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 July 1, 2013 ZPAC meeting.

PETITIONS:

1. 13-23 NaAuSay Township
Request Site Plan Review
Location 1312 Wheeler Road
Purpose Request for approval of a site plan review for construction of a township salt facility and driveway leading to salt building.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
12-03 Land Cash Ordinance
13-11 Any text related to guns or target practice
13-15 Subdivision Control Ordinance

Proposed to go to County Board on September 17th:
13-16 Small Poultry & Small animal Processing Plant
13-17 Maty Poultry Processing Plant

PUBLIC COMMENT

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT- Next meeting on October 7, 2013
Planner Angela Zubko called the meeting to order at 9:01 a.m.

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

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

Also present:
Attorney Daniel Kramer
Alan & Mary Maly (Petitioners)
Darrell Poundstone (Renwick and Associates, in Ottawa)

AGENDA

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

MINUTES

Aaron Rybski made a motion, seconded by Fran Klaas, to approve the June 3, 2013 meeting minutes. All were in favor and the motion carried.

PETITIONS

#13-16 Poultry processing plant and slaughtering
Planner Zubko stated this is the text amendment to allow a poultry processing plant as a special use in the A-1 district and check the language of slaughtering in other sections. This text amendment directly relates to Petition 13-17. Planner Zubko stated she thought about changing the language of slaughter houses as that is not commonly used anymore but decided to keep it as that’s the language the state still uses. The text will be talked about more at Ad-hoc at the end of the month but they wanted it to go to ZPAC to get their comments and also hear from the Health Department. Planner Zubko read through the conditions and the following suggestions were made:
Condition h might be too limiting especially for small shops like in Lisbon
Condition m might also be too hard for some people to adhere to.

To help aid in the discussion on the text Planner Zubko went through Petition 13-17 at this time:

#13-17 Maly Poultry Processing Plant
Planner Zubko stated the petitioners; Alan & Mary Maly are requesting approval of an A-1 special use to operate a poultry and small animal processing plant. The property is located at 16895 Lisbon Center Road on the north side of Lisbon Center road about 0.3 miles east of Fennel Road. The petitioners own about 125 acres of land and are requesting 27 acres of it for the special use. The petitioners have stated that all processing will take place in enclosed buildings and projecting to process a maximum of 3,000 chickens a day. They will also employ about 30-35 employees. Once again staff has many questions the petitioners will be answering at ad-hoc or before ad-hoc to help aid in a decision to recommend
approval of the special use. Some of the questions were about wastewater, who has authority, unloading of the chickens, how garbage will be handled, deliveries and inspections.

Attorney Daniel Kramer introduced himself and the owners/future operators of the property. Mr. Kramer wanted to talk a little about the text. He thought 20 acres might be a hindrance for small processing like Lisbon. Mr. Kramer asked if it’s 200’ from the property line or from where the processing will take place? These don’t effect this special use but possible others that exist. Mr. Kramer stated near Thanksgiving or Christmas they might do more than 3,000 but on an average day probably will do way less than 3,000 chickens. Holiday hours might vary and quantities. As long as there is some flexibility they do not see an issue with putting the amount of chickens in the Special use. With regards to regulations it is the IL Department of Agriculture and the USDA, they only oversee the processing and machinery, not building. Building and water is all under local authorities.

Mr. Kramer briefly discussed about the Village of Newark concern about annexing the property and having to take ownership of the roadways. They will be going to the Village of Newark’s meeting on July 10th but does not think there will be any issues. They have also notified the township and talked to the road commission and no issues have been brought up to date.

Most people will be bringing chickens in small trailers. For parking they would request tar and chip or pavers instead of asphalt. They do not anticipate a retail outlet or anything.

Alan & Mary Maly came up to the podium to help aid with questions. Mrs. Mary Maly stated with regards to waste, it really depends on volume but definitely pick up on a regular basis. If they have a large quantity of chickens it could be on a daily basis. It would be in a covered trash cans stored inside the building. Blood, feathers and bones are separated and disposed of. Due to the location of the site they will not be using anything on their fields but it’s possible to compost everything and spread onto fields.

Darrell Poundstone with Renwick and Associates (consulting engineer out of Ottawa) stated with regards to the BOD’s (biochemical oxygen demand), the expected BOD’s to come through the waste water system is about 1/3 of what you’d see coming out of a small restaurant. The petitioners will be using a standard underground septic system that will be to the northeast of the property. The exact location will not be determined until the soil borings are competed.

Mr. Rybski asked if it was going to be a combined system with regards to bathrooms and the washout/clean up from the operation. The reason he asked is because EPA has rules and restrictions with regards to slaughtering operations. Domestic waste is permitted by the health department but not the other waste. The petitioner said ideally they would like to combine them but whatever the regulations are they will follow. There is a 6” well on site and they are already talking to a well contractor. On the concept plan the engineer is showing detention on the downstream sides of the property. The USDA does have standards for the building. State inspected facilities can sell only within state and the USDA permits interstate. USDA facilities have inspector at all times. There was talk about deliveries and the petitioner stated that a semi truck holds 30,000 chickens. They expect to have people with flatbeds/hay wagons or car haulers that hold about 1,000 chickens. In an average transport you can fit about 8-10 chickens per coop. The petitioners will bring in an example to ad-hoc to help educate. With regards to operations they might want to look at 5:30am due to heat, typically you slaughter from 6-10am. The petitioners stated that typically January to April are the slowest times of years. Typically pick up is from about 2-4pm. If they want the chickens frozen they would typically pick up the next day.

Planner Zubko stated it seems like conditions a, b, c, h, j and m need to be looked at further. Mr. Klaas suggested maybe making a weekly average so there is some give and take in the regulations.
Petition 13-16
With no further discussion Megan Andrews made a motion, seconded by Aaron Rybski to forward the petition with the suggestion changes and recommend approval to the Plan Commission. All were in favor.

Petition 13-17
With no further discussion Phil Smith made a motion, seconded by Amy Cesich to forward the petition and recommend approval to the Plan Commission. All were in favor.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
13-08 ZPAC Definition- changes are shown in the packet, approved on June 18th
13-13 Steven & Lori Seeler- approved as is on June 18th

Going to Board on July 16th:
12-03 Land Cash Ordinance
13-11 Any text related to guns or target practice
13-15 Subdivision Control Ordinance

PUBLIC COMMENT- There were no audience members to comment.

OLD BUSINESS- None

NEW BUSINESS- None

AJOURNMENT- Next meeting on August 5, 2013
With no further business to discuss Fran Klaas made a motion, seconded by Aaron Rybski to adjourn the meeting at 9:53 a.m. The motion carried.

Submitted by,
Angela L. Zubko
Senior Planner
DEPARTMENT OF PLANNING, BUILDING & ZONING  
111 West Fox Street • Room 203  
Yorkville, IL • 60560  
(630) 553-4141 Fax (630) 553-4179  

13-23  
NA-AU-SAY TOWNSHIP  
SITE PLAN REVIEW  

SITE INFORMATION  
PETITIONERS Township of Na-Au-Say  
ADDRESS 1312 Wheeler Road  
LOCATION Approximately ¼ mile west of Ridge Road  
TOWNSHIP Na-Au-Say  
PARCEL # 06-23-100-004  
SIZE 5.0 Acres  

EXISTING LAND USE NaAuSay Township garage and building  

ZONING A-1 Special Use (Ord. 2008-24); Site Plan approval on 9.8.09 for township building and parking area.  

LRMP  
| Land Use | County: Suburban Residential (max. density 1.00 du/buildable acre) | Village of Plainfield: Medium Density Residential (2.1 – 3.0 du/acre) | Roads Wheeler Road is classified as a Minor Collector Road | Trails No proposed trails located on property |  

REQUESTED ACTION The Petitioner is requesting approval of a Site Plan Review to allow construction of a township salt building.  

APPLICABLE § 13.09 (Site Plan Review)  
REGULATIONS § 11.02.F (Design & Maintenance)  

SURROUNDING LAND USE  

<table>
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<tr>
<th>Location</th>
<th>Adjacent Land Use</th>
<th>Adjacent Zoning</th>
<th>LRMP</th>
<th>Zoning within ½ Mile</th>
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<td>Urban Area</td>
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<td>Suburban Residential</td>
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<td>A-1</td>
<td>Suburban Residential</td>
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<tr>
<td>West</td>
<td>Agricultural</td>
<td>A-1</td>
<td>Suburban Residential</td>
<td>A-1</td>
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</table>

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Prepared by Angela L. Zubko, Senior Planner
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 NRI will be submitted for this project.

LESA

Land Evaluation: 0
Site Assessment: 0
TOTAL: 0

LEVEL OF PROTECTION:

REQUESTED ACTION

GENERAL

The Petitioner is requesting approval of a Site Plan Review to allow for the construction of a township salt building.

The approval of this Special Use, which was to convert agricultural property to a Township facility, was granted under Ordinance 2008-24 by the County Board on July 15, 2008. At the time of approval, no site plan had been developed and therefore a condition was placed on the ordinance that required the Township to come through the Site Plan Review process at the time of development of the property. Staff is of the understanding that the development of this property will be done in phases over the next five years with Phase One including the construction of the Highway Office/Garage and parking to accommodate the structure and now Phase Two to build a salt storage shed. The Special Use was granted subject to the following five conditions:

1. Prior to the construction of any buildings or facilities located on the property, the petitioner shall be subject to the Site Plan Review process as outlined in Section 13.09 of the Kendall County Zoning Ordinance
2. All proposed off-street parking spaces should be paved with asphalt or other comparable all weather surface material
3. All outdoor storage shall be screened with some type of landscape fencing.
4. Any existing structures to be used in the operation of the Special Use must obtain a building permit for a change in occupancy prior to the start of the operation
5. The Special Use shall be granted a maximum of five (5) years from the date of the approval of this ordinance to initiate construction on the property
RECOMMENDATION

Staff recommends approval of the Site Plan request contingent that the following issues be addressed:

1. Discussion of the previously done engineering plans to see if more stormwater needs to be added and also to address any Soil Erosion and Sediment Control.
2. Required documents be submitted to the building department.
3. NRI be completed before work can start.
4. Any subsequent phases for the development of this property must go through a site plan review to be discussed by the Zoning & Platting Advisory Committee.

ATTACHMENTS

1. Ordinance 2008-24
2. Site Plan- will be emailed out on August 28th.
ORDINANCE NUMBER 2008 - 06-24

GRANTING A SPECIAL USE for
GOVERNMENTAL BUILDINGS AND FACILITIES to
NA-AU-SAY TOWNSHIP

WHEREAS, The Township of Na-Au-Say has filed a petition for a Special Use within the A-1 Agricultural Zoning District for the operation of governmental facilities pursuant to Section 7.01.D.14 of the Kendall County Zoning Ordinance for a five (5) acre property located on the south side of Wheeler Road, approximately one quarter (1/4) mile west of Ridge Road, commonly known as 1312 Wheeler Road (Part of PIN# 06-23-100-002), in Na-Au-Say Township, as legally described in “Exhibit A” and illustrated in “Exhibit B”; and

WHEREAS, said petition is to allow the operation governmental buildings and facilities; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer on June 24, 2008; and

WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit per section § 7.01.D.14 (A-1 Special Uses-Governmental buildings and facilities) to permit the use indicated in the recitals section of this Ordinance, subject to the following conditions:

1. Prior to the construction of any buildings or facilities located on the property, the petitioner shall be subject to the Site Plan Review process as outlined in Section 13.09 of the Kendall County Zoning Ordinance
2. All proposed off-street parking spaces should be paved with asphalt or other comparable all weather surface material
3. All outdoor storage shall be screened with some type of landscaping or fencing.
4. Any existing structures to be used in the operation of the Special Use must obtain a building permit for a change in occupancy prior to the start of the operation
5. The Special Use shall be granted a maximum of five (5) years from the date of the approval of this ordinance to initiate construction on the property

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.
IN WITNESS WHEREOF, this ordinance has been enacted on July 15, 2008.

Attest:

John A. Church
Kendall County Board Chairman
"EXHIBIT A"

THE NORTH 402.59 FEET OF THE EAST 541.0 FEET, AS MEASURED ALONG THE NORTH AND EAST LINES, OF THE WEST HALF OF NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN NA-AU-SAY TOWNSHIP, KENDALL, COUNTY ILLINOIS, AND CONTAINING 5.00 ACRES.