

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE

Kendall County Office Building

Rooms 209 and 210

111 W. Fox Street, Yorkville, Illinois

6:30 p.m.

Hybrid Attendance

Meeting Minutes of May 10, 2021

CALL TO ORDER

The meeting was called to order by Chairman Gengler at 6:35 p.m.

ROLL CALL

Committee Members Present: Elizabeth Flowers (Attended Remotely), Scott Gengler (Chairman), Judy Gilmour (Vice-Chairwoman), Dan Koukol, and Robyn Vickers (Attended Remotely)

Committee Members Absent: None

Also Present: Matt Asselmeier (Senior Planner), Laura Denges (Attended Remotely), Luke Finfrock (Attended Remotely), Ryan Hoogland (Attend Remotely), and John Hacker (Attended Remotely)

APPROVAL OF AGENDA

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

The votes were as follows:

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

Nays (0): None

Abstain (0): None

Absent (0): None

The motion carried.

APPROVAL OF MINUTES

Member Flowers made a motion, seconded by Member Gilmour, to approve the minutes of the April 12, 2021, meeting.

The votes were as follows:

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

Nays (0): None

Abstain (0): None

Absent (0): None

The motion carried.

PUBLIC COMMENT

None

EXPENDITURE REPORT

The Committee reviewed the expenditure report from April 2021.

Mr. Asselmeier noted that Brian Holdiman was reimbursed for equipment related to an inspection of the ANR Pipeline property. This inspection happens infrequently and those clothes and materials can be used for similar inspections in the future.

PETITIONS

Petition 21-14 Laura Denges

Mr. Asselmeier summarized the request.

According to the information provided to the County, the Petitioner would like to operate a winery at the subject property.

The application materials, including the business plan, plat of survey, site plan, and aerial of the property were provided.

The property was located at 9396 Plattville Road and consisted of approximately three point one nine (3.19) acres.

The Future Land Use Map called for the property to be Agricultural.

Plattville Road is a Township maintained Major Collector. There are no trails planned along the road.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural.

The adjacent lands are zoned A-1.

The Future Land Use Map calls for the area to be Agricultural in the County and Commercial and Business Park/Office in Plattville.

EcoCat submitted on March 19, 2021, and consultation was terminated.

NRI application submitted on March 16, 2021. The LESA score was 199 indicating a low level of protection. The NRI was provided.

Lisbon Township was emailed information on March 23, 2021. The Lisbon Township Planning Commission did not have a quorum for their meeting on April 13, 2021. The members in attendance did not have any objections to the proposal.

The Village of Plattville was emailed information on March 23, 2021.

Lisbon-Seward Fire Protection District was emailed information on March 23, 2021. The Fire District had no objections to the proposal. They did request to do a life safety inspection of the property. The email stating their opinion was provided.

ZPAC reviewed this proposal at their meeting on April 6, 2021. The Petitioner agreed to meet with the Kendall County Health Department regarding well, septic, and food permits. The

Petitioner agreed that the business would not start before Noon any day of the week. The business would normally operate between March and December. Grapes would be grown on the property. ZPAC recommended approval of the proposal by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes were provided.

Though not required by the Kendall County Zoning Ordinance, the Kendall County Historic Preservation reviewed this proposal at their meeting on April 19, 2021. The Petitioner indicated that she will not be making any structural changes to the barn. The Petitioner has installed interior walls and insulation. The Petitioner plans to replace some windows; the windows are not the original windows to the barn. The Petitioner planned to install an entry door where the double doors are located. The Petitioner indicated that her objective was to preserve the rustic atmosphere of the property. The Kendall County Historic Preservation Commission recommended approval of the special use permit with the condition that the barn be preserved by vote of four (4) in favor and zero (0) in opposition. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on April 28, 2021. Discussion occurred about having an illuminated sign; the Petitioner indicated that she might like to have an illuminated sign in the future. Discussion occurred about potentially annexing the property into the Village of Plattville; the Petitioner was open to consider annexation. The Commission was concerned about placing a burden on the Petitioner to preserve the red barn. The overflow parking area would be of a similar substance as the main parking area. The Petitioner stated that the red barn would be the only building used for the business and would be the only building that would not be considered agricultural exempt. Two (2) unisex bathrooms would be located inside the red barn. The Petitioner did not have any plans to have a rental space available for group meetings. The Petitioner indicated that she was evaluating the HVAC system inside the barn and a heating system would be installed in the barn at some point in the future. The Petitioner indicated that she was willing to work with the neighboring farmer regarding the spraying of the field; grapes would be planted away from the field. The Petitioner indicated that she hoped to plant grapes in the next two (2) or three (3) years and grapes need three (3) years in this area to produce good yields. The Petitioner explained the difference between blended and non-blended wines. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) Commissioner absent. The minutes of the meeting were provided.

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on May 3, 2021. The Petitioner did not know how many grapes would be grown on the property; the grape growing area would be approximately one (1) acre in size. Discussion occurred regarding the compatibility of growing grapes near other agricultural crops due to spraying concerns. The Petitioner reiterated her agreement to follow Kendall County's Right to Farm Clause. The only outdoor events that would occur at the property are small tasting events with small tables setup outdoors. The Kendall Zoning Board of Appeals recommended approval of the proposal with the conditions proposed by Staff by a vote of six (6) in favor and zero (0) in opposition and one (1) Member absent. The minutes of the hearing were provided.

According to the site plan, the Petitioner plans to operate the Gilded Edge Winery out of the existing barn located at southern end of the property. The barn is approximately two thousand seven hundred (2,700) square feet in size. A picture of the barn was provided.

The proposed sales area inside the barn will be approximately nine hundred (900) square feet.

Based on the square footage of the barn and the current Building Code, the maximum number of people allowed in the barn is sixty (60). The Petitioner indicated that they were aiming for twenty (20) to forty (40) people on the property.

The property presently consists of a single-family house and six (6) outbuildings.

No new buildings are planned for the site. No existing structures are planned for demolition.

The winery and special use permit would apply only to Parcel 1 of the plat of survey. The Petitioner also owns Parcel 2.

Section 7:01.D.45 places the following conditions on this type of special use permits:

1. Tasting, wholesale, and retail sale of wines are permitted.
2. The sale of ancillary items are permitted.
3. All required licenses and permits must be secured.
4. The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet.
5. Sales areas shall be set back at least ninety feet (90') feet from the center line of all adjacent roads with off-street parking for a minimum of five (5) cars.
6. Seasonal outdoor displays are also permitted.

If approved, this would be the third (3rd) special use permit for this type of use in the unincorporated area.

According to the business plan, the Petitioner would specialize in fruit wines and other classic wines with grapes sourced from California and Washington. They would initially produce twelve (12) varieties of wine with six (6) additional seasonal wines.

The Petitioner has conducted market analysis and has prepared a marketing and sales plan and financial plan.

In addition to the Petitioner and her investor, the business will have a manager and several servers.

Initial hours of operation would be on Friday from 5:00 p.m. until 9:00 p.m., Saturday from Noon until 8:00 p.m., and Sunday from Noon until 4:00 p.m. The hours of operation would expand as the business grows.

No food will be served at the property. Onsite operations will consist of a tasting room and retail center.

If approved, the Petitioner plans to start operations in August 2021.

No new structures are planned for the property.

The remodeling of the barn will require proper building permits.

According to the site plan, a new septic system will be installed south of the existing barn.

No information was provided regarding a potable water source.

Electricity is onsite and they will be using a propane drop for heat.

A refuse area is planned southeast of the barn.

The property drains to the south and southeast.

Based on the information provided, no stormwater permits are required.

The property fronts Plattville Road. Patrons would use the existing farm access point to reach the parking lot.

The site plan shows one (1) fourteen (14) stall gravel parking lot, including two (2) handicapped accessible parking spaces. The parking lot is approximately four thousand one hundred (4,100) square feet in size. The parking lot is connected to the winery by a walkway.

No additional lighting was planned as part of this project.

The Petitioner plans to have a sign on Plattville Road. A picture of the sign was provided. No information was provided regarding sign dimensions or height. The sign will not be illuminated originally, but the Petitioner might want to install an illuminated sign in the future.

No additional landscaping is planned.

No information regarding noise control was provided.

The Findings of Fact are as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, or general welfare, provided that the site is developed in accordance with an approved site plan and conditions are placed in the special use permit governing hours of operation, noise levels, and number of people allowed on the property.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The proposed use could be injurious to the enjoyment of other property in the immediate vicinity due to noise created from the proposed use. However, these negative impacts could be mitigated by restrictions related to hours of operation, noise regulations, and setting the maximum number of people allowed on the property.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. True, the property has appropriate access from Plattville Road. The Petitioners are planning to install the necessary utilities. Drainage will not be an issue based on the proposed use and site plan.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true. The Petitioner is not requesting any variances.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 3-6 of the Kendall County Land Resource Management Plan which states as an objective "Encourage Agriculture and Agribusiness."

Staff recommended approval of the request special use permit subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the site plan. An overflow parking lot may be installed east of the red barn.
2. The parking lot shown on the site plan shall be setback at least fifty-nine feet (59') from the centerline of Plattville Road; the same distance as the existing house. The business allowed by this special use permit shall not commence operations until the parking lot shown on the site plan is installed.
3. Tasting, wholesale, and retail sale of wines shall be permitted.
4. The sale of ancillary items related to the business allowed by this special use permit shall be permitted.
5. The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet. Sales shall be restricted to inside the barn identified on the site plan.
6. Seasonal outdoor displays related to the business allowed by this special use permit shall be permitted.
7. The business allowed by this special use permit may operate no earlier than Noon and no later than 9:00 p.m. any day of the week. The operators of the business allowed by this special use permit may conduct property maintenance outside the hours of operation. Business related deliveries may occur between 8:00 a.m. and 9:00 p.m. any day of the week.
8. The maximum number of employees of the business allowed by this special use permit shall be ten (10), including the business owners.
9. The maximum number of people allowed on the property in relation to the business allowed by this special use permit at any given time shall be sixty (60).
10. The owners of the business allowed by this special use permit may install one (1) business related sign along Plattville Road in substantially the location shown on the site

plan. The sign shall not be illuminated. If the owner(s) or operators(s) of the business allowed by this special use permit want to install an illuminated sign in the future, the owner(s) or operator(s) of the business allowed by this special use permit must secure a variance to allow the placement of an illuminated sign. An amendment to this special use permit shall not be required for the placement of an illuminated sign. (Last Sentence added after RPC Meeting).

11. All trash and garbage generated by uses allowed by this special use permit shall be stored in the garbage areas designated on the site plan. The owner(s) or operator(s) of the business allowed by this special use permit shall ensure that garbage and trash shall be removed from the property at least one (1) time per week or as necessary to maintain the property clear of garbage and trash.
12. No music shall originate outside of any structure related to the operation of the business allowed by this special use permit.
13. The noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.
14. None of the buildings associated with the business allowed by this special use permit shall be considered agricultural exempt structures. Applicable building and occupancy permits shall be secured for all new structures related to the business allowed by this special use permit. A new certificate of occupancy must be issued for the existing barn.
15. The owner(s) or operator(s) of the business allowed by this special use permit shall live at the subject property as their primary place of residence.
16. The owner(s) or operator(s) of the uses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
17. The owner(s) or operator(s) of the uses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
18. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
19. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

The draft ordinance was provided.

Member Koukol asked who owns the property. Laura Denges owns the property with her fiancé. They purchased the property in December 2020.

The parking lot will be gravel. The path will be stamped limestone, including the handicapped accessible parking spaces.

The Petitioner and the Fox Valley Winery would be the only wineries in Kendall County.

All of the equipment would be located in the red barn.

The Petitioner lives on the property.

The grapes would be planted on the vacant lot west of the subject property.

The Petitioner's husband would make the wine. The Petitioner is focused on the marketing side of the business.

The red barn is the only building that meets the various requirements structurally for the business.

Member Gilmour made a motion, seconded by Member Vickers, to recommend approval of the special use permit.

The votes were as follows:

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

Nays (0): None

Abstain (0): None

Absent (0): None

The motion carried.

The proposal goes to the County Board on May 18, 2021.

NEW BUSINESS

Request from Jamal Douglas for a Refund of an Unused Building Permit in the Amount of Six Thousand Sixty-Two Dollars and Ninety-Eight Cents (\$6,062.98) at 4332 Cherry Road (PIN: 06-05-402-004) in Na-Au-Say Township

Mr. Asselmeier presented the request. The County has not expended any funds or staff time related to this building permit.

Member Gilmour made a motion, seconded by Member Koukol, to approve granting the refund as requested.

The votes were as follows:

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

Nays (0): None

Abstain (0): None
Absent (0): None

The motion carried.

Recommendation on Annual Facility Inspection Report for NPDES Permit for Stormwater Discharges from Separate Storm Sewer Systems (MS4)

Mr. Asselmeier summarized the request.

Kendall County is required to submit certain documents annually by June 1st as required by its NPDES Permit.

The proposed Annual Report was provided.

The 2021 Annual Report is similar to the 2020 Annual Report with the following changes:

1. After several years of technical issues, the County was able to report website traffic in this year's Annual Report.
2. The County experienced decreased responses to the annual survey from the townships; four (4) townships submitted responses in 2021 compared to five (5) in 2020.
3. Staff participated in additional trainings during this report year compared to previous years.
4. Some community outreach efforts that the Kendall County Soil and Water Conservation District normally undertake (i.e. the used oil collection program) were impacted by COVID-19.
5. The Annual Report reflects the addition of the 2018 contour layer to the Kendall County GIS.
6. An illicit discharge investigation occurred at Hide-A-Way Lakes in the fall of 2020.

There is a One Thousand Dollar (\$1,000) submittal fee, which has been unchanged for several years.

The Committee reviewed the pictures of the inspection at Hide-A-Way Lakes. This inspection occurred under the previous ownership. The Committee requested that the Health Department follow-up with the Illinois Department of Public Health on the investigation.

Member Koukol made a motion, seconded by Member Gilmour, to recommend approval of the Annual Report.

The votes were as follows:

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

The motion carried.

The proposal goes to the County Board on May 18, 2021.

Discussion of Intergovernmental Agreement between Kendall County and Village of Plattville for Zoning Ordinance, Building Code, Stormwater Management Ordinance, and Subdivision Control Ordinance Enforcement within the Village of Plattville; Committee Could Amend Existing Agreement; Committee Could Approve a Recommendation Regarding the Agreement

Mr. Asselmeier summarized the proposal.

The intergovernmental agreement between Kendall County and the Village of Plattville expires in July.

In 2020, the County issued three (3) building permits in Plattville. Three (3) investigations were brought to the Village's attention and one (1) of those three (3) resulted in a violation that was remedied before a citation was issued.

The proposed narrative portion of the agreement was provided. Other than the dates, no changes to agreement are proposed.

As of the date of the meeting, the Village of Plattville has not reviewed this proposal.

Discussion occurred regarding having the State's Attorney's Office review the Agreement; the Agreement has not been reviewed by the State's Attorney's Office for the last couple years.

The consensus of the Committee was to wait with taking any action until the Village of Plattville submits comments.

OLD BUSINESS

None

REVIEW VIOLATION REPORT

The Committee reviewed the violation report.

Member Vickers asked if the Department has updated the neighbors in the Gastville area of the investigation status. Mr. Asselmeier responded that the neighbors will be updated as the investigations are closed or forwarded to the court.

Update on 2511 Wildy Road

Mr. Asselmeier provided an updated on the Wildy Road property. The Department continues to work on gathering evidence of violations at the property.

REVIEW NON-VIOLATION REPORT

The Committee reviewed the non-violation report.

UPDATE FOR HISTORIC PRESERVATION COMMISSION

April 21, 2021 Letter from Robert F. Appleman to Scott R. Gryder Regarding the Property Tax Assessment Freeze Program

The Committee reviewed the letter.

REVIEW PERMIT REPORT

The Committee reviewed the report.

REVIEW REVENUE REPORT

The Committee reviewed the report.

CORRESPONDENCE

May 5, 2021 Email from Luke Finfrock Regarding Gun Shots from the Polish National Alliance Camp at 10701 River Road

Mr. Asselmeier read the correspondence and explained the regulations in the special use permit for the Polish National Alliance Camp.

Chairman Gengler asked about the Camp's responsibilities with regards to the damage to the house. Mr. Asselmeier responded that recovery from the damages would be a civil matter. Criminal matters could exist related to reckless discharge of a firearm, but nothing related to the property damage would be zoning related.

Member Koukol asked if the gun shots could have originated from property not owned by the Camp. Mr. Asselmeier responded that the Sheriff's Report indicated that firearm training courses occurred at the Camp and that the bullet that hit Mr. Finfrock's house probably came from the Camp.

Member Koukol noted that the Camp has been at that property for a number of years.

Mr. Asselmeier noted that the Law, Justice and Legislation Committee examined firearm discharge regulations in 2019 and decided not to pursue any regulations at that time.

Member Gilmour asked what the residents were specifically requesting in their petition. Mr. Asselmeier said that the petition requested that the County Board not allow shooting or hunting at the Camp's property.

Discussion occurred about operating a private business at the Camp.

Luke Finfrock noted that his request was for shooting at the Camp, both classes and hunting, to cease.

Member Flowers asked if another location existed on the property for classes and hunting. Mr. Finfrock was unsure, but noted that tree stands existed near the property line. Member Koukol asked if the tree stands were in place six (6) years ago. Mr. Finfrock responded yes. Mr. Finfrock moved into his property approximately six (6) years ago.

Mr. Finfrock noted that this was the second time his house was struck by a bullet.

Ryan Hoogland expressed concerns about the safety of local children.

John Hacker expressed concerns about the safety of pedestrians in the neighborhood. He noted that hunters are supposed to know where their bullets are going. He encouraged the Committee to be proactive on the matter and the people shooting need to be held accountable.

Mr. Finrock noted that the instructor of the class paid the Camp to use the property for classes.

Chairman Gengler asked what constitutes a business. Mr. Asselmeier responded that the nature of the arrangement would be key to determining if the activity was a for-profit business.

Member Koukol requested that Mr. Asselmeier send a letter to the Camp. Mr. Asselmeier responded that a meeting with the Camp will occur later in the week to discuss the matter.

Member Flowers asked if the County changed the shooting regulations, would that impact the special use permit. Mr. Asselmeier responded that, if the County adopted firearm discharge regulations, those regulations would impact where people could shoot on the property.

Mr. Finrock felt that the class was for-profit and that he rented the space from the Camp.

Mr. Hacker requested that the Committee visit the property and find out where the shooting is originating. Chairman Gengler explained the guidelines in the special use permit. Mr. Asselmeier stated the Zoning Department is investigating the zoning component of the issue; other components, including life safety and property damage, also exist which are outside the realm of zoning.

Mr. Finrock asked about hunting. Mr. Asselmeier responded that no County regulations existed regarding the discharge of a firearm. Mr. Finrock asked how to prevent people from shooting on the property. Mr. Asselmeier explained the County shooting range regulations and that the County does not regulate the discharge of firearms in the unincorporated area.

Mr. Hoogland asked what other Board they could talk to regarding the situation. Chairman Gengler suggested talking to the Camp. Discussion occurred about a lack of communication between the Camp and residential neighbors.

COMMENTS FROM THE PRESS

None

EXECUTIVE SESSION

Member Gilmour made a motion, seconded by Member Koukol, to enter into executive session for the purposes of reviewing minutes of meetings lawfully closed under the Illinois Open Meetings Act (5 ILCS 120/2(c)(21)).

The votes were as follows:

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

Nays (0): None

Abstain (0): None

Absent (0): None

The motion carried.

The Committee recessed at 7:59 p.m.

Chairman Gengler called the Committee back to order at 8:03 p.m.

ROLL CALL

Committee Members Present: Elizabeth Flowers (Attended Remotely), Scott Gengler (Chairman), Judy Gilmour (Vice-Chairwoman), Dan Koukol, and Robyn Vickers (Attended Remotely)

Committee Members Absent: None

Also Present: Matt Asselmeier (Senior Planner)

NEW BUSINESS

Member Koukol suggested installing signs at various locations on major roads in the County saying that Kendall County had zoning because a large number of people are moving into the County thinking they could run businesses anywhere.

Member Flowers stopped attending remotely at this time (8:06 p.m.).

Discussion also occurred about educating Realtors about County zoning regulations.

Several Committee members questioned the effectiveness of signs and the cost-benefit of placing signs because people may not know they live in Kendall County and they may not understand zoning regulations.

Approval to Release Executive Session Minutes of May 10, 2021

Member Gilmour made a motion, seconded by Chairman Gengler, to recommend approval of the release of the Executive Session Minutes of May 10, 2021.

The votes were as follows:

Yeas (4): Gengler, Gilmour, Koukol, and Vickers

Nays (0): None

Abstain (0): None

Absent (1): Flowers

The motion carried. The proposal goes to the County Board on May 18, 2021.

ADJOURNMENT

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

The votes were as follows:

Yeas (4): Gengler, Gilmour, Koukol, and Vickers

Nays (0): None

Abstain (0): None

Absent (1): Flowers

The motion carried.

Chairman Gengler adjourned the meeting at 8:21 p.m.

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

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE
Kendall County Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois
6:30 p.m.
Executive Session Minutes of May 10, 2021
Hybrid Attendance

CALL TO ORDER

The executive session was called to order by Chairman Scott Gengler at 8:01 p.m.

ROLL CALL

Committee Members Present: Elizabeth Flowers (Attended Remotely), Scott Gengler (Chairman), Judy Gilmour (Vice-Chairwoman), Dan Koukol, and Robyn Vickers (Attended Remotely)

Committee Members Absent: None

Also Present: Matt Asselmeier (Senior Planner)

The purpose of this executive session was to review minutes of meetings lawfully closed under the Illinois Open Meetings Act (5 ILCS 120/2(c)(21)).

The Committee reviewed the minutes from the following meetings:

December 19, 2016

August 7, 2017

The consensus of the Committee was to release the minutes of May 10, 2021. The other minutes shall remain confidential for personnel reasons.

Motion by Member Gilmour, seconded by Member Koukol, to adjourn executive session.

The votes were as follows:

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

Nays (0): None

Abstain (0): None

Absent (0): None

Chairman Gengler adjourned the executive session at 8:02 p.m.

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