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
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.
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