

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
December 5, 2017 – Meeting Minutes**

Senior Planner Matt Asselmeier called the meeting to order at 9:04 a.m.

Present:

Aaron Rybski – Health Department
Don Clayton – GIS
David Guritz – Forest Preserve
Fran Klaas – Highway Department
Brian Holdiman – PBZ Department
Matt Asselmeier – PBZ Department

Absent:

Megan Andrews – Soil and Water Conservation District
Deputy Commander Jason Langston
Greg Chismark – WBK Engineering, LLC
Robert Davidson – PBZ Committee Chair

Audience:

None

AGENDA

Mr. Guritz made a motion, seconded by Mr. Klaas, to approve the agenda as proposed. With a voice vote of all ayes the motion carried.

MINUTES

Mr. Guritz made a motion, seconded by Mr. Rybski, to approve the November 7, 2017 meeting minutes. With a voice vote of all ayes the motion carried.

PETITIONS

Amended 17-29 Kendall County Planning, Building and Zoning Committee – Text Amendment to Section 13.08.H of the Kendall County Zoning Ordinance by Increasing the Notification Requirements for Applications for Special Use Permits on A-1 Agricultural Zoned Property from Five Hundred Feet (500') to One Thousand Feet (1,000') and Clarifying Notification Requirements for Special Use Permits on Properties not Zoned A-1 Agricultural

Mr. Asselmeier provided a summary of this proposed text amendment. At their meeting on November 13th, the Planning, Building and Zoning Committee voted to amend this petition by changing the proposed notification requirement from two thousand six hundred feet (2,600') to one thousand feet (1,000') for A-1 zoned properties. Only adjoining properties would be notified for non-A-1 zoned properties.

Mr. Holdiman expressed his opposition to the increased notification requirement because he believes the existing requirements are adequate and that the increased requirements would be burdensome to Staff and the applicant. The increased cost of mailing could hamper some petitioners.

Mr. Rybski asked how the current system works. Mr. Asselmeier said that the address of the property in question is forwarded to GIS. GIS generates a listing of all of the properties within the radius. This list is given to the applicant. Roughly one (1) week before the Planning Commission meeting, Staff asks the petitioner for copies of the green cards. Staff then checks the addresses off the list of outstanding green cards.

Mr. Klaas asked the reason for this initiative. Mr. Asselmeier responded that the petition on Cannonball Trail caused part of the initiative, but a concern did exist among some Planning, Building and Zoning Committee members that neighbors were not being sufficiently noticed of petitions.

Mr. Clayton asked Mr. Asselmeier to read the statute on the matter. Mr. Asselmeier read the State statute on notification for special use applications.

Mr. Guritz suggested differentiating the notification requirement for various special uses. Mr. Asselmeier said that issue was discussed at the Planning, Building and Zoning Committee and there were concerns that Staff does not know which cases will be controversial until the case is finalized.

Mr. Rybski noted that the proposal will cost the petitioner more money and will require additional Staff time to gather and process the green cards.

Mr. Klaas asked about the notification process. Mr. Asselmeier said that neighboring property owners receive mailings, a sign is posted at the property, the notice is printed in the newspaper and each active petition is listed on the County's website.

Mr. Guritz made a motion, seconded by Mr. Klaas, to keeping the notification requirement at five hundred feet (500').

Ayes (5): Klaas, Rybski, Guritz, Clayton and Holdiman
Nays (0): None
Abstain (1): Asselmeier
Absent: (4) Davidson, Chismark, Langston and Andrews

The motion passed. This matter will go before the Kendall County Regional Planning Commission on January 24th.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OLD BUSINESS/NEW BUSINESS

Mr. Guritz asked for an update regarding forest preserves and exemption to the Stormwater Management Ordinance. Mr. Asselmeier responded that the City of Plano pursued and received a variance for their project at Foli Park. No additional discussions regarding parks/forest preserves and exemptions to the Stormwater Management Ordinance occurred.

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Klaas made a motion, seconded by Mr. Guritz, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:35 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP
Senior Planner