

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 January 8, 2024 – Unofficial until Approved

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, and Seth Wormley

Committee Members Absent: Brooke Shanley

Also Present: Matthew H. Asselmeier, Wanda A. Rolf, Dan Kramer, and Greg Chismark

APPROVAL OF AGENDA

Member Rodriguez made a motion, seconded by Member Flowers, to approve agenda. With a voice vote of four (4) ayes, the motion carried.

APPROVAL OF MINUTES

Member Flowers made a motion, seconded by Member Koukol, to approve the minutes of the November 13, 2023, meeting. With a voice vote of four (4) ayes, the motion carried.

PUBLIC COMMENT

None

EXPENDITURE REPORT

The Committee reviewed the Expenditure Report from November 2023, the end of Fiscal Year Escrow Report, and the Expenditure Report from December 2023.

PETITIONS

Petition 23-31 Jorge A. and Hilda G. Montes

Chairman Wormley discussed the vacation.

A five foot (5') public utility and drainage easement exists on the north and south lot lines of Lots 27 and 28 in the Grove Estates Subdivision.

The Petitioners would like to merge the two (2) lots and construct a new house over the easements.

The application materials and plat of vacation were provided.

The property address is 7216 and 7280 Roberts Court, Oswego.

The property is approximately one point five (1.5) acres in size.

The property is zoned RPD-2.

The current land use is Wooded.

The future land use is Rural Residential (Max 0.65 Du/Acre).

Roberts Court is a Township Road classified as a Local Road.

There are no trails planned in the area.

There are no floodplains or wetlands on the property.

The adjacent land uses are wooded and single-family residential.

The adjacent properties are RPD-2.

The future land use for the area is Rural Residential (Max 0.65 Du/Acre).

The property immediately to the east of the subject also vacated drainage and utility easements for the same reason in 2020.

Na-Au-Say Township was emailed information on November 17, 2023. No comments received.

The Village of Oswego was emailed information on November 17, 2023. No comments received.

The Oswego Fire Protection District was emailed information on September 21, 2023. No comments received.

ZPAC reviewed the proposal at their meeting on December 5, 2023. The Petitioners' Attorney indicated that they had secured all signatures, including Comed's signature. 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 of the meeting were provided.

Staff requested that the Petitioners provide information stating that none of the utilities were in opposition to the request. On November 16, 2023, the Petitioners' Attorney submitted an email stating that all of the utilities had signed the plat except Comed. This email was provided.

The homeowners' association submitted an email on November 14, 2023, expressing no opposition to the request. This email was provided.

Mr. Asselmeier read a memo from WBK Engineering stating that they had no objections to the vacation from a drainage perspective.

Staff recommended approval of the requested vacation with the following conditions:

1. Lots 27 and 28 of Grove Estates Subdivision shall not be sold as individual lots upon the successful recording of the plat of vacation. Within ninety (90) days of the effective date of this ordinance, the Petitioners shall submit a parcel consolidation request to Kendall County.
2. This vacation shall become effective upon the successful recording of the plat of vacation in the timeframe outlined in Section 7.06.H of the Kendall County Subdivision Control Ordinance unless an extension is granted by the Kendall County Board.

The draft ordinance was provided.

Dan Kramer, Attorney for the Petitioner, stated that all utilities have signed off on the vacation.

Member Koukol made a motion, seconded by Member Flowers, to recommend approval of the vacation.

The votes were as follows:

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

Nays (0): None

Abstain (0): None

Absent (1) Shanley

The motion carried.

The proposal goes to the January 16, 2024, County Board meeting on the consent agenda.

NEW BUSINESS

Approval of Annual Renewal Mobile Home Permit 13443 Fennel Road

Member Koukol made a motion, seconded by Member Flowers, to approve the renewal.

The votes were as follows:

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

Nays (0): None

Abstain (0): None

Absent (1): Shanley

The motion carried.

Discussion of Stormwater Training Event

Mr. Asselmeier explained the reason for the event. Mr. Asselmeier asked if any Committee Members were planning on attending the January 31, 2024, event. Member Flowers asked if there will be a copy of the presentations after the event. Greg Chismark, WBK Engineering, LLC, discussed the upcoming presentations and said that a copy of it would be made available for Committee and Board Members.

Approval of Contract for Engineering Review, Inspection and Consultation Services with WBK Engineering, LLC; Committee Could Forward the Proposal to the State's Attorney's Office for Review

Mr. Asselmeier spoke about the proposal and the increase in fees. The contract was last approved in 2009. The revised proposal, which had been reviewed by the State's Attorney's Office, was given to the Committee.

Member Flowers made a motion, seconded by Member Rodriguez, to approve the revised proposal

The votes were as follows:

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

Nays (0): None
Abstain (0): None
Absent (1): Shanley

The motion carried.

The proposal goes to the January 16, 2024, County Board meeting on the consent agenda.

Review of 2024 Application Calendar

The Committee reviewed the 2024 Application Calendar.

Short-Term Rental Renewal Update

Mr. Asselmeier discussed the Short-Term Rentals. There were eleven (11) short-term rentals registered with the county. There were two (2) that did not renew and one (1) that planned to renew in January.

Kendall County Regional Planning Commission Annual Meeting-February 3, 2024, at 9:00 a.m.

Mr. Asselmeier reported the Kendall County Regional Planning Commission Annual Meeting would be February 3rd in the County Boardroom.

Mr. Asselmeier stated there were about two hundred (200) invitees. Chairman Wormley asked if representatives from the Villages of Oswego and Plainfield were planning on attending. Mr. Asselmeier responded that Plainfield attended last year, but Oswego did not attend. Chairman Wormley requested Mr. Asselmeier to send email to the Village of Oswego asking them directly to attend.

OLD BUSINESS

Update on Stormwater Permit at 13039 McKanna Road (Pin: 09-09-100-002) in Seward Township

The Committee reviewed the status of the Stormwater Permit at 13039 McKanna Road. Mr. Asselmeier stated that WBK Engineering requested additional information from the Petitioner. The Petitioner was given until January 22, 2024 to submit the outstanding items.

Approval to Extend or Revoke Building 01-2020-146 for a Single Family Home at 7782 Tanglewood Trails

Mr. Holdiman recommended a three (3) month extension of the permit.

Member Rodriguez made a motion, seconded by Member Flowers, to grant the three (3) month extension.

The votes were as follows:

Yeas (4): Rodriguez, Wormley, Flowers, and Koukol
Nays (0): None
Abstain (0): None
Absent (1): Shanley

The motion carried.

REVIEW VIOLATION REPORT

Review of FY 2022-2023 Inspection Report

The Committee reviewed the report.

The total number of permits were down in 2023 compared to 2022.

Review of Violation Report for December 2023

The Committee reviewed the violation report.

Most of the violations that are pending will be going to court in January 2024. Chairman Wormley asked why the noxious weeds violation was not on the report. Mr. Asselmeier responded that it has been postponed until April 2024 due to the weather and the item was on the Pre-Violation Report.

REVIEW PRE-VIOLATION REPORT

The Committee reviewed the report.

UPDATE FOR HISTORIC PRESERVATION COMMISSION

Kendall County Historic Preservation will have their Annual Meeting on February 21, 2024, at 6:00 p.m., at Aux Sable Grove Presbyterian Church, at 5021 Wheeler Road, Yorkville.

Topics will be Au Sable Grove Presbyterian Church which celebrated their one hundred seventy-fifth (175th) anniversary. Jon Pressley from the Illinois Department of Natural Resources will also be speaking about the importance of landmarking a building. The Commission was also needing help in identifying the oldest structures and buildings in Kendall County.

REVIEW PERMIT REPORT

Review November 2023 Permit Report

The Committee reviewed the report.

Review December 2023 Permit Report

The Committee reviewed the report.

Review of End of Year Permit Report

The Committee reviewed the report.

REVIEW REVENUE REPORT

Review of November 2023 Revenue Report

The Committee reviewed the report.

Review of 2011-2022 Revenue Report

The Committee reviewed the report.

Review of December 2023 Revenue Report

The Committee reviewed the report.

CORRESPONDENCE

None

COMMENTS FROM THE PRESS

None

EXECUTIVE SESSION

None

ADJOURNMENT

Member Flowers made a motion, seconded by Member Rodriguez, to adjourn. With a voice vote of four (4) ayes, the motion carried.

Chairman Wormley adjourned the meeting at 7:02 p.m.

Minutes prepared by Wanda A. Rolf, Administrative Assistant

Enc.

