

1. **Call To Order**: Rich Heidel called the meeting to order at 5:33 pm.
Roll Call: Bob Ross, aye; Peter Burkel, aye; Rich Heidel, aye; Dave Dillenburg, aye; Jeff Ambrosius, aye; David Johnson, aye. Tom Dennee is excused.
2. **Verify/Modify/Approve Agenda**
Motion by Bob Ross, **Second by** Peter Burkel to approve the Planning & Zoning Commission agenda as modified, moving items 9, 10 & 11 to items 5, 6 & 7. All in favor. None opposed. Motion carried.
3. **Approval of Planning & Zoning Minutes: March 11, 2015:**
Motion by Bob Ross, **Second by** David Johnson to approve the March 11, 2015 minutes as presented. All in favor. None opposed. Motion carried.
4. **Public Comment on Non-Agenda Items:**
Mr. Peszko from Shining Stars request the Commission to consider allowing the child care center to have 4-6 chickens for learning purposes. Allyn Dannhoff will provide the Commission with a recommendation at the May meeting.
5. **Consider Rezoning of Lands Associated with Cross County Final Plat and Associated Land Distributions; HB-770, HB-771-3:**
Motion by Rich Heidel, **second by** Bob Ross to suspend Robert's Rules of Order to allow the public to speak. All in favor. None opposed. Motion carried. Kimberly is challenging that all of the required signatures are not on the change of zoning document and that her mother doesn't recall signing the document because of a medical condition. Steve Bieda from Mau & Associates stated that only one signature of a married couple is required. John Rather asked about the formal process and it was explained that the Commission recommends to the Village Board to hold a public hearing. The decision will take place after the public hearing by the Village Board. All residents within 100 feet of the property listed for the change of zoning will receive a notice stating the date and time of the hearing. **Motion by** Jeff Ambrosius, **second by** Dave Dillenburg to return to regular session. All in favor. None opposed. Motion carried. **Motion by** Rich Heidel, **second by** Dave Dillenburg to approve the zoning change for property in the Cross Country Final plat plan to R2R, property in the proposed CSM to ER-Estate Residential, HB-771-1 to ER-Estate Residential, HB-771-2 to ER-Estate Residential as the staff report states within 1 year of Village Board action. Bob Ross, Rich Heidel, Dave Dillenburg, Jeff Ambrosius, David Johnson in favor. Peter Burkel opposed. Motion carried.
6. **Consider CSM Associated with Cross Country Final Plat Land Distribution; HB-770, HB-771-3:**
No additional Commission comments.
7. **Consider Cross Country Final Plat; HB-770, HB-771-3:**
A storm water management plan needs to be submitted along with a developers agreement for Cross Country Final Plat.
8. **Consider Conditional Use Permit Conditions Regarding Metal Recycling Center at 3807 W. Mason St., HB-1395-3:**
A non-compliance letter was sent to Tony Hayes, the business owner of the metal recycling center. CUP Condition 2 states that all recycling process/storage must be within the building or within the dumpsters or semi-trailers as shown on the submitted site plan. Materials shall not be allowed to project above the top rim of any dumpster or open topped semi-trailer. Occasionally materials have been noted to be projecting above the rims of the exterior dumpsters, containers. Additionally these containers have been observed being placed in locations other than those approved by the Conditional Use Permit. CUP Condition 8 states that landscaping shall be provided in compliance with present day zoning ordinance requirements. The owner and/or applicant shall secure staff approval of the landscape plan prior to commencing business operations associated with this

Conditional Use Permit. Required landscaping shall be installed by October 31, 2014. Recognizing the facility did not open until earlier this year, it is understandable the landscaping would not be installed last fall. Landscaping plan approved will be required by May 1, 2015 and planting will be required by June 1, 2015. CUP Condition 11 states the operation shall comply with the more restrictive of the conditions of approval and the materials submitted by the applicant as well as any applicable Village, County, State or Federal ordinances rules or laws. A temporary, portable sign has been installed without securing the required permit. Earlier this year, this office received inquiries from a sign contractor regarding sign regulations for Mr. Hayes business. In recognition efforts were likely being made to install compliant, permanent signage, this office deferred corrective action. However, due to the lack of observable progress being made toward installing a permanent sign, this office must pursue corrective action. The temporary, portable sign shall be removed by April 24, 2015. Mr. Hayes would like to have further discussion regarding these conditions for various reasons. After further discussion with the business owner, we will identify if any modification to the Conditional Use Permit are desired.

9. Consider Rezoning of Lands Being Sold from HB-35:

Jeff Lewins is considering purchasing 4.8 acres of land from the northeast corner of HB-35. This land is accessed by Brookmont Ct., located in the Bain Brook Estates 4th Addition. Mr. Lewins is proposing to create 2 parcels from the 4.8 acres he desires to purchase the end of May.

Motion by Rich Heidel, second by Jeff Ambrosius to approve the change of zoning from A-1 Agriculture to R2R Single Family Residential for HB-35 contingent upon CSM approval. All in favor. None opposed. Motion carried.

10. Quarterly Review of Daanen & Janssen Quarry Activities:

The Daanen & Janssen quarry secures an annual non-metallic operation permit and the blasting company, Orica, secures an annual blasting permit. The Planning and Zoning Commission determined to review quarry activities on a quarterly basis in attempts to keep better informed of the quarry's activities, performance and concerns. **Motion by Rich Heidel, second by Bob Ross** to suspend Robert's Rules of Order to allow the public to speak. All in favor. None opposed. Motion carried. Allyn received one dust complaint in the first quarter and could not determine if it was from the quarry activity or the salt on the road from winter because of the dry spell at the time of the complaint. Owner, Scott Janssen has taken steps to minimize the dust. Resident Silverio Mirao has lived in the Grande Oaks subdivision for 1 ½ years and feels that nothing has changed in that time. The windows still rattle every time. Resident Dennis Vandenberg would like to look at a large illustration of what the quarry looks like. Dennis asked how far east the quarry can go and Scott Janssen said they can go up to 100' of S. Overland Rd. **Motion by Bob Ross, second by Peter Burkel** to return to regular session. All in favor. None opposed. Motion carried. Staff has not identified any non-compliances with quarry activities this quarter.

11. Consider Conditional Use Permit for Home Owner Association Owned Pool Shelter, HB-3063 and Park Shelter at HB-503-4-1 (Village owned storm water pond outlot):

Consider Conditional Use Permits for Home Owner Association Pool and Pool Shelter. Also consider Conditional Use Permit to authorize placement of a park shelter closer to the front property line than allowed by the Planned Development District setback standards. Mr. Atkins is proposing an inground pool and pool shelter at 475 Woodfield Prairie Way, HB-3063. Also proposed is a park shelter to be located on the adjacent storm water pond lot, closer to the front property line than the Planned Development setback standards allow.

Motion by Rich Heidel, second by Bob Ross to approve the conditional use permit for the Home Owners Association owned pool and pool shelter, HB-3063 and Park Shelter at HB-503-4-1 including hours parallel to Village Park Shelter rental hours. All in favor. None opposed. Motion carried.

12. Zoning Administrator's Report:

None.

13. Meeting Adjournment:

Motion by Jeff Ambrosius, Second by Dave Dillenburg to adjourn the meeting. All in favor. None opposed. Motion carried.

The meeting adjourned at 8:37 p.m.