

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

*Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois*

Approved Meeting Minutes of February 22, 2017

Chairman Bill Ashton called the meeting to order at 7:05 p.m.

ROLL CALL

Members Present: Bill Ashton, Tom Casey, Larry Nelson, John Shaw, Claire Wilson, and Budd Wormley

Staff Present: Matthew H. Asselmeier, Senior Planner

Members Absent: Roger Bledsoe, Ruben Rodriguez, and Angela Zubko

In the Audience: Kelly Helland (Representing JA Schleining LLC d/b/a Jets Towing and Services)

APPROVAL OF AGENDA

Mr. Wilson made a motion, seconded by Mr. Wormley, to approve the agenda. With a voice vote of all ayes, the motion carried.

APPROVAL OF MINUTES

Mr. Nelson made a motion, seconded by Mr. Shaw, to approve the January 25, 2017, minutes. With a voice vote of all ayes, the motion carried.

PETITIONS

16-22 JA Schleining LLC d/b/a Jets Towing and Services

Mr. Asselmeier briefly reviewed the case, summarizing the staff memorandum. In addition to the request for a map amendment, the petitioner is asking for variances related to paving material, parking in the side yard setback, and using evergreens instead of fencing for screening. Ms. Helland then presented information on behalf of the petitioner.

Mr. Nelson questioned the application in relation to Yorkville's new Comprehensive Plan. Mr. Asselmeier stated that Yorkville amended their Future Land Use Map in the area to residential. Yorkville's previous Future Land Use Map indicated the area to be industrial. Yorkville amended their Comprehensive Plan after the petitioner submitted the application.

Ms. Helland stated that the petitioner originally wanted to add this use to the list of special uses within the A-1 District. However, after discussions with Staff and PBZ Committee, the decision was made to apply for a map amendment. The petitioner has one (1) wrecker and (3) trucks located on the property. The petitioner does not tow to the property or store towed vehicle on the property. The petitioner is attempting to get a rebuilders license, but needs the proper zoning. The petitioner had no objections to planting evergreens as requested.

Mr. Nelson asked about the long-term plans for the business. Ms. Helland stated that the petitioner, his father, and two (2) independent contractors are the only people associated with the business at this site. The business does not have the clientele to use all of the trailers located on the property. The business hopes to have ten (10)-twelve (12) employees in the future.

Discussion occurred regarding the property turning into an eyesore. Mr. Wormley asked if PBZ received any complaints on this property. Mr. Asselmeier reported that PBZ received no comments on this proposal.

Discussion occurred regarding the possibility of gas, oil, hydraulic fuel, and other chemical leaking. Mr. Wormley noted that the health department raised no concerns on this topic.

Discussion occurred about setting a maximum number of trailers allowed on the property in exchange for the gravel parking variance.

Mr. Wormley noted that a similar situation existed on Light Road involving the placement of fifteen (15)-eighteen (18) construction trailers. Several Commissioners voiced concerns about the petitioner scrapping the trailers or using them for storage.

Ms. Wilson asked about the storage of trailers. Mr. Asselmeier stated that all work on the trailers had to occur inside a building and inoperable trucks must be stored in a building.

Ms. Helland noted that the EcoCat report had not been terminated because of the potential existence of an endangered fish in the area.

Mr. Ashton asked if the petitioner wanted the rezoning if the variances were not approved. Ms. Helland stated failure to secure the variances could impact the petitioner financially and could hamper his ability to remain at that location.

Commissioners discussed planting three (3) to four (4) foot tall evergreens on the north and south sides of the property, limiting the number of trailers, and keeping inoperable vehicles offsite or indoors.

Ms. Helland indicated that no one was living in the house; the petitioner is using the house as an office.

Ms. Helland agreed to work with Staff to finalize the variance requests; the petition was laid over at the petitioner's request.

OLD BUSINESS

Mr. Asselmeier presented a memorandum from Mike Hoffman regarding spot zoning.

Discussion occurred regarding reconsidering the Pagel Case. No motion was made to reconsider the matter.

Mr. Ashton reminded everyone that the Annual Meeting is Saturday, February 25th, at 9:00 a.m.

NEW BUSINESS

Mr. Nelson moved to open the floor for nominations for officers and nominated Bill Ashton for Chairman, Budd Wormley for Vice-Chairman, Larry Nelson for Secretary, and Matt Asselmeier for Recording Secretary. There were no additional nominees. The call for nominations was closed. With a voice vote of all ayes, the motion carried.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OTHER BUSINESS/ANNOUNCEMENTS

Petition 16-26, John and Sharon Pagel Living Trust, the petitioner requested the ZBA hearing for the proposed rezoning from R-3 to R-1 be postponed until May so that they can obtain images of the property draining stormwater.

The Plan Commission of the City of Plano will hold a public hearing on their proposed Comprehensive Plan Update on March 6th at 7:00 p.m., at Plano City Hall.

CITIZENS TO BE HEARD/ PUBLIC COMMENT

None

ADJOURNMENT

Mr. Wormley made a motion, seconded by Mr. Shaw, to adjourn. With a voice vote of all ayes, the motion carried. The Regional Plan Commission meeting adjourned at 7:56 p.m.

Respectfully submitted by,
Matthew H. Asselmeier, AICP
Senior Planner