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, Vice-Chair Judy Gilmour and Jeff Wehrli
Absent: None
Also present: Senior Planner Angela Zubko, Interim PBZ Director Jeff Wilkins, Code Official Brian Holdiman and County Board Member Matt Prochaska

APPROVAL OF AGENDA
Lynn Cullick 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 August 12, 2013. Judy Gilmour seconded the motion. All agreed and the minutes were approved.

EXPENDITURE REPORT (handed out at meeting)
Amy Cesich made a motion to approve the expenditure report in the amount of $14,249.08 and forward it onto the Finance Committee, Lynn Cullick seconded the motion. All agreed and the motion was approved.

CITIZENS TO BE HEARD
There were no citizens to be heard at this time

NEW BUSINESS
Plumbing Inspector replacement- Mr. Holdiman stated we’ve had the same plumbing inspector for 29 years, John Schneider, a retired plumber and come December 1 he will be retiring at the age of 93. Therefore we need to start looking for a replacement, a contractual inspector. Mr. Holdiman has contacted 11 contractors, with serious interest from 2 that can meet the County’s requirements of insurance and a contract. Currently Mr. Schneider does not have a contract with the County and also does not have insurance. We currently pay Mr. Schneider $37 for residential and $47 for commercial inspections. We charge the rate of $50 per residential inspection and $75 per commercial inspection. Mr. Holdiman stated when we update our codes to the 2012 IBC coming up in the next 3-6 months we would also do a fee study for what we charge for inspections as the two interested charge between $100 and $125 an inspection. They would have to have their own company to have the type of insurance the County is requesting.

Mr. Gryder asked why we would not like to have a retired plumbing do our inspections. Mr. Holdiman explained it is not economically feasible as insurance would cost about $8,000 and last year the inspector made about $4,000.
Ms. Cesish asked about posting an ad and if we need to legally? Mr. Wilkins stated Statutes state anything over $30,000 needs to be bid out but this would fall below that amount. Ms. Gilmour asked if Mr. Holdiman asked the Union for any names. Mr. Holdiman stated he could if the committee would like him to but would like to hire someone from the area.

The Committee wished Mr. Holdiman good luck and will wait to hear more information.

**OLD BUSINESS**

Response to Insurance Services Office (ISO) survey and reclassification - We were to respond by August 22\(^{nd}\), we did respond via email and now we have till October 22\(^{nd}\) to give them a list of the changes we intend to make. Mr. Holdiman suggestions updating to the 2012 code and discuss the sprinkler system requirements. Once we get that list to them we have another year to adopt those changes.

**PETITIONS**

**#13-16 Poultry processing plant and slaughtering**

Planner Zubko stated this is a text amendment to allow a small poultry and small animal processing plant as a special use in the A-1 district. Planner Zubko went through the memo and stated we are looking to add a definition of a small poultry and small animal processing plant and rendering. Planner Zubko went through all 14 conditions proposed. Mr. Wehrli asked about the 21,000 units a week and if we want to define a unit in case someone wants to process 21,000 turkeys. The suggestion was maybe geese and turkeys count as 3 units. She stated there is a detailed description on how to process chickens at the end of the memo. She also stated she visited the Central IL Poultry Processing plant in Arthur, IL and thought it was quite efficient, they had about 25 employees and processed about 2,500 chickens a day. Also the smell was minimal and only at the unloading area which is why condition b is worded the way it is worded. Condition g was modified to basically say that to have retail from the plant it must be specified in the special use. The concerns that were brought up during the Plan Commission and Special use Hearing officer meeting was more related to the specific special use but staff feels the concerns are met with relation to the text amendment. The concerns brought up were the notification process, which I was discussed a little earlier to the public, traffic, noise, the property values in the area, lighting, possible protests, landscaping, driveway construction, commercial retail on the site, possible water contamination, appearance, signage and waste.

Mr. Gryder stated most of the concerns seemed to have been addressed. Mr. Wehrli asked if everyone is comfortable with the option to allow retail sales? Mr. Gryder likes it in the special use so we’d have more authority. Ms. Gilmour stated she knows there’s a concern about traffic so how would that affect traffic. Mr. Wehrli stated it might need to be on a major highway or have good access due to the possibility of more traffic. Planner Zubko was instructed to research the units and update the committee at County Board.

With no further suggestions or changes Jeff Wehrli made a motion, seconded by Amy Cesich to approve and forward the petition onto the next County Board meeting. All were in favor

**#13-17 Maly Poultry Processing Plant**

Planner Zubko stated this will be continued after it has another public hearing. During the Plan Commission and special use hearing officer meeting there was discussion on notification. Planner Zubko has received the opinion of the State’s Attorney’s office and would like to take the petition back to another public hearing notifying resident’s within 500’ of the overall 130 acre property. Most of the residents that have attended the meetings are more than 500’ from the overall parcel so they still will not receive notice. Also there was a change of ownership of a parcel so staff is of the opinion it is just the right thing to do.
OLD BUSINESS–
Billboards- Planner Zubko stated this was discussed last month and the Committee wanted to continue it till this month. There was discussion on the amortization clause, where the current billboards or located and what the consensus of the group is. Mr. Wehrli stated he is of the opinion not having billboards makes Kendall County unique. Mr. Wilkins stated this could end up in the courts. There was a consensus to get some direction from the SAO on what the choices are. They would like the SAO to come to a PBZ meeting to discuss this.

Mr. Wilkins stated the Pay as you Grow Plan went very well at Mayors and Managers meeting.

Mr. Wilkins stated the ordinance changes we talked about last month the junk and nuisance, Mr. Weis is assigning the new employee to working on this so we will bring this back when they are prepared, the plan is end of October.

Mr. Wehrli asked how the Fields of Farm Colony work is coming along. Planner Zubko stated it is about 75% complete and moving along quickly.

PUBLIC COMMENT – None

UPDATE ON HISTORIC PRESERVATION- The meeting will be September 18th, at the last meeting we elected a new Chair, Michael Garrigan and Whitney French will be the Vice-Chairman.

PROJECT STATUS REPORT– Reviewed
PERMIT REPORT– Reviewed
REVENUE REPORT– Reviewed
CORRESPONDENCE – Planner Zubko wanted to bring an amendment to the fees for EcoCat’s/Endangered Species report. It was part of the General Assembly’s “IDNR Sustainability Bill” passed this spring, the same law that enacted an additional $2 park fee for automobile registration. The Administrative Rule, Part 1075.90, was amended effective July 5, 2013, but they don’t have the mechanics of collection in place yet. The fee was free and now each EcoCat is going to cost $500. The petitioner will be paying it but Planner Zubko wanted to make everyone aware of this change as they will probably be receiving complaints. It was requested Planner Zubko email out the code to the County Board members and discuss this at the Committee of the Whole meeting on Thursday.

EXECUTIVE SESSION- None

ADJOURNMENT- Next meeting will be on October 7, 2013
Judy Gilmour made a motion to adjourn the meeting. Lynn Cullick seconded the motion. All agreed. Chairman Gryder adjourned the meeting at 7:29 p.m.

Respectfully Submitted,
Angela L. Zubko
Senior Planner