

PLANNING & ZONING COMMISSION

City Council Chambers

800 Game Farm Road, Yorkville, IL

Wednesday, March 14, 2018 7:00pm

Meeting Called to Order

Chairman Randy Harker called the meeting to order at 7:00pm, roll was called and a quorum was established.

Roll Call:

Bill Gockman-present, Deborah Horaz-present, Don Marcum-present, Richard Vinyard-present, Randy Harker-present

Absent: Reagan Goins, Jeff Olson

City Staff

Krysti Barksdale-Noble, Community Development Director

Jason Engberg, Senior Planner

Lynn Dubajic, City Consultant

Other Guests

Matt Asselmeier, Kendall County Planning and Zoning

Dan Kramer, Attorney

Christine Emmert, Professional Registered Parliamentarian

Previous Meeting Minutes December 13, 2017

The minutes were approved as presented on a motion and second by Commissioners Marcum and Horaz, respectively.

Roll call vote: Horaz-yes, Marcum-yes, Vinyard-yes, Gockman-yes, Harker-yes

Motion carried 5-0

Citizen's Comments None

Public Hearings None

Old Business None

New Business

1. **PZC 2018-01** Keith and Kathleen Warpinski have filed an application with Kendall County requesting a rezone from A-1 Agricultural District to R-1 Residential District on 6.9 acres to build a single-family home in the future. The real property is located at the north side of Walker Road, approximately 0.31 miles east of IL Route 47 in unincorporated Kendall County.

Mr. Engberg said the petitioners desire to build a home in the future on this property and current Kendall County regulations require 40 acres, thus the request for rezoning from ag to residential. Last year this property was requested to be rezoned for a landscaping business, however, the petition was pulled. The petitioners were made aware that a possible trail could be built on the back of the property near a creek. Staff is OK with this request.

Attorney Kramer said his client is aware of the possible trail and it will be included in a plat of survey. There is also an Amoco pipeline which runs diagonally across the property. Mr. Marcum inquired about the reference to a ComEd planned area along Rt. 47. Mr. Asselmeier replied it is in a future County land use map with no impact on this property.

Action Item

1-1/2 Mile Review (Rezone)

The Commissioners were OK with this request and a roll call vote was taken.

Roll call: Horaz-yes, Marcum-yes, Vinyard-yes, Gockman-yes, Harker-yes.

Vote: 5-0 in favor of rezoning

2. **PZC 2018-05** LaSalle National Trust #47016 is seeking a variance from the Kendall County Zoning Ordinance to allow for a temporary concrete crusher and temporary batch plant a minimum of 318 feet from the nearest occupied structure. The real property is located on the north side of US Route 34, east of Diehl Farm Road in unincorporated Kendall County.

Mr. Engberg presented an explanation of the request. Route 34 will be improved and the petitioner hired by IDOT will pull up and recycle the road. The petitioner said he could either do the recycling on the road right-of-way or off-site. They would like to use the Diehl Farm property on the north side of Route 34 for their crusher/recycling operation. Using this site will move the operation farther away from the road and nearby townhomes. The farm buildings there will be demolished later. The petitioner will be asked to observe the City's performance standards and hours of operation. Ms. Horaz asked about dust issues. Mr. Asselmeier said the petitioner will install barriers on the north and south side of the road and will have 2 dust control plans.

Action Item

1-1/2 Mile Review (Variance)

The Commission was OK with this plan and recommended approval on a voice vote.

Roll call: Marcum-yes, Vinyard-yes, Gockman-yes, Horaz-yes, Harker-yes. Carried 5-0.

Additional Business

1. Commissioner Training

Ms. Noble introduced Christina Emmert, a Registered Professional Parliamentarian, to conduct a training session on Robert's Rules of Order in Brief. She showed a Power Point presentation of many different topics and situations that can arise during meetings. She answered questions from the Commissioners and they also critiqued a previous meeting.

2. Downtown Overlay District Streetscape Master Plan and Form Based Code

a. Update on the progress of the project

Ms. Noble said a public workshop had been held last month and almost 500 people had responded to an on-line survey. The respondents were mostly a younger demographic. She presented some of the results of the survey and what residents want for the downtown improvements. The next step for the downtown is the branding, including signage.

3. Potential Additional Commissioner Training with Peter Pointner, FAICP

Mr. Pointner reached out to Ms. Noble regarding community planning and design training. The training will possibly be scheduled for October.

Adjournment

There was no further business and the meeting was adjourned at 8:46pm on a motion by Commissioners Marcum and Vinyard, respectively.

Respectfully submitted by
Marlys Young, Minute Taker