ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
June 2, 2015 – Meeting Minutes – Unofficial until Approved

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.

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

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

MINUTES
Fran Klaas made a motion, seconded by Scott Gryder, to approve the May 5, 2015 meeting minutes as written. The motion was approved 5-0.

PETITIONS

#15-10 Frank Schmaltz

Brian Holdiman noted that Mr. Schmaltz has requested a 22’ setback variance to allow a trailer he uses for work to continue to be parked in the front yard of his home at 25 Old Post Road in Boulder Hill. He noted that Mr. Schmaltz claims the trailer has been parked there since the 1980’s, but that he missed the opportunity to get an exemption in 2006 when the County updated their rules regarding RV and trailer parking. Mr. Schmaltz is coming forward with the request now because there was a complaint filed, and he has been placed in violation of the code. At the direction of the PBZ Committee he has filed the request. Scott Gryder confirmed that direction. Brian Holdiman also noted that, had Mr. Schmaltz requested an exemption in 2006 he would have been allowed to keep the trailer in the current location.

Mike Hoffman noted that the trailer is parked on gravel, and the variance request also includes allowing the trailer to remain on gravel. The ordinance requires the trailer to be on a paved surface. He referenced the pictures provided in the packet of what the trailer and gravel surface looks like today. No one expressed any concern for the placement on a gravel pad.

Brian Holdiman noted that given the topography of the property, it would be very difficult to move the trailer back to comply with the setback requirement. Without the variance, his only real option would be to store the trailer at an off-site location.

Fran Klaas asked that, if the variance were granted, would it remain with the property or would it just be for Mr. Schmaltz. Mike Hoffman suggested that normally the variance would stay on the property, but that the County can impose reasonable conditions on the approval. Mr. Klaas suggested that perhaps, in keeping with the spirit of the ordinance, a condition might be imposed that would grant the variance for Mr. Schmaltz but would expire if he sold the property. Committee members all suggested that seemed like a reasonable approach.

Mike Hoffman recommended that the petition be moved forward with the condition that the variance be granted for Mr. Schmaltz, but would expire on the sale of the property. By voice vote all members agreed to send this
application on to the ZBA for a public hearing on June 29th, 2015.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD-
14-10 – Subdivision Control Regulations – Letter of Credit – Passed 5.19.15
14-37 Home Occupations – Landscape Business – Referred back to PBZ

Mike Hoffman explained that when this item went to the County Board, questions regarding how these new regulations would relate to existing provisions regarding trailer parking. After some discussion, the County Board decided to refer the item back to the PBZ Committee to review and refine the proposal. Staff is going to propose some alternatives to address the Board’s concerns and clarify the issue of how landscape businesses will be treated as a home occupation. Scott Gryder confirmed that was the Board’s direction.

PUBLIC COMMENT- There were no comments.

OLD BUSINESS/NEW BUSINESS

Mike Hoffman summarized the proposed changes to the LRMP, including a minor map change to show additional commercial land along Creek Road between Little Rock Road and Frasier Road, an update to the Trail Plan, and no change to the general approach of promoting conservation design for new residential development. He noted that at the annual LRMP meeting several years ago representatives from Kendall and Na-Au-Say Township had requested a change that would require one acre minimum lots with a reduction in common open space due to maintenance concerns. This issue was referred to the Ad Hoc Committee, which recommended a minor text amendment to the zoning code that would require all private septic systems to be on individual lots – thus not allowing back-up septic systems on common open space which is currently permitted within a Residential Planned Development. Ad Hoc had requested that feedback on this approach be solicited from all Townships. A letter has been sent to all Township Supervisors. To date, only Oswego Township has replied. Their suggestion was to go back to the minimum one acre lot requirement for all new development. Fran Klaas asked if having the back-up septic system in common open space had been a problem, and suggested contacting the County Health Department on the issue. Mr. Hoffman noted that to his knowledge it had not been a problem. Scott Gryder noted that a concern of going to the one acre minimum would be the potential for property owners to request small two or three lot subdivisions along existing roadways which could change the character of the area.

Mike Hoffman summarized the changes to the trails plan, including adding paths proposed by Plano. He also noted the plan should be changed to reflect installation of the trail by Plano and IDOT along Route 34 between Eldmain Road and just west of Big Rock Creek. Scott Gryder suggested confirming the plan with Plano, as he remembered them working on a trail along Abe Street near the High School. Mike Hoffman also noted that the Fox River Corridor Plan the County previously adopted does clearly show a trail connection across the Fox River using the old Millbrook Bridge to connect the Canoe Launch on the west side of the Fox River with the Forest Preserves on the east side of the river. Scott Gryder suggested that we make sure that David Guritz with the Forest Preserve District has a copy of this material. Mr. Hoffman confirmed that he will touch base with both Plano and Mr. Guritz.

Mike Hoffman noted that an upcoming petition will be for a special use for a church in the existing shopping center in Boulder Hill. He noted that they will be seeking a fee waiver from the PBZ Committee at their next meeting.

AJOURNMENT- Next meeting on June 2nd, 2015

With no further business to discuss Scott Gryder made a motion, seconded by Fran Klaas to adjourn the meeting at 9:16 a.m. The motion carried.

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

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