

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
June 5, 2018 – Meeting Minutes**

Senior Planner Matt Asselmeier called the meeting to order at 9:05 a.m.

Present:

Aaron Rybski – Health Department
Fran Klaas – Highway Department
David Guritz – Forest Preserve (Arrived 9:07 a.m.)
Megan Andrews – Soil and Water Conservation District
Don Clayton – GIS
Deputy Commander Jason Langston – Sheriff's Department
Matt Asselmeier – PBZ Department

Absent:

Greg Chismark – WBK Engineering, LLC
Brian Holdiman – PBZ Department
Robert Davidson – PBZ Committee Chair

Audience:

Dan Caceres and Matt Woodin

AGENDA

Mr. Klaas made a motion, seconded by Mr. Rybski, to approve the agenda as proposed. With a voice vote of all ayes the motion carried.

MINUTES

Mr. Rybski made a motion, seconded by Mr. Langston, to approve the May 1, 2018, meeting minutes. With a voice vote of all ayes the motion carried.

Mr. Guritz arrived at this time (9:07 a.m.)

PETITIONS

Petition 18-16 Lawrence Slattery on Behalf of R.Y. Property Management, Corp. (Owner) and Jorge Ramirez a/k/a Rancho La Purisima (Prospective Buyer) – Special Use Permit for a Banquet Facility at 8218 Route 30 (PIN 02-03-200-001) in Bristol Township

Mr. Asselmeier summarized the request.

At the May 1st ZPAC meeting, the Committee voted to layover Petition 18-16 (Request by Lawrence Slattery on Behalf of R.Y. Management Corp. and Jorge Ramirez a/k/a Rancho La Purisima Corp for a banquet facility at 8218 Route 30 in Bristol Township). The reasons for the layover were:

1. Petitioner was to meet with an architect or engineer to determine occupancy loads for the barn.
2. Petitioner was to address the access issue with the Illinois Department of Transportation.
3. Petitioner was to provide the revised plat of survey or topographic survey showing a scale, north arrow, location map, name of the owner/developer, all existing structures on adjacent properties within 100' of the property line, and the present zoning classification and PINs for the subject property and all adjacent properties.
4. Petitioner was to provide the Findings of Fact for the special use request.

To date, the Petitioner has not provided specifics on the above items. However, the Petitioner's attorney indicated that he and his client were working on gathering the information.

Staff recommends that this petition be laid over until such time as the Petitioner resolves the access issues with IDOT, obtains the occupancy load from an architect or engineer, submits a revised plat of survey or topographic survey showing a scale, north arrow, location map, name of the owner/developer, all existing structures on adjacent properties within 100' of the property line, and the present zoning classification and PINs for the subject property and all adjacent properties, and provides the Findings of Fact for the special use request.

Mr. Klaas made a motion, seconded by Mr. Rybski, to layover Petition 18-16 to the next regularly scheduled ZPAC meeting after the Petitioner submits the following to the Planning, Building and Zoning Department:

1. Information from an architect or engineer determining occupancy loads for the barn.
2. Information that the access issue with the Illinois Department of Transportation has been resolved
3. A revised plat of survey or topographic survey showing a scale, north arrow, location map, name of the owner/developer, all existing structures on adjacent properties within 100' of the property line, and the present zoning classification and PINs for the subject property and all adjacent properties.
4. The Findings of Fact for the special use request.

Ayes (6): Andrews, Clayton, Klaas, Langston, Rybski, and Asselmeier
Nays (0): None
Abstain (1): Guritz
Absent (3): Chismark, Holdiman, and Davidson

The motion passed. This matter will go before ZPAC again after the Petitioner submits the requested information.

Petition 18-20 Fox Metro Water Reclamation District – Map Amendment Rezoning 682 Route 31 in Oswego Township (PINs 03-05-176-002, 03-05-302-001, 03-05-302-002, 03-05-302-003, 03-05-302-004, 03-05-353-001, 03-05-353-002, 03-05-353-003, 03-05-353-004, 03-05-353-006, 03-05-353-009, and 03-05-353-010) from R-1 with a Special Use Permit to M-1. Parcels 03-05-127-005 and 03-05-176-001 are already zoned M-1.

Mr. Asselmeier summarized the request.

The Fox Metro Water Reclamation District is considering improvements at their plant on Route 31. Rather than amending their special use permit, Fox Metro is requesting that the southern portion of the property, presently zoned R-1 with a special use permit for a sewage treatment facility, be rezoned to M-1. A wastewater treatment facility is a permitted use in the M-1 District and the rezoning would place the entire Fox Metro property in the same zoning classification. The northern portion of the property is already zoned M-1.

If the map amendment is approved, any improvement to the Fox Metro facility would still require site plan approval per Section 13 of the Kendall County Zoning Ordinance.

The Petitioner previously received special use permits to operate a sewage treatment facility onsite through the 1974 comprehensive County rezoning and Ordinances 2011-13 and 2011-35.

The existing use of the property as a wastewater treatment facility has occurred since the 1920s. The Petitioner has no desire to change the land use of the property. Even if the Petitioner did desire to change the land use of the property, a large amount of remediation and site work would be required to transform the property into a residential or other light manufacturing use.

The existing land use is Institutional. The future land use in the Land Resource Management Plan is Mixed Use Business. M-1 is a type of Mixed Use Business zoning classification.

An EcoCat is not required because the property is not zoned A-1.

The application to the Soil and Water Conservation District was submitted on May 21, 2018.

Information was sent to the Village of Montgomery on May 29, 2018. No comments have been received.

Information was sent to Oswego Township on May 29, 2018. No comments have been received.

The area around the subject property has a variety of agricultural, residential, and manufacturing related zoning classifications.

Staff has no concerns about the ability of Route 31 to handle the proposed map amendment.

Wetlands are located on the subject property. Any further development of the property would have to secure all applicable permits including stormwater permits.

Fox Metro is taking precautions to reduce odors.

Because the Future Land Use Map in the Land Resource Management Plan calls for the subject property to be Mixed Use Business and the M-1 zoning classification corresponds to the Mixed Use Business designation, Staff recommends approval of the proposed map amendment. If the map amendment is approved, the special use permits and R-1 related variances granted by Ordinances 2011-13 and 2011-35 would be repealed. Any additional R-1 related variances would also be repealed upon rezoning.

Mr. Guritz made a motion, seconded by Mr. Klaas, to recommend approval of the map amendment as requested.

Ayes (7): Andrews, Clayton, Klaas, Guritz, Langston, Rybski, and Asselmeier
Nays (0): None
Absent (3): Chismark, Holdiman, and Davidson

The motion passed unanimously. This matter will go before the Kendall County Regional Planning Commission on June 27th.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petition 18-05 regarding the Warpinski map amendment on Walker Road was approved by the County Board.

OLD BUSINESS/NEW BUSINESS

None

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Guritz made a motion, seconded by Mr. Langston to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:17 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP
Senior Planner