

**KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE**  
*Kendall County Office Building*  
*Rooms 209 & 210*  
*111 W. Fox Street, Yorkville, Illinois*  
**6:30 p.m.**  
**Meeting Minutes of January 9, 2017**

**CALL TO ORDER**

The meeting was called to order by Acting Chairman Scott Gryder at 6:31 p.m.

**ROLL CALL**

Committee Members Present: Lynn Cullick, Judy Gilmour, Matt Kellogg, Board Chairman Scott Gryder

Committee Members Absent: Committee Chairman Bob Davidson

Also Present: Jeff Wilkins, County Administrator; Matt Asselmeier, Senior Planner

**APPROVAL OF AGENDA**

Motion by Member Gilmour, second by Member Cullick, to approve the agenda as written. With a voice vote of four ayes, the motion carried.

**APPROVAL OF MINUTES**

Motion by Member Gilmour, second by Member Cullick, to approve the minutes from the December 19, 2016 meeting. With a voice vote of four ayes, the motion carried.

**EXPENDITURE REPORT**

Committee reviewed the claims report. Motion by Member Gilmour, second by Member Kellogg to recommend approval of claims to the County Board in the amount of \$1,257.74. By roll call vote motion carried 4-0.

**PUBLIC COMMENT**

None

**PETITIONS**

None

**NEW BUSINESS**

Staff provided an update on three cases, Jet's Towing, Delaney Gun Range, and Pagel Rezoning.

Jet's Towing, located at 790 Eldamain Road, requested a rezoning from A-1 to M-1 and variances related to fencing (landscaping) and parking surface. The Committee noted that the United City of Yorkville expressed opposition to this proposal. The Committee requested clarification on the supermajority requirement needed for approval of this case when it goes before the County Board. Discussion occurred regarding code compliance. Mr. Wilkins explained that the rezoning and variance process was the route the petitioner was going to get into compliance. This proposal goes before the RPC on January 25<sup>th</sup> and the ZBA on January 30<sup>th</sup>.

Robert Delaney, 1502 Church Road, requested a special use permit to operate an outdoor shooting range on property zoned A-1. The Special Use Hearing Officer will hear this proposal on April 3<sup>rd</sup>.

John and Sharon Pagel, 2380 Douglas Road, requested a zoning map amendment to rezone their property from R-1 to R-3 in order to split the parcel and construct another home on the eastern half of the property. This proposal goes before the RPC on January 25<sup>th</sup> and the ZBA on January 30<sup>th</sup>.

### **OLD BUSINESS**

Mr. Asselmeier reported that he is aware of the Committee's request for research related to noise regulations. Mr. Asselmeier will have more information at the next Committee meeting.

### **UPDATE FOR HISTORIC PRESERVATION**

The Committee reviewed a resolution recognizing the community service of Stephanie Todd. Motion by Member Gilmour, second by Member Cullick, to approve the resolution as written. With a voice vote of four ayes, the motion carried.

Mr. Asselmeier presented an email from the Illinois Historic Preservation Agency stating that Kendall County could set its own criteria for membership on the Historic Preservation Commission. Discussion occurred regarding relaxing the professional membership requirements and reducing the size of the Historic Preservation Commission from five to seven. The Committee requested staff to modify the membership criteria and prepare an amendment for the next Committee meeting.

### **REVIEW PERMIT REPORT**

Committee reviewed the permit report.

### **REVIEW REVENUE REPORT**

Committee reviewed the revenue report.

### **CORRESPONDANCE**

Mr. Asselmeier presented email correspondence from John Golkosky, 43 Timber Lane, Yorkville, regarding the proposed relocation of Kingmoor Drive. Kingmoor Drive is a private road connecting U.S. 34 to several houses along the Fox River. The Illinois Department of Transportation plans to construct a detention basin as part of the U.S. 34 widening project; IDOT worked with the local property owner to relocate Kingmoor Drive for this widening project. Mr. Golkosky is concerned about traffic lights shining into his home and noise. Per Kendall County's Zoning Ordinance, a private street can be a maximum 500 feet; the proposed relocation would be greater than 500 feet. Upon review of the matter, Mr. Wilkins explained that, because this was a state sponsored project, the Kendall County Stormwater Ordinance would not apply and some questions existed whether or not the Zoning Ordinance applied to this project. The Committee had no objections to staff pursuing a legal opinion from the State's Attorney's Office on the question of whether or not the Zoning Ordinance applied in this case.

### **PUBLIC COMMENT**

None

**EXECUTIVE SESSION**

None

**ADJOURNMENT**

Member Cullick motioned to adjourn, second by Member Gilmour. With a voice vote of four ayes, Acting Committee Chairman Davidson adjourned the meeting at 7:07 p.m.

Minutes prepared by Matthew Asselmeier, AICP, Senior Planner