AGENDA

December 6, 2016 - 9:00 a.m.

CALL TO ORDER

ROLL CALL: County Board: Scott Gryder, PBZ Committee Chair; County Highway Department: Fran Klaas, County Engineer; Wills Burke Kelsey: Greg Chismark, Stormwater Consultant; County Health Department: Aaron Rybski, Director Environmental Health; Forest Preserve District: David Guritz, Director; SWCD: Megan Andrews, Resource Conservationist; Sheriff's Office: Commander Jason Langston; PBZ: Brian Holdiman, Code Official

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of the September 6, 2016 ZPAC meeting minutes.

PETITIONS:
1. 16-26 Pagel
Request Rezoning/Zoning Map Amendment
Location Northeast corner of Douglas Road and Burkhart Drive, Oswego Township
Purpose Request to rezone approximately 3.3 acres from R-1 to R-3

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

16-17 Scott Lasky – Plat of Vacation – approved 9/20/16
16-21 High Grove – Rezoning to R-2 and Preliminary/Final Plat – approved 10/18/16
16-25 The Bluffs, Inc. d/b/a Cider Creek – Special Use for seasonal festivals, banquet hall, etc. - approved 10/18/16

OLD BUSINESS/ NEW BUSINESS

PUBLIC COMMENT

ADJOURNMENT- Next meeting on January 3, 2017
Mike Hoffman called the meeting to order at 9:01 a.m.

Present:
Scott Gryder – PBZ Committee Chair
Fran Klaas – Highway Department
Aaron Rybski – Health Department
David Guritz- Forest Preserve
Mike Hoffman- Teska
Brian Holdiman- PBZ Department

Absent:
Greg Chismark – WBK Engineering, LLC
Megan Andrews – Soil & Water Conservation District
Mike Peters- Sheriff’s Office

Audience: Larry Nelson, Doug Nelson, and Jenny Beckman

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

MINUTES
Mr. Gryder made a motion, seconded by Mr. Klaas, to approve the August 2, 2016 meeting minutes With a voice vote of 5-0 ayes and with Mike Hoffman abstaining, the motion carried.

PETITIONS

Petition 16-17 – Scott Lasky
Mike Hoffman summarized the petition, noting the request to consolidate two lots in the Brighton Oaks Subdivision to allow a home to be built across the lot line. The proposed plat of vacation has been reviewed by Greg Chismark, who was comfortable with the proposal. The easement was for drainage, and a new grading plan has been provided which accommodates the drainage without need for the easement. Fran Klaas asked if there were any utilities in the easement. Hoffman noted there were not.

Mr. Klaas made a motion, seconded by Mr. Gryder to recommend approval and move on to PBZ. Approved unanimously via voice vote.

Petition 16-25 – The Bluffs, Inc. d/b/a Cider Creek
Mike Hoffman summarized the petition, which is a request for an A-1 Special Use to allow a banquet hall, nano-brewery, micro-distillery, a year round seasonal festival, and production and sale of sweet cider on a 45 acre parcel just west of Plano at the southwest corner of Frazier Road and Creek Road. Mr. Nelson then introduced himself and described the proposed development. He noted that he would provide a conceptual sketch showing the general location of proposed activities on the site. He also noted he planned to present the case to the Little Rock Plan Commission on Sept. 7th, 2016.

Klaus asked since the project was near Plano, why the City did not want to annex it. Mr. Nelson responded that he had discussed the project with City staff, and they felt that given proposed uses it was more appropriate within the County. Mr. Hoffman noted that there was an e-mail in the file providing confirmation that Plano was comfortable with the special use request. He also noted that the Fire District also approved, provided the main access drive is designed to accommodate fire trucks.
Mr. Rybski suggested that the applicant work closely with the Health Department to address septic system requirements early on to avoid potential problems. Mr. Guritz asked about endangered species given proximity to Little Rock Creek. Mr. Nelson noted that the EcoCat report showed no endangered species on the 45 acre development site.

Mr. Klaas suggested site distances should be checked with drive entrances. Mr. Nelson suggested that he had reviewed with the Township Road Commissioner and they were o.k. with the proposed locations.

Mr. Holdiman noted that the Fire District was deferring to the County on fire code requirements, and that a parking setback variance may be needed given the 100’ setback required in AG Districts. Mr. Nelson noted he would like to include that variance request in his application.

Mr. Gryder moved to recommend the proposal be moved on to RPC, second by Mr. Klaas. Approved 6-0

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

16-16 Chris and Megan Jensen – A-1 Special Use to operate a landscape business – Approved by County Board 8.16.16

None

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**PUBLIC COMMENT**

None

**ADJOURNMENT**

Mr. Gryder made a motion, seconded by Mr. Klaas, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:42 am, adjourned.
Petition 16-26
Pagel Zoning Map Amendment
R-1 (One-Family Residence) to R-3 (One-Family Residence)

John & Sharon Pagel Living Trust
2380 Douglas Road, Oswego

LOCATION: Northeast corner of Douglas Road and Burkhart Drive

<table>
<thead>
<tr>
<th>TOWNSHIP</th>
<th>Oswego</th>
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<tbody>
<tr>
<td>PARCEL #</td>
<td>03-15-251-009</td>
</tr>
<tr>
<td>LOT SIZE</td>
<td>3.2 acres</td>
</tr>
<tr>
<td>EXITING LAND USE</td>
<td>Vacant</td>
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<tr>
<td>ZONING</td>
<td>R-1 (One-Family Residence)</td>
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<table>
<thead>
<tr>
<th>LRMP</th>
<th></th>
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<tbody>
<tr>
<td>Land Use</td>
<td>Suburban Residential (Max 1.00 du/ac)</td>
</tr>
<tr>
<td>Roads</td>
<td>Douglas Road is a Major Collector</td>
</tr>
<tr>
<td>Trails</td>
<td>None</td>
</tr>
<tr>
<td>Floodplain/ Wetlands</td>
<td>None</td>
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</tbody>
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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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</thead>
<tbody>
<tr>
<td>North</td>
<td>Single-Family</td>
<td>R-1</td>
<td>Suburban Residential</td>
<td>R-1; Ag-SU Oswego</td>
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<tr>
<td>South</td>
<td>Single-Family</td>
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<td>R-1; Ag</td>
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<td>R-1</td>
<td>Suburban Residential</td>
<td>R-1; Ag</td>
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<td>West</td>
<td>Single-Family</td>
<td>R-3</td>
<td>Suburban Residential</td>
<td>R-3; Ag</td>
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</table>

PHYSICAL DATA

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

NATURAL RESOURCES INVENTORY
An Executive Summary will be issued per the Kendall County Soil & Water Conservation District

ACTION SUMMARY

OSWEGO TOWNSHIP
Request submitted to Oswego Township, no response as of 12/1/16

VILLAGE OF OSWEGO
Request submitted to the Village of Oswego, no response as of 12/1/16

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. Given that Douglas Road is designated as a major collector, we will defer to the Highway Department as to the appropriate right-of-way, but would suggest it appropriate to consider a right-of-way dedication in conjunction with this rezoning effort.

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. We do recommend dedication of appropriate right-of-way for Douglas Road.

ATTACHMENTS
1. Zoning Plat
ZONING PLAT OF
PART OF THE NORTH HALF OF SECTION 15, T37N-R8E, 3rd PM
OSWEGO TOWNSHIP    KENDALL COUNTY    ILLINOIS

Person 03-15-251-009

SCALE
1"=50'

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.

AREA TABLE

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<thead>
<tr>
<th>Tract</th>
<th>Acres</th>
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<tbody>
<tr>
<td>Tract 1</td>
<td>1.7600</td>
</tr>
<tr>
<td>Tract 1 (Excluding Rood)</td>
<td>1.5909</td>
</tr>
<tr>
<td>Tract 2</td>
<td>1.5372</td>
</tr>
<tr>
<td>Total</td>
<td>3.2972</td>
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</tbody>
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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 northeasterly, along said centerline of Douglas Road, 488 feet for the point of beginning; thence northerly, along said centerline of Douglas Road, 223.20 feet; thence southerly, parallel with the Southernly Line of said North half, 643.85 feet; thence southerly, parallel with said centerline of Douglas Road, 223.20 feet; thence westernly, parallel with the Southernly Line of said North half, 643.85 feet to the point of beginning in Oswego Township, Kendall County, Illinois.

August 1, 2016