

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
October 3, 2023 – Approved Meeting Minutes**

PBZ Director Matt Asselmeier called the meeting to order at 9:05 a.m.

Present:

Matt Asselmeier – PBZ Department
Meagan Briganti – GIS Department
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department
Alyse Olson – Soil and Water Conservation District
Aaron Rybski – Health Department

Absent:

Greg Chismark – WBK Engineering, LLC
David Guritz – Forest Preserve
Commander Jason Langston – Sheriff's Department
Seth Wormley – PBZ Committee Chair

Audience:

Dan Kramer

AGENDA

Mr. Rybski made a motion, seconded by Ms. Briganti, to approve the agenda as presented.

With a voice vote of six (6) ayes, the motion carried.

MINUTES

Mr. Klaas made a motion, seconded by Mr. Rybski, to approve the September 5, 2023, meeting minutes.

With a voice vote of six (6) ayes, the motion carried.

PETITIONS

Petition 23-30 Michael R. and Darla J. Cappellett

Mr. Asselmeier summarized the request.

A ten foot (10') drainage and utility easement presently exists between Lots 65 and 66 in Whitetail Ridge Subdivision. Michael and Darla Cappellett own the subject lots and would like to construct an addition to the home in the area of the existing easement.

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

The property address is 6145 Whitetail Ridge 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).

Whitetail Ridge 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 wooded and single-family residential.

The adjacent properties are zoned A-1 and RPD-2.

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

Kendall Township was emailed information on September 21, 2023.

The United City of Yorkville was emailed information on September 21, 2023. The Yorkville Economic Development Committee was reviewing the proposal on October 3, 2023.

The Bristol-Kendall Fire Protection District was emailed information on September 21, 2023.

The application materials, plat for this area of Whitetail Ridge, and plat of vacation were provided.

Petition information was sent to WBK on September 21, 2023.

On September 19, 2023, a representative from the Whitetail Ridge Homeowners' Association submitted an email stating the HOA was agreeable to the requested vacation. This email was provided.

As of the date of this meeting, the Petitioner has not contacted any of the utility companies directly. Emails from Comed, NICOR, Comcast, and AT&T were provided.

Staff would like to receive comments from the various utilities and WBK Engineering before issuing a recommendation.

Mr. Asselmeier noted that conditions would be placed on the approval stating only one (1) house could be built on the combined parcels and the parcels could not be separated.

Discussion occurred regarding the status of review by the various utility companies.

Mr. Klaas asked if the proposed addition to the site would have a flat roof. Dan Kramer, Attorney for the Petitioner, was unsure.

Mr. Rybski said that the property was large enough that, unless the addition was very large, the proposal would not negatively impact the septic system.

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

The votes were follows:

Ayes (6): Asselmeier, Briganti, Klaas, Holdiman, Olson, and Rybski

Nays (0): None

Abstain (0): None

Absent (4): Chismark, Guritz, Langston, and Wormley

The motion passed.

The proposal goes to the Kendall County Planning, Building and Zoning Committee on October 10, 2023.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petition 23-24 and Petition 23-28 were approved by the County Board.

OLD BUSINESS/NEW BUSINESS

Recommendation on Fiscal Year 2023-2024 Meeting Calendar

Ms. Briganti made a motion, seconded by Mr. Rybski, to recommend approval of the meeting calendar.

With a voice vote of six (6) ayes, the motion carried.

The motion passed.

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

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

With a voice vote of six (6) ayes, the motion carried.

The ZPAC, at 9:14 a.m., adjourned.

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