

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 March 13, 2017

CALL TO ORDER

The meeting was called to order by Chairman Bob Davidson at 6:33 p.m.

ROLL CALL

Committee Members Present: Lynn Cullick, Bob Davidson (Chairman) Judy Gilmour, Scott Gryder (arrived at 6:37), and Matt Kellogg (Vice Chairman)

Committee Members Absent:

Also Present: Matt Asselmeier, Senior Planner

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Member Kellogg, second by Member Gilmour, to approve the minutes from the February 14, 2017, meeting. With a voice vote of four ayes, the motion carried.

EXPENDITURE REPORT

Committee reviewed the claims report. Motion by Member Cullick, second by Member Kellogg to recommend approval of claims to the County Board in the amount of \$8,095.87. Teska is billed as needed. The fee for Randy Erickson is a pass through fee paid by people requesting plumbing inspections. By roll call vote, motion carried 5-0.

PUBLIC COMMENT

None

PETITIONS

Staff provided an update on open petitions.

Petition 16-14, Robert Delaney's special use for an outdoor shooting range will go before the Special Use Hearing Officer on April 3rd.

Petition 16-22, JA Schleining d/b/a Jet's Towing Service is requesting a rezoning from A-1 to M-1 at 790 Eldamain Road. The petitioner is requesting a variance to the fencing requirements; they would plant trees and keep their operations within the tree buffer. The petitioner is requesting a variance to the parking material requirement; they would park on a paved surface or on shaved asphalt. The petitioner is also requesting permission to park within the setback; they would keep trucks in operable condition in order to park them in the setback. Concerns were raised regarding the installation of water detention if the whole property developed and securing funds for the improvements to Eldamain Road. The consensus of the Committee was

that the map amendment was a better option than a special use permit. This matter will go before RPC on March 22nd and ZBA on April 3rd.

Petition 16-26, John and Sharon Pagel Living Trust requested a rezoning from R-1 to R-3 at 2380 Douglas Road. RPC unanimously recommended denial of this proposal. The applicant is gathering pictures of the property draining stormwater. This proposal goes to the ZBA on May 1st.

Petition 17-01, Mike and Cherie Bond requested a variance to the front yard setback in order to construct a horse barn at 232 Creek Road. Little Rock Township has until March 14th to issue comments regarding this proposal.

Petition 17-05, DKR Group and Keith and Kathleen Warpinski requested a special use permit to operate a landscaping business on the north side of Walker Road approximately 1/3 mile east of Route 47. The petitioners probably will withdraw this request due to the weight restrictions on Walker Road between February 15th and April 30th.

IDOT continues to gather information for a variance application relocating a portion of Kingmoor Road.

Staff reported that PBZ Intern Michael Goers was researching special use permits with the objective of identifying each special use permit holder. Once each special use permit is identified, the restrictions will be compiled and the owner asked if they would like to maintain their special use permit. After this project is complete, PBZ will examine variances and RPDs.

A question was raised regarding Hideaway Lakes. PBZ continues to investigate this issue.

NEW BUSINESS

Staff presented the proposed Intergovernmental Agreements between Kendall County and the Village of Millbrook and the Village of Plattville regarding zoning, subdivision, building, and stormwater enforcement services. The only change from previous versions of the proposal was that the County would provide a cost estimate for zoning, subdivision, and stormwater enforcement prior to investigating the issue. The proposals would be for one (1) year.

Motion by Member Kellogg, second by Member Gryder to recommend approval of the proposed Intergovernmental Agreement between the Village of Millbrook and Kendall County. With a voice vote of five ayes, the motion carried.

Motion by Member Cullick, second by Member Kellogg to recommend approval of the proposed Intergovernmental Agreement between the Village of Plattville and Kendall County. With a voice vote of five ayes, the motion carried.

The Intergovernmental Agreements will be forwarded to the State's Attorney's Office for review prior to placement on the County Board's Agenda.

Fox Metro was required to prepare a floodplain storage easement because of their work at their plant site and the excavating at the Orchard Road site. The proposed easement meets the

requirements of the County's Stormwater Management Ordinance. Fox Metro's cover resolution was incorrect; they will send a letter acknowledging the error. Motion by Member Gryder, second by Member Kellogg to approve the acceptance and execution of the flood plain storage easement grant from Fox Metro subject to the receipt of the letter acknowledging the error in Fox Metro's resolution. With a voice vote of five ayes, the motion carried.

Staff presented the PBZ report and unapproved minutes from the February 25th Kendall County Regional Planning Commission's Annual Meeting. The Committee requested building information from 2016 for each of the municipalities. Discussion occurred regarding the letter that the Kendall Regional Planning Commission will send to the Kendall County Forest Preserve District.

OLD BUSINESS

Chairman Davidson and Staff provided an update on the special use permit at 9111 Ashley Road. The petitioner shall plant trees near the barn to block sound. The petitioner shall also plant trees at the corner of the north entrance and Ashley Road to block light from the parking area. Trees will also be planted across the street from house located on the east side of Ashley Road. The petitioners must get the trees planted prior to having events at the property. A six inch to one foot tall berm shall be constructed on the property. Chairman Davidson wants to work with the Sheriff's Department to make sure the dosimeters accurately measure noise level. Staff researched a company that makes dosimeters with warning lights alerting viewers that noise is reaching pre-programmed levels. The company is still working on waterproof technology.

Discussion occurred regarding the mission of the Ad-Hoc Committee.

UPDATE FOR HISTORIC PRESERVATION

The Historic Preservation Commission is scheduled to meet Wednesday, March 15th. This will be the first meeting with five members.

REVIEW PERMIT REPORT

The Committee reviewed the permit report. A question was raised regarding the sign by Merchants National Bank and whether this sign required Committee approval. Staff will check on the matter. Discussion also occurred regarding the four (4) or five (5) billboards on the eastern side of the County and whether they were in compliance. Staff will investigate the matter.

REVIEW REVENUE REPORT

Committee reviewed the revenue report.

CORRESPONDENCE

Staff presented correspondence from three residents of the Kearney Glen subdivision regarding stormwater issues that occurred as a result of the February 28th storms. The City of Joliet is monitoring the storm sewer inlet in the area.

PUBLIC COMMENT

None

EXECUTIVE SESSION

None

ADJOURNMENT

Member Gryder motioned to adjourn, second by Member Cullick. With a voice vote of five ayes, Chairman Davidson adjourned the meeting at 7:44 p.m.

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