

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
September 5, 2023 – Approved Meeting Minutes**

PBZ Chairman Seth Wormley called the meeting to order at 9:00 a.m.

Present:

Matt Asselmeier – PBZ Department
David Guritz – Forest Preserve
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department
Commander Jason Langston – Sheriff's Department
Alyse Olson – Soil and Water Conservation District
Aaron Rybski – Health Department
Seth Wormley – PBZ Committee Chair

Absent:

Meagan Briganti – GIS Department
Greg Chismark – WBK Engineering, LLC

Audience:

Troy Williams

AGENDA

Mr. Guritz made a motion, seconded by Commander Langston, to approve the agenda as presented.

With a voice vote of eight (8) ayes, the motion carried.

MINUTES

Mr. Guritz made a motion, seconded by Mr. Klaas, to approve the August 1, 2023, meeting minutes.

With a voice vote of eight (8) ayes, the motion carried.

PETITIONS

Petitions 23-28 Troy M. and Ashley L. Williams

Mr. Asselmeier summarized the request.

A ten foot (10') drainage and utility easement presently exists between Lots 100 and 101 in Whitetail Ridge Subdivision. Troy and Ashley Williams own the subject lots and would like to construct a home in the center of the combined lots.

The Petitioners previously combined the lots into one (1) parcel identification number.

The property address is 7557 and 7583 Clubhouse Drive, Yorkville.

The property is approximately one point five (1.5) acres in size.

The property is zoned RPD-2.

The current land use is One-Family Residential and Vacant.

The future land use is Rural Residential (Max 0.65 Du/Acre).

Clubhouse Drive is a Township Road classified as a Local Road.

There are no trails planned in the area.

There are no floodplains or wetlands on the property.

The adjacent land uses are single-family residential, golf course, and common area.

The adjacent properties are zoned RPD-2 and RPD-2 SU.

The future land use for the area is Rural Residential (Max 0.65 Du/Acre).

The RPD-2 special use is for a golf course.

Kendall Township was emailed information on August 17, 2023.

The United City of Yorkville was emailed information on August 17, 2023.

The Bristol-Kendall Fire Protection District was emailed information on August 17, 2023.

The application materials, the plat for this area of Whitetail Ridge, the plat of vacation, the topographic information, and the grading plan information were provided.

On August 9, 2023, Greg Chismark sent an email stating that he had no objections to the vacation from a drainage perspective. This email was provided.

On August 14, 2023, a representative from the Whitetail Ridge Homeowners' Association submitted an email stating the HOA was agreeable to the requested easement vacation. This email was provided.

The Petitioner contacted several of the utilities and no utilities would be impacted by vacating the easement. The Petitioner secured the signatures from the various utilities on the Mylar copies of the plat of vacation, which was not submitted as part of the application.

Staff recommended approval of the requested easement vacation provided that the Lots 100 and 101 remain under the same ownership.

Mr. Rybski noted that the lots individually were large enough for individual septic fields. Combining the lots would not negatively impact septic systems.

Mr. Klaas asked if the lots were vacant. Mr. Asselmeier responded the lots were vacant.

Mr. Klaas asked if any utilities were located in the easement. Mr. Asselmeier said the utility companies have signed the plat approving the vacation. Mr. Asselmeier was unsure if access approval had been granted by the Township.

Mr. Rybski made a motion, seconded by Mr. Klaas, to recommend approval of the vacation with the conditions proposed by Staff.

The votes were follows:

Ayes (8): Asselmeier, Guritz, Klaas, Holdiman, Langston, Olson, Rybski, and Wormley

Nays (0): None

Abstain (0): None

Absent (2): Briganti and Chismark

The motion passed.

The Yorkville Economic Development will be reviewing the request at their September 5, 2023, meeting.

The proposal goes to the Kendall County Planning, Building and Zoning Committee on September 11, 2023.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OLD BUSINESS/NEW BUSINESS

None

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Guritz made a motion, seconded by Mr. Rybski, to adjourn.

With a voice vote of eight (8) ayes, the motion carried.

The ZPAC, at 9:04, adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP, CFM
Director