

**KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE**  
*Kendall County Historic Courthouse*  
*Third Floor Courtroom*  
*109 W. Ridge Street, Yorkville, Illinois*  
**6:30 p.m.**  
**Hybrid Attendance**  
**Meeting Minutes of February 8, 2021**

**CALL TO ORDER**

The meeting was called to order by Chairman Gengler at 6:30 p.m.

**ROLL CALL**

Committee Members Present: Elizabeth Flowers (Attended Remotely), Scott Gengler (Chairman), Judy Gilmour (Vice-Chairwoman) (Attended Remotely), Matt Kellogg, and Dan Koukol (Arrived at 6:33 p.m.)

Committee Members Absent: None

Also Present: Matt Asselmeier (Senior Planner), Aaron Rybski, Gregg Ingemunson, Greg Dady, and Dan Kramer (Attended Remotely)

**APPROVAL OF AGENDA**

Member Kellogg made a motion, seconded by Member Flowers, to approve the agenda as presented.

The votes were as follows:

Yeas (4): Flowers, Gengler, Gilmour, and Kellogg

Nays (0): None

Abstain (0): None

Absent (1): Koukol

The motion carried.

**APPROVAL OF MINUTES**

Member Kellogg made a motion, seconded by Chairman Gengler, to approve the minutes of the January 11, 2021, meeting.

The votes were as follows:

Yeas (4): Flowers, Gengler, Gilmour, and Kellogg

Nays (0): None

Abstain (0): None

Absent (1): Koukol

The motion carried.

**PUBLIC COMMENT**

None

Dan Koukol arrived at this time (6:33 p.m.).

## **EXPENDITURE REPORT**

The Committee reviewed the expenditure report from January 2021.

## **NEW BUSINESS**

### **Health Department's Plano Transfer Station Inspection and Audit**

Aaron Rybski, Kendall County Health Department, noted that the Plano Transfer Station provided the County notice that the Station was going to increase their tonnage per day. This increase triggered a payment of Ten Cents (\$0.10) per ton and audit requirements. The Health Department created a procedure for inspections. Marlin Hartman would do the inspections.

Member Koukol asked about garbage on Galena Road west of Route 47 in the ditch. He requested the Health Department investigate the matter. Mr. Rybski reported that the Transfer Station said that they would look into the situation.

Chairman Gengler asked when the agreement was made. Mr. Rybski responded 2014.

Mr. Rybski discussed the materials collected and operations by Midwest Materials.

Member Gilmour asked about collection numbers. Mr. Rybski responded six hundred twenty (620) tons. The fee would be triggered when they collect seven hundred fifty (750) tons per day. The fee is paid to the County quarterly. They will hit seven hundred fifty (750) tons in a year or two (2).

## **PETITIONS**

### **Amended Petition 20-02 Greg Dady on Behalf of DTG Investments**

Mr. Asselmeier summarized the request.

DTG Investments, LLC owns the property at 3485 Route 126 (PIN 06-09-400-005) in Na-Au-Say Township. This property is presently zoned A-1 Agricultural District, but the Petitioner would like to operate a trucking company, specifically for offices related to the trucking company, minor repair facilities for company trucks, and company truck parking.

In February 2020, the Petitioner submitted a request for a map amendment rezoning the subject property to M-1 and this request was reviewed by ZPAC in March 2020. However, Na-Au-Say Township expressed concerns about rezoning the property to M-1 and the Petitioner decided to pursue a text amendment to the A-1 District and a special use permit under A-1 for the proposed uses.

According to Section 3:02 of the Zoning Ordinance, a truck parking area or yard is defined as follows:

“TRUCK PARKING AREA OR YARD. Any land used or intended to be used for the storage or parking of trucks, trailers, tractors, and including commercial vehicle, while not loading or unloading, and which exceeds one and one-half tons in capacity.”

Versions of this memo that were sent to the Kendall County Regional Planning Commission and Kendall County Zoning Board of Appeals stated that this use was not listed as a permitted or special use in any zoning district. That information was incorrect; pursuant to Sections

10:01.B.21.sss and 10:02.B.1 of the Zoning Ordinance, truck parking area or yards are permitted uses in the M-1 and M-2 District.

Staff believes that truck parking area or yard use most closely matches the Petitioners proposed use and offers the following text amendment to Section 7:01.D of the Kendall County Zoning Ordinance:

“Truck Parking Area or Yard Including Offices and Maintenance Facilities Provided that the Use has Direct Access to a Road Designated as a Major Collector or Higher in the County Land Resource Management Plan.”

The list of special uses in the A-1 District should be renumbered to reflect the addition of this use to the list of special uses.

This proposal was sent to the townships on September 1, 2020. Only Na-Au-Say Township submitted comments. Na-Au-Say Township felt that the proposed use was not consistent with agricultural operations, that similar uses could occur along roads in the Township, that the proposed use could occur on other roads within the County, and that the Township had concerns regarding the County's ability to enforce the regulations in special use permits. The October 26, 2020, email from Na-Au-Say Township Supervisor Brad Blocker was provided. The Na-Au-Say Township Planning Commission met on November 4, 2020, and had discussion regarding requiring this type of use be restricted to State highways and that properties used for this type of use be restricted to a maximum of ten (10) acres. The comments from Na-Au-Say Township were provided.

ZPAC reviewed this proposal at their meeting on September 1, 2020. Fran Klaas requested that proposed use be restricted to roads classified as Minor Arterials or higher as designated by the Illinois Department of Transportation's Five (5) Year Functional Classification Map. Mr. Klaas had no objection to the proposed use going in at 3485 Route 126. ZPAC recommended approval of the proposed text amendment with Mr. Klaas' proposed amendment by a vote of six (6) in favor and zero (0) in opposition. Four (4) members were absent. The minutes of this meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on September 23, 2020. Commissioners expressed concerns about placing this type of use on A-1 zoned property. Several Commissioners felt this use would be more appropriate on property zoned for manufacturing. Commissioners were also concerned about the lack of restrictions within the proposed text amendment. Commissioners were also unhappy that the Petitioner moved a tenant onto property zoned A-1 without obtaining the necessary zoning permits. The Commission recommended denial of the request by a vote of zero (0) in favor of the request and eight (8) in opposition. One (1) member of the Commission was absent. Member Nelson voted no because the proposal was too broad, the use could go anywhere, and the use was undesirable at other locations with inadequate protection for the agricultural community and people living in agricultural areas. Member Hamman voted no because he favored more restrictions in the text amendment and requests for this use could come before the Commission monthly. Chairman Ashton voted no because the proposal had inadequate restrictions and he was upset that the Petitioner did not secure the necessary zoning before leasing the property. He suggested that the Petitioner attempt to rewrite the proposal. Member Wilson concurred with Member Nelson and Chairman Ashton and she had concerns regarding the lack of a limit on the number of trucks and trips. The minutes of this meeting were provided.

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on September 28, 2020. Discussion occurred regarding rezoning properties to a manufacturing classification instead of issuing special use permits and possible spot zoning. The Kendall County Zoning Board of Appeals recommended approval of the requested text amendment by a vote of four (4) in favor and two (2) in opposition. One (1) Board Member was absent. Chairman Mohr voted no because he felt this proposal was a type of spot zoning. He also noted that he received several phone calls, but no one was in attendance to express concerns in-person. The minutes of the meeting were provided.

The Kendall County Planning, Building and Zoning Committee reviewed this proposal at their meeting on November 9, 2020. Discussion occurred regarding setbacks, distance from houses, lighting, lines of sight, amount of traffic and related items. Discussion also occurred regarding the number of vehicles on the property and clarifying hours of operation. The Committee laid over the Petition and the related Petition regarding the special use permit in order to address the concerns previously stated.

After the January Planning, Building and Zoning Committee, the Petitioner offered the following amendments to the proposed text amendment:

Truck Parking Area or Yard Including Offices and Maintenance Facilities can be special uses on A-1 zoned property provided:

1. The Parcel has Direct Access to a State Highway;
2. The Parcel is Less Than Six (6) Acres in Size;
3. The Parcel is Located within Seven Tenths (7/10) of a Mile of a Municipal Boundary; and
4. The Parcel Possesses at Least One (1) Fourteen Thousand (14,000) Square Foot Building for Truck Storage.

The Agricultural Zoning Map with road classifications was provided. The Illinois Department of Transportation's Five (5) Year Functional Classification Map for Kendall County was also provided. A copy of the draft ordinance was provided.

Gregg Ingemunson, Attorney for the Petitioner, noted that they tried to limit the text amendment to only a few properties in the County.

Member Flowers asked if the property met the new, restricted criteria. Mr. Asselmeier responded that the property met the new criteria.

Member Kellogg asked about text amendments for businesses. Mr. Asselmeier explained how the County reviewed text amendment proposal, specifically referencing the cannabis related regulations. He noted that some special uses have multiple restrictions in the Zoning Ordinance and some uses have minimal restrictions. Mr. Asselmeier explained that variances could be granted if a future petitioner had a hardship where they could not meet the requirements in the Zoning Ordinance. Member Kellogg expressed concerns that future petitioners would have to ask for variances because the criteria was too strict.

Member Kellogg felt the use was too intense for the A-1 District and that the number of vehicles allowed per acre or per lot should be examined. He also expressed concerns about enforceability and potential litigation if the ordinance is worded too narrowly.

Mr. Ingemunson requested direction from the Board regarding restrictions.

Member Kellogg expressed concerns that the Petitioner was not following the proposed conditions in the proposed special use permit, specifically hours of operation. He also expressed concerns about traffic safety on Route 126.

Chairman Gengler asked about township comments. Mr. Asselmeier noted that Na-Au-Say Township was the only township to submit comments. The County has made text amendments more restrictive after township review. The Committee could refer the matter back to the Zoning Board of Appeals.

Member Gilmour stated that she agreed with Member Kellogg, specifically that the location was a dangerous location for this type of use. Member Gilmour also asked if the other advisory boards had to reviewed the revised proposal. Mr. Asselmeier responded no, but the matter could be referred back for additional review.

Chairman Gengler questioned the relationship of the proposed use to agricultural uses. He did not see the proposed use as agricultural related.

Member Kellogg had no objections to ServPro or a landscaping business operating at the property because the uses were not intense.

Mr. Asselmeier noted that the proposed special use added additional restrictions to the proposed use.

Greg Dady noted that the tenant has looked at other locations for truck storage.

Member Gilmour asked about enforcement. Mr. Asselmeier said that the Planning, Building and Zoning Department would enforce the special use permit.

Chairman Gengler made a motion, seconded by Member Kellogg, to recommend approval of the text amendment.

The votes were as follows:

Yeas (0): None  
Nays (4): Flowers, Gengler, Gilmour, and Kellogg  
Abstain (1): Koukol  
Absent (0): None

The motion carried.

The proposal goes to the Committee of the Whole on February 11, 2021.

Discussion occurred regarding enforcing the Zoning Ordinance, if the text amendment is denied.

*Amended Petition 20-05 Greg Dady on Behalf of DTG Investments*

The Committee laid over Petition 20-05 to wait on the County Board's decision on Petition 20-02.

**NEW BUSINESS**

**Approval of Request from Jason Shelley on Behalf of Go Pro Ball, LLC and James and Denise Maffeo on Behalf of Four Seasons Storage, LLC for a Ninety (90) Day Extension of the Recording Deadline for the Final Plat of Go Pro Sport Subdivision**

Mr. Asselmeier summarized the request.

The Planning, Building and Zoning Department received a request from the attorney for the owners of the Go Pro Sports Subdivision requesting a ninety (90) day extension of the requirement to record the final plat of the subdivision.

According to the Subdivision Control Ordinance, a final plat must be recorded within six (6) months of approval unless granted an extension by the County Board after recommendation by the PBZ Committee. The County Board approved this final plat in September 2020.

Staff has no objections to the requested extension.

A draft resolution was provided.

This is the first requested extension.

Member Kellogg made a motion, seconded by Member Koukol, to recommend approval of the requested extension.

Dan Kramer, Attorney for the Petitioner, said the proposal will be going to the Village of Shorewood's boards in March.

The votes were as follows:

Yeas (5): Flowers, Gengler, Gilmour, Kellogg, and Koukol

Nays (0): None

Abstain (0): None

Absent (0): None

The motion carried.

The proposal goes to the County Board on February 16, 2021, on the consent agenda.

**Approval of a Resolution Approving an Intergovernmental Agreement for Reciprocal Building Inspection Services between Kendall County, Illinois and the United City of Yorkville, Illinois**

Mr. Asselmeier summarized the request.

The Intergovernmental Agreement between Kendall County and the United City of Yorkville for reciprocal building inspection services expires in February.

A renewal proposal was provided. Other than dates, there were no changes to the agreement from the 2020 version.

The United City of Yorkville will be reviewing the proposal during their meetings in February.

Member Kellogg made a motion, seconded by Member Koukol, to recommend approval of the intergovernmental agreement.

The votes were as follows:

Yeas (5): Flowers, Gengler, Gilmour, Kellogg, and Koukol  
Nays (0): None  
Abstain (0): None  
Absent (0): None

The motion carried.

The proposal goes to the County Board on February 16, 2021, on the consent agenda.

*Approval of Publishing the Annual Noxious Weed Notice in the Kendall County Record at a Cost Not to Exceed \$125.00; Related Invoice(s) to Be Paid from the PBZ Legal Publications Line Item 11001902-62090*

Mr. Asselmeier summarized the issue.

The County is required to publish the notice annually in the first quarter of the year, per the County's Noxious Weed Work Plan.

Member Koukol made a motion, seconded by Member Kellogg, to recommend approval of publishing the notice.

The votes were as follows:

Yeas (5): Flowers, Gengler, Gilmour, Kellogg, and Koukol  
Nays (0): None  
Abstain (0): None  
Absent (0): None

The motion carried.

The proposal goes to the County Board on February 16, 2021, on the consent agenda.

*Approval of Notice of Intent for Renewal of General Permit for Discharges from Small Municipal Separate Storm Sewer Systems (MS4's)*

Mr. Asselmeier summarized the issue.

Kendall County's General Permit for Discharges from Small Municipal Separate Storm Sewer Systems expires in March.

WBK prepared the information for the General Permit. The proposed General Permit is similar to the General Permit approved by the County Board in 2016. The County currently undertakes the majority of the items listed in the General Permit.

If approved, the General Permit would be valid for five (5) years; the same time frame as the previous General Permit.

Member Kellogg made a motion, seconded by Member Koukol, to recommend approval of the Notice of Intent for Renewal of General Permit for Dischargers from Small Municipal Separate Storm Sewer Systems.

The votes were as follows:

Yeas (5): Flowers, Gengler, Gilmour, Kellogg, and Koukol  
Nays (0): None  
Abstain (0): None  
Absent (0): None

The motion carried.

The proposal goes to the County Board on February 16, 2021 on the consent agenda.

Approval of Scope of Work from WBK Engineering in an Amount Not to Exceed \$3,100 for Review of the Kendall County Stormwater Management Ordinance in Relation to FEMA Floodplain Management Bulletin P-2140 Floodplain Management Requirements for Agricultural Structures and Accessory Structures; Related Invoices To Be Paid from the PBZ Consultant Line Item 11001902-63630

Mr. Asselmeier summarized the issue.

In early January, the County received notification that FEMA had prepared Floodplain Management Bulletin P-2140 Floodplain Management Requirements for Agricultural Structures and Accessory Structures.

The Department requested that WBK prepare a cost estimate to examine if any changes to the Kendall County Stormwater Management Ordinance were required because of this document.

WBK prepared a scope of work which includes a not to exceed amount of Three Thousand One Hundred Dollars (\$3,100).

Staff requested guidance as to whether or not the Committee would like WBK to conduct the work outlined in the proposal.

Member Kellogg made a motion, seconded by Member Koukol, to recommend approval of the proposal.

The votes were as follows:

Yeas (5): Flowers, Gengler, Gilmour, Kellogg, and Koukol  
Nays (0): None  
Abstain (0): None  
Absent (0): None

The motion carried.

The proposal goes to the County Board on February 16, 2021 on the consent agenda.

Follow-Up on Kendall County Regional Planning Commission Annual Meeting

Mr. Asselmeier provided a report from the Annual Meeting.



Mr. Asselmeier reported the summary for 2020 and 2021 future projects and goals.

Thirty-two (32) Petitions Filed in 2020; forty-six (46) Petitions Filed in 2019; thirty-three (33) Petitions Filed in 2018; thirty-three (33) Petitions Filed in 2017.

Thirty-four (34) New Housing Starts in 2020; twenty (20) New Housing Starts in 2019.

Three hundred twenty-six (326) Total Permits in 2020; two hundred fifty-seven (257) Total Permits in 2019.

Clarified the Enforcement Section and Fines Section of the Zoning Ordinance and Removed the Hearing Officer from the Zoning Ordinance.

Senior Planner Passed the Certified Floodplain Manager (CFM) Exam.

Completed the Zoning Ordinance Project with Teska to Correct Typographical and Citation Errors within the Zoning Ordinance.

Updates to the Recreational Vehicle Park and Campground Zoning Regulations Approved.

Updated the Historic Preservation Ordinance to Meet the Criteria for Certified Local Government Status.

Adjusted Departmental Operations due to the COVID-19 Pandemic.

Code Compliance Official Trained New Part-Time Code Enforcement Officer.

Code Compliance Official Held a Community Event at Ace Hardware in Yorkville.

ISO Improved to 4.

Department Revenues in June Were the Highest Revenues for a Single Month Since Mid-2000s.

Department Revenues for the Fiscal Year Were the Highest in at Least Ten (10) Years.

Worked with GIS to Place 2018 Contour Information on the Website.

Updated the Number of Members on the Stormwater Planning Committee to Match State Law Zoning Administrator or His/Her Designee Named Administrator of Stormwater Administrator.

Four (4) Parties Were Found Guilty for Violating the Zoning Ordinance.

Organized a Public Hearing Regarding Kendall County's Stormwater Management Ordinance.

Distributed a Survey to the Townships Regarding Kendall County's Stormwater Management Activities.

Organized a Joint Meeting of Historic Preservation Groups within the County.

Continued Historic Preservation Commission Awards.

Noxious Weed Related Documents and Notices Drafted and Approved by the County Board.

Update Transportation Plan in Land Resource Management Plan to Match the Long Range Transportation Plan.

Start Researching and Planning for Updating the Land Resource Management Plan in 2022.

Assist with the Codification Process.

Continue to Implement the Citation Policies for the Various Ordinances.

Work with Kendall County EMA to Pursue Disaster Related Grants and Other Funding.

Continue to Meet with Townships Regarding Their Role in the Development Approval Process.

Work with WBK Engineering to Review the County's Stormwater Regulations and Recommend Appropriate Changes Based on Changes in Federal and State Stormwater Regulations.

Continue to Monitor Changes to Zoning Related Regulations at the State Level.

Continue to Work with GIS to Ensure Correct Zoning Information for Each Parcel.

Continue to Work with GIS to Connect Parcels to the Applicable Special Use and Map Amendment Ordinances.

Continue to Work to Ensure Special Use Permits that Require Renewals and Reviews Are Examined in a Timely Manner.

Ensure that Noxious Weed and NPDES Permit Documents Are Submitted to the State in a Timely Manner.

Work with the Illinois Historic Preservation Agency and Historic Preservation Commission on Certified Local Government Projects.

Increase the Visibility and Activities of the Historic Preservation Commission Through Collaboration with Other Historic Preservation Organizations and Events.

Continue Working with the Northwest Water Planning Alliance.

Participate with Implementation of CMAP's 'On To 2050 Plan' for the Chicago Region.

Continue Reviewing and Addressing Potential Changes to the Zoning Ordinance and Departmental Operations for Increased Efficiency.

In 2020, there were five (5) new special use permit applications initiated; three (3) of these are on-hold cannabis related special uses.

Regarding major amendments to special uses, there were (0) in 2020.

Regarding minor amendments to special uses, there was one (1) in 2020.

There was one (1) special use permit revocation.

There were zero (0) special use permit renewals.

There were five (5) stand-alone variances.

There were two (2) administrative variances.

There were zero (0) stormwater variance.

There was one (1) approved conditional use permit.

There was one (1) approved temporary use permit.

There was one (1) site plan review.

There were two (2) plats of vacation.

There was one (1) preliminary and final plat approved.

There were four (4) text amendments initiated.

There was two (2) Land Resource Management Plan initiated; one (1) was approved and one (1) was withdrawn.

There were two (2) map amendments approved initiated.

There were two (2) Stormwater Ordinance Related amendments.

There were no historic landmarks.

There were (2) text amendments to the Historic Preservation Ordinance.

There were nine (9) ZPAC meetings in 2020.

The Regional Planning Commission met eight (8) times in 2020, including the Annual Meeting.

The Zoning Board of Appeal met eight (8) times in 2020.

The Historic Preservation Commission met eight (8) times in 2020.

The Stormwater Management Oversight Committee met one (1) time in 2020.

The Comprehensive Land Plan and Ordinance Committee met six (6) times in 2020.

The Planning, Building and Zoning Committee met thirteen (13) times in 2020.

Of the twenty-six (26) ordinances approved by the County Board in 2020, thirteen (13) were Planning and Building related.

The Department investigated zero (0) noxious weed violations in 2020.

In 2020, there were thirty-four (34) single-family residential permits approved in the unincorporated area. The breakdown by township and subdivision was provided to the Commission.

The Code Inspector did two hundred thirteen (213) site visits inspections in 2020.

There were two hundred fifty-six building related violation investigations in 2020 compared to four hundred six (406) building related violations in 2019. There were fourteen (14) zoning related violations in 2020 compared to seven (7) the previous year.

Total permits issued were three hundred thirty (330) in 2020 compared to two hundred sixty-one (261) in 2019.

Member Koukol said the meeting was informational and attendees came from all over the County.

Chairman Gengler said that he was glad to get an update from the municipalities.

#### 2020 County-Wide Building Permit Memo

This matter was laid over until the figures are received from the Village of Oswego

#### Discussion of the Abandoned Property Program from the Illinois Housing Development Authority; Committee Could Approve a Letter to Local Legislators

Mr. Asselmeier summarized the issue.

On January 25th, the County received notification of a grant opportunity through Round 5 of the Abandoned Property Program (APP) from the Illinois Housing Development Authority (IHDA).

According to the information provided, counties, municipalities, and land banks can apply for funds to recover costs related to the maintenance and demolition of abandoned residential properties. These costs are usually related to liens placed on properties for cutting grass or demolition of buildings.

Presently, the County does not engage in these activities on a large scale. However, Oswego Township does mow abandoned properties in Boulder Hill and the Township places liens on these properties to cover the Township's costs.

Staff is of the opinion that this program could benefit the County if townships were eligible to apply for these funds. Accordingly, we request that the County submit a letter to our local legislators in Springfield asking that the enabling legislation for the APP be amended to allow townships to apply for these funds.

Member Gilmour asked about numbers of abandoned properties. Mr. Asselmeier will reach out to the townships to see if other townships are mowing abandoned properties. The County is not cutting grass on private property.

Mr. Asselmeier explained how the grant is administered and the documents that must be submitted to the State as part of the program.

Member Flowers asked about the work level. Mr. Asselmeier said that the County would have minimal time commitment because the townships would be responsible for administering the grant.

Member Gilmour made a motion, seconded by Member Flowers, to draft the letter.

The votes were as follows:

Yeas (5): Flowers, Gengler, Gilmour, Kellogg, and Koukol  
Nays (0): None  
Abstain (0): None  
Absent (0): None

The motion carried.

Mr. Asselmeier will draft the letter and bring it to the March Committee meeting.

*Discussion of Inoperable Vehicle Ordinance in Relation to Towing Procedures; Committee Could Refer the Matter to the State's Attorney's Office*

Mr. Asselmeier summarized the issue.

Staff received a request from some residents in Boulder Hill asking that the County strengthen the Inoperable Vehicle Ordinance by allowing the County to tow vehicles.

When the Inoperable Vehicle Ordinance was passed, the PBZ Committee chose not to have a towing provision in the regulation.

A copy of the Inoperable Vehicle Ordinance was provided.

Staff requests guidance as to how to proceed.

Member Koukol stated that, from a financial perspective, it is not worth the cost of time and effort when compared to the value of the car.

Agricultural vehicles are exempt from the Inoperable Vehicle Ordinance.

The consensus of the Committee was to have Staff research the number of vehicles and properties impacted.

Discussion of Changing the Voluntary Compliance Policy by Lowering the Warning Time from 30 Days to 15 Days and/or Establishing a Different Compliance Period for Repeat Offenders; Committee Could Approve Changing the Policy

Mr. Asselmeier provided background on the issue.

Even though the citation procedure allows for the issuance of citations without warning, the Department's policy has been voluntary compliance.

The consensus of the Committee was to keep the thirty (30) day warning time and keeping the voluntary compliance policy.

**OLD BUSINESS**

None

**REVIEW VIOLATION REPORT**

The Committee reviewed the violation report.

Update on 45 Cheyenne Court

Mr. Asselmeier announced the owner completed the siding and pled guilty. The fine of One Thousand Five Hundred Dollars (\$1,500) must be paid by the middle of August.

Update on 2511 Wildy Road

Mr. Asselmeier provided an update on the Wildy Road property. The consensus of the Committee was to have a meeting with the State's Attorney's Office and Sheriff's Department to discuss the definition of business and strategies for ordinance enforcement.

**REVIEW NON-VIOLATION REPORT**

The Committee reviewed the non-violation report.

**UPDATE FOR HISTORIC PRESERVATION COMMISSION**

Meeting with Other Historic Preservation Organizations February 10, 2021, at 6:30 p.m.

Mr. Asselmeier reported that the Historic Preservation Commission meeting is February 10<sup>th</sup>. There are fourteen (14) people that have RSVP'd for the meeting. Jon Pressley from the Illinois Historic Preservation Agency will be the guest speaker.

**REVIEW PERMIT REPORT**

The Committee reviewed the report.

**REVIEW REVENUE REPORT**

The Committee reviewed the report.

**CORRESPONDENCE**

None

**COMMENTS FROM THE PRESS**

None

**EXECUTIVE SESSION**

None

**ADJOURNMENT**

Member Kellogg made a motion, seconded by Member Koukol, to adjourn.

The votes were as follows:

Yeas (5): Flowers, Gengler, Gilmour, Kellogg, and Koukol

Nays (0): None

Abstain (0): None

Absent (0): None

The motion carried.

Chairman Gengler adjourned the meeting at 8:05 p.m.

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

Enc.

**KENDALL COUNTY  
PLANNING, BUILDING, & ZONING COMMITTEE  
FEBRUARY 8, 2021**

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
<i>Aaron Rybski</i>	<i>KENDALL HEALTH</i>	<i>ARYBSKI@CO.KENDALL.IL.US</i>
<i>Gary Ingman</i>		