

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)  
January 5, 2016 – Meeting Minutes**

Senior Planner John Sterrett called the meeting to order at 9:00 a.m.

Present:

Scott Gryder – PBZ Committee Chair  
Fran Klaas – Highway Department  
Brian Holdiman- PBZ Department  
Commander Mike Peters – Sheriff's Office  
Aaron Rybski – Health Department  
David Guritz- Forest Preserve  
Megan Andrews – Soil & Water Conservation District  
Greg Chismark – WBK Engineering, LLC  
John Sterrett – PBZ Department  
Jeff Wilkins – County Administrator

Audience: Peter and Mary Bielby; John Frerich, Walter E. Deuchler Associates, Inc.; Lee Melcher, Walter E. Deuchler Associates, Inc.; Tom Muth, Fox Metro Water Reclamation District

**AGENDA**

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

**MINUTES**

Mr. Gryder made a motion, seconded by Mr. Rybski, to approve the December 1, 2015 meeting minutes as written. With a voice vote of all ayes the motion carried.

**PETITIONS**

**#16-01 – Peter and Mary Bielby d/b/a Mary's Pooch Pad, Inc.**

Mr. Sterrett summarized the zoning request, which is a request for an A-1 Special Use to operate a dog kennel at the subject property and use an existing 2,900 square foot structure to keep the dogs contained during night time hours and nap time. The petitioner has provided details regarding the operation of the dog kennel. The kennel operation will include overnight boarding and dog daycare. The number dogs will be limited to no more than twelve (12) at a time. All dogs will be kept in the existing 2,900 square foot structure between the hours of 6:00pm and 7:00am. A play area will be provided for the dogs towards the northwestern portion of the property. No outdoor runs will be provided. All dogs will be required to have a current rabies and distemper, or titer equivalent. A negative fecal every six (6) months and a current bordetella are required as well. All dogs participating in playtime will be required to pass a temperament assessment. The petitioner is in the process of obtaining a Kennel Operator's license through the Illinois Department of Agriculture. The petitioner does not have immediate plans for employees other than those currently residing on the property.

The existing 2,900 square foot facility that is proposed to be used for the kennel facility is currently being used for storage and was originally built for horses. The petitioner intends to remodel this structure prior to using it for the dog kennel. The proposed use of the structure has been determined to be agriculturally exempt from building code requirements. As such, no inspections or permits, other than an Ag Exempt permit, will be required from the Building Department. The existing residential dwelling will remain as a dwelling unit and not be converted to another use.

The petitioner has indicated the need to install a sink for hand washing and possibly a floor drain. Compliance with applicable Health Department codes will be required for renovations and installations for human waste, such as a sink for hand washing. If a floor drain is installed in the structure for animal liquid and wash water, it is recommended the system include a holding tank for waste.

Mr. Gryder made a motion, seconded by Mr. Klaas, to forward the petition onto the Regional Plan Commission. With a voice vote of all ayes, the motion carried. Mr. Sterrett stated that the petition will move onto the January 27<sup>th</sup> Regional Plan Commission meeting followed by the February 1<sup>st</sup> Special Use Hearing officer.

## **OLD BUSINESS**

### **Fox Metro Water Reclamation District Site Plan Review – Continued from August ZPAC**

Mr. Sterrett explained that the site plan review for Fox Metro Water Reclamation District's (FMWRD) south treatment plant expansion was continued from the August ZPAC meeting until stormwater management items had been addressed. FMWRD has been working with WBK Engineering on rectifying issues related stormwater detention and fill within the floodplain. FMWRD has submitted two requests for a variance to the County's Stormwater Management Ordinance. The first variance is for approval of a fee-in-lieu of stormwater detention and depressional storage. The second variance is to allow off-site floodplain compensatory storage. Mr. Chismark explained the two variance requests and that the applications are complete to take to the County's Stormwater Management Oversight Committee for a public hearing and then ultimately onto the County Board for action. Mr. Chismark explained that FMWRD is proposing to provide off-site floodplain compensatory storage at property owned by the FMWRD near Orchard Road off of the Fox River. The FMWRD property on Route 31 has several site constraints given the size and location near the Fox River. The variance requests are also being sought to reduce the amount of impact the development has on the existing wetlands and other natural features on the property. John Frerich of Walter Deuchler Associates, engineer for FMWRD, explained that there are eleven acres of wetlands that exist on the Route 31 Fox Metro property. Of that amount, eight acres will remain unharmed and three acres will be mitigated through the U.S. Army Corps of Engineers by purchase of wetland credits through the DeKalb County Forest Preserve as part of FMWRD permit with the Army Corps. Ms. stressed the importance of soil erosion and sediment control measures that should be in place prior to construction. Mr. Frerich explained that this is a three year project. Mr. Chismark stated he will still need to see some additional plans including the plans for the off-site compensatory storage but stated he is comfortable with the request to be heard by the Oversight Committee for a public hearing and finds the site plan acceptable.

Mr. Chismark made a motion, seconded by Scott Gryder, to approve the site plan contingent on the approval of the requested variances. With a voice vote of all ayes, the motion carried.

## **Adjournment**

Mr. Gryder made a motion, seconded by Ms. Andrews, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:36am, adjourned.