

**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 September 19, 2016**

**CALL TO ORDER**

The meeting was called to order by Chairman Gryder at 6:30 p.m.

**ROLL CALL**

Committee Members Present: Chairman Scott Gryder, Jeff Wehrli, Judy Gilmour, Lynn Cullick (arrived at 6:32), and Bob Davidson (arrived at 6:32)

Committee Members Absent: None

Also Present: Jeff Wilkins, County Administrator; Mike Janusek, Teska Associates, Inc.; Attorney Kelly Kramer; Tom and Suzanne Casey; Bob Schneider, Stor-Mor, Inc.; Attorney Mike Mattingley

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Mr. Wehrli made a motion, seconded by Ms. Gilmour, to approve the minutes from August 8, 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 \$1,650. With a voice vote of all ayes, the motion carried.

**PUBLIC COMMENT**

None

**PETITIONS**

**16-17 Scott Lasky**

**Request:** Plat of Vacation

**Location:** Lots 3 and 4 of the Bright Oaks Subdivision, Kendall Township

Mr. Janusek summarized the request, which is a request for a plat of vacation to vacate a ten (10) foot public utility and drainage easement between two lots. There are no utilities currently present in the easement. The property owner wishes to combine the two lots and build a home in the middle of the two lots. The five (5) foot easement to the north of lots 3 and 4 will remain, as will the ten (10) foot easement to the east of lot 3.

Greg Chismark, the County's stormwater consultant, confirmed that the topographical survey and grading plan show no impact on drainage. ZPAC recommended the plat of vacation for approval on September 6, 2016.

Staff recommends approval of the proposed plat of vacation to allow the consolidation of lots 3 and 4 of the Brighton Oaks Subdivision.

Chairman Gryder requested a motion to approve the plat of vacation. Mr. Wehrli made a motion, seconded by Ms. Cullick. The motion carried unanimously, 5-0.

### **16-18 LRMP Amendment – Kendall County**

**Request:** Amendment to Land Use Plan

**Location:** The northwest intersection of State Route 31 and Light Road in Oswego Township. Mr. Janusek summarized the request, which is an amendment to the Future Land Use Plan to identify the subject area as commercial. The Future Land Use Plan of the LRMP currently shows the subject area as suburban residential.

The subject area is 10.5 acres and currently consists of B-1, B-2, and B-3 zoning with the existing uses of a gas station, commercial strip mall, a self-service storage facility, a decommissioned water treatment facility, and a stormwater detention facility.

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

A public hearing on August 24, 2016 at the RPC recommended the LRMP amendment for approval by the County Board.

Mr. Davidson raised a question of whether adjacent residences to the west would be impacted by an amended Land Use plan reflecting commercial.

Mr. Schneider of Stor-Mor, Inc. explained the history of the area as commercial, and his ownership of Stor-Mor, Inc. since 2001, as well as his future plans for development. His expansion would be consistent with the trend of development, and the special use of outdoor storage would be appropriately screened and landscaped.

Chairman Gryder requested a motion to approve the amendment to the Land Use plan. The motion was made by Ms. Cullick and seconded by Ms. Gilmour. The motion carried 5-0.

### **16-20 Stor-Mor, Inc.**

**Request:** Zoning map amendment

**Location:** 1317 Route 31, Oswego Township

Chairman Gryder requested a motion for the rezoning of 3.2 acres from B-1 (Local Shopping District) to B-2 (General Business District). The motion for approval of the zoning map amendment was made by Ms. Gilmour, seconded by Mr. Wehrli.

Mr. Wilkins stated the zoning map amendment from B-1 to B-2 would allow for outdoor storage under a special use permit. The B-1 district does not permit indoor self-service storage either by right or 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.

Chairman Gryder requested roll call for the zoning map amendment. The motion carried 4-1, with Mr. Davidson dissenting.

**16-20 Stor-Mor, Inc.**

**Request:** Special Use

**Location:** 1317 Route 31, Oswego Township

Motion to approve the special use was made by Ms. Cullick and seconded by Ms. Gilmour.

Mr. Janusek summarized the findings of fact that Staff prepared for the special use procedures. The site plan shows appropriate fencing and landscape that ensures the special use will not endanger the public health, safety, morals, comfort, or general welfare. The use and enjoyment of other properties will not be impaired. Once again, landscaping and fencing will be appropriate. Additionally, security lighting will comply with the provisions of Section 11.02.F.12 of the Zoning Ordinance. No new points of ingress or egress will be added. The stormwater management permit is under review, and Oswego Fire Protection Department has begun to review the site plan. The petitioners have provided a site plan that complies with the requirements for the proposed use including parking, and the special use is consistent with the proposed change to the LRMP to include commercial in the area.

Mr. Schneider stated that the outdoor storage will be restricted to RVs, boats and similar vehicles that are in running order. He also stated that residential neighbors were supportive of his expansion in previous public meetings.

Chairman Gryder requested roll call for the special use. The motion carried unanimously, 5-0.

**16-21 High Grove Subdivision**

**Request:** Zoning Map Amendment

**Location:** West side of Grove Road, 1 mile north of U.S. Route 52, Seward Township

Motion for approval of the zoning map amendment was made by Ms. Cullick, seconded by Mr. Wehrli.

Mr. Janusek summarized the request, which includes rezoning 9.9 acres from RPD-2 (Residential Planned Development – Two) to R-2 (Single-Family Residential). In 2006, the land was rezoned from A-1 to RPD-2 for the proposed High Grove Subdivision that included 48 single-family homes clustered around pockets of open space. The plan was approved, but the final plat was never recorded, thus voiding the approval.

Since, Joliet Park District has acquired 97 of the 109 acres of the RPD-2 zoned area. Regarding the zoning map amendment, all procedures required by the County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and a recommendation for approval by the ZBA on August 29, 2016.

The petitioners attorney, Kelly Kramer, stated that given the Joliet Park District will develop the park using a State of Illinois OSLAD grant, the property will always remain open space. The petitioners are requesting approval for the October 4, 2016 County Board Meeting. Per Mike Hoffman, information from the zoning plat needs to be included on the Preliminary and Final Plat before the County Board can grant its approval.

The petitioner, Tom Casey, presented the site plan including the park, access road, and four lots.

Mr. Wilkins asked if the petitioners could have left the zoning as RPD-2. Ms. Kramer explained that because the amendment is for less than 10 acres (9.9), the zoning must be changed, as the minimum acreage for an RPD-2 zone is 10 acres.

Mr. Davidson stated that the minimum width of the road must be 66 feet. There is some confusion over whether the final plat shows 40 feet or 60 feet of easement for the private road. Suzanne Casey stated that one of the changes that came about from previous meetings was to increase the road width.

Mr. Davidson asked what type of drainage feature would go alongside the road and Ms. Kramer stated that swales will flank both sides of the road.

The narrow strip of land to the north (1.87 acres) will go to petitioner's farmstead property. It is not a buildable parcel.

Chairman Gryder invited the objector's attorney to address the committee. Mr. Mattingley stated that the Feece's own both the A-1 and R-1 parcels to the south of the proposed rezoning. Their objection means that re-zoning will require a three-fourth majority vote by the County Board for approval.

The Feece's objections are as follows:

1. There is no guarantee that Joliet Park District will keep the property as a passive park. There is a concern about parking, lighting, screening, security, and that the objectors will be forced to cope with impacts from ball parks and soccer fields.
2. The objectors are concerned with the security of the park and insufficient lighting.
3. There is a concern over density.
4. The orientation of the houses will change the character of the area.
5. How the additional 26 feet of right of way affect the size of the lots on the plat.

Mr. Davidson raised concerns over maintenance of the private road by the Park District. There was some discussion of the Park District's development phasing for the project. Ms. Casey the maintenance agreement of the access road is in the sale of contract with the Park District. Ms. Gilmour and Mr. Wilkins requested the maintenance conditions from the sale from the petitioners for the Committee's review.

Mr. Wilkins stated that any development outside of passive uses on the proposed the park would be within the County's jurisdiction and require proper procedures and permitting.

Chairman Gryder confirmed with Staff that the original RPD plan would have developed 48 homes on 109 acres, a density of .44 dwelling units per acre, compared to the current proposal of 4 homes on 9.9 acres, a density of .40 dwelling units per acre.

Mr. Wehrli asked to see the conditions of the private drive maintenance, as well as how it relates to gating of the park entry at night.

Ms. Cullick amended her motion for approval of the zoning map amendment to, instead, send the petition to the October 11 PBZ Committee with the proper documentation. The motion was seconded by Ms. Gilmour. Chairman Gryder asked for a roll call on the motion made. Lynn Cullick – Yes; Bob Davidson – Yes; Scott Gryder – Yes; Judy Gilmour – Yes; Jeff Wehrli – Yes. With a vote of 5-0, the motion carried.

### **16-21 High Grove Subdivision**

**Request:** Preliminary and Final Plat of Subdivision

**Location:** West side of Grove Road, 1 mile north of U.S. Route 52, Seward Township

Chairman Gryder requested a motion to forward 16-21 High Grove Subdivision preliminary and final plat subdivision to the October 11 PBZ Committee meeting. The motion was made by Ms. Cullick and seconded by Ms. Gilmour. With a voice vote of all ayes, the motion carried.

### **NEW BUSINESS**

Senior planner search will run through September

### **OLD BUSINESS**

None

### **UPDATE FOR HISTORIC PRESERVATION**

The group is having difficulty finding enough members to make decisions. Mr. Wehrli is interested in meeting with town representatives in order to find the needed members within those communities.

### **REVIEW PERMIT REPORT**

None

### **REVIEW REVENUE REPORT**

None

### **CORRESPONDANCE**

None

### **EXECUTIVE SESSION**

None

### **PUBLIC COMMENT**

Ms. Casey made a statement expressing frustration with the PBZ Department after dealing with the department on multiple projects and experiencing multiple delays.

The Committee further discussed the High Grove Subdivision petition.

## **ADJORNMENT**

Chairman Gryder requested a motion to adjourn. The motion was called by Mr. Wehri, seconded by Ms. Cullick. With a voice vote all all ayes, Chairman Gryder adjourned the meeting at 7:55 p.m.

Minutes prepared by Mike Janusek