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

Also present: Mary Ludemann- Plainfield Fire Protection District, Chris Mazzoni & 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 not 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.

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. 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