

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
December 4, 2018 – Approved Meeting Minutes**

Senior Planner Matt Asselmeier called the meeting to order at 9:00 a.m.

Present:

Aaron Rybski – Health Department
David Guritz – Forest Preserve
Fran Klaas – Highway Department
Meagan Briganti – GIS
Patrol Sergeant Bobby Richardson – Sheriff’s Department
Brian Holdiman – PBZ Department
Matt Asselmeier – PBZ Department

Absent:

Megan Andrews – Soil and Water Conservation District
Greg Chismark – WBK Engineering, LLC
TBD – PBZ Committee Chair

Audience:

Dan Caceres and Tom Muth

AGENDA

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

MINUTES

Mr. Guritz made a motion, seconded by Mr. Klaas, to approve the August 7, 2018, meeting minutes. With a voice vote of all ayes the motion carried.

PETITIONS

Petition 18-33 Fox Metro Water Reclamation District – Site Plan Approval for Operations and Maintenance Building at 682 Route 31 (PIN 03-05-176-002) in Oswego Township

Mr. Asselmeier summarized the request.

The Fox Metro Water Reclamation District is requesting permission to demolish their existing operations and maintenance (O&M) building and construct a new O&M building with associated landscaping and parking.

The existing O&M building was originally constructed in 1928 and has undergone several remodels and additions in the following decades. The proposed new building would be thirty-four thousand, six hundred eighty-nine (34,689) square feet in size.

The subject property was rezoned to M-1 in the summer of 2018.

EcoCAT Report was provided. The Greater Redhorse and River Redhorse are noted to be in the area.

The completed application for NRI was submitted on June 22, 2018. The average LESA Score was 44 indicating a low level of protection.

Petition information was sent to Oswego Township on November 28, 2018.

Petition information was to the Oswego Fire Protection District on November 28, 2018. They requested that Fox Metro follow applicable ordinances.

Petition information was sent to the Village of Montgomery on November 28, 2018.

Given the existing and proposed use of the property, the proposed building should not be detrimental to the property. The regulations of the Zoning Ordinance will be followed. There are no concerns regarding slopes. WBK reviewed the stormwater plan for the site.

The proposal calls for sixty (60) parking spaces; three (3) of which will be ADA parking spaces. Pending any comments by the Oswego Fire Protection District and Kendall County Sheriff's Department, the site should minimize dangerous traffic movements and congestion while achieving efficient traffic flow.

Conflicts between pedestrians and vehicular movement should be minimal. The parking lot will be paved as required by the Kendall County Zoning Ordinance.

The site will be laid out to avoid concerns regarding groundwater, unnecessary impervious surface, and concerns over shadow, noise, odor, traffic, drainage, and utilities on neighboring properties.

The proposed use and the design of the site are consistent with the Land Resource Management Plan.

The Petitioner plans to install signage, but the specifics have not been finalized.

The proposed site development is in harmony with the existing use of the property.

Given the location of the proposed building on the site as a whole and the neighboring uses of the site, concerns about buffering do not exist. The Petitioner is planting shrubs and perennials along the north and a portion of the west sides of the building.

Discussion occurred regarding access for emergency vehicles. No concerns were expressed regarding this issue.

HVAC equipment will be on the roof.

The Petitioner is proposing fourteen (14) lights. Light spilling over to adjoining properties is not a concern.

Mr. Muth explained that the existing building is outdated and it is more costly to repair the building instead of replacing the building. The new building would double the space available. More space is needed because of additional employees and technological advances.

Mr. Holdiman noted that buildings would have to meet County ordinances.

Mr. Rybski asked about the water system. Mr. Muth explained their well situation.

Mr. Klaas made a motion, seconded by Mr. Guritz, to approve the site plan subject to the conditions that the site be developed in compliance with all applicable federal, state, and local laws and the Petitioner may install signage on the property provided a sign permit is secured.

Ayes (7): Briganti, Guritz, Holdiman, Klaas, Richardson, Rybski, and Asselmeier
Nays (0): None
Abstain (0): None
Absent (2): Andrews and Chismark

The motion passed.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petition 17-28 regarding outdoor gun range regulations was referred to the Planning, Building and Zoning Committee by the County Board.

Mr. Asselmeier reported that Petition 18-03 regarding the powers and duties of ZPAC and Regional Planning Commission was withdrawn by the Planning, Building and Zoning Committee.

Mr. Asselmeier reported that Petition 18-04 regarding updating the Land Resource Management Plan in Lisbon Township was referred to the Planning, Building and Zoning Committee by the County Board.

Mr. Asselmeier reported that Petition 18-07 regarding renewal and revocation of special use permits was withdrawn by the Planning, Building and Zoning Committee.

Mr. Asselmeier reported that Petition 18-13 regarding solar panel zoning regulations was approved by the County Board.

Mr. Asselmeier reported that Petition 18-15 regarding a special use permit for solar panels at the Harazin Property was approved by the County Board.

Mr. Asselmeier reported that Petition 18-20 regarding the rezoning of Fox Metro's property was approved by the County Board.

Mr. Asselmeier reported that Petition 18-25 regarding the Tri-Star map amendment for property at U.S. 52 and Jughandle Road was approved by the County Board.

Mr. Asselmeier reported that Petition 18-26 regarding the special use permit for a banquet facility on Hughes Road was approved by the County Board.

Mr. Klaas asked why Na-Au-Say Township filed a formal objection to the gun range proposal. Mr. Asselmeier responded that several of the residents that opposed the proposal lived in Na-Au-Say Township. The Township also expressed concerns about the County's ability to enforce restrictions on special use permits.

OLD BUSINESS/NEW BUSINESS

Mr. Asselmeier presented the FY2018-2019 calendar. The meetings would remain on the first Tuesday of the month at 9:00 a.m. with the exception of the January 2019 meeting which would be on the second Tuesday due to New Year's Day.

Mr. Rybski made a motion, seconded by Mr. Klaas, to approve the calendar as presented.

Ayes (7): Briganti, Guritz, Holdiman, Klaas, Richardson, Rybski, and Asselmeier
Nays (0): None
Abstain (0): None
Absent (2): Andrews and Chismark

The motion passed.

CORRESPONDENCE

Mr. Asselmeier reported that the United City of Yorkville and Village of Oswego are working on Unified Development Ordinances. The City of Joliet and Village of Minooka are working on Comprehensive Plan updates.

A Unified Development Ordinance combines all of the development related ordinances (i.e. Zoning Ordinance, Subdivision Ordinance, Appearance Ordinance, etc.) into one (1) document.

PUBLIC COMMENT

Discussion occurred regarding the Village of Lisbon's Comprehensive Plan and which version of their Future Land Use Map was correct planning in Lisbon Township.

The solar project near Newark was approved. Mr. Asselmeier did not have an update regarding the County's proposal inside Yorkville. Discussion occurred regarding solar panels in forest preserves.

ADJOURNMENT

Mr. Rybski made a motion, seconded by Mr. Guritz to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:29 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP
Senior Planner