

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

Senior Planner John Sterrett called the meeting to order at 9:01 a.m.

Present:

Scott Gryder – PBZ Committee Chair
Fran Klaas – Highway Department
David Guritz- Forest Preserve
Brian Holdiman- PBZ Department
Commander Mike Peters – Sheriff's Office
John Sterrett – PBZ Department

Absent:

Aaron Rybski – Health Department
Megan Andrews – Soil & Water Conservation District
Greg Chismark – WBK Engineering, LLC

Audience: Treva Mathre, Mathre 1916 LLC

AGENDA

Mr. Gryder made a motion, seconded by Mr. Gurtiz, 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. Klaas, to approve the January 5, 2016 meeting minutes as written. With a voice vote of all ayes the motion carried.

PETITIONS

#16-05 – Brad and Treva Mathre d/b/a Mathre 1916 LLC.

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 is required to seek relief from this requirement. 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. No alcohol sales and no cash bar shall be permitted and 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.

Mr. Holdiman explained that a change of occupancy permit will be required. Commander Peters stated that the County's Noise Ordinance would not apply to this property because it is zoned A-1. Commander Peters explained that the Sheriff's Office could assist with the investigation into noise violations but enforcement action cannot be taken from the Sheriff's Office. Mr. Guritz pointed out possible noise issues that occur with banquet facilities. The Committee discussed the difference between conditions on a special use regulating noise versus the County's established Noise Ordinance.

Ms. Mathre stated that there will be no retail sale of alcoholic beverages and that wedding parties will be required to obtain a licensed caterer. Ms. Mathre also expressed a desire to have two employees to help with events. Mr. Holdiman shared comments from the Health Department including that portable toilets will be acceptable in the first year of operation based on the low intensity of the proposed use. If the use intensifies then the need for a remodel permit to add bathrooms of the building will need to be reviewed. Mr. Klaas stated that Hughes Road has very little traffic and that the traffic generated from the proposed use will not have an impact on the roadway.

Mr. Klaas made a motion, seconded by Mr. Gurtiz, to forward the petition onto the April 27th Regional Plan Commission. With a voice vote of all ayes, the motion carried.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Sterrett reviewed the petitions that were approved by the County Board including:
15-17 – Kevin Calder – A-1 Special Use – Landscape Operation – 9923 Walker Road, Kendall Township
16-01 – Peter and Mary Bielby – A-1 Special Use – Kennel Operation – 8573 Fox River Drive, Fox Township
16-02 – Fox Metro Water Reclamation District – Stormwater Management Ordinance Variance – Fee-in-Lieu of Stormwater Detention – 682 Route 31, Oswego Township

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

Mr. Gryder made a motion, seconded by Mr. Guritz, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:22am, adjourned.