CALL TO ORDER – ZONING BOARD OF APPEALS

ROLL CALL for the Zoning Board of Appeals: Randy Mohr (Chair); Scott Cherry, Karen Clementi, Tom LeCuyer, Donna McKay, Dick Thompson and Dick Whitfield

MINUTES: Approval of minutes from the October 3, 2016 Zoning Board of Appeals Hearing

PETITIONS:
1. 16-26 John and Sharon Pagel Living Trust
   Request Rezoning from R-1 to R-3
   Location 2380 Douglas Road (Northeast Corner of Douglas Road and Burkhart Drive) PIN 03-15-251-009, Oswego Township
   Purpose Request to Rezone to Allow Petitioner to Subdivide the Property

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

NEW BUSINESS/ OLD BUSINESS

PUBLIC COMMENT

ADJOURN ZONING BOARD OF APPEALS- Next meeting on February 27, 2017
MINUTES
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
111 WEST FOX STREET, Room 209 and 210
YORKVILLE, IL 60560
OCTOBER 3, 2016 – 7:00 p.m.

CALL TO ORDER
At 7:00 p.m., Chair Randy Mohr called the Zoning Board of Appeals meeting to order.

ROLL CALL
Members present: Randy Mohr, Karen Clementi, Tom LeCuyer, and Dick Thompson.
Members absent: Donna McKay, Scott Cherry, and Dick Whitfield.
Staff present: Pete Iosue, AICP, Teska Associates, Inc.
Public: Mel Traharne (Traharne Family Farm), Scott and Jenny Cosentino, Anthony Perro, Larry Nelson and Doug Nelson (petitioner).

MINUTES
Mr. LeCuyer, seconded by Mr. Thompson, moved to approve the August 29, 2016 meeting minutes. With a voice vote of all ayes, the motion was approved.

PETITIONS
16-25 The Bluffs, Inc. d/b/a Cider Creek (Larry Nelson)
Request: Variances related to Special Use – Banquet Hall, Seasonal Festival.
Location: 15888 Frazier Road, Plano
Purpose: A-1 Special Use to allow a banquet hall, a nano-brewery, a micro-distillery, a year-round seasonal festival with petting zoo, and production and sale of sweet cider.

Chairman Mohr opened the public hearing and swore in all members of the audience that wished to speak about the variances.

Pete Iosue summarized the petition and reviewed the staff report. Mr. Iosue summarized the proposed variances as requested:

1. Facility is located on Township Roads which are not designated as a collector or arterial roadway;
2. The retail store may be larger than 1,000 sq. feet (current limitation for a facility producing and selling sweet cider);
3. Alcohol will be sold on the site of a seasonal festival;
4. Parking will be located within the 100’ agricultural setback (existing evergreen buffer of at least 30’ already in place); and
5. Events may occur year-around, and are not limited to a 90-day window (seasonal events).
Mr. Isosue next highlighted the recommendation conditions proposed by staff including:

1. The property shall be developed in substantial compliance with the submitted concept plan.
2. The maximum number of patrons for banquets shall be limited to 225, including any vendors working on the property for a banquet.
3. No event activity shall start earlier than 7:00 A.M. any day of the week, and shall end no later than 10:00pm, Monday thru Wednesday and no later than 11:30pm Thursday thru Sunday. Banquets may end no later than midnight.
4. Lighting shall comply with Section 11.02.F.12 of the Zoning Ordinance.
5. Parking reserved for ADA accessibility shall be marked and constructed with a hard surface adjacent to the proposed retail store/bakery.
6. Any food prepared or sold on site, shall conform to the regulations of the Kendall County Health Department.
7. Retail sales are permitted provided that the retail sales will be ancillary to the main operation. Such sales may occur year around.
8. Noise generated by non-agricultural activities on-site shall comply with the following:
   a. **Day Hours:** No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land existing as of October 1, 2016, provided; however, that point of measurement shall be on the residential property line of the complainant.
   b. **Night Hours:** No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land existing as of October 1, 2016 provided; however, that point of measurement shall be on the residential property line of the complainant.
   c. **EXEMPTION:** Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o’clock (7:00) A.M. and ten o’clock (10:00) P.M.
9. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.
10. A waste management plan should be submitted to and approved by the Kendall County Health Department prior to operation of the micro-distillery.
11. The petting zoo shall provide adequate hand sanitation devices as determined by the Department of Health and Human Services.
12. There shall be a maximum of three new buildings, with a maximum size of 10,000 square feet each, for the banquet hall, bakery/retail store, and other commercial uses. This maximum number of buildings excludes agricultural buildings such as barns or sheds.
13. Signs shall comply with sign standards for Business Districts in the Kendall County Zoning Ordinance (Section 12.10), and may only be externally illuminated.
14. Events may occur throughout the year and not held to any consecutive day standard. However, any outdoor music events or festivals generating sixty-five (65) dBA or more at the property line of this special use shall be limited to a total of 10 days within a calendar year. Notice shall be provided to the Kendall County PBZ Department prior to each outdoor music event as described above. Outdoor musical performances shall end by 10pm.
15. Adequate parking on site shall be provided in such a way that no on-street parking is necessary. Parking shall be setback a minimum of 30' from the right-of-way of Frazier Road.

16. Accessory uses including but not limited to temporary vendors engaged in the sale of ancillary items not produced on site but which are related to products produced on site or associated with the season shall be permitted.

Larry Nelson (petitioner) presented a summary of the project. Mr. Whitfield and Mr. Mohr clarified that cider processing would not be conducted for outside customers, and selling would occur primarily on-site but may involve bringing in more apples if/when necessary.

Questions from the audience (Scott Cosentino and Anthony Perro) were focused on the potential increase in traffic, the sale of alcohol, screening of the property, noise, hours of operation, and the proximity to existing residential uses.

Ms. Clementi questioned the proposed noise limits as compared to the current County ordinance.

Chairman Mohr closed the public hearing.

Chairman Mohr reviewed the Findings of Fact as pertaining to the variance requests:

1. That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. While the subject property is not on an existing collector road, both Frazer Road and Creek Road are well maintained Township Roads which frequently accommodate truck traffic from the nearby Hillside Nursery. The subject property is planned for commercial use on the County’s Future Land Use Plan. The property owner has already installed a significant landscape buffer along both Frazier Road and Creek Road. This dense planting will help maintain the agricultural character of the area while allowing parking within the required 100’ agricultural setback.

2. That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. True. This is a unique combination of uses, and is not likely to be replicated in other areas of the County.

3. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The code requirements for a location on a collector road, a 100’ parking setback, and maximum 1,000 square foot retail store were not created by the applicant.

4. That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. The surrounding area is primarily agricultural, and many of the proposed uses (apple orchard, cider mill) are also agricultural in nature. Appropriate conditions have been included to ensure limits to noise and lighting to protect the public welfare. The nearest home is approximately one-half mile from the proposed buildings.
5. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. The Little Rock/Fox Township Fire Protection District has reviewed and approved the proposed special use, as has the Little Rock Township Road Commissioner.

All of the Findings of Fact were approved by a vote of 4-0, except for Finding #5 which was approved 3-1. Ms. Clementi disagreed with the traffic counts as presented by the petitioner.

Mr. LeCuyer motioned to approve the variances as requested, seconded by Ms. Clementi. The motion to approve the requested variances was approved 4-0.

REVIEW PETITIONS THAT WENT TO COUNTY BOARD
None

NEW BUSINESS/OLD BUSINESS
Mr. Iosue highlighted potential petitions that may be before the Board at the next meeting.

PUBLIC COMMENT
None

ADJOURNMENT OF THE ZONING BOARD OF APPEALS
Chairman Mohr requested a motion to adjourn the Zoning Board of Appeals meeting. Mr. LeCuyer made a motion to adjourn. Ms. Clementi seconded the motion. With a voice vote of all ayes, the motion carried. Chairman Mohr adjourned the Zoning Board of Appeals meeting at approximately 8:00 p.m.

* Minutes prepared by Pete Iosue, Teska Associates, Inc.
Petition 16-26
Pagel Zoning Map Amendment
R-1 (One-Family Residence) to R-3
(One-Family Residence)

SITE INFORMATION

PETITIONER  John & Sharon Pagel Living Trust
ADDRESS  2380 Douglas Road, Oswego
LOCATION  Northeast corner of Douglas Road and Burkhart Drive

TOWNSHIP  Oswego
PARCEL #  03-15-251-009
LOT SIZE  3.2 acres
EXITING LAND
USE  Vacant
ZONING  R-1 (One-Family Residence)

LRMP

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<tr>
<th>Land Use</th>
<th>Suburban Residential (Max 1.00 du/ac)</th>
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<tr>
<td>Roads</td>
<td>Douglas Road is a Major Collector</td>
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<tr>
<td>Trails</td>
<td>None</td>
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KCRPC Memo – Prepared by Mike Hoffman – Dec. 1, 2016, Revised by Matthew Asselmeier – 1/26/17
REQUESTED ACTION  
Zoning Map Amendment to rezoned from R-1 to R-3

APPLICABLE REGULATIONS  
Section 13.07 – Amendments

SURROUNDING LAND USE

<table>
<thead>
<tr>
<th>Location</th>
<th>Adjacent Land Use</th>
<th>Adjacent Zoning</th>
<th>Land Resource Management Plan</th>
<th>Zoning within ½ Mile</th>
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<td>R-1</td>
<td>Suburban Residential</td>
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<td>R-3; Ag</td>
</tr>
</tbody>
</table>

PHYSICAL DATA

ENDANGERED SPECIES REPORT  
No record of endangered species was found and IDNR terminated the consultation.

NATURAL RESOURCES INVENTORY

The Executive Summary is attached.

ACTION SUMMARY

OSWEGO TOWNSHIP  
Expressed no concerns regarding this proposal.

VILLAGE OF OSWEGO  
Expressed no issues regarding this proposal.

ZPAC  
ZPAC reviewed this proposal on December 6, 2016. They expressed concerns regarding the potential of the proposed lot interfering with the existing septic field, setback issues on Douglas Road and right-of-way issues on Douglas Road. All of these concerns have been addressed. ZPAC unanimously recommended approval of this proposal.

RPC  
RPC reviewed this proposal on January 25, 2017. Five members of the public expressed their concerns about the impact of the proposal on stormwater in the area and that stormwater was already a problem. The RPC unanimously recommended denial of the proposal on the grounds that the property would not be suitable for an additional house because of stormwater issues and because the trend in the general area is not for houses and uses allowed within the R-3 Zoning District.

MAP AMENDMENT

The Pagel's would like to split their existing 3.2-acre lot to allow for construction of an additional home. To meet zoning lot size requirements, this would require the proposed rezoning from R-1 (minimum 130,000 sq. ft.) to R-3 (minimum 45,000 sq.) lot. The result would be two lots of approximately 1.5 acres, both meeting all setback and lot area requirements. The county's Land Use Plan identifies this area as Suburban Residential, which suggests a minimum lot size of one acre.

The property to the north, south, and east is all zoned for larger R-1 lots, while the property to the west is zoned and developed as R-3 along Douglas Road. North of Wolf Road (approximately ¼ mile to the north) are single-family lots in Oswego of approximately 8,000 sq. ft.

The existing parcel extends to the centerline of Douglas Road. The Zoning Plat shows a reservation of a 33’
area for the ½ roadway. The Highway Department expressed no concerns about this proposal.

BUILDING CODES
A building permit will be required for the construction of the proposed home.

STORMWATER MANAGEMENT
This proposal will not require a stormwater management permit.

CONCLUSION
The rezoning of the subject property from R-1 to R-3 is consistent with the County’s Land Use Plan.

ATTACHMENTS
1. Zoning Plat
2. Findings of Fact as Submitted by the Petitioner
3. Natural Resource Inventory Executive Summary
4. ZPAC Minutes of December 6, 2016
5. RPC Minutes of January 25, 2017
Developed:
John and Sharon Pagel
2380 Douglas Road
Oswego, Illinois 60543

Area to be rezoned:
143645 Sq.Ft. = 3.2972 Acres

Present Zoning:
R-1 (Residential District)
Lot 3

Proposed Zoning:
R-3 (Residential District)
Lot 3

P.I.N.
03-15-251-009

Location Sketch
Not to Scale

Scale
1" = 50'

Legend
- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Line of Fence
- Indicates Soils Boundary
- Indicates Direction of Drainage
- Indicates Existing Spot Elevation
- Indicates Existing Contour Elevation

Note: This property is commonly known as 2380 Douglas Road.

Soil Type
(USDA/NRCS - Kendall County, 2015)

152A
Drummer Silty Clay Loam, 0%-2% slopes

442A
Mundelein Silt Loam, 0%-2% slopes

Note: The subject property is located in Zone X (areas determined to be outside the 0.2% annual chance floodplain) as depicted on FEMA Flood Insurance Rate Map Number 1709.5001550 with an effective date of February 4, 2009.

Zoning Plat of
Part of the North Half of Section 15, T37N-R8E, 3rd PM
Oswego Township Kendall County Illinois

Legal Description of Tract to be Rezoned:
That Part of the North Half of Section 15, Township 37 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the point of intersection of the South Line of said North half with the centerline of Douglas Road, thence Northwesterly, along said centerline of Douglas Road, 488 feet for the point of beginning; thence Northerly, along said centerline, 223.20 feet; thence Eastwardly parallel with the Southwesterly line of said North half, 643.85 feet; thence Southerly parallel with said centerline of Douglas Road, 223.20 feet; thence Westerly, parallel with the Southwesterly line of said North half, 643.85 feet, to the point of beginning in Oswego Township, Kendall County, Illinois.

August 1, 2016
LEGAL DESCRIPTION

That Part of the North Half of Section 15, Township 37 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the point of intersection of the South Line of said North Half with the centerline of Douglas Road; thence Northerly, along said centerline of Douglas Road, 488 feet for the point of beginning; thence Northerly, along said centerline, 223.20 feet; thence Easterly, parallel with the Southerly Line of said North Half, 643.85 feet; thence Southerly, parallel with said centerline of Douglas Road, 223.20 feet; thence Westerly, parallel with the Southerly Line of said North Half, 643.85 feet to the point of beginning in Oswego Township, Kendall County, Illinois.
Existing uses of property within the general area of the property in question. Rural residential county subdivisions and Village of Oswego municipal subdivisions.

The Zoning classification of property within the general area of the property in question. A mix of County R-1, R-2, and R-3 as well as Village Oswego R-1 and R-2.

The suitability of the property in question for the uses permitted under the existing zoning classification. The area sought to be rezoned to permit the building of an additional residence to allow the Petitioner to downsize makes an economic and practical use of the land that sits idle and not farmed nor used for any utilitarian purpose.

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 is towards suburban residential growth.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The proposed zoning and construction of residence would comply with all land use and setbacks with no variances; consistent with the Kendall County LRMP in that it is contiguous with other rural residential growth; and is located within contiguous growth area of the Village of Oswego.
LAND USE OPINION:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed development plans for Petitioner Sharon Pagel for the proposed Pagel project. This parcel is located in Section 15 of Oswego Township (T.37N.-R.8E. of the 3rd Principal Meridian) in Kendall County. Based on the Information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board has the following opinions and recommendations.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible. A land evaluation, which is a part of the Land Evaluation and Site Assessment (LESA) was conducted on this parcel. The soils on this parcel scored a 98 out of a possible 100 points indicating the soils found on the project site are predominately prime farmland well suited for agricultural production. All of the soils identified onsite are designated as prime farmland.

For proposed land uses, soils can have potential limitations. This report indicates that for soils located on the parcel, 100% of the soils are very limited for dwellings with basements and shallow excavations; 63.6% of the soils are very limited for dwellings without basements, lawns/landscaping are rated as unsuitable for onsite sewage disposal systems. This information is based on the soil in an undisturbed state and does not replace the need for site specific soil testing. Based on the application submittal, soil testing has been completed onsite by a Certified Soil Classifier; this data compiled from onsite testing should be referenced during project design. Some soil reclamation, special design, or maintenance may be required to obtain suitable soil conditions to support development with significant limitations. Additionally, if the scope of the project includes the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within the Fox River Watershed and Waubonsie Creek subwatershed. This development should include a soil erosion sediment control plan to be implemented during construction. Sediment may become a primary non-point source of pollution. Eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

For intense project uses it may be necessary to have a drainage tile survey completed on the parcel to locate any subsurface drainage tile if suspected onsite. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

The information that is included in this Natural Resources Information Report is to assure the Land Developers take into full consideration the limitations of that land that they wish to develop. Guidelines and recommendations are also a part of this report and should be considered in the planning process. The Natural Resource Information Report is required by the Illinois Soil and Water Conservation District Act (Ill. Complied Statues, Ch. 70, Par 405/22.02a).
Mike Hoffman called the meeting to order at 9:06 a.m.

Present:
Fran Klaas – Highway Department
Aaron Rybski – Health Department
David Guritz – Forest Preserve
Mike Hoffman – Teska
Jason Langston – Sheriff’s Office

Absent:
Greg Chismark – WBK Engineering, LLC
Megan Andrews – Soil & Water Conservation District
Brain Holdiman – PBZ Department

Audience: No one in attendance

AGENDA
Mr. Klaas made a motion, seconded by Mr. Guritz, to approve the agenda. With a voice vote the motion carried.

MINUTES
Mr. Klaas made a motion, seconded by Mr. Guritz, to approve the September 6, 2016 meeting minutes with a correction to the spelling of Mr. Klaas’s name. With a voice vote of 5-0 ayes, the motion carried.

PETITIONS
Petition 16-26 – Pagel
Mike Hoffman summarized the petition, noting the request to rezone approximately 3 acres from R-1 to R-3 to allow the lot to be split into two parcels and an additional home constructed. He noted that there is property zoned R-3 immediately to the west. Mr. Rybski noted that his office did not have a record of the septic field for the existing home, and would like to make sure that the proposed lot would not interfere with that existing field. Mr. Hoffman noted he would raise the issue with the applicant. Mr. Klaas asked if the plan to submit for a two lot subdivision, and noted a potential issue with right-of-way dedication along Douglas Road with how it might impact the setback of the existing home. Mr. Hoffman suggested he would follow-up with the applicant’s attorney Mr. Kramer. Mr. Klaas made a motion, seconded by Mr. Guritz to recommend approval and move the case on to the January 25th, 2017 Regional Planning Commission meeting. Approved unanimously via voice vote.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
Mr. Hoffman noted that the Lasky plat of vacation (16-17) was approved by the County Board in September and both the High Grove rezoning and preliminary/final plat (16-21) were approved by the County Board in October. He also noted that the Bluffs Inc. d/b/a Cider Creek special use (16-25) was also approved by the County Board on October 17th, 2016.

OLD BUSINESS - None

NEW BUSINESS
Mr. Hoffman noted that an updated schedule for planning and zoning activity was being created, and ask if the committee was comfortable maintaining the same first Tuesday of the month meeting schedule. All members present confirmed that was acceptable.

PUBLIC COMMENT - None

ADJOURNMENT
Mr. Guritz made a motion, seconded by Mr. Klaas, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:16 am, adjourned.
Chairman Bill Ashton called the meeting to order at 7:00 p.m.

ROLL CALL
Members Present: Bill Ashton, Roger Bledsoe, Larry Nelson, Ruben Rodriguez, John Shaw, Budd Wormley, and Angela Zubko
 Staff present: Matthew H. Asselmeier, Senior Planner
Members Absent: Tom Casey and Claire Wilson
In the Audience: Dan Kramer (Representing the John and Sharon Pagel Living Trust), Bob Parnass, Melvin Hummel, Darrin Hummel, Debbie Wotski, and Rich Carter

APPROVAL OF AGENDA
Mr. Shaw made a motion, seconded by Mr. Nelson, to approve the agenda. With a voice vote of all ayes, the motion carried.

APPROVAL OF MINUTES
Mr. Nelson made a motion, seconded by Mr. Wormley, to approve the November 30, 2016 minutes. With a voice vote of all ayes, the motion carried.

Mr. Ashton introduced Matt Asselmeier, the new Senior Planner for Kendall County, and Ruben Rodriguez, a new Commissioner.

PETITIONS
16-26 John and Sharon Pagel Living Trust
Mr. Asselmeier briefly reviewed the case, summarizing the staff memorandum. Mr. Kramer then presented information on behalf of the petitioner. Mr. Kramer stated Ms. Pagel desired to subdivide the property because she wanted to build a smaller home, which would not be allowed in the existing R-1 District because of minimum lot size. The estimated square footage of the proposed house was 1,600 square feet. Mr. Kramer said that the soils were suitable for septic and that the new construction would not negatively create additional stormwater issues. The proposal would not create any setback issues.

Ms. Zubko asked about the creation of the subdivision. Mr. Kramer stated that it was an old assessor’s plat.

Ms. Zubko asked if any water issues existed. Mr. Kramer said that drain tile was in place and that the existing septic system was located near the existing house.

Mr. Wormley expressed concerns about bad soils which causes two (2) demolitions in the area because of foundation issues. Mr. Kramer stated that a foundation study occurred and that the proposed house would be built without a basement.

Mr. Rodriguez asked about current conditions during heavy rain events. Mr. Kramer said minimum elevation changes occurred on the property, with no floodplain or wetland in the area, and that the Kendall County
Planning, Building & Zoning Department would have to review and approve the grading plans for the proposed house.

Mr. Nelson stated that any new stormwater issues created by the proposed home would be minimal.

Mr. Ashton discussed the berm on the west side of the new lot.

Bob Parness, 2350 Douglas Road, expressed concerns about high water and poor drainage in the area.

Mevlin Hummel, 18 Ingleshire Road, provided a history of the area and stated that high water had been a problem in the area for a long period of time. Mr. Hummel’s family owned the property at 2507 Douglas since 1893. Mr. Hummel stated that he opposed the subdivision until the installation of necessary tiles.

Debbie Wotski, 2374 Wolf Road, discussed stormwater issues. Ms. Wotski also requested improvements to Wolf Road before new houses are constructed in the area.

Rich Carter, 2507 Douglas, also explained stormwater issues in the area.

Ms. Zubko expressed concerns about the precedent of placing R-3 zoning on the east side of Douglas Road.

Mr. Kramer discussed the topography of the area and the stormwater management facilities needed if Wolf Road is widened as proposed. Mr. Kramer stated that a new house would not impact water volume and that any water issues would be addressed as part of the building permit review process.

Mr. Nelson expressed concerns regarding spot zoning and that new structures, both primary and accessory, could be constructed on the property by successive property owners in the future.

Ms. Zubko stated that she did not believe the proposal was consistent with the development trend in the area.

Ms. Zubko moved to approve, seconded by Mr. Shaw. With a roll call vote:

Yes – None (0)
No – Ashton, Bledsoe, Nelson, Rodriguez, Shaw, Wormley, and Zubko (7)
The motion failed.

The Commission requested that Mike Hoffman prepare a memo regarding zoning breaks.

OLD BUSINESS
None

NEW BUSINESS
Mr. Asselmeier requested the Commission’s opinion of the Annual Meeting. The Commissioners agreed by consensus to hold the Annual Meeting on February 25th at 9:00 a.m. in the Board Room. Media contacts should be added to the list of invitees.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
None
CITIZENS TO BE HEARD/ PUBLIC COMMENT
Rich Carter asked to be informed of future meetings regarding the Pagel proposal and asked for the County to investigate the existing retention ponds near the Pagel property to ensure that they were being properly maintained.

ADJOURNMENT
Ms. Zubko made a motion, seconded by Mr. Shaw, to adjourn. With a voice vote of all ayes, the motion carried. The Regional Plan Commission meeting adjourned at 8:20 p.m.

Respectfully submitted by,
Matthew H. Asselmeier, AICP
Senior Planner