CALL TO ORDER
At 7:00 p.m., Chair Randy Mohr called the Zoning Board of Appeals meeting to order.

ROLL CALL
Members present: Randy Mohr, Karen Clementi, Tom LeCuyer, Donna McKay, Scott Cherry, Dick Whitfield, and Dick Thompson
Members absent: None
Staff present: Mike Hoffman, Teska Associate, Inc
Public: Dan Kramer, Tom Casey, and Suzanne Casey - High Grove Subdivision Petitioner, Mike Mattingley (Attorney for the Feece's), and Troy Feece - Legal objectors to High Grove Subdivision, and Robert Schneider - Store-Mor, Inc.

MINUTES
Mr. Whitfield, second by Mr. Thompson, moved to approve the May 2, 2016 meeting minutes. With a voice vote of all ayes, the motion was approved.

PETITIONS
16-20 Stor-Mor, Inc. (Bob Schneider)
Request: Zoning Map Amendment
Location: 1317 State Rte 31, Oswego Township
Purpose: To rezone 3.2 acres from B-1 (Local Shopping District) to B-2 (General Business District)

Chairman Mohr opened the public hearing.

Mike Hoffman reviewed the staff report. Bob Schneider reviewed his plan, including proposed landscaping to buffer the outside storage area. Mr. Hoffman requested, and Mr. Schneider agreed, to provide a copy of the proposed landscape plan to be attached to the special use ordinance.

After discussion by the Commission, Chairman Mohr closed the public hearing. Ms. McKay made a motion to recommend approval of rezoning from B-1 to B-2, including the findings of fact as presented by staff. Ms. Clementi seconded.

The motion was approved: voted 7-0.
16-21 High Grove Subdivision  
**Request:** Zoning Map Amendment  
**Location:** West side of Grove Road, 1 mile north of U.S. Route 52, Seward Township  
**Purpose:** To rezone 9.9 acres from RPD-2 (Residential Planned Development -Two) to R-2 (Single-Family Residential)

Chairman Mohr opened the public hearing. Mike Hoffman summarized the staff report. He also noted a legal objection filed by the property owner to the south, Troy and Susan Feece that was filed 8/29/2016. As the Feece’s own move than 20% of the property boundary, a ¾ vote of the County Board will be required to adopt the zoning change. Mr. Kramer presented the case for the petitioner.

Mike Mattingly, representing Troy and Susan Feece, noted their legal objection and raised several concerns. First, they were concerned about the RPD2 zoning on the remainder of the original High Grove project – land now mostly owned by the Joliet Park District. Their concern was the property could still be sold for development. Second, they were concerned about what will happen on the remaining 1.87 acres on the north side of the proposed plat. Third, they were concerned about density and home orientation. They were told at one time that the property would revert back to agricultural use if the RPD subdivision was not developed – which in their opinion would mean no more than two additional homes. They are also concerned about the orientation of the new homes, as two homes will likely back onto their property. Existing homes face Grove Road. Attorney Kramer noted that the Park District was unlikely to sell the property, and offered an exhibit showing their plan for the 97-acre park. He noted that the park acquisition was partially funded through the State of Illinois’s Open Space Land Acquisition and Development (OSLAD) program.

Mike Hoffman noted that a stipulation with such funding is the land be reserved permanently for open space use. Mr. Kramer noted that the 1.87 acres to the north was being retained by the Casey family, and would be used with their existing property to the north (no access would be allowed from Grove Road). Regarding density, Mr. Kramer testified that the PBZ office had previously calculated that they would be able to get 4 allocation lots if this were developed with Agricultural zoning, but in consultation with the PBZ office all agreed that rezoning to R2 was the best course of action.

Commissioner Clementi asked how long the Feece’s had owned the property to the south, and Troy Feece noted they bought the property about 3 years ago. Chairman Mohr reviewed each of the 5 staff’s findings. The findings of fact are as follows:

*Existing uses of property within the general area of the property in question. The existing uses of property within the area of this property are agricultural and residential.*

*The Zoning classification of property within the general area of the property in question. The zoning classifications within the general area consist of A-1 Agricultural with 97 acres to the north and west zoned as RPD-2.*
The suitability of the property in question for the uses permitted under the existing zoning classification. The property will be developed per the restrictions of the county’s subdivision control ordinance and a preliminary and final plat of subdivision have been recommended for approval by the County’s regional plan commission.

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The trend of development in the area has residential zoning that would allow for a more dense development. The requested zoning, however, will have less density and allow for more open space.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The rezoning to R-2 is consistent with the County’s Land Use Plan in the area as rural residential with a maximum density of 0.65 dwelling units per acre.

Each item was approved unanimously. Ms. Mckay made a motion to recommend approval of rezoning from RPD-2 to R-2. Mr. Whitfield seconded. The motion was approved: voted 7-0.

REVIEW PETITIONS THAT WENT TO COUNTY BOARD
None

NEW BUSINESS/OLD BUSINESS
None

PUBLIC COMMENT
None

ADJOURNMENT OF THE ZONING BOARD OF APPEALS
Chairman Mohr requested a motion to adjourn the Zoning Board of Appeals meeting. Mr. Whitfield made a motion to adjourn. Mr. Cherry seconded the motion. With a voice vote of all ayes, the motion carried. Chairman Mohr adjourned the Zoning Board of Appeals meeting at 7:59 p.m.

Minutes prepared by Michael Goers, edited by Mike Hoffman