

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION**

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

**Meeting Minutes of May 24, 2017**

Chairman Ashton called the meeting to order at 7:02 p.m.

**ROLL CALL**

Members Present: Bill Ashton, Tom Casey, Larry Nelson, Ruben Rodriguez, John Shaw and Claire Wilson

Staff Present: Matthew H. Asselmeier, Senior Planner

Members Absent: Roger Bledsoe, Budd Wormley and Angela Zubko

In the Audience: Robert Velazquez, Jim Menard and Donna Stere

**APPROVAL OF AGENDA**

Mr. Shaw made a motion, seconded by Ms. Wilson, 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 March 22, 2017 minutes. With a voice vote of all ayes, the motion carried.

**PETITION**

**17-09 Semper FI Land, Inc. (Robert Velazquez)**

Mr. Asselmeier summarized the request. The petitioner would like a special use permit to operate landscape waste composting facility at 1996 Cannonball Trail. This special use permit would be in addition to the existing special use permit at the property for a landscaping business. Mr. Asselmeier outlined the twenty-nine (29) restrictions proposed for the special use and noted that no restriction could entirely mitigate an odor issue if the business was not operated correctly. It was noted that the petitioner would be required to live on the property; if a foul odor existed, the petitioner would experience the same odor issues as his neighbors.

Ms. Wilson requested clarification regarding the property's relationship with the United City of Yorkville. Mr. Asselmeier stated that the property was entirely surrounded by Yorkville, but was in the unincorporated County. The adjoining properties are residentially zoned by Yorkville.

Staff from the United City of Yorkville requested that the driveway for the business be paved. Mr. Velazquez agreed to this condition.

Ms. Wilson asked how the regulations of the host agreement and weight receipts. Mr. Asselmeier responded that the information is gathered by the Kendall County Health Department; the host fee is then deposited into the General Fund.

Mr. Rodriguez asked about when the trucks were weighted. The weights will be measured in cubic yards. Mr. Velazquez stated weights will be classified by size of the truck and if the truck is full or half full. The information will be logged by Semper Fi and sent to the County monthly.

According to their present special use permit, Green Organics is permitted 175,000 cubic yards annually.

Semper Fi would manufacture mulch at the site and use the mulch at their landscaping business.

Ms. Wilson asked about plans to address odors. Mr. Velazquez responded there was not much he could do to mitigate odors. Since Mr. Rodriguez lives on the property, he plans to keep the site clean. Covering the windrows would be counterproductive.

Mr. Ashton asked where the petitioner will get his products. Mr. Velazquez responded that he would get his materials from local landscaping companies, but the majority would come from his business.

Mr. Velazquez stated the landscape waste would be placed in windrows; the mulch would be separate.

Mr. Casey asked about the asphalt area and turning the windrows. Mr. Velazquez explained the process of turning the windrows. The location of asphalt is on the site plan and would be required to be in place prior to the commencement of operations, per Illinois Environmental Protection Agency regulations. If approved the asphalt would be laid this fall and operations would start in spring 2018.

Mr. Nelson asked about garbage control in materials. Mr. Velazquez said that he would control which companies bring materials.

Mr. Rodriguez asked about storage of equipment. Mr. Velazquez said that he would use the existing pole barns.

Jim Menard, Oswego, works with the landowner that of the property that surrounds Mr. Velazquez's property; it is one hundred ninety (190) acres in size. The surrounding property is zoned residential by Yorkville and was preliminarily platted for four hundred twenty (420) residential units. The preliminary plat has expired; the subdivision was a PUD. They have owned the property for ten (10) years. Mr. Menard expressed concerns regarding odor and the impact of the proposal on property values. The annexation agreement with Yorkville is for twenty (20) years. Mr. Menard provided a site plan dated June 14, 2006. No specific timeline for developing this subdivision exist. The surrounding property and Mr. Velazquez's property were not owned by the same entity when the company Mr. Menard works with purchased the property for the subdivision in 2006.

Mr. Nelson asked when the first special use permit was granted. Mr. Asselmeier responded 2012; the special use permit is to operate a landscaping business and to allow the petitioner to live on the property.

Mr. Nelson noted that existence of the railroad would have an impact on a residential neighborhood. Mr. Nelson said the proposed development would possess buffering. The area is classified by Yorkville as estate residential.

Mr. Velazquez said that the operations will be on the east side of the property. The windrows will be located as shown on the site plan. The evergreens will be planted on the ground at the property line.

Donna Stere, Yorkville, asked where the operations would be on the property. Windrows would be on the southeast corner of the property. Access would be south of the existing house and pole barns. Ms. Stere also expressed concerns about odor.

Mr. Nelson made a motion to approve the petition granting a special use permit to operate a landscape waste composting facility with restrictions at 1996 Cannonball Trail, seconded by Mr. Shaw.

Yes – Ashton, Casey, Nelson, Rodriguez and Shaw (5)

No – Wilson (1)

Absent – Bledsoe, Wormley and Zubko (3)

The motion passed. This proposal will go to the Zoning Board of Appeals on June 5, 2017.

**OLD BUSINESS**

Mr. Asselmeier stated that the Kendall County Forest Preserve District received the letter and they are evaluating their response. The Kendall County Forest Preserve District did not provide a timeline for a response. Commissioners requested that Mr. Asselmeier email the letter to all Kendall County Regional Planning Commissioners and the State's Attorney.

**NEW BUSINESS**

None

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

Petition 16-22, the map amendment at 790 Eldamain Road was approved by the County Board at their May 2<sup>nd</sup> meeting.

Petition 16-26, the map amendment at 2380 Burkhardt Drive was approved by the County Board at their May 16<sup>th</sup> meeting.

**OTHER BUSINESS/ANNOUNCEMENTS**

The City of Plano approved their Comprehensive Plan update at their May 8<sup>th</sup> City Council meeting.

**CITIZENS TO BE HEARD/ PUBLIC COMMENT**

None

**ADJOURNMENT**

Mr. Nelson made a motion, seconded by Ms. Wilson to adjourn. With a voice vote of all ayes, the motion carried. The Regional Plan Commission meeting adjourned at 7:59 p.m.

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