



KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE MEETING
111 West Fox Street • Room 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

Monday, December 19, 2016 – 6:30 p.m.

CALL TO ORDER

ROLL CALL: Lynn Cullick, Bob Davidson (Chair), Scott Gryder, Judy Gilmour and Matt Kellogg

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of minutes from the November 7, 2016 meeting

EXPENDITURE REPORT- Recommend Approval of claims to the Finance Committee in an amount not to exceed \$25,000

PUBLIC COMMENT

PETITIONS

NEW BUSINESS

1. Meeting schedule for 2017
2. Review of AdHoc Zoning Committee Discussions

OLD BUSINESS

1. Senior Planner Position

UPDATE FOR HISTORIC PRESERVATION COMMISSION

REVIEW PERMIT REPORT

REVIEW REVENUE REPORT

CORRESPONDENCE

EXECUTIVE SESSION

ADJOURNMENT

**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 November 7, 2016 (Unofficial until approved)

CALL TO ORDER

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

ROLL CALL

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

Committee Members Absent: Judy Gilmour

Also Present: Jeff Wilkins, County Administrator; Mike Hoffman, Teska Associates, Inc.; Brian Holdiman, Code Compliance Official

APPROVAL OF AGENDA

Motion by Member Cullick, second by Member Davidson, to approve the agenda as written.

With a voice vote of four ayes, the motion carried.

APPROVAL OF MINUTES

Motion by Member Cullick, second by Member Wehrli, to approve the minutes from October 11, 2016. With a voice vote of four ayes, the motion carried.

EXPENDITURE REPORT

Claims report was part of Committee packet. Motion by Member Cullick, second by Member Wehrli to recommend approval to the Finance Committee in the amount of \$7,466.68. By roll call vote motion carried 4-0.

PUBLIC COMMENT

None

PETITIONS

None

NEW BUSINESS

The Committee received and discussed the current plumbing inspection agreement between the County and Randy Erickson D.B.A. Erickson Construction. The current contract began 1/29/2014 and expires 1/29/2017. Staff recommended renewing the contract for three years with no other revisions. Motion by Member Wehrli, second by Member Cullick. Motion passed by roll call vote, 4-0.

Mr. Hoffman explained that the newly approved banquet facility on Ashley Road will install the berm and trees prior to banquet events in 2017. Thus far, the owners have had a family wedding and family baby shower and an open house for prospective brides, etc.

Staff explained the current zoning violation by Jet Towing on Eldamain Road. An incomplete application for a zoning amendment was submitted. At least twice, staff has requested additional information from the petitioner's attorney and received no response. Staff's recommendation is to send notice to the petitioner that a complete application must be submitted by a set deadline or the property must comply with the current zoning classification prior to processing the application. Committee consensus was to set the deadline for December 20 or the property owner must comply with the current zoning classification prior to processing an application for rezoning.

OLD BUSINESS

Mr. Wilkins reported the Senior planner search is on-going and plans to schedule interviews this month.

UPDATE FOR HISTORIC PRESERVATION

Member Wehrli expressed his intent to continue on the Historic Preservation Commission and is optimistic for joint efforts with other historic preservation groups in the County. The conversation will continue at the November 16th Oswego Historic Preservation Commission meeting.

REVIEW PERMIT REPORT

Permit report was part of the Committee packet. 7 new home permits processed in September and October.

REVIEW REVENUE REPORT

Mr. Wilkins summarized the revenue report which showed PBZ revenue of \$23,856.91 in October, for a total of \$128,543.75 for the year. Revenues are similar to last year.

CORRESPONDANCE

Committee discussed complaints about drainage in the southern and northwestern parts of the County.

EXECUTIVE SESSION

None

ADJORNMENT

Chairman Gryder requested a motion to adjourn. Motion was called by Member Cullick, seconded by Member Wehrli. With a voice vote of four ayes, Chairman Gryder adjourned the meeting at 7:07 p.m.

Minutes prepared by Jeff Wilkins, County Administrator and Interim Director of Planning, Building and Zoning

Vendor#	Name	Invoice #	Description	Date	Budget #	Account Description	Dist Amount
BUILDING AND ZONING							
1	191522 SOURCE ONE OFFICE PRODUCTS	412639	OFFICE SUPPLIES	11/16/16	01020026200	OFFICE SUPPLIES	38.99 38.99*
2	110531 KENDALL CO HIGHWAY DEPT	OCTOBER 2016	OCTOBER FUEL - TRUCK	11/16/16	01020026217	VEHICLE MAINT/REPAIRS	47.81 47.81*
3	261005 RANDY ERICKSON	OCTOBER	OCTOBER-5 INSPECTION	11/16/16	01020026361	PLUMBING INSPECTIONS	700.00 700.00*
4	230933 WBK ENGINEERING, LLC	17130	REVIEW SERVICES 9-25	11/16/16	01020026363	CONSULTANTS	647.50 647.50*
Total BUILDING AND ZONING							1,434.30*
ENGINEERING/CONSULTING ESCROW ACCT							
5	230933 WBK ENGINEERING, LLC	17133	7842 ROUTE 71	11/16/16	59020000033	HEIGHTS TOWER SERVICES, I	118.64 118.64*
6	230933 WBK ENGINEERING, LLC	17134	CASEY/BEANE HOMESTEAD	11/16/16	59020000038	CASEY/BEANS HOMESTEAD LLC	1,436.50 1,436.50*
7	230933 WBK ENGINEERING, LLC	17135	JOLIET PARK DISTRICT	11/16/16	59020000039	GROVE ROAD PARK SITE SP 1	1,928.06 1,928.06*
8	230933 WBK ENGINEERING, LLC	17132	US 34-NICOR CLOSEOUT	11/16/16	59020000045	NICOR PROJECT SP-15-04	87.75 87.75*
9	230933 WBK ENGINEERING, LLC	17131	FOX METRO EXPANSION	11/16/16	59020000046	FOX METRO WATER REC DIST	2,433.17 2,433.17*
10	230933 WBK ENGINEERING, LLC	17136	12550 MCKANNA RD- AN	11/16/16	59020000047	ANTOS BRIDGE SD 15-06	277.50 277.50*
Total ENGINEERING/CONSULTING ESCROW							6,281.62*
GRAND TOTAL							7,715.92**

Vendor#	Name	Invoice #	Description	Date	Budget #	Account Description	Dist Amount
BUILDING AND ZONING							
1 012018	AT & T MOBILITY	11282016	CELL PHONE 10/22 - 1	12/07/16	01020026207	CELLULAR PHONE	74.16 74.16*
2 110531	KENDALL CO HIGHWAY DEPT	NOVEMBER	86.8 GAL. NOVEMBER	12/07/16	01020026217	VEHICLE MAINT/REPAIRS	166.66 166.66*
3 261005	RANDY ERICKSON	NOVEMBER	NOVEMBER 2016 10 PLU	12/07/16	01020026361	PLUMBING INSPECTIONS	1,400.00 1,400.00*
4 200580	TESKA ASSOCIATES INC	7296	PROF. SERVICES 10-4	12/07/16	01020026363	CONSULTANTS	3,410.00
5 230933	WBK ENGINEERING, LLC	17260	REVIEW SERVICES	12/07/16	01020026363	CONSULTANTS	185.00 3,595.00*
6 110545	KENDALL COUNTY RECORDER	711	3 ORDINANCES 10/7/16	12/07/16	01020026370	RECORDING EXPENSE	202.00 202.00*
Total BUILDING AND ZONING							5,437.82*
ENGINEERING/CONSULTING ESCROW ACCT							
7 230933	WBK ENGINEERING, LLC	17261	FOX METRO EXPANSION	12/07/16	59020000046	FOX METRO WATER REC DIST	3,468.34 3,468.34*
Total ENGINEERING/CONSULTING ESCROW							3,468.34*
GRAND TOTAL							8,906.16**

KENDALL COUNTY TIMETABLE 2017
for TEXT AMENDMENTS, RPD's (Residential Planned Developments), SPECIAL USES MAJOR AMENDMENTS TO A
SPECIAL USE

Application Deadline	ZPAC	COMBINED KCRPC, HEARING OFFICER & ZBA PUBLICATIONS**	Deadline to submit proof of publication to PBZ Dept.***	KCRPC	SU Hearing Officer/ ZBA	PBZ	CB
By 4:30 p.m.	(9:00 A.M.)	BEGIN END		(7:00 P.M.)	(7:00 P.M.)	(6:30 P.M.)	(9:00 A.M.)
12/20/16	01/03/17	12/31/16	01/10/17	01/25/17	01/30/17	02/14/17	02/21/17
01/24/17	02/07/17	01/28/17	02/07/17	02/22/17	02/27/17	03/13/17	03/21/17
02/21/17	03/07/17	02/25/17	03/07/17	03/22/17	04/03/17	04/10/17	04/18/17
03/21/17	04/04/17	04/01/17	04/11/17	04/26/17	05/01/17	05/08/17	05/16/17
04/18/17	05/02/17	04/29/17	05/09/17	05/24/17	06/05/17	06/12/17	06/20/17
05/23/17	06/06/17	06/03/17	06/13/17	06/28/17	07/03/17	07/10/17	07/18/17
06/27/17	07/11/17	07/01/17	07/11/17	07/26/17	07/31/17	08/07/17	08/15/17
07/18/17	08/01/17	07/29/17	08/08/17	08/23/17	08/28/17	09/11/17	09/19/17
08/22/17	09/05/17	09/02/17	09/12/17	09/27/17	10/02/17	10/10/17	10/17/17
09/19/17	10/03/17	09/30/17	10/10/17	10/25/17	10/30/17	11/13/17	11/21/17
10/24/17	11/07/17	11/04/17	11/14/17	11/29/17	12/04/17	12/11/17	12/19/17
11/21/17	12/05/17	12/30/17	01/09/18	01/24/18	01/29/18	02/12/18	02/20/18
12/19/17	01/02/18	12/30/17	01/09/18	01/24/18	01/29/18	02/12/18	02/20/18
01/23/18	02/06/18	02/03/18	02/13/18	2/28/2018	3/5/218	03/12/18	03/20/18

** Petitioners must adhere to KCRPC & ZBA publication timeframe as listed. All notifications must be given to property owners and published in the newspaper no earlier than the "begin" date listed and no later than the "end" date listed for the appropriate KCRPC & ZBA meeting. Notices submitted to the paper for publication must also include the legal description of the property that is the subject of the hearing. The "Kendall County Record" and "Beacon News" are the preferred papers for publication of notices. The "Beacon News" is published daily. The Kendall County Record is a weekly publication issued each Thursday. Notices sent to the "Record" for publication must be submitted no later than 5:00 PM on the Friday before the week in which the notice must be published in the Thursday printing. For further information regarding the cost and deadlines related to each paper, contact the "Kendall County Record" at (630) 553 -7034 (legals@kendallcountyrecord.com) or the "Beacon News" at (630) 978-8310 hit option 5 (legals@stmedianetwork.com)

*** Proof of notification must be submitted to the Planning, Building & Zoning Department prior to the KCRPC meeting. The deadline for is specified above.

PLANNING BUILDING & ZONING RECEIPTS 2016

DATE	BUILDING FEES		ZONING FEES		LAND-CASH		OFFSITE ROADWAY		MONTHLY FY 16		TOTAL FY16		MONTHLY FY 15		TOTAL FY15	
December	\$1,966.58	\$1,550.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,516.58	\$3,516.58	\$10,457.86	\$3,516.58	\$10,457.86	\$10,457.86	\$10,457.86	\$10,457.86
January	\$1,975.00	\$50.00	\$4,856.78	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$7,881.78	\$11,398.36	\$11,398.36	\$1,276.72	\$11,398.36	\$1,276.72	\$11,734.58	\$11,734.58	\$11,734.58
February	\$1,138.80	\$0.00	\$4,969.27	\$0.00	\$0.00	\$0.00	\$0.00	\$6,108.07	\$17,506.43	\$17,506.43	\$4,862.64	\$17,506.43	\$4,862.64	\$16,597.22	\$16,597.22	\$16,597.22
March	\$6,810.96	\$1,255.00	\$7,298.03	\$2,000.00	\$2,000.00	\$2,000.00	\$17,363.99	\$34,870.42	\$34,870.42	\$34,870.42	\$3,711.92	\$34,870.42	\$3,711.92	\$20,309.14	\$20,309.14	\$20,309.14
April	\$6,264.28	\$2,835.00	\$4,856.78	\$0.00	\$0.00	\$0.00	\$13,956.06	\$48,826.48	\$48,826.48	\$48,826.48	\$16,770.64	\$48,826.48	\$16,770.64	\$37,079.78	\$37,079.78	\$37,079.78
May	\$3,876.24	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,876.24	\$53,702.72	\$53,702.72	\$53,702.72	\$4,210.80	\$53,702.72	\$4,210.80	\$41,290.58	\$41,290.58	\$41,290.58
June	\$14,914.48	\$2,810.00	\$4,856.78	\$0.00	\$0.00	\$0.00	\$22,581.26	\$76,283.98	\$76,283.98	\$76,283.98	\$10,354.00	\$76,283.98	\$10,354.00	\$51,644.58	\$51,644.58	\$51,644.58
July	\$4,217.64	\$5,255.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,472.64	\$85,756.62	\$85,756.62	\$85,756.62	\$18,998.34	\$85,756.62	\$18,998.34	\$70,642.92	\$70,642.92	\$70,642.92
August	\$5,992.32	\$900.00	\$2,786.61	\$0.00	\$0.00	\$0.00	\$10,083.93	\$95,840.55	\$95,840.55	\$95,840.55	\$24,455.94	\$95,840.55	\$24,455.94	\$95,098.86	\$95,098.86	\$95,098.86
September	\$5,405.04	\$0.00	\$3,441.25	\$0.00	\$0.00	\$0.00	\$8,846.29	\$104,686.84	\$104,686.84	\$104,686.84	\$24,947.04	\$104,686.84	\$24,947.04	\$120,045.90	\$120,045.90	\$120,045.90
October	\$10,660.75	\$0.00	\$12,196.16	\$1,000.00	\$1,000.00	\$1,000.00	\$23,856.91	\$128,543.75	\$128,543.75	\$128,543.75	\$13,154.80	\$128,543.75	\$13,154.80	\$133,200.70	\$133,200.70	\$133,200.70
November	\$9,227.20	\$500.00	\$9,826.05	\$1,000.00	\$1,000.00	\$1,000.00	\$20,553.25	\$149,097.00	\$149,097.00	\$149,097.00	\$14,138.44	\$149,097.00	\$14,138.44	\$147,339.14	\$147,339.14	\$147,339.14
TOTAL	\$72,449.29	\$16,155.00	\$55,087.71	\$5,000.00	\$5,000.00	\$5,000.00	\$149,097.00	\$149,097.00	\$149,097.00	\$149,097.00	\$147,339.14	\$149,097.00	\$147,339.14	\$147,339.14	\$147,339.14	\$147,339.14

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
11/21/2016	012016205	01 House	0603300010	SEELER STEVEN	2778 Cherry Road Oswego, IL. 60543		O'Malley Builders, Inc.
11/16/2016	012016232	01 House	0517202001	JENDRZEJCZYK MICHAEL SR & RACHEL	106 RONHILL RD YORKVILLE, IL 60560-	RONHILL ESTATES UNIT 2	Same
11/1/2016	012016206	01 House	0607373006	HANBACK DAN & LINDA	5815 CHAMPIONSHIP CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	Ed Saloga Design Build
11/1/2016	022016227	02 Garage	0701226002	PINNOW BARBARA J	12009 LISBON RD NEWARK, IL 60541-		Marker, Inc.
11/1/2016	032016224	03 Accessory Buildings	0707100009	CASILLAS JOSE J & CASILLAS IVAN J	, -		Self
11/7/2016	032016229	03 Accessory Buildings	0729200002	LIESER CARY W & PAMELA J	16420 ROUTE 52 NEWARK, IL 60541-		
11/1/2016	032016222	03 Accessory Buildings	0119477007	TUYMER EDWARD & PATRICIA	3906 SANDY BLUFF RD PLANO, IL 60545-	SUGAR BROOK ESTATES SUB	Robert Lee
11/14/2016	032016237	03 Accessory Buildings	0135100012	MESSER, OLETH, JR. & ROSE L.	13524 D HALE RD PLANO, IL. 60545		MESSER, OLETH, JR. & ROSE L.
11/30/2016	032016242	03 Accessory Buildings	0235432016	JEFF COOK	5880 AUDREY AVE YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	THORNBROOK BUILDERS
11/30/2016	032016244	03 Accessory Buildings	0508276004	JEMS ACQUISITIONS LLC	37 BONNIE LN YORKVILLE, IL 60560-	WILLMANS RESUB	Willman
11/14/2016	032016236	03 Accessory Buildings	0812103007	BRUSVEEN SUSAN A	6756 CHICAGO RD YORKVILLE, IL 60560-		Cleary Building Corp.

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
11/30/2016	042016243	04 Additions	0518203010	MELLECKER KATHERINE	26 MAPLE RIDGE CT YORKVILLE, IL 60560-	MAPLE GROVE	CL Design-Build Inc.
11/16/2016	042016238	04 Additions	0327427015	BOLTE GLENDA H	34 RED HAWK DR OSWEGO, IL 60543-	RED HAWK LANDING	DCJ of Oswego Inc.
11/1/2016	042016230	04 Additions	0229426005	BORNEMAN PAUL E & MARY K	224 GEORGEANNA ST YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 2	Dunley Construction, Inc.
11/14/2016	082016234	08 Barns/Farm Buildings	0420300007	EQUINE DREAMS	9775 FOX RIVER DR NEWARK, IL 60541-		
11/30/2016	082016245	08 Barns/Farm Buildings	0823300008	WALLIN SCOTT & SALLY	15724 ASHLEY RD MINOOKA, IL 60447-		
11/14/2016	082016235	08 Barns/Farm Buildings	0420300007	EQUINE DREAMS	9775 FOX RIVER DR NEWARK, IL 60541-		
11/1/2016	132016228	13 Decks	0235278001	SIMKOWSKI JEREMY J	332 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY UNIT 1 RESUB PT LT 61	Rooney Builders
11/16/2016	142016213	14 Demolitions	0715200004	James Bingham	14281 BIG GROVE RD NEWARK, IL 60541-		Owner
11/30/2016	152016246	15 Electrical Upgrades	0421126003	RISSMAN MARK	9010 STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 2	Independence Renewable
11/28/2016	192016223	19 Fire Restoration	0136200013	ADAMCZYK DEREK M & BEATA K	12025 RIVER RD PLANO, IL 60545-	RIVER GLEN SUB	Innovative Carpentry, Inc.
11/21/2016	232016241	23 Generator	0508352006	HAGOS YONAS A & KRISTEN A	7912 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-		TECK ELECTRIC, LLC

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
11/1/2016	232016226	23 Generator	0235277006	MAHANEY WILLIAM T	210 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	Lee Legler Construction

Permit Summary by Category by Month Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	18	1	1	2	0	1	2	1	1	5	2	2	0
Garage	13	0	0	1	2	2	2	0	1	2	2	1	0
Accessory Buildings	48	0	0	2	3	4	6	3	6	7	10	5	2
Additions	24	2	1	3	1	1	5	1	1	2	2	4	1
Remodeling	25	0	1	1	2	2	7	2	2	5	2	1	0
Commercial - M Zone	1	0	0	0	0	1	0	0	0	0	0	0	0
Commercial - B Zone	2	0	0	0	0	0	0	0	1	1	0	0	0
Barns/Farm Buildings	21	1	2	3	5	2	2	1	2	0	0	3	0
Signs	2	0	0	1	0	1	0	0	0	0	0	0	0
Swimming Pools	20	0	0	1	5	5	3	2	3	1	0	0	0
Decks	16	0	0	2	1	3	1	4	1	1	1	1	1
Demolitions	11	0	0	1	2	1	2	0	0	1	3	0	1
Electrical Upgrades	3	1	0	0	0	1	0	0	0	0	0	1	0
Change in Occupancy	6	0	1	0	0	0	0	1	1	1	2	0	0
Driveway	7	1	0	3	1	1	0	0	0	1	0	0	0
Fire Restoration	4	0	1	0	0	0	0	0	1	0	2	0	0
Patio	5	0	0	0	2	0	1	1	0	1	0	0	0
Generator	6	0	1	0	1	0	0	0	0	1	2	1	0
	232	6	8	20	25	25	31	16	20	29	28	19	5

**Permit Summary by Category
Kendall County**

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	2	\$490,228	\$6,772	\$2,972
Garage	1	\$50,000	\$330	\$0
Accessory Buildings	5	\$53,000	\$765	\$0
Additions	4	\$230,000	\$1,605	\$0
Remodeling	1	\$200,000	\$670	\$0
Barns/Farm Buildings	3	\$89,700	\$0	\$0
Decks	1	\$1,938	\$0	\$0
Electrical Upgrades	1	\$38,800	\$110	\$0
Generator	1	\$2,300	\$110	\$0
	19	\$1,155,966	\$10,362	\$2,972