

**KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE**  
***Kendall County Office Building***  
***Rooms 209 & 210***  
***111 W. Fox Street, Yorkville, Illinois***  
**6:30 p.m.**  
**Meeting Minutes of March 11, 2019**

**CALL TO ORDER**

The meeting was called to order by Chairman Prochaska at 6:30 p.m. Chairman Prochaska led the attendees in the Pledge of Allegiance.

**ROLL CALL**

Committee Members Present: Elizabeth Flowers, Judy Gilmour, Matt Kellogg (Vice-Chairman), John Purcell (arrived at 6:45 p.m.) and Matthew Prochaska (Chairman)

Committee Members Absent: None

Also Present: Matt Asselmeier (Senior Planner), Ruth Ann Sikes (Part-Time Office Assistant Zoning), Alex Finke and Kelly Helland

**APPROVAL OF AGENDA**

Member Flowers made a motion, seconded by Member Gilmour, to approve the agenda with the change of moving Update on Zoning Violation on Eldamain Road to before Petitions. With a voice vote of four (4) ayes, the motion carried unanimously.

**APPROVAL OF MINUTES**

Member Gilmour made a motion, seconded by Member Flowers, to approve the minutes of the February 26, 2019, meeting. With a voice vote of four (4) ayes, the motion carried unanimously.

**EXPENDITURE REPORT**

Mr. Asselmeier gave the report and said there was nothing out of the ordinary. The Committee recommended to forward the report to Finance for review.

**PUBLIC COMMENT:**

None

**REVIEW VIOLATION REPORT**

Update on Zoning Violation at 790 Eldamain Road

Kelly Helland, attorney for the Respondent, stated that they will have the other gate up in two (2) weeks to thirty (30) days. The consensus of the Committee is to wait thirty (30) days. This matter will be discussed at the Committee of the Whole on March 14<sup>th</sup>.

**PETITIONS**

Petition 19-02

Approval of Changing the Petitioner from the Kendall County Planning, Building and Zoning Committee to Brad Monkemeyer

Mr. Asselmeier informed the Committee that property owner Brad Monkemeyer agreed to the special use permit revocation for dog kennel at his property.

Member Kellogg made a motion, seconded by Member Flowers, to approve changing the Petitioner from the Kendall County Planning, Building and Zoning Committee to Brad Monkemeyer.

Yeas (4): Flowers, Gilmour, Kellogg, and Prochaska  
Nays (0): None  
Abstain (1): Purcell  
Absent (0): None

The motion carried.

*Recommendation on the Requested Revocation*

Member Kellogg made a motion, seconded by Member Flowers, to recommend approval of the revocation of the special use permit for a dog kennel at 14005 Joliet Road.

Yeas (4): Flowers, Gilmour, Kellogg, and Prochaska  
Nays (0): None  
Abstain (1): Purcell  
Absent (0): None

The motion carried. This matter will go to the Kendall County Board on March 19<sup>th</sup>.

**NEW BUSINESS**

*Land Cash Ordinance*

Mr. Asselmeier read the memo on land and monetary donations.

Member Purcell arrived at this time (6:45 p.m.).

Member Purcell stated he would not support a fifty percent (50%) increase and asked when the last time the calculation was adjusted. Mr. Asselmeier said it was adjusted in 2014.

Alex Finke gave a handout about impact fees. He explained the legalities of impact fees. He recommended using the Naperville formula. He suggested working with Mr. Asselmeier on the recalculation.

Discussion occurred regarding enrollment at local schools.

Member Purcell felt that the Committee conducted due diligence and should move onto other topics.

It was noted that twenty-four (24) houses were built in Kendall County in 2018. The land cash fee dropped from 2013 to 2014.

Chairman Prochaska asked if there was anything keeping the County from having a different land cash rate in Oswego and another one (1) for Seward Township. Mr. Finke replied, yes that the fee has to be the same for the entire county.

Chairman Prochaska suggested conducting more research on the topic.

Chairman Prochaska asked the members how they felt on the issue. The consensus of the Committee was more information was needed. Mr. Asselmeier will work with Mr. Finke on the calculation.

### **OLD BUSINESS**

#### **Zoning Ordinance Project Update**

Mr. Asselmeier stated that Mike Hoffman was hoping to have an update by March 15, 2019.

### **REVIEW OF THE VIOLATION REPORT**

The Committee reviewed the violation report.

### **REVIEW NON-VIOLATION COMPLAINT REPEORT**

The Committee reviewed the non-violation report. Mr. Asselmeier will ask Brian Holdiman about the dog business on Minkler Road. The complaint at 2575 Minkler Road should be 2575 Wolfs Crossing.

### **UPDATE FROM HISTORIC PRESERVATION COMMISSION**

There has not been a quorum since November and they continue to work on the Historic Preservation Ordinance.

### **REVIEW PERMIT REPORT**

The Committee reviewed the permit report.

### **REVIEW REVENUE REPORT**

The Committee reviewed the revenue report.

### **CORRESPONDENCE**

#### **March 1, 2019 Email Regarding Kane County Stormwater Ordinance**

Mr. Asselmeier read the correspondence.

#### **Soil Erosion and Sediment Control Workshop Flyer – March 22, 2019**

Mr. Asselmeier read the flyer and stated that he will be attending the workshop.

### **PUBLIC COMMENT**

None

### **COMMENTS FROM THE PRESS:**

None

### **EXECUTIVE SESSION**

None

**ADJOURNMENT**

Motion by Member Flowers, seconded by Member Kellogg, to adjourn. With a voice vote of five (5) ayes, the motion carried unanimously. Chairman Prochaska adjourned the meeting at 7:25 p.m.

Minutes prepared by Ruth Ann Sikes, Part-Time Office Assistant (Zoning)