

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE
Oswego Township Office
99 Boulder Hill Pass, Montgomery, Illinois
6:30 p.m.
Meeting Minutes of October 21, 2021

Chairman Gengler led attendees in the reciting of the Pledge of Allegiance.

CALL TO ORDER

The meeting was called to order by Chairman Gengler at 6:32 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), Brian Holdiman (Code Official), Pat Mason, Rick Mason, Joe West, Craig Clark, Carole Clark, Mark Foster, Scott Puggley, Darren Chrisop, Jim Reiland, Ronald Morris, Donna Stanley, Bruce Stanley, Diane Selmar, Rod Gatenby, Paula Paradis, Jim Bush, Judy Bush, Joe Breiling, Mina Hermann, Gary Hermann, Donald VanRiper, Diana Baker, Richard Baker, Linda Bastida, Claude Ainsworth, Bill Penley, George Hayner and Rob DeLong

Chairman Gengler thanked everyone for attending.

APPROVAL OF AGENDA

Member Koukol made a motion, seconded by Member Flowers, to approve the agenda as presented. Without dissent, the agenda was approved.

PUBLIC COMMENT

Richard Baker stated that he got a warning notice for parking his bus in his driveway. Mr. Baker was advised to call the Planning, Building and Zoning Department.

Dee asked about water issues. Member Vickers noted that the Village of Montgomery handles water in Boulder Hill.

Donald VanRiper requested that Realtors be given phone numbers for the building regulations. He discussed the escape window requirements. A permit is not required to install a ladder. Mr. Holdiman asked that Mr. VanRiper call the Planning, Building and Zoning Department to obtain copies of regulations.

Bruce Stanley asked about the drainage in the Rosehill Subdivision. He requested a meeting with Mr. Asselmeier to discuss the drainage in the subdivision. Mr. Asselmeier asked Mr. Stanley to call him and a meeting will be scheduled.

George Hayner asked if there was a maximum number of dogs allowed on a residential property. Mr. Asselmeier said there were no zoning regulations related to the number of dogs.

Rod Gatenby asked about car and recreational vehicle parking requirements. Mr. Holdiman explained that no parking of vehicles parked on grass was allowed.

NEW BUSINESS

Introduction of Planning, Building and Zoning Department Staff

Chairman Gengler introduced Matt Asselmeier and Brian Holdiman.

Mr. Holdiman explained his duties.

Mr. Asselmeier explained his duties.

Mr. Asselmeier noted that the Department also consists of one (1) part-time secretary and one (1) part-time inspector. He also noted that the County Administrator is the official director of the Department.

Chairman Gengler noted the population and business growth in Kendall County compared to other counties in Illinois.

Overview of Zoning Ordinance

Mr. Asselmeier provided information on the Kendall County's home occupation rules, short-term rental rules, recreational vehicle parking rules, and fence rules.

Overview of Noise Ordinance

Mr. Asselmeier explained the noise ordinance.

Overview of Junk and Debris and Inoperable Vehicle Ordinance

Mr. Holdiman explained the junk and debris and inoperable vehicle ordinance. There is no limit on the number vehicles allowed on a property. Discussion occurred regarding 43 Saugatuck.

Ordinance Enforcement Procedures

Mr. Holdiman explained the ordinance enforcement procedures. Attendees were encouraged to call or email the Department, if they see a violation.

Chairman Gengler noted the Department was complaint based.

Member Koukol encouraged attendees to meet and talk to their neighbors.

Member Koukol surveyed attendees regarding how long they lived in Boulder Hill.

Discussion occurred regarding farm animals in Boulder Hill.

Member Koukol thanked everyone for attending.

REVIEW VIOLATION REPORT

The Committee reviewed the violation report.

Discussion occurred regarding 1038 Harvey Road and the process that led to this property going to the court.

REVIEW PRE-VIOLATION REPORT

The Committee reviewed the pre-violation report.

Mr. Asselmeier explained that some calls do not produce a violation.

Mr. Holdiman stated that it usually takes seven to ten (7-10) business days from the time of complaint to investigation.

PUBLIC COMMENT

Chairman Gengler thanked Joe West, Oswego Township Supervisor, for allowing the meeting to occur at their building. He also noted the history of previous attempts to have this meeting. The Planning, Building and Zoning Committee normally meets the Monday prior to the second County Board meeting of the month. He invited attendees to attend County meetings and to visit the calendar on the County's website.

Chairman Gengler and Member Koukol explained the boundaries between Districts 1 and 2 and the terms of the various County Board members.

Members Vickers, Flowers, and Gilmour thanked everyone for attending and for asking questions.

Chairman Gengler encouraged attendees to contact the Department with questions.

Jim Breiling, Fernwood Gardens Homeowners Association, asked about fireworks.

Mina Hermann discussed the uniqueness of Boulder Hill. She expressed concerns regarding leaf burning. She questioned how people are informed of regulations. It was noted that Oswego Township distributes a newsletter.

Diane Selmar explained where attendees can obtain meeting packets and meeting information on the County website. She also noted Oswego Township's website.

Joe West, Oswego Township Supervisor, thanked everyone for attending. He requested that the Committee hold a question and answer meeting in the future. He noted the Oswego Township Code Enforcement Officer. Chairman Gengler suggested having a joint meeting with the County. He requested enforcement action for the cars parked on Saugatuck.

Member Gilmour encouraged everyone to attend the County Board meetings. The County Board meets twice per month.

Scott Puggley asked about the relationship between Kendall County and Oswego Township. Chairman Gengler explained the townships of Kendall County. Mr. Asselmeier explained the role of the townships in reviewing zoning matters. He also stated that State law gives townships and counties different roles and responsibilities. Member Vickers encouraged attendees to contact Donna Stanley at Oswego Township or any County Board member if they needed assistance in raising issues with the proper parties.

Jim Bush asked about the size of Boulder Hill in relation to the 60538 ZIP Code. Chairman Gengler said residents use Montgomery water and post office. He also explained the population of Boulder Hill and unincorporated Kendall County.

A female resident requested additional meetings in Boulder Hill.

Joe West asked about jurisdictional responsibilities. Mr. Holdiman said the County is responsible for enforcement actions on private property and the Township regulates actions in the public way.

Chairman Gengler thanked everyone for attending.

ADJOURNMENT

Member Flowers made a motion, seconded by Member Gilmour, to adjourn. With a voice vote of five (5) ayes, the motion carried.

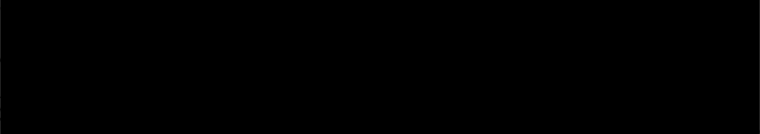

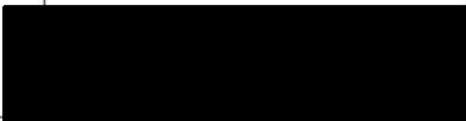

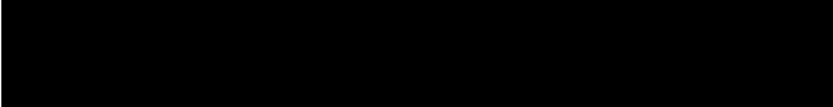
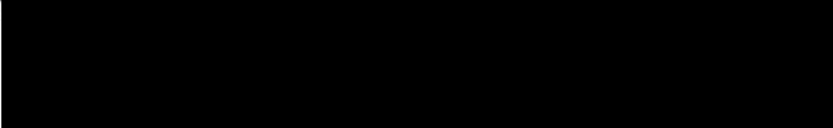
Chairman Gengler adjourned the meeting at 7:38 p.m.

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

Enc.

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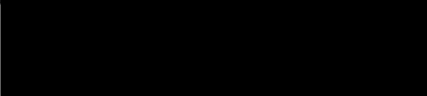

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

| NAME | ADDRESS (OPTIONAL) | EMAIL ADDRESS (OPTIONAL) |
|---------------------------|--|--|
| Pat & Rick Mason | | |
| Joe West |  | |
| Craig and Carole Clark |  | |
| Mark Foster | Oswego Ledger | |
| Scott Piggley | |  |
| Darren Christop |  | |
| Jim Reiland |  | |
| RONALD MORRIS |  | |




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| NAME | ADDRESS (OPTIONAL) | EMAIL ADDRESS (OPTIONAL) |
|-----------------------|---|---|
| Donna Stanley | |  |
| Bruce Stanley | | |
| Mina Schae | | |
| Rod Haterby | | |
| Paula Paradis |  | |
| Jim & Luoy BUSH | | |
| Joe Breiling | | |
| Mina + Gary Herman | | |

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| NAME | ADDRESS (OPTIONAL) | EMAIL ADDRESS (OPTIONAL) |
|------------------------|---|--------------------------|
| DONALD VAN RIVER |  | |
| Diana Richard Baker | | |
| LINDA BASTIDA | | |
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