

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)  
April 2, 2024 – Approved Meeting Minutes**

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

Present:

Meagan Briganti – GIS 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  
Seth Wormley – PBZ Committee Chair

Absent:

Matt Asselmeier – PBZ Department  
Greg Chismark – WBK Engineering, LLC  
Aaron Rybski – Health Department

Audience:

Larry Nelson, Dan Kramer (Attended Remotely), Christina Burns, and Nancy Villa

**AGENDA**

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

With a voice vote of seven (7) ayes, the motion carried.

**MINUTES**

Mr. Guritz made a motion, seconded by Commander Langston, to approve the February 6, 2024, meeting minutes.

With a voice vote of seven (7) ayes, the motion carried.

**PETITIONS**

**Petition 24-04 Larry Nelson on Behalf of the Fox Valley Family YMCA, Inc.**

Chairman Wormley introduced Petitioner Larry Nelson.

Mr. Nelson explained the current and historic operations of the existing YMCA on Eldamain Road, which is twenty-four acres (24). The proposed site is approximately twenty-six (26) acres. This proposal is an expansion of the existing YMCA operations at other facilities. The proposal consists of three (3) Phases. Stormwater infrastructure and septic system infrastructure was designed for all of the phases. Stormwater will sheet flow to the ponds. He discussed the farmed wetland; they were waiting for a letter from the Corps of Engineers stating the wetland was insignificant. ZPAC approval would be contingent on the letter from the Corps of Engineers. There are two hundred sixteen (216) parking spaces at the current facility on Eldamain Road; they are requesting fifty (50) parking spaces initially at the site. The site will be graded for all parking spaces; the overflow parking will be grass.

Chairman Wormley was OK with fifty (50) parking spaces initially. Parking spaces will be added based on donations. Amenities will be added overtime. The project is a Ten (10) Million Dollar project. The parking area would be gravel and not stripped.

Mr. Klaas noted the proximity of water. He asked if municipal sewer was planned for the site. Mr. Nelson said that he was unconcerned about public sewer servicing the site. The current YMCA is served by septic.

There is three-phase electricity around the property, but not presently onsite.

Mr. Guritz made a motion, seconded by Mr. Klaas, to approve the site plan with parking ranging from fifty (50) spaces originally to one hundred fifty-five (155). Handicapped spaces will be hard surfaced and meet federal requirements.

The votes were follows:

Ayes (7): Briganti, Guritz, Holdiman, Klaas, Langston, Olson, and Wormley

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Nays (0): None  
Abstain (0): None  
Absent (3): Asselmeier, Chismark, and Rybski

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on April 24, 2024.

**Petition 24-05 George S. and Heidi R. Oliver**

Chairman Wormley summarized the request.

A ten foot (10') drainage and utility easement presently exists between Lots 223 and 224 in Whitetail Ridge Subdivision. George and Heidi Oliver own the subject lots and would like to construct a home in the center of the combined lots.

The properties are addressed as 7709 and 7731 Bentgrass Circle, Yorkville.

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

The property is zoned RPD-2 and is presently vacant.

The County's Future Land Use Map calls for the property to be Rural Residential.

Bentgrass 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, Vacant Single-Family Residential, and a golf course.

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

The County's Future Land Map calls for the area to be Single-Family Residential and Open Space.

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

Na-Au-Say Township was emailed information on March 20, 2024.

The United City of Yorkville was emailed information on March 20, 2024.

The Bristol-Kendall Fire Protection District was emailed information on March 20, 2024.

The application materials, plat of vacation, and topographic information were provided.

On March 7, 2024, Greg Chismark sent an email stating that he had no objections to the vacation from a drainage perspective. This email was provided.

On March 5, 2024, 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.

As of March 15, 2024, the Petitioner received approval from all of the utilities except Comed. An email to that effect was provided.

Staff recommended approval of the requested easement vacation provided that Lots 223 and 224 remain under the same ownership.

Dan Kramer, Attorney for the Petitioner provided an overview of the situation; they were still waiting for approval from Comed. He anticipated Comed approval prior to the April 8, 2024, Planning, Building and Zoning Committee meeting. Chairman Wormley stated the proposal would be held over if Comed had not submitted approval.

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

The votes were follows:

Ayes (7): Briganti, Guritz, Holdiman, Klaas, Langston, Olson, and Wormley  
Nays (0): None  
Abstain (0): None  
Absent (3): Asselmeier, Chismark, and Rybski

The motion passed.

The proposal goes to the Kendall County Planning, Building and Zoning Committee on April 8, 2024.

**Petition 24-06 Jerry Styrzula on Behalf of A&D Properties, LLC**

Chairman Wormley summarized the request.

A&D Properties, LLC would like a map amendment rezoning approximately sixteen point four more or less (16.4 +/-) acres located on the west side of Route 47 addressed as 7789 Route 47 from B-3 Highway Business District to M-1 Limited Manufacturing District in order to operate a trucking business for the sale and storage of semi-trailers, small trailers, semi-tractors, and similar uses at the subject property.

The application materials and pictures of the property were provided.

The property has been zoned B-3 since 1975. The ordinance rezoning the property to B-3 was provided. The property was previously used as a distributorship for International Harvester.

The plat of survey was provided.

If the map amendment is approved and if the Petitioner wants to make changes to the site, site plan approval will be required. To date, the Petitioner was working on a site plan proposal.

The property is addressed as 7789 Route 47, Yorkville.

The property is approximately sixteen (16) acres in size.

The current land use is Vacant and Improved Commercial.

The property is zoned B-3 Highway Business District.

The County's Future Land Use Map calls for this property to be Mixed Use Business. Yorkville Future Land Use Map calls for the property to be Estate/Conservation Residential.

Route 47 is a State maintained Arterial Road.

There are no trails planned in this area.

There are no floodplains or wetlands on the property.

The adjacent land uses are Improved Commercial, Single-Family Residential, Agricultural, and Vacant Manufacturing.

The adjacent properties are zoned A-1 and M-1 in the unincorporated area and R-2 and R-3 inside Yorkville.

The County's Future Land Use Map calls for the area to be Rural Residential and Mixed Use Business. Yorkville's Future Land Use Map calls for the area to be Agricultural, Suburban Neighborhoods, and Estate/Conservation Residential.

The properties within one point five (1.5) miles are zoned A-1, A-1 SU, R-1, R-4, B-3, and M-1 in the County and R-2, R-3, B-1, and B-3 in Yorkville.

The A-1 special use permit to the north is for a landscaping business.

EcoCAT Report submitted and consultation was terminated.

The application for NRI was submitted on March 12, 2024.

Petition information was sent to Kendall Township on March 20, 2024.

Petition information was sent to the United City of Yorkville on March 20, 2024.

Petition information was sent to the Bristol-Kendall Fire Protection District on March 20, 2024.

The Petitioner would like to rezone the property to operate a trucking business.

There are two (2) existing buildings on the property. The northern building is approximately five thousand, three hundred sixty-six (5,366) square feet in size. The southern building is approximately eleven thousand, three hundred (11,300) square feet in size.

Any future buildings would have to meet applicable building codes.

The site is serviced by a well and septic. There is electricity and natural gas onsite.

The property fronts Route 47 and has one (1) access point off of Route 47. There is a deceleration lane for south bound traffic off of Route 47. The property also has one (1) access point off of Conservation Drive.

There is existing parking around the southern building; the parking spaces are not marked. If improvements are made to the site, parking spaces would need to be marked.

Based on the proposed uses, no new odors are foreseen. The owners of the property would have to follow applicable odor control regulations based on potential other future M-1 allowable uses.

There are lights on both buildings and a streetlight is lying on the ground at the entrance off of Route 47.

The amount of lighting could expand on the property if they install a larger parking lot or if different uses move onto the property. Lighting would need to be evaluated as part of site plan review.

There are several mature plants around the perimeter of the property. No changes to the landscaping or property screening are proposed as part of the map amendment.

If improvements are made to the site in the future, landscaping and screening would be required as part of site plan review.

Any signage would have to meet applicable regulations and secure permits.

The owners of the property would have to follow applicable noise control regulations based on future land uses. Noise control measures would need to be evaluated as part of site plan approval.

The Petitioner submitted an application for a stormwater permit.

The proposed Findings of Fact were as follows:

Existing uses of property within the general area of the property in question. The surrounding properties are used for agricultural purposes, single-family residential, office, and light industrial, including outdoor storage. The property is presently vacant, but was previously used as a site for the sale of agricultural equipment.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1 and M-1 in the unincorporated area and R-2, R-3, and B-3 inside the United City of Yorkville.

The suitability of the property in question for the uses permitted under the existing zoning classification. The Petitioners proposed use of the property, for the operation of a trucking business, is not allowed in the B-3 Zoning District. The site itself could be used for a trucking business, if properly zoned.

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The trend of development in the area is a mix of agricultural, storage and warehousing, and other light industrial type uses.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The Future Land Use Map in the Land Resource Management Plan was recently amended to Mixed Use Business. The M-1 Zoning District is consistent with the Mixed Use Business classification.

Staff recommends approval of the proposed map amendment.

Dan Kramer, Attorney for the Petitioner, provided a history and description of the business and property.

Chairman Wormley asked about the existing trailers onsite. Mr. Kramer provided a history of the trailers on the property. The Petitioner owns the property.

Mr. Klaas noted Kendall County Township’s concerns regarding the use of Conservation Drive by semis.

Mr. Holdiman noted that this proposal is about the rezoning and further discussion would occur during the site plan review process.

Mr. Guritz made a motion, seconded by Mr. Klaas, to recommend approval of the map amendment.

The votes were follows:

Ayes (7): Briganti, Guritz, Holdiman, Klaas, Langston, Olson, and Wormley

Nays (0): None

Abstain (0): None

Absent (3): Asselmeier, Chismark, and Rybski

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on April 24, 2024.

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**

Chairman Wormley reported that Petitions 23-32, 23-33, 24-01, 24-02, and 24-03 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 seven (7) ayes, the motion carried.

The ZPAC, at 9:35 a.m., adjourned.

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