

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

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

Minutes of August 24, 2016

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

ROLL CALL

Members Present: Bill Ashton, Claire Wilson (arrived at 7:02pm), Tom Casey, Budd Wormley, Larry Nelson, Roger Bledsoe, and Angela Zubko

Staff present: John Sterrett, Senior Planner

Members Absent: John Shaw and Vern Poppen

In the Audience: Robert Schneider; Attorney Dan Kramer; Suzanne Casey

APPROVAL OF AGENDA

Ms. Zubko made a motion, seconded by Mr. Nelson, to approve the agenda with continuing petition 16-14 Robert Delaney to the September Plan Commission meeting at the request of the petitioner. With a voice vote of all ayes, the motion carried.

APPROVAL OF MINUTES

Ms. Zubko made a motion, seconded by Ms. Wilson, to approve the July 27, 2016 with amending the time of adjournment to 9:59pm. With a voice vote of all ayes, the motion carried.

PETITIONS

16-18 LRMP Amendment

The Kendall County Planning, Building, and Zoning Department was approached by a property owner located at the northwest corner of State Route 31 and Light Road regarding a proposed expansion of an existing indoor self-service storage facility. The expansion would consist of the construction of a 8,400sf self-service storage building as well as a proposed outdoor storage area. The existing facility is zoned as B-2 (General Business) with a special use to operate the indoor self-service storage facility. The special use was granted for the indoor self-service storage facility in 1976. The parcel immediately to the south of the existing facility, where the expansion is proposed, is zoned as B-1 (Local Shopping). The B-1 district does not permit indoor self-service storage facilities nor does it allow outdoor storage either by right or by special use. The B-2 district allows for an indoor self-service storage facility as a conditional use and allows for outdoor storage as a special use. The property owner therefore will need to seek a rezoning of the current B-1 zoned property to B-2 for this expansion.

When reviewing proposed zoning map amendments, the County's Land Use Plan is taken into consideration to determine the proper zoning and uses for a specific area. The County's Land Use Plan currently identifies the subject area at the northwest corner of State Route 31 and Light Road as suburban residential (max density 1.00 du/acre). The existing zoning in the subject area consists of a mix of commercial zoning: B-1 (Local Shopping), B-2 (General Business), B-3 (Highway Commercial) with the existing uses of a gas station, a commercial strip mall, the self-service storage facility, a decommissioned water treatment facility, and stormwater detention facilities to serve these commercial uses. The area totals 10.5 acres.

Staff is of the opinion that given the existing zoning classifications and existing commercial uses in this area that the County's Land Use plan be amended to reflect commercial development for consistency with existing zoning and uses.

Mr. Nelson made a motion, seconded by Ms. Zubko, to open the public hearing.

No Comments from the public.

M. Nelson made a motion, seconded by Ms. Zubko, to close the public hearing.

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

16-20 – Stor-Mor, Inc. – Zoning Map Amendment – B-1 to B-2

Mr. Sterrett outlined the request for a zoning map amendment for the property at 1317 Route 31 in Oswego Township. Stor Mor Inc is requesting a zoning map amendment to rezone the 3.2 acre property from B-1 to B-2 to allow for an expansion of the enclosed self service storage facility and to allow outdoor storage. The county's Land Use Plan identifies this area as Suburban Residential. A rezoning of this property will require an amendment to the County's Land Use Plan to allow for commercial development. The County's Regional Plan Commission discussed this potential change at their June and July meetings and will hold a public hearing on the amendment in August. The existing zoning classifications and land uses in the area are consistent with a commercial category and would benefit from a change in the land use plan to accommodate any future commercial redevelopment at the intersection.

Mr. Nelson made a motion, seconded by Ms. Zubko, to recommend approval of the zoning map amendment. Mr. Sterrett called the roll. With all present members voting aye, the motion carried.

16-20 – Stor-Mor, Inc. – B-2 Special Use – Outdoor Storage and Enclosed Self-Service Storage

Mr. Sterrett outlined the request for a special use for an outdoor storage as well as enclosed self-service storage for the property at 1317 Route 31 in Oswego Township. Stor Mor Inc intends to construct a 8,400sf enclosed self-storage facility just south of the three existing buildings. In addition to this enclosed structure, twenty-nine (29) angled parking stalls are proposed for RV storage outdoors. Staff notes that the drive aisle leading to twelve (12) of these parking stalls is a dead end and the angled parking stalls will require any vehicle stored to be backed out completely down the access aisle. Prior to construction, approval from the Oswego Fire Protection District should be received that this dead end access drive will not require a turnaround for emergency vehicles.

To address the screening of the outdoor storage area from adjacent properties, the petitioner is proposing to install emerald green arborvitae along the south and west property line. Evergreen trees along a portion of the east property line will be installed to screen from State Route 31. The storage area will be completely fenced in. The petitioner has indicated that no vehicle will be accepted to store on site that is not in working condition. The hours of operation would remain the same as they are currently for the existing self-service storage facility which has office hours of 8:00am to 5:00pm and gate hours of 7:00am to 7:00pm.

If the Land Use plan is amended to commercial for the subject parcel and immediately surrounding properties and approval is granted for the zoning map amendment request from B-1 to B-2, staff recommends the following conditions be placed on the controlling ordinance for the especial use:

The property will be developed in accordance with the site plan

A building permit shall be secured prior to construction of the proposed storage building

A stormwater management permit shall be secured prior to the development of the property
The outdoor storage and expansion of the enclosed self-service storage facility shall be effectively screened from adjacent properties.

Office hours of operation shall be limited to 8:00am to 5:00pm and gate hours of operation shall be limited to 7:00am to 7:00pm

No more than twenty-nine (29) vehicles may be stored on site at a time

All vehicles stored on site shall be located within a designated stall

All lighting shall comply with Section 11 of the Kendall County Zoning Ordinance

Ms. Zubko made a motion, seconded by Mr. Bledsoe, to recommend approval of the special use request with staff's recommendations subject to submittal of a revised landscape plan. Mr. Sterrett called the roll. With all present members voting aye, the motion carried.

16-21 – High Grove Subdivision – Zoning Map Amendment – RPD-2 to R-2

Mr. Casey informed Chairman Ashton that he will recuse himself from discussion on this petition. Mr. Sterrett outlined the request for a zoning map amendment for the property on the west side of Grove Road, approximately 1 mile north of Route 52 in Seward Township. The petitioners, Tom and Suzanne Casey, are requesting a zoning map amendment to rezone the 9.9 acres from RPD-2 to R-2. The County Land Use Plan identifies this area as Rural Residential with a maximum density of 0.65 dwelling units per acre. With a proposed four (4) lot subdivision, the property will have a density of 0.40 dwelling units per acre. This is less than the proposed density of the original 48 lot development on the 109 acre tract of land. The Village of Plattville's Comprehensive Plan identifies this area as low density residential with a maximum density equivalent to the County of 0.65 dwelling units per acre. The City of Joliet identifies this area as residential with a maximum density of 2.5 dwelling units per acre. The property was originally approved in 2006 as a 48 lot single family home subdivision with lots of open space on an overall 109 acre tract of land. The final plat of subdivision was not recorded thus voiding the approval. Since that time the Joliet Park District has acquired 97 of the 109 acres from the petitioners. Of the remaining 12 acres from the original development, the petitioner is requesting to rezone 9.9 acres to R-2 Single-family Residential.

Mr. Nelson made a motion, seconded by Ms. Zubko, to recommend approval of the zoning map amendment. Mr. Sterrett called the roll. With all present members voting aye, the motion carried.

16-21 – High Grove Subdivision – Preliminary and Final Plat of Subdivision

Mr. Casey informed Chairman Ashton that he will recuse himself from discussion on this petition. Mr. Sterrett explained that the petitioner's have contemporaneously submitted a Preliminary and Final Plat for a four (4) lot subdivision. Each of the four lots has a lot size of 94,207 square feet. These lot sizes meet the minimum lot size requirement of 90,000 square feet of the R-2 district. Grove Road currently has a seventy (70) foot right-of-way. As a major collector roadway, 120' of right-of-way is required. An additional fifteen (15) feet of ROW will be dedicated on the west side of Grove Road for future widening as well as a no access strip easement along lots 1 and 2 and the 2.1 acres north of the proposed development.

The four (4) lots are proposed to be served by a private road within proposed lot 5 having a width of 40'. It is staff's understanding that the private road has an easement for ingress and egress granted to the Joliet Park District for access to a future park site. Attorney Dan Kramer, representing the petitioner's stated that the Joliet Park District will construct and maintain the drive.

The Preliminary and Final Plat include the location and orientation of septic system envelopes on each individual residential lot as well as the location of well envelopes on each individual residential lot. Soil classifications are currently being reviewed by the Health Department.

Ms. Zubko made a motion, seconded by Ms. Wilson, to recommend approval of the preliminary and final plat of subdivision. With a voice vote of all ayes, the motion carried.

OLD BUSINESS

16-14 Robert Delaney – Outdoor Gun Range

No discussion. Continued to September.

NEW BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

16-16 – Jensen- Request for a special use to operate a landscaping business in the A-1 district was approved by the County Board on August 16, 2016.

CITIZENS TO BE HEARD/ PUBLIC COMMENT

None

ADJOURNMENT

Mr. Nelson 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 7:45 pm.

Respectfully submitted by,
John H. Sterrett, Senior Planner