Planner Angela Zubko called the meeting to order at 9:00 a.m.

Present:
Scott Gryder – PBZ Member
Fran Klaas - County Highway Department
Aaron Rybski – Health Department
Megan Andrews – Soil & Water Conservation District
Brian Holdiman - Building Inspector
Angela Zubko – PBZ Planning & Zoning Manager

Absent:
Greg Chismark – Wills Burke Kelsey
Forest Preserve- David Guritz
Brian Jahp – Sheriff’s Office

Also present: None

AGENDA
A motion was made by Megan Andrews to approve the agenda as written, Scott Gryder seconded the motion. All were in favor and the motion carried.

MINUTES
Fran Klaas made a motion, seconded by Aaron Rybski, to approve the January 6, 2015 meeting minutes as written. All were in favor and the motion carried.

PETITIONS
#15-01 Nancy Austin
Planner Zubko stated Nancy Austin is requesting to rezone 3.2 acres of the 6.4 acre property located on the east side of Ashley Road, about 300 feet south of Plattville Road in order to build a house. Currently 1.82 acres on the west side is unincorporated and 4.63 acres on the east side is incorporated into Plattville. Staff is waiting to hear if Plattville would like to annex to Ashley Road or de-annex 62,720 square feet of property so the whole parcel is located in un-incorporated Kendall County. If Plattville de-annexes the property that section of the comprehensive plan shows this property to be agricultural so staff cannot even approved rezoning unless the Lisbon Township approves the rezoning. Planner Zubko would not like to split the zoning since it’s between unincorporated and corporate property. There are no endangered species on the site. Staff would recommend approval no matter which way Plattville or the township decides to handle this property. She also stated they’re looking to build 1 house at this time but could in the future rezone the eastern portion to R-1 in the Village of Plattville and have access off Plattville Road.

Brian Holdiman stated a building permit will be required.

Aaron Rybski stated a well and septic permit will be required and if they plan to have horses on the property that care is given to make sure the horses are placed away from the well and septic.

Megan Andrews stated an executive summary will be needed which is a reduced fee. Their meeting is Monday, February 9th so if the application can be submitted ASAP that would be great.

Scott Gryder- Mr. Gryder asked if the neighbor had any concerns. Planner Zubko stated they have not been notified yet but thinks they sold them the property.

Fran Klaas wanted to discuss the corporate and unincorporated issue; he asked if there is any other property like that in the County? No one remembers this happening in the past. We discussed the setback in the R-1 if...
that will affect the property. His concern is developing the flag lot as they would need an access variance for the driveway.

With no further comments Scott Gryder made a motion, seconded by Aaron Rybski to approve the rezoning and forward the petition onto the next Plan Commission meeting. All were in favor and the motion carried.

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**
- 14-39 River’s Edge Fellowship - On the PBZ agenda for 2.9.15
- 14-42 Sybert Landscaping - On the PBZ agenda for 2.9.15
- 14-40 Subdivision Control Regulations - Letters of Credit - On the ZBA agenda for 3.2.15

**PUBLIC COMMENT** - There were no comments.

**OLD BUSINESS** - None

**NEW BUSINESS**
Discuss comments on the Yorkville proposed outdoor music venue at 112 Van Emmon - Planner Zubko stated the City of Yorkville has requested if the County has any comments on this special use since the County does own property adjacent to the proposal. The petitioner is looking to have an outdoor music venue in the B-1 district as a special use. The property is located on the north side of Van Emmon across from Cobblestone and between the parking lot and one story building that has music classes. There are some concerns from the city and comments and provided us site plans, topography and impervious plans. Yorkville also states storm water detention will be needed so that will be interesting; there will also be no bathrooms on site. Planner Zubko stated there is a house there that will be demolished. There was discussion that the Groner’s live kiddy corner to this lot and would be affected the most.

The following concerns were brought up:
- Noise
- Parking Concerns
- Liability (walking across County Property or even possibly parking on county property)
- Lights
- Projected noise down the river and close residents
- Food
- Liquor
- Jaywalking across Van Emmon
- Public Safety
- Possibly projecting towards the hill would be better and typically how an amphitheater works, using the hill for seating
- Not a very well thought out plan
- Not handicapped accessible
- There is already a location that can be used across Route 47 - 0.2 miles (1,000 feet) away at the Yorkville Park
- Appreciate being able to comment on the project

Planner Zubko stated this will be discussed at the PBZ Committee meeting on February 9, 2015.

**ADJOURNMENT** - Next meeting on March 3, 2015
With no further business to discuss Aaron Rybski made a motion, seconded by Scott Gryder to adjourn the meeting at 9:35 a.m. The motion carried.

Submitted by,
Angela L. Zubko
Planning & Zoning Manager