

COMMITTEE REPORT

COMMITTEE: AdHoc Committee
CHAIRPERSON: RJ Winkelhake
DATE/TIME: Thursday, October 9, 2014 5:00 pm

PRESENT:

<input checked="" type="checkbox"/> RJ Winkelhake	<input checked="" type="checkbox"/> John O'Boyle	<input type="checkbox"/> Robert Heuerman
<input type="checkbox"/> Ron Mapes	<input checked="" type="checkbox"/> Dan Caswell	<input checked="" type="checkbox"/> Beth Baranski
<input checked="" type="checkbox"/> Mel Gratton	<input type="checkbox"/> Gary Diedrick	<input checked="" type="checkbox"/> Peter Taylor

Other Board members: Steve McIntyre
Others: Linda Delvaux

1. Roll Call

2. Minutes from September 11, 2014

Peter Taylor motioned to approve the minutes from September 11, 2014. Seconded by John O'Boyle.
Voice Vote: All Ayes

3. Citizens' Comments

Steve McIntyre would like to see the Agricultural Residence on 40 acres be brought back up. This item is not on the agenda because it has been reviewed and voted on. (8-3A-2, D: Agricultural residences provided that the minimum zoning lot size shall be at least forty (40) acres, and are subject to section 8-5B-33 of this title) Directed to send email to RJ Winkelhake or Linda Delvaux to request to put that back on the agenda.

4. Unfinished Business

8-3A-2: Permitted Uses (Ag District)

i. Add additional permitted use: Family member to build on farm

RJ Winkelhake states that State's Attorney Jon Hay indicated that we can't base upon family. We talked about a density ratio and are still not ready to discuss this based upon getting sufficient information. This is moved to the end of the agenda.

8-5B-16: Standards, Home Occupations – Add uses or loosen restrictions

The committee discussed the draft changes as presented. Consensus agreed with the changes as presented.

5. New Business

a) **Establish next meeting date** – Next meeting scheduled for Thursday, November 6, 2014 @ 5:00 pm @ Jo Daviess County Highway Department.

b) **Identify sections from the County Zoning Ordinance for possible continued review**

i. **8-3A-4, B: Intensity of use regulations, Non Agricultural accessory area: Change the size of the allowed accessory area.** The committee and public discussed that they thought this was taken off the list. **Beth Baranski made a motion to not make a change. Seconded by Mel Gratton. The motion carried by voice vote: Ayes: 6 Nays: 0.**

ii. **8-4C-2,A,5: Typo - Bulletin boards not over thirty two square feet (32') in area, for public, charitable, or religious institutions which are located on the premises of said institutions.** The committee briefly discussed the typo. **Beth Baranski made a motion to**

change as presented. Seconded by Dan Caswell. The motion carried by voice vote: Ayes: 6 Nays: 0.

- iii. **8-5A-6: Use Table, make the following additions as special uses in the Ag District: Car Wash, Construction Sales and Service, Hotel/Motel, General Office, Recreation and Entertainment Indoor, Repair Service, Retail Sales and Service, Automotive Service Station, Service Station Truck Stop, Vehicle Paint and Body Shop, Vehicle Repair, Salvage Yard, Transit Facility, Trucking Facility, Warehousing, Welding or Machine Shop.** The committee and public discussed why this was being requested. It was stated that all of these uses already exist within the Agricultural District, but are considered legal, non-conforming uses. Scenarios of where things fall within the Zoning Ordinance Use Table. Zoning is in place to protect people and land values. We do have the use – Other rural uses when found to be compatible to utilize if area is not favorable for a zoning change. **Beth Baranski made a motion to not make a change. Seconded by Mel Gratton.** Further discussion among committee. **The motion carried by voice vote: Ayes: 4 – O’Boyle, Baranski, Gratton, Winkelhake. Nays: 2 – Caswell, Taylor.**
- iv. **8-5A-6: Use Table – Festivals/Events/Fundraisers.** The committee and public discussed two different options and how they would be classified and who would be included. Add in review by Sheriff’s Department and emergency responders. Dan Caswell and Beth Baranski to research and provide information for the draft of this for next meeting. Research involving – churches and events, private events, size threshold (number of people and Sheriff Dept. threshold concern), and limit of 2 temporary permits per property. Will be under Unfinished Business.
- v. **8-5A-6: Use Table – Add Wholesale Greenhouses as Permitted uses in the Ag District (55ILCS 5/5-12001)** The committee discussed the item. **Mel Gratton made a motion to add as presented. Seconded by Peter Taylor.** Further discussion among committee. **The motion carried by voice vote: Ayes: 6 Nays: 0.**
- vi. **8-5A-6: Use Table – Add “Areas of natural historical/cultural, geological, educational, or research significance” and “Interpretive Center” as permitted uses in the Ag District with definitions for each.** The committee discussed the item and definitions and how it was in the Zoning Ordinance prior to the 2009 Text Amendment. **John O’Boyle made a motion to add as presented. Seconded by Beth Baranski.** Further discussion among committee. **The motion carried by voice vote: Ayes: 6 Nays: 0.**
- vii. **8-5A-6: Use Table – Add Guest Accommodations as permitted use in the Ag District and the Commercial District.** Linda states that we currently have Guest Accommodations that are in the Ag District, but currently we have them as a Special Use in that district. The committee discussed the item. **Beth Baranski made a motion to add as presented. Seconded by Dan Caswell.** Further discussion among committee. **Beth Baranski withdrew her motion. Dan Caswell made a motion to add as presented. Seconded by Peter Taylor. The motion carried by voice vote: Ayes: 4 – O’Boyle, Taylor, Caswell, Winkelhake Nays: 2 – Gratton, Baranski.**
- viii. **8-5A-6: Use Table – Add Solar Energy, both Commercial as a special use permit and Private as a permitted accessory use.** Linda states that we have had inquiries about solar farms. The committee discussed the item. **Mel Gratton made a motion to add as presented. Seconded by Dan Caswell.** Further discussion among committee. **The motion carried by voice vote: Ayes: 6 Nays: 0**

5. Citizens' Comments

6. Board Member Concerns

Next meeting on Thursday, November 6, 2014 @ 5:00 pm. Jo Daviess County Highway Department Conference Room, Hanover IL

John O'Boyle made a motion to adjourn at 7:15 pm, seconded by Dan Caswell and motion passed.