

**KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE**
*Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois
6:30 p.m.
Meeting Minutes of May 9, 2016*

CALL TO ORDER

The meeting was called to order by Scott Gryder at 6:45 p.m.

ROLL CALL

Committee Members Present: Lynn Cullick, Chairman Scott Gryder, Jeff Wehrli, Judy Gilmour, and Bob Davidson

Committee Members Absent: None

Also present: John Sterrett, Senior Planner

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Ms. Gilmour made a motion, seconded by Ms. Cullick, to approve the minutes from March 14, 2016. With a voice vote of all ayes, the motion carried.

EXPENDITURE REPORT

The Committee reviewed the claims listing. Mr. Wehrli made a motion, seconded by Ms. Cullick, to forward the claims to the Finance Committee in the amount of \$1,051.79. With a voice vote of all ayes, the motion carried.

PUBLIC COMMENT

None

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 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 was required and subsequently approved by the County's Zoning Board of Appeals to

seek relief from this requirement. The petition received a favorable recommendation from both the Plan Commission and the Hearing Officer. 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. 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.

Staff recommends that an approval require that the results from the IDNR EcoCAT be submitted prior to action by the County Board.

Ms. Cullick made a motion, seconded by Ms. Gilmour, to forward the petition onto the County Board with a favorable recommendation contingent on the submission of the IDNR EcoCAT. With a voice vote of all ayes, the motion carried.

NEW BUSINESS

Discussion on a request to amend Section 7 of the Kendall County Zoning Ordinance to permit trucking and towing services companies as special uses in the A-1 Agricultural District.

Mr. Sterrett stated that PBZ Staff has been working with a violation at 790 Eldamain Road in Bristol Township regarding a trucking and towing business. The property is zoned as A-1 Agricultural and there is no category for this type of use in the A-1 District either as a permitted or special use. The property owners have submitted a request that the County amend Section 7 of the Zoning Ordinance to allow for a use such as this in the A-1 District as a Special Use. Staff recommends that the property be rezoned to a manufacturing district and brought up to the standards of that district. The property owners have indicated they would like to stay as Ag to keep farm type animals on the property and to not have to pave any existing parking areas with hard surface. The Committee was not in favor amending Section 7 of the Zoning Ordinance to allow this type of use in the Agricultural district and believes the property should be rezoned.

Authorize excavation and installation of rip rap in the Tanglewood Trails Subdivision by Jensen Excavation in the amount of \$5,800 from the Tanglewood Trails Escrow Account

Mr. Sterrett provided the Committee with a quote that the Kendall Township Road Commissioner received to perform excavating and place rip rap in the reshaped berm on the west side of the main detention basin in the Tanglewood Trails development from Jensen Excavating in the amount of \$5,800.

Mr. Davidson made a motion, seconded by Mr. Wehrli, to forward the quote onto the County Board for authorization. With a voice vote of all ayes, the motion carried.

Re-Authorization of PBZ Department Credit Card with a credit limit not to exceed \$1,500.

Mr. Sterrett stated that the previous Senior Planner had a credit card to use for online and large purchases requiring use of a credit card. The card would have a credit limit of \$1,500 and the Committee will review the purchases made on the card.

Ms. Cullick made a motion, seconded by Ms. Gilmour, to forward the re-authorization of a PBZ Department Credit Card with a credit limit not to exceed \$1,500 in the name of John Sterrett onto the County Board for authorization. With a voice vote of all ayes. The motion carried.

OLD BUSINESS

Update on Fox Metro Water Reclamation District

Mr. Sterrett stated that an application for a variance to the Floodplain Regulations from Fox Metro Water Reclamation District has been received and is being reviewed. The variance request is in regards to using off-site compensatory storage at the Fox Metro Orchard Site at a ratio of less than 1:1. Mr. Sterrett stated that this will be subject to a public hearing before the County's Oversight Committee and is tentatively set for Thursday, June 16th. The County will take care of sending notification out to all property owners within 250' of both the Route 31 Fox Metro site

and the Orchard Road site. The Committee requested that Fox Metro come to the next Committee meeting on June 13th.

UPDATE ON HISTORIC PRESERVATION

Mr. Sterrett stated that the Historic Preservation Commission is planning a photo opportunity in front of the Millbrook Bridge on Saturday, May 14th at 10:30am as part of Preservation Month. The theme for Preservation Month is “This Place Matters” and a resolution has been put together to promote the Millbrook Bridge as part of the This Place Matters theme. The Committee recommended that this item be discussed at the May 12th Committee of the Whole meeting.

UPDATE ON CMAP LAND USE COMMITTEE MEETING

No update

PROJECT STATUS REPORT - The Committee reviewed the project status report.

PERMIT REPORT-The Committee reviewed the permit report.

VIOLATION REPORT-The Committee reviewed the violation report.

REVENUE REPORT-The committee reviewed the revenue report.

CORRESPONDENCE – Mr. Sterrett provided the Committee with information on the Great Lakes Basin Transportation from the Surface Transportation Board.

EXECUTIVE SESSION - None

PUBLIC COMMENT

None

ADJOURNMENT

Ms. Gilmour made a motion, seconded by Ms. Cullick, to adjourn the meeting. With a voice vote of all ayes, the motion carried. Chairman Gryder adjourned the meeting at 7:50 p.m.

Respectfully Submitted,
John H. Sterrett
Senior Planner