

**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 February 14, 2017**

**CALL TO ORDER**

The meeting was called to order by Chairman Bob Davidson at 6:30 p.m.

**ROLL CALL**

Committee Members Present: Bob Davidson (Chairman) Judy Gilmour, and Scott Gryder

Committee Members Absent: Lynn Cullick and Matt Kellogg (Vice Chairman)

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

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Motion by Member Gilmour, second by Member Gryder, to approve the minutes from the January 9, 2017 meeting. With a voice vote of three ayes, the motion carried.

**EXPENDITURE REPORT**

Committee reviewed the claims report. Motion by Member Gryder, second by Member Gilmour to recommend approval of claims to the County Board in the amount of \$12,053.42. By roll call vote, motion carried 3-0.

**PUBLIC COMMENT**

None

**PETITIONS**

Petition 17-01, Laura Hubbard requested a conditional use permit to hold a seasonal festival on June 24, 2017, at 7626 Ashley Road, Yorkville (PIN: 05-11-300-002 in Kendall Township). Ms. Hubbard held two (2) similar events at the same property last year; this event will be similar in size and duration. Chairman Davidson asked if the petitioner had any concerns with the time restrictions contained in the conditional use permit. Ms. Hubbard stated that she had no concerns regarding the time restrictions. Member Gryder asked if the petitioner planned to hold another event later in the year. Ms. Hubbard replied that she was considering holding a second event, but she had not determined a date. The Zoning Ordinance allows the PBZ Committee the ability to approve conditional use permits or PBZ Staff may administratively approve conditional use permits. Motion by Member Gryder, second by Member Gilmour to approve the conditional use permit subject to the terms of the affidavit and authorizing Staff to approve a second conditional use permit if the petitioner decides to hold a second event in 2017. By roll call vote, motion carried 3-0.

## **NEW BUSINESS**

Staff presented a request for a building permit refund for Rick Montemayor, 60 Eastfield Road, Montgomery. The refund request is for \$50.00. Mr. Montemayor did not build the shed associated with the building permit and the PBZ department did not spend any time or funds reviewing the building permit. Motion by Member Gryder, second by Member Gilmour to recommend approval of the issuance of a building permit refund in the amount of \$50.00 to Rick Montemayor. By roll call vote motion carried 3-0.

Staff presented a resolution approving an intergovernmental agreement for reciprocal building inspection services between Kendall County and the United City of Yorkville. Mr. Wilkins reported that this is annual agreement and the only change from the previous year were the dates. PBZ conducted 8 inspections for Yorkville and Yorkville conducted 4 inspections for Kendall County during the previous year. Motion by Member Gilmour, second by Member Gryder to recommend approval of the intergovernmental agreement as presented. By roll call, vote motion carried 3-0.

Staff presented an update on petitions submitted since the January meeting. Petitioner 17-01, Mike and Cherie Bond are requesting a variance to the front yard setback at 232 Creek Drive, Plano. The proposal would reduce the front yard setback from 150 feet to 119.14 feet. The subject property is zoned A-1. The petitioners desire to construct a horse barn which will encroach into the setback without a variance. The public hearing before the ZBA is February 27<sup>th</sup>.

Staff presented the announcement of the Kendall County Regional Planning Commission's Annual Meeting. The meeting will be February 25<sup>th</sup> at 9:00 a.m.

## **OLD BUSINESS**

Jet's Towing, located at 790 Eldamain Road, requested a rezoning from A-1 to M-1 and variances related to fencing (landscaping), side yard setbacks and parking surface. The petitioner did publish the legal notices before the deadline of the January RPC meeting. This proposal goes before the RPC on February 22<sup>nd</sup> and the ZBA on February 27<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>. This is unchanged from the January meeting.

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. At their January 30<sup>th</sup> meeting, the RPC unanimously recommended denial of this proposal because drainage concerns and concerns over the impact of the development on the neighborhood. The petitioner requested that ZBA postpone the public hearing until May 1<sup>st</sup>.

Staff reported that IDOT will submit a variance request in order to relocate 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.

Staff presented a memo on wineries. Discussion occurred whether or not to amend the restrictions placed on wineries in the Zoning Ordinance. The Committee would like the Zoning Ad-Hoc Committee to discuss this matter at their March meeting.

Mr. Asselmeier reported that he is finalizing the memos regarding noise and gun ranges. He is in the process of scheduling a meeting with the Sheriff's Department to see if the dosimeters measure sounds in the dBC range. Mr. Asselmeier will have more information at the next Committee meeting.

Chairman Davidson reported that he is trying to schedule a meeting with Mr. Walker and Attorney Dan Kramer regarding the berm and trees at 9111 Ashley Road. Chairman Davidson said that he will do noise tests on his property and that he will report back to the Committee the results of the meeting with Mr. Walker and Attorney Dan Kramer.

#### **UPDATE FOR HISTORIC PRESERVATION**

Motion by Member Gryder, second by Member Gilmour, to recommend approval of petition 17-02 an Ordinance Amending the Kendall County Historic Preservation Ordinance: Article II "Organization" by Reducing the Number of Commission Members to Five, Removing the Professional Credential Requirements, and Other Changes Caused by the Reduction in Size of the Commission. By roll call vote, motion carried 3-0.

#### **REVIEW PERMIT REPORT**

Committee reviewed the permit report. Motion by Member Gryder, second by Member Gilmour to approve the permit report. By roll call vote, motion carried 3-0.

#### **REVIEW REVENUE REPORT**

Committee reviewed the revenue report. Motion by Member Gryder, second by Member Gilmour to approve the revenue report. By roll call vote, motion carried 3-0.

#### **CORRESPONDANCE**

Staff reported that the Planning Commission of the City of Plano will hold a public hearing on their proposed Comprehensive Plan Update on March 6<sup>th</sup>, at 7:00 p.m., at Plano City Hall.

#### **PUBLIC COMMENT**

None

#### **EXECUTIVE SESSION**

None

#### **ADJOURNMENT**

Member Gryder motioned to adjourn, second by Member Gilmour. With a voice vote of three ayes, Chairman Davidson adjourned the meeting at 7:35 p.m.

Minutes prepared by Matthew H. Asselmeier, AICP, Senior Planner