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

ROLL CALL
Present: Lynn Cullick (arrive at 6:48 p.m.), Vice-Chair Judy Gilmour, Chairman Scott Gryder and Jeff Wehrli, Bob Davidson
Absent:
Also present: Jeff Wilkins: County Administrator; Mike Hoffman: Teska Consultant; Rhonda Miller, Petitioner; Dan Koukol; Petitioner; Matt Prochaska, Kendall County Board Member
In the audience: None

APPROVAL OF AGENDA
Jeff Wehrli made a motion to approve the agenda as written, Judy Gilmour seconded the motion. Approved 4-0.

APPROVAL OF MINUTES
Judy Gilmour made a motion to approve the minutes from June 8, 2015 with amendment to correct minor spelling errors. Jeff Wehrli seconded the motion. Approved 4-0.

EXPENDITURE REPORT
Bob Davidson moved to send the expenditure reports of $1,355.72 to the Finance Committee. Judy Gilmour seconded. Approved 4-0.

PUBLIC COMMENT– None

PETITIONS-

1. 15-11 Rhonda Miller/Strong Tower of Refuge Ministries
Request: Special Use to allow a place of worship in a B3 Zoning District
Location: 81 Boulder Hill Pass, Montgomery (Boulder Hill)
Purpose: To allow the ministry to lease space in the existing shopping center

Mr. Hoffman stated the case has been before the necessary committees including the Zoning and Platting and Advisory Committee (ZPAC) and the Kendall County Regional Planning Commission (KCRPC), and the Special Use Hearing Officer. All recommendations have been favorable with only one condition being advised. That condition being the Special Use zoning runs with the tenant instead of the land. Mr. Hoffman further stated that there is a 100’ separation provision in the code between a church and a business selling liquor; however, there is enough distance so that would not be an issue. Also, Mr. Hoffman explained that the ministry a traditional church in that the focus is more on outreach. Therefore, there would be more small
activities all week long and they trying to coordinate extensively with other local churches to provide services. Currently the congregation is small and does not look to expand much larger. Staff does not see a problem with parking space and is currently recommending approval.

Mr. Wehrli asked Ms. Miller to ask him if the establishment of a liquor license nearby becomes an issue. Ms. Miller stated that it has been good so far and does not foresee an issue.

Jeff Wehrli made the motion to approve. Bob Davidson seconded. **Approved 4-0.**

With the approval, the petition moves to the County Board Meeting on Tuesday, August 18 at 9:00 a.m.

2. **15-12 Dan Koukol**
Request: Major Amendment to Special Use
Location: 3485 Route 126 in Na-Au-Say Township, approximately ½ mile west of Schlapp Road
Purpose: To allow outdoor display (trailers) to be located within front yard setback. Current condition of special use is they must be setback 40’. Request was originally zero setback, but has agreed to 10’

Bob Davidson made the motion to approve. Judy Gilmour seconded.

Mr. Hoffman stated that Mr. Koukol has had a special use permit to operate a business on the premise with a forty feet setback required for display of any equipment for sale. He sells used farmed equipment. He wants to move the equipment forward for better marketing as the speed of traffic necessitates. After reviewing the current code, business zoning has a ten feet setback for displaying equipment. Staff believed that distance to be equitable. It was approved favorably from the Zoning and Platting and Advisory Committee (ZPAC), Kendall County Regional Planning Commission (KCRPC), and the Special Use Hearing Officer. Na-Au-Say Township is recommending against it; their concerns are about stopped or slowed traffic and felt that the forty feet setback was appropriate. From Mr. Koukol’s previous statements, the forty feet setback was due to a home possibly being built across the street. That home was never built nor are there plans. The petitioner is comfortable with ten feet. Staff is recommending the ten feet with the condition of it being based from the right-of-way.

Chairman Gryder noted that the Sherriff’s Office had objected at the Zoning and Platting and Advisory Committee (ZPAC) to the zero foot setback. Mr. Gryder asked if they were comfortable with the ten feet. Mr. Hoffman stated that he believes they are comfortable with it.

Mr. Koukol reiterated that due to the speed he wanted to use the extra frontage for marketing.

Mr. Wehrli asked Mr. Koukol if he was comfortable of the Special Use running with the business instead of the land. Mr. Koukol answered in the affirmative.

Mr. Gryder asked the setback for the neighboring. Mr. Hoffman answered that the neighbor buildings are over a hundred feet as zoned in agricultural.
Ms. Gilmour asked the setback of the fence. Mr. Koukol stated it was five feet from the right-of-way.

Mr. Wehrli made a motion to amend the original to add the condition of the Special Use running with the business instead of the land. Ms. Gilmour seconded. **Approved 5-0.**

With the approval, the petition moves to the County Board Meeting on Tuesday, August 18 at 9:00 a.m.

**NEW BUSINESS/OLD BUSINESS**

1. Petition 15-10 - Frank Schmaltz – Request for a variance to allow a trailer to be parked in the front yard setback at 23 Old Post Road in Montgomery. Variance was denied by the ZBA by a 3-3 vote on 6-29-15. Mr. Hoffman stated that the trailer has been moved and the truck has been made operable.

2. Recommend Senior Planner Job Description – Mr. Wilkins stated that there were some slight modifications to the Planning and Zoning Manager. He wanted the position to interact with transportation a bit more as well as be an alternate for the liquor license process as it was similar to a zoning process. Mr. Wilkins stated that the position is classified as exempt; however, the State’s Attorney Office has been asked to review the status for propriety. The Committee discussed the additional duties and the possibility of reporting confusion. The Committee decided that if the issues came up it would be handled then. The Committee also clarified some wording in the description to eliminate confusion. The Committee discussed the qualifications requirements and decided to clarify some wording, and added equivalent experience and certifications as substitute for specific education. Jeff Wehrli made a motion to move the amended job description to the State’s Attorney for review. Lynn Cullick seconded. **Approved 5-0.**

3. Intergovernmental Agreement between Village of Millbrook and County of Kendall – Mr. Wilkins stated it is the same agreement as in the past. The Committee discussed reviewing the agreement. Lynn Cullick made a motion to table the agreement until the Senior Planner position is filled so they could review and check in with Millbrook. Chairman Scott Gryder seconded. **Motion failed 4-1. Lynn Cullick voted aye.** Judy Gilmour made the motion for approval; Bob Davidson seconded. **Approved 5-0.**

4. LRMP Update (Trails and Little Rock Township)- Mr. Hoffman stated there were two proposed to the plan: first, an update the trails plan and who owns the plan, and second, a change of land use in Little Rock Township from residential to commercial. Mr. Hoffman stated that they need a public hearing for those changes and will be having one for the Regional Planning Commission.

5. Kendall/Na-Au-Say One Acre Minimum Request – Mr. Hoffman stated that Kendall/Na-Au-Say wanted a change from the once acre minimum. Mr. Hoffman stated that it went to Ad-Hoc Committee and the decision was to give townships a chance to create a zoning that would take care of the County’s concerns. The Committee discussed the needs of having larger lot sizes, primarily in regards to septic needs. The County is currently waiting on the townships responses.
UPDATE ON HISTORIC PRESERVATION- Mr. Wehrli stated that they will be having conversations on other funding options for the Millbrook Bridge after Millbrook’s denial of Forest Preserve access to the public right-of-way as it is no longer part of a trial system. Mr. Wehrli also stated they are looking for members and to change the bylaws to allow the ability to Skype one of their members. That change would have to come from this Committee.

UPDATE ON CMAP LAND USE COMMITTEE MEETING- Mr. Hoffman stated that CMAP is going to update their 2040 GOTO plan. Mr. Wilkins added that CMAP requires now 10% match from grantees for their Local Technical Assistance grant. Mr. Wilkins also said that the grant from CMAP the County has will be having a kick-off meeting on September 2.

Chairman Gryder added one piece of new business. He handed out Oswego Comprehensive Plan and asked the Committee to look at it as it is good information.

PROJECT STATUS REPORT- Reviewed
PERMIT REPORT- Reviewed
REVENUE REPORT- Reviewed
CORRESPONDENCE – None
EXECUTIVE SESSION- None

ADJOURNMENT- Next meeting will be on September 14, 2015
Jeff Wehrli made a motion to adjourn the meeting. Lynn Cullick seconded the motion. Approved 4-1. Chairman Gryder adjourned the meeting at 7:39 p.m.

Respectfully Submitted,
Andrez P. Beltran
Economic Development and Special Projects Coordinator