

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
May 5, 2020 – Approved Meeting Minutes
HELD VIA TELECONFERENCE**

PBZ Chairman Matthew Prochaska called the meeting to order at 9:01 a.m.

Present Via Teleconference:

Megan Andrews – Soil and Water Conservation District
Matt Asselmeier – PBZ Department
Meagan Briganti – GIS
Greg Chismark – WBK Engineering, LLC
David Guritz – Forest Preserve
Brian Holdiman – PBZ Department
Commander Jason Langston – Sheriff's Department
Matthew Prochaska – PBZ Committee Chair
Aaron Rybski – Health Department

Absent:

Fran Klaas – Highway Department

Audience:

Scott Koeppel – County Administration

AGENDA

Mr. Rybski made a motion, seconded by Commander Langston, to approve the agenda as presented. With a voice vote of nine (9) ayes, the motion carried.

MINUTES

Ms. Andrews made a motion, seconded by Mr. Rybski, to approve the March 3, 2020, meeting minutes. With a voice vote of nine (9) ayes, the motion carried.

PETITIONS

Petitions 20-12 Christopher Wilson on Behalf of the Christopher E. Wilson Trust and Kellie Rae Wilson Trust

Mr. Asselmeier summarized the request.

A twenty foot (20') maintenance and construction easement and a ten foot (10') drainage and utility easement presently exists at the northern end of lot 171 and southern end of lot 172 in Whitetail Ridge Subdivision. A ten foot (10') drainage and utility easement also exists on the east side of both lots.

Christopher Wilson on behalf of the Christopher E. Wilson Trust and Kellie Rae Wilson Trust owns lots 171 and 172 in Whitetail Ridge Subdivision. He has a home on lot 171 (7148 Ironwood Court). He would like to construct an addition and attached garage on the northern side of the existing house. The addition would encroach into the easements between the two (2) lots and the new garage would be constructed on lot 172.

After submitting the application to vacate the easements between the two lots, the Petitioner agreed to relocate the easements to the northern boundary of lot 172 and expand the easement east of the subject lots to a total of twenty feet (20').

The current land uses are one-family residential and vacant.

The future land use is rural residential.

No trails are impacted by the proposal.

No floodplains or wetlands are impacted by the proposal.

The adjacent land uses are single-family residential and a golf course.

The adjacent zonings are RPD-2 and RPD-2 with a special use permit.

The Land Resource Management Plan calls for the area to be either rural residential or open space.

Na-Au-Say Township was emailed information on April 22nd. No comments have been received.

The United City of Yorkville was emailed information on April 22nd. They decided not review the request.

The Village of Oswego was emailed information on April 22nd. No comments have been received.

The application materials and plat were provided.

The Petitioner originally wanted to vacate the easements between lots 171 and 172.

On April 1, 2020, Greg Chismark sent an email requesting that the easements be moved to the northern line of lot 172, creating a twenty foot (20') maintenance and construction easement in addition to the existing five foot (5') drainage and public utility easement and that the rear easement be increased to twenty feet (20'). On April 2, 2020, Fran Klaas sent an email concurring with Greg Chismark's suggestion. These emails were provided. On April 2, 2020, the Petitioner agreed with this request.

On April 2, 2020, the Petitioner submitted an email indicating that the Whitetail Ridge Homeowners' Association was agreeable to the requested easement relocation on the condition that the two (2) lots be combined. This email was provided.

The Petitioner contacted several of the utilities and no utilizes would be impacted by vacating the easement. The information from the utilities was provided.

Staff recommended that the easement be relocated and extended per the recommendations of Fran Klaas and Greg Chismark and that the Petitioner submit a revised plat to that effect. Staff would also like conditions be added that lots 171 and 172 shall remain under the same ownership and no additional single-family residences be constructed on lot 172.

Mr. Rybski asked if there were any utilities in the easement. Mr. Asselmeier said no and that all of the utilities would have to sign the plat.

Mr. Guritz asked if Lot 173 would be impacted. Mr. Asselmeier said no.

Ms. Briganti requested that the Petitioner complete a parcel consolidation through the Assessor's Office.

Mr. Guritz made a motion, seconded by Mr. Rybski, to recommend approval of the requested easement vacation, relocation, and expansion with the conditions proposed by Staff and the added condition that the Petitioner completes a parcel consolidation through the Kendall County Assessor's Office.

Ayes (9): Andrews, Asselmeier, Briganti, Chismark, Guritz, Holdiman, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (1): Klaas

The motion passed. The proposal will go to the Kendall County Planning, Building and Zoning Committee on May 11, 2020.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petition 19-34, pertaining to a special use permit for outdoor storage at 7821 Route 71, was withdrawn by the Petitioner.

Mr. Asselmeier reported that Petitions 19-37, 19-38, and 19-41 were approved by the County Board.

OLD BUSINESS/NEW BUSINESS

None

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Guritz made a motion, seconded by Commander Langston, to adjourn. With a voice vote of nine (9) ayes, the motion carried. The ZPAC, at 9:10 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP
Senior Planner