

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 12, 2023

CALL TO ORDER

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

ROLL CALL

Committee Members Present: Elizabeth Flowers, Dan Koukol, Ruben Rodriguez, Brooke Shanley, and Seth Wormley

Committee Members Absent: None

Also Present: Matt Asselmeier (Director), Dan Kramer, Judy Bush, Lorrie Darce, Jim Williams, Laura Campos, Sydney Ebert, Esmeralda C., Rebecca Wintczak, Donna Sawicki, Ryan Goehring, Eric Wintczak, Nolan Allan, Adam Borowiak, and Thomas Kaufman

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Member Shanley made a motion, seconded by Member Flowers, to approve the minutes of the May 8, 2023, meeting. With a voice vote of five (5) ayes, the motion carried.

PUBLIC COMMENT

Jim Williams, Boulder Hill resident, has been coming to meetings for many years. He said the rules and regulations have been ignored. He discussed the various contests that occurred in the subdivision. He discussed the lack of code enforcement and lack fines for people violating the rules for having boats and cars.

Judy Bush, Boulder Hill resident and Oswego Township Trustee, discussed the lack of code enforcement. She questioned the County's ability to enforce the proposed and existing chicken regulations. She would like a minimum lot size of at least eleven thousand (11,000) square feet. She said that Boulder Hill is not farm. She voted for the proposal because of the restrictions proposed at the Oswego Township meeting. She encouraged the Committee to hire code enforcement officers.

Lorrie Darce, Boulder Hill resident, like chickens. She said there is no smell from chickens. She discussed concerns about roosters. She likes watching chickens. She discussed the food and financial help from having chickens.

Laura Campos, Boulder Hill resident, owns chickens. She requested fair treatment to have chickens like other nearby communities. She said that the regulations in the Village of Oswego have not caused any problems. She questioned having a minimum lot size for chickens; the Village of Oswego does not have a minimum lot size. She noted that chickens have been in

Boulder Hill for years and there have been few complaints of chickens. She discussed the importance of people being able to purchase eggs and feeding her family.

Sydney Ebert, Boulder Hill resident, has eight (8) hens. She would like a range with a maximum of twelve (12) hens. She said that people would not get an adequate number of eggs with only six (6) hens. She discussed neighbors helping enforcing rules. She discussed finding healthcare for her hens.

Esmeralda C., Boulder Hill resident, said it was hard to find out the rules on the Internet. She discussed the role of having hens in order to live sustainably. She would not have moved to Boulder Hill if she had known chickens were not allowed.

Rebecca Wintczak, Boulder Hill resident, would like to see hens allowed.

Donna Sawicki, Oswego Township Trustee, supported the recommendation of the Oswego Township Planning Commission.

Ryan Goehring, Boulder Hill resident, read a statement from his daughter. He discussed the joy and purpose chickens have brought to their family.

Eric Wintczak, Boulder Hill resident, discussed the evolution of his opinion of chickens. He said chickens do not attract vermin or diseases. He discussed personal freedoms; he argued that people should have the freedom to do with their land as they want as long as they do not harm neighbors.

EXPENDITURE REPORT

The Committee reviewed the expenditure report from May 2023. The Committee also reviewed the six (6) month Planning, Building and Zoning Financial Report.

PETITIONS

Petition 23 – 23 Robert Velazquez on Behalf of Always Faithful Properties, LLC

Mr. Asselmeier summarized the request.

On October 19, 2021, the Kendall County Board approved Ordinance 2021-23, which granted a special use permit for a landscaping business with conditions at 10744 Route 47, Yorkville. Various conditions in Ordinance 2021-23 required the site to be developed substantially in accordance with an attached site plan, landscaping plan, and photometric plan. A copy of Ordinance 2021-23 was provided.

Since the adoption of Ordinance 2021-23, the Illinois Department of Transportation obtained additional property for the right-of-way of Route 47. This caused the controlling plans to be amended to reflect the land lost by widening of Route 47.

On May 8, 2023, the Planning, Building and Zoning Committee extended the deadline to install buildings and landscaping to June 1, 2024.

The subject property is zoned B-3 Highway Business District with a special use permit for a landscaping business.

The proposed changes were as follows:

1. General shifting of buildings, parking, landscaping storage, general landscaping, refuse, signage and lighting areas further east on the property.
2. Three (3) fuel tanks moved from southeast of Garage Building 1 to west of the storage areas.
3. Landscaping display area removed from site, but the Petitioner would like to install it at some point in the future.
4. Detention pond size adjusted slightly.
5. The landscaping plan shall be as follows:
 - a. Three (3) Red Sunset Maples (Unchanged)
 - b. Two (2) Skyline Honeylocusts (Unchanged)
 - c. Nine (9) Anabella Hydrangeas (Instead of Fifteen (15))
 - d. Ten (10) Alpine Currants (Unchanged)
 - e. Twenty-Nine (29) Double Knock Out Roses (Instead of Twenty (20))
 - f. Thirteen (13) Blue Muffin Viburnum (Instead of Eight (8))
 - g. Zero (0) Autumn Joy Sedums (Instead of One Hundred Forty (140))
 - h. Zero (0) Russian Stonecrops (Instead of Three Hundred Eighty (380))
 - i. Zero (0) Dart's Blue Perwinkle (Instead of Two Hundred Ten (210))
 - j. Zero Techny Arborvitae (Instead of Eight (8)) around the refuse area.
6. The original lighting plan called for ten (10) RAR2-320L-165-4K7-4W(1) pole mounted lights located mostly around the perimeter of the developed area. Four (4) RAR2-320L-165-4K7-5QW(1) pole mounted lights will be located west and southwest of Existing Building 2. Three (3) RWL1-48L-25-4K7-4W lights will be located on Existing Storage Buildings 1 and 2. Two (2) RWL2-160L-80-4K7-WW lights will be located on the Garage Buildings 1 and 2. The pole mounted lights will be lowered to twenty feet (20') in height to comply with the Zoning Ordinance.

There were three (3) lights added to the south gravel storage area.

The anticipated foot-candles remained unchanged at the property lines and will be 0.8 which is less than the 5.0 foot-candle maximum allowed by the Zoning Ordinance for adjoining properties planned to be commercial.

Staff was of the opinion that the above changes constitute minor changes per the Kendall County Zoning Ordinance. The Petitioner submitted an application for a minor amendment which was provided.

The property was approximately thirteen (13) acres in size.

The adjacent land uses are agricultural or commercial or utility.

The adjacent properties were zoned A-1 or A-1 with a special use permit.

The Land Resource Management Plan called for the area to be Transportation Corridor and Commercial.

The A-1 special use permit to the south is for agricultural implement sales and service. The parcel to the southeast is owned by the Federal Aviation Administration and is used for a communication tower.

The subject property is over two (2) miles from the United City of Yorkville and the Village of Plattville. Yorkville's Comprehensive Plan calls for this area to be Estate/Conservation Residential. Plattville's Comprehensive Plan calls for this area to be commercial.

EcoCAT Report submitted and consultation terminated as part of the 2021 application.

The LESA Score was 235 indicating a high level of protection as part of the 2021 application.

Petition information was sent to Kendall Township on June 6, 2023.

Drainage had been a concern in 2021, but the Kendall Township Planning Commission and Kendall Township Board both recommended approval of the proposal in 2021.

Petition information was sent to the Bristol-Kendall Fire Protection District on June 6, 2023.

According to the business plan submitted in 2021, the business has a maximum of fifty (50) employees during the busy summer season and as few as three (3) employees during the off-season. Of these, approximately four (4) employees would be onsite constantly. The normal anticipated hours of operation for employees would be Monday through Friday from 5:00 a.m. until 7:00 p.m. and from 7:00 a.m. until 1:00 p.m. on Saturdays. The Petitioner acknowledged that, during the winter, employees may arrive at the property anytime to clear snow from customers' properties. Hours of operation for members of the public would be Monday through Friday from 7:00 a.m. until 5:00 p.m. Hours of operation for deliveries would be Monday through Friday from 7:00 a.m. until 5:00 p.m. with limited Saturday hours.

No information was provided regarding the number of company trucks or other business related equipment that would be stored at the property.

The Petitioner did not submit any changes to the above information.

If the amendment is approved, the Petitioner plans to start construction immediately and start operations as quickly as possible.

According to both the original site plan from 2021 and the proposed amendment, the Petitioner plans to construct the following buildings:

1. One (1) approximately four thousand (4,000) square foot, two (2) story office.

2. Two (2) approximately three thousand one hundred seventy-four (3,174) square foot, three (3) bay garages.
3. One (1) approximately one thousand one hundred fifty (1,150) square foot drive thru maintenance bay.
4. One (1) approximately one thousand two hundred fifty (1,250) square foot storage bay.
5. Three (3) nursery/hoop houses. The hoop houses would be approximately one thousand two hundred (1,200) square feet, one thousand six hundred (1,600) square feet, and two thousand six hundred (2,600) square feet in size respectively.

In addition to the above new structures, the site plans also show the retention and repurpose of the following structures already located on the property:

1. Two (2) existing barns located near the northeast corner of the site. The barns are approximately nine thousand two hundred sixty-five (9,265) square feet and nine thousand two hundred fifty (9,250) square feet in size respectively. The barns will be used for storage.
2. One (1) existing barn located south of the development area. This barn is approximately one thousand four hundred sixty-five (1,465) square feet in size and will be used for bulk salt storage.

In addition to the proposed and existing buildings, the site plans show twenty-two (22) concrete block bulk storage bins. The storage bins would be approximately fifteen feet (15') wide, thirty (30') feet deep, and eight feet (8') tall. The materials stored in these bins shall be a maximum ten feet (10') tall.

Any structures related to the landscaping business would be required to obtain applicable building permits.

Electricity is presently onsite. No information was provided regarding the well or septic system.

According to the site plan, an approximately five thousand (5,000) square foot septic field is planned north of Garage Building 2.

The site plan also shows three (3)-five hundred (500) gallon fuel tanks southeast of Garage Building 1.

One (1) trash dumpster surrounded by a six foot (6') wooden fence is also shown on the site plan southeast of Garage Building 1.

The property drains to the southeast. One (1) stormwater detention pond is planned at the southeast corner of the property.

On June 2, 2023, WBK Engineering recommended approval of the proposed site plan for stormwater management permitting purposes.

The property fronts Route 47.

According to the site plan, the existing gravel driveway will be removed and a twenty-four foot (24') wide paved drive will be installed. The width of the proposed driveway is unchanged from the previously approved site plan.

According to the site plan there are (2) two parking lots. The parking lot west of the Office Building has nineteen (19) parking spaces. The parking lot west of Existing Building 2 has sixteen (16) parking spaces. There is one (1) handicapped parking space in each parking lot. The site plan also shows outdoor parking spaces for company vehicles. The above numbers were unchanged from the original proposal.

According to the site plan, there will be one (1) monument sign located approximately sixteen feet (16'), instead of the originally proposed fifteen (15'), east of the right-of-way line. The sign will be approximately five feet (5') in height and ten feet (10') feet in width, including supports. The sign dimensions were unchanged from the original proposal.

During the review in 2021, the Kendall County Regional Planning Commission requested that sign be illuminated. The sign may be lit between the hours of 6:00 a.m. and 8:00 p.m.

According to the site plan, there will be one (1) six foot (6') wooden screen fence located along the northern property line north of the Existing Storage Buildings. The Petitioner also plans to install security cameras and an alarm system in all buildings. The Petitioner may install a gate at the main entrance if necessary. These items were unchanged from the original proposal.

Staff recommended approval of the minor amendment of an existing special use permit for a landscaping business subject to the following conditions and restrictions:

1. Condition 2.A of Ordinance 2021-23 is deleted in its entirety and is replaced with the following:

“The site shall be developed substantially in accordance with the site plan attached hereto as Exhibit B, including allowing for illuminated signage. The gravel parking lot noted on the site plan shall be composed of either limestone or asphalt screenings. The light poles shown on the site plan and mentioned in the photometric plan shall be a maximum twenty feet (20') feet in height. The owner of the business allowed by this special use permit may also install a security gate at the main driveway entrance. Landscaping display areas may be installed on the property without the need to amend the special use permit unless the landscaping display areas encroach into required setbacks. The description of types of lights contained in Ordinance 2021-23 shall remain effective.”

2. Condition 2.B of Ordinance 2021-23 is deleted in its entirety and is replaced with the following:

“All of the structures shown on the site plan attached hereto as Exhibit B shall be constructed and occupied by June 1, 2024. This date may be extended upon approval by the Kendall County Planning, Building and Zoning Committee. The business allowed by this special use permit may commence operations starting upon approval of the special use permit. However, customers shall not be invited onto the property until an occupancy permit has been issued for the office building.”

3. Condition 2.J of Ordinance 2021-23 is deleted in its entirety and is replaced with the following:

“The landscaping shown on the landscaping plan attached hereto as Exhibit B shall be installed no later than June 1, 2024. This date may be extended upon approval by the Kendall County Planning, Building and Zoning Committee. The Red Sunset Maples shall be a minimum of two point five inch (2.5”) caliber at the time of planting. The Skyline Honeylocusts shall be a minimum of two point five inch (2.5”) caliber at the time of planting. Damaged or dead plants that are part of the landscaping plan shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. Nursery stock shall be exempt from this provision.

4. All references to the site plan, landscaping plan, and photometric plan contained in Ordinance 2021-23 shall be amended to refer to Exhibit B attached to this minor amendment.
5. All of the other conditions and restrictions contained in Ordinance 2021-23 shall remain effective.
6. If one or more of the above conditions or the conditions contained in Ordinance 2021-23 are declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
7. This special use permit and minor amendment to an existing special use permit shall be treated as covenants running with the land and are binding on the successors, heirs, and assigns as to the same special use conducted on the property.

The draft amendment ordinance was provided.

Chairman Wormley discussed the actions of the State of Illinois in relation to the property. He noted that the proposal was approved by the reviewing bodies the first time it went through the process.

Member Koukol asked if the Petitioner was agreeable to the conditions. Dan Kramer, Attorney for the Petitioner responded yes.

The State had not settled with the Petitioner. Mr. Kramer discussed the negotiations with the State.

Member Koukol made motion, seconded by Member Shanley, to approve the minor amendment with the conditions proposed by Staff.

The votes were as follows:

Yeas (5): Flowers, Koukol, Rodriguez, Shanley, and Wormley
Nays (0): None
Abstain (0): None
Absent (0): None

The motion carried.

Petition 23 – 22 Kendall County Planning, Building and Zoning Director
Mr. Asselmeier summarized the request.

On May 16, 2023, the County Board approved Ordinance 2023-24, amending the Kendall County Zoning Ordinance pertaining to commercial wind and solar regulations.

The language of Article XX (amendment to special uses of the R-2 District) was accidentally copied and pasted into Article XXII (amendment to special uses of the R-3 District) of the Ordinance. In so doing, bed and breakfast establishment were unintentionally added to the list of special uses in the R-3 District. The language in Article XXII should have read as follows:

XXII. Amended Text: Section 8:07.B.1 of the of the Kendall County Zoning Ordinance is hereby amended by deleting the present text and replacing it with the following:

“Any use permitted as a special use in the R-1 One-Family Estate Residence District, Section 8:02.C, **except a bed and breakfast, (emphasis added)** Commercial Solar Energy Facilities, Test Solar Energy Facilities, Commercial Wind Energy Facilities, and Test Wind Towers, and that Planned Developments may be considered where the zoning lot proposed for development has a gross area of not less than forty (40) acres.”

Bed and Breakfast establishments are special uses in the A-1, R-1, RPD-1, RPD-2, RPD-3, and R-2 Districts.

The information provided at all of the advisory committee meetings and public hearing contained the correct information.

The draft ordinance was provided.

Member Flowers made motion, seconded by Member Rodriguez, to recommend approval of the text amendment.

The votes were as follows:

Yeas (5): Flowers, Koukol, Rodriguez, Shanley, and Wormley

Nays (0): None

Abstain (0): None

Absent (0): None

The motion carried.

The proposal goes to the County Board on June 27, 2023, on the consent agenda.

Petition 23 – 17 – Kendall County Planning, Building and Committee

Mr. Asselmeier summarized the request.

In 2010, through Ordinance 2010-21, Kendall County legalized the keeping of a maximum of twelve (12) hens on properties zoned R-1, R-2, and R-3, provided the property was at least one (1) acre in size. A copy of this ordinance was provided.

Prior to the 2023 Kendall County Regional Planning Commission’s Annual Meeting, the County received a request from a resident in Boulder Hill to allow hens on properties zoned R-6. The resident and several other residents of Boulder Hill presented information at the Kendall County Regional Planning Commission Annual Meeting on the subject and Staff was directed to explore a text amendment on the matter.

After researching the regulations in other, nearby communities, Staff prepared the proposal.

In summary, the proposal would be as follows:

1. Allow the keeping of a maximum of six (6) hens on any lot zoned and used for single family residential purposes.
2. Lots one (1) acre or larger in size may have a maximum of twelve (12) hens.
3. The keeping of roosters would not be allowed on residentially zoned property, except by special use permit in the RPD Districts (this is already allowed in the Zoning Ordinance).
4. No other poultry would be allowed.
5. Confinements would have to be at least ten feet (10') from residential lot lines.
6. Uncovered fence enclosure must be at least four feet (4') in height.
7. The sale of chickens or eggs would not be allowed.

A redlined version of the proposal was provided.

At their meeting on March 13, 2023, the Planning, Building and Zoning Committee voted three (3) in favor, one (1) in opposition, and one (1) absent to initiate this amendment.

The comparison table of local chicken regulations, the original request for backyard hens, and a map of the County showing areas zoned R-4, R-5, R-6, and R-7 was provided.

Greg Chismark reviewed the proposal from a stormwater quality perspective and expressed no concerns. His email was provided.

ZPAC reviewed the proposal at their meeting on April 4, 2023. Discussion occurred regarding complaints about chickens and concerns about potential health issues by having chickens on smaller lots. Three (3) residents expressed support for the proposal. One (1) resident expressed opposition to the proposal. Discussion occurred regarding code enforcement procedures. The consensus at ZPAC was this proposal was more of a policy decision and not a technical decision. For this reason, ZPAC issued a neutral recommendation by a vote of six (6) in favor, one (1) in opposition, and three (3) members absent. Member Guritz voted no because he wanted an opinion from someone that raises chickens on the impact of the proposal on residential neighborhoods and public health. The minutes of this meeting were provided.

The Kendall County Regional Planning Commission reviewed the proposal at their meeting on April 26, 2023. Discussion occurred about setting a higher minimum lot size, adding regulations pertaining to using extension cords, and adding a regulation pertaining to rodent proof containers. The consensus of the Commission was that having a higher minimum lot size would defeat the purpose of the intent of the proposal (allowing hens in Boulder Hill in certain circumstances) and adding additional regulations would be difficult to enforce. The consensus of the Commission was, if the proposal is adopted and needs to be amended in the future, the Zoning Ordinance could be amended to address unforeseen problems. The Kendall County Regional Planning Commission voted to forward the proposal to the Kendall County

Zoning Board of Appeals by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting were provided.

The Kendall County Zoning Board of Appeals held a public hearing on the proposal on May 1, 2023. Rebecca Wintczak was the only resident that testified at the public hearing and answered questions. Discussion occurred regarding minimum lot sizes, avian flu outbreaks, rodents, property maintenance, and distance of coops from lot lines. The Kendall County Zoning Board of Appeals recommended approval of the proposal with an amendment of setting the minimum lot size at eleven thousand (11,000) square feet by a vote of six (6) in favor and one (1) in opposition. Member Cherry voted no because he felt chickens would attract other animals and cause additional problems for neighbors. The minutes of the hearing were provided.

Petition information was emailed to the townships on March 27, 2023. Oswego Township was the only township to provide comments. On May 9, 2023, the Oswego Township Planning Commission voted three (3) in favor and zero (0) in opposition to recommend approval of the proposal with the elimination of the minimum lot size. The Oswego Township Board concurred with the recommendation of the Oswego Township Planning Commission by a vote of four (4) in favor and zero (0) in opposition. The information from Oswego Township was provided.

Following the meeting of Oswego Township, Oswego Township Trustee Judy Bush submitted an email expressing opposition to the keeping of chickens in Boulder Hill. She favored a minimum lot size of eleven thousand (11,000) square feet and a permitting process. Her email was provided.

The draft ordinance was provided.

Committee reviewed the information submitted by Oswego Township.

Chairman Wormley explained the history and intent of the proposal. He discussed a minimum lot requirement; he suggested a nine thousand (9,000) square foot lot size minimum.

Member Koukol felt that a nine thousand (9,000) square foot minimum was too large.

Member Koukol asked what Zoning Board of Appeals Member Scott Cherry did for a living. Mr. Asselmeier respond that Mr. Cherry is a farmer. Mr. Cherry had farm animals previously. Mr. Cherry had a lot of experience with farm animals.

Discussion occurred regarding variances and the need for a hardship, if a hearing occurs.

Member Shanley provided the history of her involvement with the proposal. She talked about the Countywide impact of the proposal. She discussed enforcement issues and she said that other pets create noise and nuisances. She discussed the reasons why people acquire chickens. She noted the role of the County and the role of the County Board Members in helping people live their lives. She noted that little opposition has arisen at the various steps of the review process.

Member Flowers did not favor chickens in her neighborhood, but those were only her personal views. She favored a higher minimum lot. She questioned how the regulations would be enforced. Mr. Asselmeier explained the enforcement procedures.

Member Shanley asked about the existing violations related to chickens. The system would still be complaint based. Mr. Asselmeier discussed inspections for chicken coops and the price for permits for chicken coops.

Member Rodriguez thanked everyone for attending the meeting and providing comments. He questioned the frequency of people getting roosters and the procedures for investigating roosters. Mr. Asselmeier explained the enforcement procedures.

Member Shanley made motion, seconded by Member Rodriguez, to recommend approval of the text amendment as written.

The votes were as follows:

Yeas (4): Koukol, Rodriguez, Shanley, and Wormley

Nays (1): Flowers

Abstain (0): None

Absent (0): None

The motion carried.

The proposal goes to the County Board on June 27, 2023, on the regular agenda.

NEW BUSINESS

Discussion of Planning, Building and Zoning Department Zoning Related Fee Schedule: Committee Could Approve Amendments

Mr. Asselmeier summarized the issue.

On May 16, 2023, the County Board approved Ordinance 2023-23, amending the fee schedule for recording documents in the Kendall County Recorder of Deeds Office. Among other changes, the ordinance increased the recording fee to Seventy-Six Dollars (\$76). The current fee is Sixty-Seven Dollars (\$67).

When someone applies for a variance, map amendment, or special use permit, the County passes that fee onto the applicant.

The County currently charges Four Hundred Seventy-Five Dollars (\$475) for variances not related to special use permits. With the new recording fee, the County's cost for a variance is Four Hundred Ninety-Five Dollars and Forty-Four Cents (\$495.44) (\$350 for ZBA Members (\$50 X 7 Members) + \$69.44 (mileage for ZBA Members) + \$76 (the new recording fee)).

Staff was wondering if the variance fee should be increased to Five Hundred Dollars (\$500) to cover costs. If the fee was increased to a higher amount (i.e. Five Hundred Twenty Five Dollars (\$525)), the fees for map and text amendments should also be increased.

Staff requested guidance on how to proceed.

The zoning related fee schedule was provided.

The consensus of the Committee was to re-examine the issue in six (6) months to see how the recording fee charge increase impacted the Department's budget.

Review of Annual NPDES Survey

Mr. Asselmeier summarized the issue.

Every year at the end of June or beginning of July, Kendall County sends an NPDES survey to the townships.

WBK reviewed the survey and suggested adding an option to the second question under Pollution Prevention/Good Housekeeping asking townships to suggest resources for training.

The third question under Pollution Prevention/Good Housekeeping was changed from “reducing flooding” to “mitigating flooding”.

The revised survey incorporating WBK’s suggestions was provided.

The surveys will be sent at the end of June or beginning of July.

Approval 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, Comprehensive Plan, 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 issue.

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

Four (4) permits were issued in Plattville in 2022 and four (4) investigations occurred in Plattville in 2022.

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

The Village of Plattville has not submitted any requested amendments to the agreement.

Member Flowers made motion, seconded by Member Rodriguez, to recommend approval of the agreement.

The votes were as follows:

Yeas (5): Flowers, Koukol, Rodriguez, Shanley, and Wormley

Nays (0): None

Abstain (0): None

Absent (0): None

The motion carried.

The proposal goes to the County Board on June 27, 2023, on the consent agenda.

Update on PBZ Department Staffing

The Department will also work with the Human Resources Department to fill the second Administrative Assistant position. The vacancy has been posted.

Mr. Asselmeier reported that Matt Yackley, the Part-Time Inspector, submitted his resignation. The Department will work with the Human Resources Department to post the vacancy announcement.

The Department made offers to fill the Economic Development Coordinator position. The candidates declined the offer. The Department will work with the Human Resources Department to repost the position.

Brian Holdiman recently achieved twenty-five (25) years of service with the County.

OLD BUSINESS

Special Use Permit Enforcement Update

Mr. Asselmeier reported the following:

1. Ordinance 2009-25-Special Use Permit for a Specialty Gift Store at 7275 Route 34
Issue: Condition 1 requires an annual inspection. During site visits in 2021 and 2022 the business appeared to have ceased. Efforts to contact the property owner to see if they would like to retain the special use permit have been unsuccessful.
How Department Became Aware of Potential Violation: Annual Inspection
Current Status: Special Use Permit Revoked at May 16, 2023, County Board meeting.
2. Ordinance 1987-25-Special Use Permit for a Church Camp at 1626 Route 31 (Camp Quarryledge)
Issue: Various conditions require the use to be connected to a church camp use, including the name "Camp Quarryledge".
How Department Became Aware of Potential Violation: Contacts from Potential Buyers of the Property
Current Status: Property is pending annexation to the Village of Oswego as a health camp/education center; annexation likely will be complete in June 2023, but no definitive update from Oswego.
3. Ordinance 2005-37-Special Use Permit for a Landscaping Business at 5681 Whitewillow Rd
Issue: Condition 6 requires a right-of-way dedication
How Department Became Aware of Violation: Property owner submitted a special use permit for a craft fair.
Current Status: Dedications signed and recorded.
4. Ordinance 2014-04-Special Use Permit for a Compost Facility at 1270 E. Beecher Road
Issue: Condition 8 requires property owner to reapply for special use permit prior July 1, 2023, or the special use permit shall be revoked on December 1, 2023.
How Department Became Aware of Violation: Not presently a violation.
Current Status: Property owner plans to renew special use permit. Property owner is also exploring having solar panels on the property; may annex to Yorkville.
5. Ordinance 2021-17-Special Use Permit for a Billboard at Southeast Corner of Route 34 and Hafenrichter

Issue: Condition 2.C requires a renewal of the special use permit by August 17, 2023.
How Department Became Aware of Violation: Not presently a violation.
Current Status: Billboard company emailed on May 1, 2023.

REVIEW VIOLATION REPORT

The Committee reviewed the report.

REVIEW PRE-VIOLATION REPORT

The Committee reviewed the report.

UPDATE FOR HISTORIC PRESERVATION COMMISSION

Mr. Asselmeier reported that the Historic Preservation Commission will have its summer meeting of historic preservation organizations on July 17, 2023, at 6:00 p.m., at the Harris Forest Preserve. Ken Itle will discuss the historic structure survey of unincorporated Kendall and Bristol Townships.

The Commission also added the 1956 Roll of Honor of soldiers buried in Kendall County to the County's website.

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

Member Rodriguez introduced three (3) interns. Interns Nolan Allan, Adam Borowiak, and Thomas Kaufman explained their projects.

ADJOURNMENT

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

Chairman Wormley adjourned the meeting at 7:55 p.m.

Minutes prepared by Matthew H. Asselmeier, AICP, CFM, Director

Enc.



**KENDALL COUNTY
PLANNING, BUILDING, & ZONING COMMITTEE
JUNE 12, 2023**

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)
JUDY BUSH		
DAN KROM		
LORRIE DORCE		
JIM WILLIAMS		
LAURA CANUPAS		
SYDNEY		
ESMERALDA C.		
REBECCA WINTERZAK		
DONNA SAWICKI		
RYAN BAPHRIZ		
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