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 Mike Peters; PBZ: Brian Holdiman, Code Official; John Sterrett, Senior Planner

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of the August 4, 2015 ZPAC meeting minutes.

PETITIONS:

1. 15-17 Kevin Calder  
Request: A-1 Special Use  
Location: 9923 Walker Road, Kendall Township  
Purpose: Request for approval of an A-1 Special Use to operate a landscaping business

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

15-11 Rhonda Miller/Strong Tower of Refuge Ministries – Special Use approved at August County Board meeting

15-12 Dan Koukol – Major Amendment to Special Use approved at August County Board meeting

OLD BUSINESS/NEW BUSINESS

15-13 Gary Kritzberg – Approved August 31st by Zoning Board of Appeals

15-15 Peter and Mary Bielby – Variance Request to reduce required separation distance of a dog kennel facility as part of a future A-1 Special Use application approved by November 2nd by Zoning Board of Appeals.

PUBLIC COMMENT

ADJOURNMENT- Next meeting on January 5, 2016
Planning Consultant Mike Hoffman called the meeting to order at 9:00 a.m.

Present:
Scott Gryder – PBZ Member
Fran Klaas – County Highway Department
Brian Holdiman - Building Inspector
Mike Peters – Sheriff’s Office
Mike Hoffman – County Planning Consultant with Teska Associates, Inc.
Greg Chismark – Wills Burke Kelsey
Aaron Rybski – Health Department

Absent:
David Guritz - Forest Preserve
Megan Andrews – Soil & Water Conservation District


AGENDA
A motion was made by Scott Gryder, seconded by Aaron Rybski to approve the agenda as written. All were in favor and the motion carried.

MINUTES
Scott Gryder made a motion, seconded by Mike Peters, to approve the July 7, 2015 meeting minutes as written. The motion was approved unanimously.

PETITIONS

#15-14 Fox Metro Water Reclamation District
Mike Hoffman summarized the request, which is a site plan approval for expansion of the existing waste water treatment facility located on Route 31. This expansion is immediately south of the existing plant. Fox Metro received a Special Use Permit for the facility (Ordinance #2011-35), and one of the conditions of that ordinance was to receive site plan approval prior to construction. He noted that he had reviewed the plans, and the staff memorandum identified a number of relatively minor modifications to the landscape plan.

John Frerich noted that they have been working with IDOT and the adjacent Oswego Township Cemetery, as well as the Illinois Environmental Protection Agency and many other state and federal agencies as this project is located along the Fox River. Regarding the Cemetery property, he noted that all of their work will be outside of the existing fence. He noted that he did not expect Site Plan approval today, and understood that issues related to the County’s Stormwater Ordinance must be addressed. He noted they plan to meet with the County’s engineering consultant on August 19th.

Fran Klaas asked for an explanation of the big picture of what Fox Metro has planned for this site. John Frerich noted that this proposal is Phase II of Fox Metro’s long term control plan to address a number of existing environmental issues, including phosphorus removal and combined sewer overflows. This planning process began back in early 2000. Phase 1 of the 6 phase plan included improvements to the existing plant. The first phase has reduced overflows to four per year, with only one occurring since the improvements have been online (end of 2013). He noted that bids are expected in September, but construction will not occur until after all required approvals are received. This improvement will be for a 6 million gallon per day treatment facility which will address any phosphorus or nitrogen removal issues. Mr. Frerich noted that coupled with this

ZPAC Meeting Minutes 8.4.15
new treatment facility will be modifications to the tanks on the existing site, the net effect will be improvements in treatment but no real expansion of capacity. However, the design will easily accommodate future expansion on this site. He noted their Phase II improvements are to be online by 2021. Scott Gryder asked how many people are served by Fox Metro and John Frerich stated around 300,000 currently.

Greg Chismark noted that they are working with the project engineer, and have scheduled a meeting for latter in the month to review outstanding issues as they relate to the County’s Stormwater Ordinance. His last correspondence was a letter dated May 18 from WBK outlining issues with the proposed site plan relative to County regulations (attached). He is concerned about fill within the flood plain, and noted that as proposed the improvements would require a variance from the County ordinance. Fran Klaas noted similar concerns regarding the flood plain impact, and suggested that thinks move along carefully. Greg Chismark summarized the variance process required by the County’s Stormwater Ordinance.

Aaron Rybski asked about the wells associated with the existing homes illustrated on the plans. John Frerich noted that the homes have been removed, and all wells capped.

Scott Gryder asked about the impact of the proposed improvements on odor. He has heard complaints from residents regarding odor. John Frerich noted that Fox Metro has implemented some odor control measures, and has completed an odor control plan.

Aaron Rybski moved to continue this case until the September 1st, 2015 ZPAC meeting, provided the petitioner is ready to proceed at that point. The motion was seconded by Scott Gryder. All voted in favor of the motion to continue.

PUBLIC COMMENT- There were no comments.

OLD BUSINESS/NEW BUSINESS

15-09 – Septic not permitted in open space/LRMP Update – Mike Hoffman noted that an AdHoc meeting was held to review the issue. After that discussion, it was requested that the Townships provide a more specific recommendation to the County regarding a potential new RPD district with a larger minimum lot size. Scott Gryder mentioned he has several concerns regarding potential un-intended consequences of a change in lot size, but he was comfortable waiting to see any specific suggestions from the Townships.

15-11 – Rhonda Miller/Strong Tower of Refuge Ministries – Mike Hoffman noted that this request for a Special Use to allow a Place of Worship in the Boulder Hill Market Place had received positive recommendations from the KCRPC and the Special Use Hearing Officer. It is scheduled to proceed to PBZ on August 10th.

15-12 – Dan Koukol – Mike Hoffman noted this was a Major Amendment to an existing Special Use to reduce the setback for outdoor sales of farm equipment and trailers from 40’ to 10’. This proposal has received positive recommendations from the KCPRC and the Special Use Hearing Officer, and is scheduled to proceed to the PBZ on August 10th. Mr. Hoffman noted that Na-Au-Say Township had objected to the request. Scott Gryder noted his concern regarding potential future road widening and the impact on the setback. Mike Hoffman suggested a condition could be added that would require the setback to shift with the right-of-way to always maintain the 10’ setback.

15-13 Gary Kretzberg – Mike Hoffman noted that the public hearing for this front yard setback variance request for a garage on Game Farm Road had been continued until the August 31st ZBA meeting to allow time for review and recommendation from the United City of Yorkville. He also noted that the request had been modified to reduce the required setback variance from 38’ to 17’ pending agreement from Yorkville to allow an additional curb cut. Aaron Rybski asked on the impact of the proposed garage on the septic system. Brian Holdiman noted that the new proposed location is farther away from the septic field.

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AJOURNMENT- Next meeting on September 1st, 2015
With no further business to discuss Scott Gryder made a motion, seconded by Fran Klaas to adjourn the meeting at 9:35 a.m. The motion carried.

Submitted by,
Mike Hoffman, AICP, PLA
Teska Associates, Inc./ County Planning Consultant

Attachments
WBK May 18th, 2015 Letter
SITE INFORMATION

PETITIONERS Kevin Calder

LOCATION North side of Walker Road, approximately ½ mile west of IL Route 47

TOWNSHIP Kendall Township

PARCEL # 05-21-300-002

SIZE 5.00 Acres

EXISTING LAND USE Single Family Residential

ZONING A-1 Agricultural

LRMP

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Planned Rural Residential (Max. density 0.65 du/acre); Yorkville: Park/Open Space</th>
</tr>
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<tbody>
<tr>
<td>Roads</td>
<td>Walker Road is a major collector roadway and a County road</td>
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<tr>
<td>Trails</td>
<td>A proposed trail on the north side of Walker Road</td>
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<tr>
<td>Floodplain/Wetlands</td>
<td>None</td>
</tr>
</tbody>
</table>

REQUESTED ACTION Approval of an A-1 Special Use Permit to operate a landscaping business with outdoor storage of vehicles and equipment.

APPLICABLE REGULATIONS

§7.01.D.27 (A-1 Agricultural Special Uses- Landscape Business)
§11.01 (Parking Regulations)
§13.08 (Special Uses)
SURROUNDING LAND USE

<table>
<thead>
<tr>
<th>Location</th>
<th>Adjacent Land Use</th>
<th>Adjacent Zoning</th>
<th>LRMP</th>
<th>Zoning within ½ Mile</th>
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<tbody>
<tr>
<td>North</td>
<td>Agricultural</td>
<td>A-1</td>
<td>Planned Rural Residential</td>
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<tr>
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<td>Planned Rural Estate Residential</td>
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<td>Agricultural</td>
<td>A-1</td>
<td>Planned Rural Residential</td>
<td>A-1; A-1 SU</td>
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</tbody>
</table>

PHYSICAL DATA

ENDANGERED SPECIES REPORT
None Received – Required prior to KCRPC

NATURAL RESOURCES INVENTORY
None Received – Required prior to KCRPC

ACTION SUMMARY

TOWNSHIP
(Kendall)
No comments received

MUNICIPALITY
(Yorkville)
No comments received

REQUESTED ACTION

GENERAL
The owner of the subject property, Kevin Calder, is leasing the property to Hardscape Group Landscaping, Inc. (HGL) Services provided by HGL include weekly lawn care, spring cleanup of debris prior to mowing, fall clean up of fallen leaves including disposal, plant bed mulching and landscape trimming, and annual turf control. No new structures are proposed on the subject property. The petitioner has recently added approximately 14,000 square feet of CA6 gravel for parking and storage of vehicles and equipment.
EMPLOYEES

HGL has six employees, including the business owner, Clemente Garcia.

HOURS OF OPERATION

The hours of operation are from 7:00am to 5:00pm Monday through Friday.

PARKING

The petitioners comply with the required parking ratio of one (1) parking space per employee in addition to one (1) parking space per vehicle used in the conduct of the business by providing a total of six (6) parking stalls for employees, including one (1) ADA accessible stall, and seven (7) parking stalls for vehicles and equipment. The parking area meets the required front, side, and rear yard setbacks. No retail is offered at the site and no public will be accessing the site.

Employee owned vehicles and vehicles associated with the landscape operation will be parked on an existing CA6 gravel surface recently added by the petitioners. The parking stall designated as ADA accessible will be located on an existing hard surface. Staff is of the opinion that the existing CA6 gravel surface will be sufficient for the amount of traffic generated from the operation.

STORAGE

Section 7.01.D.27 of the County’s Zoning Ordinance requires all vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure unless otherwise permitted under the terms of this Special Use Permit.

HGL intends to store the vehicles and equipment associated with the business outdoors approximately 200’+ from the centerline of Walker Road. Existing trees toward the front of the property and around the perimeter of the parking area screen portions of the storage and parking area.

WASTE

HGL has indicated that landscape waste generated off-site is disposed of at Fox Ridge Stone Company off of IL Route 71.

SINGLE FAMILY HOME

One of the employees of HGL currently resides on the property in the single-family dwelling unit.

Roadway Access/R.O.W.

Section 7.01.D.27 of the County’s Zoning Ordinance requires the business to be located on, and have direct access to, a State, County or Collector Highway as identified in the County’s LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs. The property has access onto Walker Road, Walker Road, a County collector road, is able to accommodate 73,280lbs. A 45’ R.O.W. exists on the north side of Walker Road. If additional R.O.W. is required to be dedicated, staff recommends this dedication be placed as a condition on the approving ordinance.

SIGNAGE

No signage is proposed.

RECOMMENDATION

Staff recommends approval of the request for an A-1 Special Use to operate a landscape business. Staff further recommends the following conditions be placed on the special use, if approved:

1. No landscape waste generated off site may be burned at the subject property
2. Dedication of any additional R.O.W. determined to be required
3. Recording of a 10’ trail easement along the edge of the R.O.W.
4. No retail sales shall be permitted on the property

ATTACHMENTS

1. Business Narrative
2. Plat of Survey/Site Plan
To Whom it may concern:

I, Clemente Garcia, have been the sole owner of Hardscape Group Landscaping Inc. for the past 3 years. I currently employee five (5) workers and own 2 company pick-ups and 2 trucks. Our business hours are Monday through Friday from 7:00 am to 5:00 pm.

I am currently renting the office space at 9923 Walker Rd. Yorkville, IL 60560 from my landlord, Kevin Calder. The house is occupied by Jorge Garcia and his family.

I have over twenty years of experience in Hardscape & Landscaping

Previously I was a partner for 12 years of Yorkville Hill Landscaping

As a company we are proud to serve our community of Yorkville.

Hardscape Group Landscaping Inc. Provide the following services:

- **Weekly Lawn Care** – Includes debris pick-up, string trimming and blowing grass from hard surfaces.
- **Spring Cleanup** – Removal of debris prior to start of mowing
- **Fall cleanup** – removal of fallen leaves including disposal and all Waste (Disposal in Fox Ridge Stone Co, L.L.C. 6110 Route 71 Oswego, IL 60543)
- **Plant bed mulching and landscape trimming**
- **Annual Turf Control**

Sincerely,

Hardscape Group Landscaping
2016 Zoning and Platting Advisory Committee

*Meets the 1st Tuesday of each month at 9:00am*

January 5th
February 2nd
March 1st
April 5th
May 3rd
June 7th
July 5th
August 2nd
September 6th
October 4th
November 1st
December 6th