

**KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE**  
**Kendall County Office Building**  
**Rooms 209 and 210**  
**111 W. Fox Street, Yorkville, Illinois**  
**6:30 p.m.**  
**Meeting Minutes of June 7, 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, Scott Gengler (Chairman), Judy Gilmour (Vice-Chairwoman), Dan Koukol, and Robyn Vickers

Committee Members Absent: None

Also Present: Matt Asselmeier (Senior Planner), Dan Kramer, Luke Finrock, and Greg Dady

**APPROVAL OF AGENDA**

Member Koukol made a motion, seconded by Member Vickers, to approve the agenda as presented. With a voice vote of five (5) ayes, the motion carried.

**APPROVAL OF MINUTES**

Member Vickers made a motion, seconded by Member Gilmour, to approve the minutes of the May 10, 2021, meeting. With a voice vote of five (5) ayes, the motion carried.

**PUBLIC COMMENT**

None

**EXPENDITURE REPORT**

The Committee reviewed the expenditure report from May 2021. Mr. Asselmeier noted three (3) expenditures to Jamal Douglas. These expenditures are his building permit refund that the Committee approved at the April meeting.

The Committee reviewed the six (6) month PBZ financial report.

**PETITIONS**

None

**NEW BUSINESS**

Approval of a Request from Jason Shelley on Behalf of Go Pro Ball, LLC and James and Denise Maffeo on Behalf of Four Seasons Storage, LLC for an Extension of the Recording Deadline for the Final Plat of Go Pro Sport Subdivision to July 20, 2021

Mr. Asselmeier summarized the request.

The County previously granted the Petition an extension in February 2021. The Petitioner is still working on gathering the necessary signatures for the Plat.

The draft resolution was provided.

Member Gilmour made a motion, seconded by Member Koukol, to recommend approval of the requested extension. With a voice vote of five (5) ayes, the motion carried.

The proposal goes to the County Board on June 15, 2021, on the consent agenda.

### **OLD BUSINESS**

#### **Follow-Up on Special Use Permit Investigation at the Polish National Alliance Camp at 10701 River Road**

Mr. Asselmeier provided an update on the investigation.

Staff met with representatives of the Polish National Alliance (PNA) Camp on May 14, 2021, regarding a for profit business operating at their property at 10701 River Road. The representatives from the PNA Camp indicated that the firearms training course was offered at the property one (1) time. The course instructor made a monetary donation to the PNA Camp. PNA Camp representatives said this course was a one (1) time event and had no plans to offer such courses in the future.

The representatives from the PNA Camp indicated that the discharging of firearms occurred near the chapel located on the property and that the guns were fired facing west. An aerial of the site was provided. The Sheriff's Department indicated that the firearms were probably fired in a more northerly direction. Staff was unable to confirm the specific location(s) on the property where the firearms were discharged or in the direction in which the guns were fired. The chapel is approximately one thousand one hundred feet (1,100') from the residential homes to the north of the PNA Camp's property. Pictures of the area were provided.

With the complainant's permission, Staff provided representatives of the PNA Camp with the complainant's phone number and requested that the PNA Camp discuss the matter with the complainant. It is Staff's understanding that this conversation occurred on May 14, 2021, but the matter was not resolved to the complainant's satisfaction.

To date, Staff has not received any other complaints, including noise complaints, of violations to the special use permit. Staff will continue to monitor the property for potential violations of the special use permit. A copy of the special use permit for the property was provided.

The impacted house does not rear the PNA Camp.

Discussion occurred regarding the type of guns fired and the direction of the shooters.

Member Vickers asked if hunting could occur on the farmland to the north of the PNA. Mr. Asselmeier responded yes, except for State hunting regulations.

Member Flowers asked if this type of situation had occurred at other locations in the County. Mr. Asselmeier responded that the Sheriff's Department would be the lead agency investigating these types of cases. The Law, Justice and Legislation Committee would review the matter.

Discussion occurred about hunting near residential areas.

Luke Finrock stated that the bullet was not recovered and the class was offered as part of the instructor's business. The incident in 2018 involved a hunter. He questioned the good judgement of the PNA Camp. He noted the location of hunting stands.

Mr. Asselmeier explained the primary and secondary uses at the property, the gun range regulations and the PNA Camp's special use permit.

Update on 3485 Route 126

Mr. Asselmeier reported that the deadline for the trucking company to vacate the property was this past weekend and the business has moved. There are a couple vehicles and semis in the back of the property. Those vehicles will be removed. The sign is also still in place.

Follow-Up on Illicit Discharge Investigation at Hide-A-Way Lakes

Mr. Asselmeier provided an email from the Kendall County Health Department saying that the Illinois Department of Public Health's investigation concluded that a discharge of sewage had not occurred and the case was closed.

Recommendation of an Intergovernmental Agreement between the Village of Plattville and the County of Kendall to Administer the County's Ordinances for Zoning, Building Code, Subdivision Control, and Stormwater Management within the Jurisdiction of the Village of Plattville for a Term of One (1) Year in the Amount of \$1.00 Plus Associated Costs Paid by the Village of Plattville to the County of Kendall

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 agreement was provided. Other than the dates, no changes to agreement are proposed.

The Village of Plattville reviewed the proposal at their meeting on May 17<sup>th</sup> and offered no changes.

Member Koukol made a motion, seconded by Member Flowers, to recommend approval of the agreement. With a voice vote of five (5) ayes, the motion carried.

The proposal goes to the County Board on June 15, 2021, on the consent agenda.

Review of Annual NPDES Survey

The Committee reviewed the survey.

Discussion of Placing Zoning Related Signs at Various Entrances to Kendall County

Member Koukol suggested placing signs saying "Kendall County has Zoning" at various locations in the County, including Boulder Hill.

It was noted that other counties have similar signs.

Discussion occurred regarding having a training session with Realtors.

Discussion occurred regarding having a meeting focusing on zoning related matters in Boulder Hill. The consensus of the Committee was to explore having this type of meeting in Boulder Hill in the future.

Discussion occurred regarding have a course for Realtors on zoning in Kendall County and the municipalities in Kendall County.

Discussion also occurred about using Facebook and social media to emphasize that Kendall County has zoning.

The consensus of the Committee was to get a price quote for signs.

### **REVIEW VIOLATION REPORT**

The Committee reviewed the violation report.

#### **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**

Mr. Asselmeier reported that the Commission will be meeting with a consultant to explore doing surveys of historic structures.

### **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 Koukol made a motion, seconded by Member Vickers, to adjourn. With a voice vote of five (5) ayes, the motion carried.

Chairman Gengler adjourned the meeting at 7:39 p.m.

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