

PLANNING & ZONING COMMISSION

City Council Chambers

800 Game Farm Road, Yorkville, IL

Wednesday, March 8, 2017 7:00pm

Planning & Zoning Commission Members in Attendance:

Deborah Horaz

Don Marcum

Jeff Olson

Richard Vinyard

Bill Gockman

Randy Harker

Absent: Reagan Goins

City Staff

Jason Engberg, Senior Planner

Other Guests

Lynn Dubajic, City Consultant

Matt Asselmeier, Senior Planner, Kendall County Planning, Building & Zoning

Meeting Called to Order

Chairman Randy Harker called the meeting to order at 7:00pm.

Roll Call

Roll call was taken and a quorum was established.

Previous Meeting Minutes March 8, 2017

The minutes of the meeting were approved on a motion and second by Commissioners Vinyard and Gockman, respectively.

Roll call: Horaz-yes, Marcum-yes, Olson-yes, Vinyard-yes, Gockman-yes, Harker-yes
Carried 6-0.

Citizen's Comments None

New Business

1. **PZC 2017-03 DKR Group, Inc., and Keith and Kathleen Warpinski have filed an application with Kendall County requesting an A-1 Special Use on 6.9 acres to operate a landscaping business for the purpose of building a 6,000 square foot storage building as part of that business operation. The real property is located at the north side of Walker Road, approximately 0.31miles east of IL. Route 47 in unincorporated Kendall Township.**

Mr. Asselmeier gave an overview of this application. The original intent was to put a smaller building on the property and then build a house. The applicant came to the County Building and Zoning meeting and it was found there were already three homes

on the 140-acre property. Therefore it is not in compliance with the current 40-acre rule allowing only one residence for every 40 acres of agricultural zoning. In addition, the desired business building with a 35-foot setback would not be in compliance with the required 50-foot setback. The building will be shifted to meet that requirement. The County offered approval with several other restrictions listed by Mr. Asselmeier. This matter will move to the March 26 County Plan Commission and to the County ZBA in April.

Mr. Engberg said staff had no objection to the Special Use. The property is not contiguous with the City and is compliant with the Comp Plan.

Chairman Harker commented that there were many restrictions. In reference to the restriction on the number of employees present, it was noted most of them will be there to only pick up equipment and none will be present in the winter. There are no plans to grow stock or store equipment on this property as the main business is in Joliet. It was stated there is also a weight limit of 6 ton on Walker Road in the spring.

Action item

1-1/2 Mile Review (Special Use)

It was moved by Mr. Vinyard and seconded by Ms. Horaz to recommend approval to City Council.

Roll call: Marcum-yes, Olson-yes, Vinyard-yes, Gockman-yes, Horaz-yes, Harker-yes
Carried 6-0.

Additional Business

City Council Action Updates:

Mr. Engberg reported PZC 2017-01 Cedarhurst assisted living annexation was approved by City Council.

Adjournment

There was no further business and the meeting was adjourned at 7:16pm on a motion by Ms. Horaz and second by Mr. Vinyard. Unanimous voice vote approval.

Respectfully submitted by
Marlys Young, Minute Taker