

COUNTY OF KENDALL, ILLINOIS
COMMITTEE OF THE WHOLE
Thursday, June 16, 2022 at 4:00 PM
Meeting Minutes

Call to Order and Pledge of Allegiance - The meeting was called to order at 4:00p.m. by County Board Chair Scott R. Gryder who led the committee in the Pledge of Allegiance to the American Flag.

Roll Call

Board Member	Status	Arrived	Left Meeting
Amy Cesich	Present		
Brian DeBolt	Yes		
Elizabeth Flowers	Absent		
Scott Gengler	Here		
Judy Gilmour	Here		
Scott Gryder	Here		
Matt Kellogg	Yes		
Dan Koukol	Here		4:50p.m.
Ruben Rodriguez	Here		
Robyn Vickers	Present		

Staff Present: Latreese Caldwell, Jennifer Karales, Scott Koeppel, ASA Brandon Rissman

Approval of Agenda – Motion by Member Kellogg to amend the agenda by moving #8 the Public Comment item before #5 the New Business item to allow for citizen comments regarding the Petition 22-10 item, second by Member Koukol. **With nine members present voting aye, the motion carried by a vote of 9-0.**

Approval of Previous Month’s Meeting Minutes – Member DeBolt made a motion to forward the April 14, 2022 meeting minutes to the County Board for approval, second by Member Cesich. **With nine members present voting aye, the motion carried by a vote of 9-0.**

Elected Official and Department Head Reports - None

Public Comment

Ms. Charlene Smith, Seward Township Trustee, stated that Seward Township is against allowing this type of business in this residential location, and their request for a special use permit.

Ms. Anne Vickery expressed her concern about allowing a business in this residential area and the affect this business would have on the adjacent properties value and the effect on the public health of residents near the business due to dust of mulch and the dyeing process of mulch. This would be the sixth landscaping business in Seward Township. Ms. Vickery

reminded the Board that this request has been denied by Seward Township, and by the Zoning Board of Appeals.

Mr. Jim Martin, Seward Township Trustee and Township Highway Commissioner stated that Arbeiter Road was never intended to be used by this or any business, because this property is zoned as residential. Mr. Martin asked who would enforce this issue on Arbeiter Road.

Ms. Kim Larkin, expressed her concerns over the affect the dyeing process would have on the air quality for nearby residents, and also asked who would be responsible for extracting mulch that blows into her yard and others around the business. Ms. Larkin was opposed to having the business in her backyard, and having to deal with the smell, noise and blowing mulch on a daily basis.

New Business

- *Discussion and Approval of 2023 Kendall County Holiday Calendar* – Mr. Koeppel reported that Judge Pilmer had forwarded the holiday calendar issued and approved by the Illinois Supreme Court to him recently.

Member Cesich made a motion to forward the 2023 Kendall County Holiday Calendar to the County Board for approval, second by Member Vickers. **With nine members present voting aye, the motion carried by a vote of 9-0.**

- *Discussion and Approval of Logistics Property Company Property Tax Abatement Application* – Mr. Koeppel reported receiving an abatement application from Logistics Property Company for property development of a 935,000 square foot facility on the SW corner of Holt Road and Wabena Avenue in Minooka. The company anticipates construction to begin in May 2023, and Operations to begin in May 2024 following construction. The facility will be constructed on a speculative basis as a cross-docked logistics facility with maximum flexibility to accommodate up to two tenants. The proposed 3-year abatement term would be 75 percent the first year, 50 percent the second year, and 25 percent the third year. Mr. Koeppel asked the committee to authorize him to forward the application to the State’s Attorney’s office for review, and then back to the County Board for final approval.

Member Cesich made a motion to authorize Administration staff to forward the item to the State’s Attorney’s Office for review, second by Member DeBolt. **With nine members present voting aye, the motion carried by a vote of 9-0.**

Member Koukol left the meeting at 4:50p.m.

From the PBZ Committee:

- *Discussion of Petition 22-10 a Request from Mark Fecht on Behalf of Fecht Brothers, Inc. (Property Owner) and Jeremy and Samantha Dippold on Behalf of Best Budget Tree, LLC (Contract Purchaser) for a Special Use Permit for a Landscaping Business*

at the Property on the North Side of Route 52 Across From 2190 and 2200 Route 52, Minooka (PIN: 09-15-200-003) in Seward Township; Property is Zoned A-1 Agricultural District – Matt Asselmeier provided a summary of the request, the entities that have reviewed the petition, and the determinations or votes by each committee or entity.

Mr. Asselmeier stated that the petitioners want to operate a Tree Service and Landscaping business at the property that is zoned as A-1. The property is approximately 48 acres on the North side of Route 52 in Seward Township, Minooka. The petitioners are proposing a 9,600 square foot facility with office area, 21 parking spaces next to the building, a 10.5 square foot gravel area, and a 24,000 square foot retention pond. The majority of the property would remain unused by the business.

Mr. Asselmeier reported that of the 30 proposed conditions, the petitioners agreed with all but #25 pertaining to storage/shipping containers. The petitioners would like to be able to park semi-trailers on the property. The trailers would not be used for storage and would be placed inside the building when the business was not operating.

Member Kellogg made a motion to forward the petition to the County Board for approval, second by Member Cesich. **With eight members present voting aye, the motion carried by a vote of 8-0.**

Old Business – None

Questions from the Media – None

Chairman’s Report – No report

Executive Session – Not needed

Board Action Items for June 21, 2022 Meeting

Approval of 2023 Kendall County Holiday Calendar

Approval of Petition 22-10 a Request from Mark Fecht on Behalf of Fecht Brothers, Inc. (Property Owner) and Jeremy and Samantha Dippold on Behalf of Best Budget Tree, LLC (Contract Purchaser) for a Special Use Permit for a Landscaping Business at the Property on the North Side of Route 52 Across From 2190 and 2200 Route 52, Minooka (PIN: 09-15-200-003) in Seward Township; Property is Zoned A-1 Agricultural District

Adjournment – Member Kellogg made a motion to adjourn the meeting, second by Member DeBolt. **With eight members present voting aye, the meeting adjourned at 5:32p.m.**

Respectfully Submitted,

Valarie McClain
Administrative Assistant/Recording Secretary