

MINUTES
KENDALL COUNTY
SPECIAL USE HEARING OFFICER
111 WEST FOX STREET, Room 209 and 210
YORKVILLE, IL 60560
August 29, 2016 – 7:00 p.m.

CALL TO ORDER- SPECIAL USE HEARING

At 8:03p.m., Special Use Hearing Officer Walter Werderich called the Special Use Hearing to order.

ROLL CALL

Member present: Walter Werderich, Special Use Hearing Officer

Staff Present: Mike Hoffman, Teska Associates, Inc

In the audience: Robert Schneider

MINUTES

Mr. Werderich approved the August 1, 2016 Special Use Hearing Officer Meeting minutes as written.

Mr. Werderich introduced himself and explained how the meeting will be conducted and swore in all members of the audience that wished to speak about the special use.

PETITIONS

16-20 Stor-Mor, Inc. (Bob Schneider)

Request: Special Use for a storage facility in the B-2 Zoning District

Location: 1317 State Rte 31, Oswego Township

Purpose: Request for approval of a special use to operate an enclosed self-service storage facility and an outdoor storage facility

Mike Hoffman summarized the case, and listed off the recommendation conditions proposed by staff:

- The property will be developed in accordance with the site plan
- A building permit shall be secured prior to construction of the proposed storage building
- A stormwater management permit shall be secured prior to the development of the property
- The outdoor storage and expansion of the enclosed self-service storage facility shall be effectively screened from adjacent properties.
- Office hours of operation shall be limited to 8:00am to 5:00pm and gate hours of operation shall be limited to 7:00am to 7:00pm
- No more than twenty-nine (29) vehicles may be stored on site at a time
- All vehicles stored on site shall be located within a designated stall
- All lighting shall comply with Section 11 of the Kendall County Zoning Ordinance

Mr. Werderich opened the public hearing for audience comment. He noted that he was in attendance at the preceding ZBA Hearing, and heard the applicant's presentation. There were no public comments.

Mr. Werderich closed the public hearing. Mr. Werderich reviewed the following Findings of Fact for the special use:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. True. The petitioner has submitted a site plan indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare including fencing and appropriate landscape screening.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. True. Adequate landscaping screening will be provided to effectively screen the proposed use from adjacent residential properties. The only lighting being added to the property is security lighting on the structures and will comply with the provisions of Section 11.02.F.12 of the Zoning Ordinance to ensure adjacent properties are not impacted by any glare.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. No new access roads or points of ingress and egress are proposed. The petitioner has submitted stormwater detention plans for review for approval of a stormwater management permit. The Oswego Fire Protection District has begun to review the site plan.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. The petitioners have provided a site plan that complies with the requirements for the proposed use including parking.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. This special use is consistent with the proposed change to the LRMP to include commercial in the area.

Mr. Werderich said the proposed special use meets the required findings of fact he rules accordingly. His recommendation is to approve the special use with the noted conditions, including the more detailed landscape plan presented at the ZBA hearing, and that the petition move forward to the PBZ committee.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

16-16 – Jensen – A-1 Special Use – Landscaping Business – 7225 Caton Farm Road, Kendall Township – Approved by the County Board on August 16, 2016

NEW BUSINESS/OLD BUSINESS

None

ADJOURNMENT- Mr. Werderich adjourned the Special Use Hearing Officer meeting at 8:12 p.m.

Prepared by Michael Goers, edited by Mike Hoffman