

KENDALL COUNTY
ZONING AND PLATTING ADVISORY COMMITTEE
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

December 6, 2016 - 9:00 a.m.

CALL TO ORDER

ROLL CALL: County Board: Scott Gryder, PBZ Committee Chair; **County Highway Department:** Fran Klaas, County Engineer; **Wills Burke Kelsey:** Greg Chismark, Stormwater Consultant; **County Health Department:** Aaron Rybski, Director Environmental Health; **Forest Preserve District:** David Guritz, Director; **SWCD:** Megan Andrews, Resource Conservationist; **Sheriff's Office:** Commander Jason Langston; **PBZ:** Brian Holdiman, Code Official

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of the September 6, 2016 ZPAC meeting minutes.

PETITIONS:

1. **16-26 Pagel**
Request Rezoning/Zoning Map Amendment
Location Northeast corner of Douglas Road and Burkhart Drive, Oswego Township
Purpose Request to rezone approximately 3.3 acres from R-1 to R-3

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

16-17 Scott Lasky – Plat of Vacation – approved 9/20/16

16-21 High Grove – Rezoning to R-2 and Preliminary/Final Plat – approved 10/18/16

16-25 The Bluffs, Inc. d/b/a Cider Creek – Special Use for seasonal festivals, banquet hall, etc.
- approved 10/18/16

OLD BUSINESS/ NEW BUSINESS

PUBLIC COMMENT

ADJOURNMENT- Next meeting on January 3, 2017

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
September 6, 2016 – Meeting Minutes**

Mike Hoffman called the meeting to order at 9:01 a.m.

Present:

Scott Gryder – PBZ Committee Chair
Fran Klaas – Highway Department
Aaron Rybski – Health Department
David Guritz- Forest Preserve
Mike Hoffman- Teska
Brian Holdiman- PBZ Department

Absent:

Greg Chismark – WBK Engineering, LLC
Megan Andrews – Soil & Water Conservation District
Mike Peters- Sheriff's Office

Audience: Larry Nelson, Doug Nelson, and Jenny Beckman

AGENDA

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

MINUTES

Mr. Gryder made a motion, seconded by Mr. Klaas, to approve the August 2, 2016 meeting minutes With a voice vote of 5-0 ayes and with Mike Hoffman abstaining, the motion carried.

PETITIONS

Petition 16-17 – Scott Lasky

Mike Hoffman summarized the petition, noting the request to consolidate two lots in the Brighton Oaks Subdivision to allow a home to be built across the lot line. The proposed plat of vacation has been reviewed by Greg Chismark, who was comfortable with the proposal. The easement was for drainage, and a new grading plan has been provided which accommodates the drainage without need for the easement. Fran Klaas asked if there were any utilities in the easement. Hoffman noted there were not.

Mr. Klaas made a motion, seconded by Mr. Gryder to recommend approval and move on to PBZ. Approved unanimously via voice vote.

Petition 16-25 – The Bluffs, Inc. d/b/a Cider Creek

Mike Hoffman summarized the petition, which is a request for an A-1 Special Use to allow a banquet hall, nano-brewery, micro-distillery, a year round seasonal festival, and production and sale of sweet cider on a 45 acre parcel just west of Plano at the southwest corner of Frazier Road and Creek Road. Mr. Nelson then introduced himself and described the proposed development. He noted that he would provide a conceptual sketch showing the general location of proposed activities on the site. He also noted he planned to present the case to the Little Rock Plan Commission on Sept. 7th, 2016.

Klaus asked since the project was near Plano, why the City did not want to annex it. Mr. Nelson responded that he had discussed the project with City staff, and they felt that given proposed uses it was more appropriate within the County. Mr. Hoffman noted that there was an e-mail in the file providing confirmation that Plano was comfortable with the special use request. He also noted that the Fire District also approved, provided the main access drive is designed to accommodate fire trucks.

Mr. Rybski suggested that the applicant work closely with the Health Department to address septic system requirements early on to avoid potential problems. Mr. Guritz asked about endangered species given proximity to Little Rock Creek. Mr. Nelson noted that the EcoCat report showed no endangered species on the 45 acre development site.

Mr. Klaas suggested site distances should be checked with drive entrances. Mr. Nelson suggested that he had reviewed with the Township Road Commissioner and they were o.k. with the proposed locations.

Mr. Holdiman noted that the Fire District was deferring to the County on fire code requirements, and that a parking setback variance may be needed given the 100' setback required in AG Districts. Mr. Nelson noted he would like to include that variance request in his application.

Mr. Gryder moved to recommend the proposal be moved on to RPC, second by Mr. Klaas. Approved 6-0

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

16-16 Chris and Megan Jensen – A-1 Special Use to operate a landscape business – Approved by County Board 8.16.16

OLD BUSINESS

None

NEW BUSINESS

None

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Gryder made a motion, seconded by Mr. Klaas, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:42 am, adjourned.

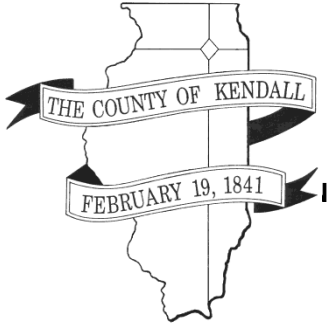
DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

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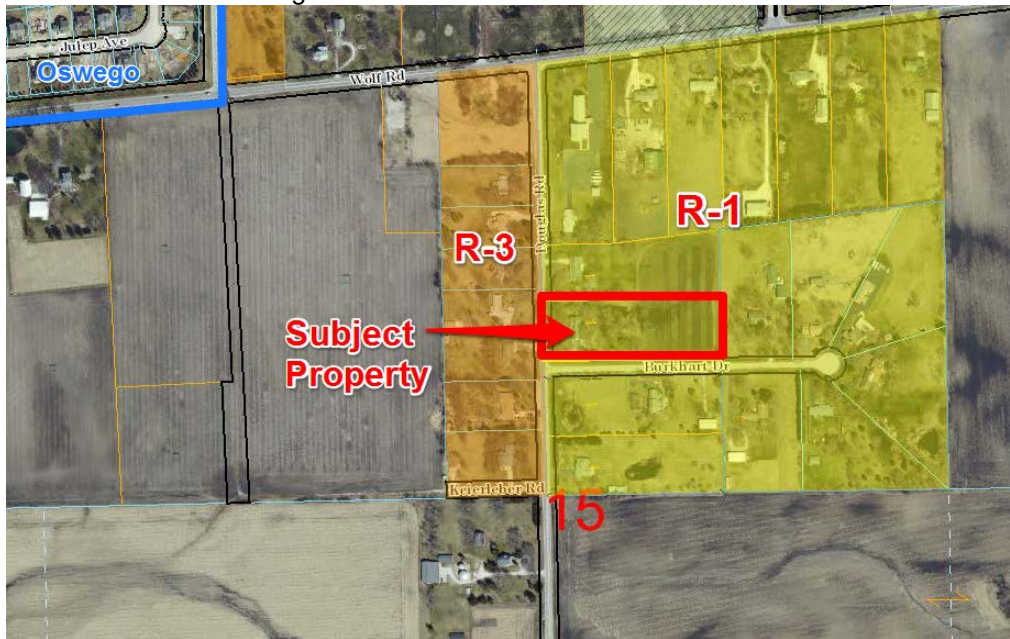


Petition 16-26
PageZoning Map Amendment
R-1(One-Family Residence) to R-3
(One-Family Residence)

John & Sharon Pagel Living Trust

2380 Douglas Road, Oswego

LOCATION Northeast corner of Douglas Road and Burkhardt Drive



TOWNSHIP Oswego

PARCEL # 03-15-251-009

LOT SIZE 3.2 acres

EXITING LAND USE Vacant

ZONING R-1 (One-Family Residence)

LRMP	Land Use	Suburban Residential (Max 1.00 du/ac)
	Roads	Douglas Road is a Major Collector
	Trails	None
	Floodplain/ Wetlands	None

REQUESTED ACTION Zoning Map Amendment to rezoned from R-1 to R-3
 APPLICABLE REGULATIONS Section 13.07 – Amendments

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Single-Family	R-1	Suburban Residential	R-1; Ag-SU, Oswego
South	Single-Family	R-1	Suburban Residential	R-1; Ag
East	Single-Family	R-1	Suburban Residential	R-1; Ag
West	Single-Family	R-3	Suburban Residential	R-3; Ag

PHYSICAL DATA

ENDANGERED SPECIES REPORT

No record of endangered species was found and IDNR terminated the consultation.

NATURAL RESOURCES INVENTORY

An Executive Summary will be issued per the Kendall County Soil & Water Conservation District

ACTION SUMMARY

OSWEGO TOWNSHIP

Request submitted to Oswego Township, no response as of 12/1/16

VILLAGE OF OSWEGO

Request submitted to the Village of Oswego, no response as of 12/1/16

MAP AMENEDMENT

The Pagel's would like to split their existing 3.2-acre lot to allow for construction of an additional home. To meet zoning lot size requirements, this would require the proposed rezoning from R-1 (minimum 130,000 sq. ft.) to R-3 (minimum 45,000 sq.) lot. The result would be two lots of approximately 1.5 acres, both meeting all setback and lot area requirements. The county's Land Use Plan identifies this area as Suburban Residential, which suggests a minimum lot size of one acre.

The property to the north, south, and east is all zoned for larger R-1 lots, while the property to the west is zoned and developed as R-3 along Douglas Road. North of Wolf Road (approximately ¼ mile to the north) are single-family lots in Oswego of approximately 8,000 sq. ft.

The existing parcel extends to the centerline of Douglas Road. The Zoning Plat shows a reservation of a 33' area for the ½ roadway. Given that Douglas Road is designated as a major collector, we will defer to the Highway Department as to the appropriate right-of-way, but would suggest it appropriate to consider a right-of-way dedication in conjunction with this rezoning effort.

BUILDING CODES

A building permit will be required for the construction of the proposed home

STORMWATER MANAGEMENT

This proposal will not require a stormwater management permit.

CONCLUSION

The rezoning of the subject property from R-1 to R-3 is consistent with the County's Land Use Plan. We do recommend dedication of appropriate right-of-way for Douglas Road.

ATTACHMENTS

- 1. Zoning Plat

DEVELOPER:
John and Sharon Pagel
2380 Douglas Road
Oswego, Illinois 60543

AREA TO BE REZONED:
143645 Sq.Ft. = 3.2972 Acres

PRESENT ZONING:
R-1 (Residential District)

PROPOSED ZONING:
R-3 (Residential District)

P.I.N.
03-15-251-009

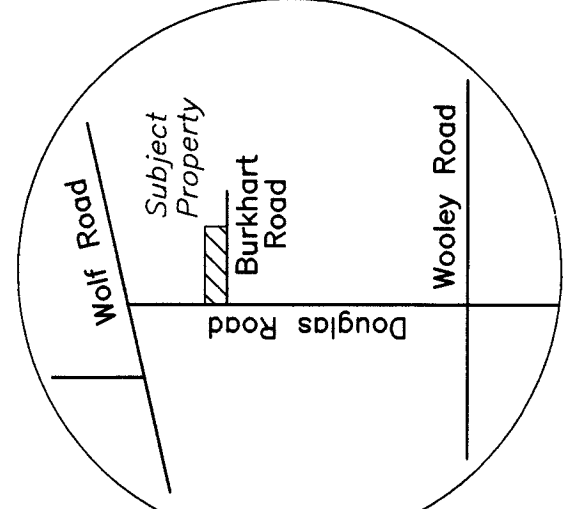
PIN 03-15-176-002
Ronald L. & Barbara I. Vavrinek
R-3
Lot 3

PIN 03-15-176-003
John R. & Penelope B. Campbell
R-3
Lot 4

Keierleber Acres

PIN 03-15-17-004
Paul M. & Betty J. Ivemeyer Trust
R-3
Lot 5

PIN 03-15-176-005
Elaine M. Nichols
R-3
Lot 6



LOCATION SKETCH
Not to Scale

SCALE
1"=50'

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Line of Fence
- - - Indicates Soils Boundary
- Indicates Direction of Drainage
- 672.40 Indicates Existing Spot Elevation
- 672— Indicates Existing Contour Elevation

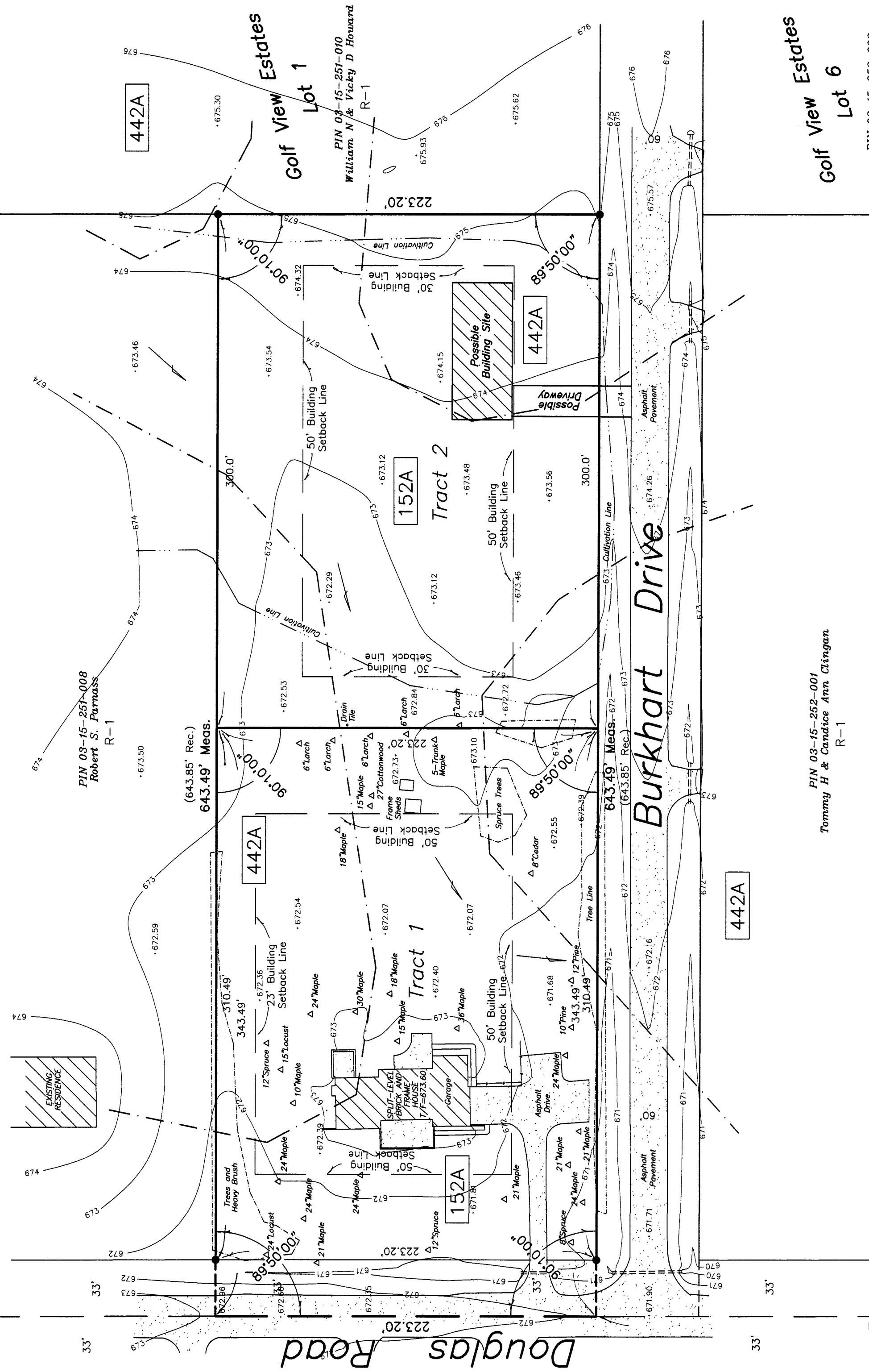
NOTE: This property is commonly known as 2380 Douglas Road.

Soil Type
(USDA/NRCS - Kendall County, 2015)

- 152A Drummer Silty Clay Loam, 0%-2% slopes
- 442A Mundelein Silt Loam, 0%-2% slopes

NOTE: The Subject Property is located in Zone X (areas determined to be outside the 0.2% annual chance floodplain) as depicted on FEMA Flood Insurance Rate Map Number 17093C00586 with an effective date of February 4, 2009.

ZONING PLAT OF
PART OF THE NORTH HALF OF SECTION 15, T37N-R8E, 3rd PM
OSWEGO TOWNSHIP KENDALL COUNTY ILLINOIS



PIN 03-15-252-001
Tommy H. & Candice Ann. Clingan
R-1

PIN 03-15-252-003
June I. Campbell Trust
R-1

AREA TABLE	
Tract 1	76,666 sq.ft. = 1.7600 Ac
Tract 1 (Excluding Road)	69,300 sq.ft. = 1.5909 Ac
Tract 2	66,960 sq.ft. = 1.5372 Ac
Total	143,666 sq.ft. = 3.2972 Ac

LEGAL DESCRIPTION OF TRACT TO BE REZONED:

That Part of the North Half of Section 15, Township 37 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the point of intersection of the South Line of said North Half with the centerline of Douglas Road; thence Northerly, along said centerline of Douglas Road, 488 feet for the point of beginning; thence Northerly, along said centerline, 223.20 feet; thence Easterly, parallel with the Southerly Line of said North Half, 643.85 feet; thence Southerly, parallel with said centerline of Douglas Road, 223.20 feet; thence Westerly, parallel with the Southerly Line of said North Half, 643.85 feet to the point of beginning in Oswego Township, Kendall County, Illinois.

South Line of the North Half of Section 15, T37N-R8E

1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580

Philip D. Young and Associates, Inc.
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

JOB NO.	16062
JOB NAME	PAGEL
DWG FILE	16062

August 1, 2016