

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 May 6, 2024

CALL TO ORDER

The meeting was called to order by Chairman Wormley at 6:33 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, Director, and Wanda A. Rolf, Office Assistant, Dan Kramer, and Dave Stotz

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Member Flowers made a motion, seconded by Member Rodriguez, to approve the minutes of the April 8, 2024, meeting. With a voice vote of four (4) ayes, the motion carried.

PUBLIC COMMENT

Dave Stotz, resident of Yorkville spoke about one (1) of his neighbors having numerous parties with lots of people. The noise level became unmanageable. Mr. Stotz stated that he complained to the owner about the noise and they told him they would turn it down. Mr. Stotz stated they have parties every week. He also stated they were in the process of building a soccer field. The soccer field is supposed to have large, bright lights.

EXPENDITURE REPORT

The Committee reviewed the Expenditure Report from April 2024.

PETITIONS:

Petition 24-04 Larry Nelson on Behalf of the Fox Valley Family YMCA, Inc.

Mr. Asselmeier summarized the request.

The Petitioner would like to construct one (1) fifty-nine thousand, two hundred thirty-three (59,233) square foot YMCA building on the subject property as part of Phase I of the project with related parking. Phase II consists of an eighty-nine thousand nine hundred thirty-six (89,936) square foot swimming pool and daycare addition with related parking.

The proposed use is a permitted use in the B-4 zoning district. However, the Petitioner would like a reduction in the screening requirements and a determination in the number of parking spaces is required.

Section 13:10 of the Zoning Ordinance requires site plan review for structures on properties zoned B-4.

The property was de-annexed from Yorkville and zoned B-4 by court order in 2020.

The application materials, revised site plan, and a picture of the proposed structure were provided.

Section 11:04 of the Zoning Ordinance states that the number of parking spaces for community centers shall be determined by the Regional Planning Commission and approved by the County Board.

The site plan shows one hundred fifty-five (155) parking spaces, including eight (8) handicapped accessible spaces in the first phase. An additional one hundred twenty-eight (128) parking spaces are proposed in the second phase.

At their meeting on April 2, 2024, ZPAC approved the proposed site plan and set the number of parking spaces initially at fifty (50). The parking spaces would be gravel except for the required handicapped accessible parking spaces. The minutes of the meeting were provided.

At their meeting on April 24, 2024, the Kendall County Regional Planning Commission recommended fifty (50) parking spaces originally and two hundred eighty-three parking spaces at the end of the project. The minutes of this meeting were provided.

For reference, there are two hundred sixteen (216) parking spaces at the existing YMCA facility on Eldamain Road.

Petition information was sent to Bristol Township on March 20, 2024.

Petition information was sent to the United City of Yorkville on March 20, 2024. They will be reviewing the proposal at their May meetings.

Petition information was sent to the Bristol-Kendall Protection District on March 20, 2024.

The site plan evaluation criteria were provided.

The draft approval letter was provided.

Chairman Wormley stated the new YMCA at 1520 Cannonball Trail will have fifty (50) parking spaces to start with that were approved and more parking will be added in phases. Chairman Wormley stated this is a donation-based project which will be done in phases.

Member Flowers asked if there is another egress. Mr. Asselmeier responded that there is one (1) in and one (1) out. The infrastructure is being designed for a final buildout of the project for the new YMCA. Chairman Wormley also stated the stormwater is designed for approximately two hundred (200) spaces. He stated the total amount of parking spaces at the end will be two hundred eighty-three (283). Mr. Asselmeier stated that for reference the YMCA on Eldamain has two hundred sixteen (216) total parking spaces. Member Flowers question having only one (1) ingress/egress Chairman Wormley stated that the entrance on the site plan is twenty-four feet (24') wide and should be adequate.

Member Rodriguez made a motion, seconded by Member Koukol, to recommend approval of setting the number of parking spaces initially at fifty (50).

The votes were as follows:

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

The proposal will go to the May 21, 2024, Kendall County Board meeting on the regular agenda.

Petition 24-05 George S. and Heidi R. Oliver

Mr. Asselmeier summarized the request.

The Petitioner would like to vacate the easement between the two (2) properties in order to build a house over the common lot line.

WBK Engineering, the Homeowners' Association and all of the utilities have reviewed the proposal and expressed no opposition.

The draft vacation ordinance was provided.

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

The votes were as follows:

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

The proposal will go to the May 21, 2024, Kendall County Board meeting on the consent agenda.

NEW BUSINESS:

Approval to Extend the Deadline to Construct and Occupy the Buildings and Install Vegetation at 10744 Route 47

Mr. Asselmeier summarized the request.

In June 2023, the Planning, Building and Zoning Committee approved a minor amendment to the special use permit granted by Ordinance 2021-23 allowing a landscaping business at 10744 Route 47.

Among other changes to the original proposal, the minor amendment set a deadline of June 1, 2024, to construct and occupy the building shown on the site plan. The minor amendment also set a deadline of June 1, 2024, for the installation of landscaping. The minor amendment was provided

The request is to extend both of the previously listed deadlines to December 1, 2024.

Member Koukol made a motion, seconded by Member Flowers, to approve the extension to December 1, 2024.

The votes were as follows:

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

Approval to Extend the Deadline to Install the Botanicals at 15759 Route 47

Mr. Asselmeier summarized the request.

In July 2022, the County Board approved a special use permit for a governmental building or facility by Ordinance 2022-19 at 15759 Route 47. This ordinance was provided.

Condition 2.B required the installation of botanicals by June 1, 2024.

On May 1, 2024, the Lisbon Township Highway Commissioner submitted a request to extend the deadline for six (6) months to December 1, 2024.

Member Koukol made a motion, seconded by Member Flowers, to approve the extension to December 1, 2024.

The votes were as follows:

Yeas (3): Koukol, Flowers, and Wormley
Nays (0): None
Abstain (0): None
Absent (1) Shanley

Member Rodriguez left at this time (6:54 p.m.)

OLD BUSINESS:

Recommendation of Annual Facility Inspection Report for NPDES Permit for Stormwater Discharges from Separate Storm Sewer Systems (MS4)

Mr. Asselmeier summarized the Report.

Kendall County is required to submit certain documents annually by June 1st as required by its NPDES Permit.

The 2024 Annual Report is similar to the 2023 Annual Report.

There is a One Thousand Dollar (\$1,000) submittal fee, which has been unchanged for several years.

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

The votes were as follows:

Yeas (3): Koukol, Flowers, and Wormley
Nays (0): None
Abstain (0): None
Absent (2) Rodriguez and Shanley

The proposal will go to the May 21, 2024, Kendall County Board meeting on the consent agenda.

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

Mr. Asselmeier summarized the request.

Brian Holdiman conducted an inspection at the property on April 29, 2024, and determined that a sixty (60) day extension was necessary. They continue to make progress.

Member Koukol made a motion, seconded by Member Flowers, to approve the sixty (60) day extension.

The votes were as follows:

Yeas (3): Koukol, Flowers, and Wormley

Nays (0): None

Abstain (0): None

Absent (2) Rodriguez and Shanley

Member Rodriguez returned at this time (6:57 p.m.).

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

Chairman Wormley stated that the Petitioner is making significant progress. There should not be a citation at this time. Chairman Wormley recommended an extension.

Member Koukol made a motion seconded by Member Flowers to provide an extension.

With a voice vote of four (4) ayes, the motion carried.

Follow-Up on April 20, 2024, Code Official Open House in Oswego Township

Mr. Asselmeier reported that ten (10) people attended the open house.

REVIEW VIOLATION REPORT:

The Committee reviewed the report.

Member Flowers left at this time (7:10 p.m.)

Mr. Asselmeier stated that the Illinois Supreme Court is reviewing a case related to citation forms and the State's Attorney's Office was reviewing the current forms.

Chairman Wormley suggested a verbiage change on A-1 properties which were being used inappropriately.

Member Flowers returned at this time (7:12 p.m.)

REVIEW PRE-VIOLATION REPORT:

The Committee reviewed the report.

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

Mr. Asselmeier stated that the County Board will be asked to declare May as the Historic Preservation Month. The County received the reimbursement check from the State of Illinois for the CLG Grant reimbursement. The Historic Preservation Awards are planning to be handed out on May 21, 2024.

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:

Review of Minutes of Meetings Lawfully Closed Under the Illinois Open Meetings Act (5 ILCS 120/2(c)(21))

Member Koukol made a motion, seconded by Member Rodriguez, to enter into executive session to review the minutes of meetings lawfully closed under the Illinois Open Meetings Act.

The votes were as follows:

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

The Committee recessed at 7:14 p.m.

The meeting resumed at 7:17 p.m.

NEW BUSINESS:

Approval to Release the Executive Session Minutes of May 6, 2024

Member Koukol made a motion, seconded by Member Flowers, to recommend release of minutes of the May 6, 2024, executive session.

The votes were as follows:

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

The proposal will go to the May 21, 2024, Kendall County Board meeting on the consent agenda.

ADJOURNMENT

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

Chairman Wormley adjourned the meeting at 7:17 p.m.

Minutes prepared by Wanda A. Rolf, Administrative Assistant

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KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE
Kendall County Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois
6:30 p.m.
Executive Session Minutes of May 6, 2024

CALL TO ORDER

The executive session was called to order by Chairman Seth Wormley at 7:16 p.m.

ROLL CALL

Committee Members Present: Ruben Rodriguez (Vice-Chairman), Elizabeth Flowers, Dan Koukol, and Seth Wormley (Chairman)

Committee Members Absent: Brooke Shanley

Also Present: Matt Asselmeier (Director)

The purpose of this executive session was to review minutes of meetings lawfully closed under the Illinois Open Meetings Act (5 ILCS 120/2(c)(21)).

The Committee reviewed the minutes from the following meetings:

December 19, 2016

August 7, 2017

November 7, 2022

The consensus of the Committee was to release the minutes of May 6, 2024. The other minutes shall remain confidential for personnel reasons and litigation reasons.

Motion by Member Koukol, seconded by Member Flowers, to adjourn executive session.

The votes were as follows:

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

Nays (0): None

Abstain (0): None

Absent (1): Shanley

Chairman Wormley adjourned the executive session at 7:17 p.m.

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



**KENDALL COUNTY
PLANNING, BUILDING, & ZONING COMMITTEE
MAY 6, 2024**

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) |
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| Don Koo |  | |
| 24-05 | | |
| Always | Faithful | Dec. 1, 2024 |
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