

**COUNTY OF KENDALL, ILLINOIS  
COMMITTEE OF THE WHOLE  
REMOTE MEETING MINUTES  
Thursday, March 12, 2020**

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE** - The meeting was called to order at 4:01p.m. by County Board Chair Scott Gryder, who lead the Pledge of Allegiance to the American Flag.

**ROLL CALL:**

Attendee	Status	Arrived	Left Meeting
Amy Cesich	Present		
Elizabeth Flowers	ABSENT		
Scott Gengler	Here		
Tony Giles	Here		
Judy Gilmour	Here		
Scott Gryder	Here		
Audra Hendrix	Here		
Matt Kellogg	ABSENT		
Matthew Prochaska	Here		
Robyn Vickers		4:03p.m.	

**COUNTY EMPLOYEES PRESENT:** Matt Asselmeier, Scott Koeppel

**OTHERS PRESENT:** Rodger Blomgren, Lee Holman, Tyler Peterson, Laurie Pfaff, Len Pfaff, Margaret Rul, Ron Smrz, Nancy Zier, Ron Zier

**APPROVAL OF AGENDA** – Member Prochaska made a motion to approve the agenda with the change of moving the Public Comment Section to number 5 on the agenda, second by Member Hendrix. **With eight members present voting aye, the motion carried by a vote of 8-0.**

**APPROVAL OF SUPPLEMENTAL CLAIMS** – Member Cesich made a motion to forward claims to the County Board for approval, second by Member Hendrix.

**ROLL CALL:**

Attendee	Vote
Amy Cesich	Yes
Elizabeth Flowers	ABSENT
Scott Gengler	Yes
Tony Giles	Yes
Judy Gilmour	Yes
Scott Gryder	Yes

Audra Hendrix	Yes
Matt Kellogg	ABSENT
Matthew Prochaska	Yes
Robyn Vickers	Yes

**With eight members voting aye, the motion carried.**

## **PUBLIC COMMENT**

**Rodger Blomgren** – supports petitioner’s request

**Lee Holman** – Lyons Farm, President of the Historic Society, in favor of

**Len Pfaff** – Mr. Pfaff was opposed to the large light poles, commercial property built on zoned Ag property, he also noted the increases in his property taxes. He was concerned about property devaluation if Petition 19-34 was approved. He lives near the property and is opposed to the petition request.

**Margaret Rul** expressed concerns regarding the neighborhood around the property subject to Petition 19-34 looking like a junkyard. She is opposed to the Special Use permit.

**Nancy Zier** – against the special use

**Laurie Pfaff** – She noted that the Kendall County Zoning Board of Appeals said that the proposed use would be substantially injurious to the use and enjoyment of property in the immediate vicinity and would diminish property values. She was concerned that the use would turn into a dumping ground. She was strongly opposed to the Special Use Petition.

**Ron Zier** – has lived in county for 15 years, he values his property, and does not support any commercial developments at that location.

**Tyler Peterson** – opposes Petition 19-34

**OLD BUSINESS** – None

## **NEW BUSINESS**

- *Discussion of Petition 19-34-Request from Ron Smrz on Behalf of the Bank of Lyon Trust for a Special Use Permit for a Storage of Motor Vehicles, Boats, Trailers, and Other Recreational Vehicle Business at 7821 Route 71 (PIN: 02-35-151-003) in Oswego Township* - Mr. Asselmeier summarized the request, stating that Ron Smrz, on behalf of Bank of Lyon Trust, would like to establish a storage business for boats and RVs at the subject property. The amended site plan was created after the Kendall County Regional Planning Commission meeting. The Petitioner updated the site plan to reflect concerns expressed by neighbors.

The property was granted a special use permit for the retail sale of nursery stock through Ordinance 1985-10. This proposal will not impact the existing special use permit.

The property is approximately seventeen (17) acres in size, but the special use area is approximately one (1) acre in size.

The current land use is agricultural. The future land use is rural residential. Route 71 is a State maintained highway and is considered a Scenic Route at the subject property. Yorkville has a trail planned along Route 71. There is a farmable wetland on the property consisting of approximately a tenth (0.1) of an acre.

Mr. Asselmeier reported this item has been discussed at six County meetings prior to this Committee of the Whole meeting. Discussion on the negative fact findings reviewed by the Zoning Board of Appeals, and normal expectations for the area.

Ron Smrz and his wife, Melissa Maye presented their plan, proposed expansion of Route 71 and 126 near the proposed storage site, businesses surrounding the proposed storage site, multiple AG properties with special uses down the same road, and his attempt to comply with his neighbors requests, and his willingness to make changes if possible, and his neighbors that haven't been able to attend County meetings to voice their support. Mr. Smrz stated that the area is changing, and as the economy is growing, he feels that allowing businesses in that area increase revenue and benefit the County.

**Member Prochaska asked that the item be sent to the County Board for final determination. The vote would need to be majority present to pass or fail.**

- *Approval of a Request from the Planning, Building and Zoning Committee to Refer Petition 20-01 Pertaining to an Amendment to Kendall County's Recreational Vehicle and Campground Regulations to the Planning, Building and Zoning Committee for Further Review – PBZ Committee Chairman Prochaska made a motion to Refer Petition 20-01 Pertaining to an Amendment to Kendall County's Recreational Vehicle and Campground Regulations to the Planning, Building and Zoning Committee for Further Review, second by Member Gilmour. **With seven members present voting aye, the motion carried.***

**QUESTIONS FROM THE MEDIA – NONE**

**CHAIRMAN'S REPORT – NONE**

**REVIEW BOARD ACTION ITEMS –** Chairman Gryder asked the committee to review the draft County Board agenda. Mr. Koeppl stated there would be the addition of the Solid Waste Plan to the Board agenda for final approval. Member Hendrix asked to report on the NWPA at the Board meeting. Member Cesich asked that Highway items be removed from the Consent Agenda, and moved to the regular agenda.

**EXECUTIVE SESSION – Not Needed**

**ADJOURNMENT –** Member Prochaska made a motion to adjourn the meeting, second by Member Hendrix. **With eight members voting aye, the meeting was adjourned at 5:29p.m.**

Respectfully Submitted,  
Scott Koeppl  
County Administrator