KENDALL COUNTY
ZONING AND PLATTING ADVISORY COMMITTEE
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

December 2, 2013 - 9:00 a.m.

CALL TO ORDER

ROLL CALL:  County Board: Member from PBZ Committee; County Highway: Fran Klaas; Engineering Consultant: Greg Chismark; County Health: Aaron Rybski; Forest Preserve: Jason Pettit; SWCD: Megan Andrews; Sheriff: Phil Smith; PBZ: Angela Zubko

APPROVAL OF AGENDA

MINUTES: Approval of minutes from the November 4, 2013 ZPAC meeting.

PETITIONS:

1. 13-31 Candice Hadley
Request  R-3 Special Use
Location  1542 Plainfield Road, Oswego
Purpose  Request for a special use to have weddings and special events on site. This use would be considered a unique use: (Uses, not otherwise listed herein, may be granted special use approval if such uses conform to the purpose, goals and objectives of the Residential Zoning Districts as described in Section 8.01.)

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD-
13-17 Maly Poultry Processing Plant- Passed with a 5 to 3 vote at the 11.19.13 County Board meeting

Still in the process:
13-26 Green Organics Inc.

PUBLIC COMMENT

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT- Next meeting on January 6, 2014
ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
November 4, 2013 – Meeting Minutes

Planner Angela Zubko called the meeting to order at 9:05 a.m.

Present:
Megan Andrews – Soil & Water Conservation District
Amy Cesich – PBZ Member
Fran Klaas - County Highway Department
Phil Smith – Sheriff’s Office
Angela Zubko – PBZ Senior Planner

Absent:
Greg Chismark – Wills Burke Kelsey
Jason Petit - Forest Preserve
Aaron Rybski – Health Department

Also present:
Dave Gravel (Vice President of Green Organics Inc.) and Attorney Gregg Ingemunson

AGENDA
A motion was made by Fran Klaas to approve the agenda, Megan Andrews seconded the motion. All were in favor and the motion carried.

MINUTES
Phil Smith made a motion, seconded by Fran Klaas, to approve the September 3, 2013 meeting minutes. All were in favor and the motion carried.

PETITIONS

#13-26 Green Organics Inc.
Senior Planner Angela Zubko briefly explained the request of the petitioner, Green Organics Inc. is requesting a major amendment to their special use to continue operation of their regional compost facility at 1270 E. Beecher Road modifying the site plan to eliminate about 10.5 acres, add about 9.5 acres northeast in the City of Yorkville and seek new conditions on property. Nothing on the Kendall County side is changing; the parts that are changing are on the east in the City of Yorkville. The petitioners are not changing any access roads, they are going to continue maintaining the existing berms and plantings. The County along with some County Board members did a site visit including Megan Andrews and myself to discuss the operation and the proposed changes. The petitioners will need to contact Bristol Township to see if they need to get on their board to discuss the changes. Staff has given them the information provided including the site plan but to date have not heard back from the township regarding any comments. Planner Zubko is working with the city of Yorkville to make cohesive conditions so they don't have 2 sets of rules for the same property. The facility is also regulated through the IEPA and Green Organics, Inc. has a bond with the EPA if for some reason something happens and they shut the doors, the County or City would have to responsibility with any compost left on site. Also to note that Green Organics' leases the property so have lease agreements with each owner. The facility was initially designed to process 150,000 cubic yards of source-separated landscape materials (brush, leaves, tree trimmings, and grass) into usable organic products such as high-quality soil amendments. In 2010, the facility was permitted to accept food scraps for composting equaling at most 10% of the total allowed site volume. All incoming materials are shredded, incorporated into windrows and allowed to compost aerobically to form a humus-like product. As part of the request to reconfigure the site they are also seeking to increase the amount of permitted materials to 175,000 cubic yards. The site is generally separated into 4 main areas, a receiving/processing area (for the incoming materials and screening of finished compost); a composting area for the windrows (an organic storage area for leavings and "tailings"); and the preliminary and final cure areas for compost storage prior to screening. In addition to the existing basin north of the office trailer, a detention basin is proposed in the southeast corner of the site.
new site area. The property has access from a private drive off Beecher Road by a gate. The gate is closed during non-business hours. There is no new access requested. Upon arrival to the site, all vehicles stop at the office trailer to log in. Collection vehicles then proceed to the receiving area, where they discharge their materials via the tipper or onto the receiving pad. Upon completion of unloading, they exit the receiving area and proceed along the main road and exit the site. Tractor-trailers or other vehicles used to haul finished compost proceed directly to the organics storage area where they are loaded using a front-end loader. When loaded, they log out at the office building and exit via the main road. We are currently discussing host fees and weather the City of Yorkville should be receiving any. In the report shows the last 5 years and what the County has received and the amount of material collected. Per the ILEPA permit, Green Organics is permitted to receive incoming materials at the facility between the hours of 7:00 am to 6:00 pm Monday through Saturday. Typically the site is closed by 4:00 pm. There is enough parking and signage that exists. Since the newer sites will be in the City of Yorkville we have asked their engineer to take a look at the proposed engineering instead of the County's engineer. In the report are all the previous conditions from 2000, 2008 and today's proposed conditions.

Phil Smith had no comments at this time. Megan Andrews from the Soil and Water Conservation District stated that an NRI was submitted and should be complete this week. A copy will be forwarded to the petitioner and the PBZ Department. Fran Klaas had some questions about the host fees and also about the food scraps and why that was considered a minor amendment. Mr. Klaas did not feel that was minor. Dave Gravel stated the State of IL changed the legislation to allow composting facilities to take up to 10% of their volume in food scraps without changing the compost designation. The State of Illinois in conjunction with the EPA believes that percentage is an allowable amount without having to go through the full citing requirements. Mr. Gravel stated that typically they take fruit and vegetable materials with some breads, they are not allowed to take in truckloads of renderings or meat products, nor do they want to. They currently have not hit the full 10% allowable amount. Mr. Gravel also stated Marlin Hartman does come out regularly to the site for inspections and has not had any issues. The food scraps are mixed with the end product but kept in separate windrows. Amy Cesich asked about the City of Yorkville with regards to the conditions and host fees. Planner Zubko stated this is the first meeting for Green Organics so Planner Zubko will be working with the City on conditions. Mr. Klaas asked if the host fee will be increasing since it has not in awhile? Planner Zubko stated yes that is in negotiations currently.

With no further comments Phil Smith made a motion, seconded by Amy Cesich to approve the major amendment to Green Organics Special Use and forward the petition onto the Plan Commission meeting in December. All were in favor and the motion carried.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
Proposed to go to County Board on December 17th: 13-17 Maly Poultry Processing Plant

PUBLIC COMMENT- There were no comments.

OLD BUSINESS- None

NEW BUSINESS-
Review and approval of the 2014 meeting date's schedule- Planner Zubko stated in the packet are the proposed meeting dates for 2014. Megan Andrews made a motion to approve the meetings dates as proposed, Fran Klaas seconded the motion. All were in favor and the motion carried.

AJOURNMENT- Next meeting on December 2, 2013
With no further business to discuss Phil Smith made a motion, seconded by Megan Andrews to adjourn the meeting at 9:21 a.m. The motion carried.

Submitted by,
Angela L. Zubko
Senior Planner
DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 204
Yorkville, IL • 60560
(630) 553-4141    Fax (630) 553-4179

13-31
CANDICE HADLEY
R-3 SPECIAL USE FOR A UNIQUE USE to have weddings and special events on site

SITE INFORMATION
PETITIONERS  Candice Hadley
ADDRESS  1542 Plainfield Road
LOCATION  On the south side of Plainfield Road about 1.1 miles west of Ridge Road

TOWNSHIP  Oswego
PARCEL #  03-35-377-003
SIZE  5 Acres
EXISTING LAND USE  Residential
ZONING  R-3 Special use (Ord. 95-07 for a bed and breakfast)

<table>
<thead>
<tr>
<th>LRMP</th>
<th>Land Use</th>
<th>County: Rural Estate Residential (0.45 d.u./acre); Village of Plainfield: Countryside Residential (1 d.u./acre)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads</td>
<td>Plainfield Road is a County Roadway and is designated as a major collector road</td>
<td></td>
</tr>
<tr>
<td>Trails</td>
<td>There are no trails shown for this area</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>There are no wetlands or floodplain on this property, there is a wetland/pond on the property to the west</td>
<td></td>
</tr>
</tbody>
</table>

REQUESTED ACTION  The petitioner is requesting approval of a R-3 Special use to hold weddings and special events on site. This use would be considered a unique use:
(Uses, not otherwise listed herein, may be granted special use approval if such uses conform to the purpose, goals and objectives of the Residential Zoning Districts as described in Section 8.01.)

APPLICABLE REGULATIONS
- § 7.01.D.10 Agricultural (Banquet Halls)
- § 8.08.B.1 R-3 Residential (Special Use)
- § 13.08 Administration(Special Uses & Planned Unit Developments)

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>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>R-2</td>
<td>Suburban Res.</td>
<td>R-1 &amp; A-1</td>
</tr>
<tr>
<td>South</td>
<td>Residential</td>
<td>R-3</td>
<td>Rural Estate Res.</td>
<td>R-3, R-2 &amp; A-1</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>R-3</td>
<td>Rural Estate Res.</td>
<td>R-3; A-1; Plainfield</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>R-3</td>
<td>Rural Estate Res.</td>
<td>R-3, R-2 &amp; A-1</td>
</tr>
</tbody>
</table>

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

NATURAL RESOURCES INVENTORY
An executive summary will be provided since no building will take place

ACTION SUMMARY
- TOWNSHIP (Oswego)
The petitioner must contact the Township to get on their board meetings

- MUNICIPAL (Village of Plainfield)
The petitioner must contact the Village to do a 1.5 mile review of the proposed project.

REQUESTED ACTION GENERAL
The petitioner is requesting approval of a R-3 Special use to hold weddings and special events on site. This use would be considered a unique use: (Uses, not otherwise listed herein, may be granted special use approval if such uses conform to the purpose, goals and objectives of the Residential Zoning Districts as described in Section 8.01.)

No new buildings are proposed so the site will be used as is.

Currently the petitioner has a special use on the property for a bed and breakfast, this special use will stay with the property and proposed special use will be a separate special use. The reason is that Bed and Breakfasts are no longer permitted as a special use in the R-3 Residential District so the use will stay as a legal non-conforming use and would not be altered. The Zoning Ordinance does allow for banquet halls in the A-1 Agricultural district as a special use subject to the following conditions:

a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource
Management Plan.

b. The subject parcel must be a minimum of 5 acres.
c. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)
d. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.
e. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.
f. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
g. The noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o’clock (7:00) A.M. and ten o’clock (10:00) P.M.

The petitioner would meet all the requirements in the A-1 District and this property is unique therefore staff feels it falls under a unique use. The petitioner would like to hold catered events and weddings on site for a maximum of 100 guests held from May through October. The petitioner proposes to use a tent for events.

ACCESS/ROADWAY
This road is the jurisdiction of the Kendall County Highway Department and the access to the site already exists. The property has a moon shaped driveway.

PARKING
There is ample parking available in the field in the northeast corner of the property,
as well as on the blacktop behind the home which was expanded to allow school bus turn-around.

HOURS OF OPERATION
The petitioner proposes to most events will take place Friday through Sunday and will be in compliance with the County's noise ordinance.

HOME INFORMATION
This home is historic and eligible to apply for the National Registry of Historic Places. The house was built in 1865 by Gilbert Gaylord. This also makes the property more unique to use for this type of business.

WASTE
The petitioner has not stated how they will handle garbage/waste yet.

WATER/SEPTIC
The petitioners have stated that portable toilets would be brought on premises for guests to minimize the impact on the septic system. The property currently has two septic systems and fields; and the field on the east side of the home was replaced within the past 10 years.

SIGNAGE
No sign is proposed at this time, if a sign is installed at a later date it must comply with the sign regulations in Section 12 and requires a building permit.

LIGHTING
The petitioner has not discussed any lighting at this time.

RECOMMENDATION
Staff is comfortable with this request and recommends approval. If approved, Staff recommends the following conditions be placed on the controlling ordinance approving the R-3 Special Use:

1. The principal use of the property is for residential purposes.
2. A maximum of 100 persons at any one time
3. All events must end at 10pm on weeknights and 11pm on weekends.
4. All events must be catered unless modifications are made to the kitchen and approved by the Health Department.
5. Compliance with applicable building codes and securing of the required permits associated with any proposed remodeling, alteration, construction or expansion of existing and proposed structures on the premises.

Attachments:
1. Information on business
2. Site Plan
Gaylord House & Gardens

1865 Historic Farm Wedding & Event Venue

The brick Italianate farmhouse at 1542 Plainfield Rd., Oswego, was built in 1865 by Gilbert Gaylord, a prosperous farmer. Owner Candice Hadley and her disabled son Sam Johnson have lived in the home for 20 years. During the past two decades, the home’s historic character has been preserved and enhanced, working closely with architect Michael Lambert from Plainfield who specializes in historic preservation and disability access.

While operations of the bed & breakfast were suspended due to requirement of live-in caregivers for Samuel, now that he is an adult, Candice would like to share the historic home and property with the public for catered events and weddings. Not only would this allow for ongoing preservation of this National Register eligible home, it will also provide employment opportunities for Sam and other young adults with disabilities.

Weddings and other outdoor events (bridal/baby showers, reunions, company parties, retirement parties, etc.) would be limited to no more than 100 attendees and held May-October. It is expected most events would take place Friday-Sunday; in compliance with the county’s noise ordinance any amplified music would cease by 10 pm weeknights; 11 pm weekends. Due to the layout of the out buildings and the location of the tent being in middle of the property, noise impact on neighbors will be minimal.

As the property is accessed via Plainfield Road, increased traffic would not be a concern. Ample parking is available in a field in the northeast corner of the property, as well as on the blacktop behind the home which was expanded to allow school bus turn-around. All food and beverage service will be handled by approved caterers (primary provider will be Upper Crust, Yorkville). We will work with local rental centers for tents, tables, chairs, etc.

Portable toilets would be brought on premise for guests to minimize impact on septic system. The property has two septic systems and fields; and the field on the east side of the home was replaced within the past 10 years (septic tanks are regularly serviced by Bob’s Septic Service.)

Given the current interest in weddings and special events in pastoral settings, and popularity of nearby venues such as Emerson Creek and Ellis House, we believe opening up the Gaylord House to events will be another reason people will consider Kendall County as a weekend destination which will bring further economic benefit to area businesses.

Questions, please call Candice Hadley, 630.554.8989. Thank you.