko did an overview of the request stating the property is located at 9480 Walker Road at the southeast corner of Route 47 and Walker Road. The Petitioner is requesting approval of a Map Amendment to rezone a 1.25 acre parcel from A-1 (Agricultural) to B-3 (Highway Business District) to build a retail building. The zoning change is consistent with the County’s LRMP and the City of Yorkville’s future plan as well. Walker Road is designated as a major collector roadway; Route 47 is designated as an arterial roadway. There is a trail shown on the west side of Route 47 and the north side of Walker Road. Once rezoned, the petitioners will have to come back through the site plan review process which currently the goal is to have it back at ZPAC next month for the site plan review. Staff recommends approval.

Scott Gryder asked about the future building and if we have heard from the township yet with regards to this petition. Planner Zubko stated she has not heard from the township yet but the petitioner has tried to contact the township to move the driveway to the east. The Petitioner stated IDOT took a clip from the corner which is where the driveway is currently located. The petitioner stated he also would maybe like a barn type structure with a business out of it.

Aaron Rybski discussed the water supply and sewage disposal system so worried about the location of those systems and the amount of employees. This can be looked at in further detail at the site plan review.

Brian Jahp had no comments at this time.

Megan Andrews stated an executive summary will be needed on the site and directed him to the application on the website.

Fran Klaas talked about IDOT’s roadway projects and is afraid IDOT has not acquired the appropriate amount of ROW yet so he might want to contact them ASAP as they may take half his property. There was brief discussion the petitioner has only owned the property for 6 months. There was also discussion that the property is only 200’ wide and IDOT may way 150’ of it.

With no further comments Aaron Rybski made a motion, seconded by Scott Gryder to approve the rezoning and forward the petition onto the Plan Commission meeting in July. All were in favor and the motion carried.

**#14-17 Medical Cannabis Cultivation Center text and Medical Cannabis Distribution Center**

Planner Angela Zubko stated she has put together a memo about the background information on the Compassionate Use of Medical Cannabis Pilot Program Act that is scheduled to be repealed January 1, 2018. There are two separate text amendments so we will go over them one at a time, one for the cultivation centers and one for the dispensaries. Note they are called temporary due to this 2018 date.
Joliet Road? She stated the truck estimates are incorrect, D Construction employs over 1,000 people, own 165 semi’s and each truck holds 22 tons of asphalt and there could be several hundred trucks a day. There will be a lot of truck traffic. She also touched on the government road contracts and how the night hours could affect her and her neighbors. Also she is worried about accidents and road closures and would love to see a stop light on Route 47.

Mr. Ashton asked about the truck traffic and mentioned the materials are not being trucked in so it is kind of a wash and they would haul limestone out of there anyway. Ms. Dobson’s concerned the trucks are going to be parked there and there is no traffic light at Route 47. She feels something needs to be regulated for the truck traffic because everything will be concentrated at this site. Mr. Larry asked if the quarry was there when she moved in and she stated yes. She also mentioned she’s lived there 12 years and the truck traffic has doubled or tripled.

The petitioner has stated there will be no Narvick or D Construction trucks parked on site. Also the petitioner has stated no new access point off Joliet Road is proposed that does not already exist. The Petitioner is fine with putting a condition no semi’s can park over night. The attorney stated the plan is to make both plants permanent. There is an immediate need but hope the need is there in the future.

Mr. Nelson asked about the sales tax? There was a brief conversation.

Bill Lavine made a motion to continue this to the August 27th meeting and in the interim consideration be giver to make a recommendation for the County Board to petition IDOT about to take a look at traffic control at that particular intersection (Route 47 and Joliet Road) and also add an amendment that there will be no overnight parking of semi’s on the property. Tom Casey seconded the motion. All were in favor.

Planner Zubko stated the Village of Lisbon stated the petitioners do not need to go to their meeting as they feel the County meetings and township meeting will be enough.

Claire Wilson would like to look at the berming requirements and check the Zoning Ordinance.

**#14-20 Peaceful Pathways Montessori School**

Planner Angela Zubko did an overview of the request stating the property is located at 8250 Route 71 on the south side of Route 71 west of the Ravine Woods Subdivision. The site is about 7 acres and was originally approved in 2005 and limited to 24 students. In 2007 they petitioned to have 75 students and again in 2009 for up to 200 students. The petitioners are requesting a major amendment to their special use to modify their site plan to construct around a 6,000 square foot (two classroom) building for the purpose of teaching and modify the existing parking lot and the conditions. They will still have the maximum capacity of 200 students, the current site plan could not accommodate 200 students and it still will not. Planner Zubko stated currently their enrollment is 105 students enrolled and with the new building it should allow for about 185 students. Access already exists as a right in, right out. During ZPAC some concerns over people turning left was brought up but when Route 71 is widened a left turn lane will be provided and the petition has a no turn left sign and also notifies that parents in their newsletters. The current parking lot has 16 parking stalls.
The proposed parking will be able to accommodate 30 parking stalls. The condition will remain that the existing gravel driveway shall be paved by May 15, 2017. Since the parking lot will be all new they must meet today’s size standards of 24’ wide drive aisles and 9’x20’ parking stalls. The parking ratio would be based as a junior high. The requirements would be 1 parking stall per employee and 1 per each 20 students. That total would be 25 parking stalls required and 30 are proposed. The petitioner is seeking a variance to the 24’ drive aisle as it’s currently 20’ and there have been no issues to date and the petitioner is working with the Bristol Kendall Fire Protection District to make sure a fire truck can get in and out of the site. An EcoCat has been completed and IDNR has contacted the petitioner and has no concerns. A new NRI will not be needed as they completed one in 2009. Also the petitioner has talked to the Health Department and the septic is already properly sized to accommodate this new building. Staff recommends approval of the major amendment to the special use and went over the current and modified 6 conditions.

Mr. Nelson verified the reason for this amendment is to allow a building and modify the parking lot, Planner Zubko stated that is correct.

Mr. Lavine stated the original was for a preschool and wanted to be run out of the house? Mr. Kramer verified that is correct and it has morphed and now teaches preschool up to eighth grade. Mr. Lavine stated the first special use ordinance granted had a few conditions he had a few questions on. Once was about the driveway and an occupancy permit, was that complete? Mr. Kramer stated it used to be a 10’ private drive. Mr. Lavine also asked about the right-in and right-out and asking if it conforms to IDOT standards. There was some discussion on the parking ratio and Mr. Lavine read it incorrectly.

Mr. Larry Nelson asked why do we require asphalt? Mr. Lavine also asked about pervious surfaces like brick pavers so water can run through. Planner Zubko stated those are permitted and asphalt has been a condition since 2007, if the Commission would like we could eliminate that condition but we typically make other petitioners abide by putting in asphalt in the future. Mr. Poppen stated only the driveway has to been asphalt and not the parking stalls, Planner Zubko agreed and will make sure the condition reads that way.

Ms. Wilson hates adding conditions that cause burden to the petitioner (referring to the asphalt). She asked if the petitioner would like to keep it gravel. Attorney Kramer stated they are not requesting it and do not object to asphalt.

Mr. Ashton asked what the ultimate capacity is since it’s come back three times now? Attorney Kramer stated right about 200 students, anymore they would need to acquire more land or move to a commercial site. Mr. Kramer also stated the petitioners still live on site.

With no further comments Budd Wormley made a motion, seconded by Vern Poppen to recommend approval and forward the petition onto the Zoning Board of Appeals and Hearing officer with staff’s recommendations. With a roll call vote all were in favor.

#14-11 Concrete Crushers
Planner Angela Zubko stated last month this was tabled and some modifications have occurred since
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING & SPECIAL USE HEARING OFFICER
111 WEST FOX STREET, Room 209 and 210
YORKVILLE, IL 60560
July 28, 2014 – 7:00 p.m.

CALL TO ORDER- SPECIAL USE HEARING OFFICER
At 7:00 p.m., Chairman Wally Werderich called the Special Use Hearing Officer meeting to order.

ROLL CALL
Members present: Walter Werderich
In the audience: Attorney Kelly Helland and Brian Watkins

CALL TO ORDER
At 7:00 p.m., Chairman Randy Mohr called the Zoning Board of Appeals meeting to order.

ROLL CALL
Members present: Randy Mohr (Chairman), Scott Cherry, Karen Clementi, Tom LeCuyer, Donna McKay, Dick Thompson and Dick Whitfield
Also present was: Planning & Zoning Manager- Angela Zubko
Absent: None
In the audience: Dale Howard and Ber Stevenson

A quorum was present to conduct business.

MINUTES for the SPECIAL USE HEARING OFFICER
Wally Werderich motioned to approve the June 2, 2014 Special Use Hearing Officer Meeting minutes as written.

MINUTES for the ZONING BOARD OF APPEALS
Donna McKay motioned to approve the June 30, 2014 ZBA meeting minutes. Scott Cherry seconded the motion. All were in favor and minutes were approved.

Chairman Werderich explained how the meeting works and swore in all members of the audience that wished to talk about the special use.
Chairman Mohr swore in all that wished to talk.

PETITIONS
#14-20 Peaceful Pathways Montessori School
Planner Angela Zubko did an overview of the request stating the property is located at 8250 Route 71 on the south side of Route 71 west of the Ravine Woods Subdivision. The site is about 7 acres and was originally approved in 2005, limited to 24 students. In 2007 they petitioned to have 75 students and again in 2009 for up to 200 students. The petitioners are requesting a major amendment to their special use to modify their site plan to construct around a 6,000 square foot (two classroom) building for the purpose of teaching and modify the existing parking lot and the conditions. They will still have the maximum capacity of 200 students, the current site plan could not accommodate 200 students and it still will not but will be close. Planner Zubko stated currently their enrollment is 105 students enrolled and with the new building it should allow for about
185 students. Access already exists as a right in, right out. During ZPAC some concerns over people turning left but when Route 71 is widened a left turn lane will be provided and the petitioner has a no turn left sign and also notifies that parents in their newsletters. The current parking lot has 16 parking stalls. The proposed parking will be able to accommodate 30 parking stalls. The condition will remain that the existing gravel driveway shall be paved by May 15, 2017. Since the parking lot will be all new they must meet today’s size standards of 24’ wide drive aisles and 9’x20’ parking stalls. The parking ratio would be based as a junior high. The requirements would be 1 parking stall per employee and 1 per each 20 students. That total would be 25 parking stalls required and 30 are proposed. The petitioner is seeking a variance to the 24’ drive aisle as it’s currently 20’ and there have been no issues to date and the petitioner is working with the Bristol Kendall Fire Protection District to make sure a fire truck can get in and out of the site. An EcoCat has been completed and IDNR has contacted the petitioner and has no concerns. An NRI will not be needed as they completed one in 2009. Also the petitioner has talked to the Health Department and the septic is already properly sized to accommodate this new building. Staff recommends approval of the major amendment to the special use and went over the current and modified 6 conditions; there will be a total of 4 conditions. Staff would also note we can cross out condition 3b which talks about storm water, the petitioner has submitted the correct plans to prove storm water will not be needed.

Attorney Kelly Helland and Brian Watkins had no addition to staff’s report and here to answer any questions.

Ms. Clementi asked if the petitioner has heard from the Fire Protection District. Mr. Watkins stated not yet but Planner Zubko stated the fire protection district is more concerned on the truck turnaround and not the drive aisle width.

Mr. Werderich asked when the school thinks they will hit 185 students. Mr. Watkins stated probably about 5 years if the enrollment stays the same as it has been in the past.

Mr. Mohr made sure the petitioner understands they really cannot add anymore students unless they acquire more property. The petitioner understands unless they annex into Yorkville and acquire sewer and water the current site is pretty much maximum capacity.

Mr. Werderich clarified what is currently paved. Mr. Watkins stated the only gravel is about 150’ on the driveway. Mr. Werderich asked if the City of Yorkville has provided any comments to date. Planner Zubko stated it will go through their 1.5 mile review and the meeting is August 12th, before our County Board meeting but Yorkville staff did not see any concerns.

Walter Werderich opened the meeting for the public hearing. With no testimony Walter Werderich closed the public hearing.

Special Use Hearing Officer Werderich reviewed the Findings of Fact for a special use as follows:
§ 13.08.J of the Zoning Ordinance outlines findings that the Hearing Officer must make in order to grant a special use. Staff has answered as follows:

*That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The property is considered an amenity to the area by providing an additional educational resource for parents with children ages 15*
months to 15 years old. Some improvements have already been made to the property including a right in and right out of the property and with the expansion of Route 71 a left turn lane will be added to help any traffic and safety concerns.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The operation of a Montessori school during normal school hours should not diminish the residential usage of adjacent property. The subject site borders on Outlot “A” of the Ravine Woods subdivision. Adequate landscape buffering of the proposed parking area is provided by the existing woodland portions of the site which should shield Outlot “A” from views of the parking area. The increase in required parking is minimal and should not have an impact on surrounding areas.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The petitioners are currently working with the fire protection district but 20’ was the width of the driveway regulations back in 2007 and the fire department approved the site plan at the time. However, the petitioners are currently working with the fire protection district to make sure the current site plan will meet their needs. No new ingress or egress or drainage will be provided at this time.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. The special use will conform to all other respects of applicable regulations except for the variance that is being requested on the drive aisle width.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The existing use is consistent with the LRMP of rural residential as the petitioners still live on site and the site is almost at maximum capacity. Unless more land is acquired this is the build out of the site.

Wally Werderich made a favorable recommendation with the above findings of fact and the 4 conditions specified in the special use report including striking condition 3b.

Mr. Randy Mohr opened the meeting for the public hearing on the variance, with no testimony made, Chairman Mohr closed the public hearing and reviewed the Findings of Fact for a variance, they were approved as follows:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. It would add more impervious are that is really not necessary since it met the prior
regulations from 2007. The petitioners are trying to keep a residential character to the property and a 20’ drive aisle is already larger than a typical driveway.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. Most other properties are not built yet and were not approved previously. Other petitioners can request a small drive aisle but staff most likely would not support it.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. There is not a true hardship but it met previous conditions and was already approved by the fire protection district in 2007.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. To date there have been no issues with a 20’ drive aisle, therefore staff is of the opinion that should remain.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. This variance will not change congestion on the public streets or impact any surrounding properties or values.

With no further suggestions or changes Karen Clementi made a motion, seconded by Dick Whitfield to approve the variance with staff’s findings of fact. With a roll call vote all were in favor and the variance passed.

NEW BUSINESS/ OLD BUSINESS
None

PUBLIC COMMENT: There were no members in the audience that wanted to comment.

ADJOUR SPECIAL USE HEARING OFFICER: Next meeting will be on September 3, 2014 (WEDNESDAY)
Chairman Werderich adjourned the Special Use Hearing Officer meeting at 7:16 p.m.

CONTINUE THE ZONING BOARD OF APPEALS MEETING:
PETITIONS:
#14-11 Concrete Crushers
Planner Angela Zubko stated she has received a few phone calls about allowing concrete crushers on private property in conjunction with all the roadwork going on in the County. With that the following text amendment was prepared. Planner Angela Zubko stated she wanted to create a new section in the General Provisions section of the Zoning Ordinance that addresses temporary uses in all zoning districts (although not all temporary uses would be allowed in all zoning districts). Also add a fee of $100 for each temporary use on the fee list. The permit would be just like a conditional use that would just go through a staff review and if for some reason staff is not sure if it meets all the conditions or the petitioner does not agree with staff it can be taken to the PBZ Committee for approval or denial. On the memo there is a bunch of information on concrete crushing. Then you’ll notice all the red text is staff’s original recommendations and blue is text after the ad-
ORDINANCE NUMBER 2014 - ______

AMENDING AN EXISTING A-1 SPECIAL USE FOR
BRIAN WATKINS, d/b/a PEACEFUL PATHWAYS MONTESSORI SCHOOL
(ORDINANCE 2005-60 and ORDINANCE 2007-19) for an
INCREASE IN MAXIMUM ALLOWABLE STUDENTS FROM 75 TO 200

WHEREAS, Brian Watkins, d/b/a Peaceful Pathways Montessori School has filed a petition for a major amendment to their Special Use within the A-1 Agricultural Zoning District for a 7.06 acre property located on the south side of Route 71, west of the Ravine Woods Subdivision, commonly known as 8250 Route 71, (PIN# 05-03-200-021), in Kendall Township; and

WHEREAS, said property is currently zoned A-1 Agricultural with an existing Special Use for operation of a school; and

WHEREAS, said petition is to amend their existing special use permit to continue operation of their school and modify their site plan to build another building and modify the existing conditions; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner said request for a special use for a pre-school facility with a maximum of 24 students as Ordinance 2005-60 on November 15, 2005; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner an amendment to the Special Use to allow an increase to the maximum student enrollment from twenty-four (24) to seventy-five (75) and to allow the construction of a classroom structure pursuant to Ordinance 2007-19 approved by the Kendall County Board on May 15, 2007; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner an amendment to the Special Use to allow an increase to the maximum student enrollment from seventy-five (75) to two hundred (200) students, modify the site plan and conditions pursuant to Ordinance 2009-05 approved by the Kendall County Board on March 17, 2009; and

WHEREAS, said property is legally described as:

PARCEL ONE:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST
OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE
INTERSECTION OF THE NORTH LINE OF SECTION 2, TOWNSHIP AND RANGE AFORESAID, WITH THE
CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE SOUTHWESTERLY ALONG SAID CENTER
LINE, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 3906.54 FEET, AN ARC DISTANCE OF 1438.0
FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG SAID
CENTER LINE CURVE 555.60 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE
OF 99 DEGREES 50 MINUTES 41 SECONDS WITH THE CHORD OF THE LAST DESCRIBED COURSE
(MEASURED CLOCKWISE THEREFROM) 540.0 FEET, THENCE NORTHEASTERLY ALONG A LINE
FORMING AN ANGLE OF 78 DEGREES 36 MINUTES 19 SECONDS WITH THE LAST DESCRIBED
COURSE (MEASURED CLOCKWISE THEREFROM) 625.64 FEET; THENCE NORTHEASTERLY 515.60 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 7.000 ACRES OF LAND MORE OR LESS.

AND

PARCEL TWO:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SECTION 2, TOWNSHIP AND RANGE AFORESAID, WITH THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71, SAID POINT OF BEING ON A CURVE SAID CURVE BEING CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 3906.54 FEET, WITH A CHORD THAT BEARS SOUTH 37 DEGREES 54 MINUTES 25 SECONDS WEST, A DISTANCE OF 1438.52 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 1446.68 FEET; THENCE SOUTH 34 DEGREES 56 MINUTES 32 SECONDS EAST, 50.33 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE CONTINUING SOUTH 34 DEGREES 56 MINUTES 32 SECONDS EAST, 465.30 FEET; THENCE SOUTH 51 DEGREES 00 MINUTES 46 SECONDS WEST, 360.94 FEET TO A POINT ON THE WESTERLY LINE OF OUTLOT A IN RAVINE WOODS SUBDIVISION THEREOF RECORDED OCTOBER 14, 2007 AS DOCUMENT NUMBER 20040028822; THENCE CONTINUING SOUTH 51 DEGREES 04 MINUTES 04 SECONDS WEST, 264.70 FEET TO THE POINT OF BEGINNING. THENCE NORTH 28 DEGREES 24 MINUTES 12 SECONDS WEST, 489.27 FEET TO A POINT ON THE SOUTH LINE OF ILLINOIS STATE ROUTE 71, THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF STATE ROUTE 71, 10.00 FEET TO A POINT; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

WHEREAS, the Zoning Board of Appeals did grant the petitioner said request for a variance to the parking lot drive aisle standards for the aisles to be twenty (20) feet in width on July 28, 2014; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact in accordance with Section 13.04.A.3 of the Zoning Ordinance, and recommendation for approval by the Zoning Board of Appeals on July 28, 2014; and

WHEREAS, the findings of fact were approved as follows:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. It would add more impervious are that is really not necessary since it met the prior regulations from 2007. The petitioners are trying to keep a residential character to the property and a 20’ drive aisle is already larger than a typical driveway.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. Most other properties are not built yet and were not approved previously. Other petitioners can request a small drive aisle but staff most likely would not support it.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. There is not a true hardship but it met previous conditions and was already approved by the fire protection district in 2007.
That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. To date there have been no issues with a 20’ drive aisle, therefore staff is of the opinion that should remain.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. This variance will not change congestion on the public streets or impact any surrounding properties or values.

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact in accordance with Section 13.08.J of the Zoning Ordinance, and recommendation for approval by the Special Use Hearing Officer on July 28, 2014; and

WHEREAS, the findings of fact were approved as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The property is considered an amenity to the area by providing an additional educational resource for parents with children ages 15 months to 15 years old. Some improvements have already been made to the property including a right in and right out of the property and with the expansion of Route 71 a left turn lane will be added to help any traffic and safety concerns.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The operation of a Montessori school during normal school hours should not diminish the residential usage of adjacent property. The subject site borders on Outlot “A” of the Ravine Woods subdivision. Adequate landscape buffering of the proposed parking area is provided by the existing woodland portions of the site which should shield Outlot “A” from views of the parking area. The increase in required parking is minimal and should not have an impact on surrounding areas.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The petitioners are currently working with the fire protection district but 20’ was the width of the driveway regulations back in 2007 and the fire department approved the site plan at the time. However, the petitioners are currently working with the fire protection district to make sure the current site plan will meet their needs. No new ingress or egress or drainage will be provided at this time.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. The special use will conform to all other respects of applicable regulations except for the variance that is being requested on the drive aisle width.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other
adopted County or municipal plans and policies. The existing use is consistent with the LRMP of rural residential as the petitioners still live on site and the site is almost at maximum capacity. Unless more land is acquired this is the build out of the site.

WHEREAS, the Kendall County Board has considered the findings and recommendation of the Hearing Officer and Zoning Board of Appeals and finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

WHEREAS, this special use shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns of the property owner as to the same special use conducted on the property; and

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby repeals Kendall County Ordinances #05-60, #07-19 & #09-05 in their entirety and grants approval of a major amendment to their existing special use zoning permit to continue operation of their school at 8250 Route 71 in accordance to the submitted Site Plan included as “Exhibit A” attached hereto and incorporated herein subject to the following conditions:

1. Limit student enrollment to no more than two-hundred (200) and fifteen (15) full-time employees. However, in the event State or Local requirements or any other requirements, regarding the number of instructors to serve the number of students would require hiring of additional employees necessitating installation of additional off-street parking spaces, such alterations shall require review and approval of necessary permits for review and approval by PBZ staff without the need to amend the special use.
2. Existing gravel driveway (not including the parking stalls) shall be paved with asphalt no later than May 15, 2017 or once the student enrollment exceeds 150, whichever occurs first.
3. Prior to the issuance of a building permit the following must be completed:
   a. Review and approval from the Health Department regarding existing and proposed well and sanitary disposal systems and their ability to handle the anticipated student amount.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on August 19th, 2014.

Attest:

Debbie Gillette                           John Shaw
Kendall County Clerk                    Kendall County Board Chairman
To: PBZ
Date: August 4, 2014
Re: Text Amendment – Concrete crushing and stockpiling of dirt and concrete (Petition 14-11)

Information on Concrete Recycling:
When structures made of concrete are demolished or renovated, concrete recycling is an increasingly common method of utilizing the rubble. Concrete was once routinely trucked to landfills for disposal, but recycling has a number of benefits that have made it a more attractive option in this age of greater environmental awareness, more environmental laws, and the desire to keep construction costs down.

Concrete aggregate collected from demolition sites is put through a crushing machine. Crushing facilities accept only uncontaminated concrete, which must be free of trash, wood, paper and other such materials. Metals such as rebar are accepted, since they can be removed with magnets and other sorting devices and melted down for recycling elsewhere. The remaining aggregate chunks are sorted by size. Larger chunks may go through the crusher again. After crushing has taken place, other particulates are filtered out through a variety of methods including hand-picking and water flotation.

Crushing at the actual construction site using portable crushers reduces construction costs and the pollution generated when compared with transporting material to and from a quarry. Large road-portable plants can crush concrete and asphalt rubble at up to 600 tons per hour or more. These systems normally consist of a rubble crusher, side discharge conveyor, screening plant, and a return conveyor from the screen to the crusher inlet for reprocessing oversize materials. Compact, self-contained mini-crushers are also available that can handle up to 150 tons per hour and fit into tighter areas. With the advent of crusher attachments - those connected to various construction equipment, such as excavators - the trend towards recycling on-site with smaller volumes of material is growing rapidly. These attachments encompass volumes of 100 tons/hour and less.

Uses of recycled concrete
Smaller pieces of concrete are used as gravel for new construction projects. Sub-base gravel is laid down as the lowest layer in a road, with fresh concrete or asphalt poured over it. The US Federal Highway Administration may use techniques such as these to build new highways from the materials of old highways. Crushed recycled concrete can also be used as the dry aggregate for brand new concrete if it is free of contaminants. Also, concrete pavements can be broken in place and used as a base layer for an asphalt pavement through a process called rubblization.

Larger pieces of crushed concrete can be used as riprap revetments, which are "a very effective and popular method of controlling streambank erosion."
With proper quality control at the crushing facility, well graded and aesthetically pleasing materials can be provided as a substitute for landscaping stone or mulch.

Wire gabions (cages), can be filled with crushed concrete and stacked together to provide economical retaining walls. Stacked gabions are also used to build privacy screen walls (in lieu of fencing).

**Benefits**

There are a variety of benefits in recycling concrete rather than dumping it or burying it in a landfill.

- Keeping concrete debris out of landfills saves landfill space.
- Using recycled material as gravel reduces the need for gravel mining.
- Using recycled concrete as the base material for roadways reduces the pollution involved in trucking material.

**Comments from the Highway Department**

With all the planned improvements to State Highways in Kendall County over the next few years; and considering that more and more projects will try to recycle every bit as much material as is possible, I think the County should quickly address whether stockpiling dirt and aggregates, as well as crushing concrete is allowed, and under what conditions.

It is my opinion that the County should take a very relaxed position on this, i.e., let the contractors do this in as many places as reasonably possible, with the least restrictions. My reasons include the fact that we want to encourage recycling, so we should give contractors every opportunity to do that. We also must represent the taxpayer; and if contractors are forced to make long hauls to recycle or stockpile materials, it will simply drive the price up for everyone.

**Proposed text changes:**

Red is text proposed by staff  
Blue are changes after ad-hoc  
Purple are changes after RPC

Rather than repeat the standards in each allowed zoning district, staff recommends creating a new section 4.19 in the General Provision Section that addresses Temporary Uses in all Zoning Districts (although not all temporary uses would be allowed in all zoning districts). Also include a fee of $100 for temporary uses on fee list.

Delete Section 7.01.F of the Zoning Ordinance (Agricultural Temporary Uses Permitted)

F. TEMPORARY USES PERMITTED  
   Upon application and issuance by the Zoning Administrator of a permit thereof, the following uses may be operated as temporary uses. The Zoning Administrator may require that a site plan be submitted with the application to provide a means of evaluating compliance with Ordinance requirements. Any permitted temporary use may be treated as a special use (per the procedures contained in Section 13.07) if the stated time limit is to be exceeded.

Put into new Section 4.19 (General Provision Section)

**4.19. TEMPORARY USES PERMITTED**
Upon application and issuance by the Zoning Administrator of a permit thereof, the following uses may be operated as temporary uses. The Zoning Administrator may require that a site
plan be submitted with the application to provide a means of evaluating compliance with Ordinance requirements.

An owner seeking an approval of a permitted temporary use shall submit an application for a temporary use to be acted upon by the Zoning Administrator. The Zoning Administrator may, at his or her discretion, refer the request for a temporary use to the Planning, Building and Zoning Committee of the County Board for recommendation prior to taking action. In addition, the petitioner may appeal the decision of the Zoning Administrator or his/her deputies in the review of a temporary use to the PBZ Committee. In such instances the PBZ Committee shall be the final authority in deciding upon such requests. (From Special Use Minor Amendment section 13.06.N) Any permitted temporary use may be treated as a special use (per the procedures contained in Section 13.07) if the stated time limit is to be exceeded.

1-4 were moved from Section 7.01.F (Agricultural Temporary Uses Permitted) and modified in red

1. Christmas Tree Sales; each permit shall be valid for a period of not more than sixty (60) days in any Agricultural or Business District.

2. Concrete ready-mix or asphalt concrete plants, when necessary and incidental to a major construction project in any Agricultural, Business or Manufacturing District.
   a. Each such permit shall be valid for a period of not more than one (1) year and shall not be renewed for more than two (2) successive periods at the same location.
   b. The plant shall be located a minimum of one thousand (1,000) feet from any occupied principal structure.
   c. All facilities placed or located on the site shall be removed and the site restored to a clean and vegetated condition within the time frame of the permit. The operator of the facility shall guarantee the proper removal of all facilities with good and sufficient security as approved by the Zoning Administrator.
   d. The plant shall produce product only for the specific parcel for which the temporary use is permitted. For plants constructed to support a major road project, the plant shall be located adjacent to the roadway.

3. Temporary building, trailer, or yard for construction materials and/or equipment, both incidental and necessary to construction in the zoning district provided that:
   a. Each permit shall specify the location of the building, trailer, or yard and the area of permitted operation.
   b. Each such permit shall be valid for a period of not more than six (6) calendar months and shall not be renewed for more than four (4) successive periods.

4. Trailers or mobile homes may be used for residential purposes only during the construction of a residence and must be removed within thirty (30) days of obtaining a certificate of occupancy or completion of construction. In no case
shall a trailer or mobile home be permitted to remain on the premises for more than two years.

5. Portable Concrete Crushing, Screening and Stockpiling of Dirt, Crushed Concrete and RAP (recycled asphalt pavement), when necessary and incidental to a major construction project in any Agricultural, Business or Manufacturing District as long as the following conditions are met:
   a. Each such permit shall be valid for a period of not more than one (1) year and shall not be renewed for more than two (2) successive periods at the same location.
   b. The operation shall be located a minimum of seven hundred and fifty (750) feet from the lot line of any residential building occupied single family residence/townhouse/duplex and/or a minimum of three hundred (300) feet from the lot line from retail businesses.
   c. All facilities placed or located on the site shall be removed and the site restored to its original a clean and vegetated condition within the time frame of the permit.
   d. The operation shall have hard surface road frontage. If located in an Agricultural District, the operation must have frontage onto an arterial or major collector roadway as depicted on the Kendall County Land Resource Management Plan be located adjacent to the roadway.
   e. Hours of operation must be 7am-5:30pm Monday thru Saturday unless otherwise requested. Stated on the temporary conditional use permit in the A-1 Agricultural and business districts only.

6. Temporary Stockpiling of dirt on private property when necessary and incidental to a major construction project:
   a. Erosion control measures must be in place
   b. Each such permit shall be valid for a period of not more than one (1) year and shall not be renewed for more than two (2) successive periods at the same location.

4.12 Performance Standards – Any use established in a Manufacturing District after the effective date of this comprehensive amendment shall be so operated as to comply with the performance standards set forth in Title 35 of the Illinois Administrative Code and Administered by the Illinois Pollution Control Board (www.ipcb.state.il.us) the standards adopted by the Illinois Air Pollution Control Board dated April 14, 1972; and the State Water Pollution Control Board dated March 7, 1972. No use lawfully established on the effective date of this comprehensive amendment shall be so altered or modified as to conflict with, or further conflict with these performance standards.

Delete Section 10.0 F. Performance Standards in Manufacturing Districts as it is covered in the General Provisions section (4.12). – It had the same wording as 4.12 above.

Attachments:
1. ZPAC Minutes on 5.5.14
2. KCRPC Minutes on 5.28.14
3. Ad hoc Minutes on 6.25.14
4. KCRPC Minutes on 7.23.14
5. ZBA Minutes on 7.28.14
6. Draft Ordinance
7. Draft Fee Ordinance
With no further comments Phil Smith made a motion, seconded by Amy Cesich to approve the major amendment to the special use and forward the petition onto the Plan Commission meeting in May. All were in favor and the motion carried.

Mr. John Shaw wanted clarification on the neighbor concerns. Mr. Smith stated he wanted to try to prevent any problems with the neighbors.

**#14-11 Concrete Crushers**

Planner Angela Zubko stated she has received a few phone calls about allowing concrete crushers on property in conjunction with all the roadwork going on in the County. With that the following text amendment was prepared:

Proposed to be a conditional use in the A-1 Agricultural and all business districts. ($100 fee)
Proposed to be a permitted use in all manufacturing districts. (no fee)

Portable Concrete Crushing, Screening and Stockpiling of Dirt, Crushed Concrete and RAP (recycled asphalt pavement), when necessary and incidental to a major construction project as long as the following conditions are met:

a. Each such permit shall be valid for a period of not more than one (1) year and shall not be renewed for more than two (2) successive periods at the same location.

b. The operation shall be located a minimum of seven hundred and fifty (750) feet from any occupied single family residence/townhome/duplex.

c. All facilities placed or located on the site shall be removed and the site restored to a clean and vegetated condition within the time frame of the permit.

d. The operation shall produce product only for the specific parcel for which the conditional use is permitted. For operations constructed to support a major road project, the plant shall be located adjacent to the roadway.

e. Hours of operation must be stated on the conditional use permit in the A-1 agricultural and business districts only.

Temporary Stockpiling of dirt on private property:

a. Erosion control measures must be in place

b. Each such permit shall be valid for a period of not more than one (1) year and shall not be renewed for more than two (2) successive periods at the same location.

Aaron Rybski if they are going to do concrete crushing or stockpiling they must stay a certain distance from wells and septic systems. If the septic system is close he suggests roping off the septic system. Planner Zubko will work with Mr. Rybski on adding a condition about septic systems and wells.

Phil Smith had no comments at this time.

Megan Andrews thought it was well written and looked like conditions on erosion control and restoring the site.

Amy Cesich liked the text amendment as the County Board has been approached a few times with regards to this.

Mr. Shaw asked what are the underlying districts this would be permitted. Ms. Cesich handed Mr. Shaw a copy of the proposed text amendment.

With no further comments Phil Smith made a motion, seconded by Aaron Rybski to approve the text amendment and forward the petition onto the Plan Commission meeting in May. All were in favor and the motion carried.
stated they are not sure what is considered a structure by the Counties definition and it could be something identifying flora or fauna that is covered. Mr. Hill stated they want to stay within the confines of the trust and uses. Ms. Wilson asked if the public can access the site. Mr. Hill stated only if they get permission from the Rotary as it will be a locked gate. Mr. Leonard asked about the safety during tornados, Mr. Hill stated it would be as if any other sites. There was brief discussion about deleting condition 8 and the petitioners stated the owners are agreeable to deleting that condition. Condition 8 will be deleted. Ms. Wilson asked about the condition on signage, Mr. Hill stated they will be using the purple paint law to stop from trespassing and directional signage for safety.

Mr. Ashton opened it up to the audience for questions for comments. Virginia Gregory asked if the gates will be locked or the road paved. Mr. Hill stated the gates will always be locked and the road will not be paved but ground asphalt and gravel.

Mr. Lavine asked if this would be handicapped accessible. Mr. Hill stated that is the plan to make the best accommodations they can without taking down any trees.

With no further suggestions or changes Bill Lavine made a motion, seconded by Larry Nelson to recommend approval deleting condition 8 and forward the petition onto the Hearing officer with the remaining staff's recommendations. A roll call vote all were in favor.

**#14-11 Concrete Crushers**

Planner Angela Zubko stated she has received a few phone calls about allowing concrete crushers on property in conjunction with all the roadwork going on in the County. With that the following text amendment was prepared:

Proposed to be a conditional use in the A-1 Agricultural and all business districts. ($100 fee)
Proposed to be a permitted use in all manufacturing districts. (no fee)

Portable Concrete Crushing, Screening and Stockpiling of Dirt, Crushed Concrete and RAP (recycled asphalt pavement), when necessary and incidental to a major construction project as long as the following conditions are met:

- a. Each such permit shall be valid for a period of not more than one (1) year and shall not be renewed for more than two (2) successive periods at the same location.
- b. The operation shall be located a minimum of seven hundred and fifty (750) feet from any occupied single family residence/townhome/duplex.
- c. All facilities placed or located on the site shall be removed and the site restored to a clean and vegetated condition within the time frame of the permit.
- d. The operation shall produce product only for the specific parcel for which the conditional use is permitted. For operations constructed to support a major...
road project, the plant shall be located adjacent to the roadway.

e. Hours of operation must be stated on the conditional use permit in the A-1 agricultural and business districts only.

Temporary Stockpiling of dirt on private property:

a. Erosion control measures must be in place
b. Each such permit shall be valid for a period of not more than one (1) year and shall not be renewed for more than two (2) successive periods at the same location.

Ms. Wilson is concerned about the concrete crushing and letter b with regards to business’ or daycares or any other commercial use. She is also concerned about the renewals and if they are bad neighbors would it be renewed? There was discussion on denying the permit and if staff cannot say no. Mr. Nelson would only like to this to be along state highways. Ms. Wilson would like to change the last condition to original state. There was much discussion on the distance from structures.

Planner Zubko would like to add parameters for denial of a renewal for both permits.

Mr. Nelson made a motion to table this, have Teska & Associates take a look at this and continue this to next month after ad-hoc. Vern Poppen seconded the motion. All were in favor and Planner Zubko will get the proposed text to Teska & Associates as a starting point to review.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
14-06 Reinert Fox Road Subdivision- Passed at the 5.20.14 County Board meeting

CITIZENS TO BE HEARD/ PUBLIC COMMENT- None

NEW BUSINESS-

Discussion on some issues NaAuSay Township is having regarding parkway trees- Planner Zubko stated some of the townships have had some issues with parkway trees. The subdivision regulations require 1 tree per 40’ of roadway so most lots have 2 to 3 trees per lot. The concern is the maintenance and liability of those trees and owners planting more trees in the parkway and the townships being responsible. The township is also worried about roots ruining the roadway. Ms. Wilson stated sometimes the covenants discuss the parkway and who’s maintaining that. Maybe that is the way to solve this issue.

OLD BUSINESS

ADJOURNMENT

The next meeting will be on June 25, 2014, Bill Lavine will be absent next month. Claire Wilson made a motion to adjourn the meeting, Vern Poppen seconded the motion. All were in favor and the meeting was adjourned at 8:28 p.m.
be buying in municipalities. Ms. Wynne stated now that we’re in a downtime we should fix or change the plans. Mr. Wehrli stated there is a new process which starts with soil conditions. The plan is for Planner Zubko to work with Teska on bringing some changes to the Zoning Ordinance back next month with regards to the minimum lot sizes for RPD’s and maximum lot sizes.

4. Concrete crushing and temporary stockpiling of dirt- discussion on revisions
Planner Angela Zubko stated she has received a few phone calls about allowing concrete crushers on property in conjunction with all the roadwork going on in the County. Planner Zubko stated 90% of the time these will probably be in the ROW which is permitted by right but the plan was IF it was proposed on private property the County would have some rules and regulations in place. Planner Zubko stated she gave her proposed text to Teska and they have put together a memo. Pete discussed some of the research and proposed text. Teska proposed to put all temporary uses from the Agricultural district be moved to Section 4 of the Zoning Ordinance. Mr. Nelson is concerned about putting this by a commercial business and affecting them. The ad-hoc committee would like hours to be stated Monday thru Saturday unless otherwise requested. Must be 300' from a business district. This will continue through the process.

5. Other New Business- None

Adjournment:
The next meeting will be July 23, 2014. Jeff Wehrli made a motion to adjourn the meeting. Scott Gryder seconded the motion. All were in favor and the meeting was adjourned at 6:24 p.m.

Respectfully submitted,
Angela L. Zubko
Planning & Zoning Manager
The proposed parking will be able to accommodate 30 parking stalls. The condition will remain that the existing gravel driveway shall be paved by May 15, 2017. Since the parking lot will be all new they must meet today’s size standards of 24’ wide drive aisles and 9’x20’ parking stalls. The parking ratio would be based as a junior high. The requirements would be 1 parking stall per employee and 1 per each 20 students. That total would be 25 parking stalls required and 30 are proposed. The petitioner is seeking a variance to the 24’ drive aisle as it’s currently 20’ and there have been no issues to date and the petitioner is working with the Bristol Kendall Fire Protection District to make sure a fire truck can get in and out of the site. An EcoCat has been completed and IDNR has contacted the petitioner and has no concerns. A new NRI will not be needed as they completed one in 2009. Also the petitioner has talked to the Health Department and the septic is already properly sized to accommodate this new building. Staff recommends approval of the major amendment to the special use and went over the current and modified 6 conditions.

Mr. Nelson verified the reason for this amendment is to allow a building and modify the parking lot, Planner Zubko stated that is correct.

Mr. Lavine stated the original was for a preschool and wanted to be run out of the house? Mr. Kramer verified that is correct and it has morphed and now teaches preschool up to eighth grade. Mr. Lavine stated the first special use ordinance granted had a few conditions he had a few questions on. Once was about the driveway and an occupancy permit, was that complete? Mr. Kramer stated it used to be a 10’ private drive. Mr. Lavine also asked about the right-in and right-out and asking if it conforms to IDOT standards. There was some discussion on the parking ratio and Mr. Lavine read it incorrectly.

Mr. Larry Nelson asked why do we require asphalt? Mr. Lavine also asked about pervious surfaces like brick pavers so water can run through. Planner Zubko stated those are permitted and asphalt has been a condition since 2007, if the Commission would like we could eliminate that condition but we typically make other petitioners abide by putting in asphalt in the future. Mr. Poppen stated only the driveway has to been asphalt and not the parking stalls, Planner Zubko agreed and will make sure the condition reads that way.

Ms. Wilson hates adding conditions that cause burden to the petitioner (referring to the asphalt). She asked if the petitioner would like to keep it gravel. Attorney Kramer stated they are not requesting it and do not object to asphalt.

Mr. Ashton asked what the ultimate capacity is since it’s come back three times now? Attorney Kramer stated right about 200 students, anymore they would need to acquire more land or move to a commercial site. Mr. Kramer also stated the petitioners still live on site.

With no further comments Budd Wormley made a motion, seconded by Vern Poppen to recommend approval and forward the petition onto the Zoning Board of Appeals and Hearing officer with staff’s recommendations. With a roll call vote all were in favor.

#14-11 Concrete Crushers
Planner Angela Zubko stated last month this was tabled and some modifications have occurred since
last month. The first major change is to create a new section in the General Provisions section of the Zoning Ordinance that addresses temporary uses in all zoning districts (although not all temporary uses would be allowed in all zoning districts). Also add a fee of $100 for each temporary use on the fee list. The permit would be just like a conditional use that would just go through a staff review and if for some reason staff is not sure if it meets all the conditions or the petitioner does not agree with staff it can be taken to the PBZ Committee for approval or denial. On the memo all the blue is new text that the Plan Commission has not seen yet and the red was previously discussed. The other conditions that are just in black are other temporary uses that were moved from the agricultural section of the Zoning Ordinance. Staff recommends approval of the text amendment. Planner Zubko also mentioned the changes to the performance standards.

Larry Nelson made a motion to un-table the petition, Vern Poppen seconded to un-table the petition. All were in favor so this can be discussed.

Mr. Ashton asked about crushing concrete if that is part of the special use for the concrete plant or need a temporary permit? Planner Zubko stated yes that is considered the recycling materials so it would be permitted with the special use.

There was discussion on the distances to single family residents, townhomes/duplex and the commission decided to change it to residence. There was also discussion on occupied verse foreclosed, verse abandoned so made it residential structure.

Ms. Wilson stated these make a lot of noise so maybe 300 feet is too close to a business. There was discussion if you put too many regulations they will just locate in the ROW instead of on private property and apply for a temporary use. The Commission would like to change it to residential building.

With no further suggestions or changes Larry Nelson made a motion with the suggested changes, seconded by Tom Casey to recommend approval and forward the petition onto the Zoning Board of Appeals. With a roll call vote all were in favor.

**#14-17 Medical Cannabis Cultivation Center text and Medical Cannabis Distribution Center**

Planner Angela Zubko stated she has put together a memo about the background information on the Compassionate Use of Medical Cannabis Pilot Program Act that is scheduled to be repealed January 1, 2018. There are two separate text amendments so we will go over them one at a time, one for the cultivation centers and one for the dispensaries. Note they are called temporary due to this 2018 date. To explain in the memo a little better in red it dictates where that came from whether it be from the Statute, rules and regulations or another ordinance. It nothing is noted in red staff has drafted that on their own. Staff plans to propose 4 definitions that are taken word for word straight from the Statute. There were no questions about these 4 definitions.

First discussed was the text for cultivation centers that are proposed to be a special use in the A-1 and M-1 and M-2 Districts with 15 conditions. There was some discussion that only one cultivation center will be permitted between Kendall, Grundy and Will counties and that is up to the State so many can be approved and apply to the state but only one will be permitted. There was also
regulations from 2007. The petitioners are trying to keep a residential character to the property and a 20’ drive aisle is already larger than a typical driveway.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. Most other properties are not built yet and were not approved previously. Other petitioners can request a small drive aisle but staff most likely would not support it.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. There is not a true hardship but it met previous conditions and was already approved by the fire protection district in 2007.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. To date there have been no issues with a 20’ drive aisle, therefore staff is of the opinion that should remain.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. This variance will not change congestion on the public streets or impact any surrounding properties or values.

With no further suggestions or changes Karen Clementi made a motion, seconded by Dick Whitfield to approve the variance with staff’s findings of fact. With a roll call vote all were in favor and the variance passed.

NEW BUSINESS/ OLD BUSINESS
None

PUBLIC COMMENT- There were no members in the audience that wanted to comment.

ADJOUR SPecial USE Hearing OFFICER- Next meeting will be on September 3, 2014 (WEDNESDAY)
Chairman Werderich adjourned the Special Use Hearing Officer meeting at 7:16 p.m.

CONTINUE THE ZONING BOARD OF APPEALS MEETING:
PETITIONS:
#14-11 Concrete Crushers
Planner Angela Zubko stated she has received a few phone calls about allowing concrete crushers on private property in conjunction with all the roadwork going on in the County. With that the following text amendment was prepared. Planner Angela Zubko stated she wanted to create a new section in the General Provisions section of the Zoning Ordinance that addresses temporary uses in all zoning districts (although not all temporary uses would be allowed in all zoning districts). Also add a fee of $100 for each temporary use on the fee list. The permit would be just like a conditional use that would just go through a staff review and if for some reason staff is not sure if it meets all the conditions or the petitioner does not agree with staff it can be taken to the PBZ Committee for approval or denial. On the memo there is a bunch of information on concrete crushing. Then you’ll notice all the red text is staff’s original recommendations and blue is text after the ad-
hoc committee meeting. The other conditions that are just in black are other temporary uses that were moved from the agricultural section of the Zoning Ordinance. Staff recommends approval of the text amendment. Planner Zubko also mentioned the changes to the performance standards.

At Plan Commission made a change in purple which was to modify the distance to a residential building and not occupied home. There was some discussion if 300 feet is too close to a business due to the noise and it was stated that if you put too many regulations they will just locate in the ROW instead of on private property and apply for a temporary use. Planner Zubko stated most of the time this will take place in the ROW but this is in case they would like it located on private property we have some rules and regulations. Planner Zubko also noted #6 is new for stockpiling dirt on private property for major roadway construction.

Ms. Clementi asked if who is in charge of the erosion control. Planner Zubko stated she is and our consulting engineer.

Mr. Mohr asked about the fees and why we do not charge a fee in the manufacturing district. Planner Zubko stated that as during the ZPAC meeting but everything has changed so everything is a temporary use and subject to the $100 fee in any district. Mr. Mohr made sure it was approved at Plan Commission. Planner Zubko stated yes, it went to ZPAC, then Plan Commission where it was tabled, then to Ad-hoc and back to Plan Commission who made a favorable recommendation and it is here today.

Mr. Randy Mohr opened the meeting for the public hearing on the variance, with no testimony made, Chairman Mohr closed the public hearing.

With no further suggestions or changes Tom LeCuyer made a motion to approve as written, seconded by Karen Clementi to recommend approval and forward the petition onto the Planning, Building and Zoning Committee. With a roll call vote all were in favor.

**#14-17 Medical Cannabis Cultivation Center text**

Planner Angela Zubko stated she has put together a memo about the background information on the Compassionate Use of Medical Cannabis Pilot Program Act that is scheduled to be repealed January 1, 2018. There were two separate text amendments but Plan Commission tabled the distribution centers as they wanted a little more information and since we have not received any petitions we have a little more time to work on them. So tonight we’re going to just talk about cultivation centers. Note they are called temporary due to this 2018 date. To explain in the memo a little better in red it dictates where that came from whether it be from the Statute, rules and regulations or another ordinance. It nothing is notated in red staff has drafted that on their own. Staff plans to propose 4 definitions that are taken word for word straight from the Statute. There were no questions about these 4 definitions.

Planner Zubko wanted to note most of the conditions come from the statute and the rules from the Department of Agricultural but decided to put them as conditions in our text in case the state did not enforce or look closely at some of the items. The County could then enforce them and take appropriate action. A lot of conditions are what is needed when a submittal is made. In blue at the end of the memo there is some blue text and those were suggested additions from the ZPAC committee for fencing and an annual fee (if legal). Planner Zubko stated that the ZPAC Committee brought up many concerns which some are reflected in the above added conditions and made a recommendation to **NOT allow this as a special use in the A-1**

Zoning Board of Appeals & SUHO 7.28.14 Page 5
ORDINANCE # 2014-——

AMENDMENT TO THE KENDALL COUNTY ZONING ORDINANCE
TO DELETE TEMPORARY USES FROM SECTION 7.01.F AND REVISE SECTION
4.00 TO INCLUDE A TEMPORARY USE SECTION (WITH A FEE), ALSO
MODIFY 4.12 AND 10.0.F REGARDING PERFORMANCE STANDARDS

WHEREAS, Kendall County regulates development under authority of its Zoning Ordinance and related ordinances; and

WHEREAS, the Kendall County Board amends these ordinances from time to time in the public interest; and

WHEREAS, all administrative procedures for amendments have been followed including a public hearing held before the Kendall County Zoning Board of Appeals on July 28, 2014;

NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby amends Sections 7.01.F- “Agricultural Temporary Uses,” Section 4.19 “Temporary uses permitted,” Section 4.12 “Performance Standards” & 10.01.G- “Manufacturing District Performance Standards” of the Kendall County Zoning Ordinance as provided:

DELETE IN ITS ENTIRETY SECTION 7.01.F (Agricultural Temporary Uses Permitted)

TEMPORARY USES PERMITTED
Upon application and issuance by the Zoning Administrator of a permit thereof, the following uses may be operated as temporary uses. The Zoning Administrator may require that a site plan be submitted with the application to provide a means of evaluating compliance with Ordinance requirements. Any permitted temporary use may be treated as a special use (per the procedures contained in Section 13.07) if the stated time limit is to be exceeded.

Put into new Section 4.19 (General Provision Section)

4.19 TEMPORARY USES PERMITTED
An owner seeking an approval of a permitted temporary use shall submit an application for a temporary use to be acted upon by the Zoning Administrator. The Zoning Administrator may, at his or her discretion, refer the request for a temporary use to the Planning, Building and Zoning Committee of the County Board for recommendation prior to taking action. In addition, the petitioner may appeal the decision of the Zoning Administrator or his/her deputies in the review of a temporary use to the PBZ Committee. In such instances the PBZ Committee shall be the final authority in deciding upon such requests. Any permitted
temporary use may be treated as a special use (per the procedures contained in Section 13.07) if the stated time limit is to be exceeded.

1. Christmas Tree Sales; each permit shall be valid for a period of not more than sixty (60) days in any Agricultural or Business District.

2. Concrete ready-mix or asphalt concrete plants, when necessary and incidental to a major construction project in any Agricultural, Business or Manufacturing District.
   a. Each such permit shall be valid for a period of not more than one (1) year and shall not be renewed for more than two (2) successive periods at the same location.
   b. The plant shall be located a minimum of one thousand (1,000) feet from any occupied principal structure.
   c. All facilities placed or located on the site shall be removed and the site restored to a clean and vegetated condition within the time frame of the permit. The operator of the facility shall guarantee the proper removal of all facilities with good and sufficient security as approved by the Zoning Administrator.
   d. The plant shall produce product only for the specific parcel for which the temporary use is permitted. For plants constructed to support a major road project, the plant shall be located adjacent to the roadway.

3. Temporary building, trailer, or yard for construction materials and/or equipment, both incidental and necessary to construction in the zoning district provided that:
   a. Each permit shall specify the location of the building, trailer, or yard and the area of permitted operation.
   b. Each such permit shall be valid for a period of not more than six (6) calendar months and shall not be renewed for more than four (4) successive periods.

4. Trailers or mobile homes may be used for residential purposes only during the construction of a residence and must be removed within thirty (30) days of obtaining a certificate of occupancy or completion of construction. In no case shall a trailer or mobile home be permitted to remain on the premises for more than two years.

5. Portable Concrete Crushing, Screening and Stockpiling of Dirt, Crushed Concrete and RAP (recycled asphalt pavement), when necessary and incidental to a major construction project in any Agricultural, Business or Manufacturing District as long as the following conditions are met:
   a. Each such permit shall be valid for a period of not more than one (1)
year and shall not be renewed for more than two (2) successive periods at the same location.

b. The operation shall be located a minimum of seven hundred and fifty (750) feet from the lot line of any residential building and/or a minimum of three hundred (300) feet from the lot line from retail businesses.

c. All facilities placed or located on the site shall be removed and the site restored to its original condition within the time frame of the permit.

d. The operation shall have hard surface road frontage. If located in an Agricultural District, the operation must have frontage onto an arterial or major collector roadway as depicted on the Kendall County Land Resource Management Plan.

e. Hours of operation must be 7am-5:30pm Monday thru Saturday unless otherwise requested.

6. Temporary Stockpiling of dirt on private property when necessary and incidental to a major construction project:
a. Erosion control measures must be in place
b. Each such permit shall be valid for a period of not more than one (1) year and shall not be renewed for more than two (2) successive periods at the same location.

4.12 PERFORMANCE STANDARDS
Any use established after the effective date of this comprehensive amendment shall be so operated as to comply with the performance standards set forth in Title 35 of the Illinois Administrative Code and Administered by the Illinois Pollution Control Board (www.ipcb.state.il.us). No use lawfully established on the effective date of this comprehensive amendment shall be so altered or modified as to conflict with, or further conflict with these performance standards.

Delete Section 10.01.G. Performance Standards in Manufacturing Districts and modify references from 10.01.G to reference 4.12.

IN WITNESS OF, this Ordinance has been enacted by the Kendall County Board this 19th day of August, 2014.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
John Shaw
ORDINANCE # 2014-______

DEVELOPMENT FEE ORDINANCE

WHEREAS, the County of Kendall on September 21, 1999 by Ordinance 99-30 adopted ordinances, regulations, and maps which regulate the development and use of land and structures; and

WHEREAS, the County adopted amendments to the Development Fee Ordinance by Ordinance 00-51 passed on December 19, 2000, amended by Ordinance 04-17 on May 18, 2004, amended by Ordinance 2010-08 passed on April 20, 2010 and further amended by Ordinance 2012-19 passed on September 18, 2012; and

WHEREAS, the County would like to adopt a fee for temporary uses permitted in the County and all other fees remain the same; and

WHEREAS, from time to time property owners or agents representing landowners request changes in the ordinances as they affect their property and approval of various development proposals; and

WHEREAS, it is the policy of Kendall County to have those persons requesting changes in the ordinances, regulations, and maps and the approval of development requests pay for the costs associated with their requests; and

WHEREAS, from time to time the County of Kendall revises the development fees as costs change and desire to change the Development Fee Ordinance as it relates to Map Amendments, Planned Unit Developments, Special Uses, Major and Minor Amendments to Special Uses, Variances, Administrative Variances, Plats, Appeals, Text Amendments, Site Plan Reviews, Agricultural Conditional Uses and Temporary Uses.

NOW THEREFORE, BE IT ORDAINED BY THE COUNTY BOARD OF THE COUNTY OF KENDALL THAT:

SECTION 1: THE FEE SCHEDULE REGARDING ZONING FEES INVOLVING MAP AMENDMENTS, PLANNED UNIT DEVELOPMENTS, SPECIAL USES, MAJOR AND MINOR AMENDMENTS TO SPECIAL USES, VARIANCES, ADMINISTRATIVE VARIANCES, PLATS, APPEALS, TEXT AMENDMENTS, SITE PLAN REVIEWS AND AGRICULTURAL CONDITIONAL USES IS HEREBY AMENDMENT TO INCLUDE THE FOLLOWING:

MAP AMENDMENTS
Any amount of acreage $500.00
The following fees include a processing fee, a fee for recording the special use in the recorder’s office for 10 pages and a cost for a Hearing Officer at a rate of $350.00 for the first hour and $100.00 for each additional hour shall be imposed on ALL Special Uses.

All acreage zoned as A-1 $1,155

All Other Zoning Districts
  0.0-5.00 acres $1,155
  5.01-10.00 acres $1,905
  10.01-50.00 acres $2,255 + $50/acre or part thereof over 10 acres
  50.01-100.00 acres $4,755 + $35/acre or part thereof over 50 acres
  100.01-500.00 acres $6,505 + $20/acre or part thereof over 100 acres
  500.01+ $14,505 + $15/acre or part thereof over 500 acres

MINOR AMENDMENT TO SPECIAL USE $150.00

VARIANCE
  As part of Special Use $100
  Not part of Special Use $425 for first Variance Request of petition and $50 for each additional request to be included in the same petition

ADMINISTRATIVE VARIANCE $150.00

PRELIMINARY PLAT
  Residential $1,000.00 + $50.00/acre or part of an acre
  Other $1,000.00 + $100.00/acre or part of an acre

FINAL PLAT
  All Final Plats $50.00/acre or part of an acre ($500.00 minimum)

OTHER PLAT (Vacation, Dedication, etc.)
  All Other Plat Actions $50.00/acre or part of an acre ($500.00 minimum)

ADMINISTRATIVE APPEAL $1,000.00

TEXT AMENDMENT $500.00
SITE PLAN REVIEW $375.00
A-1 CONDITIONAL USE $100.00
TEMPORARY USES $150.00

SECTION 2: WAIVERS AND REFUNDS

No waiver and no refund shall be made for any fee paid pursuant to this Ordinance without the approval of the Planning Building and Zoning Committee of the County Board, EXCEPT all fees for actions or activities by Kendall County or the Kendall County Forest Preserve District are hereby waived and all fees for non-profit organizations shall be charged half of the normal fees for zoning petitions; provided they show proof of non-profit status and that the permit be used only by the organizations itself.

SECTION 3: EFFECTIVE DATE

This Ordinance shall be effective immediately upon approval.

APPROVED THIS 19th day of August, 2014

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
John Shaw
To: PBZ  
Date: August 4, 2014  
Re: Text Amendment – Medical Cannabis Cultivation Centers- Temporary (Petition 14-17)

BACKGROUND:
The State of Illinois recently approved the Compassionate Use of Medical Cannabis Pilot Program Act. That law legalizes the cultivation, transportation, sale, possession and use of medical cannabis in Illinois.

The new law may result in a request to site dispensaries and cultivation centers within unincorporated Kendall County. Section 140 of the Act authorizes Kendall County to enact reasonable zoning regulations covering medical cannabis cultivation centers and dispensing organizations.

The attached proposed text amendment will amend the Zoning Ordinance to allow medical cannabis cultivation centers in the A-1 Agricultural District, the M-1 and M-2 Manufacturing districts as a special use only. Cultivation Centers will be prohibited in all other districts.

The Pilot program act is scheduled to be repealed on January 1, 2018

Red is just depicting where items have come from (i.e. Statute, rules and regulations, other ordinance or if nothing is in red staff has drafted that language).  
Blue are changes after the ZPAC meeting  
Green are the changes after ZBA

Proposed definitions to add to Section 3.02 of the Zoning Ordinance
MEDICAL CANNABIS CULTIVATION CENTER or CULTIVATION CENTER. A facility operated by an organization or business that is registered by the Illinois Department of Agriculture to perform necessary activities to provide only registered medical cannabis dispensing organizations with usable medical cannabis. (From Statute)

ENCLOSED, LOCKED FACILITY. A locked facility" means a room, greenhouse, building, or other enclosed area equipped with locks or other security devices that permit access only by a cultivation center's agents or a dispensing organization’s agent working for the registered cultivation center or the registered dispensing organization to cultivate, store, and distribute cannabis for registered qualifying patients. (From Statute)

MEDICAL CANNABIS DISPENSING ORGANIZATION or DISPENSING ORGANIZATION or DISPENSARY. A facility operated by an organization or business that is registered by the Illinois Department of Financial and Professional Regulation to acquire medical cannabis from a registered cultivation center for the purpose of dispensing cannabis,
paraphernalia, or related supplies and educational materials to registered qualifying patients. (From Statute)

MEDICAL CANNABIS INFUSED PRODUCT. A food, oils, ointments, or other products containing usable cannabis that are not smoked. (From Statute)

PROPOSED TEXT to add to Sections 7.01.D (Agricultural District- Special Use) and Section 10.01.C of the Zoning Ordinance (Special Use in the A-1, M-1 & M-2 Districts)

Medical Cannabis Cultivation Centers- Temporary (Proposed to be repealed on January 1, 2018)

a. All Medical Cannabis Cultivation Centers shall comply with the Compassionate Use of Medical Cannabis Pilot Program Act (410 ILCS 130/1 et seq.) and all rules and regulations adopted in accordance thereto, and as amended. It shall be registered with the Illinois Department of Agricultural. (From Statute)

b. Shall comply with the distance requirements set for in 410 ILCS 130/1 et seq. (May not be located within 2,500 feet of the property line of a pre-existing public or private preschool or elementary or secondary school or day care center, day care home, group day care home, part day child care facility, or an area zoned for residential use.) (From Statute) A location map demonstrating it meets this condition is required. (Staff added requirement for submittal)

c. All cultivation of cannabis for distribution to a registered dispensing organization shall take place in an enclosed, locked facility. (From Statute)

d. Shall meet all federal, State and local building, zoning and fire codes and all local ordinances. (From rules)

e. A Cultivation Center shall have appropriate security measures, in accordance with State regulations, to deter and prevent the theft of cannabis and unauthorized entrance into areas containing cannabis. (From Statute) A Security Plan shall be supplied to Kendall County. (Staff added requirement for submittal)

f. Elevation Plans shall be submitted. (Staff added requirement for submittal)

g. No outdoor storage will be permitted of any kind.

h. Shall show the location of the enclosed, secure area or loading/unloading dock out of public sight for the loading/unloading of medical cannabis in the transport motor vehicle. (From rules)

i. Any area within the cultivation center where cannabis will be manufactured into an edible form shall comply with the Illinois Food, Drug and Cosmetic Act, Sanitary Food Preparation Act, and Food Handling Regulation Enforcement Act. (From rules)

j. Cannabis waste shall be stored, secured, locked and managed in accordance with State regulations for the disposal of medical cannabis with the requirements set for in 410 ILCS 13/1 et. Seq. Sec. 180 (From Statute) and Section 1000.460 of the rules.

k. The County Board may condition a special use permit to require the permitted organization to defend or indemnify the County from legal action arising out of its operation. (City of Joliet Ordinance)

l. Signage shall comply with Section 12 of the Zoning Ordinance. Signs shall not contain cannabis imagery such as cannabis leaves, plants, smoke, paraphernalia, or cartoonish imagery oriented towards youth or language referencing cannabis. Electronic message boards and temporary signs are not permitted in connection with a cultivation center. (mix of my own, Joliet's and Lake's)

m. It shall be prohibited to cultivate, manufacture, process or package any product, other than medical cannabis and cannabis infused products at a cultivation center.
(my own condition but having second thoughts, should we allow other products to be
grown at a cultivation center or leave that up to the Department of Agriculture?)
n. A minimum of eight (8) foot tall fence with barbed wire on top will be required.
o. Every cultivation center shall expire annually, on the date it was issued by the state.
Provided it is in compliance with the Ordinance the registration holder may renew
during the month preceding the expiration date by requesting a renewal and paying
the required renewal fee of $TBD. The renewal fee is to recoup some expenses to
the Sheriff’s office. The fee should be submitted to the Kendall County Sheriff’s office
each year from the date of the issued date from the State. Staff shall consider the
Cultivation Centers history of compliance with standards, rules and regulations
promulgated under the Act, the number and severity of any violations and the
correction of violations, penalties, or other enforcement actions. (The State’s
Attorney’s office is looking into if this is permitted as a condition) (If sales tax is NOT
collected keep this in)

The ZPAC Committee brought up many concerns which some are reflected in the above
added conditions.

The ZPAC Committee did not vote but made a recommendation to **NOT allow this as a
special use in the A-1 District.** (Since there is a petition already submitted in the A-1
Agricultural district staff will leave it as it until the County Board votes on the text
amendment and will make sure each Committee knows that recommendation.)

The RPC Committee made a 6-1 recommendation to **NOT allow this as a special use in
the A-1 District as well.** The Committee also wanted to note that that there is a question
about the legality at a federal level and also this is the beginning, there will be more and
more in the future so to allow it in agricultural may be too broad, this can always be
changed in the future if needed.

The Zoning Board of Appeals made a 6-1 recommendation to approve the text amendment
**including the agricultural district** with the modification to the fencing and if sales tax are
not collected keep condition o. The one no vote was the member was of the opinion the A-
1 district should not be permitted as it’s too broad and more control is needed.

**Attachments:**

1. ZPAC meeting minutes on 7.7.14
2. RPC meeting minutes on 7.23.14
3. ZBA meeting minutes on 7.28.14
4. Draft Ordinance (not included due to possible changes)
5. Comparison Chart showing what districts other counties/municipalities are approving
cultivation centers in
6. Map depicting manufacturing district zoning or future manufacturing locations on
   LRMP
Brain Jahp had no comments at this time.

Megan Andrews stated an NRI was previously done on this site and so no new NRI will be needed. She had one comment outside her SWCD capacity but there have been quite a few issues/accidents with people still turning left into the site even though there is a no left turn sign on site. It the owner could maybe let the parents know or reiterate it is not permitted that would be greatly appreciated.

Fran Klaas agrees with Megan Andrews comments and has the same concerns but mentioned this may disappear or not be an issue once Route 71 widens.

With no further comments Scott Gryder made a motion, seconded by Brian Jahp to approve the major amendment to the special use and forward the petition onto the Plan Commission meeting in July. All were in favor and the motion carried.

**#14-21 David & Cathy Price**

Planner Angela Zubko did an overview of the request stating the property is located at 9480 Walker Road, at the southeast corner of Route 47 and Walker Road. The Petitioner is requesting approval of a Map Amendment to rezone a 1.25 acre parcel from A-1 (Agricultural) to B-3 (Highway Business District) to build a retail building. The zoning change is consistent with the County’s LRMP and the City of Yorkville’s future plan as well. Walker Road is designated as a major collector roadway; Route 47 is designated as an arterial roadway. There is a trail shown on the west side of Route 47 and the north side of Walker Road. Once rezoned, the petitioners will have to come back through the site plan review process which currently the goal is to have it back at ZPAC next month for the site plan review. Staff recommends approval.

Scott Gryder asked about the future building and if we have heard from the township yet with regards to this petition. Planner Zubko stated she has not heard from the township yet but the petitioner has tried to contact the township to move the driveway to the east. The Petitioner stated IDOT took a clip from the corner which is where the driveway is currently located. The petitioner stated he also would maybe like a barn type structure with a business out of it.

Aaron Rybisky discussed the water supply and sewage disposal system so worried about the location of those systems and the amount of employees. This can be looked at in further detail at the site plan review.

Brian Jahp had no comments at this time.

Megan Andrews stated an executive summary will be needed on the site and directed him to the application on the website.

Fran Klaas talked about IDOT’s roadway projects and is afraid IDOT has not acquired the appropriate amount of ROW yet so he might want to contact them ASAP as they may take half his property. There was brief discussion the petitioner has only owned the property for 6 months. There was also discussion that the property is only 200’ wide and IDOT may way 150’ of it.

With no further comments Aaron Rybisky made a motion, seconded by Scott Gryder to approve the rezoning and forward the petition onto the Plan Commission meeting in July. All were in favor and the motion carried.

**#14-17 Medical Cannabis Cultivation Center text and Medical Cannabis Distribution Center**

Planner Angela Zubko stated she has put together a memo about the background information on the Compassionate Use of Medical Cannabis Pilot Program Act that is scheduled to be repealed January 1, 2018. There are two separate text amendments so we will go over them one at a time, one for the cultivation centers and one for the dispensaries. Note they are called temporary due to this 2018 date.
To explain in the memo a little better in red it dictates where that came from whether it be from the Statute, rules and regulations or another ordinance. It nothing is notated in red staff has drafted that on their own. Staff plans to propose 4 definitions that are taken word for word straight from the Statute. First discussed was the text for cultivation centers that are proposed to be a special use in the A-1 and M-1 and M-2 Districts with 13 conditions. There was some discussion that only one cultivation center will be permitted between Kendall, Grundy and Will counties and that is up to the State so many can be approved and apply to the state but only one will be permitted. There was also discussion this HAS to take place in an enclosed building. After going through the proposed text staff asked two questions:

1. Should cultivation centers be enclosed by a high security fence or wall?
2. Should cultivation centers have an annual renewal fee?

Fran Klaas asked if the statute requires the County to adopt some type of regulations. Planner Zubko stated yes we need to adopt reasonable zoning laws and read what the statute states. Mr. Klaas wanted to note that Whitewillow Road is a County highway, not a township as stated in the packet so he does have some concern on the access to the site and vacated Church Road. Planer Zubko stated that will be discussed more with the actual petition. Mr. Klaas had no comments on the text.

Megan Andrews stated this is a little out of her expertise so will defer to staff’s expertise with regards to the text.

Brian Jahp stated he has some concerns about employee theft, the type of employees hired (whether background checks are performed or not), robberies, needs good security and worried they will be down there often taking reports. Planner Zubko asked if he suggested a high security fence about 8’ tall? Mr. Jahp agreed and also have video, barb wire, lights. The Committee agreed an eight (8) foot barbed wire fence would be best. Planner Zubko stated the state has a ton of rules and regulations including a lot on security, it’s hard to go over everything as they are quite detailed.

Aaron Rybski stated most of this is taken out of the Health Department’s hands EXCEPT for the bathrooms, sewage disposal and water the Health Department would be in charge of.

Scott Gryder has some concerns. One item is this is a schedule 1 federal narcotic so they cannot use banks so cash will be carried out of the facility so that brings up another security concern. Also there has been some discussion on only allowing it as a special use in the M-1 and M-2 districts and not in the agricultural districts. Scott would suggest not permitting it in the A-1 districts as a special use. There was some discussion on distances away and farm homes are not zoned residential so that’s a concern. The rest of the Committee agreed so that recommendation will be passed on. Safety and security is a huge concern. Mr. Gryder does like the idea of an annual fee to recoup some costs that may incur for security issues.

Mr. Shaw had some question about the schedule 1 narcotics and security.

With no further comments or discussion the Committee decided to forward the petition onto the July Plan Commission meeting with comments and additions but did not make a recommendation. However they would like the additions of changes to include only allowing it in the manufacturing district, a fencing requirement and an annual renewal fee.

Then we moved onto the text amendment for distribution centers where they will be selling the medical cannabis out of a building. Staff proposes it be a special use in the B-1, B-2, B-3, M-1 & M-2 Districts with 16 conditions and also asked and suggested some language with regards to an annual renewal fee? Planner Zubko pointed out the zoning requirements from the Statute and said she added the dispensary cannot be within 500 feet of the property line of a pre-existing residential zoning district, place of worship, park or forest preserve. Planner Zubko quickly went through the proposed conditions. Planner Zubko stated she has not received a petition for a dispensary yet but only one would be permitted between Kendall and Grundy County, once again left up to the state.

ZPAC Meeting Minutes 7.7.14
Scott Gryder had a lot of similar concerns and would need a little more time to look at the dispensaries verse the cultivation center but this seems more like a pharmacy where you go and pick up your prescription. Planner Zubko stated she would assume, she has not read the details with regards to that but know that there are rules. For example, if the security system is down of the cash register the dispensary cannot sell at those times, they need to wait till everything is up and running and they will have some type of prescription card. There was also some discussion that the dispensary can sell from cannabis from any cultivation from Illinois but cannot sell any cannabis from another state.

Aaron Rybski stated he has very little to say about this as the Health Department is written out of the code. Mr. Shaw asked if the Health Department has an opinion on the matter. Mr. Rybski stated he would leave that up the Director Amaal. Planner Zubko stated she will work with Mr. Gryder asking the Health Department, Sheriff’s office, States Attorney’s Office and Highway Department on their stances.

Brian Jahp still has the same security concerns, where the trucks are coming in and out, if it’s inside or just at a loading dock, lighting, video, etc. Planner Zubko stated her understanding is that it would be a bay that is pulled into. Mr. Jahp would like to see a fence they would need to through first for extra security and understand a fence cannot be in the front. Mr. Jahp also brought up employee entrances, bullet resistance glass, employees safety and theft? He would like to see if set up like a 24 hour gas station in Chicago where there is a tray and safety glass and that’s it.

Megan Andrews stated she has no comments until an actual petition is submitted.

Fran Klaas had some personal comments but nothing related to county highways. There was discussion there will be a lot more DUI’s as people will be driving on the roadways under the influence.

With no further comments or discussion the Committee decided to forward the petition onto the July Plan Commission meeting with comments and additions but did not make a recommendation. However they would like to note the additions of changes to include only allowing it in the manufacturing district, a fencing requirement and an annual renewal fee of $50,000. (This fee was thrown out there but not really much discussion).

**#14-19 Prairie Leaf Farms, LLC**

Planner Angela Zubko noted she is not why the petitioners are not in the audience but we will forward any discussion to them. Planner Zubko did an overview of the request stating the property is located at the southeast corner of Whitewillow and Church Road. The petitioners are requesting an A-1 Special Use Permit to operate a medical cannabis cultivation center. The materials provided have been mailed out to Lisbon Township, the Village of Lisbon and the Village of Minooka (even though they are more than the 1.5 mile requirement). The same background information that was discussed with the text amendment is on this report. The petitioner proposes to start with about 20 employees and ramp up to approximately 50 employees within 6 months of opening. As product demand increases, the workforce will be increased by adding more shifts. Staff is seeking more information on number of shifts and also why so many parking stalls are proposed. The petitioner proposed to have 80 parking stalls. Staff is waiting from the petitioner what type of parking lot it will be i.e. gravel, asphalt, etc. A photometric plan will also be needed but all the surrounding land it owned by Waste Management of Illinois, Inc. Church Road was vacated south of Whitewillow Road in 2007. Staff is waiting how this will handled, if it will be a private drive, gated off, etc. Whitewillow Road is a township County Road. Staff will defer to the County if ROW will be requested to be dedicated off Whitewillow Road. All deliveries will take place in an enclosed, secure area or loading/unloading dock out of public sight for the loading/unloading of medical cannabis in the transport motor vehicle. The petitioner proposes to have 3 bays to the production/processing area and 1 bay where they can drive into the warehouse (getting clarification as it’s not clear on the drawing.) No signage is proposed at this time, if they would like to have a sign they would need to comply with Section 12 of the Zoning Ordinance and apply for a building permit. The property will have 3 access drives off a private roadway/driveway from Whitewillow Road, two into the parking lot and one into the warehouse section of the building. The petitioner proposes to build a berm around the perimeter of the property. Staff is seeking clarification if they are having a berm and if so how
last month. The first major change is to create a new section in the General Provisions section of the Zoning Ordinance that addresses temporary uses in all zoning districts (although not all temporary uses would be allowed in all zoning districts). Also add a fee of $100 for each temporary use on the fee list. The permit would be just like a conditional use that would just go through a staff review and if for some reason staff is not sure if it meets all the conditions or the petitioner does not agree with staff it can be taken to the PBZ Committee for approval or denial. On the memo all the blue is new text that the Plan Commission has not seen yet and the red was previously discussed. The other conditions that are just in black are other temporary uses that were moved from the agricultural section of the Zoning Ordinance. Staff recommends approval of the text amendment. Planner Zubko also mentioned the changes to the performance standards.

Larry Nelson made a motion to un-table the petition, Vern Poppen seconded to un-table the petition. All were in favor so this can be discussed.

Mr. Ashton asked about crushing concrete if that is part of the special use for the concrete plant or need a temporary permit? Planner Zubko stated yes that is considered the recycling materials so it would be permitted with the special use.

There was discussion on the distances to single family residents, townhomes/duplex and the commission decided to change it to residence. There was also discussion on occupied verse foreclosed, verse abandoned so made it residential structure.

Ms. Wilson stated these make a lot of noise so maybe 300 feet is too close to a business. There was discussion if you put too many regulations they will just locate in the ROW instead of on private property and apply for a temporary use. The Commission would like to change it to residential building.

With no further suggestions or changes Larry Nelson made a motion with the suggested changes, seconded by Tom Casey to recommend approval and forward the petition onto the Zoning Board of Appeals. With a roll call vote all were in favor.

#14-17 Medical Cannabis Cultivation Center text and Medical Cannabis Distribution Center
Planner Angela Zubko stated she has put together a memo about the background information on the Compassionate Use of Medical Cannabis Pilot Program Act that is scheduled to be repealed January 1, 2018. There are two separate text amendments so we will go over them one at a time, one for the cultivation centers and one for the dispensaries. Note they are called temporary due to this 2018 date. To explain in the memo a little better in red it dictates where that came from whether it be from the Statute, rules and regulations or another ordinance. It nothing is noted in red staff has drafted that on their own. Staff plans to propose 4 definitions that are taken word for word straight from the Statute. There were no questions about these 4 definitions.

First discussed was the text for cultivation centers that are proposed to be a special use in the A-1 and M-1 and M-2 Districts with 15 conditions. There was some discussion that only one cultivation center will be permitted between Kendall, Grundy and Will counties and that is up to the State so many can be approved and apply to the state but only one will be permitted. There was also
discussion this HAS to take place in an enclosed building.

Mr. Nelson asked why would we want to approve this in an agricultural are if it is more of a manufacturing project? Planner Zubko stated at the ZPAC Committee made a recommendation to **NOT allow this as a special use in the A-1 District.** (Since there is a petition already submitted in the A-1 Agricultural district staff will leave it as it until the County Board votes on the text amendment and will make sure each Committee knows that recommendation.)

Mr. Lavine asked how the state can go against federal law, aren’t we complicit if we establish an ordinance for this text. That would probably be left to the SAO to answer. Also if we don’t have a special use how can they apply? Planner Zubko stated we have a lot of text amendments that go simultaneously with the proposed special use. There was discussion why we even have to allow this text? Planner Zubko stated the Statute states: a unit of local government may enact reasonable zoning ordinances or resolutions. We have to provide for it somewhere.

Mr. Lavine does not feel it is appropriate in an agricultural district, Mr. Nelson and Mr. Wormley agree. It should be in manufacturing districts. Mr. Lavine thinks it should be in a manufacturing district and agree with the hefty fee, if legal. There was a discussion if it should be in the M-3 district and the consensus was not to add it into the M-3 district.

Bill Lavine made a motion to approve the text amendment for cultivation centers and only allow it as a special use in the manufacturing districts and wanted to note that there is a question about the legality at a federal level. Mr. Nelson seconded the motion.

Mr. Nelson stated this the beginning, there will be more and more in the future so to allow it in agricultural may be too broad, this can always be changed in the future if needed.

Before the vote Mr. Ashton asked if anyone from the audience wanted to speak.

Barry Stevenson introduced himself and stated he owns 300 acres on Griswold Springs and Burr Oak Road. He would like to put a cultivation site on that property in green houses. Mr. Nelson stated off Burr Oak Road would be more appropriate instead of Griswold Springs Road. Mr. Stevenson stated he has talked to many investors and feels this would be the highest and best use for the property. He stated the permit asks what the cultivation center can give back to the community. Mr. Stevenson stated giving access for the Forest Preserve and residents through an easement donation agreement could be done so access will be provided to the Little Rock Creek. It will be in secured and locked green houses. He is advocating to permit this as a special use in the A-1 Agricultural district. Mr. Stevenson educated the Commission about medical cannabis. He talked about how this product does not get you high, it heals you. He talked about putting this into a manufacturing district is a bad idea due to air quality in industrial areas getting into a cultivation center building.

Mr. Ashton stated it is noted Mr. Stevenson would like to keep it in agricultural areas.

With a roll call vote and Tom Casey being the only no vote the petitioner is approved. Mr. Casey’s no vote was because he does not feel having it in an agricultural area will be a detriment if it’s controlled.
He feels we are making too much out of it. Mr. Nelson is not so concerned right now but it might be changed in the future. Mr. Nelson asked what the SAO thought about this. Planner Zubko stated they will be asked before the Board meeting on their stance.

There was discussion on allowing this in agricultural areas vs. manufacturing and compared them to current green house operations are that considered agricultural operations like the Orchid farm on Bell Road.

Then we moved onto the text amendment for distribution centers where they will be selling the medical cannabis out of a building. Staff proposes it be a special use in the B-1, B-2, B-3, M-1 & M-2 Districts with 16 conditions and also added suggested some language with regards to an annual renewal fee? Planner Zubko pointed out the zoning requirements from the Statute and said she added the dispensary cannot be within 500 feet of the property line of a pre-existing residential zoning district, place of worship, park or forest preserve. Planner Zubko quickly went through the proposed conditions. Planner Zubko stated she has not received a petition for a dispensary yet but only one would be permitted between Kendall and Grundy County, once again left up to the state.

Mr. Nelson stated this should not be in a B-1, B-2 or B-3 districts. There was some discussion this is like a pharmacy. Mr. Lavine said if this a legal drug what is wrong with it being in a business district next to a Target or Walgreens. Mr. Nelson would like to see it out of a pharmacy instead of a standalone store. Mr. Casey would like to ask Mr. Stevenson to come back up and explain the high and low side a little further. Mr. Casey asked about the process. Mr. Stevenson stated you start with a genetic strain with a CBD count instead of a high THC count. It’s more similar to hemp and not marijuana. Mr. Stevenson stated it is made into an oil, you can drink it, put it in a capsule, put it into food, you can still smoke it but they do not recommend it since it’s a medicine. A medicine in a vial, completely different then everything else you’ve heard about. Mr. Stevenson suggests the Commission read the cannabis act.

Mr. Nelson stated the only place with similar restrictions being located so far from churches, day cares, schools, etc. is for adult uses, which is in manufacturing districts, not in commercial district. Which is why he suggests to not allow it in commercial districts. Ms. Wilson asked if we need all these restrictions if it is a prescription? There was some discussion on what members saw in San Francisco.

Planner Zubko said in an effort to move this along can we please discuss the actual conditions instead of districts at this moment.

Ms. Wilson asked about condition j. and condition k if staff made those up or where those conditions came from. Planner Zubko will look into it but thought it was from the rules. Ms. Wilson stated if these are like pharmacies why would we be so strict? We would not require a pharmacy to have bullet proof glass or fencing, or have parking in the front. She feels it’s singling them out and too restrictive.
hoc committee meeting. The other conditions that are just in black are other temporary uses that were moved from the agricultural section of the Zoning Ordinance. Staff recommends approval of the text amendment. Planner Zubko also mentioned the changes to the performance standards.

At Plan Commission made a change in purple which was to modify the distance to a residential building and not occupied home. There was some discussion if 300 feet is too close to a business due to the noise and it was stated that if you put too many regulations they will just locate in the ROW instead of on private property and apply for a temporary use. Planner Zubko stated most of the time this will take place in the ROW but this is in case they would like it located on private property we have some rules and regulations. Planner Zubko also noted #6 is new for stockpiling dirt on private property for major roadway construction.

Ms. Clementi asked if who is in charge of the erosion control. Planner Zubko stated she is and our consulting engineer.

Mr. Mohr asked about the fees and why we do not charge a fee in the manufacturing district. Planner Zubko stated that as during the ZPAC meeting but everything has changed so everything is a temporary use and subject to the $100 fee in any district. Mr. Mohr made sure it was approved at Plan Commission. Planner Zubko stated yes, it went to ZPAC, then Plan Commission where it was tabled, then to Ad-hoc and back to Plan Commission who made a favorable recommendation and it is here today.

Mr. Randy Mohr opened the meeting for the public hearing on the variance, with no testimony made, Chairman Mohr closed the public hearing.

With no further suggestions or changes Tom LeCuyer made a motion to approve as written, seconded by Karen Clementi to recommend approval and forward the petition onto the Planning, Building and Zoning Committee. With a roll call vote all were in favor.

#14-17 Medical Cannabis Cultivation Center text
Planner Angela Zubko stated she has put together a memo about the background information on the Compassionate Use of Medical Cannabis Pilot Program Act that is scheduled to be repealed January 1, 2018. There were two separate text amendments but Plan Commission tabled the distribution centers as they wanted a little more information and since we have not received any petitions we have a little more time to work on them. So tonight we’re going to just talk about cultivation centers. Note they are called temporary due to this 2018 date. To explain in the memo a little better in red it dictates where that came from whether it be from the Statute, rules and regulations or another ordinance. It nothing is notated in red staff has drafted that on their own. Staff plans to propose 4 definitions that are taken word for word straight from the Statute. There were no questions about these 4 definitions.

Planner Zubko wanted to note most of the conditions come from the statute and the rules from the Department of Agricultural but decided to put them as conditions in our text in case the state did not enforce or look closely at some of the items. The County could then enforce them and take appropriate action. A lot of conditions are what is needed when a submittal is made. In blue at the end of the memo there is some blue text and those were suggested additions from the ZPAC committee for fencing and an annual fee (if legal). Planner Zubko stated that the ZPAC Committee brought up many concerns which some are reflected in the above added conditions and made a recommendation to NOT allow this as a special use in the A-1.
District. (Since there is a petition already submitted in the A-1 Agricultural district staff will leave it as it until the County Board votes on the text amendment and will make sure each Committee knows that recommendation.) Plan Commission made a 6-1 recommendation to NOT allow this as a special use in the A-1 District as well. The Committee also wanted to note that there is a question about the legality at a federal level and also this is the beginning, there will be more and more in the future so to allow it in agricultural may be too broad, this can always be changed in the future if needed. There was discussion if we should allow it in the M-3 district but the Committee and staff decided against it since they are to be open pit mining or outside operations.

Mr. Mohr asked where most of the mining districts are located in the County. Planner Zubko stated most are by Lisbon but there are a few up in Oswego near Caterpillar and some manufacturing between Plano and Yorkville.

Ms. Clementi asked if Planner Zubko could summarize the concerns of the A-1 district. Planner Zubko stated basically they did not feel it was appropriate in the A-1 district for security reasons and since it's in an enclosed building.

Planner Zubko stated she passed out some information about medical cannabis including an excerpt from the Statute. Planner Zubko stated this information was provided by a potential petitioner for a cultivation center in the A-1 agricultural district. He also attended the Plan Commission meeting and tried to explain why it should be a special use in the A-1 District for reasons like fumes and air quality in a manufacturing district and getting into the air ventilation systems of a cultivation center.

Mr. Whitfield asked why does it matter where this is located if there is security, video links and in an enclosed building under surveillance? There was brief discussion on security and agricultural verse manufacturing districts. Planner Zubko noted Mr. Casey's no vote was because he does not feel having it in an agricultural area will be a detriment if it's controlled. He feels we are making too much out of it. Ms. McKay asked if they petitioner needed their own security? Mr. Mohr stated they do.

Planner Zubko went through some of the rules and discussed how many cultivation centers will be approved by the state and also mentioned the petitioners need to get zoning approval before applying to the state. There was some discussion on sales tax and real estate taxes.

Ms. Clementi asked if in condition n we can modify it to say a minimum of eight foot tall fence? All were in favor and Planner Zubko will modify the text. Ms. Clementi stated she is against the fee if we can get sales tax. There was discussion if the state allows recreational cannabis if this would apply and Planner Zubko stated this is temporary so we'd have to modify our text to allow that type of use. Ms. McKay feels this is against growing agricultural products like growing hemp.

Planner Zubko read from the statute that states the cultivation centers pays the sales tax and not the responsibility of the distribution center, there is sales tax involved.

Mr. Randy Mohr opened the meeting for the public hearing.

Ber Stevenson introduced himself and stated he owns a farm in the area. He stated it is his duty to try to ge
the highest an best use for his property which is zoned agricultural. This will take place in a fully enclosed secure building or green houses. He stated the permit asks what the cultivation center can give back to the community. Mr. Stevenson stated sales tax and real estate is one way but even giving access for the Forest Preserve and residents through an easement donation agreement. He is advocating to permit this as a special use in the A-1 Agricultural district. Mr. Stevenson educated the Commission about medical cannabis and about THC and CBD. He also talked about how this helps different ailments/disease and children. He talked about how this product does not get you high, it heals you. He talked about how smoking it is not recommended but the oil form is the best use. He discussed the security will be every square inch and everyone will be on camera at all times. He also discussed how manufacturing districts are not energy efficient and would like to have wind turbines and solar energy which may not be permitted in the manufacturing district. There was some discussion on building a greenhouse for this use and compared them to current green house operations that are considered agricultural operations like the Orchid farm on Bell Road this is about a 96,000 square foot green house.

There was discussion if these people can grow something else besides medical cannabis in the greenhouses during and after the operation? Planner Zubko stated she doesn’t know why not. If this really does go away in 2018 we have a large greenhouse already built.

There was a brief discussion on the type of delivery vehicles. It was discussed more like vans, not semi trucks.

Karen Clementi made a motion to approve the text as written including the A-1 District with the 2 modifications suggested (min. fence height & keep condition O if sales tax is not collected), Dick Whitfield seconded the motion. With a roll call vote and Tom LeCuyer being the only no vote the text is approved. Mr. LeCuyer’s no vote was because he feels having it in an agricultural area is too broad, it needs more control.

**REVIEW PBZ APPROVALS BY COUNTY BOARD & CHANGES**- None

**NEW BUSINESS/ OLD BUSINESS**-
Planner Zubko stated she handed out a brochure on some commission training next week at Starved Rock and to please let her know if you’d like to attend as the County will pay for this training.

**PUBLIC COMMENT**- There were no members in the audience that wanted to comment.

**ADJOURNMENT OF THE ZONING BOARD OF APPEALS**- Next meeting will be on September 3, 2014 (Wednesday) Scott Cherry made a motion to adjourn the ZBA meeting, Tom LeCuyer seconded the motion. Chairman Randy Mohr adjourned the Zoning Board of Appeals meeting at 8:26 p.m.

Respectfully Submitted,

Angela L. Zubko
Planning & Zoning Manager & Recording Secretary
<table>
<thead>
<tr>
<th>COUNTY/MUNICIPALITY</th>
<th>DISTRICTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grundy County</td>
<td>No proposed text at this time (probably permitted in Agricultural District)</td>
</tr>
<tr>
<td>Will County</td>
<td></td>
</tr>
<tr>
<td>Kane County</td>
<td>Special use in the Farming District, B-3, and industrial districts</td>
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<td>DeKalb County</td>
<td>Permitted in the Agricultural Districts</td>
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<td>LaSalle County</td>
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<tr>
<td>Lake County</td>
<td>Permitted in Limited Industrial &amp; Intensive Industrial</td>
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<tr>
<td>McHenry County</td>
<td>Permitted in the Agricultural Districts &amp; a Conditional use in the I-2 Industrial Zoning</td>
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<tr>
<td>Joliet</td>
<td>Special Use in any industrial district</td>
</tr>
<tr>
<td>Yorkville</td>
<td>Special Use in the M-1 &amp; M-2 Manufacturing District</td>
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</tbody>
</table>
DEPARTMENT OF PLANNING, BUILDING & ZONING  
111 West Fox Street • Room 203  
Yorkville, IL • 60560  
(630) 553-4141 • Fax (630) 553-4179

14-21  
David & Cathy Price  
MAP AMENDMENT- A-1 B-3

### SITE INFORMATION
- **PETITIONER**: David & Cathy Price  
- **LOCATION**: At the southeast corner of Route 47 and Walker Road  
- **TOWNSHIP**: Kendall  
- **PARCEL #**: 05-28-200-001

### EXISTING LAND USE  
Residence

### ZONING  
A-1 Agricultural

### LRMP
<table>
<thead>
<tr>
<th>Land Use</th>
<th>County: Commercial; Yorkville: Commercial</th>
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<tbody>
<tr>
<td>Roads</td>
<td>Walker Road is designated as a major collector roadway; Route 47 is designated as an arterial roadway</td>
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<tr>
<td>Trails</td>
<td>Trail shown on the west side of Route 47 and the north side of Walker Road</td>
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</tbody>
</table>

### FUTURE LAND USE PLANS  
The requested zoning change to B-3 is consistent with the County’s Land Resource Management Plan and the City of Yorkville’s Future Land Use Plan.

### PURPOSE OF DISTRICTS  
Purpose: The B-3, Highway Business District is intended for major retail, service and repair establishments serving a large trade area, usually the entire County or beyond and oriented to the traveling public. The trade area population served by these establishments requires easy access, although patronage is more dispersed and visits to these establishments less frequent than in the B-1 District and B-2 District. It is the intent of the B-3 District regulations that establishments desiring location along major traffic routes are grouped with appropriate and adequate access ways provided.

### REQUESTED ACTION  
The Petitioner is requesting approval of a Map Amendment to rezone a 1.25 acre parcel from A-1 (Agricultural) to B-3 (Highway Business District) to build a retail strip center.

### APPLICABLE REGULATIONS  
- § 9.04 of the Zoning Ordinance(Business District)  
- § 13.07 of the Zoning Ordinance(Amendments)
### SURROUNDING LAND USE

<table>
<thead>
<tr>
<th>Location</th>
<th>Adjacent Land Use</th>
<th>Adjacent Zoning</th>
<th>LRMP</th>
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<tr>
<td></td>
<td>Agricultural</td>
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### PHYSICAL DATA

- **Endangered Species**: The Petitioner will need to submit an Endangered Species Report.
- **Natural Resources**: The NRI Application will need to be submitted to the Kendall Inventory County Soil & Water Conservation District.

### STAFF ANALYSIS

**Proposed Use**: The petitioners have indicated they intend to construct a retail strip center on the parcel if the map amendment request is approved. If approved the petitioner will need to go through the site plan review process when the plan is complete.

![Map Image]

**Lot Size**: The County’s Zoning Ordinance states that every lot or tract of land upon which a building is erected or maintained shall have an area of not less than 10,000 square feet and a width of not less than 100 feet.

**Recommendation**: Staff would recommend approval of the requested Map Amendment to rezone the parcel from A-1 (Agricultural) to B-3 (Highway Business District).

### Attachments:

1. Plat of Survey
To: Kendall County Planning, Building and Zoning Committee

From: Brian Holdiman, Code Official

Date: July 21, 2014

Re: 17 P Ashe Rd – Land Cash Partial Refund

cc: Jeff Wilkins, County Administrator

On June 17, 2014 Building Permit # 01-2014-107 was issued for a single family home at 17 P Ashe Rd. Sugar Grove, IL 60554. The permit application submitted indicated a 4 bedroom home. The building plans submitted identify 3 bedrooms and an enclosed loft with a closet. $7,436.11 was paid on July 2, 2014 based upon a four bedroom home. Attached is a letter from RW Development requesting a refund of $2343.57 (which is the difference in land cash from a 4 to 3 bedroom home $7436.11 - $5093.06 = $2343.57) along with a copy of floor plan for the home and the land cash breakdown. If you have any questions please feel free to contact me at (630) 553-4134.
RW Development
4900 Prairie Crossing
Oswego, IL 60543

To whom it may concern,

I am the general contractor for 17P Ashe Rd in Sugar Grove Illinois. I filled out the permit and checked off a 4 bedroom house when it is a 3 bedroom home. I just made a mistake. The plans show 3 bedrooms. I am requesting a refund to bring it down to a 3 bedroom home.

Thank you;

Ron Wehrli
RW Development
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| SERVICE DISTRICTS | 
|-------------------|---|
|                   |  |
| Total             |  |
| Park              | $ 51,642.08 |
| School            | $ 52,470.74 |
| Land Cash         | $ 60,974.91 |
| Road              | $ 2,976.66  |

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SUBDIVISION |  |
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<td>Number of Lots</td>
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INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF MILLBROOK
AND THE COUNTY OF KENDALL

THIS AGREEMENT, made this 19th day of August, 2014 by and between the VILLAGE
OF MILLBROOK, a body corporate and politic, and the COUNTY OF KENDALL, a body corporate
and politic, WITNESSETH:

WHEREAS, the Village of Millbrook was incorporated by act of the voters on November 5th,
2002, and

WHEREAS, Article VII, Section 10 of the Illinois Constitution and the Intergovernmental
Cooperation Act (5 ILCS 220/1 et seq.) permits units of local government to obtain or share services
and to jointly contract, combine or transfer any power, privilege, function or authority among
themselves, and

WHEREAS, the Local Land Resource Management Planning Act (50 ILCS 805/6) provides
that a municipality and a County may enter into intergovernmental agreements for joint or
compatible planning, local land resource management administration and zoning ordinance
enforcement, and

WHEREAS, the Village of Millbrook adopted a Comprehensive Plan on January 24th, 2009,
and

WHEREAS, all the property located within the described boundaries of the Village of
Millbrook have heretofore subject to the building and zoning codes of the County of Kendall,
and to the County Flood Plain, Soil Erosion and Stormwater Management Ordinances, and

WHEREAS, the parties desire to continue that relationship,

NOW, THEREFORE, it is hereby agreed as follows:

1) The above recitals are incorporated by reference as if fully set forth herein.

2) That the Village of Millbrook has by ordinance duly adopted the Zoning Ordinance
of the County of Kendall, the Building Code of the County of Kendall, the Comprehensive Plan of
the County of Kendall, the Subdivision Control Ordinance of the County of Kendall, the Countywide
Stormwater Management Ordinances as its own and further agrees that any subsequent text
amendments to said ordinances and plans as may be adopted by Kendall County from time shall be
adopted and incorporated by the Village of Millbrook as its own.

3) That for the consideration of $1 the receipt and sufficiency of which is hereby
acknowledged, the County of Kendall agrees to continue administering the County Ordinances for
the Village of Millbrook as described in Paragraph (2) above and in accordance with the procedures
attached hereto as Exhibit A and incorporated herein by reference all of which have been duly
adopted by the Village of Millbrook, and apply them to all properties located within the municipal
boundaries of the Village of Millbrook.

4) That the Village of Millbrook shall reimburse the County of Kendall for any actual costs
incurred acting on behalf of the Village of Millbrook as provided herein. The Village of Millbrook
will not be required to reimburse the County of Kendall for employee salaries or benefits.

5) The Village of Millbrook shall defend with counsel of the County’s own choosing,
indemnify and hold harmless the County of Kendall, its past present and future board members,
elected officials, insurers, employees and agents from and against any and all claims, liabilities,
obligations, losses, penalties, fines damages and expenses and costs relating thereto including but not
limited to attorney’s fees and other legal expenses which the County, its board members, elected
officials, insurers, employees and/or agents may sustain, incur or be required to pay arising in any
manner out of the County’s performance or alleged failure to perform its obligations pursuant to the
Agreement.

6) That the Village of Millbrook shall secure, pay for and maintain throughout the period
during which services are provided under this Agreement, auto liability and general liability
insurance with minimum limits of coverage equal to or greater than those limits maintained by the
Village on the date of the execution of this agreement attached hereto as Ex. B and incorporated
herein by reference. The Village’s auto liability and general liability coverage shall be primary
coverage in circumstances of alleged or proved errors or negligence by the County or the County’s
employees, arising out of the County’s performance or alleged failure to perform its obligations
pursuant to this Agreement. The Village’s coverage shall name the County of Kendall as an
additional insured, with its members, representatives, officers, agents and employees. A certificate of
insurance evidencing the required coverage and the appropriate additional insurer’s endorsement
shall be furnished to the County upon execution of this Agreement. Such insurance shall be
modifiable or cancelable only upon written notice by registered mail, mailed to the County at least
ninety (90) days in advance of such modification or cancellation. The Village shall furnish a copy of
its insurance policies for examination by the County at any time upon demand of the County.

7) That this Agreement shall be for a term of one (1) year, commencing on the date of
execution hereof, subject to annual renewal by the parties at least 30 days before the anniversary
date each year, said renewal to be in writing.

8) This Agreement may be terminated by either party upon 30 days’ written notice to the
other party.

9) This Agreement represents the entire Agreement between the parties and there are no
other promises or conditions in any other Agreement whether oral or written. This Agreement
supersedes any prior written or oral agreements between the parties and may not be modified except in writing acknowledged by both parties.

10) This Agreement may be executed in counterparts (including facsimile signatures), each of which shall be deemed to be an original and both of which shall constitute one and the same Agreement.

11) The County of Kendall and the Village of Millbrook each hereby warrant and represent that their respective signatures set forth below have been and are on the date of this Agreement duly authorized by all necessary and appropriate corporate and/or governmental action to execute this Agreement.

12) This Agreement shall be construed in accordance with the law and Constitution of the State of Illinois and if any provision is invalid for any reason such invalidations shall not render invalid other provisions which can be given effect without the invalid provision.

13) Any notice from either party to the other party hereto shall be in writing and shall be deemed served if mailed by prepaid certified mail addressed as follows:

Kendall County Administrator
111 West Fox Street
Yorkville, Illinois 60560

Village of Millbrook
PO Box 51
Millbrook, Illinois 60536

VILLAGE OF MILLBROOK            COUNTY OF KENDALL
BY: ____________________________                BY: ____________________________
    Village President- Jackie Lemmerhirt                 Chairman of Kendall County Board
ATTEST: ____________________________            ATTEST: ____________________________
    Village Clerk                                      Kendall County Clerk

-3-
Exhibit A

Procedure for Processing Zoning & Subdivision Cases For The Village Of Millbrook Under County/Municipal Intergovernmental Agreement

Under the terms of the intergovernmental Agreements executed between the Village of Millbrook and Kendall County, the County PBZ staff as well as the Kendall County ZPAC, Concept Review Committee, Regional Planning Commission, Zoning Board of Appeals, and Hearing Officer will serve as the municipal staff and the municipal recommending bodies in providing the Village Board with recommendations on applications for zoning map amendments, Special Uses, subdivision plat approvals and zoning variance requests involving properties within the corporate boundaries or proposed for annexation into the corporate boundaries of these two municipalities. In each instance, the Village Board of the municipality shall be responsible for acting on the recommendations supplied and adopting any related ordinances approving such requests. The following outline shall be followed when filing and processing such applications:

1. Pre-Application Meeting:
   Prior to the submission of any applications, the petitioner shall schedule a joint “pre-application” meeting with County staff and representatives of the affected municipality to review the proposed request and provide preliminary feedback as well as guidance regarding the steps involved in the processing of the application.

2. Filing of an Application:
   a.) Using the applicable application forms and handouts provided by the County, the petitioner will submit the requisite number of copies of application and supporting documents and plans along with all required fees to the Kendall County Planning Building and Zoning Department (PBZ).
   b.) Simultaneous to that filing, the applicant shall forward an original copy of the application forms along with a copy of all related plans and supporting documents to the Village Clerk of the affected municipality for creation of the Village’s Official file on the matter.

3. Review and Processing of Zoning Map Amendments and Special Uses:
   a.) Zoning Map Amendments and Special Uses, shall first be forwarded to the Zoning and Platting Advisory Committee (ZPAC) for review and recommendation. In addition to the regular attendees of the County’s ZPAC Committee, representatives from the affected municipality will be invited to participate as sitting members of the committee.
   b.) The PBZ staff will prepare a preliminary staff report and schedule the matter for review at the next available ZPAC meeting.
   c.) The County will prepare and post the required agendas and will forward a copy of the agenda and staff report to the affected Village Clerk for
Exhibit A

filing of the report and posting of the agenda in an approved municipal location.

d.) After review by ZPAC, their recommendation shall be forwarded to the next available meeting of the Kendall County Regional Plan Commission (KCRPC) for conduct of a public meeting, review and recommendation.

e.) All notices required per the Kendall County Zoning Ordinance and Plan Commission By-Laws shall be mailed and published prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.

f.) The County shall forward copies of the agenda, staff report and minutes of the ZPAC meeting to KCRPC as well as the Clerk of the affected municipality along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application for inclusion the Official Village file.

g.) The County shall post copies of the agenda as required per County policies.

h.) The Village Clerk shall also be responsible for posting of the agenda in an approved municipal location.

i.) Following review and recommendation by the Regional Plan Commission, petitions involving a zoning map amendment shall be forwarded to the next available meeting of the Kendall County Zoning Board of Appeals (ZBA) for the conduct of the formal Public Hearing on the zoning matter as well as a review of the findings of fact and development of a recommendation to be submitted to the Village Board for their consideration and action.

j.) All notices required per State Statute, the County Zoning Ordinance and ZBA By-Laws shall be mailed and published prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.

k.) The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.

l.) The County shall forward copies of the agenda, staff report and copy of the minutes of the KCRPC meeting to the ZBA as well as to the Clerk of affected municipality for filing along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.

m.) The County shall post copies of the ZBA agenda as required per County policies. The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.

n.) If the application involves a request for a Special Use, the petition shall be forwarded to the next available meeting of the Kendall County
Exhibit A

Special Use Hearing Officer (SU/HO) for the conduct of the formal Public Hearing on the Special Use as well as a review of the findings of fact and development of a recommendation to be submitted to the Village Board for their consideration and action.

o.) All required notices required per State Statute and the County Zoning Ordinance shall be mailed and posted prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.

p.) The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.

q.) The County shall forward copies of the agenda, staff report and minutes of the KCRPC meeting to SU/HO as well as the Clerk of affected municipality for filing along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.

r.) The County shall post copies of the agenda as required per County policies.

s.) The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.

t.) Following review and recommendation by the ZBA and/or the SU/HO, PBZ staff will forward to the appropriate Village Board a report summarizing all of the recommendations and actions taken by each of the review and recommending bodies along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.

u.) Along with the report, PBZ staff will prepare a draft ordinance approving the requested map amendment or Special Use for action by the Village Board. The summary report and draft ordinance in addition to a copy of the minutes of the ZBA and/or SU/HO meeting shall be forwarded to the appropriate Village Clerk for filing and scheduling of the matter for action by the Village Board at the next available Board meeting.

v.) In the event a related annexation hearing is required, the Clerk shall coordinate with the applicant to insure proper notice has been supplied and shall be responsible for the preparation and posting of Board’s Agenda.

w.) Following action by the Village Board, the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.

x.) The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.

4. Review and Processing of Preliminary and Final Subdivision Plats:
Exhibit A

a.) Preliminary and/or Final Plats, shall first be forwarded to the Zoning and Platting Advisory Committee (ZPAC) for review and recommendation. In addition to the regular attendees of the County’s ZPAC Committee, representatives from the affected municipality will be invited to participate as sitting members of the committee.

b.) The PBZ staff will prepare a preliminary staff report and schedule the matter for review at the next available ZPAC meeting.

c.) The County will prepare and post the required agendas and will forward a copy of the agenda and staff report to the ZPAC members and the affected Village Clerk for filing of the report and posting of the agenda in an approved municipal location.

d.) After review by ZPAC, their recommendation shall be forwarded to the next available meeting of the Kendall County Regional Plan Commission (KCRPC) for conduct of a public meeting, review and recommendation.

e.) All required notices required per the Kendall County Zoning Ordinance and Plan Commission By-Laws shall be mailed and published prior to the meeting by the petitioner.

f.) The County shall forward copies of the agenda, staff report and a copy of the minutes of the ZPAC meeting to the KCRPC as well as the Clerk of affected municipality along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application for inclusion the Official Village file.

g.) The County shall post copies of the agenda as required per County policies.

h.) The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.

i.) Following review and recommendation by the KCRPC, PBZ staff will prepare a report to the appropriate Village Board summarizing all of the recommendations and actions taken by each of the review and recommending bodies.

j.) In addition to the summary the report, PBZ staff will prepare a draft ordinance approving the requested Preliminary and/or Final Plat for action by the Village Board. The summary report and draft ordinance shall NOT be forwarded to the appropriate Village Clerk for scheduling of the matter for action by the Village Board until such time as formal approval of the related preliminary and/or final engineering plans and or other supporting documents or agreements has been granted.

k.) Once these approvals are received, PBZ staff will forward the summary report and draft ordinance in addition to a copy of the minutes of the KCRPC meeting to the appropriate Village Clerk along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.

l.) The Village Clerk shall then schedule the matter for action by the Village Board and prepare the related agendas for posting.
Exhibit A

m.) Following action by the Village Board, the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.

n.) The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.

5. Review and Processing of Zoning Variance:

a.) Zoning Variances shall be forwarded to the next available meeting of the Kendall County Zoning Board of Appeals (ZBA) for the conduct of the formal Public Hearing on the matter as well as a review of the findings of fact and development of a recommendation to be submitted to the Village Board for their consideration and action.

b.) All notices required per State Statute, the County Zoning Ordinance and ZBA By-Laws shall be mailed and published prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.

c.) The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.

d.) The County shall prepare and forward copies of the agenda and staff report to the ZBA as well as the Clerk of affected municipality for filing along with copies of any related plans, documents or supporting information submitted to the county by the petitioner in support of the application.

e.) The County shall post copies of the agenda as required per County policies.

f.) The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.

g.) Following review and recommendation by the ZBA, the PBZ staff will forward a report summarizing the findings and recommendations made by ZBA along with copies of any related plans, documents or supporting information submitted to the county by the petitioner in support of the application. Along with the report, PBZ staff will prepare a draft ordinance approving the variance for action by the Village Board.

h.) The summary report, draft ordinance and minutes of the ZBA meeting shall be forwarded to the appropriate Village Clerk for filing and scheduling of the matter for action by the Village Board at the next available Board meeting.

i.) The Village Clerk shall be responsible for the preparation and posting of Board’s Agenda.

j.) Following action by the Village Board, the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.

k.) The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.
INTEGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF PLATTVILLE
AND THE COUNTY OF KENDALL

THIS AGREEMENT, made this 19th day of August, 2014 by and between the VILLAGE OF
PLATTVILLE, a body corporate and politic, and the COUNTY OF KENDALL, a body corporate
and politic, WITNESSETH:

WHEREAS, the Village of Plattville was incorporated by act of the voters on March 21st,
2006, and

WHEREAS, Article VII, Section 10 of the Illinois Constitution and the Intergovernmental
Cooperation Act (5 ILCS 220/1 et seq.) permits units of local government to obtain or share services
and to jointly contract, combine or transfer any power, privilege, function or authority among
themselves, and

WHEREAS, the Local Land Resource Management Planning Act (50 ILCS 805/6) provides
that a municipality and a County may enter into intergovernmental agreements for joint or
compatible planning, local land resource management administration and zoning ordinance
enforcement, and

WHEREAS, the Village of Plattville adopted a Comprehensive Plan on July 27, 2009, and

WHEREAS, all the property located within the described boundaries of the Village of
Plattville have been heretofore subject to the building and zoning codes of the County of Kendall,
and to the Countywide Stormwater Management Ordinances, and

WHEREAS, the parties desire to continue that relationship,

NOW, THEREFORE, it is hereby agreed as follows:

1) The above recitals are incorporated by reference as if fully set forth herein.

2) That the Village of Plattville has by ordinance duly adopted the Zoning Ordinance of the
County of Kendall, the Building Code of the County of Kendall, the Comprehensive Plan of the
County of Kendall, the Subdivision Control Ordinance of the County of Kendall, the Countywide
Stormwater Management Ordinances as its own and further agrees that any subsequent text
amendments to said ordinances and plans as may be adopted by Kendall County from time shall be
adopted and incorporated by the Village of Plattville as its own.

3) That for the consideration of $1 the receipt and sufficiency of which is hereby
acknowledged, the County of Kendall agrees to continue administering the County Ordinances for
the Village of Plattville as described in Paragraph (2) above and in accordance with the procedures attached hereto as Exhibit A and incorporated herein by reference all of which have been duly adopted by the Village of Plattville, and apply them to all properties located within the municipal boundaries of the Village of Plattville.

4) That the Village of Plattville shall reimburse the County of Kendall for any actual costs incurred acting on behalf of the Village of Plattville as provided herein. The Village of Plattville will not be required to reimburse the County of Kendall for employee salaries or benefits.

5) The Village of Plattville shall defend with counsel of the County’s own choosing, indemnify and hold harmless the County of Kendall, it past present and future board members, elected officials, insurers, employees and agents from and against any and all claims, liabilities, obligations, losses, penalties, fines damages and expenses and costs relating thereto including but not limited to attorney’s fees and other legal expenses which the County, its board members, elected officials, insurers, employees and/or agents may sustain, incur or be required to pay arising in any manner out of the County’s performance or alleged failure to perform its obligations pursuant to the Agreement.

6) That the Village of Plattville shall secure, pay for and maintain throughout the period during which services are provided under this Agreement, auto liability and general liability insurance with minimum limits of coverage equal to or greater than those limits maintained by the Village on the date of the execution of this agreement attached hereto as Ex. B and incorporated herein by reference. The Village’s auto liability and general liability coverage shall be primary coverage in circumstances of alleged or proved errors or negligence by the County or the County’s employees. The Village’s coverage shall name the County of Kendall as an additional insured, with its members, representatives, officers, agents and employees. A certificate of insurance evidencing the required coverage and the appropriate additional insurer’s endorsement shall be furnished to the County upon execution of this Agreement. Such insurance shall be modifiable or cancelable only upon written notice by registered mail, mailed to the County at least ninety (90) days in advance of such modification or cancellation. The Village shall furnish a copy of its insurance policies for examination by the County at any time upon demand of the County.

7) That this Agreement shall be for a term of one (1) year, commencing on the date of execution hereof, subject to annual renewal by the parties at least 30 days before the anniversary date each year, said renewal to be in writing.

8) This Agreement may be terminated by either party upon 30 days’ written notice to the other party.

9) This Agreement represents the entire Agreement between the parties and there are no other promises or conditions in any other Agreement whether oral or written. This Agreement supersedes any prior written or oral agreements between the parties and may not be modified except in writing acknowledged by both parties.
10) This Agreement may be executed in counterparts (including facsimile signatures), each of which shall be deemed to be an original and both of which shall constitute one and the same Agreement.

11) The County of Kendall and the Village of Plattville each hereby warrant and represent that their respective signatures set forth below have been and are on the date of this Agreement duly authorized by all necessary and appropriate corporate and/or governmental action to execute this Agreement.

12) This Agreement shall be construed in accordance with the law and Constitution of the State of Illinois and if any provision is invalid for any reason such invalidations shall not render invalid other provisions which can be given effect without the invalid provision.

13) Any notice from either party to the other party hereto shall be in writing and shall be deemed served if mailed by prepaid certified mail addressed as follows:

Kendall County Administrator
111 West Fox Street
Yorkville, Illinois 60560

Village of Plattville
P.O. Box 1173
Yorkville, Illinois 60560

VILLAGE OF PLATTVILLE  COUNTY OF KENDALL

BY: June McCord  BY: __________________________
Village President- June McCord  Chairman of Kendall County Board

ATTEST: Mary V. Brosius  ATTEST: __________________________
Village Clerk  Kendall County Clerk
Exhibit A

Procedure for Processing Zoning & Subdivision Cases For The Village Of Plattville Under County/Municipal Intergovernmental Agreement

Under the terms of the intergovernmental Agreements executed between the Village of Plattville and Kendall County, the County PBZ staff as well as the Kendall County ZPAC, Concept Review Committee, Regional Planning Commission, Zoning Board of Appeals, and Hearing Officer will serve as the municipal staff and the municipal recommending bodies in providing the Village Board with recommendations on applications for zoning map amendments, Special Uses, subdivision plat approvals and zoning variance requests involving properties within the corporate boundaries or proposed for annexation into the corporate boundaries of these two municipalities. In each instance, the Village Board of the municipality shall be responsible for acting on the recommendations supplied and adopting any related ordinances approving such requests. The following outline shall be followed when filing and processing such applications:

1. Pre-Application Meeting:
   Prior to the submission of any applications, the petitioner shall schedule a joint “pre-application” meeting with County staff and representatives of the affected municipality to review the proposed request and provide preliminary feedback as well as guidance regarding the steps involved in the processing of the application.

2. Filing of an Application:
   a.) Using the applicable application forms and handouts provided by the County, the petitioner will submit the requisite number of copies of application and supporting documents and plans along with all required fees to the Kendall County Planning Building and Zoning Department (PBZ).
   b.) Simultaneous to that filing, the applicant shall forward an original copy of the application forms along with a copy of all related plans and supporting documents to the Village Clerk of the affected municipality for creation of the Village’s Official file on the matter.

3. Review and Processing of Zoning Map Amendments and Special Uses:
   a.) Zoning Map Amendments and Special Uses, shall first be forwarded to the Zoning and Platting Advisory Committee (ZPAC) for review and recommendation. In addition to the regular attendees of the County’s ZPAC Committee, representatives from the affected municipality will be invited to participate as sitting members of the committee.
   b.) The PBZ staff will prepare a preliminary staff report and schedule the matter for review at the next available ZPAC meeting.
   c.) The County will prepare and post the required agendas and will forward a copy of the agenda and staff report to the affected Village Clerk for
Exhibit A

filing of the report and posting of the agenda in an approved municipal location.

d.) After review by ZPAC, their recommendation shall be forwarded to the next available meeting of the Kendall County Regional Plan Commission (KCRPC) for conduct of a public meeting, review and recommendation.

e.) All notices required per the Kendall County Zoning Ordinance and Plan Commission By-Laws shall be mailed and published prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.

f.) The County shall forward copies of the agenda, staff report and minutes of the ZPAC meeting to KCRPC as well as the Clerk of the affected municipality along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application for inclusion the Official Village file.

g.) The County shall post copies of the agenda as required per County policies.

h.) The Village Clerk shall also be responsible for posting of the agenda in an approved municipal location.

i.) Following review and recommendation by the Regional Plan Commission, petitions involving a zoning map amendment shall be forwarded to the next available meeting of the Kendall County Zoning Board of Appeals (ZBA) for the conduct of the formal Public Hearing on the zoning matter as well as a review of the findings of fact and development of a recommendation to be submitted to the Village Board for their consideration and action.

j.) All notices required per State Statute, the County Zoning Ordinance and ZBA By-Laws shall be mailed and published prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.

k.) The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.

l.) The County shall forward copies of the agenda, staff report and copy of the minutes of the KCRPC meeting to the ZBA as well as to the Clerk of affected municipality for filing along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.

m.) The County shall post copies of the ZBA agenda as required per County policies. The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.

n.) If the application involves a request for a Special Use, the petition shall be forwarded to the next available meeting of the Kendall County
Exhibit A

Special Use Hearing Officer (SU/HO) for the conduct of the formal Public Hearing on the Special Use as well as a review of the findings of fact and development of a recommendation to be submitted to the Village Board for their consideration and action.

o.) All required notices required per State Statute and the County Zoning Ordinance shall be mailed and posted prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.

p.) The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.

q.) The County shall forward copies of the agenda, staff report and minutes of the KCRPC meeting to SU/HO as well as the Clerk of affected municipality for filing along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.

r.) The County shall post copies of the agenda as required per County policies.

s.) The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.

t.) Following review and recommendation by the ZBA and/or the SU/HO, PBZ staff will forward to the appropriate Village Board a report summarizing all of the recommendations and actions taken by each of the review and recommending bodies along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.

u.) Along with the report, PBZ staff will prepare a draft ordinance approving the requested map amendment or Special Use for action by the Village Board. The summary report and draft ordinance in addition to a copy of the minutes of the ZBA and/or SU/HO meeting shall be forwarded to the appropriate Village Clerk for filing and scheduling of the matter for action by the Village Board at the next available Board meeting.

v.) In the event a related annexation hearing is required, the Clerk shall coordinate with the applicant to insure proper notice has been supplied and shall be responsible for the preparation and posting of Board’s Agenda.

w.) Following action by the Village Board, the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.

x.) The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.

4. **Review and Processing of Preliminary and Final Subdivision Plats:**
Exhibit A

a.) Preliminary and/or Final Plats, shall first be forwarded to the Zoning and Platting Advisory Committee (ZPAC) for review and recommendation. In addition to the regular attendees of the County’s ZPAC Committee, representatives from the affected municipality will be invited to participate as sitting members of the committee.

b.) The PBZ staff will prepare a preliminary staff report and schedule the matter for review at the next available ZPAC meeting.

c.) The County will prepare and post the required agendas and will forward a copy of the agenda and staff report to the ZPAC members and the affected Village Clerk for filing of the report and posting of the agenda in an approved municipal location.

d.) After review by ZPAC, their recommendation shall be forwarded to the next available meeting of the Kendall County Regional Plan Commission (KCRPC) for conduct of a public meeting, review and recommendation.

e.) All required notices required per the Kendall County Zoning Ordinance and Plan Commission By-Laws shall be mailed and published prior to the meeting by the petitioner.

f.) The County shall forward copies of the agenda, staff report and a copy of the minutes of the ZPAC meeting to the KCRPC as well as the Clerk of affected municipality along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application for inclusion the Official Village file.

g.) The County shall post copies of the agenda as required per County policies.

h.) The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.

i.) Following review and recommendation by the KCRPC, PBZ staff will prepare a report to the appropriate Village Board summarizing all of the recommendations and actions taken by each of the review and recommending bodies.

j.) In addition to the summary the report, PBZ staff will prepare a draft ordinance approving the requested Preliminary and/or Final Plat for action by the Village Board. The summary report and draft ordinance shall NOT be forwarded to the appropriate Village Clerk for scheduling of the matter for action by the Village Board until such time as formal approval of the related preliminary and/or final engineering plans and or other supporting documents or agreements has been granted.

k.) Once these approvals are received, PBZ staff will forward the summary report and draft ordinance in addition to a copy of the minutes of the KCRPC meeting to the appropriate Village Clerk along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.

l.) The Village Clerk shall then schedule the matter for action by the Village Board and prepare the related agendas for posting.
Exhibit A

m.) Following action by the Village Board, the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.

n.) The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.

5. Review and Processing of Zoning Variance:

a.) Zoning Variances shall be forwarded to the next available meeting of the Kendall County Zoning Board of Appeals (ZBA) for the conduct of the formal Public Hearing on the matter as well as a review of the findings of fact and development of a recommendation to be submitted to the Village Board for their consideration and action.

b.) All notices required per State Statute, the County Zoning Ordinance and ZBA By-Laws shall be mailed and published prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.

c.) The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.

d.) The County shall prepare and forward copies of the agenda and staff report to the ZBA as well as the Clerk of affected municipality for filing along with copies of any related plans, documents or supporting information submitted to the county by the petitioner in support of the application.

e.) The County shall post copies of the agenda as required per County policies.

f.) The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.

g.) Following review and recommendation by the ZBA, the PBZ staff will forward a report summarizing the findings and recommendations made by ZBA along with copies of any related plans, documents or supporting information submitted to the county by the petitioner in support of the application. Along with the report, PBZ staff will prepare a draft ordinance approving the variance for action by the Village Board.

h.) The summary report, draft ordinance and minutes of the ZBA meeting shall be forwarded to the appropriate Village Clerk for filing and scheduling of the matter for action by the Village Board at the next available Board meeting.

i.) The Village Clerk shall be responsible for the preparation and posting of Board’s Agenda.

j.) Following action by the Village Board, the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.

k.) The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.
# Kendall County - Planning, Building and Zoning

## Line Item Summary

<table>
<thead>
<tr>
<th>Line #</th>
<th>Line Description</th>
<th>Budgeted</th>
<th>YTD Expenditures</th>
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<th>% Remaining</th>
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## Line Item Totals

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<tr>
<th></th>
<th>Budgeted</th>
<th>YTD Expenditures</th>
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<td><strong>Total</strong></td>
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Tuesday, August 05, 2014
Communities of Excellence

ANNOUNCING an ongoing public sector development series

Fall 2014

Oct. 1 - Customer Excellence
Oct. 8 - Identify and Develop Strengths
Oct. 15 - Organizational Teamwork
Oct. 22 - Leading During Change
Oct. 29 - Budgeting and Reporting
Nov. 5 - Succession Planning

All modules will be held on Wednesdays
8 a.m. - noon
Waubonsee's Aurora Campus
18 S. River Street, Aurora, IL 60506

The “Communities of Excellence” initiative provides leading-edge training on the skills and topics required for public sector employees to grow professionally, contribute more to their organizations and cope with change in government. The series:

- Establishes a platform for best practice sharing and benchmarking
- Utilizes master facilitators who are subject matter experts in the public sector
- Supports improved organizational productivity and efficiency
- Provides hands-on practical skills immediately transferable to the workplace
- Encourages lifelong learning and professionalism

Sneak Preview for Spring Track 2015:

Ethics ● Process Streamlining ● Change Management
Create a Cohesive Culture ● Professional Communication
Strategic Planning

Register by Sept. 12, 2014:

$695 investment per person.
Space is limited. Contact Kevin Riley
at (630) 906-4126 or email
kriley@waubonsee.edu

WCC does not discriminate based on any characteristics protected by law in its programs and activities.
CALL TO ORDER
The meeting was called to order by Chairman Michael Garrigan at 7:02 p.m.

ROLL CALL
Present were: Ken Donart, Michael Garrigan (Chairman), Richard Scheffrahn, Stephenie Todd and Jeff Wehrli (CB Representative)
Also present: Planning & Zoning Manager Angela Zubko
Members in the audience: Anne Luccietto & Jody Haltenhof
Absent: Ken Boyer and Whitney French (Vice-Chair)

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

APPROVAL OF MINUTES
Jeff Wehrli a motion to approve the minutes as amended from March 19, 2014 meeting deleting the last 2 sentences in Chairman’s report. Ken Donart seconded the motion. All agreed and the minutes were approved as amended.

CHAIRMAN’S REPORT
Mr. Garrigan stated he talked to Jodi Haltenhof, who is a potential candidate is in attendance tonight to see how the meetings are. There was discussion and currently the Commission has 3 vacancies as Ms. Todd is not going to be reappointed. Ken Donart stated he asked Tina Baird who felt she had too much on her plate. Ken Donart also asked Howard Mathre and he was not interested. Ms. Todd suggested Kristi Gravalin from Plainfield. Ms. Todd gave Planner Zubko some architects to see if they are interested. Ms. Todd suggested Roger or Sue Matile, Ken will ask Roger next week at their meeting.

NEW BUSINESS
1. Federal Historic Tax Credit Program under Possible Threat & HB4533- Planner Zubko stated in the packet was some information from the Landmark Preservation blast on the Federal tax credit and where the House Bill is at as well. Mr. Garrigan stated as of yesterday they were talking to remove the federal historic tax credit. Also mentioned was HB4533 which was re-referred to the Rules Committee and landmarks recommends to contact our house representatives in our support of the IL Rehabilitation and Revitalization Tax Credit Act. ACTION: Jeff Wehrli made a motion for Planner Zubko to write a letter of support to our State Representative; Ms. Stephenie Todd seconded the motion. All were in favor and Planner Zubko will write a letter of support.
2. Preservation Month in May- Review & approve proclamation to send to the May 20th County Board Meeting- Planner Zubko stated in the packet is a Resolution in support of Preservation Month. Ken Donart made a motion to forward the proclamation to the County Board, Jeff Wehrli seconded the motion. All were in favor and the proclamation will go to the County Board Meeting.

OLD BUSINESS

1. Update on Draft Ordinance changes- Planner Zubko stated the Commission must thank Mr. Jeff Wehrli and Stephenie Todd as the text amendment was passed at the County Board meeting. Planner Zubko handed out the new copies of the ordinance for everyone to put into their HPC binder. ACTION: Planner Zubko will email the ordinance out as a word document to Ms. Todd. Before applying for CLG status the Commission thought we should get a couple landmarks first and get further on the reconnaissance survey. The Commission would still like to landmark the Farnsworth house and 1542 Plainfield Road.

2. Discuss and approve changes/adjustments to the Landmark Nomination Application-depends on County Board vote on 4.15.14- Planner Zubko stated since the text was changed we have to modify the Landmarks Application to reflect those changes. ACTION: Planner Zubko will make the appropriate changes to the application and bring it to the next meeting to approve and forward onto the PBZ and full County Board for approval.

3. Update on Millbrook Bridge- Nothing new this month so the Commission will keep the same action item as last month regarding Ms. French contacting the grant writer. ACTION: Ms. French will contact the grant writer to discuss this and explain how the designation could help and educate her a little. Mr. Wehrli would like to try to get the story from 1958 when the bridge was altered. There was a brief discussion on grants.

4. Discuss and decide what is next for the reconnaissance survey- update on where we are at with regards to how many are complete, how many need to get done, etc.- Planner Zubko passed out a chart and explained the internal GIS site. She also showed the progress to date using her laptop and explained the different layers including a layer labeled ‘Stephnie Significant’ which are in purple and from her access database she has provided. The property will have two dots if the Commission marked it and Stephnie also had a comment. There was a brief discussion on date built, if Planner Zubko got it from the Assessor it may be incorrect as they just insert the same year for a lot of the properties. ACTION: Ms. Todd will email Planner Zubko the correct pin for the witness tree. ACTION: Finish Oswego Township completely before moving onto another township.

5. 5 year plan/ Project Tracking Sheet- Discuss and approve changes/adjustments and select next steps for meeting 2014 goals- We will discuss this next month. ACTION: Planner Zubko will try to get the 5 year plan from Ms. French so we can possibly vote on it next month.

6. Discussion on public outreach event- Ms. French is not in attendance so we will keep the same action item. ACTION: Ms. French is going to contact Michael Vincent to see when he will be back in town.

Since there was time the Commission went through some more pictures:
1437 Route 31: Significant
2158 Route 31: Contributing
2167 Route 31: Significant
2185 Route 31: Significant

Historic Preservation Meeting Minutes 4.16.14
2470 Route 31: Significant
951 Route 31: Contributing
975 Route 31: Significant
1030 Route 31: Non-contributing
1055 Route 31: Significant (demolished?)
1120 Route 31: Potentially Significant
1404 Route 31: Non-Contributing (Biggest Natural Spring in the County
1438 Route 31: Non-Contributing
1524 Route 31: Significant 2nd Empire House in Kendall
1540 Route 31: Contributing
1655 Route 31: Significant (real Smokehouse) House- Contributing
1690 Route 31: Potentially Significant
2060 Route 31: Non-Contributing
2116 Route 31: Contributing
2162 Route 31: Non-Contributing
2170 Route 31: Non-Contributing
2173 Route 31: Non-Contributing
2240 Route 31: Non-Contributing
2408A Route 31: Contributing
2408B Route 31: Non-Contributing
1056 Route 31: Non-Contributing
5055 Route 34: Demolished
5074 Route 34: Demolished
1526 Route 34: Demolished
2223 Route 34: Wormley House- Annexed
2414 Route 34: Demolished
2630 Route 34: Demolished
2652 Route 34: Demolished
2600 Route 34: Demolished
3516 Route 34: Annexed
5118 Route 34: Significant
5200 Route 34: Contributing
5790 Route 34: Non-Contributing
6256 Route 34: Non-Contributing
6508 Route 34: Contributing
6996 Route 34: Contributing (now known as 5 Riverwood Drive)
7156 Route 34: Contributing
7336A Route 34: Significant
7520 Route 34: Non-Contributing
7542 Route 34: Significant

PUBLIC COMMENT
There was no public comment at this time.
Since this is Ms. Todd’s last meeting Mr. Garrigan wanted to formally thank Ms. Todd for all her time and efforts on the Historic Preservation Commission and thanked her for forming the Commission and being the foundation of historic preservation in the County.

**ADJOURNMENT:** Next meeting will be **May 21, 2014** – Stephenie Todd made a motion to adjourn, seconded by Jeff Wehrli, all agreed. Chairman Garrigan adjourned the meeting at 8:45 pm.

Submitted by,
Angela L. Zubko, Recording Secretary & Planning & Zoning Manager
Land Use Working Committee

Minutes
Wednesday, June 18, 2014
9:00 a.m.

DuPage County Conference Room
233 S. Wacker Drive, Suite 800
Chicago, Illinois

Members Present: Ed Paesel (Chair), Judy Beck, Robert Cole, Lisa DiChiera, Steve Lazzara (on behalf of Curt Paddock), Mark Muenzer-Brittany Albrecht Sloan (for Eric Waggoner), Heather Tabbert, Jane Turley, Todd Vanadilok, Nathaniel Werner, Adrienne Wuellner, Angela Zubko.

Members Absent: Kristi DeLaurentis, Sheena Frèvre, Dave Galowich (Vice-Chair), John Norquist, Arnold Randall, Dennis Sandquist, Heather Smith, Mark VanKerkhoff, Nancy Williamson, Ruth Wuorenmaa.

Staff Present: Stephen Ostrander (committee liaison), Bob Dean, Jesse Elam, Doug Ferguson, Akshali Gandhi, Simone Weil, Andrew Williams-Clark.

Others Present: Elaine Bottomley (Will County), Mike Klemens (Will County Governmental League), Ryan Richter (Metra), Francesca Sallinger (Center for Neighborhood Technology), Jonathan Stutz (Will County), Mike Walczak (Northwest Council of Mayors).

1.0 Call to Order
Ed Paesel called the meeting to order at 9:03 a.m.

2.0 Agenda Changes and Announcements
There were no agenda changes or announcements.

3.0 Approval of the Meeting Notes – May 21, 2014
A motion to approve the minutes of May 21, 2014, was made by Jane Turley and seconded by Adrienne Wuellner. All in favor, the motion carried.

4.0 Legislative Update – Simone Weil, CMAP
Simone provided a brief update of legislation CMAP had been following, and answered questions from committee members. The relevant State Legislative Update document (June 4, 2014) is available here.

5.0 GO TO 2040 Update – Drew Williams-Clark, CMAP
As required under MAP-21, staff has been in the process of updating the GO TO 2040 plan since the summer of 2013. Staff prepared a draft plan update consisting of a summary document and a series of appendices that describe each of the key elements of the project in technical detail. As discussed at previous meetings, none of the plan’s recommendations have been revised. Staff anticipated release of the draft for public comment on June 13. Outreach meetings have been scheduled across the region through the end of the public comment period on August 1. Staff anticipate adoption of the final plan update at the October meetings of the Board and MPO Policy Committee. Drew detailed the current phase of the update and took questions and initial feedback from committee members.

One committee member asked about population estimates, noting that the regional total was lowered while Chicago is now expected to increase by about 500,000. Drew explained the basic reason for the change, but said that he can talk more about it with committee members next month.

6.0 LTA Program Evaluation, Part 1: Program Statistics and External Surveys – Bob Dean, CMAP
CMAP Staff will be working with the working committees and other partners in an evaluation of the first three years of the LTA program, with the intent of using the results to focus future resources most effectively. Bob began this discussion with a review of the basic program statistics and results of external surveys by project sponsors.

One committee member asked Bob whether this evaluation includes RTA Community Planning projects, to which Bob responded no, just CMAP projects. This committee member then asked whether CMAP is actively approaching communities that have completed comprehensive plans (especially through the assistance of the LTA program). Bob responded that CMAP’s zoning projects are typically with communities for whom the agency has developed comprehensive plans; CMAP often specifies the need to update their zoning, but CMAP doesn’t indicate that the community should work with the agency to achieve this.

One committee member asked whether some communities choose not to adopt a plan created through the LTA program, to which Bob answered this has happened only once.

Another committee member with experience working with the LTA program noted that he experienced great follow through by CMAP staff, and noted that his role was to make sure that elected officials were on board with the plan.

One committee member asked about communities that are unclear about what they should do. Bob answered that CMAP has found that several communities first need an LTA “planning priorities report” to help them fully assess their options and priorities.

A committee member said that his experience was that the tough challenge is communities that have no resources. He had wondered about grouping, for example, three communities together and having a “traveling planner” to provide staff level support to these municipalities.
Another committee member suggested that it would be helpful for CMAP to provide an estimated number of staff hours that would help make it clear the expectations for municipal staff in terms of time commitment and responsibilities.

A committee member referenced the I-294/I-57 leading to a new shopping center in Markham. He also asked about CMAP’s approach to funding the LTA program now that HUD funding has ended. Bob answered that CMAP is using a mix, the majority of which is UWP. But overall this requires CMAP to demonstrate that LTA projects address transportation concerns.

Ed Paesel asked Heather Tabbert whether she could make a similar presentation about the RTA’s Community Planning program; Heather responded that the RTA has yet done this kind of analysis, but a presentation at a later date is possible.

7.0 Congestion Mitigation and Air Quality Program – Jesse Elam, CMAP
The Congestion Mitigation and Air Quality Improvement (CMAQ) program is a federal transportation funding source that CMAP programs through a competitive regional process. Staff is undertaking a review of the evaluation and ranking process used in the program and is seeking working committee feedback. Staff will give a PowerPoint presentation and then lead a conversation about the management of the program.

One committee member said that he hoped that regional priorities would be guiding funding decisions, saying that we should be asking how CMAQ is actually supporting regional priorities.

One member asked whether CMAQ supports Phase I engineering, to which Jesse answered no. Another member commented that by not supporting Phase I, it can deny low resource communities what they need to get started. Jesse mentioned CMAP’s recent TIGER application to help provide support for Phase I engineering.

A member noted that there was discussion about eliminating private sector eligibility, to which Jesse responded that this wasn’t being planned in large part because there wouldn’t be enough public sector projects if that policy was implemented.

8.0 Other Business
Ed Paesel and Stephen Ostrander ended the meeting by asking committee members if they wanted to plan on a field trip, probably to learn on-site about planning for the Forest Preserve of Cook County, in lieu of the committee’s regular meeting. Members answered in the affirmative. Ed noted that the committee may include a brief meeting to cover essential business.

9.0 Public Comment
There was no public comment.

10.0 Next Meeting
The committee was scheduled to meet next on July 16, 2014.

11.0 Adjournment
The meeting adjourned at 10:20 a.m.

Respectfully submitted,

[Signature]

Committee Liaison
July 11, 2014
Summary of Local Technical Assistance (LTA) Applications  
July 7, 2014

CMAP has established the Local Technical Assistance (LTA) program to direct resources to communities to pursue planning work that helps to implement GO TO 2040. In conjunction with the RTA’s Community Planning program, CMAP held a call for LTA projects in spring and summer 2014. Applications were due on June 26, 2014.

The remainder of this document provides basic statistics about the applications received, describes the project selection process, and includes short summaries of each project submitted. CMAP’s understanding of some of these projects may change through discussions with the applicants, so the descriptions and figures in this document should be considered preliminary.

Basic application statistics
In total, 104 applications were submitted by 77 different applicants to the LTA program. An additional 22 applications were submitted to the RTA for consideration through their Community Planning program. Details of the projects being reviewed by the RTA are available on their website.

Applications were received from across the entire region. The chart below shows applications received by geography, using County and Council of Mayors boundaries. Please note that projects may be placed in multiple geographies if they cross geographic boundaries.

<table>
<thead>
<tr>
<th>Geography</th>
<th>Number of applications</th>
<th>Number of applicants</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chicago</td>
<td>17</td>
<td>12</td>
</tr>
<tr>
<td>North / Northwest Cook</td>
<td>9</td>
<td>8</td>
</tr>
<tr>
<td>West Cook</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Southwest Cook</td>
<td>8</td>
<td>4</td>
</tr>
<tr>
<td>South Cook</td>
<td>23</td>
<td>15</td>
</tr>
<tr>
<td>DuPage</td>
<td>20</td>
<td>17</td>
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<tr>
<td>Kane</td>
<td>10</td>
<td>7</td>
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<tr>
<td>Kendall</td>
<td>4</td>
<td>4</td>
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<tr>
<td>Lake</td>
<td>8</td>
<td>6</td>
</tr>
<tr>
<td>McHenry</td>
<td>14</td>
<td>10</td>
</tr>
<tr>
<td>Will</td>
<td>13</td>
<td>7</td>
</tr>
<tr>
<td>No specific geography</td>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>
A variety of project types were submitted. Projects addressing zoning or other regulations were the most common, with 20 submitted. Plans that dealt with a specific corridor or subarea were also common, as were transportation plans. A few new project types—analysis of development review processes, and capital improvement plans—were specifically solicited, and six projects of these types were received.

<table>
<thead>
<tr>
<th>Project type or topic</th>
<th>Number of applications</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning</td>
<td>20</td>
</tr>
<tr>
<td>Subarea or corridor plan</td>
<td>18</td>
</tr>
<tr>
<td>Transportation plan</td>
<td>17</td>
</tr>
<tr>
<td>Comprehensive plan</td>
<td>14</td>
</tr>
<tr>
<td>Sustainability or other environmental focus</td>
<td>11</td>
</tr>
<tr>
<td>Development review process</td>
<td>4</td>
</tr>
<tr>
<td>Capital improvement plan</td>
<td>2</td>
</tr>
<tr>
<td>Other</td>
<td>18</td>
</tr>
</tbody>
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**Comparisons to previous years**

This is the fourth year that CMAP has offered the LTA program, so comparisons to the first three years of the program may be useful. The number of applications received was roughly similar to 2012, and significantly higher than last year. CMAP did more promotion of the LTA program this year, as compared to 2013; activities included co-hosting the GreenTown conference and doing direct outreach to low-capacity communities to encourage them to request assistance.

<table>
<thead>
<tr>
<th></th>
<th>2014</th>
<th>2013</th>
<th>2012</th>
<th>2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projects submitted</td>
<td>104</td>
<td>67</td>
<td>109</td>
<td>226</td>
</tr>
<tr>
<td>Applicants</td>
<td>77</td>
<td>58</td>
<td>88</td>
<td>140</td>
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</table>

Some applicants have had past experience with the LTA program. Of the 77 applicants, 32 have already submitted at least one successful application in past years; some of them have submitted follow-up projects, and others have submitted entirely new ideas. The remaining 45 are new to the LTA program. Some (17) submitted unsuccessful projects in previous years, but most (28) are entirely new applicants.

Geographic comparisons are shown below. This year, more applications were received from south Cook County than any other geography (23), and this was by far the most applications ever submitted from south Cook County. DuPage County, the City of Chicago, McHenry County, and Will County were also notable for submitting a high number of applications. In contrast, relatively few applications were received from west Cook County.
<table>
<thead>
<tr>
<th>Geography</th>
<th>2014</th>
<th>2013</th>
<th>2012</th>
<th>2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chicago</td>
<td>17</td>
<td>7</td>
<td>10</td>
<td>16</td>
</tr>
<tr>
<td>North / Northwest Cook</td>
<td>9</td>
<td>4</td>
<td>10</td>
<td>19</td>
</tr>
<tr>
<td>West Cook</td>
<td>4</td>
<td>10</td>
<td>8</td>
<td>15</td>
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<tr>
<td>Southwest Cook</td>
<td>8</td>
<td>1</td>
<td>3</td>
<td>8</td>
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<tr>
<td>South Cook</td>
<td>23</td>
<td>7</td>
<td>9</td>
<td>15</td>
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<tr>
<td>DuPage</td>
<td>20</td>
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<td>Kane</td>
<td>10</td>
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</tr>
<tr>
<td>Kendall</td>
<td>4</td>
<td>4</td>
<td>2</td>
<td>1</td>
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<tr>
<td>Lake</td>
<td>8</td>
<td>10</td>
<td>11</td>
<td>16</td>
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<tr>
<td>McHenry</td>
<td>14</td>
<td>7</td>
<td>6</td>
<td>10</td>
</tr>
<tr>
<td>Will</td>
<td>13</td>
<td>4</td>
<td>3</td>
<td>8</td>
</tr>
<tr>
<td>Regional</td>
<td>2</td>
<td>1</td>
<td>6</td>
<td>2</td>
</tr>
</tbody>
</table>

Project types this year showed some variation from past years. Zoning projects were the top type of applications received, in a significant change from past years. This corresponds well to CMAP’s increasing focus on plan implementation, which involves zoning and other regulatory updates. In contrast, comprehensive plans have become less common — from being the most common type in 2011 and 2012 to the fourth-most common this year. No new projects were received that focused on housing, but projects that focused on other issues — including economic development, local food, health, arts and culture, and any other issues — increased from past years.

<table>
<thead>
<tr>
<th>Project type or topic</th>
<th>2014</th>
<th>2013</th>
<th>2012</th>
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<tbody>
<tr>
<td>Zoning</td>
<td>20</td>
<td>7</td>
<td>12</td>
<td>23</td>
</tr>
<tr>
<td>Subarea plan</td>
<td>18</td>
<td>14</td>
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<td>Transportation</td>
<td>17</td>
<td>14</td>
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<tr>
<td>Comprehensive plan</td>
<td>14</td>
<td>12</td>
<td>22</td>
<td>48</td>
</tr>
<tr>
<td>Sustainability or other environmental focus</td>
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<tr>
<td>Housing</td>
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<tr>
<td>Development review process</td>
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</tr>
<tr>
<td>Capital improvement plan</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>0</td>
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<td>Other</td>
<td>18</td>
<td>11</td>
<td>14</td>
<td>26</td>
</tr>
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</table>

**Selection criteria**

Criteria for the LTA program include alignment of the project with the recommendations of GO TO 2040; local need for assistance; feasibility and ability to implement; collaboration with other groups, including neighboring governments and nongovernmental groups; input from relevant Counties and Councils of Government (COGs); and geographic balance. This year, CMAP is paying particular attention to the criteria involving feasibility and ability to implement, in line with the overall focus on directing resources to plans that will be implemented.
Review process and timeline
Applications for the LTA program were due on June 26, and will be presented to the CMAP Board and MPO Policy Committee for approval in October. In July and August, a summary of applications received will be shared with CMAP's working committees for discussion and comments. The same will occur with other stakeholder groups, including technical assistance providers, transit agencies, Counties, the City of Chicago, COGs, and others. Comments can also be sent directly to CMAP; please email Bob Dean at bdean@cmap.illinois.gov or call 312-386-8834 with direct comments on any projects. All stakeholders are requested to provide comments to CMAP by Friday, August 22.

Recommendations will be discussed with CMAP's Transportation committee on October 3. Recommendations will be brought to the CMAP Board and MPO Policy Committee at their meetings in October. The Local Coordinating Committee will discuss the recommendations immediately prior to the Board meeting on October 8, and also may have a special meeting to review the applications in more detail in late September (scheduling TBD).

Following the Board and MPO meetings, CMAP will work closely with the sponsors of selected projects to handle any needed administrative work, develop full project scopes and schedules, and get projects started. It is expected that newly selected projects will be initiated on a rolling basis beginning in winter and spring 2015.
Project descriptions

Projects are organized by geography. Please note that not all projects below are entirely consistent with the purpose of CMAP’s local programs, and more information is needed to fully understand many of them; project proposals are described regardless of eligibility and completeness. Any suggested edits to these descriptions should be sent to Bob Dean at bdean@cmap.illinois.gov. Full applications are available on CMAP’s LTA webpage.

City of Chicago

Advanced Community Planned Communications Network Working Group
- Assist with broadband connectivity and planning. This mapping and planning will facilitate the development of high-speed assets in nine south side communities of Douglas, Grand Boulevard, Kenwood, Oakland, Washington Park, Woodlawn, South Shore, Grand Crossing, and Hyde Park.

Bridgeport Business Association
- Based off of previous economic development work, develop a Corridor Vision Plan for Halsted Street from Archer Avenue to Pershing Road. The plan should have a strong retail development component and identify redevelopment opportunities as a way to combat vacancy and guide future development along Bridgeport’s main commercial corridor.

Center for Neighborhood Technology (CNT)
- Develop a “Rain Ready” Plan (including a Community Needs Assessment) for two neighborhoods in Chicago – Chatham and Albany Park – to combat recent flooding. The focus of these plans should be on streets, alleyways, parkways, trails, parking lots and transit and should be in line with the Rain Ready grassroots initiative, which determines the link between rain readiness, land use, transportation, and housing.

Chicago Department of Planning and Development
- Using the Chicago Neighborhoods 2014 framework developed in partnership with the Chicago Community Trust (CCT), identify priority neighborhoods that would benefit most from detailed planning. Of these, develop three comprehensive neighborhood plans under the LTA program.

Chicago Department of Transportation
- Develop a sidewalk pedestrian level-of-service study to increase pedestrian level-of-service at peak times on high demand. The study should analyze pedestrian count data (collected by the City of Chicago) and recommend methods to improve pedestrian flows and limit obstructions on city-owned sidewalks.

- Develop a city-wide Livable Streets Master Plan that combines and overlays both existing and proposed improvements from various existing plans.
• Augment the existing Chicago Truck Planning Study (currently in draft form) with an outreach supplement that includes stakeholder presentation materials, a proactive outreach strategy, and a Chicago Truck Route Fact Sheet for industry.

Endeleo Institute Community Development Corporation

• Develop a 95th Street Planning Priorities Report to identify community needs and priorities within four blocks of the soon-to-be-transformed 95th Street CTA station. This would include guidance on how to maximize community input, as well as analysis of local data and past planning work. It is an intermediate step toward implementation of a 95th Street TOD. Potential partners include the City of Chicago, CTA, and CHA.

Far South Community Development Corporation

• Develop a Cultural Plan for the Roseland neighborhood focusing on arts and culture development in the Roseland community. The Plan will include an arts and culture assessment, a commercial and recreational market study, urban design recommendations, transportation study, and an implementation strategy.

National Parks Conservation Association

• NPCA has proposed the creation of an urban national historic park in Chicago’s Pullman neighborhood and is working with the Chicago chapter of the American Institute of Architects (AIA) to organize a design charrette to identify community desires for streetscape and other improvements. Technical assistance is requested to develop recommendations into potential capital improvements and implementation plan.

North River Commission

• Develop a comprehensive bicycle and pedestrian plan for Chicago’s North River community. This plan would focus on integrating bike and pedestrian routes with public transportation information in order to draw more visitors and residents to the North River area.

Rogers Park Business Alliance

• Conduct a Streetscape and Parking Study that would be used to establish a more pedestrian-friendly business district, explore parking management strategies, and improve wayfinding along Sheridan Road between Devon and Farwell.

• Conduct a Commercial Corridor Study along Clark Street in Rogers Park to support revitalization of the streetscape and roughly 150 businesses that lie along the corridor.

South Loop Neighbors (SLN) and Greater South Loop Association (GSLA)

• Collaborate to establish a pre-development framework for the currently undeveloped 62-acre site called “Riverside Park” on the Chicago River south of Roosevelt Road. This framework would help to coordinate redevelopment of the site, planning of new road infrastructure, and rehabilitation of the adjacent riverbank. This framework format
would be similar to past LTA work on Harper's Court in Hyde Park, as well as Delta Institute's work on the Crawford/Fisk Task Force.

South Shore Planning and Preservation Coalition
- Create a Community Vision Plan similar to the Chinatown LTA project. Identify community needs and desires, challenges and opportunities, and create a vision and set of short- and long-term goals and strategies to implement them.

- Conduct a market analysis of the South Shore trade area to identify economic and demographic opportunities and gaps in the area. This study will help inform future comprehensive plans.

Sustainable Englewood Initiatives
- Coordinate intergovernmental assistance toward the planning, concept design and marketing of the New ERA Trail (also known as the Englewood Line), an abandoned elevated rail spur set to become an urban park and recreation corridor.

North / Northwest Cook

Cook County Department of Planning and Development
- Develop a comprehensive plan for unincorporated areas of Cook County within Maine and Northfield Townships. The Plan should bring the unincorporated areas into conformance with the codes and regulations of surrounding municipalities, as well as standardize service provisions and study incorporation options for unincorporated lands.

Des Plaines
- Update the 2007 Comprehensive Plan and revise and implement the draft Unified Development Ordinance, which would replace the City’s existing Zoning and Subdivision regulations.

Franklin Park (also West Cook and DuPage County)
- Develop a truck routing and infrastructure plan for the eleven-community O'Hare subregion that addresses disconnected truck routes, poor roadway conditions and congestion. The proposed plan is aligned with recommendations made in the O'Hare Subregional Freight-Manufacturing Drill-Down Report.

Niles
- Develop an arts and culture comprehensive plan to provide direction for ongoing efforts and build off of CMAP’s Arts and Culture Toolkit.

Northbrook
- Develop a bike and pedestrian plan that builds off of the Northbrook Bike Plan (2003) and establishes coordination between modes of transportation and community
destinations. Involving commuters, local schools and the Park District in the planning process is a priority.

**Northwest Municipal Conference**
- Conduct a **Bike Sharing Feasibility Study** analyzing the potential for Divvy extension or standalone operations. This would address the “last mile” of transit connectivity (from downtown train or bus to a person’s destinations).

**Roselle (also DuPage County)**
- Create a new **comprehensive plan** for the Village reflecting the economic realities of the last several years. The Village’s revenues have dropped significantly and have defunded some of what used to be considered basic services, lowered some basic service levels, and eliminated 20% of its positions. Addressing land use and transportation corridors would be the major focus of any new Comprehensive Plan.

**Schaumburg (also DuPage County)**
- Obtain services of a consultant to complete an update of the **comprehensive plan**. Substantial development has occurred in the Village since 1996, and many directives in the comprehensive plan are outdated and no longer reflect village policies. This reduces the Village’s ability to rely on its plans to provide direction to make land use decisions.

- Update the Village’s **Comprehensive Green Action Plan** due to an evolution of sustainability planning documents. These types of plans have become more robust in regards to local food systems, municipal policies, economic development, and environmental equity. The updated plan should include indicators and implementation strategies to measure progress toward achieving the goals in the plan so they can be quantified and reported to the community.

**West Cook**

**Berwyn**
- Develop a more comprehensive and feasible **Stormwater Management Plan**, using the City’s draft Stormwater Management Plan to build off of. The Plan would include both field work and selection of Best Management Practices (BMPs) to improve water quality.

**Brookfield**
- Complete a long-range **Comprehensive Plan** to replace Brookfield’s 2004 “comprehensive plan,” which was only a business corridor plan. Creating a new comprehensive plan in the near term would allow Brookfield to ensure that future capital investments are aligned with regional goals and reflect local community priorities.
Franklin Park (also Northwest Cook and DuPage County)
- Develop a truck routing and infrastructure plan for the eleven-community O'Hare subregion that addresses disconnected truck routes, poor roadway conditions and congestion. The proposed plan is aligned with recommendations made in the O'Hare Subregional Freight-Manufacturing Drill-Down Report.

Oak Park
- Update the current Zoning Ordinance to align it with the newly adopted comprehensive plan. The ordinance should be user friendly and incorporate best practices including sustainable development practices and smart growth principles. The current Zoning Ordinance is inefficient due to it being amended numerous times.

South Cook

Blue Island (also Southwest Cook)
- Create a Capital Improvement Program to implement the Blue Island Comprehensive Plan. The CIP should improve the City's public infrastructure, emphasizing long-term sustainability, fiscal efficiencies, project prioritization and enhanced quality of life for residents.

- Conduct an analysis and develop recommendations for the improvement of the City’s development review process, specifically for project sites that are high-interest and high-priority and feature a high level of visibility due to site locations. The end goals should be implementation of a fully integrated, transparent development review process with inter- and cross-departmental input and collaboration.

Blue Island Park District (also Southwest Cook)
- Create an updated, more robust Park District Master Plan, including an assessment of existing facilities as well as recommended upgrades or renovations to existing parks and facilities. In addition, the Plan should specifically address strategies for newly acquired parcels of land.

Calumet Park
- Update the Village’s Comprehensive Plan (last updated in 1989). The Village would like to address topics such as current economic conditions, housing and demographic changes, environmental impact and sustainability, community identity, transportation needs, and regional projects already underway.

- Update the Village’s Zoning Code. The update should establish clearly defined and uniform regulations to promote the beneficial and sustainable use of the Village’s land, as well as alleviate administrative confusion, outline standards, improve access to information, and streamline the zoning process for potential developers and prospective business owners.
Center for Neighborhood Technology (CNT)
- Partner with the Army Corps of Engineers to develop a "Rain Ready" Plan (including a Community Needs Assessment) for the Village of Midlothian, a community that has suffered from repetitive and severe flooding. The Plan should explore all opportunities, including green infrastructure within public rights-of-way, as well as individual property improvement recommendations.

Chicago Heights
- Update the City’s Zoning Ordinance (which is now more than 15 years old) to comply with its soon-to-be-adopted updated Comprehensive Plan.

Harvey
- Develop a comprehensive plan for the City that will position Harvey to be a fiscally sound, sustainable, eco-friendly and safe community with a thriving local economy. The Plan should "bridge the gap" between research and practice to help the City more effectively respond to the fiscal challenges currently facing local governments.

Matteson
- Complete a comprehensive zoning ordinance update. The Village is particularly interested in addressing regulations regarding parking, bulk standards and signage.

- Develop a comprehensive plan (first adopted in 1987). A plan update was initiated in 2007; however, it was never completed or adopted due to budget constraints.

Olympia Fields
- Conduct a Zoning Ordinance and Map Update to accommodate new uses and remove outdated terms and placed into a table for easy comparison. The last major update was in 1981 after being developed in 1971. Illustrations are needed to clarify the code. There are no provisions for promoting sustainability within the code and updating it will address the issue and assist in addressing recommendations.

Richton Park
- Generate a Capital Improvement Plan (CIP) to identify capital investments needed in the community. The completion of the CIP is the next logical step following the completion of the comprehensive land use plan. The Village’s capital needs relate to infrastructure, transportation, environmental, planning, equipment, facilities, technology, etc.

- Composing a Comprehensive Stormwater Management Study will address the problem of stormwater runoff, which currently impacts commercial, industrial or housing development potential. Historically there have been incidents of major flooding, particularly in the Town Center area of the community, caused by the east branch of Butterfield Creek.
In partnership with the Village of Matteson, evaluate opportunities for regional cooperation and potential consolidation of the Villages' Fire and Rescue Services. The report should analyze present resources available to meet emergency services requirements, including an inventory of both manpower and equipment and its distribution throughout the service areas.

**Riverdale**
- Update the municipal-wide zoning ordinance. The current zoning code is from 1980 and there have been many law and code changes since then. A basic overhaul of the zoning map is needed.

**Sauk Village**
- Develop a comprehensive plan that will provide a holistic approach for the next four generations of current and future residents. The Village seeks assistance to improve the quality of life for the residents, develop a safe community, and support a thriving economy. The plan looks to address the opportunities for capacity building, market strategy, and regional mobility so that there is a more efficient government and livable community.

**South Chicago Heights**
- Update the Village’s zoning ordinance. An updated zoning ordinance will be an important tool to revitalize the Village business areas and certain residential areas. The Village has suffered during the recent economic recession and through 2013 the assessed values of properties within the Village continued to decline, despite efforts to maintain stability.

**South Holland**
- Evaluate, update and expand the strategic plan to address land use, economic development, housing, natural resources, transportation, community facilities, image and identity, and implementation of this plan.

- Create a Subarea Plan for the Village Interstate Zoning to determine how to best establish and promote the Interstate Zoning District. There are five sub-zones within the district that are intended to create uses unique to each zone. This district offers some of the most attractive property within the area and the appropriate development can spur enormous economic growth.

**South Suburban Mayors and Managers Association (SSMMA)**
- Develop a Comprehensive Retail Development Strategy for the municipal members of Select Chicago Southland, a new retail development group. This study would analyze and propose types of regional tools that would enhance these municipalities to more effectively attract new development, with particular attention given to infrastructure, marketing, and innovative funding mechanisms to finance these improvements.
- Develop a Chicago Road Corridor Plan to improve the safety, attractiveness, and economic potential of Chicago Road in the communities of Chicago Heights, South Chicago Heights, and Steger. This plan would include recommendations to balance pedestrian and vehicular travel, expand public transit, coordinate land uses, implement “complete streets” and develop attractive aesthetic features.

- Develop a Tax Impact Assessment for the 43 municipalities of SSMMA that would examine the impact of high municipal taxes on residential and business location decisions. CMAP would define the methodology of the study and could help refine the scope: SSMMA suggests that Cook may want a county-wide study. This request is a “placeholder” pending definition of partners, parameters, and scope.

Steger (also Will County)
- Develop a comprehensive plan to establish a vision for the Village and guide its future development. The plan should focus on the redevelopment of the downtown area and provide recommendations for the development of a successful pedestrian-oriented and mixed-use downtown. The transportation recommendations should focus on improved pedestrian access and safety in the downtown area along with improved vehicular flow throughout the Village.

Southwest Cook

Blue Island (also South Cook)
- Create a Capital Improvement Program to implement the Blue Island Comprehensive Plan. The CIP should improve the City’s public infrastructure, emphasizing long-term sustainability, fiscal efficiencies, project prioritization and enhanced quality of life for residents.

- Conduct an analysis and develop recommendations for the improvement of the City’s development review process, specifically for project sites that are high-interest and high-priority and feature a high level of visibility due to site locations. The end goals should be implementation of a fully integrated, transparent development review process with inter- and cross-departmental input and collaboration.

Blue Island Park District (also South Cook)
- Create an updated, more robust Park District Master Plan, including an assessment of existing facilities as well as recommended upgrades or renovations to existing parks and facilities. In addition, the Plan should specifically address strategies for newly acquired parcels of land.

Lemont (also Will County)
- Analyze the Village’s development review process and outline recommendations for improvements to increase efficiency, clarity and coordination among consultants and
Village staff. The Village is particularly interested in learning how other communities address similar issues and processes.

- Develop a **corridor plan** for State Street that allows for limited commercial use, while addressing design considerations in this predominantly residential corridor. Improving the pedestrian and bicycle realm through urban design is also desired.

- Develop a **water supply and distribution sustainability plan** that addresses the Village’s future projected growth and demand on its groundwater resources.

- Develop an **economic subarea plan** for one or more economic activity centers as identified and recommended in the Village’s comprehensive plan. The plan would address land use and design considerations, infrastructure capacity, and economic feasibility of the proposed land uses.

**Palos Park**

- Improve the **Zoning Ordinance**, including its enforcement, application, administration, appropriateness, and interpretation. There is concern with the development of smaller vacant residential parcels in a consistent manner with existing adjacent residential properties.

**DuPage County**

**Aurora** (also Kane, Kendall, and Will Counties)

- Create an **Arts and Culture Plan** for Aurora, as well as a Downtown Arts District based on CMAP’s Arts & Culture Toolkit. The Plan should provide guidelines to evaluate arts based proposals, such as live-work spaces, affordable housing for artists and studio, display, rehearsal and performance spaces to reflect Aurora’s growing creative economy.

- Update and enhance the City’s 2006 **Downtown Master Plan** with walkability, bikeability and transit components to return the downtown to its historic reputation for transit oriented development.

- Update the 2009 **Sustainability Plan** with new resources from the Sustainability Toolkit; the updated Plan should reflect changes in technology, the economy, community priority, and resident interest.

**Bensenville**

- To effectively implement the Comprehensive Plan and Homes for a Changing Region projects undertaken recently in Bensenville, conduct a comprehensive revision to the current **Zoning Ordinance** is requested. Only task-specific amendments have been made to the Zoning Ordinance by the Village since 2004. The Village is interested in incorporating form-based code concepts into the final product.
Clarendon Hills
- Develop a comprehensive plan for the Village’s South Side that addresses current challenges faced by the neighborhood including the perceived disconnection from the Village, incomplete infrastructure system, and inaccessibility, among others. Community outreach and participation as part of the planning process, is a priority for the Village.

DuPage County DOT
- Develop a framework plan for future bicycle and pedestrian facility improvements along the Elgin O’Hare Expressway (I-390) facility in corridor communities and unincorporated DuPage County. This framework may include sidewalk and trail connections, existing and future transit, and community points of interest.

DuPage County Health Department
- Partner with Impact DuPage, a collaborative human services organization formed in 2013, to create a web-based community dashboard that is integrated with similar regional efforts. CMAP is requested to develop best practices related to data sharing and multi-sectoral partner engagement.

Elmhurst
- Craft a comprehensive community-wide Sustainability Plan that includes both incorporated and unincorporated residents, businesses, and community-based institutions and organizations.

Forest Preserve District of DuPage County
- Conduct a feasibility study for the final link of the West Branch DuPage River Trail. This study should address a crossing of Roosevelt Road and the West Branch of the DuPage River as well as identify any other on-street routes or trail alignments that could be designated as the West Branch DuPage River Trail instead of a grade-separated crossing. This study will be conducted in partnership with the DuPage County Division of Transportation.

Franklin Park (also West and Northwest Cook County)
- Develop a truck routing and infrastructure plan for the eleven-community O’Hare subregion that addresses disconnected truck routes, poor roadway conditions and congestion. The proposed plan is aligned with recommendations made in the O’Hare Subregional Freight-Manufacturing Drill-Down Report.

Glen Ellyn
- Prepare a comprehensive zoning code update as identified in the Village’s Comprehensive Plan (2001) and Downtown Strategic Plan (2009). The Village is particularly interested in reevaluating regulations in the downtown central business districts, and balancing historic preservation with transit oriented development.
Mary Ann Kaufman
- Provide funding assistance to build and test a ½ scale “living wall” for suitability as a roadway sound wall replacement. Project would take place on the resident-facing side of IL-53 at 2S154 Churchill Lane near Huntington.

Roselle (also Northwest Cook County)
- Create a new comprehensive plan for the Village reflecting the economic realities of the last several years. The Village’s revenues have dropped significantly and have defunded some of what used to be considered basic services, lowered some basic service levels, and eliminated 20% of its positions. Addressing land use and transportation corridors would be the major focus of any new Comprehensive Plan.

Schaumburg (also Northwest Cook County)
- Obtain services of a consultant to complete an update of the comprehensive plan. Substantial development has occurred in the Village since 1996, and many directives in the comprehensive plan are outdated and no longer reflect village policies. This reduces the Village’s ability to rely on its plans to provide direction to make land use decisions.
- Update the Village’s Comprehensive Green Action Plan due to an evolution of sustainability planning documents. These types of plans have become more robust in regards to local food systems, municipal policies, economic development, and environmental equity. The updated plan should include indicators and implementation strategies to measure progress toward achieving the goals in the plan so they can be quantified and reported to the community.

Villa Park
- Update the Village’s Zoning Code. The Village adopted a TOD Overlay District as part of the Zoning Code, but it affects less than 1% of the total land area and the code needs to address the entire Village. The update will address issues and offer an opportunity to institute necessary changes to further the comprehensive plan, and recognize technological and environmental advancement since the current code’s adoption.

Warrenville
- Develop a Comprehensive Plan for the City to replace its existing plan adopted in 1984. The Plan should accommodate more dense residential development, be reflective of market realities, encourage efficient land use, and be fiscally and socially sound. In addition, the Plan should include a sub-area plan for the Route 59/Route 56 arterial intersection, a real estate market analysis, and incorporate scenario-based planning.

Wayne
- Develop a new zoning ordinance that is more consistent with the goals of the Plan to maintain the Village’s semi-rural character and its designated historic districts. The results will offer defined land use regulations, less administrative confusion for property owners, developers and Village staff in interpreting and implementing the regulations.
There will be fewer variations from land use and preservation of historic structures will allow adaptive re-use and more attractive opportunities for development in the Village.

**Willowbrook**
- Perform a **southeast sub-area comprehensive plan update**. The area is comprised by a mix of commercial and low impact mixed office and industrial uses on fairly small lots. There are various challenges and opportunities that impact the existing residential properties, some of which are solid, and some that may be suitable for redevelopment. The Village’s southeast area continues to generate interest from uses in the area that might not be supported without a new vision and plan for accommodating them.

**Winfield**
- Implement a **Zoning Code Update** to modernize our zoning codes. After recently completing an update of the Village’s Comprehensive Land Use Plan, Village officials believe conducting a zoning code update will result in more effective and appropriate rezoning. The Village would be able to utilize the current planning momentum from updating the Village’s Comprehensive Land Use Plan.

**Kane County**

**Aurora** (also DuPage, Kendall, and Will Counties)
- Create an **Arts and Culture Plan** for Aurora, as well as a Downtown Arts District based on CMAP’s Arts & Culture Toolkit. The Plan should provide guidelines to evaluate arts based proposals, such as live-work spaces, affordable housing for artists and studio, display, rehearsal and performance spaces to reflect Aurora’s growing creative economy.

- Update and enhance the City’s 2006 **Downtown Master Plan** with walkability, bikeability and transit components to return the downtown to its historic reputation for transit oriented development.

- Update the 2009 **Sustainability Plan** with new resources from the Sustainability Toolkit; the updated Plan should reflect changes in technology, the economy, community priority, and resident interest.

**Fox River Study Group**
- Assist Fox River Watershed communities develop **community-specific watershed plans** to achieve the nutrient pollution load reduction targets and watershed improvement strategies called for by the Fox River Implementation Plan (FRIP). The plans will cover municipalities downstream of Stratton Dam/Chain O’Lakes.

**Huntley** (also McHenry County)
- Prepare a **form-based code for the Village’s Downtown** and surrounding area as recommended in the Downtown Revitalization Plan (2010). The new code would
complement several efforts such as the adoption of a TIF district, streetscape plan and façade improvement assistance program for Downtown Huntley.

Kane County

- Develop a health chapter for a comprehensive plan that will assess one municipality but can be used as a model for the region. The incorporation of health into a comprehensive plan will enable a municipality to fully support and enhance local and regional health-related programs; it will assist the municipality in attaining future grants and technical assistance; and it will prepare the municipality for the utilization of health impact assessments (HIA) in local decision making. Multi-department application from the Development & Community Services Dept., Health Dept., and Division of Transportation.

- Conduct a health impact assessment (HIA) on the Model Transit Zoning Ordinance included in the Kane County Primary Transit Network (PTN) Study, a 2013 LTA project. This HIA would provide additional information and recommendations to improve health outcomes associated with the model zoning ordinance ahead of its adoption by Kane County municipalities in the coming years. Multi-department application from the Development & Community Services Dept., Health Dept., and Division of Transportation.

Montgomery (also Kendall County)

- Update the zoning ordinance for the Village’s Downtown/Mill District to facilitate the implementation of the Village’s comprehensive and TOD plans.

South Elgin

- Conduct elected official zoning training in order to focus on the public hearing process, current zoning laws, and provide a general discussion of the Village’s roles in the planning and development proposals. The Village has developed high-quality long range plans and will be working to overhaul the development ordinance making them consistent with range plans and will be working to renovate the development ordinances while making them consistent with these plans.

Kendall County

Aurora (also DuPage, Kane, and Will Counties)

- Create an Arts and Culture Plan for Aurora, as well as a Downtown Arts District based on CMAP’s Arts & Culture Toolkit. The Plan should provide guidelines to evaluate arts based proposals, such as live-work spaces, affordable housing for artists and studio, display, rehearsal and performance spaces to reflect Aurora’s growing creative economy.
• Update and enhance the City’s 2006 Downtown Master Plan with walkability, bikeability and transit components to return the downtown to its historic reputation for transit oriented development.

• Update the 2009 Sustainability Plan with new resources from the Sustainability Toolkit; the updated Plan should reflect changes in technology, the economy, community priority, and resident interest.

Joliet (also Will County)
• Update the City’s community-wide zoning ordinance to include an assessment of the current ordinance, an updated set of regulations, and allowance for administrative variances, where possible.

Kendall County
• Conduct a comprehensive market study of the comparative advantage for industrial development in each community within Kendall County. This study would identify current and future industry clusters, analyze workforce and infrastructure suitability, and provide guidance on sustainable tax structures and necessary infrastructure improvements.

Montgomery (also Kane County)
• Update the zoning ordinance for the Village’s Downtown/Mill District to facilitate the implementation of the Village’s comprehensive and TOD plans.

Lake County

Fox Lake (also McHenry County)
• Develop a refined development review process/zoning code update within the Community Development Department. The new review process should address unclear expectations held by stakeholders, ensure appropriate development through the use of adequate zoning, and incorporate concepts/regulations that promote environmental protection and sustainability.

• Create a parks and recreation master plan which will improve regional connectivity, enhance recreational facilities, strengthen the local economy, and provide healthy, environmentally-friendly transportation options.

• Review Village ordinances and codes to prioritize changes and develop a timeline for implementation. The project will encompass all stakeholders including all Village departments, Plan Commission, Zoning Board, businesses and residents.

Grayslake
• Develop a bicycle and pedestrian plan that builds off of the existing bike path system and past plans while focusing on land use, linkages, signage and safety enhancements.
Gurnee
- Update the Village’s comprehensive plan (last updated in 1997). The plan should focus on affordable housing, mixed use and transit oriented development, multi-modal transportation, walkability, access to parks and open space, and sustainability.

Lake County Division of Transportation
- Develop a greenway corridor plan to enhance transportation and recreational use of the Robert McClory Bike Path, which was recently designated as part of US Bike Route 37 in May 2014. This project would improve safety, appearance, wayfinding, and local connections to the trail in areas under the jurisdiction of Lake County, the Village of Lake Bluff, the City of Lake Forest, and the City of Highland Park.

Lake Zurich
- Update the Village’s comprehensive plan (last updated in 2003) and provide public outreach. The updated plan would tie into the Route 53 Land Use Planning Study, currently coordinated by CMAP, and help implement the Village’s five year strategic plan.

Lakemoor (also McHenry County)
- Prepare a Town Center subarea plan that focuses on mixed use development, community identity, walkability and sustainability to strengthen the Village’s center of activity. The plan would fulfill an implementation strategy of the Village’s comprehensive plan, prepared by CMAP.

McHenry County

Bull Valley
- Develop a strategic action plan for the Village of Bull Valley. The Village adopted an updated Comprehensive Land Use and Preservation Plan in 2011, and has since developed or begun work on various other plans focusing on affordable housing, green infrastructure/greenways, and commercial development. A strategic action plan would provide the Village with a long range action plan that outlines goals, objectives and action steps to guide the implementation and fiscal viability of all plans.

- Develop a green infrastructure and/or commercial development plan as recommended by the Village’s 2011 Comprehensive Plan.

Cary
- Update and combine the Village’s Zoning Ordinance and Subdivision Ordinance into a Unified Development Ordinance (UDO) as recommended by Cary 2020, the Village’s updated comprehensive plan. The UDO could include: expanded definitions and illustrations; new and/or condensed zoning districts; revised standards for variations
and conditional uses; an administrative review and approval process for basic variations and small subdivisions; and an updated permitted and conditional use list.

**Fox Lake** (also Lake County)
- Develop a **refined development review process/zoning code update** within the Community Development Department. The new review process should address unclear expectations held by stakeholders, ensure appropriate development through the use of adequate zoning, and incorporate concepts/regulations that promote environmental protection and sustainability.

- Create a **parks and recreation master plan** which will improve regional connectivity, enhance recreational facilities, strengthen the local economy, and provide healthy, environmentally-friendly transportation options.

- Review **Village ordinances and codes** to prioritize changes and develop a timeline for implementation. The project will encompass all stakeholders including all Village departments, Plan Commission, Zoning Board, businesses and residents.

**Huntley** (also Kane County)
- Prepare a **form-based code for the Village’s Downtown** and surrounding area as recommended in the Downtown Revitalization Plan (2010). The new code would complement several efforts such as the adoption of a TIF district, streetscape plan and façade improvement assistance program for Downtown Huntley.

**Lakemoor** (also Lake County)
- Prepare a **Town Center subarea plan** that focuses on mixed use development, community identity, walkability and sustainability to strengthen the Village’s center of activity. The plan would fulfill an implementation strategy of the Village’s comprehensive plan, prepared by CMAP.

**McHenry County**
- Request assistance in developing a **Multi-County Comprehensive Economic Development Strategy (CEDS)**. The Rockford Regional Economic Development District (RREDD) has applied for USEDA funds to develop the CEDS, but CMAP technical assistance is required to identify, prioritize, and evaluate the economic impact of projects in the McHenry County portion.

**McHenry County Department of Planning and Development**
- Technical assistance to create and maintain a **Comprehensive Agricultural Resource Guide**, which would serve as an online clearinghouse for all agriculture-related information in McHenry County. Information included could benefit municipalities, agencies, residents, and farmers, and would help implement recommendations of the McHenry County Local Food Assessment, as well as GO TO 2040.
McHenry County Convention and Visitors Bureau

- Assistance in developing a Wayfinding Signage Master Plan to help residents and visitors navigate to McHenry County’s rural and suburban destinations. A recent Destination Assessment identified the need for consistent directional wayfinding signage throughout the County; this plan would include recommendations for design and placement of all signage.

Oakwood Hills

- Assist the Village to re-structure the Comprehensive Plan and adopt the appropriate code and ordinance recommendations. Many of the villages’ ordinances are outdated and do not conform to best practices. The village needs assistance in implementing and crafting codes, policies and ordinances for adoption by the village board.

Richmond

- Update the Comprehensive Plan to address the historic district, downtown business area, neighborhoods, countryside, economic development and transportation network. The majority of the adjacent land to the Village is farm and wetland. This plan will support the development and implications of multimodal transportation plans for environmental protection and mitigation. This will involve existing bodies of water, aquifers, floodways, floodplains, and drainage ways.

Woodstock

- Conduct an IL Rt. 47 Improvement Economic Impact Study that would demonstrate the economic effects of traffic improvements made to Route 47. This report could become a regional model and be applied to other urban road improvement projects.

Will County

Aurora (also DuPage, Kane, and Kendall Counties)

- Create an Arts and Culture Plan for Aurora, as well as a Downtown Arts District based on CMAP’s Arts & Culture Toolkit. The Plan should provide guidelines to evaluate arts based proposals, such as live-work spaces, affordable housing for artists and studio, display, rehearsal and performance spaces to reflect Aurora’s growing creative economy.

- Update and enhance the City’s 2006 Downtown Master Plan with walkability, bikeability and transit components to return the downtown to its historic reputation for transit oriented development.

- Update the 2009 Sustainability Plan with new resources from the Sustainability Toolkit; the updated Plan should reflect changes in technology, the economy, community priority, and resident interest.
Forest Preserve District of Will County
- Prepare a Will County Bikeway Plan that will coordinate with the County’s upcoming 2040 Transportation Plan. Will County is the only county without a bikeway plan in the CMAP planning area. This plan would inventory existing assets and give short-term and long-term recommendations on how to connect communities and encourage the use of non-motorized transportation throughout Will County.

Joliet (also Kendall County)
- Update the City’s community-wide zoning ordinance to include an assessment of the current ordinance, an updated set of regulations, and allowance for administrative variances, where possible.

Lemont (also Southwest Cook County)
- Analyze the Village’s development review process and outline recommendations for improvements to increase efficiency, clarity and coordination among consultants and Village staff. The Village is particularly interested in learning how other communities address similar issues and processes.
- Develop a corridor plan for State Street that allows for limited commercial use, while addressing design considerations in this predominantly residential corridor. Improving the pedestrian and bicycle realm through urban design is also desired.
- Develop a water supply and distribution sustainability plan that addresses the Village’s future projected growth and demand on its groundwater resources.
- Develop an economic subarea plan for one or more economic activity centers as identified and recommended in the Village’s comprehensive plan. The plan would address land use and design considerations, infrastructure capacity, and economic feasibility of the proposed land uses.

Mokena
- Prepare a comprehensive non-motorized traffic and transportation plan that focuses on transportation and land use. Key stakeholder and public participation is a priority for the Village.

Steger (also Cook County)
- Develop a comprehensive plan to establish a vision for the Village and guide its future development. The plan should focus on the redevelopment of the downtown area and provide recommendations for the development of a successful pedestrian-oriented and mixed-use downtown. The transportation recommendations should focus on improved pedestrian access and safety in the downtown area along with improved vehicular flow throughout the Village.
Will County

- Conduct a **comprehensive food assessment and develop a Local Food Plan** to clearly identify the demand for fresh fruits and vegetable. The study should develop a strategy for strengthening the economy through job training and job creation in the emerging fields of local food growing. There are various ways for processing and distributing food, ensuring access to healthy food to all residents, reducing food shipping distance and preserving farmland while enhancing livability of all the municipalities within the county.

- Develop a **community plan** with implementation strategies for the Preston Heights/Patterson Road area. Throughout the County there are certain pockets of land that are developed, but have never been annexed to a municipality. The plan would include: recommendations for future land use development, implementation strategy for infrastructure improvements, economic development, to build community synergy, and to expanding public areas and culture.

Regional

**Chicago Metro Metal Consortium (CMMC)**

- **Assess and prioritize proposed transportation projects** for submittal to the US DOT’s TIGER Discretionary Grant program, for which CMMC is likely to receive preferential consideration. The goal is to secure TIGER funding for at least one regionally significant transportation project that will improve the movement of goods and workers in metal manufacturing.

**Cook County Bureau of Economic Development + Chicago Regional Truck Permitting Working Group**

- Create a **Chicago Regional Truck Permitting Plan** to streamline the multiple truck permit systems in place within the northeastern Illinois region. The Plan should evaluate multiple options for regional cooperation, recommend strategies for streamlining the truck permitting process and identify next steps and resources for implementation.
RTA Community Planning Program Applicants
The following projects have been reviewed by both CMAP and RTA and have been determined to fall under RTA's evaluation jurisdiction:

<table>
<thead>
<tr>
<th>Location</th>
<th>Project Description</th>
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<tr>
<td>City of Aurora</td>
<td>Station Boulevard Trolley Access Improvements</td>
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<td>City of Aurora</td>
<td>Pedestrian Access Study</td>
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<td>City of Des Plaines</td>
<td>Oakton Station Feasibility Study</td>
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<td>City of Evanston</td>
<td>TOD Zoning Parking Requirements</td>
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<td>Pace</td>
<td>North Avenue Corridor Study</td>
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<td>Village of Skokie</td>
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<td>Village of South Holland</td>
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<td>Village of Worth</td>
<td>TOD Plan</td>
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PBZ Projects and Activities-8.5.14

Active Zoning Petitions
- 12-19 LRMP Update- Trails
- 14-09 Emerson Creek Pottery (Minor Amendment to Special Use)
- 14-11 Concrete Crushing and stockpiling (Text Amendment)
- 14-12 Central Limestone Company, Inc. (Rezoning and Special Use)
- 14-17 Medical Cannabis Cultivation Center (Text Amendment)
- 14-19 Prairie Leaf Farms, LLC (A-1 Special Use)
- 14-20 Peaceful Pathways Montessori School (Major Amendment to Special Use)
- 14-22 Cleanup restoration services (Text Amendment)
- 14-23 DTG Investments LLC (A-1 Special Use)
- 14-24 David Patel/ Council Court Motel (B-3 Special Use)
- 14-25 Medical Cannabis Distribution Center (Text Amendment)

14 potential petitions to be submitted (have talked to people about them)

Active Site Development Permits- 9 active
Need to close out- 7 (have not had time)

Subdivisions
Fields of Farm Colony- Work should be completed by August 18th
Subdivisions still open:
- Highpoint Meadows- For Sale
- Schaefer Glen- For Sale
- Light Road Industrial park- Bought through foreclosure, nothing going on
- High Grove- Sold some property to the Park District, coming in to rezone soon
- Tanglewood Trails- Punchlist completed for bank- they’re trying to close out

Projects outside the office
- Communities of Excellence Program (Waubonsee class) (Would like to take again in October)
- NWPA Planning Committee
- NWPA TAC Committee
- Kane/Kendall Bike & Pedestrian Plan
- County Director Meetings (CMAP)
- Land Use Committee Meeting (CMAP)
- Drainage District meetings through the Farm Bureau- headed to court August 18th

Other Projects in the office
Investigate floodplain/zoning issues (7 water issues currently- Foxlawn Subdivision, Maple Grove, Ottawa Court (Rife’s), Old Reserve, Red Hawk, Willow Springs and Wildy Road Bridge)
Stormwater mapping in the field- completed 53 subdivisions so far (Finished Little Rock Township)
Working on the windshield Survey for Historic Preservation- finished going through Oswego pictures
Continue improving the GIS website with regards to information on zoning, permits, etc.
Work with mapping to convert hard copy allocation maps into an Ag Allocation layer in GIS
Convert information from pre 1993 permit cards into an excel database to create searchable system of old permit records by PIN or permit number.
Mobile Home Permits- 5 active, 1 is in violation (must be removed)
Cleaning up office with regards to getting old files scanned- All petitions are scanned, working on 2007 in building permits
FOIA’s
Keep track of escrow accounts
Update website- minutes, applications and ordinances
Normal day-to-day things- phone calls, people with questions, organizing, scheduling, posting, etc.

A weekly log sheet showing what I’ve done for that week is available upon request and submitted to Mr. Wilkins

Night meeting hours attended in 2014 so far: 82.50 hours (47 Meetings)
Night meeting hours attended in 2013: 121.75 Hours (70 Meetings)
Night meeting hours attended in 2012: 111.00 Hours (67 Meetings) John no longer part of PBZ
Night meeting hours attended in 2011: 98.5 Hours (56 Meetings)
Night meeting hours attended in 2010: 77.50 Hours (37 Meetings) Jerry let go July 2010
Night meeting hours attended in 2009: 51.75 Hours (36 Meetings)
Night meeting hours attended in 2008: 53.5 Hours (27 Meetings)
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