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

Present:
Megan Andrews – Soil & Water Conservation District
Scott Gryder – PBZ Member
Brian Holdiman- Building Inspector
Fran Klaas- County Highway Department
Aaron Rybski – Health Department
Phil Smith – Sheriff’s Office
Angela Zubko – PBZ Senior Planner

Absent:
Greg Chismark – Wills Burke Kelsey
Jason Petit- Forest Preserve

Also present: Candice Hadley (Petitioner) & Leigh Anne Scoughton.

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

MINUTES
Scott Gryder made a motion, seconded by Fran Klaas, to approve the November 4, 2013 meeting minutes. All were in favor and the motion carried.

PETITIONS
#13-31 Candice Hadley
Senior Planner Angela Zubko explained the request of the petitioner; Candice Hadley, is requesting a special use in the R-3 District 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.) The property is located at 1542 Plainfield Road on the south side of Plainfield Road about 1.1 miles west of Ridge Road. Currently the petitioner has a special use on the property for a bed and breakfast, this special use will stay with the property and the 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: 7:00 A.M. to 10:00 P.M. not to exceed sixty five (65) dBA
   Night Hours: 10:00 P.M. to 7:00 A.M. not to exceed fifty five (55) dBA
This home is historic and eligible to apply for the National Registry of Historic Places. The house was built in 1865 by Gilbert Gaylord. 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. No new buildings are proposed so the site will be used as is. The petitioner has stated that 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 turnaround. 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. The petitioner proposes to most events will take place Friday through Sunday and will be in compliance with the County’s noise ordinance. 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. The petitioner must contact the Oswego Township to get on their board meetings and also contact the Village of Plainfield to do a 1.5 mile review of the proposed project.

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.

Candice Hadley stated she has lived there for 20 years today and some of the plans have been modified due to the special needs of her child.

Brian Holdiman asked about the use of the accessory structures? Candice stated she would like to fix up the corn crib in the future possible for staging for the caterers. She would still keep it rustic. Mr. Holdiman asked about the tent, Ms. Hadley stated she would put it up and take it down per event. It would be rental equipment.

Fran Klaas has a concern for parking with regards to weather. Ms. Hadley has stated she has had personal events and have not had any issues with the parking.

Phil Smith is concerned about ingress and egress onto Plainfield Road and concerned about more than 100 guests. Ms. Hadley stated she is aware and possible put a sign warning further up the roadway.

Aaron Rybski stated parking on grass over septic systems would severely damage them so would suggest locating them and possible protect them so people know not to park on top of the septic system. Mr. Rybski also would like them to put some consideration in for expansion of other buildings or catering as that would require some sewage disposal as requirements have changed recently. Additionally he did not think the water would qualify for a non-community water supply and went through sampling requirements if she would qualify. It's based on amount of people and number of days per year. Mr. Rybski also stating to contact them about catering before any improvements are made to buildings.

Scott Gryder was wondering if she talked to her neighbors yet. Ms. Hadley stated she has talked to a few of the neighbors and will be required to notify them. She does plan on talking to them before the notices go out. The other item is a concern about the roadway and the limit being 55 mph.
With no further comments Phil Smith made a motion, seconded by Scott Gryder to approve the 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
13-17 Maly Poultry Processing Plant- Passed with a 5 to 3 vote at the 11.19.13 CB meeting

Still in the process:
13-26 Green Organics Inc.- Plan Commission on December 4th

PUBLIC COMMENT- There were no comments.

OLD BUSINESS- None

NEW BUSINESS- None

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

Submitted by,
Angela L. Zubko
Senior Planner