KENDALL COUNTY
REGIONAL PLANNING COMMISSION
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560
AGENDA

Wednesday, September 24, 2014 – 7:00 p.m.

CALL TO ORDER

ROLL CALL: Bill Ashton (Chair), Tom Casey, Brian Leonard, Larry Nelson, Vern Poppen, Tim Sidles, Claire Wilson, Budd Wormley and two vacancies (Big Grove Township & Oswego Township)

APPROVAL OF AGENDA

APPROVAL OF MINUTES Approval of minutes from the August 27, 2014 meeting

SPECIAL RECOGNITION
Tim Sidles- 6 years (Appointed on 2.19.08)

PETITIONS
1. 14-26 Critter Care
   Request Request an A-1 Special use
   Location 4287 Eldamain Road, Plano
   Purpose Request an A-1 Special use to operate a veterinary clinic

2. 14-28 Hively Landscaping
   Request Request an A-1 Special use
   Location 1451 Johnson Road, Oswego
   Purpose Request an A-1 Special use to operate a landscape business

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
14-12 Central Limestone Company, Inc.- Approved by County Board on 9.16.14
14-17 Medical Cannabis Cultivation Center- Approved by County Board on 9.16.14
14-22 Clean-up and Restoration Services- Approved by County Board on 9.16.14
14-23 DTG Investments LLC- Scheduled for the 10.7.14 County Board meeting
14-24 Divyesh Patel/ Council Court Motel- Approved by County Board on 9.16.14
14-25 Medical Cannabis Distribution Center- Oh hold for SAO to review

CITIZENS TO BE HEARD/PUBLIC COMMENT

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT Next regularly scheduled meeting on Wednesday, October 22, 2014
Chairman Bill Ashton called the meeting to order at 7:00 pm.

ROLL CALL
Members Present: Chair Bill Ashton, Tom Casey, Larry Nelson, Vern Poppen, Claire Wilson and Budd Wormley
Others present: Planning & Zoning Manager Angela Zubko
Members Absent: Brian Leonard, Tim Sidles and 2 vacancies (Oswego Township & Big Grove Township)
In the Audience: Attorney Daniel Kramer, Attorney Ken Carlson, Barry Narvick, Bob, Sharon & Scott Friestad, Greg Dady and County Board Chairman John Shaw

APPROVAL OF AGENDA
Larry Nelson a motion to approve the agenda as written. Bud Wormley seconded the motion. All were in favor and the agenda was approved

APPROVAL OF MINUTES
Bud Wormley made a motion to approve the minutes from July 23, 2014 meeting, Vern Poppen seconded the motion. All were in favor and the minutes were approved.

PETITIONS
#14-12 Central Limestone Company, Inc.
Planner Angela Zubko stated last month this was discussed here and we continued it till the township could have their hearing which the township Plan Commission and township board made a favorable recommendation to approve the rezoning and special uses. Planner Zubko stated we did take a tour yesterday and learned the asphalt plant will be hooking up to natural gas shortly which would reduce the smell and little and also talked about having an entrance off Joliet Road or Quarry Road to help mitigate dust that travels southeast of the truck traffic at the quarry. Mr. Narvick talked to ComEd today and they want level ground so no berm in the comed property. Ms. Wilson asked what the benefit of a berm along Quarry Road would be. Mr. Narvick stated to reduce dust and it was suggested by a neighbor. Another suggestion was to put a berm going east and west by the existing barn in the southeast corner of the property. That berm would help reduce noise from the back-up beepers. Mr. Narvick's concern about the berm is safety so really would not like a berm along Quarry Road. Mr. Ashton asked if anyone from the audience wanted to speak. Scott Friestad apologized for not being here last month but since the plant has been running the dust and noise has increased
immensely. The mining noise is very little and the dust is very little within the last 2-3 years as everything is in the pit. Mr. Friestad would like a berm along Quarry Road and put a condition for the berm. Planner Zubko read the 4 conditions that were placed on the ordinance last month. There was discussion on number 4 about access off of Joliet Road. Ms. Wilson stated if there is an entrance off of Joliet Road would there be the potential of having the trucks enter and exit off Joliet Road. Planner Zubko stated the quarry trucks will always use Quarry Road. The chairman asked the petitioner if they are fine with the first 3 conditions proposed. The petitioner does not have an issue and willing to include a berm at the southeast part of the proposed rezoning and put that as a condition on the special use. We will eliminate condition 4 and add the berm.

Larry Nelson made a motion to approve the rezoning and special use for the 1st 3 conditions and add a condition for an earthen berm that runs east and west at the bottom of the rezoning site and to work with the neighbors on the height. Claire Wilson asked about plantings but Mr. Carlson stated the survivability of the plants will be difficult. Bud Wormley seconded the motion. With a roll call vote all were in favor and this will move onto the next ZBA/SUHO meeting next weekend.

**#14-22 Clean-up and Restoration Services**

Planner Angela Zubko stated that Servpro is looking to open up a franchise in the County and currently staff is of the opinion it really does not fall into a current category in the Zoning Ordinance. Therefore staff is proposing the following text amendment. SERVPRO of Kendall County provides the following services: residential and commercial restoration services for water damage, fire damage, disaster, storm and flood damage and mold damage. They also perform biohazard remediation like sewage cleanup, crime scene cleanup and/or vandalism cleanup. Staff proposes it to be a Special Use in the A-1 (Agricultural District) and Permitted in the B-3 (Highway Business District), M-1 (Limited Manufacturing) & M-2 Districts (Heavy Industrial District).

If this is on agricultural land it shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.

Clean-up and restoration services with the following conditions:

a) All commercial vehicles are to be stored inside an accessory structure when not in use unless outdoor storage is screened from adjacent and surrounding properties and screening and storage is shown on the approving site plan.

b) No materials that are brought in can be burned on this site.

c) All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations).

d) Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.

The ZPAC commented allowing this is Agricultural districts might be good in one location but not another, he’s kind of concerned. Planner Zubko stated because everything has to be in enclosed buildings that would make it hard for most businesses.
Larry suggested that for only Ag districts to have it along an major state route or arterial roadway. Ms. Wilson asked if we have restrictions on burning in the County? Larry explained the rules of the County and Planner Zubko stated she added it to be safe as landscape business’ seem to have an issue. The petitioner, Greg Dady stated they have never burned currently and have no issue with burning. Mr. Ashton brought up an incinerator and if that’s burning.

With no further comments Larry Nelson made a motion with the 1 change, seconded by Tom Casey to recommend approval and forward the text onto the Zoning Board of Appeals. Ms. Wilson if we should consider all operations are inside in an enclosed structure. Larry Nelson made an amended motion with that change. With all in favor the motion carried.

**#14-23 DTG Investments LLC**
Planner Angela Zubko did an overview of the request stating the property is located at 3485 Route 126 where Countryside Landscaping is currently. The property is about 5.93 acres and the petitioner is requesting an A-1 Special use to operate a cleanup restoration business. Everything will take place inside the building and no new buildings are proposed at this time. Currently Servepro operates out of 3 separate buildings in the Stonehill Industrial Park in Oswego and would like a larger building to make the business more efficient and in one location. Servepro will be renting from DTG Investments LLC. How the operation roughly works is the business is called, employees go out to the home, collect or go through the destroyed belongings and bring it back to the site or throw out on site. The employees wash, clean, sterilize and store the items inside the closed building and also do repairs/construction on the home. Once the original site is back to its original condition the items are returned back to the owner. The service has small vans/pick-up trucks but do not own any semi trucks. Semi trucks have been used once and that was in the flood of 2013 there was so many items it was trucked in, that is a rare occurrence. There are about 18 employees that will park on site. The employees will be parking behind the building. All commercial vehicles will be parking inside the building due to the equipment inside the vans and employees will be the only ones parking outside the building. IDOT has stated no ROW will be required along Route 126. There will be no outdoor storage except the employee vehicles. Also the petitioner knows nothing shall be placed in the floodway. Also staff has asked if any drains or catch basins exist in the building currently or if any will be installed. Stamped architectural drawings will be needed to verify this. The farmhouse will be rented most likely to people working on the property. There is floodplain on the property as shown it is considered Zone A which means no flood elevation has been determined; therefore this is considered all Floodway. The petitioner is aware no storage or parking shall take place in the floodway. Countryside landscaping will stay in the building for a little and the plan is to eventually have SERVPRO utilize the entire building. An Endangered special report has been completed and there are no records of threatened or endangered species. Assuming the proposed text amendment is approved by the County Board; Staff would recommend approval and the following conditions are placed on the special use, if approved:

1. Must meet all the conditions of the text amendment (list all conditions)
2. No outdoor storage except employee cars.
3. No activity including parking or storage is permitted in the floodplain.
4. If any future expansion is proposed a major amendment to the special use will need to be filed.
The ZPAC did not have many concerns, the Health Department will be meeting with the petitioner to discuss the septic system and they have met with the building department and know their concerns.

Greg Dady introduced himself and stated ServePro will have a 7 year lease. Countryside Landscaping will be leasing the building till December and then ServePro will be utilizing the entire building. Mr. Ashton asked about signage and if 2 signs will be on the property at the same time. The petitioner stated no since Countryside Landscaping will be out in December and the sign taken down and a sign strictly for ServePro.

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

#14-24 Divyesh Patel/Council Court Motel
Planner Angela Zubko did an overview of the request stating the property is located at 1016 Route 30 about 0.06 miles north of Gastville Street. The petitioner is requesting a B-3 special use to build a dwelling unit for a watchman and families. The petitioner, Divyesh Patel owns 4.2 acres and the business is really on 2.94 acres. Mr. Patel would like to relocate his family to this site for better efficiently and to keep an eye on his business. This motel has been here since about 1973 and Mr. Patel has owned the property since 2000. There were actually 2 more buildings on this property to the east of the circle driveway but they were demolished in 2005. The petitioner will be requesting a variance as he would like to locate the home 5’ from the northern property line and when built would demolish the existing shed. The side and/or rear lot line setback is a minimum of twenty (20) feet. As you will see on the plat 2 different locations are proposed but clearly only 1 location will be built on. The Special Use will be for anywhere on the property. An endangered species report has been completed and no threatened or endangered species exists on the property. An NRI is not applicable since the property is already zoned business and not agricultural. Staff recommends approval of the special use to build a dwelling unit for a watchman and families. Mr. Patel is in attendance for any questions.

At ZPAC there were no concerns and a septic permit will be required during the building permit process.

Larry Nelson asked how do we prevent them from renting out the house in the future. Planner Zubko stated it’s the definition of watchman’s quarters.

Ms. Wilson had a question about the variance of the lot line and what was to the north, Planner Zubko stated the Comed ROW is to the north.

With no further comments Tom Casey made a motion, seconded by Claire Wilson to approve the special use and forward the petition onto the SUHO meeting in August. All were in favor and the motion carried.
#14-25 Medical Cannabis Distribution Center
Planner Angela Zubko stated the cultivation center will on the County Board in September but now we're discussing the distribution centers. The back page shows what the surrounding Counties are doing and Planner Zubko stated last month we talked about bullet proof glass which is in the rules that bullet proof glass is needed.

Larry Nelson had some concerns still about dispensaries and people hanging around. There was some discussion why pharmacies cannot sell medical cannabis and the fact it's all cash. The Plan Commission would like to add condition 'l' back in that No dispensary shall be established in multiple use. Ms. Wilson had some discussion on condition e but was fine with the condition. With condition J is it covered by L? Also she's afraid it could be challenged. Planner Zubko stated I is state regulations. The group would like to delete J. She had a question on O, manger needs to be changed to manner. Add something about text and slang not being permitted.

Mr. Nelson is afraid it's going to start like riverboats and then grow into something big. There was discussion to only allow it as a special use in the M-1 or M-2 district.

Larry Nelson made a motion to approve the text as modified as a special use in the M-1 and M-2 districts. Claire Wilson seconded the motion. All were in favor and this text will be moved onto the Zoning Board of Appeals.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
14-20: Peaceful Pathways Montessori School: Approved at the 8.19 CB meeting
14-11: Concrete Crushers: Approved at the 8.19 CB Meeting

CITIZENS TO BE HEARD/ PUBLIC COMMENT- None

NEW BUSINESS

OLD BUSINESS
Update on possible changes for Kendall & NaAuSay Township- Planner Zubko stated we had an ad-hoc meeting and it was decided we will have a meeting with developers and then a separate meeting with townships about what is selling or what they think will sell in the future. The meeting with the township will be about what's good and bad with the existing subdivisions. The special ad-hoc meeting will be at 7am at the Meadowhawk lodge on September 24th with the developers.

Mr. Ashton would like to add we need someone from Oswego, Big Grove and NaAuSay Township.

ADJOURNMENT
The next meeting will be on September 24, 2014. Larry Nelson made a motion to adjourn the meeting, Vern Poppen seconded the motion. All were in favor and the meeting was adjourned at 8.35 p.m.

Submitted by,
Angela L. Zubko, Planning & Zoning Manager
DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 203
Yorkville, IL • 60560
(630) 553-4141    Fax (630) 553-4179

14-26
Critter Care Veterinary Services, Ltd.
A-1 Special Use

SITE INFORMATION

PETITIONERS  Critter Care Veterinary Services, Ltd.

LANDOWNERS  Kim K. Peterson TR

LOCATION  On the west side of Eldamain Road, 0.45 miles south of Route 34
          4287 Eldamain Road, Plano

TOWNSHIP  Little Rock Township

PARCEL #  01-25-200-006

SIZE  3.9 Acres

EXISTING LAND USE  Veterinary Clinic

ZONING  A-1 Agricultural

LRMP

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<tr>
<th>Land Use</th>
<th>Rural Residential; Plano: Estate Residential</th>
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<tr>
<td>Roads</td>
<td>Eldamain Road is a major collector roadway</td>
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<tr>
<td>Trails</td>
<td>There is a trail proposed along the east side of the roadway</td>
</tr>
<tr>
<td>Floodplain/Wetlands</td>
<td>There is no floodplain or wetland on the property</td>
</tr>
</tbody>
</table>

REQUESTED ACTION  Approval of an A-1 Special Use Permit to operate a veterinary establishment, but not including the boarding of animals except for overnight stays for medical treatment and observation.

APPLICABLE REGULATIONS  §7.01.D.42 (A-1 Agricultural Special Uses- Veterinary Establishment)

§11.01 (Parking Regulations)
SURROUNDING LAND USE

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<thead>
<tr>
<th>Location</th>
<th>Adjacent Land Use</th>
<th>Adjacent Zoning</th>
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<td>Plano</td>
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</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
- Osprey (Pandion haliaetus)
- River Redhorse (Moxostoma carinatum)

An IDNR staff member has evaluated the information and concluded that adverse effects are unlikely, therefore, the consultation is terminated.

NATURAL RESOURCES INVENTORY

An NRI is not required as no new structures will be built on site.

ACTION SUMMARY

TOWNSHIP (Little Rock)

The township met on September 13\textsuperscript{th} and recommended approval.

MUNICIPALITY (Plano)

Received an email from the City of Plano on 8.14.14 that states that the City of Plano has no objections to Petition #14-26.

ZPAC 9.2.14

There was some discussion on the septic system and that this will only be for small animals like cats and dogs, not large animals. The Committee recommended approval.

REQUESTED ACTION

GENERAL

Approval of an A-1 Special Use Permit to operate a veterinary establishment, but not including the boarding of animals except for overnight stays for medical treatment and observation. The petitioner would like to do boarding in the future but a variance cannot be requested for a use so they would need to rezone to commercial.

BACKGROUND

Apparently the veterinary clinic has been running at this site for some time and would like to become legal since they are becoming larger.

EMPLOYEES

Staff would like to know how many employees work on site to calculate parking. The petitioner has stated there are 2 employees. The Health Department will need to look at the septic to determine how big it is and what the soil is like to allow for calculations. The Health Department also needs to ensure that no water system may qualify as a non-community if there are enough people at this site.

PARKING

Staff is waiting to hear how large the building is to calculate parking. The ratio would be one (1) parking space shall be provided for each two hundred and fifty
(250) square feet of floor area. Looking at an aerial there seems to be 26 parking stalls provided including 1 handicapped parking stall but staff is not sure the size of the stalls. A plat of survey is requested.

R.O.W. Staff will defer to the Highway Department if ROW will be requested to be dedicated at this time.

SIGNAGE 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.

HOURS OF OPERATION Currently the hours of operation are from 8-6 on weekdays and 8-12 on Saturdays. The hours might change to 8-7pm on weekdays and 8-2pm on Saturday.

ACCESS The property currently has an access point off of Eldarmain Road and also access through the property to the north, which is where Kim lives.

BUILDING The petitioner will need to contact the Little Rock Fox Fire Protection District to determine if this building needs to be sprinkled. No new buildings are proposed at this time. A change of occupancy permit will be required for all structures that will be used for the proposed special use. The current structures are classified as agricultural buildings, utility and miscellaneous occupancy classification U. The petitioner will be required to provide stamped and sealed drawings prepared by a design professional indicating the new proposed occupancy classifications for each structure and certifying compliance with the 2012 International Building Code, 2012 Energy Conservation Code, 2011 National Electric Code, IL State Plumbing Code, 2012 International Mechanical Code and IL accessibility code.

STORMWATER Since there are no proposed improvements a stormwater permit is not required.

RECOMMENDATION Staff would recommend approval and the following conditions be placed on the special use, if approved:
1. A recent plat of survey be drawn showing the parking lot with dimensions.

ATTACHMENTS
1. Old Plat of Survey
ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
September 2, 2014 – Meeting Minutes

Planner Angela Zubko called the meeting to order at 9:03 a.m.

Present:
Megan Andrews – Soil & Water Conservation District
Aaron Rybski – Health Department
Brian Jahp – Sheriff’s Office
Angela Zubko – PBZ Planning & Zoning Manager

Absent:
Fran Klaas - County Highway Department
Greg Chismark – Wills Burke Kelsey
Scott Gryder – PBZ Member
Brian Holdiman- Building Inspector
Jason Petit- Forest Preserve

Mary Ludemann- Plainfield Fire Protection District

Also present: Jim Hively & Attorney Daniel Kramer

AGENDA
A motion was made by Aaron Rybski to approve the agenda as written, Brian Jahp seconded the motion. All were in favor and the motion carried.

MINUTES
Megan Andrews made a motion, seconded by Brian Jahp, to approve the August 4, 2014 meeting minutes as written. All were in favor and the motion carried.

PETITIONS

#14-26 Critter Care
Planner Angela Zubko did an overview of the request stating the property is located at 4287 Eldamain Road on the west side of Eldamain Road about 0.45 miles south of Route 34. The property is about 3.9 acres and the petitioner is requesting an A-1 Special use to operate a veterinary establishment, but not including the boarding of animals except for overnight stays for medical treatment and observation. The petitioner would like to do boarding in the future but a variance cannot be requested for a use so they would need to rezone to commercial. The veterinary clinic has been running at this site for some time and would like to become legal since they are becoming larger. The petitioner has stated there are 2 employees. Staff is waiting to hear how large the building is to calculate parking. The ratio would be one (1) parking space shall be provided for each two hundred and fifty (250) square feet of floor area. Looking at an aerial there seems to be 26 parking stalls provided including 1 handicapped parking stall but staff is not sure the size of the stalls. A plat of survey is requested. The property currently has an access point off of Eldamain Road and also access through the property to the north, which is where Kim, the petitioner/owner lives. An EcoCat was filed and there are some endangered species in the vicinity so IDNR will be contacting the petitioner within 30 days. The Village of Plano has no objection to the special use and we have not heard from the Little Rock Township Board yet. The building inspector had a few comments and stated that a change of occupancy permit will be required for all structures that will be used for the proposed special use. The current structures are classified as agricultural buildings, utility and miscellaneous occupancy classification U. The petitioner will be required to provide stamped and sealed drawings prepared by a design professional indicating the new proposed occupancy classifications for each structure and certifying compliance with the 2012 International Building Code, 2012 Energy Conservation Code, 2011 National Electric Code, IL State Plumbing Code, 2012 International Mechanical Code and IL accessibility code. Also the petitioner will need to contact the Little Rock Fox Fire Protection District to determine if this building needs to be sprinkled. Since there are no proposed improvements a stormwater permit is not required.

ZPAC Meeting Minutes 9.2.14
Staff would recommend approval and the following conditions be placed on the special use, if approved:

1. A recent plat of survey be drawn showing the parking lot with dimensions.
2. If any future expansion is proposed a major amendment to the special use will need to be filed.

Megan Andrews had no comments at this time

Brian Jahp had no comments at this time.

Aaron Rybski stated the Health Department will need to look at the septic to determine how big it is and what the soil is like to allow for calculations. The Health Department also will need to ensure that it is protected from animal/vehicle traffic. The water system does not qualify as a non-community. Mr. Kramer stated this is only small animals like cats and dogs and this went to the Little Rock Township last week. There are 2 part time employees and the owner.

With no further comments Megan Andrews made a motion, seconded by Brian Jahp to approve the special use and forward the petition onto the Plan Commission meeting in September. All were in favor and the motion carried.

#14-28 Hively Landscaping

Planner Angela Zubko did an overview of the request stating the property is located at 1451 Johnson Road on the north side of Johnson Road about 1 mile west of Ridge Road. The property is about 10 acres and the petitioner is requesting an A-1 Special use to operate a landscape business. They currently operate out of Plainfield, IL and have been in operation for approximately 10 years. Their business focuses on light commercial and residential patio and landscapes. They will not meet with customers or perform any retail operations at this time. They employ about 15 employees consisting of 1 sales staff, 1 landscape architect, 1 for general office and about 8-12 work force/laborers. The work force arrives at 7am, load company trucks and disperse to job sites returning at the end of the day. The employee parking will be behind the buildings in the northwest corner of the gravel area. The hours of operation are from 7am to 4:30pm Monday through Friday with an occasional Saturday. The parking ratio would be one (1) parking space shall be provided for each employee plus one (1) parking space for each vehicle used in the conduct of the enterprise. The site plan depicts 14 employee stalls and 4 office parking stalls. That will exceed the parking requirement. The special use in the Zoning Ordinance states that: All vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit. The petitioner proposes to store most of the company vehicles indoors but does show some overflow parking outside. The landscape materials will be stored on the northeast corner of the proposed gravel area. Staff would like to know what the plan is for landscape waste, if it will be brought back on site. Staff will place a condition that no landscape waste generated off the property can be burned on this site. The petitioner will not be living in the house. Staff would like to know what it will be used for. Staff is waiting to hear back from the Village of Plainfield with regards to the roadway as a condition for a landscape business is: The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP unless otherwise approved in writing by the agency having jurisdiction over said Highway. The Village of Plainfield has jurisdiction over the roadway. The property currently has an access point off of Johnson which would remain the same. The building department has stated that a change of occupancy permit will be required for the metal arena and barn structure. The project is on the border line on requiring stormwater detention.

Staff would recommend approval and the following conditions be placed on the special use, if approved:

1. No landscape waste generated off the property can be burned on this site.
2. Submit information on storm water calculations.
3. Hours of operation will be from 7am to 4:30pm Monday thru Friday and an occasional Saturday.

Megan Andrews asked about the office and the petitioner has stated it would be a temporary trailer but will be in an existing building or a new building. Megan stated an NRI has not submitted for an NRI yet.
DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 203
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

14-28
Hively Landscaping
A-1 Special Use

SITE INFORMATION

PETITIONERS  Hively Landscaping
LANDOWNERS   Matthew Hively
LOCATION  On the north side of Johnson Road, 0.95 miles west of Ridge Road
           1451 Johnson Road, Oswego

TOWNSHIP  NaAuSay Township
PARCEL #  06-02-400-001
SIZE  10 Acres
EXISTING LAND USE  Single Family home/ Farmland
ZONING  A-1 Agricultural

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<th>LRMP</th>
<th>Land Use</th>
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<td>Trails</td>
<td>There is a trail proposed along the south side of the roadway.</td>
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<td>Floodplain/Wetlands</td>
<td>There is no floodplain or wetland on the property</td>
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REQUESTED ACTION  Approval of an A-1 Special Use Permit to operate a landscape business.

Prepared by Angela L. Zubko, Planning & Zoning Manager
APPLICABLE
§7.01.D.27 (A-1 Agricultural Special Uses- Landscape Business)
REGULATIONS
§11.01 (Parking Regulations)
§12.08 (Agricultural Sign Regulations)
§13.08 (Special Uses)

SURROUNDING LAND USE

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<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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PHYSICAL DATA
ENDANGERED SPECIES REPORT
The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, IL Natural Area Inventory sites, dedicated IL Nature Preserves or registered Land and Water Reserves in the vicinity of the project location

NATURAL RESOURCES INVENTORY
An NRI will be needed.

ACTION SUMMARY
TOWNSHIP (NaAuSay) Was discussed at their 9.8.14 Plan Commission meeting and 9.15.14 Township board meeting. The Board recommended approval adding two conditions: no retail business allowed on site and restrict the amount of landscape waste that could be imported and stored on site at any one time to 5 semi loads.

MUNICIPALITY (Plainfield) Emailed to Michael Garrigan on 8.15.14 and Allen Persons (regarding roadway) on 8.15.14. We are setting up a meeting to discuss this matter as there is a proposed subdivision that is to go in across the street.

ZPAC 9.2.14
ZPAC Committee recommended approval but some concerns were brought up with regards to the septic system and fire codes that must be complied with.

REQUESTED ACTION
GENERAL Approval of an A-1 Special Use Permit to operate a landscape business. They currently operate out of Plainfield, IL and have been in operation for approximately 10 years. Their business focuses on light commercial and residential patio and landscapes. They will not meet with customers or perform any retail operations at this time.

EMPLOYEES They employ about 15 employees consisting of 1 sales staff, 1 landscape architect, 1 for general office and about 8-12 work force/laborers. The work force arrives at 7am; load company trucks and disperse to job sites returning at the end of the day. The employee parking will be behind the buildings in the northwest corner of the gravel area.

HOURS OF OPERATION The hours of operation are from 7am to 4:30pm Monday through Friday with an occasional Saturday.
PARKING  The parking ratio would be one (1) parking space shall be provided for each employee plus one (1) parking space for each vehicle used in the conduct of the enterprise. The site plan depicts 14 employee stalls and 4 office parking stalls. That will exceed the parking requirement.

STORAGE  The special use in the Zoning Ordinance states that: All vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit. The petitioner proposes to store most of the company vehicles indoors but does show some overflow parking outside. The landscape materials will be stored on the northeast corner of the proposed gravel area.

WASTE  Staff would like to know what the plan is for landscape waste, if it will be brought back on site. Staff will place a condition that no landscape waste generated off the property can be burned on this site.

SINGLE FAMILY HOME  The petitioner will not be living in the house. Staff would like to know what it will be used for.

R.O.W.  Staff is waiting to hear back from the Village of Plainfield with regards to the roadway as a condition for a landscape business is:

The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs, unless otherwise approved in writing by the agency having jurisdiction over said Highway. Such approvals shall establish limitations as to the number of employees and types of vehicles coming to and from the site that are engaged in the operation of the use (including delivery vehicles). These restrictions shall be included as controlling conditions of the Special Use. (Amended 7/17/2007)

SIGNAGE  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.

ACCESS  The property currently has an access point off of Johnson which would remain the same.
A change of occupancy permit will be required for the metal arena and barn structure. The current structure is classified as an agricultural building, utility and miscellaneous occupancy classification U. The petitioner will be required to provide stamped and sealed drawings prepared by a design professional indicating the new proposed occupancy classification and certifying compliance with the 2012 International Building Code, 2012 Energy Conservation Code, 2011 National Electric Code, IL State Plumbing Code, 2012 International Mechanical Code and IL accessibility code.

Is the office already built or will this be built in the future? The petitioner has stated that a temporary trailer will be used but an office will be built in the existing building or a new building.

They are concerned about the impact this business would have on the septic system (nothing that can’t be overcome, but a concern exists). It appears that they will be expanding the parking area/driveway in the back. The septic system (if there is one to serve the building in the back) would need to be looked at to ensure that the parking areas/driveway would not be over the field, tank or sewer/header lines. It’s possible that soils would need to be done as well to ensure that the business impact would not put the system out of compliance. We’d need to do some research on this (and talk more with the applicant).

Please see attached letter.

It is border line on requiring stormwater detention. First of all, gravel is not impervious unless it is specifically designed and placed to promote infiltration. Usually it has many fines in it and is compacted to allow vehicle parking and as a road surface. If the proposed gravel is impervious then they appear to exceed the threshold for impervious on the lot and require stormwater detention. It would be good for the runoff from waste piles to go into a detention basin to capture some of the pollutants before they go off-site.

Staff would recommend approval and the following conditions be placed on the special use, if approved:

1. No landscape waste generated off the property can be burned on this site.
2. Submit information on storm water calculations.
3. Hours of operation will be from 7am to 4:30pm Monday thru Friday and an occasional Saturday.
4. No retail business allowed on site.
5. Restrict the amount of landscape waste that could be imported and stored on site at any one time to 5 semi loads.

1. Letter dated August 23, 2014 from the Plainfield Fire Protection District
2. ZPAC Meeting minutes on 9.2.14
3. Plat of Survey
August 23, 2014

Ms. Angela Zubko  
Planning and Zoning Manager  
Kendall County Department of Planning Building and Zoning  
111 W. Fox Street, Room 203  
Yorkville, IL 60560-1498

Re: Petition #14-28 Hively Landscaping  
1451 Johnson Road  
Oswego, IL 60543-9524

Dear Ms. Zubko:

A review of the petition with plans to convert the property at 1451 Johnson Road into a landscaping business has been completed and the following stipulations apply:

1. A fire alarm system that complies with the 2006 International Fire Code, NFPA 72, NFPA 70 and Plainfield Fire Protection District ordinance is required.
2. If the office or metal barn/arena is over 2,000 square feet then a fire sprinkler system that complies with the 2006 International Fire Code, NFPA 13 and Plainfield Fire Protection District ordinance is required.  
3. Please submit plans for review and approval for this change in use.

No guarantee is rendered as to the completeness of the plan review, and the responsibility for full compliance with both state and locally adopted codes, standards and regulations rests with the owner or his authorized agent or subcontractor. Subsequent discovery of errors or omissions shall not be construed as authority to violate, cancel or set aside any provision of any applicable codes.

Thank you for the opportunity to review and comment on your drawings. Should you have any questions or concerns, please feel free to contact the Bureau at 815-436-5335.

Respectfully,

Mary Ludemann  
Fire Inspector  

PLAINFIELD FIRE PROTECTION DISTRICT
Staff would recommend approval and the following conditions be placed on the special use, if approved:

1. A recent plat of survey be drawn showing the parking lot with dimensions.
2. If any future expansion is proposed a major amendment to the special use will need to be filed.

Megan Andrews had no comments at this time

Brian Jahp had no comments at this time.

Aaron Rybski stated the Health Department will need to look at the septic to determine how big it is and what the soil is like to allow for calculations. The Health Department also will need to ensure that it is protected from animal/vehicle traffic. The water system does not qualify as a non-community. Mr. Kramer stated this is only small animals like cats and dogs and this went to the Little Rock Township last week. There are 2 part time employees and the owner.

With no further comments Megan Andrews made a motion, seconded by Brian Jahp to approve the special use and forward the petition onto the Plan Commission meeting in September. All were in favor and the motion carried.

#14-28 Hively Landscaping

Planner Angela Zubko did an overview of the request stating the property is located at 1451 Johnson Road on the north side of Johnson Road about 1 mile west of Ridge Road. The property is about 10 acres and the petitioner is requesting an A-1 Special use to operate a landscape business. They currently operate out of Plainfield, IL and have been in operation for approximately 10 years. Their business focuses on light commercial and residential patio and landscapes. They will not meet with customers or perform any retail operations at this time. They employ about 15 employees consisting of 1 sales staff, 1 landscape architect, 1 for general office and about 8-12 work force/laborers. The work force arrives at 7am, load company trucks and disperse to job sites returning at the end of the day. The employee parking will be behind the buildings in the northwest corner of the gravel area. The hours of operation are from 7am to 4:30pm Monday through Friday with an occasional Saturday. The parking ratio would be one (1) parking space shall be provided for each employee plus one (1) parking space for each vehicle used in the conduct of the enterprise. The site plan depicts 14 employee stalls and 4 office parking stalls. That will exceed the parking requirement. The special use in the Zoning Ordinance states that: All vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit. The petitioner proposes to store most of the company vehicles indoors but does show some overflow parking outside. The landscape materials will be stored on the northeast corner of the proposed gravel area. Staff would like to know what the plan is for landscape waste, if it will be brought back on site. Staff will place a condition that no landscape waste generated off the property can be burned on this site. The petitioner will not be living in the house. Staff would like to know what it will be used for. Staff is waiting to hear back from the Village of Plainfield with regards to the roadway as a condition for a landscape business is: The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County’s LRMP unless otherwise approved in writing by the agency having jurisdiction over said Highway. The Village of Plainfield has jurisdiction over the roadway. The property currently has an access point off of Johnson which would remain the same. The building department has stated that a change of occupancy permit will be required for the metal arena and barn structure. The project is on the border line on requiring stormwater detention.

Staff would recommend approval and the following conditions be placed on the special use, if approved:

1. No landscape waste generated off the property can be burned on this site.
2. Submit information on storm water calculations.
3. Hours of operation will be from 7am to 4:30pm Monday thru Friday and an occasional Saturday.

Megan Andrews asked about the office and the petitioner has stated it would be a temporary trailer but will be in an existing building or a new building. Megan stated an NRI has not submitted for an NRI yet.
Brian Jahp has no comments at this time.

Aaron Rybski stated the Health Department is concerned about the impact this business would have on the septic system. The septic system (if there is one to serve the building in the back) would need to be looked at to ensure that the parking areas/driveway would not be over the field, tank or sewer/header lines. It’s possible that soils would need to be done as well to ensure that the business impact would not put the system out of compliance. The petitioner asked if a porta-potty can be used. Mr. Rybski stated they cannot be a permanent use. There was some basic discussion on composting and they will bring some items back to the site to compost.

Mary Ludemann from the Plainfield Fire Protection District stated they are on the 2006 international fire code and the county is on 2012. A letter was delivered to the petitioner. stop. The petitioner had a question for the sprinkler requirement if only being used for storage of the vehicles? He understands the alarm system and had some questions on fire code requirements. The petitioner is looking at the option to demolish these buildings and replace it with new ones.

With no further comments Megan Andrews made a motion, seconded by Brian Jahp to approve the special use and forward the petition onto the Plan Commission meeting in September. All were in favor and the motion carried.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD-
14-11 Concrete Crushers- Passed at 8.19.14 CB meeting with some modifications
14-12 Central Limestone –Plan Commission on 8.27.14- passed ZBA/SUHO on 9.3.14
14-17 Medical Cannabis Cultivation Center text and medical cannabis distribution center- scheduled to be on the 9.16.14 CB meeting
14-20 Peaceful Pathways Montessori School- Passed at the 8.19.14 CB meeting with some modifications
14-25 Medical Cannabis Distribution Centers- Plan Commission on 8.27.14- passed ZBA on 9.3.14
14-22 Clean-up and Restoration Services- Plan Commission on 8.27.14- passed ZBA on 9.3.14
14-23 DTG Investments LLC- Plan Commission on 8.27.14- passed SUHO on 9.3.14
14-24 Divyesh Patel/ Council Court Motel- Plan Commission on 8.27.14- passed ZBA/SUHO on 9.3.14

PUBLIC COMMENT- There were no comments.

OLD BUSINESS- None
NEW BUSINESS- None

AJOURNMENT- Next meeting on October 6, 2014
With no further business to discuss Aaron Rybski made a motion, seconded by Brian Jahp to adjourn the meeting at 9:23 a.m. The motion carried.

Submitted by,  
Angela L. Zubko  
Planning & Zoning Manager

ZPAC Meeting Minutes 9.2.14
ORDINANCE # 2014-_____

AMENDMENT TO SECTIONS 3.02 AND 10.01.C OF THE KENDALL COUNTY
ZONING ORDINANCE TO TEMPORARILY ALLOW MEDICAL CANNABIS
CULTIVATION CENTERS - TEMPORARY

WHEREAS, the Illinois General Assembly enacted the Compassionate Use of Medical
Cannabis Pilot Program Act, P.A. 98-122 (eff. Jan. 1, 2014), 410 ILCS 130/1 et seq. ("Act"),
which allows for and regulates the cultivation, sale, distribution, and use of cannabis for
medicinal purposes, and is repealed on January 1, 2018; and

WHEREAS, section 140 of the Act grants a unit of local government the authority to enact
reasonable zoning ordinances or resolutions regulating registered medical cannabis
cultivation centers; and,

WHEREAS, pursuant to the authority provided in 410 ILCS 130/140, Kendall County, a unit
of local government, wishes to amend Sections 3.02 and 10.01.C of the Kendall County
Zoning Ordinance ("Zoning Ordinance") to regulate medical cannabis cultivation centers in
the unincorporated areas of Kendall County, to protect the health, safety, and welfare of the
community; ; and

WHEREAS, the Kendall County Board automatically repeals this amendment to Zoning
Ordinance concurrent with the repeal of the Act, on January 1, 2018; and

WHEREAS, all administrative procedures required prior to passing amendments to the
Kendall County Zoning Ordinance have been followed, including holding a public hearing,
before the Kendall County Zoning Board of Appeals, which occurred on July 28, 2014; and

NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby amends Sections
3.02- "Definitions" & 10.01.C "M-1 & M-2 Manufacturing District- Special Uses" of the
Kendall County Zoning Ordinance as provided:

I. RECITALS. The recitals set forth above are incorporated as is fully set forth herein.

II. THE FOLLOWING TERMS ARE ADDED TO SECTION 3.02 "DEFINITIONS" OF
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. This definition is intended to remain
consistent with the definition provided in 410 ILCS 130/10, as amended. In the event of a conflict between this definition and the statute, the statutory definition shall govern.

ENCLOSED, LOCKED FACILITY. 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. This definition is intended to remain consistent with the definition provided in 410 ILCS 130/10, as amended. In the event of a conflict between this definition and the statute, the statutory definition shall govern.

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. This definition is intended to remain consistent with the definition provided in 410 ILCS 130/10, as amended. In the event of a conflict between this definition and the statute, the statutory definition shall govern.

MEDICAL CANNABIS INFUSED PRODUCT. Food, oils, ointments, or other products containing usable cannabis that are not smoked. This definition is intended to remain consistent with the definition provided in 410 ILCS 130/10, as amended. In the event of a conflict between this definition and the statute, the statutory definition shall govern.

III. THE FOLLOWING LANGUAGE IS ADDED TO SECTION 10.01.C
"MANUFACTURING DISTRICT- SPECIAL USE (M-1 & M-2)" OF ZONING ORDINANCE:

10.01.C Medical Cannabis Cultivation Centers- Temporary (will be automatically repealed on January 1, 2018)
   a. Definitions: All terms not defined in section 3.02 of this Zoning Ordinance shall carry the meaning set forth in the Compassionate Use of Medical Cannabis Pilot Program Act ("Act") (410 ILCS 130/1 et seq.), as amended
   b. Preliminary Requirements. All Medical Cannabis Cultivation Center special use permit applicants shall comply with the following requirements before applying for a special use permit and shall maintain compliance at all times thereafter.
2. **Registration.** Applicants must be registered with the Illinois Department of Agriculture.

3. **Location.** A Cultivation Center must be located more than 2,500 feet from the property line of any 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, as required pursuant to 410 ILCS 130/105.

4. **Security Measures.** Applicants must establish and maintain all required security measures, in accordance with the Act and all applicable regulations, to deter and prevent the theft of cannabis and unauthorized entrance into areas containing cannabis.

5. **Code Compliance.** Cultivation Centers must meet all federal, State and local building, zoning and fire codes and all local ordinance requirements.

6. **Other Requirements:** Applicants, their agents and employees must comply with all other requirements identified in 410 ILCS 130/105, as amended.

c. **Required Permit Information.** Upon applying for a Cultivation Center special use permit, the applicant must provide the following information:

1. A Security Plan that has been reviewed and approved by the Illinois State Police and is compliant with 410 ILCS 130/105, as amended, in addition to the rules set forth by the Illinois Department of Agriculture at 8 Ill. Admin. Code 1000 et seq.

2. Evidence demonstrating the location of the enclosed, secure area or loading/unloading dock is or will be out of public sight for the loading/unloading of medical cannabis in the transport motor vehicle.

3. A scale drawing of the front, rear, or side of the building or structure showing dimensions and architectural details (Building Elevations); and

4. A location map demonstrating the property meets location conditions identified in 410 ILCS 130/105, as amended, and

5. Proof that applicant is registered with the Illinois Department of Agriculture.

d. **Operational and Facility Requirements:**

1. **Enclosed, Locked Facility.** All cultivation of cannabis for distribution to a registered Dispensing Organization shall take place in an Enclosed, Locked Facility.

2. **Storage.** No outdoor storage of any kind will be permitted at Cultivation Centers.

3. **Edibles.** 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, 410 ILCS 620 et. seq., the Illinois Sanitary Food Preparation Act, 410 ILCS 650 et. seq., the Illinois Food Handling Regulation Enforcement Act, 410 ILCS 650 et. seq., and section 80 of the Act, 410 ILCS 130/80.

4. **Waste.** Cannabis waste shall be stored, secured, locked and managed in accordance with State regulations for the disposal of medical cannabis with
the requirements set forth in 410 ILCS 130/180 and 8 Ill. Admin. Code. 1000.460, as amended respectively.

5. **Signs.** All signage shall comply with Section 12 of the Kendall County 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.

6. **Other Products.** It shall be prohibited to cultivate, manufacture, process or package any product, other than medical cannabis and cannabis infused products at a Cultivation Center.

7. **Fence.** All Cultivation Centers must be surrounded by a fence a minimum of eight (8) feet tall with barbed wire on top.

8. **Registration:** The owner or operator of a Cultivation Center must submit annual documentation of registration with the Illinois Department of Agriculture within thirty days of becoming registered or renewing its registration.

**c. Legal Protections.**

1. **Limitation of Liability.** Kendall County Shall not be liable to the permitted Cultivation Center, the Cultivation Center’s owners, employees, board members, producer backers, vendors, visitors, heirs, assigns, agents, family members or guests for any damage, injury, accident, loss, compensation or claim, based on, arising out of, or resulting from the permitted, Cultivation Center’s participation in the Compassionate Use of Medical Cannabis Pilot Program, including, but not limited to, the following: arrest, seizure of persons or property, prosecution pursuant to State or federal laws by State or federal prosecutors, any fire, robbery, theft, mysterious disappearance or any other casualty; or the action of any other permittees, registrants, or persons. This Limitation of Liability provision shall survive expiration or the early termination of the permit.

2. **Indemnification.** The permitted Cultivation Center, its owners, employees, board members, producer backers, vendors, visitors, heirs, assigns, agents, family members or guests shall hold harmless and indemnify Kendall County, its officials, officers and employees, including past, present, and future board members, elected officials and agents against any civil action or criminal penalty commenced against Kendall County and/or its officials, officers and employees, including past, present, and future board members, elected officials and agents, through counsel of their own choosing, based upon illness or death as a result of the possession, cultivation, transportation or other use of medical cannabis ingested in any way authorized under the provision of the Act. Pursuant to Illinois law 55 ILCS 5/3-9005, any attorney representing Kendall County, shall be approved by the Kendall County State’s Attorney and shall be appointed a Special Assistant State’s Attorney.

3. **Violations of the Law.** The Act and any mandated zoning does not authorize any permittee to violate federal or state laws.
f. **Revocation:** Any special use permit granted under this Zoning Ordinance may be revoked for failure to comply with the terms of this Zoning Ordinance. The decision to revoke a special use permit is subject to the review procedure identified in section 13 of the Zoning Ordinance.

IV. **REPEAL.** This amendment to the Zoning Ordinance is automatically repealed, in its entirety, on January 1, 2018.

*IN WITNESS OF,* this amendment to the Zoning Ordinance has been enacted by a majority vote of the Kendall County Board this 16th day of September, 2014 and is automatically repealed on January 1, 2018.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
John Shaw
Memorandum

To: PBZ  
Date: September 4, 2014  
Re: Text Amendment – Clean-up and Restoration Services (Petition 14-22)

SERVPRO is looking to open up a franchise in the County and currently staff is of the opinion it really does not fall into a current category in the Zoning Ordinance. Therefore staff is proposing the following text amendment. SERVPRO of Kendall County provides the following services: residential and commercial restoration services for water damage, fire damage, disaster, storm and flood damage and mold damage. They also perform biohazard remediation like sewage cleanup, crime scene cleanup and/or vandalism cleanup.

Special Use in the A-1 (Agricultural District) and Permitted in the B-3 (Highway Business District), M-1 (Limited Manufacturing) & M-2 Districts (Heavy Industrial District).

Clean-up and restoration services with the following conditions:

a) If zoned A-1 Agricultural the facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.

b) All commercial vehicles are to be stored inside an accessory structure when not in use unless outdoor storage is screened from adjacent and surrounding properties and screening and storage is shown on the approving site plan.

c) All operations are to take place inside an enclosed structure.

d) A waste management plan must be submitted and an exhibit to the approving ordinance.

e) A material management plan must be submitted including where items will be stored on site including but not limited to chemicals and belongings.

f) No materials that are brought in can be burned on this site.

g) All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations).

h) Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.

Please review and provide Staff with comments during the meeting. Should you have any questions prior to the meeting, please contact me at 630-553-4139.

Attachments:
1. ZPAC Meeting minutes on 8.4.14
2. RPC Meeting minutes on 8.27.14
3. ZBA Meeting minutes on 9.3.14
4. Draft Ordinance