ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
March 3, 2015 – Meeting Minutes

Planner Angela Zubko called the meeting to order at 9:02 a.m.

Present:
Judy Gilmour – PBZ Member
Brian Holdiman- Building Inspector
Fran Klaas- County Highway Department
Mike Peters – Sheriff’s Office
Aaron Rybski – Health Department
Angela Zubko – PBZ Planning & Zoning Manager

Absent:
Megan Andrews – Soil & Water Conservation District
Greg Chismark – Wills Burke Kelsey
David Guritz- Forest Preserve

Also present: Attorney Daniel Kramer, Laurie Pasteris & Pam

AGENDA
A motion was made by Judy Gilmour to approve the agenda as written, Fran Klaas seconded the motion. All were in favor and the motion carried.

MINUTES
Fran Klaas made a motion, seconded by Judy Gilmour, to approve the February 3, 2015 meeting minutes as written. All were in favor and the motion carried.

PETITIONS
#15-02 Peter & Laurie Pasteris
Planner Zubko stated Peter & Laurie Pasteris are requesting approval of an A-1 special use permit to operate a banquet hall on their property for special events. The applicants do live in the house on the property. The property is located at 1998 Johnson Road and is on the south side of Johnson Road, 1 mile east of Schlapp Road and 1.45 miles west of Ridge Road. There is a trail proposed along the south side of the roadway and Planner Zubko suggests contacting Plainfield for a dedication request. There is no record of State-listed threatened or endangered species in the vicinity of the project location. For the NRI an executive summary will be provided since there are future buildings proposed. The Soil and Water Conservation Meeting is next Monday night, March 9th. According to the Zoning Ordinance a banquet hall can be operated if the following are met:

1. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
2. The subject parcel must be a minimum of 5 acres.
3. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)
4. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.
5. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.
6. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
7. There are noise regulations

The petitioner meets most of them except number one, Johnson Road is designated as a minor collector roadway therefore a variance will have to be requested. Also they must get approval from the NaAuSay Township highway commissioner. The proposed site plan shows a temporary tent and temporary bathrooms will be placed about 200’ from Johnson Road northwest of the house. For a long term plan the petitioner has shown where they would like to construct a concrete pad to keep up a tent from April to October at the size of
40’ x 80’ and also a barn with future bathrooms. This also seems to be the same location as the parking. Staff would like to know how many employees the petitioner plans to have or will it all be through a catering business with their employees? The petitioner has not suggested a number of people so staff has started with a number of 100 as a condition. The petitioner has stated the guest will park in the hayfield but what if it’s muddy or if the crop is in? Also there is a fence blocking the hayfield for 350’, the guests won’t park near the north circular drive? No signage is proposed at this time, if they would like to have a sign they would need to comply with Section 12 of the Zoning Ordinance and apply for a building permit. No hours of operation have been proposed. The property currently has an access point off of Johnson Road which is the same access they propose to use for the special events. Staff would recommend approval and the following conditions be placed on the special use, if approved:

1. The principal use of the property is for residential purposes and/or farming.
2. A maximum of 100 persons at any one time
3. All events must be catered unless approved by the Health Department.
4. Compliance with applicable building codes and Americans with Disabilities Act accessibility provisions and securing of the required permits associated with any proposed remodeling, alteration, construction or expansion of existing and proposed structures on the premises.

Planner Zubko would also like to note this is in NaAuSay Township so this is a dry township so alcohol cannot be sold on the premises.

Attorney Daniel Kramer introduced himself and introduced his clients. He stated it’s a nice farmette with fencing and a barn. They’ve had a number of requests to host weddings on the farm. It’s planned to be a low intense business. Also they will be parking on the hay even if the crop is in. If this takes off they will erect a more permanent structure. They’d like to pour the pad soon to have a hard surface floor. They have talked to the Health department about temporary bathrooms and do have a large oversized well. If they build bathrooms they will need a new septic system. Mr. Kramer would like the number of people raised to 200 people and fine with the other conditions. There will be no kitchen on site, it would all be catered.

Brian Holdiman stated if anyone has talked to the local fire protection district? Mr. Kramer stated they are going to the NaAuSay township board this month. Mr. Holdiman wanted to make sure they talk to the fire district as there is a fine line for temporary versus permanent. Mr. Holdiman asked if they could comply with the noise ordinance.

Judy Gilmour sought some clarification on the parking in the hay field. Ms. Gilmour asked if they’ve had any comments from neighbors? Mrs. Pasteris' stated they have talked to a couple and only expect occasional events.

(Started recording)

Aaron Rybski stated he has talked to the petitioner awhile ago and this will be very infrequent. He would like the porta-johns as a condition that they need to be removed within 2 business days after the event.

Ms. Judy Gilmour asked about the tent and if it’s removed after each event. Mr. Kramer stated after the pad is poured they would like to keep it up and even till the pad is poured. Mr. Holdiman asked if we could put a condition from Memorial Day to Labor day for the tent to be up, May 1 to November 15. There was a brief discussion on temporary versus permanent and how often the events will be held.

Mike Peters has a few concerns about neighbors and the safety of the events. The noise with the neighbors is the most realistic concern. He explained the noise regulations and how it’s measured at the neighbor’s property line. Maybe position the speakers away from the neighbors. Also safety of having 100 to 200 people is a concern as sometimes problems arise. They have not planned to have any security at this time. Mrs. Pasteris plans to have staff walking around making sure there are no problems.

Fran Klaas wanted to confirm they are using the same access points. The petitioner stated yes they’re using the existing drives. Mr. Klaas asked Mr. Rybski why the state is against port a potties. Mr. Rybski stated if it’s to be used in a more permanent manner they’d like permanent bathrooms.

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With no further comments Fran Klaas made a motion, seconded by Judy Gilmour to approve the special use and forward the petition onto the next Plan Commission meeting. All were in favor and the motion carried.

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

15-01 Nancy Austin - On the Plan Commission agenda on 3.25.15
14-42 Sybert Landscaping - Passed by County Board on 2.17.15, new site plan and conditions
14-40 Subdivision Control Regulations - Letters of Credit - On the ZBA agenda for 3.30.15
14-39 River’s Edge Fellowship – Passed by County Board on 2.17.15
14-37 Home Occupations - Landscape Businesses - On the ZBA agenda for 3.30.15

**PUBLIC COMMENT** - There were no comments.

**OLD BUSINESS**
Yorkville outdoor music venue - withdrew

**NEW BUSINESS**
None

**AJOURNMENT - Next meeting on April 7, 2015**
With no further business to discuss Aaron Rybski made a motion, seconded by Judy Gilmour to adjourn the meeting at 9:32 a.m. The motion carried.

Submitted by,
Angela L. Zubko
Planning & Zoning Manager