

**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 11, 2016

CALL TO ORDER

The meeting was called to order by Lynn Cullick at 6:30 p.m.

ROLL CALL

Committee Members Present: Lynn Cullick, Chairman Scott Gryder (Arrived at 7:05pm) Jeff Wehrli, and Bob Davidson

Committee Members Absent: Judy Gilmour

Also present: Matt Prochaska, County Board Member; Jeff Wilkins, County Administrator; John Sterrett, Senior Planner; Greg Chismark, Wills Burke Kelsey Associates; John Frerich, Walter E. Deuchler Associates, Inc.; Tom Muth, Fox Metro Water Reclamation District

APPROVAL OF AGENDA

Mr. Davidson made a motion, seconded by Mr. Wehrli, to approve the agenda as written. With a voice vote of all ayes, the motion carried.

APPROVAL OF MINUTES

Mr. Wehrli made a motion, seconded by Mr. Davidson, to approve the minutes from November 9, 2016. With a voice vote of all ayes, the motion carried.

EXPENDITURE REPORT

Mr. Wehrli made a motion, seconded by Mr. Davidson, to forward the claims to the Finance Committee in the amount of \$1,608.05. With a voice vote of all ayes, the motion carried.

PUBLIC COMMENT

None

NEW BUSINESS

Fox Metro Water Reclamation District South Treatment Plant Expansion

Mr. Sterrett explained that in 2011 Fox Metro Water Reclamation District (FMWRD) received a special use for their existing water treatment facility along Route 31 for both the existing portion of the facility and for future expansion. FMWRD has now come to the county for stormwater permits to construct the proposed facilities as part of their Phase 2 plan. Their site plan was reviewed by the Zoning and Platting Advisory Committee and received conditionally approval. Mr. Muth of FMWRD explained that the expansion is required as part of a mandate from the U.S. EPA. Mr. Frerich of Walter E. Deuchler Associates distributed the site plan for the FMWRD expansion as well as a proposed plan for off-site compensatory floodplain storage. Mr. Frerich explained that FMWRD will provide a 1:1 compensatory storage for floodplain at a location near Orchard Road owned by FMWRD. Mr. Chismark of Wills Burke Kelsey, the

County's stormwater engineering consultant, performed the review of the engineering documents for the expansion and stated that what is proposed is adequate. Mr. Chismark stated that this is the first variance request to the County's Stormwater Management Ordinance. It is anticipated that a public hearing will take place in front of the County's Committee of the Whole in February with the County Board taking action at the February 16th meeting.

Authorize \$7,000 expenditure from the Tanglewood Trails escrow account for tree removal services by Homer Tree service

Mr. Wilkins explained that the trees within the township right-of-way of Highpoint Road along Tanglewood Trails. These trees will need to be removed per the requirements of the Township Road Commissioner. The trees to be removed will not be on any private lots.

Mr. Davidson made a motion, seconded by Mr. Wehrli, to forward the authorization onto the County Board for action. With a voice vote of all ayes, the motion carried.

Authorize co-sponsorship for Naturalized Detention Management Workshop on May 13th at Ellis Forest Preserve with Conservation Foundation.

An event is being put on by the Conservation Foundation for education about naturalized detention areas. The County was asked to participate as a sponsor. There are no financial commitments as part of this sponsorship.

Mr. Wehrli made a motion, seconded by Mr. Davidson, to forward the authorization of co-sponsorship for Naturalized Detention Management Workshop on May 13th at Ellis Forest Preserve with Conservation Foundation onto the County Board for consideration. With a voice vote of all ayes, the motion carried.

Dumpsters in Residentially Zoned Districts

Mr. Sterrett explained that the PBZ Department received multiple complaints regarding a property that has had a dumpster located on it for several weeks. There are no regulations in the zoning ordinance with respect to dumpsters in residential districts. Staff brought the matter to the Committee for discussion. The Committee discussed potential reasons for having a dumpster on a residential property including when it is in conjunction with a building permit, when it is for cleaning or maintenance of a property, and for a home occupation. The Committee also discussed potential time limits to dumpsters on properties when they are not associated with an approved building permit. Dumpsters that are part of home occupations should have required screening and setbacks for dumpsters that exceed that time limit. Proposed regulations on dumpsters will be applied only to residential zoning districts. The Committee concluded that staff should draft proposed language to address these issues and bring back to the Committee for further review and discussion in February.

2016 KCRPC Annual Meeting

Mr. Sterrett informed the Committee that the annual meeting for the KCRPC is taking place on Saturday, February 6th at 9:00am. This is an opportunity for the public and other taxing districts to provide comment and suggestions for the County's Land Resource Management Plan. No official business takes place at the meeting. The Committee briefly discussed lot size

requirements for residential districts and how recent changes in sewage codes may have an impact on new development with respect to lot size and open space.

APA Dues and Membership

Mr. Sterrett notified the Committee that the dues and membership for the American Planning Association will be submitted soon. This is the organization that certifies planners via the American Institute of Certified Planners.

OLD BUSINESS

Intergovernmental Agreement between Village of Plattville and County of Kendall

Mr. Sterrett received the signed copy of the Intergovernmental Agreement between Village of Plattville and the County from Plattville.

Mr. Wehrli made a motion, seconded by Ms. Cullick, to forward the Intergovernmental Agreement between Village of Plattville and County of Kendall onto the County Board for action. With a voice vote of all ayes, the motion carried.

PBZ Fee Structure

No fee changes will occur at this time.

UPDATE ON HISTORIC PRESERVATION

One member of the HPC has resigned as a result of moving out of the County for a new job.

UPDATE ON CMAP LAND USE COMMITTEE MEETING - No update

PROJECT STATUS REPORT

The Committee reviewed the project status report.

PERMIT REPORT

The Committee reviewed the permit report.

REVENUE REPORT

The committee reviewed the revenue report.

CORRESPONDENCE - None

EXECUTIVE SESSION - None

ADJOURNMENT

Ms. Cullick made a motion, seconded by Mr. Wehrli, to adjourn the meeting. With a voice vote of all ayes, the motion carried. Chairman Gryder adjourned the meeting at 7:31 p.m.

Respectfully Submitted,
John H. Sterrett
Senior Planner