Planner Angela Zubko called the meeting to order at 9:01 a.m.

Present:
Megan Andrews – Soil & Water Conservation District
Scott Gryder – PBZ Member
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
Brian Holdiman - Building Inspector
Jason Petit- Forest Preserve

Also present: Divyesh Patel and Greg Dady

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

MINUTES
Planner Zubko stated she noticed the date on the minutes was wrong and needed to be corrected. Scott Gryder made a motion, seconded by Brian Jahp, to approve the July 7, 2014 meeting minutes as amended. All were in favor and the motion carried.

PETITIONS
#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).

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.

Staff recommends approval of the text amendment.

Megan Andrews, Brian Jahp and Aaron Rybski had no questions or comments at this time.
Scott Gryder thinks 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.

With no further comments or discussion Megan Andrews made a motion, seconded by Aaron Rybski to approve the text amendment and forward the petition onto the Plan Commission meeting in August. All were in favor and 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 below. 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.

Megan Andrews stated no new NRI will be needed.

Brian Jahp has no comments at this time.

Aaron Rybski had some questions on the septic systems and would like to meet with the petitioner. The use is changing and they will be washing and sanitizing of different items that will be taking place, the Health Department requests meeting the petitioner to make sure all concerns are taken care of.

Scott Gryder asked if the special use will run with the owner or land? Planner Zubko stated typically everyone wants to have it run with the land but any new petitioner will need to follow the exact same use or come back through the process.

Greg Dady introduced himself and stated ServePro will have a 7 year lease so there is no plan to leave. He stated they can try to figure out gallons per day based on the existing usage in Oswego. He will look into the septic for the Health Department.
With no further comments Scott Gryder made a motion, seconded by Megan Andrews to approve the special use and forward the petition onto the Plan Commission meeting in August. All were in favor and the motion carried.

**#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 Gastrille 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 efficiency 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.

Megan Andrews stated no NRI will be needed
Brian Jahp has no comments at this time.
Aaron Rybski stated when they go through the process to submit the septic plans.
Scott Gryder has no comments.

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

**#14-19 Prairie Leaf Farms, LLC**
Planner Angela Zubko stated as you can tell from your packets she has tried to contact the petitioner a few times and have not heard back from them since July 8, 2014 so this petition will stay tabled.

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**
- 14-11 Concrete Crushers- PBZ on 8.11.14
- 14-12 Central Limestone – continued at 7.23.14 Plan Commission till we hear from township
- 14-17 Medical Cannabis Cultivation Center text and medical cannabis distribution center- Split into 2 petitions, the cultivation center will be heard by PBZ on 8.11.14
- 14-20 Peaceful Pathways Montessori School- PBZ on 8.11.14
- 14-21 David & Cathy Price- Withdrawn due to IDOT ROW
- 14-25 Medical Cannabis Distribution Centers- separated from Petition 14-17 and continued till next month for more information at Plan Commission

**PUBLIC COMMENT** There were no comments.

**OLD BUSINESS** None

**NEW BUSINESS** None

**AJOURNMENT—Next meeting on September 2, 2014 (TUESDAY)**
With no further business to discuss Megan Andrews made a motion, seconded by Scott Gryder to adjourn the meeting at 9:22 a.m. The motion carried.

Submitted by,
Angela L. Zubko
Planning & Zoning Manager