

**CITY OF WOODSTOCK  
PLAN COMMISSION MINUTES**

April 24, 2014 - City Council Chambers

The regular meeting of the Woodstock Plan Commission was called to order at 7:00 PM by Chairwoman Katherine Parkhurst on Thursday, April 24, 2013 in Council Chambers at City Hall. A roll call was taken.

**PLAN COMMISSION MEMBERS PRESENT:** Don Fortin, Robert Horrell, Darrell Moore, Chairwoman Katherine Parkhurst, Jack Porter, Erich Thurow.

**PLAN COMMISSION MEMBERS ABSENT:** William Clow, Steve Gavers, Doreen Paluch

**STAFF PRESENT:** Planning and Zoning Administrator Jim Kastner

**OTHERS PRESENT:** City Clerk Dianne Mitchell

**APPROVAL OF AGENDA AND MINUTES**

Motion by E. Thurow, second by D. Fortin, to approve the Agenda of the April 24, 2014 Plan Commission Meeting as presented. Ayes: D. Fortin, R. Horrell, D. Moore, K. Parkhurst, J. Porter, E. Thurow. Nays: None. Absentees: William Clow, S. Gavers, D. Paluch. Abstentions: None.

Motion by R. Horrell, second by D. Moore, to approve the Minutes of the April 24, 2014 Plan Commission Meeting as presented. Ayes: D. Fortin, R. Horrell, D. Moore, K. Parkhurst, J. Porter, E. Thurow. Nays: None. Absentees: William Clow, S. Gavers, D. Paluch. Abstentions: None.

**1. PUBLIC COMMENTS**

No comments from the public

**2. OLD BUSINESS**

No old business was discussed.

**3. NEW BUSINESS**

- Public Hearing: B4 to R1D rezoning of 1176 Kishwaukee Valley Road

**CALL ROLL**

Chairwoman Parkhurst opened the Public Hearing at 7:02 PM. A roll call was taken and it was determined that a quorum was present.

Chairwoman Parkhurst swore in petitioner Geoff Corrado, 3290 Ronan Dr, Lake in the Hills. G. Corrado stated that he is the hopeful purchaser for the property at 1176 Kishwaukee Valley Road. He stated that he is the authorized agent from Susan Fleming and Michael Lackey. He advised that he and his family are hoping to buy the property and noted that currently as it is zoned they cannot get a mortgage. He stated that they hope to have it resolved so they can obtain a mortgage.

D. Fortin stated that he doesn't have any problems with the request.

K. Parkhurst questioned the policy of the requirement to connect to sewer and water. J. Kastner advised that the property is on well and septic right now. He reported that 10-15 years ago there was a problem with the septic which was worked on and the McHenry County Health Department inspected it so everything is operating properly. He stated that if they are within 200 ft of municipal water or sanitary sewer system and their own well or sanitary system goes bad then they are required to connect.

He advised that if they have an existing septic system that is functioning properly they are not required to connect. He stated that it is a State law that the City follows.

K. Parkhurst questioned if all the structures on the property comply with the proposed R1D zoning. J. Kastner affirmed and advised that they have an updated survey which he distributed to the Commission. He advised that the actual buildings on the property comply with all setback variances.

K. Parkhurst stated that she thinks the change of zoning is appropriate since it is residential uses around the property. She stated that it isn't all zoned residential but the uses are typically residential. She is in favor of changing it to residential but noted that if it goes residential and the petitioner comes back to change it to business she would not be in favor of it.

R. Horrell questioned in the event that the septic or well fails that the petitioner understands that he will be required to hook up to City services. G. Corrado affirmed and stated that he was told that the nearest services are on Borden St. J. Kastner stated that sewer is on Borden St. near Castleshire Dr. which may be over 200 ft away if you go in a straight line and if you follow the property lines it will be even further away. He advised that municipal water is across the street on the south side of Kishwaukee Valley road. R. Horrell questioned if the requirement is if either water or sewer is within 200 ft and J. Kastner stated that if water is within 200 ft and the well fails they would have to connect and if sanitary sewer is within 200 ft and the septic system fails they have to connect assuming they physically and legally can.

J. Porter questioned if the rezoning can be contingent if the petitioner doesn't get the mortgage. J. Kastner stated that the problem that Mr. Corrado is having will probably be experienced by anyone else wanting to buy the property. He advised that in the last couple of years, due to federal banking laws, the banking companies no longer prefer to issue mortgage against a property which is damaged to a certain extent and can no longer be rebuilt and reestablished; they don't want to loan money on something that has that kind of iffy restriction. He stated that he thinks the property owners themselves would like to have it rezoned as well for a future contract purchaser if Mr. Corrado decides not to move forward. J. Porter questioned if the property owners are in favor as well and J. Kastner affirmed.

J. Porter stated that on the survey that was submitted it shows existing septic system area abandoned and questioned if it is something that is already abandoned or will be proposed to be abandoned. J. Kastner advised that it was abandoned and they put a new one in. J. Porter stated that he is in favor.

E. Thurow stated that he thinks the rezoning is an appropriate change.

### **Public Comments of Public Hearing**

No comments

Chairman Parkhurst closed public comment at 7:10 P.M.

D. Moore stated that this is an area that is a hodgepodge of different uses and zonings and there is no clear trend of development or one set of uses that dominate in the area. He stated that a down zoning of this nature seems appropriate given the pre-existing use of the property and he would be in favor.

Motion D. Moore, second by R. Horrell, to recommend approval of R1D rezoning of 1176 Kishwaukee Valley Road based on the fact that there is no evidence that this is a property that would negatively affect neighboring property values, it is a pre-existing use of a residence and there is no benefit seen to keeping it as a business. Given the mix of zoning and uses in the area it is appropriate to rezone to a

less intensive use zoning district. A roll call vote was taken. Ayes: D. Fortin, R. Horrell, D. Moore, K. Parkhurst, J. Porter, E. Thurow. Nays: None. Absentees: William Clow, S. Gavers, D. Paluch. Abstentions: None.

The public hearing was closed at 7:12 PM

**4. DISCUSSION ITEMS:**

No items were discussed.

**5. ADJOURNMENT**

Motion by J. Porter, second by R. Horrell, to adjourn the regular meeting of the Woodstock Plan Commission. Ayes: D. Fortin, R. Horrell, D. Moore, K. Parkhurst, J. Porter, E. Thurow. Nays: None. Absentees: William Clow, S. Gavers, D. Paluch. Abstentions: None.

Meeting adjourned at 7:13 PM.

Respectfully submitted,

---

Dianne Mitchell  
City Clerk