

**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 14, 2016*

CALL TO ORDER

The meeting was called to order by Scott Gryder at 6:32 p.m.

ROLL CALL

Committee Members Present: Lynn Cullick, Chairman Scott Gryder, Jeff Wehrli, Judy Gilmour, and Bob Davidson

Committee Members Absent: None

Also present: Jeff Wilkins, County Administrator; Brian Holdiman, Code Official; John Sterrett, Senior Planner

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Mr. Davidson made a motion, seconded by Mr. Wehrli, to approve the minutes from February 8, 2016. With a voice vote of all ayes, the motion carried.

EXPENDITURE REPORT

The Committee reviewed the claims listing including the past paid invoices for the work performed at the Tanglewood Trails subdivision. Mr. Wehrli made a motion, seconded by Ms. Cullick, to forward the claims to the Finance Committee in the amount of \$24,817.50. With a voice vote of all ayes, the motion carried.

PUBLIC COMMENT

None

NEW BUSINESS

FY15 PBZ Building Permit Report

Mr. Holdiman went through his goals for FY16 including obtaining one additional ICC certification, fulfilling all continuing education requirements for certification renewals, research and discuss contractor licensing and bonding program with PBZ Committee, implement changes to improve or maintain ISO score, research and discuss county nuisance ordinances and enforcement alternatives with PBZ Committee, and research criteria for becoming a certified floodplain manager. Mr. Holdiman reviewed the building permit report for FY15 as well as previous years dating back to 2007. Mr. Holdiman compared the permits and inspections from FY15 with other previous years.

PBZ Violation Report

Mr. Holdiman went through the open violations with the PBZ Department. Mr. Holdiman will update this report each month. Mr. Holdiman went through the process for a putting a property in violation.

Request from Village of Newark for County Plan Review and Inspection Services

Mr. Holdiman was contacted by the inspector for the Village of Newark about the County possibly doing review and inspection services for the Village on certain commercial projects. This request is different from how current intergovernmental agreements the County has with the Villages of Millbrook and Plattville. Mr. Wilkins explained that Millbrook and Plattville have adopted the County's building codes and all the permitting and fees go through the County. The request from the Village of Newark would not include adopting the County's building nor would it provide the permits or fees to be run through the County. The Committee did not feel comfortable entertaining this request if the Village does not update and adopt the County's codes.

Recommend approval of a one (1) year extension to the recording of the final plat of subdivision for petition 08-18 Camelot Farm Oswego, LLC

Mr. Sterrett stated that a request was received by the developer for a small subdivision that was originally approved in 2008. The County's Subdivision Control Ordinance requires that once a final plat of subdivision is approved by the County Board the plat must be recorded with the County within six months. This final plat has not been recorded but has sought and been granted extensions each year since it was approved, which is acceptable with the ordinance.

Ms. Cullick made a motion, seconded by Mr. Davidson, to forward the request onto the County Board. With a voice vote of all ayes, the motion carried.

OLD BUSINESS

Recommend approval of a resolution approving an Intergovernmental Agreement for reciprocal building inspection services between Kendall County, Illinois, and the United City of Yorkville, Illinois for a term not to exceed (1) one year

Mr. Sterrett explained that the current 3-year intergovernmental agreement between the County and the City for reciprocal building inspection services expires in May of 2016. This agreement will provide for a one year term to continue the current arrangement.

Mr. Wehrli made a motion, seconded by Ms. Gilmour, to forward the resolution onto the County Board. With a voice vote of all ayes, the motion carried.

Dumpsters in Residentially Zoned Districts

Mr. Sterrett reviewed the changes that were resulted from the discussion during the last Committee meeting on dumpster restrictions in residentially zoned districts. This includes prevent permanent dumpsters from being located in any residential zoning district. The Committee recommended making a modification to require a dumpster only need to be accessible off of a hard surface and not necessarily located on a hard surface. The Committee recommended this proposed text amendment to be taken through the amendment process with the next proposed text amendment.

Update on Fox Metro Water Reclamation District

Mr. Wilkins reviewed a letter from Fox Metro Water Reclamation District (FMWRD) to the County listing the estimated cost of construction for stormwater detention. As part of the approved stormwater variance to FMWRD that allowed a waiver of stormwater detention requirements, FMWRD will provide a fee-in-lieu of the detention. This fee is the amount of estimated cost of construction. These costs are currently being reviewed by the County's stormwater engineer. FMWRD is requesting that this fee be paid over a period of three years and provided a proposed payment schedule. Mr. Wilkins explained the payments received would be put into an escrow account for stormwater mitigation purposes. Mr. Wilkins explained that an additional engineering review fee must be deposited to cover the costs associated with the engineering review from the County's stormwater engineer. FMWRD had initially questioned if they could use some of the fee-in-lieu payment to apply toward the engineering review. The Committee was not in favor of allowing this.

Mr. Wilkins also provided an update on the progress of alternative solutions for the floodplain compensatory storage component at FMWRD's property on Orchard Road. FMWRD reviewed seven different options with neighboring property owners on how to provide compensatory storage. One of the options selected by the neighboring property owners would provide 5.22 acre-feet of compensatory storage. This scenario would still need to go through the variance process. The Committee was comfortable with FMWRD making this request for 5.22 acre-feet of compensatory storage.

UPDATE ON HISTORIC PRESERVATION

Mr. Sterrett stated that the Historic Preservation Commission will be meeting on March 16th and there is a candidate to fill one of the vacancies.

UPDATE ON CMAP LAND USE COMMITTEE MEETING

Mr. Wilkins explained that CMAP came to a recent Mayors Managers meeting on March 2nd to review CMAP's On TO 2050 Plan.

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

PUBLIC COMMENT

None

ADJOURNMENT

Ms. Gilmour made a motion, seconded by Ms. Cullick, to adjourn the meeting. With a voice vote of all ayes, the motion carried. Chairman Gryder adjourned the meeting at 7:35 p.m.

Respectfully Submitted,
John H. Sterrett
Senior Planner