

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 February 13, 2024

CALL TO ORDER

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

ROLL CALL

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

Committee Members Absent: Elizabeth Flowers

Also Present: Christina Burns, Wanda A. Rolf, Dan Kramer, Andrew Schwartz, Robert Schwartz, and Carlos Moreno

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Member Shanley made a motion, seconded by Member Rodriguez, to approve the minutes of the January 8, 2024, meeting and the February 3, 2024, special meeting. With a voice vote of four (4) ayes, the motion carried.

PUBLIC COMMENT

None

EXPENDITURE REPORT

The Committee reviewed the Expenditure Report from January 2024.

PETITIONS

Petition 23-32 and Petition 23-33 Alan Drake on Behalf of Grainco FS, Inc. (Property Owner) and Andrew and Robert Schwartz on Behalf of A.B. Schwartz, LLC (Contract Purchaser)

Ms. Burns summarized the requests.

A.B. Schwartz, LLC would like an amendment to the Future Land Use Map contained in the Land Resource Management Plan for approximately nineteen point eight more or less (19.8 +/-) acres located on the west side of Route 47 addressed as 8115 Route 47. If the change to the Future Land Use Map is approved, the Petitioner would like to rezone the property to M-1 in order to operate a tile business, offices, warehouses, fuel storage, and other light industrial uses.

The United City of Yorkville and Kendall Township expressed no objections to the requests.

Chairman Wormley explained the history of the site and Grainco's plans to continue to lease space at the property. He explained the need for the rezoning. He also noted a pending proposal that would reclassify several of the neighboring properties to Mixed Use Business.

Member Koukol asked if Kendall Township had any comments. Dan Kramer, Attorney for the Petitioner, stated that the Township asked why the map amendment was necessary instead of a special use permit. Mr. Kramer stated the proposed uses were not allowed in the A-1 District and, therefore, the map amendment was necessary.

Mr. Kramer stated that the proposal has been reviewed by the County's advisory committees, Yorkville's committees, and Kendall Township's committees and all recommendations have been positive.

Mr. Kramer was in favor of reclassifying the neighboring properties to Mixed Use Business.

Member Koukol made a motion, seconded by Member Shanley, to recommend approval of both requests.

The votes were as follows:

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

The motion carried.

The proposal goes to the February 20, 2024, County Board meeting on the consent agenda.

NEW BUSINESS

Approval of Publishing the Annual Noxious Weed Notice in the Kendall County Record at a Cost Not to Exceed \$125.00; Related Invoice(s) to Be Paid from the PBZ Legal Publications Line Item 11001902-62090

Member Shanley made a motion, seconded by Member Rodriguez, to recommend approval of publishing the notice.

Member Koukol asked if there was another way to make public the Annual Noxious Weed Notice other than publishing it in the newspaper. Chairman Wormley stated that according to the State of Illinois the Annual Noxious Weed Notice must be published in a newspaper; online publication does not meet the requirement of State law.

The votes were as follows:

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

The motion carried.

Approval of a Resolution Approving an Intergovernmental Agreement for Reciprocal Building Inspection Services between Kendall County, Illinois and the United City of Yorkville, Illinois

Chairman Wormley summarized the request.

The Intergovernmental Agreement between Kendall County and the United City of Yorkville for reciprocal building inspection services expires March 1, 2024.

A renewal proposal was provided. Other than dates and the address of Yorkville City Hall, no other changes are proposed.

In 2023, Yorkville conducted thirty-eight (38) inspections for the County and the County conducted zero (0) inspections for Yorkville.

The United City of Yorkville will also be reviewing the proposal during their meetings in February.

Member Koukol made a motion, seconded by Member Shanley, to recommend approval of the intergovernmental agreement.

The votes were as follows:

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

The motion carried.

Approval of Proposal from WBK Engineering for Work Related to the Submittal of the Annual Report for the 2023 NPDES – MS 4 Requirements in an Amount of \$2,650 Plus Reimbursable Costs (Costs + 10 %)

Ms. Burns summarized the issue. This is an annual requirement for Kendall County to continue to be in compliance for its stormwater permitting. Through the National Pollution Discharge Elimination System (NPDES). WBK Engineering has prepared this document previously because they already possess most of the information needed to complete the report due to the inspections that they perform on the County's behalf at work sites.

Kendall County is required to submit an Annual Report to the State as part of the County's National Pollution Discharge Elimination Systems (NPDES) Permit by June 1st of each year.

Historically, WBK Engineering has prepared this document because they already possess most of the information needed to complete the report due to the inspections that they perform on the County's behalf at work sites.

The cost to prepare the 2023-2024 Report is Two Thousand, Six Hundred Fifty Dollars (\$2,650). The cost to prepare the 2022-2023 Report was Two Thousand Five Hundred Dollars (\$2,500).

Member Shanley made a motion, seconded by Member Rodriguez, to recommend approval of the contract.

The votes were as follows:

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

The motion carried.

Follow-Up on Kendall County Regional Planning Commission Annual Meeting

Member Rodriguez summarized the Annual Meeting and stated the meeting was very successful. It was important to know the activities of the municipalities. Member Koukol felt that Yorkville had an excellent presentation and he personally went to the Village of Oswego with an invention.

Follow-Up on January 31, 2024, Stormwater Training Event

Ms. Burns explained the purpose of the event and the intended invitees. The presentations were provided. Eleven (11) people attended the training.

2023 County-Wide Building Permit Memo

The Committee reviewed the memo and stated building permits were down slightly from the previous year.

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. Carlos Moreno, son and nephew of the property owner, spoke about updating the plat and topography survey, which has been completed. The revised documents will be forwarded to WBK Engineering. The Petitioner has paid Three Thousand, Five Hundred Dollars (\$3,500) into the escrow account.

Short-Term Rental Renewal Update

None

REVIEW VIOLATION REPORT

The Committee reviewed the report.

REVIEW PRE-VIOLATION REPORT

The Committee reviewed the report.

UPDATE FOR HISTORIC PRESERVATION COMMISSION

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

The Committee reviewed the draft agenda for the meeting.

Ms. Burns stated that the Historic Preservation Commission is currently accepting applications for the historic preservation awards.

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 Shanley 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 6:54 p.m.

Minutes prepared by Wanda A. Rolf, Administrative Assistant