

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

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

Unofficial Meeting Minutes of April 27, 2016

Chairman Bill Ashton called the meeting to order at 7:00 pm.

ROLL CALL

Members Present: Bill Ashton, John Shaw, Vern Poppen, Claire Wilson, Budd Wormley, Larry Nelson, Tom Casey, Roger Bledsoe, Angela Zubko

Staff present: John Sterrett, Senior Planner

Members Absent: Claire Wilson

In the Audience: Brad Mathre

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Ms. Zubko made a motion, seconded by Mr. Wormley, to approve the January 27, 2016 regular meeting minutes with a minor correction regarding a date and the February 6, 2016 annual meeting minutes. With a voice vote of all ayes, the motion carried.

PETITIONS

16-05 Brad and Treva Mathre d/b/a Mathre 1916 LLC

Request: Special Use to allow a banquet facility in an A-1 Zoning District

Location: 13889 Hughes Road in Fox Township

Mr. Sterrett summarized the zoning request, which is a request for an A-1 Special Use to operate a dog kennel. Mr. Sterrett summarized the zoning request, which is a request for an A-1 Special Use to operate a banquet facility on a 5 acre property at 13889 Hughes Road in Fox Township. The petitioners reside on the property. An existing 3,728 square foot barn structure will be used for banquets, primarily wedding receptions. A change of occupancy permit will be required for the barn structure. Thirty parking stalls will be provided to accommodate 25% of the maximum capacity of the structure. Mr. Sterrett explained that a banquet facility is required to have direct access onto an arterial roadway or a major collector roadway. Hughes Road is neither and therefore a variance is required from the County's Zoning Board of Appeals to seek relief from this requirement. Staff is recommending approval of the special use request with the following conditions:

1. The property shall be developed in substantial compliance with the submitted site plan prior to any event occurring
2. Parking stalls reserved for ADA access shall be paved with a hard surface

3. A change of occupancy permit shall be secured prior to any event occurring
4. Events shall occur from May thru the second full week of November
5. The maximum number of patrons for each event shall be limited to 120, including any vendors working on the property for an event
6. No new signage associated with the banquet facility shall be permitted
7. No alcohol sales and no cash bar shall be permitted and all regulations of the Kendall County Liquor Control Ordinance shall be followed
8. Food shall be provided only by licensed caterers
9. Employees shall be limited to individuals residing on the property
10. Hours of operation for an event shall be between 8:00am and 11:30pm
11. A reserved parking sign for ADA compliance shall be installed for each of the two (2) parking stalls reserved for ADA access.
12. The banquet facility shall conform to the regulations of the Kendall County Health Department
13. Retail sales are permitted provided that the retail sales will be ancillary to the main operation and such sales occur only during an event
14. No additional lighting shall be added unless a photometric and lighting plan has been approved by the PBZ Department
15. Noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

Brad Mathre stated that he is working with IDNR on receiving the EcoCAT results. Mr. Sterrett stated that the City of Yorkville will discuss the petition at their May Plan Commission meeting.

Ms. Zubko made a motion, seconded by Mr. Shaw, to forward the petition onto the Special Use Hearing Officer with a favorable recommendation and incorporate staff's recommended conditions and amend condition #7 to read as "All regulations of the Kendall County Liquor Control Ordinance shall be complied with" Chairman Ashton asked for a roll call. Ms. Zubko – Aye; Mr. Shaw – Aye; Mr. Ashton – Aye; Mr. Bledsoe – Aye; Mr. Casey – Aye; Mr. Nelson – Aye; Mr. Poppen – Aye; Mr. Wormley – Aye. With a vote of 8-0, the motion carried. Mr. Sterrett stated that the petition will be heard by the Special Use Hearing Officer and the Zoning Board of Appeals on Monday, May 2, 2016 at 7:00pm in the County Board Room.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

15-17 – Kevin Calder – A-1 Special Use – Landscape Operation – 9923 Walker Road, Kendall Township -
Approved by County Board on February 16, 2016

16-01 – Peter and Mary Bielby – A-1 Special Use – Kennel Operation – 8573 Fox River Drive, Fox Township -
Approved by County Board on February 16, 2016

CITIZENS TO BE HEARD/ PUBLIC COMMENT

None

NEW BUSINESS

Nomination of Officers

Mr. Nelson made a motion, seconded by Mr. Casey, to nominate Bill Ashton as Chair.

Mr. Ashton made a motion, seconded by Mr. Poppen, to nominate Budd Wormley as Vice Chair

Mr. Wormley made a motion, seconded by Mr. Casey, to nominate Angela Zubko as Secretary

Ms. Zubko made a motion, seconded by Mr. Shaw, to nominate John Sterrett as the Treasurer and Recording Secretary.

Mr. Ashton made a motion, seconded by Mr. Poppen, to close the nominations. With a voice vote of all ayes, the motion carried.

Election of Officers

Mr. Nelson made a motion, seconded by Mr. Shaw, to elect the nominees. With a voice vote of all ayes, the motion carried.

OLD BUSINESS

Annual Meeting Recap

Mr. Sterrett recapped the Annual Meeting and stated that the Route 47 corridor will be reviewed for possible amendments to the Land Use Plan. The Commission discussed the new rail bypass and its effect on the Illinois Railway and potential industrial uses along the railway.

ADJOURNMENT

Ms. Zubko made the motion, seconded by Mr. Shaw, to adjourn. With a voice vote of all ayes, the motion carried. The Regional Plan Commission meeting adjourned at 7:31 pm.

Respectfully submitted by,
John H. Sterrett, Senior Planner