

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION**

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

**Meeting Minutes of March 22, 2017**

Vice-Chairman Wormley called the meeting to order at 7:00 p.m.

**ROLL CALL**

**Members Present:** Tom Casey, Larry Nelson, Ruben Rodriguez, John Shaw, Claire Wilson, Budd Wormley, and Angela Zubko

**Staff Present:** Matthew H. Asselmeier, Senior Planner

**Members Absent:** Bill Ashton and Roger Bledsoe

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

**APPROVAL OF AGENDA**

Ms. Zubko made a motion, seconded by Mr. Nelson, to approve the agenda. With a voice vote of all ayes, the motion carried.

**APPROVAL OF MINUTES**

Mr. Casey made a motion, seconded by Mr. Rodriguez, to approve the February 22, 2017, minutes with the amendment that the Schleining petition was laid over at the previous meeting and not tabled. With a voice vote of all ayes, the motion carried.

Ms. Zubko made a motion, seconded by Mr. Casey, to approve the February 25, 2017, Annual Meeting minutes. With a voice vote of all ayes, the motion carried.

Ms. Wilson arrived at 7:04 p.m.

**PETITIONS**

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

Ms. Helland presented information on behalf of the petitioner. She stated the petitioners are withdrawing the request for variances to the Zoning Ordinance pertaining to fencing, parking in the setback, and parking material. The petitioners are requesting a rezoning (map amendment) only. The petitioners shall construct a cedar board-on-board fence eight (8) feet in height. They will not park in the setbacks and they will use asphalt shavings (tar and chip) in the trailer parking area. The petitioners hope to have the parking area asphalted within one hundred twenty (120) days.

Ms. Zubko asked if the EcoCat had been resolved. Ms. Helland said that the EcoCat consultation had been terminated.

Mr. Nelson asked Mr. Asselmeier if any other changes to the property would be required if the rezoning was approved. Mr. Asselmeier stated that he was not aware of any additional required changes.

Ms. Helland noted that, after the rezoning, the owners cannot lease the home for a residential purpose or reside in the home.

Mr. Nelson asked what the Land Resource Management Plan classified this area. Mr. Asselmeier stated that the Land Resource Management Plan called for the area to be Mixed Use Business. The proposed rezoning meets the criteria of Mixed Use Business.

Mr. Rodriguez asked if the number of trailers could be limited on the property. Ms. Helland responded that, because this is a straight rezoning request with no variances, no limitations on the number of trailers could be placed on the property.

Ms. Helland reported that the fencing would go around the entire property, not just the area where the trailers and trucks were parked.

Mr. Wormley asked if there were any issues regarding inoperable vehicles. Ms. Helland stated that all of the trailers were plated. The petitioners were working on their rebuilders' license; they cannot get this license until they secured the appropriate zoning. Discussion occurred regarding the inoperable bus. Ms. Schleining said that they would resolve the bus issue after they get their rebuilders license, which could be within sixty (60) days depending on the State's timeline for processing the application.

Ms. Wilson asked if the petitioner plans to install signage. The petitioners would be required to follow the signage regulations in the Zoning Ordinance.

Mr. Nelson asked why Bristol Township wants to wait with commenting until after the Zoning Board of Appeals hearing. Mr. Asselmeier responded that Bristol Township wants to wait because, if they oppose this proposal, a supermajority would be required at the County Board for approval. Discussion occurred regarding Yorkville's official opposition to the proposal.

Ms. Zubko asked if the site plan for the project would change. Mr. Wormley asked if any stormwater issues existed. Mr. Asselmeier responded that the site plan would not change unless the petitioner changed their footprint.

Ms. Wilson made a motion to approve the petition rezoning 790 Eldmain Road from A-1 Agricultural to M-1 Limited Manufacturing with the knowledge that the variance requests have been withdrawn, seconded by Mr. Nelson.

Yes – Casey, Nelson, Rodriguez, Shaw, Wilson, Wormley, and Zubko (7)

No – None

The motion passed. This proposal will go to the Zoning Board of Appeals on April 3, 2017.

### **OLD BUSINESS**

Mr. Asselmeier presented the proposed letter from the Kendall County Regional Planning Commission to the Kendall County Forest Preserve District regarding the Forest Preserve's compliance with the Zoning Ordinance.

Ms. Zubko suggested that Chairman Ashton be the only person to sign the letter.

Discussion occurred regarding the primary addressees of the letter. The consensus was that President Gilmour should be the first addressee and Director Guritz should be the second addressee. Each member of the Forest Preserve District should receive the letter.

Ms. Zubko made a motion to approve the letter with the following amendments:

1. Chairman Ashton shall be the only Commission member to sign the letter.
2. The letter should be addressed to President Gilmour and Director Guritz and in that order.
3. The other members of the Kendall County Forest Preserve District Board shall be given copies of the

letter.

Ms. Wilson seconded the motion.

With a voice vote of all ayes, the motion carried.

### **NEW BUSINESS**

Mr. Nelson provided an update from the Ad-Hoc Zoning Ordinance Committee. The City of Plano will submit an application for a variance to the Stormwater Ordinance for their project at Foli Park. Ad-Hoc is also looking at updating the regulations for the Hearing Officer, including possibly partnering with one (1) of the municipalities. Ad-Hoc recommended that the Planning, Building and Zoning Committee explore a six (6) month moratorium on outdoor shooting ranges to allow for a review of outdoor shooting range regulations. Discussion also occurred regarding different future land uses in Plano's Comprehensive Plan, Yorkville's Comprehensive Plan, and the County's Comprehensive Plan. Ad-Hoc will also work on noise regulations in the future.

Discussion occurred regarding sending Yorkville a letter regarding the changes in their future land use map. The consensus was to wait until the future land use map had been evaluated. Mr. Asselmeier will check to see if Yorkville has an annual meeting on planning issues and if Yorkville filed a formal objection regarding the rezoning at 790 Eldamain Road.

Mr. Asselmeier presented a memo regarding the special use permit identification and tracking project. This project will build on the work previously done in this area.

### **REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**

None

### **OTHER BUSINESS/ANNOUNCEMENTS**

Petition 16-14, Robert Delaney's request for an Outdoor Shooting Range, this petition will be heard by the Special Use Hearing Officer on April 3, 2017.

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 held a public hearing on their proposed Comprehensive Plan Update on March 6<sup>th</sup> at 7:00 p.m., at Plano City Hall. Mr. Asselmeier presented a memo regarding differences in Plano's proposed Comprehensive Plan and the existing Kendall County Land Resource Management Plan. The Commission requested a similar memo in relation to Yorkville's Comprehensive Plan.

### **CITIZENS TO BE HEARD/ PUBLIC COMMENT**

None

### **ADJOURNMENT**

Ms. Wilson made a motion, seconded by Ms. Zubko to adjourn. With a voice vote of all ayes, the motion carried. The Regional Plan Commission meeting adjourned at 7:50 p.m.

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