

**KENDALL COUNTY BOARD AGENDA
ADJOURNED SEPTEMBER MEETING**

**Kendall County Office Building, Rooms 209 & 210
Tuesday, October 16, 2018 at 9:00 a.m.**

1. Call to Order
2. Roll Call
3. Determination of a Quorum
4. Approval of Previous Month's Minutes
5. Approval of Agenda
6. Special Recognition
7. Citizens to Be Heard
 - A. Jim Prescott - TransCanada
8. Executive Session
9. Old Business
10. New Business
11. Elected Officials Report and Other Department Reports
 - A. Sheriff
 - B. County Clerk
 - C. Treasurer
 - D. Clerk of the Court
 - E. State's Attorney
 - F. Coroner
 - G. Health Department
 - H. Supervisor of Assessments
12. Standing Committee Reports
 - A. Planning, Building & Zoning
 1. Approval of Petition 18-25-Request from Paul Kovacevich on Behalf of Tri-Star Development, Inc. for a Map Amendment Rezoning 183 Acres +/- Parcels Located on the South Side of Route 52 Approximately 0.5 Miles West of Jughandle Road and Identified by Parcel Identification Numbers 09-15-300-014 (PART), 09-16-400-002, 09-16-400-005, 09-16-400-006, 09-21-200-004, and 09-22-100-010 in Seward Township from A-1 Agricultural District to R-1 One-Family Residential District
 2. Approval of 2019 Comprehensive Noxious Weed Work Plan
 3. Approval of an Agreement with Teska Associates, Inc. for Work Related to the Zoning Ordinance Consolidation Project (Project Would Unify the Zoning Ordinance into One Searchable Document, Correct Typographical Errors, and Correct Citation Errors) at a Cost Not to Exceed \$8,000; Related Invoices to be Paid from Planning, Building and Zoning Consultant's Line Item (010-2-002-6363)
 4. Approval to Release Minutes of Executive Sessions of the Planning, Building and Zoning Committee for the Following Dates: January 8, 2018 and October 9, 2018
 - B. Administration/HR
 1. Approval of Technology Services Purchase of SAN Replacement for the Kendall County Sheriff's Office from CTC Company in an amount not to exceed \$26,127.01
 - C. Highway
 1. Approve Resolution approving the low bid of Riber Construction to construct the Eldamain Access Road at a cost of \$100,260
 2. Approve Resolution authorizing the use of eminent domain to acquire certain parcels of land for roadway purposes along Eldamain Road between W. Highpoint Road and River Road
 - D. Facilities
 1. Approval of Release of Facilities Committee Executive Session minutes from May 2, 2016 and June 6, 2016; and Executive session reviews from April 3, 2017 and April 2, 2018.
 - E. Finance
 1. Approve Claims in an amount not to exceed \$2,467,985.22
 2. Approve Coroner Claims in an amount not to exceed \$5,480.13
 3. Discussion and Approval of Member Prochaska's Health Department Levy Proposal
 - F. Standing Committee Minutes Approval
13. Special Committee Reports

- A. VAC
- B. UCCI
- C. Historic Preservation

- 14. Other Business
- 15. Chairman's Report
- 16. Citizens to be Heard
- 17. Questions from the Press
- 18. Executive Session
- 19. Adjournment

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum 24-hours prior to the meeting time.

**KENDALL COUNTY BOARD
REGULAR SEPTEMBER MEETING
September 18, 2018**

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

The Kendall County Board Meeting was held at the Kendall County Office Building, Room 209, in the City of Yorkville on Tuesday, September 18, 2018 at 9:00 am The Clerk called the roll. Members present: Chairman Scott Gryder, Bob Davidson, Judy Gilmour, Audra Hendrix, Matt Kellogg, Matt Prochaska and John Purcell (arrived 9:07am).

The Clerk reported to the Chairman that a quorum was present to conduct business.

THE MINUTES

Member Hendrix moved to approve the submitted minutes from the Adjourned County Board Meeting of 8/21/18. Member Gilmour seconded the motion. Chairman Gryder asked for a voice vote on the motion. All members present voting aye. **Motion carried.**

THE AGENDA

Chairman Gryder moved item 12A3 to 12A1 on the agenda.

Member Kellogg moved to approve the amended agenda. Member Hendrix seconded the motion. Chairman Gryder asked for a voice vote on the motion. All members present voting aye. **Motion carried.**

NEW BUSINESS

National Suicide Awareness Month

Member Hendrix moved to approve the National Suicide Awareness Month proclamation. Member Prochaska seconded the motion. Chairman Gryder asked for a roll call vote on the motion. All members present voting aye. **Motion carried.**

COUNTY OF KENDALL, ILLINOIS

PROCLAMATION 18-24

National Suicide Prevention Awareness Month

WHEREAS; September is known around the United States as National Suicide Prevention Awareness Month and is intended to help promote awareness surrounding each of the Suicide Prevention resources available to us and our community. The simple goal is to learn how to help those around us and how to talk about suicide without increasing the risk of harm; and

WHEREAS; Suicidal thoughts can affect anyone regardless of age, gender, race, orientation, income level, religion, or background; and

WHEREAS; According to the CDC, each year more than 41,000 people die by suicide; and

WHEREAS; Suicide is the 10th leading cause of death among adults in the US, and the 2nd leading cause of death among people aged 10-24; and

WHEREAS; Kendall County is no different than any other community in the country, but chooses to publicly state and place our full support behind local educators, mental health professionals, athletic coaches, pack leaders, police officers, and parents, as partners in supporting our community in simply being available to one another; and

WHEREAS; local organizations like Suicide Prevention Services (SPS) and national organizations like the National Alliance on Mental Illness (NAMI) are on the front lines of a battle that many still refuse to discuss in public, as suicide and mental illness remain too taboo a topic to speak on; and

WHEREAS, every member of our community should understand that throughout life's struggles we all need the occasional reminder that we are all silently fighting our own battles; and

WHEREAS, I encourage all residents to take the time to inquire as to the wellbeing of their family, friends, and neighbors over the next few days and to genuinely convey their appreciation for their existence by any gesture they deem appropriate. A simple phone call, message, handshake, or hug can go a long way towards helping someone realize that suicide is not the answer.

NOW, THEREFORE, be it resolved that the Kendall County Board does hereby proclaim the month of September 2018, as National Suicide Prevention Awareness Month in County of Kendall, Illinois.

PRESENTED and ADOPTED by the County Board, this 18th day of September 2018.

Approved:
Scott R. Gryder, County Board Chairman

Attest:
Debbie Gillette, County Clerk

Housing of Detainees

Member Hendrix moved to approve the renewal of and First Amendment to the 2016 Intergovernmental Agreement between Kendall County, Illinois and Cook County, Illinois for the Housing of Detainees. Member Davidson seconded the motion. Chairman Gryder asked for a roll call vote on the motion. All members present voting aye. **Motion carried.**

A complete copy of IGAM 18-25 is available in the Office of the County Clerk.

Illinois Emergency Management Grant

Member Hendrix moved to approve the 2018 State of Illinois Emergency Management Grant, total compensation and reimbursement shall not exceed the sum of \$35,634.05. Member Davidson seconded the motion. Chairman Gryder asked for a roll call vote on the motion. All members present voting aye. **Motion carried.**

Lease Agreement

Member Hendrix moved to approve the resolution authorizing the Kendall County Forest Preserve Board to enter into a special event lease agreement with the Yorkville Historical Society on behalf of the County of Kendall for event to be held at The Kendall County Historic Courthouse and Jefferson St on September 29, 2018 for an amount not to exceed \$560.00 plus a \$100.00 security deposit. Member Kellogg seconded the motion.

Member Hendrix amended the motion to change the name from the Yorkville Historical Society to Yorkville Historic Preservation Society and the security deposit from \$100 to \$300. Member Gilmour seconded the amendment. Chairman Gryder asked for a roll call vote on the amendment. All members present voting aye. **Motion carried.**

Chairman Gryder asked for a roll call vote on the full motion. All members present voting aye. **Motion carried.**

A complete copy of Resolution 18-45 is available in the Office of the County Clerk.

ELECTED OFFICIALS REPORT AND OTHER DEPARTMENT REPORTS

Sheriff

No report.

County Clerk

| Revenue Report | | 8/1/18-8/31/18 | 8/1/17-8/31/17 | 8/1/16-8/31/16 |
|----------------|--------------------------------------|----------------|----------------|----------------|
| Line Item | Fund | Revenue | Revenue | Revenue |
| | County Clerk Fees | \$882.50 | \$971.50 | \$1,026.50 |
| | County Clerk Fees - Marriage License | \$2,730.00 | \$2,040.00 | \$2,010.00 |
| | County Clerk Fees - Civil Union | \$0.00 | \$0.00 | \$0.00 |
| | County Clerk Fees - Misc | \$2,530.50 | \$1,999.50 | \$2,175.00 |
| | County Clerk Fees - Recording | \$29,893.00 | \$33,373.00 | \$35,447.00 |
| 01010061205 | Total County Clerk Fees | \$36,036.00 | \$38,384.00 | \$40,658.50 |
| 01010001185 | County Revenue | \$54,149.50 | \$46,851.25 | \$46,097.25 |
| 38010001320 | Doc Storage | \$17,504.50 | \$19,882.50 | \$20,551.50 |
| 51010001320 | GIS Mapping | \$29,539.00 | \$33,563.00 | \$34,552.00 |
| 37010001320 | GIS Recording | \$3,693.00 | \$4,193.00 | \$4,312.00 |
| 01010001135 | Interest | \$17.76 | \$23.59 | \$32.99 |
| 01010061210 | Recorder's Misc | \$5,910.25 | \$9,282.75 | \$2,146.50 |
| 81010001320 | RHSP/Housing Surcharge | \$15,885.00 | \$17,487.00 | \$18,477.00 |
| 37210001575 | Tax Certificate Fee | \$440.00 | \$560.00 | |
| 37210001576 | Tax Sale Fees | \$40.00 | \$899.00 | |

| | | | | | |
|-------------|-----------------|--------------|--------------|--------------|--|
| 37210001577 | Postage Fees | | \$0.00 | | |
| CK # 18526 | To KC Treasurer | \$163,215.01 | \$171,126.09 | \$166,827.74 | |

County Clerk, Debbie Gillette informed the board that there will be election judge training on September 24, 2018.

Treasurer

Office of Jill Ferko
 Kendall County Treasurer & Collector
 111 W. Fox Street Yorkville, IL 60560

Kendall County General Fund

QUICK ANALYSIS OF MAJOR REVENUES AND TOTAL EXPENDITURES
 FOR NINE MONTHS ENDED 08/31/2018

| <u>REVENUES*</u> | <u>Annual Budget</u> | <u>2018 YTD Actual</u> | <u>2018 YTD %</u> | <u>2017 YTD Actual</u> | <u>2017 YTD %</u> |
|--------------------------------|--------------------------|----------------------------|-----------------------|----------------------------|-----------------------|
| Personal Property Repl. Tax | \$400,000 | \$296,689 | 74.17% | \$345,889 | 93.48% |
| State Income Tax | \$2,470,000 | \$1,824,110 | 73.85% | \$2,087,072 | 86.96% |
| Local Use Tax | \$630,000 | \$518,066 | 82.23% | \$473,614 | 75.78% |
| State Sales Tax | \$550,000 | \$399,467 | 72.63% | \$393,035 | 81.88% |
| County Clerk Fees | \$400,000 | \$258,281 | 64.57% | \$295,069 | 89.41% |
| Circuit Clerk Fees | \$850,000 | \$546,676 | 64.31% | \$552,521 | 58.16% |
| Fines & Foreits/St Atty. | \$380,000 | \$222,386 | 58.52% | \$229,659 | 53.41% |
| Building and Zoning | \$65,000 | \$57,035 | 87.75% | \$60,536 | 97.64% |
| Interest Income | \$86,500 | \$151,385 | 175.01% | \$72,289 | 192.77% |
| Health Insurance - Empl. Ded. | \$1,299,440 | \$867,260 | 66.74% | \$878,817 | 69.41% |
| 1/4 Cent Sales Tax | \$2,950,000 | \$2,273,819 | 77.08% | \$2,149,118 | 73.60% |
| County Real Estate Transf Tax | \$440,000 | \$314,458 | 71.47% | \$317,842 | 80.18% |
| Correction Dept. Board & Care | \$832,200 | \$975,652 | 117.24% | \$898,137 | 102.64% |
| Sheriff Fees | \$245,000 | \$149,461 | 61.00% | \$160,620 | 62.99% |
| TOTALS | \$11,598,140 | \$8,854,745 | 76.35% | \$8,914,219 | 78.22% |
| Public Safety Sales Tax | \$5,068,000 | \$3,904,157 | 77.04% | \$3,752,191 | 74.04% |

| | | | | | |
|---------------------------------|--------------------|--------------------|---------------|--------------------|---------------|
| Transportation Sales Tax | \$4,750,000 | \$3,904,157 | 82.19% | \$3,752,191 | 78.99% |
|---------------------------------|--------------------|--------------------|---------------|--------------------|---------------|

*Includes major revenue line items excluding real estate taxes which are to be collected later.
 To be on Budget after 9 months the revenue and expense should at 75.00%

State’s Attorney

No report.

Coroner

| Description | ** | Month: August 2018 | Fiscal Year-to-Date | August 2017 |
|---------------------------------|----|--------------------|---------------------|-------------|
| Total Deaths | | 24 | 230 | 24/243 |
| Natural Deaths | | 23 | 212 | 19 |
| Accidental Deaths | | 0 | 11 | 5 |
| Pending | | 0 | 0 | 0 |
| Suicidal Deaths | | 0 | 4 | 0 |
| Homicidal Deaths | | 0 | 1 | 0 |
| Undetermined | * | 1 | 2 | 0 |
| Toxicology | | 1 | 26 | 4/28 |
| Autopsies | | 1 | 24 | 3/26 |
| Cremation Authorizations | | 15 | 141 | 12/141 |

| Scenes Responded to: | Transported by Coroner’s Office: | External Examinations: |
|----------------------|----------------------------------|------------------------|
| 9 | 6 | 1 |

**
 Undetermined Death(s):
 1. 08/04/2018 – Montgomery – 30-year-old, Male, Skeletal Remains found on island in Fox River

PERSONNEL/OFFICE ACTIVITY:

- August 8, 2018, Coroner Purcell attended the IL Coroner’s & Medical Examiner’s Association Executive Board meeting in Collinsville, IL.
- August 6 - 10, 2018, Chief Deputy Coroner Gotte attended training at the Kane County Sheriff’s Office where he received his certification as a firearms instructor.

Health Department

Dr. Tokars updated the board on the dental clinic, donations have been received and the committee members have received a report on exactly how the donations have been spent. Dr. Tokars encouraged Facilities committee to go ahead and move forward on the work order that was submitted several years ago. Dr. Tokars provided information regarding the violence prevention training.

Supervisor of Assessments

Supervisor of Assessments Andy Nicoletti stated that assessment rolls have been published; 43,790 parcels were published and the final filing date is October 15, 2018. Total EAV is \$3,519,181,146 which is back to the numbers seen in 2009-2010.

STANDING COMMITTEE REPORTS

Planning, Building and Zoning

Petition 18-26 Banquet Center

Member Davidson moved to approve Petition 18 – 26 – Request from Maurice E. Ormiston as Trustee u/t/a No. 101 and Marilyn J. Ormiston as Trustee u/t/a 102 (Owners) and Gay Hoddy (Tenant) for a Special Use Permit to Operate a Banquet Center at 14905 Hughes Road (PIN: 04-34-100-001) in Fox Township and a Variance to Section 7.01.D .10.a of the Kendall County Zoning Ordinance to Allow a Banquet Center on a Non-Arterial or Non-Major Collector Roadway and a Variance to Section 11.02.F.2 of the Kendall County Zoning Ordinance to Allow Off-Street Parking and Driving Aisles to Not Be Improved with a Permanent, Concrete, Unit Paver, Asphalt Surface or Some Other Environmentally Friendly or Green Design Practice and a Variance to Section 11.02.F.12.B of the

Kendall County Zoning Ordinance to Waive the Requirement for “Fully Shielded” or “Cut Off” Light Fixtures for the Parking Facility. Member Purcell seconded the motion. Chairman Gryder asked for a roll call vote on the motion. All members present voting aye. **Motion carried.**

A complete copy of Ordinance 18-18 is available in the Office of the County Clerk.

Village of Millbrook Agreement

Member Davidson moved to approve an Intergovernmental Agreement between the Village of Millbrook 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 Millbrook for a Term of One (1) Year in the Amount of \$1.00 Plus Associated Costs Paid by the Village of Millbrook to the County of Kendall. Member Kellogg seconded the motion. Chairman Gryder asked for a roll call vote on the motion. All members present voting aye except Purcell who voted nay. **Motion carried 6-1.**

A complete copy of IGAM 18-26 is available in the Office of the County Clerk.

Text Amendments

Member Davidson moved to approve Petition 18 – 13 – Request from the Kendall County Planning, Building and Zoning Committee for Text Amendments to Sections 3.02, 4.18, 7.01.D, 8.02.C, 8.03.H.1, 8.09.B, 9.02.C, 9.03.C, 9.04.C, 9.05.C, 9.06.F, 9.07.C, and 10.03.B of the Kendall County Zoning Ordinance by Amending Kendall County’s Solar Panel Zoning. Member Kellogg seconded the motion.

Senior Planner Matt Asselmeier explained that the proposal would allow for the placement of solar panel for commercial offsite of the energy consumed, separates a solar farm from a solar garden, exempts energy that is produced by solar panels that is used on site, describes how solar panels are to be installed, engineering required, burying lines underground, setbacks requirements, design standards, coverage, fees, utility notification requirement, liability insurance, decommissioning plan, and time lines for removing panels. Solar gardens will be a special use in A-1 and solar farms would be a special use in all zoning classifications.

Member Hendrix moved to move Petition 18-13 Request from the Kendall County Planning, Building and Zoning Committee for Text Amendments to Sections 3.02, 4.18, 7.01.D, 8.02.C, 8.03.H.1, 8.09.B, 9.02.C, 9.03.C, 9.04.C, 9.05.C, 9.06.F, 9.07.C, and 10.03.B of the Kendall County Zoning Ordinance by Amending Kendall County’s Solar Panel Zoning to the next Committee of the Whole meeting on October 11, 2018. Member Purcell seconded the motion. Chairman Gryder asked for a roll call vote on the motion. All members present voting aye. **Motion carried.**

Petition 18-28 Inoperable Vehicle

Member Davidson moved to approve Petition 18-28 – Request from the Kendall County Planning, Building and Zoning Committee to update the Kendall County Inoperable Vehicle Ordinance including the repeal of Ordinance 88-15. Member Prochaska seconded the motion.

Member Kellogg moved to amend the motion approve Petition 18-28 – Request from the Kendall County Planning, Building and Zoning Committee to update the Kendall County Inoperable Vehicle Ordinance including the repeal of Ordinance 88-15. The amendment would be to Section 3 A to now read any Kendall County Code Enforcement Officer and the Kendall County Sheriff or his deputies are hereby authorized to issue citations to the offender for a violation of this Ordinance without the necessity of receiving a complaint. Member Gilmour seconded the motion.

Board members discussed identifying that a vehicle is inoperable and the process being streamlined for the Planning, Building and Zoning office.

Member Kellogg made a motion to call the question. Member Davidson seconded the motion. Chairman Gryder asked for a roll call vote on the motion. Members voting aye include Davidson, Gilmour and Kellogg. Members voting nay include Gryder, Hendrix, Prochaska and Purcell. **Motion failed 3-4.**

Discussion continues regarding receiving complaints and the process of issuing citations.

Chairman Gryder asked for a roll call vote on the amended motion. All members present voting aye. **Motion carried.**

Chairman Gryder asked for a roll call vote on the motion with the added language. All members present voting aye. **Motion carried.**

A complete copy of Ordinance 18-19 is available in the Office of the County Clerk.

Highway

Altered Speed Zones

Member Kellogg moved to approve the ordinance for altered speed zones on River Road and Little Rock Road. Member Gilmour seconded the motion. Chairman Gryder asked for a roll call vote on the motion. All members present voting aye. **Motion carried.**

A complete copy of Ordinance 18-20 is available in the Office of the County Clerk.

5 Year Surface Transportation Program

Member Kellogg moved to approve the 5 year Surface Transportation Program for 2019-2023. Member Gilmour seconded the motion. Chairman Gryder asked for a voice vote on the motion. All members present voting aye. **Motion carried.**

Joint Bridge Petition

Member Kellogg moved to approve the Joint Bridge Petition from Oswego Road District for emergency repairs to the Reservation Road Bridge in an amount not to exceed \$40,000. Member Gilmour seconded the motion. Chairman Gryder asked for a roll call vote on the motion. All members present voting aye. **Motion carried.**

Low Bid

Member Kellogg moved to approve the resolution approving the low bid of Corrective Asphalt Materials in the amount of \$109,635 for crack filling on various county highways. Member Purcell seconded the motion. Chairman Gryder asked for a roll call vote on the motion. All members present voting aye. **Motion carried**

A complete copy of Resolution 18-46 is available in the Office of the County Clerk.

Facilities

Public Safety Center Roof

Member Davidson moved to approve the contract with RB Crowther to replace a section of the Public Safety Center roof not to exceed \$72,950.00. Member Kellogg seconded the motion. Chairman Gryder asked for a roll call vote on the motion. All members present voting aye. **Motion carried**

A complete copy of IGAM 18-27 is available in the Office of the County Clerk.

Electric Supply Contract

Member Davidson stated that this will be ready at the next meeting.

Finance

CLAIMS

Member Purcell moved to approve the claims in an amount not to exceed \$1,117,860.59. Member Hendrix seconded the motion.

COMBINED CLAIMS: FCLT MGMT \$40,350.22, B&Z \$1,916.89, CO CLK & RCDR \$65.10, ELECTION \$598.40, ED SRV REG \$6,112.92, SHRFF \$27,084.87, CRRCTNS \$20,861.83, EMA \$1,401.50, CRCT CT CLK \$44.84, JURY COMM \$264.36, CRCT CT JDG \$2,067.43, CRNR \$484.23, CMB CRT SRV \$423.37, PUB DFNDR \$852.80, ST ATTY \$1,541.46, TRSR \$3,011.88, EMPLY HLTH INS \$1,314.74, PPPOST \$1,488.81, OFF OF ADM SRV \$246.19, CO BRD \$1,002.06, TECH SRV \$13,777.73, FAC MGT UTLTS \$5,072.52, ECON DEV \$5,000.00, CAP IMPRV FND \$20,695.00, CO HWY \$14,041.09, CO BRDG \$164,164.87, TRNSPRT SALES TX \$666,198.34, HLTH & HMN SRV \$6,886.44, FRST PRSRV \$1,410.92, ELLIS HS \$381.21, ELLIS BRN \$4,054.46, ELLIS GRNDS \$81.78, ELLIS CMPS \$70.00, ELLIS RDNG LSSNS \$547.48, ELLIS BDAY PRTIES \$82.95, ELLIS WDDNGS \$1,116.30, HOOVER \$4,807.65, ENV ED SCHL \$33.98, ENV ED NTRL BGNNGS \$109.52, ENV ED LWS OF NTR \$89.24, GRNDS & NTRL RSRCS \$4,209.88, PCKRLL PGTT FP \$202.81, ANML CNTRL EXPS \$220.08, CO RCDR DOC STRG \$5,500.00, HIDTA \$44,228.06, CO CMSRY FND \$3,732.39, COOK CO REIMB FND \$175.46, CRT SEC FND \$166.80, LAW LBRY FND \$2,911.00, CRCT CT DOC STRG \$4,988.00, CRT AUTOMA \$1,248.66, CRNR \$163.58, PRBTN SRV \$3,953.84, GIS \$2,284.30, ADMIN DBT SRV \$180.42, JAIL EXP BND DBT \$180.42, ENG/CNSLTG ESCRW \$909.59, EMPLY BNFT PRGM \$2,139.57, PUB SFTY \$780.23, SHRFF FTA FND \$3,327.57, VAC \$3,053.30, CRNR SPCL FND \$243.84, FP BND PRCD \$13,125.00, CRTHS DBT SRV \$180.41

Chairman Gryder asked for a roll call vote on the motion. All members present voting aye. **Motion carried.**

Coroner Claims

Chairman Gryder recused member Purcell from the vote; he shall be treated as if not here.

Member Hendrix moved to Approve Coroner Claims in an amount not to exceed \$891.65. Member Prochaska seconded the motion. Chairman Gryder asked for a roll call vote on the motion. All members present voting aye. **Motion carried.**

Executive Session Minutes Release

Member Purcell moved to the release of the March 16, 2017 Finance executive session minutes. Member Hendrix seconded the motion. Chairman Gryder asked for a voice vote on the motion. All members present voting aye. **Motion carried.**

STANDING COMMITTEE MINUTES APPROVAL

Member Hendrix moved to approve all of the Standing Committee Minutes and Reports. Member Gilmour seconded the motion. Chairman Gryder asked for a voice vote on the motion. All members present voting aye. **Motion carried.**

SPECIAL COMMITTEE REPORTS

VAC

No report.

Historic Preservation

County Administrator Scott Koeppel informed the board that they are working on historic preservation awards and are going to be putting together a Facebook page.

UCCI

Member Prochaska stated that they will be meeting on September 24, 2018 and the fall conference will be October 27, 2018.

Chairman's Report

Member Purcell moved to approve the appointment. Member Hendrix seconded the motion. Chairman Gryder asked for a voice vote on the motion. All members present voting aye. **Motion carried.**

Appointment

Angie Hibben – Workforce Board – 2 year term – Expires September 2020

CITIZENS TO BE HEARD

Todd Milliron stated the Plano Plan Commission annexation was denied. Mr. Milliron said that the traffic study on Millhurst Rd the average speed was 71mph. There is a Veterans Outreach event on September 22, 2018.

Robyn Sutcliff from the Yorkville Historic Preservation Society who were formed to save the old jail. The jail is one of two that are left in the country. They have applied for landmark status with the US Government and will be having a fundraiser on September 29, 2018.

ADJOURNMENT

Member Hendrix moved to adjourn the County Board Meeting until the next scheduled meeting. Member Purcell seconded the motion. Chairman Gryder asked for a voice vote on the motion. All members present voting aye. **Motion carried.**

Approved and submitted this 24th day of September, 2018.

Respectfully submitted by,
Debbie Gillette
Kendall County Clerk

| Kendall County Clerk | | | | |
|---|--------------------------------------|-----------------------|-----------------------|-----------------------|
| Revenue Report | | 9/1/18-9/30/18 | 9/1/17-9/30/17 | 9/1/16-9/30/16 |
| Line Item | Fund | Revenue | Revenue | Revenue |
| | County Clerk Fees | \$ 663.00 | \$ 761.00 | \$ 865.00 |
| | County Clerk Fees - Marriage License | \$ 2,130.00 | \$ 2,340.00 | \$ 2,160.00 |
| | County Clerk Fees - Civil Union | \$ - | \$ 30.00 | \$ - |
| | County Clerk Fees - Misc | \$ 2,138.50 | \$ 1,873.00 | \$ 2,286.50 |
| | County Clerk Fees - Recording | \$ 22,108.00 | \$ 25,779.00 | \$ 30,555.00 |
| 01010061205 | Total County Clerk Fees | \$ 27,039.50 | \$ 30,783.00 | \$ 35,866.50 |
| 01010001185 | County Revenue | \$ 35,259.75 | \$ 33,856.25 | \$ 33,618.00 |
| 38010001320 | Doc Storage | \$ 13,260.00 | \$ 15,242.00 | \$ 17,259.00 |
| 51010001320 | GIS Mapping | \$ 22,393.00 | \$ 25,640.00 | \$ 29,012.00 |
| 37010001320 | GIS Recording | \$ 2,801.00 | \$ 3,200.00 | \$ 3,620.00 |
| 01010001135 | Interest | \$ 12.22 | \$ 23.83 | \$ 25.35 |
| 01010061210 | Recorder's Misc | \$ 3,301.25 | \$ 4,700.00 | \$ 7,544.25 |
| 81010001320 | RHSP/Housing Surcharge | \$ 11,934.00 | \$ 13,698.00 | \$ 15,570.00 |
| 37210001575 | Tax Certificate Fee | \$ 280.00 | \$ 320.00 | |
| 37210001576 | Tax Sale Fees | \$ 25.00 | \$ 874.00 | |
| 37210001577 | Postage Fees | | | |
| | | | | |
| CK # 18534 | To KC Treasurer | \$ 116,305.72 | \$ 128,337.08 | \$ 142,515.10 |
| | | | | |
| Death Certificate Surcharge sent from Clerk's office \$1112.00 ck # 18532 | | | | |
| Dom Viol Fund sent from Clerk's office \$355.00 ck #18533 | | | | |

Office of Jill Ferko
Kendall County Treasurer & Collector
111 W. Fox Street Yorkville, IL 60560

Kendall County General Fund

QUICK ANALYSIS OF MAJOR REVENUES AND TOTAL EXPENDITURES
FOR TEN MONTHS ENDED 09/30/2018

| <u>REVENUES*</u> | Annual <u>Budget</u> | 2018 YTD <u>Actual</u> | 2018 YTD <u>%</u> | 2017 YTD <u>Actual</u> | 2017 YTD <u>%</u> |
|---------------------------------|-------------------------|---------------------------|----------------------|---------------------------|----------------------|
| Personal Property Repl. Tax | \$400,000 | \$296,689 | 74.17% | \$345,889 | 93.48% |
| State Income Tax | \$2,470,000 | \$1,978,015 | 80.08% | \$2,326,581 | 96.94% |
| Local Use Tax | \$630,000 | \$578,530 | 91.83% | \$473,614 | 75.78% |
| State Sales Tax | \$550,000 | \$455,217 | 82.77% | \$447,081 | 93.14% |
| County Clerk Fees | \$400,000 | \$294,317 | 73.58% | \$333,453 | 101.05% |
| Circuit Clerk Fees | \$850,000 | \$618,033 | 72.71% | \$618,478 | 65.10% |
| Fines & Foreits/St Atty. | \$380,000 | \$251,059 | 66.07% | \$272,341 | 63.34% |
| Building and Zoning | \$65,000 | \$66,218 | 101.87% | \$76,098 | 122.74% |
| Interest Income | \$86,500 | \$174,021 | 201.18% | \$84,508 | 225.36% |
| Health Insurance - Empl. Ded. | \$1,299,440 | \$960,844 | 73.94% | \$969,957 | 76.61% |
| 1/4 Cent Sales Tax | \$2,950,000 | \$2,555,450 | 86.63% | \$2,411,311 | 82.58% |
| County Real Estate Transf Tax | \$440,000 | \$368,607 | 83.77% | \$364,693 | 92.00% |
| Correction Dept. Board & Care | \$832,200 | \$995,432 | 119.61% | \$980,857 | 112.10% |
| Sheriff Fees | \$245,000 | \$163,384 | 66.69% | \$180,062 | 70.61% |
| TOTALS | \$11,598,140 | \$9,755,816 | 84.12% | \$9,884,925 | 86.73% |
| Public Safety Sales Tax | \$5,068,000 | \$4,390,027 | 86.62% | \$4,204,273 | 82.96% |
| Transportation Sales Tax | \$4,750,000 | \$4,390,027 | 92.42% | \$4,204,273 | 88.51% |

*Includes major revenue line items excluding real estate taxes which are to be collected later. To be on Budget after 10 months the revenue and expense should at 83.33%

EXPENDITURES

All General Fund Offices/Categories

| | | | | |
|---------------------|---------------------|---------------|---------------------|---------------|
| \$28,534,189 | \$21,865,556 | 76.63% | \$22,090,870 | 79.35% |
|---------------------|---------------------|---------------|---------------------|---------------|

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 October 9, 2018 – Unofficial until approved

CALL TO ORDER

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

ROLL CALL

Committee Members Present: Lynn Cullick (arrived at 6:33), Bob Davidson (Chairman), Judy Gilmour, and Matt Kellogg (Vice Chairman)

Committee Members Absent: Scott Gryder

Also Present: Matt Asselmeier (Senior Planner), Don Draper, Mark Perle, Karen Melendez, Joe Clark, Robert Delaney, Mark Cardwell, Brian Barnwell, Steven Halcomb, Todd Milliron, Paul Pope, Jim Williams, and Paul Kovacevich

APPROVAL OF AGENDA

Motion by Member Kellogg, seconded by Member Gilmour, to approve the agenda as presented. With a voice vote of three (3) ayes, the motion carried unanimously.

APPROVAL OF MINUTES

Motion by Member Kellogg, seconded by Member Gilmour, to approve the minutes of the September 9, 2018 meeting. With a voice vote of three (3) ayes, the motion carried unanimously.

Member Cullick arrived at this time (6:33 p.m.).

EXPENDITURE REPORT

Motion by Member Kellogg, seconded by Member Gilmour, to forward the claims to the Finance Committee. With a voice vote of four (4) ayes, the motion carried.

PUBLIC COMMENT

Todd Milliron, Cotswold Drive, spoke on Petitions 18-07 and 17-28. He noted that each of these petitions received formal objections from at least one (1) township. He expressed concerns for enforcing zoning regulations by individual township because of the size of the staff of the Planning, Building and Zoning Department. He believed that the gun range proposal was a work-in-progress. He expressed concerns about the lack of due process regarding Petition 18-07.

Don Draper, Route 34, represented the Barber Greene Hunting and Fishing Club. He asked if the proposal applied to their gun range. Mr. Asselmeier said that existing gun ranges were grandfathered from the proposal. He commended the County for trying to find an amicable proposal. He expressed concerns regarding the decision of the previous meeting. Mr. Asselmeier clarified that the Kendall County Zoning Board of Appeals recommended denial of the proposal, but their denial is a recommendation only. Mr. Draper was concerned that people

moving into the area want to change existing businesses. He asked the Committee to recommend approval of the proposal. Chairman Davidson explained why the proposal was placed as a special use.

Steven Halcomb, West Sherrill Road, expressed concerns that the Village of Lisbon did not know which future land use map was the correct, adopted map. He argued that the Village of Lisbon would not benefit financially from this proposal, but the County would benefit financially. Chairman Davidson said this proposal was drafted because of the expansion of Route 47 and he believed the proposal would benefit the County as a whole. Chairman Davidson expressed his opposition to residential uses along Route 47. He asked if a highest and best use study has occurred. Member Kellogg said that most of the best use for land for the area is agricultural, but a lot of land in northeast Illinois has been transformed to other uses. Chairman Davidson said that he cannot stop someone from making a rezoning request under false pretenses, but he hoped that future County Board members will have adequate information to make informed decisions. Chairman Davidson said that he favors protecting the natural resource under the ground.

Paul Pope, Village President of Lisbon, discussed the research by the Village regarding which future land use map was the lawfully adopted map. He provided a letter that was sent to John Church and the minutes of a Village Board meeting adopting a Comprehensive Plan. He stated that the majority of the existing Village Board favored the County's proposal.

PETITIONS

Amended Petition 17-28-Request from the Kendall County Planning, Building and Zoning Committee

Mr. Asselmeier summarized the request.

Chairman Davidson requested that this proposal be laid over until the November meeting. He requested permission to send the draft letter in the packet to Na-Au-Say Township.

Motion by Member Cullick, seconded by Member Gilmour, to send the letter to Na-Au-Say Township and to table the proposal until the November 2018 Planning, Building and Zoning Committee meeting.

Yeas (4): Cullick, Davidson, Gilmour, and Kellogg
Nays (0): None
Abstain (0): None
Absent (1): Gryder

The motion carried. Mr. Asselmeier will send to the letter to Supervisor Blocker and this proposal will be placed on the November 13, 2018, Planning, Building and Zoning Committee agenda.

Petition 18-04- Kendall County Regional Planning Commission

Mr. Asselmeier summarized the request.

Mr. Asselmeier noted that the Village of Plattville was going to review their plan; legalities related to the intergovernmental agreement would need to be worked out if Plattville made changes that were not consistent with the County's plans.

Motion by Gilmour, seconded by Member Cullick, to table the proposal. Discussion occurred regarding sending the matter to the Committee of the Whole so that residents can speak directly to the County Board. Member Cullick withdrew her second and Member Gilmour withdrew her motion.

Motion by Member Cullick, seconded by Member Kellogg, to forward the proposal to the November Committee of the Whole.

Yeas (4): Cullick, Davidson, Gilmour, and Kellogg
Nays (0): None
Abstain (0): None
Absent (1): Gryder

The motion carried. This matter will go to the Committee of the Whole on November 15, 2018.

Amended Petition 18-07-Kendall County Planning, Building and Zoning Committee

Mr. Asselmeier distributed the State's Attorney's opinion on the proposed ordinance.

Motion by Member Kellogg, seconded by Member Cullick, to withdraw Petition 18-07. Member Kellogg recognized the work conducted by the advisory committees.

Yeas (4): Cullick, Davidson, Gilmour, and Kellogg
Nays (0): None
Abstain (0): None
Absent (1): Gryder

The motion carried.

Petition 18-25-Paul Kovacevich on Behalf of Tri-Star Development, Inc.

Mr. Asselmeier summarized the request.

Paul Kovacevich, on behalf of Tri-Star Development, Inc., is requesting a map amendment rezoning the subject property from A-1 to R-1 in order to be able to build a forty (40) lot single-family residential subdivision. The Petitioner would like to have the zoning in place prior to going through the subdivision process.

Petition information was sent to Seward Township on July 31, 2018. Seward Township did not file a formal objection on this request.

The subject property is within one point five (1.5) miles of the City of Joliet. The City of Joliet submitted comments on July 27, 2018. They encouraged development to follow the Aux Sable Creek Watershed Plan.

The Village of Shorewood expressed no opposition to the proposal.

Petition Information was sent to the Minooka Fire Protection District on July 31, 2018.

Chief Tim Wallace spoke at the August 22, 2018, Kendall County Regional Planning Commission meeting. He asked if retention would be installed. He asked about the setbacks for the houses in the development. He expressed concerns regarding the single access point to Route 52. There are no cul-de-sacs in the existing proposed subdivision. Accessory buildings would be allowed in the development as long as they followed the Kendall County Zoning Ordinance. The issues raised by the Chief would be addressed as part of the subdivision process.

ZPAC reviewed the request at their meeting on August 7, 2018. Ms. Andrews stated that a couple potential wetlands were located on the property. She requested that the Petitioner work with a wetland delineation specialist to identify these areas. The Petitioner said that the area was wet because of plugged drain tile. Ms. Andrews noted that three (3) lots were in floodway and six (6) lots were in the floodplain as shown on the current version of the preliminary plat. Soils ranged from poorly drained to somewhat poorly drained. Some building limitations exist because of the soils. A secondary septic field will be needed. Ms. Andrews expressed concerns about draw-down of the aquifer. Mr. Rybski expressed concerns about the difficulty of placing conventional septic systems on the proposed lots. The septic systems will have ongoing maintenance requirements. Many of the technologies are newer and they are still working out some of the issues with new technologies. Mr. Klaas asked if the Petitioner had any contact with the Illinois Department of Transportation regarding access off of Route 52. The response was they contacted the Illinois Department of Transportation, but have not received comments to date. The Petitioner stated a development like this does not exist in Kendall County and the covenants and restrictions are very restrictive. The clientele the Petitioner is targeting should not have difficulty maintaining the system. ZPAC unanimously recommended approval of the requested map amendment.

The Forest Preserve District did not have a representative at the ZPAC meeting. Following the meeting, they expressed concerns regarding the point of access for the lot that was proposed to be Forest Preserve property. The Forest Preserve District did not have any objections to the map amendment request.

The Kendall County Regional Planning Commission reviewed this request at their meeting on August 22, 2018. Mr. Asselmeier read an email from Dan Roberts, Seward Township Trustee, expressing his concerns about stormwater and public safety; this email is included with the minutes of the Kendall County Regional Planning Commission meeting. Discussion occurred regarding allowing horses in the development; horses would be addressed in the covenants and restrictions of the subdivision. The Petitioner was advised that the zoning does not guarantee the development of the subdivision will occur as currently presented. Jaime Torres expressed concerns regarding flooding and stormwater issue on Bell and Jughandle Roads and increased traffic. Discussion occurred regarding have the development inside the jurisdiction of one (1) fire protection district instead of two (2) fire protection districts. This issue will be discussed further during the subdivision process. Matt Ewert expressed concerns regarding access on Route 52 and the speed that drivers travel on Route 52; discussion occurred regarding having a turn lane into the property from Route 52. Jim Martin, Seward Township Trustee, stated that, to date, Seward Township has yet to issue either a positive or negative recommendation regarding the proposal. He expressed concerns regarding traffic in the area. Mr. Martin would like the proposal to be reviewed by the Seward Township Planning Commission. The Petitioner was encouraged to take the concerns expressed by everyone under advisement as they move

forward with the platting process. The Kendall County Regional Planning Commission recommended approval of the request with six (6) Commissioners voting in favor and two (2) Commissioners voting in opposition. Chairman Ashton voted no because of the LESA Score.

The Kendall County Zoning Board of Appeals held a public hearing on this request on August 27, 2018. The Zoning Board of Appeals recommended approval of the request with four (4) members voting in favor of the request and two (2) members voting in opposition to the request. Mr. Thompson stated he knows the area is hard to drain. Chairman Mohr stated he voted against the proposal because of the high LESA score.

The land immediately adjacent to the property is zoned A-1 or A-1 with a special use.

EcoCAT Report submitted and consultation was terminated.

The application for NRI was submitted on July 5, 2018. The NRI report was completed on August 6, 2018. The LESA Score was 230 indicating a high level of protection. The NRI Report also noted concerns about soil suitability for certain uses.

The Petitioner desires the map amendment in order to construct a forty (40) lot single-family residential subdivision in the future. The Petitioner would like to secure the applicable zoning before submitting preliminary and final plats. One (1) of the forty (40) lots will be transferred to the Forest Preserve District.

Lots 29 through 39 have an "A" designated lot attached to the primary lot. The "A" lot is floodplain and cannot have structures. The primary lot and the associated "A" lot is considered one (1) zoning lot under Kendall County's Zoning Ordinance. Lot 40 will be transferred to the Forest Preserve District.

Because zoning cannot be conditioned under Illinois law, any of the requirements associated with development (i.e. construction of trails, restricting the sale of "A" lots from their primary lot, etc.) cannot occur until the subdivisions plats are submitted.

The Land Resource Management Plan calls for this area to be Rural Residential in the future. This classification has a maximum zero point six-five (0.65) density units per acre. If the zoning is approved, the maximum number of lots that could be developed is sixty-one (61); (183 acres/2.99 acres). This figure does not take into consideration the undevelopable lands (i.e. wetlands, roads, etc.). The Petitioner is proposing fewer than the maximum number of lots. However, if the Petitioner did create a subdivision with R-1 zoning and the maximum number of lots permitted, the density units per acre would still be below zero point six-five (0.65).

Because the Land Resource Management Plan calls for this area to be Rural Residential in the future, Staff does not believe that the approval of this request would constitute spot zoning.

Any new homes or accessory structures would be required to meet applicable building codes. Building related matters for a subdivision would be addressed during the subdivision process.

The property fronts Route 52. Staff has no concerns regarding the ability of Route 52 to support the proposed map amendment. The Illinois Department of Transportation submitted a letter outlining conditions for accessing Route 52. Access related issues for a subdivision would be addressed during the subdivision process.

No new odors are foreseen. Odor related issues for a subdivision would be addressed during the subdivision process.

Any new lighting would be for residential use only. Lighting related issues for a subdivision would be addressed during the subdivision process.

No fencing or buffer is presently planned for the property. Screening related issues for a subdivision would be addressed during the subdivision process.

Any new homes would have to be constructed per Kendall County's Stormwater Management Ordinance. WBK submitted comments on the proposal. Stormwater related issues for a subdivision would be addressed during the subdivision process.

Electricity is onsite. New well and septic information would have to be evaluated as part of the subdivision or building permit processes.

Member Kellogg asked, if the rezoning is approved and the Petitioner does not submit plats for a subdivision, does the zoning of the property revert back to A-1. Mr. Asselmeier said that once the property is rezoned, the property retains the zoning granted. The zoning does not revert back to A-1. The Petitioner is not bound to submit plans for a subdivision. The average size lot for the proposal is just over three (3) acres; the maximum number of lots if the property is zoned R-1 property is sixty-one (61).

Chairman Davidson expressed his belief that the ground could support the construction of a subdivision with larger lots.

Member Kellogg expressed his opposition to having the Forest Preserve District take over additional property.

Motion by Member Cullick, seconded by Member Gilmour, to recommend approval of the requested map amendment.

Yeas (4): Cullick, Davidson, Gilmour, and Kellogg
Nays (0): None
Abstain (0): None
Absent (1): Gryder

The motion carried. This matter will go to the County Board on October 16, 2018.

NEW BUSINESS

Recommendation on 2019 Noxious Weed Work Plan

Mr. Asselmeier summarized the request. The Plan is the same as last year, except with different dates.

Motion by Member Kellogg, seconded by Member Cullick, to recommend approval of the proposal.

Yeas (4): Cullick, Davidson, Gilmour, and Kellogg
Nays (0): None
Abstain (0): None

Absent (1): Gryder

The motion carried. This matter will go to the County Board on October 16, 2018.

Discussion of Discharging Firearms on Private Property

Mr. Asselmeier provided the State law and a proposal from McHenry County on the subject.

Motion by Member Gilmour, seconded by Member Cullick, to forward the matter to the Law, Justice, and Legislation Committee.

Yeas (4): Cullick, Davidson, Gilmour, and Kellogg
Nays (0): None
Abstain (0): None
Absent (1): Gryder

The motion carried.

OLD BUSINESS

Approval of Agricultural Impact Mitigation Agreement Between Kendall County and 312 Solar Development, LLC c/o Borrego Solar Systems, Inc. for a Solar Panel Project at 16400 Newark Road

Mr. Asselmeier distributed the State's Attorney's Office's comments on the proposed contract. He noted that the State's Attorney's Office believed that the agreement should be between the County and the operator and not between the County and the property owner.

The consensus of the Committee was, because the special use permit ordinance listed both the owner and operator, both parties should sign Agricultural Impact Mitigation Agreements.

Motion by Member Kellogg, seconded by Member Cullick, to recommend approval of the agreement with the amendments proposed by the State's Attorney's Office.

Yeas (4): Cullick, Davidson, Gilmour, and Kellogg
Nays (0): None
Abstain (0): None
Absent (1): Gryder

The motion carried. The agreement will be forwarded to Borrego for their review prior to going to the County Board.

Approval of Agricultural Impact Mitigation Agreement Between Kendall County and the Nancy L. Harazin Trust Number 101 for a Solar Panel Project at 16400 Newark Road

Motion by Member Kellogg, seconded by Member Cullick, to recommend approval of the agreement with the amendments proposed by the State's Attorney's Office.

Yeas (4): Cullick, Davidson, Gilmour, and Kellogg
Nays (0): None
Abstain (0): None

Absent (1): Gryder

The motion carried. The agreement will be forwarded to the Nancy Harazin Trust and Borrego for their review prior to going to the County Board.

Approval of an Agreement with Teska Associates, Inc. for Work Related to the Zoning Ordinance Consolidation Project (Project Would Unify the Zoning Ordinance into One Searchable Document, Correct Typographical Errors, and Correct Citation Errors) at a Cost Not to Exceed \$8,000; Related Invoices to be Paid from Planning, Building and Zoning Consultant's Line Item (010-2-002-6363)

Mr. Asselmeier summarized the request. Teska agreed with all of the changes recommended by the State's Attorney's Office except for the insurance requirement. Because the project did not involve manual labor, Staff had no objections to the reduced insurance requirement. The project completion date was changed to March 29, 2019.

Motion by Member Kellogg, seconded by Member Cullick, to recommend approval of the agreement with the amendments proposed by the State's Attorney's Office except for the lower insurance requirement.

Yeas (4): Cullick, Davidson, Gilmour, and Kellogg
Nays (0): None
Abstain (0): None
Absent (1): Gryder

The motion carried. The agreement will go to the County Board on October 16, 2018.

REVIEW VIOLATION REPORT

The Committee reviewed the violation report.

Update on Violation of Zoning Ordinance at 790 Eldamain Road

Mr. Asselmeier provided a correspondence regarding this issue. The property owner appears to be constructing the required fence, but they are not starting near the location of the semis.

Update on Violation of Zoning Ordinance at 63 Old Post

Mr. Asselmeier noted this property was discussed at the September Planning, Building and Zoning Committee. The Department is working to gather evidence that a business is illegally being run out of the subject property.

REVIEW NON-VIOLATION REPORT

The Committee reviewed the non-violation report.

UPDATE FOR HISTORIC PRESERVATION COMMISSION

The Historic Preservation Commission is planning a meeting with other historic preservation groups for February 13, 2019, at La Salle Manor. The Commission is also working on criteria and categories for historic preservation awards.

REVIEW PERMIT REPORT

The Committee reviewed the permit report.

REVIEW REVENUE REPORT

The Committee reviewed the revenue report.

CORRESPONDENCE

September 20, 2018 Email from Molly Gerke Regarding Weed Regulations in Plattville

Mr. Asselmeier read the correspondence. The consensus of the Committee was to let the municipality handle the matter.

September 28, 2018 Letter to Planning, Building and Zoning Committee Regarding 5 Ottawa Court

Mr. Asselmeier read the correspondence and stated the property is under investigation.

PUBLIC COMMENT

Jim Williams, Boulder Hill, stated that would like to see the County prioritize enforcement of trailers and boats parked in the front yard instead of updating the junk and debris regulations. He does not believe the definition of inoperable vehicle will resolve all of the matters.

COMMENTS FROM THE PRESS

None

EXECUTIVE SESSION

Motion by Member Gilmour, seconded by Member Cullick, to enter into executive session for the purposes of reviewing minutes of meetings lawfully closed under the Illinois Open Meetings Act (5 ILCS 120/2(c)(21)).

Yeas (3): Cullick, Davidson, and Gilmour

Nays (1): Kellogg

Abstain (0): None

Absent (1): Gryder

The motion carried. The Committee recessed at 7:53 p.m.

Chairman Davidson called the Committee back to order at 7:55 p.m.

ROLL CALL

Committee Members Present: Lynn Cullick, Bob Davidson (Chairman), Judy Gilmour, and Matt Kellogg (Vice Chairman)

Committee Members Absent: Scott Gryder

Also Present: Matt Asselmeier (Senior Planner)

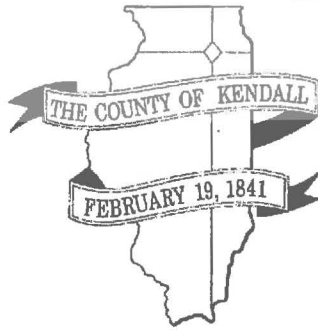
The consensus of the Committee was to release the minutes of executive sessions from January 8, 2018 and October 9, 2018.

ADJOURNMENT

Motion by Member Gilmour, seconded by Member Kellogg, to adjourn. With a voice vote of four (4) ayes the motion passed unanimously. Chairman Davidson adjourned the meeting at 7:58 p.m.

Minutes prepared by Matthew H. Asselmeier, AICP, Senior Planner

Encs.



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 18-25

**Paul Kovacevich on Behalf of Tri-Star Development, Inc.
Map Amendment Rezoning Property from A-1 to R-1**

INTRODUCTION

Paul Kovacevich, on behalf of Tri-Star Development, Inc., is requesting a map amendment rezoning the subject property from A-1 to R-1 in order to be able to build a forty (40) lot single-family residential subdivision. The Petitioner would like to have the zoning in place prior to going through the subdivision process.

At their meeting on October 10, 2017, the Planning, Building and Zoning Committee received general information from the Petitioner and his attorney about this proposed development. The Planning, Building and Zoning Committee was open to allowing the Petitioner to submit an application for a traditional subdivision instead of a Residential Planned Development.

RECOMMENDATION

Staff recommends approval of the proposed map amendment because the proposal is consistent with the Land Resource Management Plan. Specific concerns related to the development of the site into a residential subdivision should be addressed during the approval process for the preliminary and final plats.

ACTION SUMMARY

SEWARD TOWNSHIP

Petition information was sent to Seward Township on July 31, 2018. Seward Township did not file a formal objection on this request.

CITY OF JOLIET

The subject property is within one point five (1.5) miles of the City of Joliet. The City of Joliet submitted comments on July 27, 2018. They encouraged development to follow the Aux Sable Creek Watershed Plan.

VILLAGE OF SHOREWOOD

The Village of Shorewood expressed no opposition to the proposal.

MINOOKA FIRE PROTECTION DISTRICT

Petition Information was sent to the Minooka Fire Protection District on July 31, 2018.

LISBON-SEWARD FIRE PROTECTION DISTRICT

Chief Tim Wallace spoke at the August 22, 2018, Kendall County Regional Planning Commission meeting. He asked if retention would be installed. He asked about the setbacks for the houses in the development. He expressed concerns regarding the single access point to Route 52. There are no cul-de-sacs in the existing proposed subdivision. Accessory buildings would be allowed in the development as long as they followed the Kendall County Zoning Ordinance. The issues raised by the Chief would be addressed as part of the subdivision process.

ZPAC

ZPAC reviewed the request at their meeting on August 7, 2018. Ms. Andrews stated that a couple potential wetlands were located on the property. She requested that the Petitioner work with a wetland delineation specialist to identify these areas. The Petitioner said that the area was wet because of plugged drain tile. Ms. Andrews noted that three (3) lots were in floodway and six (6) lots were in the floodplain as shown on the current version of the preliminary plat. Soils ranged from

poorly drained to somewhat poorly drained. Some building limitations exist because of the soils. A secondary septic field will be needed. Ms. Andrews expressed concerns about draw-down of the aquifer. Mr. Rybski expressed concerns about the difficulty of placing conventional septic systems on the proposed lots. The septic systems will have ongoing maintenance requirements. Many of the technologies are newer and they are still working out some of the issues with new technologies. Mr. Klaas asked if the Petitioner had any contact with the Illinois Department of Transportation regarding access off of Route 52. The response was they contacted the Illinois Department of Transportation, but have not received comments to date. The Petitioner stated a development like this does not exist in Kendall County and the covenants and restrictions are very restrictive. The clientele the Petitioner is targeting should not have difficulty maintaining the system. ZPAC unanimously recommended approval of the requested map amendment.

The Forest Preserve District did not have a representative at the ZPAC meeting. Following the meeting, they expressed concerns regarding the point of access for the lot that was proposed to be Forest Preserve property. The Forest Preserve District did not have any objections to the map amendment request.

KCRPC

The Kendall County Regional Planning Commission reviewed this request at their meeting on August 22, 2018. Mr. Asselmeier read an email from Dan Roberts, Seward Township Trustee, expressing his concerns about stormwater and public safety; this email is included with the minutes of the Kendall County Regional Planning Commission meeting. Discussion occurred regarding allowing horses in the development; horses would be addressed in the covenants and restrictions of the subdivision. The Petitioner was advised that the zoning does not guarantee the development of the subdivision will occur as currently presented. Jaime Torres expressed concerns regarding flooding and stormwater issue on Bell and Jughandle Roads and increased traffic. Discussion occurred regarding have the development inside the jurisdiction of one (1) fire protection district instead of two (2) fire protection districts. This issue will be discussed further during the subdivision process. Matt Ewert expressed concerns regarding access on Route 52 and the speed that drivers travel on Route 52; discussion occurred regarding having a turn lane into the property from Route 52. Jim Martin, Seward Township Trustee, stated that, to date, Seward Township has yet to issue either a positive or negative recommendation regarding the proposal. He expressed concerns regarding traffic in the area. Mr. Martin would like the proposal to be reviewed by the Seward Township Planning Commission. The Petitioner was encouraged to take the concerns expressed by everyone under advisement as they move forward with the platting process. The Kendall County Regional Planning Commission recommended approval of the request with six (6) Commissioners voting in favor and two (2) Commissioners voting in opposition. Chairman Ashton voted no because of the LESA Score.

ZBA

The Kendall County Zoning Board of Appeals held a public hearing on this request on August 27, 2018. The Zoning Board of Appeals recommended approval of the request with four (4) members voting in favor of the request and two (2) members voting in opposition to the request. Mr. Thompson stated he knows the area is hard to drain. Chairman Mohr stated he voted against the proposal because of the high LESA score. The complete record of the hearing, including minutes from all prior meetings, can be found at https://www.co.kendall.il.us/wp-content/uploads/Petition_18-25.pdf.

PBZ Committee

The Kendall County Planning, Building and Zoning Committee reviewed this proposal at their meeting on October 10, 2018. Member Kellogg asked, if the rezoning is approved and the Petitioner does not submit plats for a subdivision, does the zoning of the property revert back to A-1. Mr. Asselmeier said that once the property is rezoned, the property retains the zoning granted. The zoning does not revert back to A-1. The Petitioner is not bound to submit plans for a subdivision. The average size lot for the proposal is just over three (3) acres; the maximum number of lots if the property is zoned R-1 property is sixty-one (61). Chairman Davidson expressed his belief that the ground could support the construction of a subdivision with larger lots. The Committee recommended approval of the proposal with four (4) members in favor and one (1) member absent.

FINDINGS OF FACT

Existing uses of property within the general area of the property in question. The surrounding properties are zoned A-1 and are used for agricultural purposes with farmsteads located within the general area. A forest preserve is also located within the general area.

The Zoning classification of property within the general area of the property in question. All of the adjoining properties are zoned A-1. One (1) R-1 PUD subdivision is located within one half (1/2) mile of the subject property.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently zoned A-1 and can be used for farming. With proper design and taking into account the proximity of the Aux Sable Creek, R-1 related uses could also occur on the subject property.

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The trend of development in the area has been static due to the economic downturn. However, a residentially zoned subdivision is located within one half (1/2) mile of the subject property.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The proposed amendment is consistent with the Future Land Use Map contained in the Land Resource Management Plan which calls for the subject property to be Rural Residential. Per the definition of Rural Residential, uses permitted within the R-1 Zoning District are types of Rural Residential uses.

SITE INFORMATION

PETITIONER: Paul Kovacevich on Behalf of Tri-Star Development, Inc.

ADDRESS: Across Route 52 from 3045 Route 52, Minooka

LOCATION: Approximately 0.5 Miles West of Jughandle Road on the South Side of U.S. Route 52



TOWNSHIP: Seward

PARCEL #s: 09-15-300-014, 09-16-400-002, 09-16-400-005, 09-16-400-006, 09-21-200-004, and 09-22-100-010

LOT SIZE: 183 +/- Acres

EXISTING LAND USE: Agricultural

ZONING: A-1 Agricultural District

| | | |
|--------------|-----------------------------|--|
| LRMP: | Future Land Use | Rural Residential (Max 0.65 DU/Acre) |
| | Roads | U.S. 52 is a State Maintained Highway. |
| | Trails | Joliet has trails planned along Route 52 and Minooka has trails planned along the Aux Sable Creek. |
| | Floodplain/ Wetlands | There is a floodplain on the east side of the property along Aux Sable Creek and there are wetlands along the Aux Sable Creek and in the woods on the east side of the property. |

REQUESTED ACTION: Map Amendment Rezoning Property from A-1 to R-1

APPLICABLE REGULATIONS: Section 13.07 – Map Amendment Procedures

SURROUNDING LAND USE

| Location | Adjacent Land Use | Adjacent Zoning | Land Resource Management Plan | Zoning within ½ Mile |
|----------|---|-----------------|---------------------------------------|--------------------------|
| North | Single-Family Residential and Forest Preserve | A-1 | Forest Preserve and Rural Residential | A-1 |
| South | Agricultural | A-1 | Rural Residential | A-1 |
| East | Single-Family Residential and Wooded | A-1 | Rural Residential | A-1, A-1 SU, and R-1 PUD |
| West | Agricultural and Horse Related A-1 SU | A-1 and A-1 SU | Rural Residential | A-1 and A-1 SU |

The A-1 special use permit located to the east of the property is for agricultural product sales.

There is currently one (1) pole building located on the property which will be demolished.

There are six (6) houses located on Route 52 within one thousand feet (1,000') of the subject property.

PHYSICAL DATA**ENDANGERED SPECIES REPORT**

EcoCAT Report submitted and consultation was terminated.

NATURAL RESOURCES INVENTORY

The application for NRI was submitted on July 5, 2018. The NRI report was completed on August 6, 2018. The LESA Score was 230 indicating a high level of protection. The NRI Report also noted concerns about soil suitability for certain uses.

GENERAL INFORMATION

The Petitioner desires the map amendment in order to construct a forty (40) lot single-family residential subdivision in the future. The Petitioner would like to secure the applicable zoning before submitting preliminary and final plats. One (1) of the forty (40) lots will be transferred to the Forest Preserve District.

Lots 29 through 39 have an "A" designated lot attached to the primary lot. The "A" lot is floodplain and cannot have structures. The primary lot and the associated "A" lot is considered one (1) zoning lot under Kendall County's Zoning Ordinance. Lot 40 will be transferred to the Forest Preserve District.

Because zoning cannot be conditioned under Illinois law, any of the requirements associated with development (i.e. construction of trails, restricting the sale of "A" lots from their primary lot, etc.) cannot occur until the subdivisions plats are submitted.

The Land Resource Management Plan calls for this area to be Rural Residential in the future. This classification has a maximum zero point six-five (0.65) density units per acre. If the zoning is approved, the maximum number of lots that could be developed is sixty-one (61); (183 acres/2.99 acres). This figure does not take into consideration the undevelopable lands (i.e. wetlands, roads, etc.). The Petitioner is proposing fewer than the maximum number of lots. However, if the Petitioner did create a subdivision with R-1 zoning and the maximum number of lots permitted, the density units per acre would still be below zero point six-five (0.65).

Because the Land Resource Management Plan calls for this area to be Rural Residential in the future, Staff does not believe that the approval of this request would constitute spot zoning.

BUILDING CODES

Any new homes or accessory structures would be required to meet applicable building codes. Building related matters for a subdivision would be addressed during the subdivision process.

ACCESS

The property fronts Route 52. Staff has no concerns regarding the ability of Route 52 to support the proposed map amendment. The Illinois Department of Transportation submitted a letter outlining conditions for accessing Route 52. Access related issues for a subdivision would be addressed during the subdivision process.

ODORS

No new odors are foreseen. Odor related issues for a subdivision would be addressed during the subdivision process.

LIGHTING

Any new lighting would be for residential use only. Lighting related issues for a subdivision would be addressed during the subdivision process.

SCREENING

No fencing or buffer is presently planned for the property. Screening related issues for a subdivision would be addressed during the subdivision process.

STORMWATER

Any new homes would have to be constructed per Kendall County's Stormwater Management Ordinance. WBK submitted comments on the proposal. Stormwater related issues for a subdivision would be addressed during the subdivision process.

UTILITIES

Electricity is onsite. New well and septic information would have to be evaluated as part of the subdivision or building permit processes.

ATTACHMENT

1. Proposed Ordinance

ORDINANCE NUMBER 2018-_____

MAP AMENDMENT FOR 183 ACRE +/- PARCELS LOCATED ON THE SOUTH SIDE OF ROUTE 52 APPROXIMATELY 0.5 MILES WEST OF JUGHANDLE ROAD AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBERS 09-15-300-014 (PART), 09-16-400-002, 09-16-400-005, 09-16-400-006, 09-21-200-004, AND 09-22-100-010 IN SEWARD TOWNSHIP

Rezone from A-1 to R-1

WHEREAS, Section 13.07 of the Kendall County Zoning Ordinance permits the Kendall County Board to approve map amendments and provides the procedure through which map amendments are granted; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural Zoning District and consists of approximately 183 acres located approximately 0.5 miles west of Jughandle Road on the south side of Route 52 (PINs: 09-15-300-014 (PART), 09-16-400-002, 09-16-400-005, 09-16-400-006, 09-21-200-004, and 09-22-100-010), in Seward Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as “the subject property.”; and

WHEREAS, the subject property is currently owned Tri-Star Development, Inc. and is represented by Paul Kovacevich and shall hereinafter be referred to as “Petitioner”; and

WHEREAS, on or about July 24, 2018, Petitioner filed a petition for a Map Amendment rezoning the subject property from A-1 Agricultural to R-1 One Family Residential District in order to have the zoning in place prior to submitting preliminary and final plats for a residential subdivision; and

WHEREAS, following due and proper notice by publication in the Kendall County Record not less than fifteen days prior thereto, the Kendall County Zoning Board of Appeals conducted a public hearing on August 27, 2018, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner presented evidence, testimony, and exhibits in support of the requested map amendment and zero members of the public asked questions or testified in favor or testified in opposition to the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their findings of fact and recommended approval of the Map Amendment as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated August 27, 2018, a true and correct copy of which is attached hereto as Exhibit B; and

WHEREAS, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the testimony presented at the aforementioned public hearing and has considered the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has forwarded to the Kendall County Board a recommendation of approval of the requested Map Amendment; and

WHEREAS, the Kendall County Board has considered the recommendation of the Planning, Building and Zoning Committee and the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has determined that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

NOW, THEREFORE, BE IT ORDAINED, BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, as follows:

1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached

hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.

2. The Kendall County Board hereby grants approval of Petitioner's petition for a Map Amendment rezoning the subject property from A-1 Agricultural District to R-1 One-Family Residential District as depicted on the drawing attached as Exhibit C hereto and incorporated herein.
3. All ordinances and variances that are in conflict with this ordinance are hereby repealed.
4. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this Map Amendment.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 16th day of October, 2018.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

Exhibit A

**TRI-STAR DEVELOPMENT (GJN07251)
LEGAL DESCRIPTION
SUBDIVISION AREA**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 15, AND THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16, AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 21 AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 22, ALL IN TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF AFORESAID SECTION 16; THENCE SOUTH 88 DEGREES 34 MINUTES 47 SECONDS WEST ALONG SAID NORTH LINE, 250.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 250.00 FEET OF SAID SOUTHEAST QUARTER, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 34 MINUTES 47 SECONDS WEST ALONG SAID NORTH LINE, 252.27 FEET A POINT ON THE WEST LINE OF THE EAST 502.26 FEET OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 03 MINUTES 18 SECONDS EAST ALONG SAID WEST LINE, 1327.14 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 35 MINUTES 22 SECONDS WEST ALONG SAID NORTH LINE, 2145.80 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 58 MINUTES 56 SECONDS EAST ALONG THE SAID WEST LINE, 1326.79 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 21; THENCE SOUTH 01 DEGREES 44 MINUTES 47 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 717.77 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 43.65 ACRES OF SAID NORTHEAST QUARTER; THENCE NORTH 88 DEGREES 35 MINUTES 57 SECONDS EAST ALONG SAID SOUTH LINE, 2648.65 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 22; THENCE NORTH 01 DEGREES 39 MINUTES 32 SECONDS WEST ALONG SAID WEST LINE, 0.37 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 43.65 ACRES OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 22 MINUTES 13 SECONDS EAST ALONG SAID SOUTH LINE, 1260.00 FEET TO A POINT ON A LINE 65.00 FEET WEST OF AND PARALLEL WITH THE WESTERLY LINE OF LANDS CONVEYED BY TRUSTEE'S DEED, RECORDED ON AUGUST 27, 2014 AS DOCUMENT NUMBER 201400011624; THENCE NORTH 41 DEGREES 53 MINUTES 22 SECONDS EAST ALONG SAID PARALLEL LINE, 466.06 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 56 SECONDS EAST ALONG SAID PARALLEL LINE, 137.09 FEET; THENCE NORTH 02 DEGREES 02 MINUTES 06 SECONDS EAST ALONG SAID PARALLEL LINE, 146.02 FEET; THENCE NORTH 09 DEGREES 00 MINUTES 04 SECONDS WEST ALONG SAID PARALLEL LINE, 100.91 FEET; THENCE NORTH 39 DEGREES 37 MINUTES 14 SECONDS WEST 404.44 FEET; THENCE NORTH 71 DEGREES 00 MINUTES 39 SECONDS WEST 639.95 FEET; THENCE NORTH 32 DEGREES 13 MINUTES 58 SECONDS WEST 687.26 FEET; THENCE NORTH 14 DEGREES 16 MINUTES 23 SECONDS WEST 199.05 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 15, SAID POINT BEING LOCATED IN THE CENTERLINE OF AUX SABLE CREEK AND 363.50 FEET (AS MEASURED ALONG SAID NORTH LINE) EAST OF THE WEST LINE OF THE AFORESAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 21 MINUTES 55 SECONDS WEST ALONG SAID NORTH LINE, 363.50 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 16; THENCE SOUTH 88 DEGREES 35 MINUTES 22 SECONDS WEST ALONG SAID NORTH LINE, 250.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 250.00 FEET OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 03 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE, 1327.19 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS. Containing 183.165 acres more or less.

**Exhibit B
FINDINGS OF FACT**

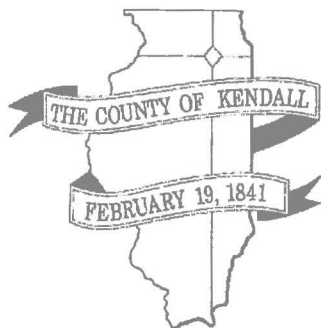
Existing uses of property within the general area of the property in question. The surrounding properties are zoned A-1 and are used for agricultural purposes with farmsteads located within the general area. A forest preserve is also located within the general area.

The Zoning classification of property within the general area of the property in question. All of the adjoining properties are zoned A-1. One (1) R-1 PUD subdivision is located within one half (1/2) mile of the subject property.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently zoned A-1 and can be used for farming. With proper design and taking into account the proximity of the Aux Sable Creek, R-1 related uses could also occur on the subject property.

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The trend of development in the area has been static due to the economic downturn. However, a residentially zoned subdivision is located within one half (1/2) mile of the subject property.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The proposed amendment is consistent with the Future Land Use Map contained in the Land Resource Management Plan which calls for the subject property to be Rural Residential. Per the definition of Rural Residential, uses permitted within the R-1 Zoning District are types of Rural Residential uses.



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Board
From: Matthew H. Asselmeier, AICP, Senior Planner
Date: October 10, 2018
Re: Proposed 2019 Noxious Weed Comprehensive Work Plan

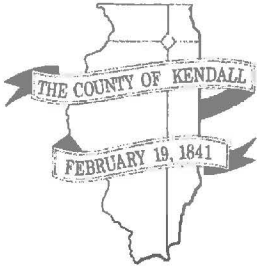
Kendall County is required by Illinois law to submit an annual Noxious Weed Comprehensive Work Plan to the State by November 1st of each year. Attached please find the proposed 2019 Kendall County Noxious Weed Comprehensive Work Plan. This proposal is the same as the 2018 Noxious Weed Comprehensive Work Plan.

At their meeting on October 9, 2018, the Kendall County Planning, Building and Zoning Committee recommended approval of the proposal with four (4) members in favor and one (1) member absent.

If you have any questions, please let me know.

MHA

Enc: Proposed 2019 Kendall County Noxious Comprehensive Work Plan



**KENDALL COUNTY
COMPREHENSIVE NOXIOUS WEED WORK PLAN
2019**

As required by the Illinois Noxious Weed Law (505 ILCS 100), the County of Kendall submits the following Comprehensive Work Plan for calendar year 2019.

Kendall County shall engage in the following activities:

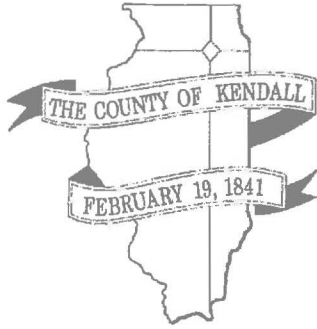
1. Continuously work with residents, property owners, municipalities, townships, other counties, and Federal and State agencies to identify, investigate, control and eliminate noxious weeds found within the County.
2. In the event that the location of a noxious weed is reported on private property or property not owned by Kendall County, the County shall forward the complaint to the local municipality and/or township. The local municipality and/or township shall be the lead agency for investigating and resolving the issue. The municipality or township shall follow applicable laws to resolve the issue.
3. Monitor County owned properties and rights-of-way as part of general property maintenance. If noxious weeds are found on County owned property, the County shall take steps to eradicate the weeds and include the information in its annual noxious weed report to the State.
4. Work with local municipalities and townships to track and report noxious weed allegations and incidents for inclusion in the annual noxious weed report to the State. The County will ask each municipality and township for a summary of activities related to the eradication of noxious weeds for inclusion in the annual noxious weed report to the State.
5. Publish the General Notice at least one time annually in a newspaper of general circulation in Kendall County. The General Notice shall be published in the first quarter of the year upon approval of the County Board.
6. Advise persons responsible for controlling and eradicating noxious weeds of the best and most practical methods for noxious weed control and eradication.
7. Complete applicable reports as required by State law.

This Comprehensive Work Plan was approved by the Kendall County Board on October 16, 2018.

Respectively Submitted,

Scott R. Gryder
Kendall County Board Chairman

Date



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Board
From: Matthew H. Asselmeier, AICP, Senior Planner
Date: October 10, 2018
Re: Zoning Ordinance Consolidation Memo

At the July Kendall County Planning, Building and Zoning Committee, the Committee seemed favorable to the idea of working with Teska Associates, Inc. on merging the Kendall County Zoning Ordinance into one searchable document and correcting typographical errors.

Teska Associates, Inc's price quote was and remains Eight Thousand Dollars (\$8,000). If approved, the project would be funded from the Consultants Line Item in the Planning, Building and Zoning Department's budget; the funds are available to do this project.

At the August Kendall County Planning, Building and Zoning Committee meeting, the Committee approved forwarding the proposal to the Kendall County State's Attorney's Office for review.

The Kendall County State's Attorney's Office completed their review and Teska Associates, Inc. agreed with all of the Kendall County State's Attorney's Office's requested changes except for the language regarding insurance (Section Q). The Kendall County State's Attorney's Office recommended minimum umbrella coverage of Five Million Dollars (\$5,000,000) per occurrence; Teska Associates, Inc's. policy is for Two Million Dollars (\$2,000,000) per occurrence and Four Million Dollars (\$4,000,000) aggregate on the general liability plus One Million Dollars (\$1,000,000) in umbrella coverage. Given that the nature of this project does not involve physical labor, Staff has no objections to the insurance policy offered by Teska Associates, Inc.

At their meeting on October 9, 2018, the Kendall County Planning, Building and Zoning Committee recommended approval of the proposal with a the lesser insurance amount by a vote of four (4) members in favor and one (1) member absent.

The project completion deadline is March 29, 2019.

A copy of the proposed agreement is attached.

If you have any questions, please let me know.

MHA

ENC: Proposed Teska Associates, Inc. Contract

**AGREEMENT BETWEEN
KENDALL COUNTY
AND
TESKA ASSOCIATES, INC.**

This AGREEMENT made and entered into this _____ day of October, 2018 by and between Kendall County, Illinois, a unit of local government, with its principal office located at 111 West Fox Street, Yorkville, IL 60560-1498, hereinafter referred to as the "CLIENT" and Teska Associates, Inc., an Illinois Corporation with offices at 627 Grove Street, Evanston, Illinois 60201 and 24103 West Lockport Street, Plainfield, IL 60544, hereinafter referred to as the "CONSULTANT".

WITNESSETH:

WHEREAS, the CLIENT desires to engage the services of the CONSULTANT to furnish professional and technical assistance in connection with updating the Kendall County Zoning Ordinance for CLIENT, hereinafter referred to as the "PROGRAM", and the CONSULTANT has signified its willingness to furnish professional and technical services as outlined in this Agreement to the CLIENT:

NOW THEREFORE, the parties hereto do mutually agree as follows:

- A. The recitals set forth above are hereby incorporated by reference as if set forth fully herein.
- B. Scope of Consultant's Services

The CONSULTANT agrees to commence work upon execution of this AGREEMENT, and to perform those PROGRAM services outlined in Attachment "A", a copy of which is attached hereto and incorporated in this Agreement, utilizing the degree of skill and care exercised by practicing professionals performing similar services under similar conditions.

- C. Services to be provided by the CLIENT

If any information, data, reports, records and maps are existing and available and are useful for carrying out the work on this PROJECT, the CLIENT shall promptly furnish this material to the CONSULTANT. CONSULTANT shall be entitled to rely upon the accuracy and completeness of all information provided by the CLIENT and the CLIENT shall obtain any information reasonably necessary for the CONSULTANT to perform its work under this Agreement. The CLIENT will be responsible for the organization and conduct of all meetings necessary to carry out the PROGRAM services described in Attachment "A".

The CLIENT designates **Mathew Asselmeier, Senior Planner**, to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define the CLIENT's policies and provide decisions in a timely manner pertinent to the work covered by this Agreement until the CONSULTANT has been advised in writing by the CLIENT that such authority has been revoked. The CONSULTANT shall assign **Mike Hoffman as Project Manager** with respect to the work to be performed under this agreement.

D. Compensation

The CONSULTANT shall be compensated for services on the basis of hourly billing rates for professional and technical staff time devoted to the PROGRAM, plus reimbursement for reasonable and necessary directly-related expenses of travel (including use of automobiles at \$0.545 per mile and tolls), and reproduction costs. The billing rates for professional staff are:

| | |
|-------------------|---------------------|
| Mike Hoffman | \$150/hour |
| Other Principals | \$150 -- \$190/hour |
| Senior Associates | \$115 - \$125/hour |
| Associates | \$100 -- \$110/hour |

Any additional expenses incurred by the CONSULTANT related to this Agreement, which CONSULTANT seeks reimbursement from CLIENT but are not expressly set forth above, must be pre-approved in writing by CLIENT. Based upon the Scope of Services in Attachment A, the maximum compensation for this PROGRAM (including all hourly billing rates and reimbursable expenses) will not exceed \$8,000. CLIENT shall not be responsible for payment of any hourly billing and expenses incurred by CONSULTANT that exceeds the maximum \$8,000 amount. An accurate accounting of the hours and expenses incurred on the assignment shall be kept by the CONSULTANT and the CLIENT will be invoiced accordingly as set forth in Section E.

E. Method of Payment

Method of payment shall be as follows: The CONSULTANT shall submit monthly invoices no later than the 15th day of each month for all costs incurred on the PROJECT during the billing period. Invoices are subject to the requirements of the Local Government Prompt Payment Act of the State of Illinois.

If CLIENT objects to any portion of an invoice, CLIENT shall notify the CONSULTANT in writing within ten (10) calendar days of receipt of the invoice. The CLIENT shall identify in writing the specific cause of the disagreement and the amount in dispute and shall pay that portion of the invoice not in dispute in accordance with the Illinois Local Government Prompt Payment Act.

To the extent permitted by law, if the CLIENT fails to make any payment due the CONSULTANT within sixty (60) days from receipt of the invoice, the CONSULTANT may, after giving seven business days' written notice to the CLIENT, suspend services under this AGREEMENT until it has been paid in full all amounts due.

F. Time of Performance

Work shall proceed in a timely manner according to mutually acceptable scheduling adopted between the CLIENT and CONSULTANT. The services of the CONSULTANT will begin upon delivery to the CONSULTANT of an executed copy of this Agreement and shall continue through completion of the PROGRAM. The parties hereby affirm their understanding and agreement that CONSULTANT's estimated completion date for the PROGRAM is March 29, 2019.

G. Excusable Delays

Neither party will be responsible to the other for damage, loss, injury, or interruption of work if the damage, loss, injury, or interruption of work is caused solely by conditions that are beyond the reasonable control of the parties, and without the intentional misconduct or negligence of that party (hereinafter referred to as the "force majeure event"). Such force majeure events include: acts of God or of the public enemy, acts of the government in its sovereign capacity, fires, explosions or other acts resulting in mass casualties, floods, vandalism, riots, war, public health epidemics, and public health quarantine restrictions.

H. Termination

The CLIENT and the CONSULTANT shall have the right to terminate the Agreement by written notice delivered to the other party at least thirty (30) days prior to the specified effective date of such termination. In such event, all finished and unfinished documents prepared by the CONSULTANT under the Agreement shall become the property of the CLIENT. CONSULTANT shall promptly return all of the CLIENT's property upon the termination of this Agreement at no additional cost to CLIENT. CLIENT acknowledges that incomplete documents are not represented by CONSULTANT as suitable for any use or purpose. CLIENT shall reimburse CONSULTANT only for those services completed prior to the Agreement's termination date. Upon receipt of termination notice,

CONSULTANT shall immediately comply with its terms and take all reasonable steps to minimize costs associated with early termination of services. CLIENT shall not be liable for those costs and expenses resulting from CONSULTANT's failure to mitigate such losses. Further, CLIENT shall not be liable for any early termination penalties/charges.

I. Remedies

In any action with respect to this Agreement, the parties are free to pursue any legal remedies at law or in equity. The prevailing party by 75% or more of damages sought in any action brought pursuant to this Agreement, shall be entitled to reasonable attorneys' fees and court costs arising out of any action or claim to enforce the provisions of this Agreement. In awarding attorneys' fees, the court shall not be bound by any court fee schedule, but shall, in the interest of justice, award the full amount of costs, expenses, and attorneys' fees paid or incurred in good faith. The parties understand and agree that, in the event CONSULTANT recovers interest and/or court-related expenses in a collection proceeding against CLIENT under the terms of this Agreement, said interest and court-related expenses shall be included in the maximum \$8,000 budget cap set forth in Paragraph D above.

J. Choice of Law and Venue

This Agreement shall be constructed in accordance with the law and Constitution of the State of Illinois and if any provision is invalid for any reason, such invalidations shall not render invalid other provisions which can be given effect without the invalid provision. The parties agree that the venue for any legal proceedings between them relating to this Agreement shall be the Circuit Court of Kendall County, Illinois, Twenty-Third Judicial Circuit, State of Illinois.

K. Conflict of Interest

The CONSULTANT certifies that to the best of his knowledge, no CLIENT's employee or agent interested in the Agreement has any direct or indirect pecuniary interest in the business of the CONSULTANT or the Agreement, and that no person associated with the CONSULTANT has any interest that would conflict in any manner or degree with the performance of the Agreement.

L. Changes

Any modifications to this Agreement must be approved in writing and signed by all parties to this Agreement. The CLIENT may, from time to time, require or request changes in the scope or deadline of services of the CONSULTANT to be performed hereunder. Such changes, including any appropriate increase or decrease in the amount of compensation, which are mutually agreed upon by and between the CLIENT and the CONSULTANT, shall be incorporated in written amendments to this Agreement.

M. Assignment

Neither party shall assign, sublet, sell, or transfer its interest in this Agreement without the prior written consent of the other party.

N. Non-Discrimination

CONSULTANT, its officers, employees, and agents agree not to commit unlawful discrimination and agree to comply with all applicable provisions of the Illinois Human Rights Act, Title VII of the Civil Rights Act of 1964, as amended, the Americans with Disabilities Act, the Age Discrimination in Employment Act, Section 504 of the Federal Rehabilitation Act, and all applicable rules and regulations.

O. Certification

CONSULTANT certifies that CONSULTANT, its parent companies, subsidiaries, and affiliates are not barred from entering into this Agreement as a result of a violation of either 720 ILCS 5/33E-3 or 5/33E-4 (bid rigging or bid rotation) or as a result of a violation of 820 ILCS 130/1 *et seq.* (the Illinois Prevailing Wage Act). CONSULTANT further certifies that by signing this Agreement that CONSULTANT, its parent companies, subsidiaries, and affiliates have not been convicted of, or are not barred for attempting to rig bids, price-fixing, or attempting to fix prices as defined in the Sherman Anti-Trust Act and Clayton Act 15 U.S.C. §1 *et seq.*; and has not been convicted of or barred for bribery or attempting to bribe an officer or employee of a unit of state or local government or school district in the State of Illinois in that officer's or employee's official capacity. Nor has CONSULTANT made an admission of guilt of such conduct that is a matter of record, nor has any official, officer, agent or employee of the CONSULTANT been so conflicted nor made such an admission.

P. Indemnification and Hold Harmless

The CONSULTANT shall indemnify, hold harmless, and defend with counsel of the CLIENT's own choosing, the CLIENT, its past, present, and future elected officials,

officers, employees, insurers, and agents (hereinafter collectively referred to as "CLIENT") from and against all claims, suits, causes of action proceedings, set-offs, liens, attachments, debts, damages, costs, liabilities, and expenses, including costs, reasonable attorneys' fees and expenses of defense arising from any loss, damage, injury, death, or loss or damage to property, of whatsoever kind or nature as well as for any breach of any covenant in the Agreement and any breach by CLIENT of any representations or warranties made within the Agreement (collectively, the "CLAIMS"), to the extent such Claims result from the performance of this Agreement by CONSULTANT or those Claims are due to any act or omission, neglect, willful acts, errors, omissions or misconduct of CONSULTANT in its performance of its services under this Agreement.

Nothing contained herein shall be construed as prohibiting CLIENT from defending through the selection and use of their own agents, attorneys and experts, any claims, suits, demands, proceedings and actions brought against them. Pursuant to Illinois law, 55 ILCS 5/3-9005, any attorney representing CLIENT under this paragraph must be one that is approved by the Kendall County State's Attorney and has been appointed as a Special Assistant State's Attorney. The CLIENT's participation in its defense shall not remove CONSULTANT's duty to indemnify, defend, and hold the CLIENT harmless, as set forth above.

CLIENT does not waive its defenses or immunities under the Local Government and Governmental Employees Tort Immunity Act (745 ILCS 10/1 *et seq.*) by reason of indemnification or insurance. Indemnification shall survive the termination of this Agreement.

Q. Insurance

The CONSULTANT shall maintain and keep in force during the term of this Agreement all insurance as set forth below. Each insurance policy shall not be cancelled or changed without thirty (30) days prior written notice, given by the insurance carrier to CLIENT. Before starting work hereunder, CONSULTANT shall deposit with CLIENT certificates evidencing the insurance it is to provide hereunder:

Commercial General Liability

| | |
|---|-------------|
| General Aggregate Limit | \$4,000,000 |
| Products-Completed Operation Aggregate | \$4,000,000 |
| Each Occurrence Limit | \$2,000,000 |
| Medical expense Limit | \$10,000 |
| Auto - Combined Single Limits (each Accident) | \$1,000,000 |

| | |
|---|-------------|
| Excess/Umbrella Liability | \$1,000,000 |
| Workers Compensation (statutory limits) | \$1,000,000 |

Client shall be named as an Additional Insured on a Primary and Non-Contributory basis with respect to all liability coverage. Further, all liability and workers' compensation policies must include a waiver of subrogation in favor of CLIENT. CLIENT shall also be designated as the certificate holder. CLIENT's failure to demand such certificate of insurance shall not act as a waiver of CONSULTANT's obligation to maintain the insurance required under this Agreement. The insurance required under this Agreement does not represent that coverage and limits will necessarily be adequate to protect CONSULTANT, nor be deemed as a limitation on CONSULTANT'S liability to CLIENT in this Agreement.

R. Notice

Any notice required or permitted to be given pursuant to this Agreement shall be duly given if sent by fax, certified mail, or courier service and received, in the case of notice to CLIENT, Attention: Kendall County Clerk, 111 W. Fox Street, Yorkville, Illinois 60560, fax (630) 553-4119 with copy sent to: Kendall County State's Attorney, 807 John Street, Yorkville, Illinois, 60560, fax (630) 553-4204. And, in the case of CLIENT, to: 627 Grove Street, Evanston, Illinois 60201, fax (847) 869-2059.

S. Independent Contractor Relationship

It is understood and agreed that CONSULTANT is an independent contractor and is not an employees of, partner of, or agent of, or in a joint venture with CLIENT. CONSULTANT understands and agrees that CONSULTANT is solely responsible for paying all wages, benefits, and any other compensation due and owing to CONSULTANT's officers, employees, and agents for the performance of services set forth in the Agreement. CONSULTANT further understands and agrees that CONSULTANT is solely responsible for making all payroll deductions and other tax and wage withholdings pursuant to state and federal law for CONSULTANT's officers, employees and/or agents who perform services as set forth in the Agreement. CONSULTANT also acknowledges its obligation to obtain appropriate insurance coverage for the benefit of CONSULTANT's officers, employees and agents agrees that Kendall County is not responsible for providing any insurance coverage for the benefit of CONSULTANT, CONSULTANT's officers, employees and agents.

T. Entire Agreement

This Agreement represents the entire Agreement between the parties and there are no other promises or conditions in any other Agreement whether oral or written. This Agreement supersedes any prior written or oral agreements between the parties and may not be modified except in writing acknowledged by both parties.

U. Counterparts

This Agreement may be executed in counterparts (including facsimile signatures), each of which shall be deemed to be an original and both of which shall constitute one and the same Agreement.

V. Authority to Execute Agreement

CLIENT and CONSULTANT each hereby warrant and represent that their respective that their respective signatures set forth below have been and are on the date of this Agreement duly authorized by all necessary and appropriate corporate and/or governmental action to execute this Agreement.

IN WITNESS WHEREOF, the CLIENT and the CONSULTANT have executed this Agreement on the date and year first above written.

CONSULTANT:
TESKA ASSOCIATES, INC.

CLIENT:
KENDALL COUNTY



BY: _____
Michael E. Hoffman
Vice President

BY: _____
Scott R. Gryder
Chairman of the Kendall County Board

Date: _____

Date: _____

ATTACHMENT A

SCOPE OF PROGRAM SERVICES

CONSULTANT will assist CLIENT in review and revision to the Kendall County Zoning Ordinance (“Code”). This effort would update the Code to accomplish the following:

- Verify, and adjust as needed, all cross-references in the Code.
- Consolidate the Code into one document (rather than the existing multiple separate chapters)
- Check for, and edit as needed, other existing typos in the Code
- Eliminate duplicate sections of the Code with the enhanced cross-references
- Enhance the use of the PDF version of the Code by:
 - Providing a ‘clickable-link’ to all defined terms;
 - Making cross-references ‘clickable’ to that section of the Code;
 - Creating a table of contents that is ‘clickable’ to the relevant section of the Code.

The following process will be used to accomplish this effort:

1. **Kick-off Meeting** - Meeting with CLIENT’s staff to review the scope, timeline, and any additional concerns with the existing code not noted above that could aid in the use of the Code.
2. **Code Updating** – CONSULTANT will edit and enhance the Code as noted above and provide an electronic draft for CLIENT’s staff to review.
3. **Additional Edits** – Based on comments from CLIENT’s staff and elected officials, CONSULTANT will complete additional edits as needed to complete the Code update.

All initial work will be done using Microsoft Word and Adobe Acrobat, and all original files will be provided to the CLIENT upon completion of the PROGRAM. No files shall be locked for editing and CLIENT shall have the ability to edit the document at no additional cost.

CONSULTANT will provide training and procedure to CLIENT for updating the Code.

COUNTY OF KENDALL, ILLINOIS
ADMIN HR MEETING
Thursday, October 4, 2018

CALL TO ORDER - Committee Chair Lynn Cullick called the meeting to order at 7:06p.m.

ROLL CALL

| Attendee | Status | Arrived | Left Meeting |
|-------------------|---------------|----------------|---------------------|
| Lynn Cullick | Here | | |
| Elizabeth Flowers | ABSENT | | |
| Judy Gilmour | Here | | |
| Matthew Prochaska | Here | | |
| John Purcell | Present | | |

Others in Attendance: Jill Ferko, Bob Jones, Matt Kinsey, Scott Koeppel

APPROVAL OF AGENDA – Motion made by Member Prochaska, second by Member Gilmour to approve the agenda. **With four members voting aye, the agenda was approved by a 4-0 vote.**

APPROVAL OF MINUTES – Motion made by Member Gilmour , second by Member Prochaska to approve the September 10, 2018 minutes. **With four members voting aye, the minutes were approved by a 4-0 vote.**

DEPARTMENT HEAD AND ELECTED OFFICIAL REPORTS

Treasurer's Office – Bob Jones reported that his office received a reimbursement check in an amount of approximately \$34,000 for UHC loss ratio non-compliance. **There was consensus by the committee to have the Treasurer's Office continue working with The Horton Group to apply the reimbursement to Employee Premiums for FY2019 as applicable.** Mr. Jones will keep the committee updated on the progress.

PUBLIC COMMENT - None

COMMITTEE BUSINESS

- ***Discussion and Approval of RFB results for Sheriff SAN Replacement*** – Technology Services Director Matt Kinsey informed the committee of the five bids received, and the quotes from each bidder. After discussion, Member Purcell made a motion to forward to the County Board, Approval of Technology Services Purchase of SAN Replacement for the Kendall County Sheriff's Office from CTC Company in an amount not to exceed \$26,127.01, second by Member Gilmour. **With four members present voting aye, the motion carried by a vote of 4-0.**

- ***Discussion of Updating the Scope of Support in the KenCom IGA for Technology Support*** – Mr. Kinsey informed the committee that KenCom has expressed interest in

increasing the amount of technology support provided to KenCom by Kendall County Technology Services. The new scope of support would include continuity of current technology services provided, as well as technology personnel managing and becoming certified on KenCom's new Viper VoIP phone system, of which Kendall County does not currently manage or provide support. KenCom would fund any training for certification for the additional phone system support.

Mr. Kinsey stated that he recommends negotiating and further amending the current Intergovernmental Agreement (IGA) for Administrative and Treasury Services (2016) as follows:

1. An additional project stipend for projects that exceed an established threshold in Technology Services staff hours
2. An increase in the annual amount transferred by KenCom to the County General Fund
3. Terminology in the IGA clarifying that all training costs related to the phone system will be paid by KenCom

Mr. Kinsey also recommends adding a paid internship program to the Technology Services budget to cover the additional hours devoted to further supporting KenCom.

There was consensus by the committee that Mr. Kinsey should pursue formal discussions with KenCom clarifying specifics regarding the additional service requested, expectations, funding for the additional services, the new scope of work involved, anticipated amount of additional time, and funding for all training involved in the additional support, and report back to the committee at a future meeting.

- *Discussion of Website Upgrade and Agenda Software* – Mr. Kinsey informed the committee about a potential new webpage developer and agenda software package available through Granicus. Mr. Kinsey explained the webpage, agenda and meeting software to the committee. A demonstration of the Vision software has been planned for Thursday, October 11 and staff from Technology Services, Administrative Services, the Sheriff's Office and the County Clerk's Office will attend.

Discussion on the need for such software, costs, monthly maintenance and support, application and the intended users, and further steps. Mr. Kinsey will continue to update the committee after the demonstration and additional information obtained.

- *Discussion of Treasurer's Stipends for Employee Benefits Administration* – Discussion on the division of the former Human Resources Coordinator employee benefits responsibilities absorbed by the Treasurer's Office including healthcare, vision, and dental. As well as the other Human Resources Coordinator responsibilities absorbed by the Administrative Services Department, which include Property, Casualty and Liability insurance, property inventory, Boards and Commissions, Notaries and Bonds, Worker's Compensation, Gradience, Employee Appreciation, Employee Recognition & Awards, Risk Management, OSHA Compliance, Background and Motor Vehicle Record Checks, Employee Handbook updates, Employment Postings and Advertisings, and Personnel

Records Compliance. The responsibilities distributed to the Administrative Services personnel were written into their job descriptions, and partially attributed to the salary increases in 2018. The Administrative Services Department did not request additional stipends for 2018 or 2019.

Discussion also focused on stipends given to both the Treasurer's Office and Administrative Services in June 2017 for reorganization following the division of the HR Coordinator responsibilities, and the request for continued stipends for the Treasurer's Office in 2018 and 2019. Ms. Ferko stated no "drop-off" of the workload since June 2017, as the reason for her request for continuing her staff stipends. Bob Jones reported that he has taken the majority of the workload for employee benefits, and is now devoting approximately 70 percent of his time on this work.

- *Discussion on Reorganization of Administrative Services Department* – Mr. Koepfel explained that with the loss of the Economic Development Coordinator, he would like to reorganize the department, and hire a replacement with different responsibilities. Mr. Koepfel felt that the EDC Coordinator position was not as crucial to the function of the department as someone that might assume the Risk Management, Workers Compensation and Compliance responsibilities, as well as serve as a back-up for FOIA requests, front office, meeting recording, meeting minutes, agendas, and voucher input. The position job description and more specifics are to be presented to the committee by Mr. Koepfel at the October 18, 2018 Admin HR Meeting.

EXECUTIVE SESSION – Not needed

ITEMS FOR COMMITTEE OF THE WHOLE – None

ACTION ITEMS FOR COUNTY BOARD

Approval of RFB results for Sheriff SAN Replacement

ADJOURNMENT – Member Prochaska made a motion to adjourn the meeting, second by Member Gilmour. **With four members voting aye, the meeting was adjourned at 9:09p.m.**

Respectfully Submitted,

Valarie McClain
Administrative Assistant and Recording Secretary

HIGHWAY COMMITTEE MINUTES

DATE: October 9, 2018
LOCATION: Kendall County Highway Department
MEMBERS PRESENT: Matt Kellogg, Judy Gilmour, Bob Davidson
STAFF PRESENT: Ginger Gates, Fran Klaas
ALSO PRESENT: PJ Fitzpatrick, Kelly Farley, Mike Jones

The committee meeting convened at 4:02 P.M. with roll call of committee members. Gryder and Cullick absent. Quorum established.

Motion Gilmour; second Davidson to approve the agenda as presented. Motion approved unanimously.

Motion Gilmour; second Davidson to approve the Highway Committee meeting minutes from September 11, 2018. Motion approved unanimously.

Mike Jones of Cemcon, Ltd. introduced himself and presented the final draft of a Preliminary Alignment Study for WIKADUKE Trail Segment 7 from 119th Street / Collins Road Connector to U.S. Route 30. The two alignments studied include alignment "A", which essentially follows the existing Stewart Road to Rance Road, and alignment "B", which veers east at Scotch Road and runs through Arranmore Farm, just east of East Kendall Estates. Both alignments then converge at U.S. Route 30 at the proposed intersection that IDOT is currently planning to construct. Alignment A was the original centerline identified in the WIKADUKE Trail Study. Alignment B is the alternate alignment recorded by Kendall County in 2000. Mr. Jones identified several pros and cons to each alignment; but probably the biggest factor in deciding a preferred alignment is the fact that Village of Oswego believes Arranmore Farm is an economic driver and a culturally significant site. They do not believe that the alignment should go through this property. Additionally, Oswego will likely control development in this area, and has the ability to impact the alignment, right-of-way, costs and other important factors. Davidson identified several farmed wetlands and small ponds on Alignment B that would be problematic for that alignment. Kellogg asked what the County would do with the recorded centerline (Alignment B) if the County no longer supported that alignment. Klaas requested some time to research that issue and bring back a recommendation to the Committee. The Committee agreed to determine the best way to nullify the recorded centerline, and bring the matter back as an action item to the County Board.

Bids for construction of an aggregate access road along the Eldamain Road centerline south of the Fox River were presented to the Committee. There were 9 bidders. Low bid was received from Riber Construction at a total cost of \$100,260. Motion Gilmour; second Davidson to recommend approval of the low bid to the County Board. Gilmour asked how long the access road was, and when it would be built. Klaas indicated the total length was about 2,500 lineal feet, and he was hopeful that construction would be completed yet this calendar year. He also stated that the main reasons for construction of the road were to provide access to Fox River Bluffs Forest Preserve for tree mitigation, and to provide access for future contractors to gain access to the Fox River. Motion carried unanimously.

A resolution authorizing the use of eminent domain to acquire certain parcels of land for roadway purposes along Eldamain Road between W. Highpoint Road and River Road was presented to the committee. Klaas stated that there were 47 parcels of land that needed to be acquired as part of the Eldamain Road project between U.S. Route 34 and West Highpoint Road. After 2 years of negotiations, there are only 5 remaining parcels that have not been acquired. At this point, it does not appear that the County will be able to successfully negotiate a sale of the necessary right-of-way. Of the 5 parcels, there are really only 2 owners that have a significant impact to their property, and those are owned by Wayne Borneman and Neil Borneman. Gilmour asked if we would have to come back and individually approve court proceedings for each parcel. Klaas indicated that this resolution would give authority for the State's Attorney to file on all the parcels; but past practice has been to ask the County Board for concurrence right before any court action is filed. He also reminded the Committee that the County has invested decades of time and millions of dollars on developing the Eldamain corridor. Without these remaining parcels, the County will not be able to complete the project. Motion Davidson; second Gilmour to recommend approval of the resolution to the County Board. Motion carried unanimously.

P.J. Fitzpatrick gave a brief update on the Collins Road Extension project. Klaas reported that the Fox River is flooded and all repair work on the Millington Bridge has halted. Work on the Reservation Road Bridge is progressing nicely and should be done in a couple more weeks. Ament Road box culvert is also near completion, and should be opened to traffic in two or three weeks. Eldamain Road concrete pavement between River Road and U.S. Route 34 is nearly completed. Northbound and southbound lanes are finished. Median lane still needs to be finished. Klaas was hopeful that the road will be opened to traffic yet this year, even though the project will not be completely finished.

Motion Cullick; second Gilmour to forward Highway Department bills for the month of October in the amount of \$1,324,810.08 to the Finance Committee for approval. Motion approved unanimously.

Motion Gilmour; second Kellogg to adjourn the meeting at 4:50 P.M. Motion carried unanimously.

Respectfully submitted,



Francis C. Klaas, P.E.
Kendall County Engineer

Action Items

1. Resolution approving the low bid of Riber Construction to construct the Eldamain Access Road at a cost of \$100,260.
2. Resolution authorizing the use of eminent domain to acquire certain parcels of land for roadway purposes along Eldamain Road between W. Highpoint Road and River Road.

COUNTY OF KENDALL, ILLINOIS
SPECIAL Committee of the Whole/Budget & Finance Committee
BUDGET PRESENTATIONS
Wednesday, September 26, 2018

MEETING MINUTES

1. **Call to Order:** Committee Chair John Purcell called the meeting to order at 9:33a.m.
2. **Board Members Present:** Scott Gryder, Audra Hendrix, Matt Kellogg, Matthew Prochaska, Bob Davidson, John Purcell, Judy Gilmour

Board Members Absent: Lynn Cullick, Elizabeth Flowers, Tony Giles

Others Present: Latreese Caldwell, Scott Koeppel

3. **Budget Presentations**

Dwight Baird, Sheriff's Office – Sheriff Baird and Chief Deputy Mike Peters provided details on the Sheriff's Operations, Corrections, Court Security, and the Merit Commission budgets, as well as proposed Capital Expenses, transportation costs, and anticipated revenues from Federal and other county inmate housing, inmate transportation, and fines and fees.

Sheriff Baird stated that if he were to cut his budgets by two percent as instructed by the Finance Committee, that services to the community would be negatively affected. Sheriff Baird informed the committee that he has reduced personnel by seven and one-half in the recent past, and anticipates reducing another five personnel this coming year.

Chris Mehochko, Regional Office of Education – Mr. Mehochko reviewed his proposed budget with the committee and stated that the majority of his budget is salary and benefits. Mr. Mehochko stated that Grundy County pays all non-personnel expenses, and Kendall reimburses their percentage, and Grundy pays forty-percent of salary, IMRF and SS expenses. Kendall County pays all medical and dental benefits, and Grundy reimburses their percentage. Kendall pays sixty-percent of salary, IMRF and SS expenses.

Dr. Amaal Tokars, Health Department – Dr. Tokars led with remarks about the use of their budgeted resources. Dr. Tokars explained that personnel increases average two-percent for the Health Department this fiscal year, and that not all personnel will receive an increase. Personnel currently receiving a salary of less than \$50,000 will receive a four-percent raise, and personnel receiving a salary over \$50,000 will receive a three-percent raise.

Rae Ann VanGundy reported that a number of those being served use insurance because of the Affordable Care Act, resulting in Health Department grants decreasing because the payer for services rendered is being shifted from the Health Department to the Managed Care industry from State grant money and/or Medicaid.

Ms. VanGundy also explained changes in the State FCM Grant which the State has now broken into two programs, an FCM grant and a Health Works grant, and with an increase in their caseload, this results in an increase in their funding although no new personnel will be hired.

Ms. VanGundy stated that they have decreased the Psychiatric Services budget was decreased by sixteen-percent in order to assist meeting the two-percent decrease in their budget this year. Ms. VanGundy reported that the overall budget for the Health Department does reflect the two-percent decrease as requested by the County Board.

Member Kellogg asked about the Dental Office and Test Kitchen capital projects, and stated that the Health Department lease states that any build-outs are to be included in the Health Department budget, not in the County capital budget.

Dr. John Palmer, Board of Health Finance Chair, stated that the Health Department fund balance continues to dwindle because of the Health Department's contribution to the County, and that this year the Health Department cannot sustain a contribution as they have in the past. Dr. Palmer said that maybe there is some money there, although it may not be what the County Board may want. Dr. Palmer stated that the Board of Health would like to avoid the "angst" that is created for the Health Department each budget year, and would like to know what they are dealing with each year.

Member Purcell clarified for the County Board members, that although the Health Department budget did not include a contribution this fiscal year, the two million dollar deficit that was discussed earlier in the meeting did include a Health Department contribution, causing an additional \$400,000 plus to the aforementioned deficit.

Jennifer Gilbert, CASA – Ms. Gilbert updated the committee on the status of the program, and stated that they received a one-year salary grant from a local family Foundation that allowed them to add a third staff member for this year.

Ms. Gilbert reported a five-time increase in new cases last year, and that the trend is on pace to be slightly ahead this year. Ms. Gilbert is training 11 new volunteers currently, but needs to train an additional 20 volunteers in 2019 to be in compliance with the suggested one advocate to one family ratio. Ms. Gilbert said that unfortunately, the cases are involving more serious abuse, and fallout from the opioid addiction crisis, causing the kids to stay in care 3-4 years per case compared to 18 months to 2.5 years previously.

Ms. Gilbert stated that their fundraising efforts have been very successful and that having a full board and one additional person in the office has assisted in their efforts to reach the community.

Ms. Gilbert stated that Kendall County Board funding is also critical to CASA Kendall County's ability to hold volunteer training, carry-out recruiting efforts, and advocate at the highest possible level for Kendall County children.

Andy Nicoletti, Assessment – Mr. Nicoletti reported that his budget increases included postage and publications due to the quad-year publication requirement to publish every parcel whether it's been changed by the assessors or not. Mr. Nicoletti did increase his salary by two-percent, and other salary increases in his office are for the unionized clerks.

Matt Kinsey, Technology & GIS – Director Kinsey reported that the Technology Services and GIS budgets were decreased by two-percent as requested by the County Board, and salaries were only increased by three percent.

Discussion on the Technology Services capital request for Voice-Over IP, the end of the antiquated analog phones and any analog phone support or part replacement in the near future, the need for additional switches, and the need for additional host servers that will add in increasing the speed of data. Mr. Kinsey reported that the County has had the current servers for over seven years.

Megan Andrews, KC Soil & Water District – Board of Director Chair Butch Konicek introduced the two staff members Megan Andrews, Resource Conservationist, and Hannah Raver, Education Coordinator. Mr. Konicek reported that KCSWD relies on state funding, and that they were just approved for FY2019 funding in the same amount as FY2018. They did receive a one-time state allocation of \$61,000 in June 2018, but have yet to receive any of those funds, that they will apply toward operations. Mr. Konicek said that they have been working in a negative fund balance, and have been at a salary freeze for years. Mr. Konicek said that although they are state mandated, the staff and Board of KC Soil & Water District continue to look for donations and additional funding.

Alice Elliott, Court Services/Probation – Ms. Elliott introduced herself and reminded the committee that she assumed the role as the new director on August 6, 2018. Ms. Elliott reported that Probation/Court Services declined the 708 Mental Health Board funding of \$500 for this year, and needs to adjust the Probation Fee fund revenue line item to reflect the lack of funding.

Ms. Elliott also said that Probation is run through general fund money as well as Probation Service fee funds (users of probation services pay into the fund through monthly probation fees, and also reimbursement for direct services), and is specifically used to enhance service delivery for the probation population that they service through programs, some capital expenses such as vehicles that officers use

for servicing the population in the field. Ms. Elliott stated that she is holding off on using these funds for vehicles for at least one-year.

Ms. Elliott explained that General Fund money is used for salaries, and they do receive state reimbursement and municipality reimbursements from the police departments that help off-set the cost of the diversion officer.

Ms. Elliott said the budget will basically remain the same as last year, as she analyses the needs, the population served, and the current programs and services provided before making any changes.

Judge Robert Pilmer, *Judicial Office/Law Library/Drug Court* – Judge Pilmer reviewed the Judicial, Law Library, and Drug Court budgets with the committee, and said they attempted to adhere to the guidelines provided from the County Board.

Judge Pilmer said they will no longer use Law Library funds toward the Court Administrator salary, and that they will increase the hourly rate for Bailiff's from \$13.00 to \$13.50 per hour.

Eric Weis, *State's Attorney's Office* – Mr. Weis stated that the majority of his budget is salary, and that his office is not a revenue generating office. Mr. Weis informed the committee that his salary is off-set 90 percent by the State of Illinois, and that for the first time in 10 years, his salary will increase by 2.2 percent in fiscal year 2019. Mr. Weis said that his office did receive reimbursement funds from Adult Redeploy for the Drug Court Assistant State's Attorney, and will receive funding again this fiscal year. Mr. Weis said salary increases were set at three percent or less, with just one exception. Mr. Weis said that there were not any other significant changes to his budget.

Chad Lockman, *VACKC* – Mr. Lockman reviewed the budgets stating that over 10.2 million dollars is brought into the county annually through compensation and pension benefits obtained by Kendall County veterans.

Mr. Lockman emphasized the service that VACKC provides to local veterans on behalf of the County, and stated that VA resources and facilities save taxpayer dollars by providing services to veterans rather than veterans going to local Health Departments or other public resources for assistance.

Joe Gillespie, *Emergency Management Agency* – EMA Director Gillespie stated that his budget is 100 percent grant funded, and the only change was a small salary increase for the Director and Assistant Director.

Director Gillespie also reported that they have just renewed the Accreditation for EMA for the next three years, and that the Director and Assistant Director were renewed as Professional Emergency Managers throughout the State of Illinois.

Member Davidson left the meeting at 12:15p.m.

Sandra Davis, University of Illinois Extension Office –Ms. Davis stated that the salaries were increased slightly this year, but that her replacement will probably start at a lower salary.

Ms. Davis said that reduction in funds from the County, means a reduction in matching funds from the state (65 percent match), and that other donations have also been down this year.

Ms. Davis reported a very active 4H Program in Kendall County, and that they had a very successful fundraiser at a local farm last month.

Ms. Davis introduced Deanna Rogey, UIEO Youth Educator who has served as acting County Director in Ms. Davis' absence due to medical issues throughout this year. Ms. Davis announced her retirement in January 2019 after serving nearly 48 years with the University Extension Office.

4. **Other Business** - None

7. **Executive Session** – Not needed

8. **Adjournment** – Member Prochaska made a motion to adjourn the Budget Presentation meeting, second by Member Hendrix. **With all in agreement, the meeting adjourned at 12:51p.m.**

Respectfully submitted,

Valarie A. McClain
Administrative Assistant & Recording Clerk

COUNTY OF KENDALL, ILLINOIS
SPECIAL Committee of the Whole/Budget & Finance Committee
BUDGET PRESENTATIONS
Thursday, September 27, 2018

MEETING MINUTES

Call to Order: County Board Chair Scott Gryder called the meeting to order at 9:15a.m.

| Attendee | Status | Arrived | Left Meeting |
|-------------------|---------------|----------------|---------------------|
| Scott Gryder | Here | | |
| Lynn Cullick | | 9:22a.m. | 12:02p.m. |
| Bob Davidson | Yes | | 10:11a.m. |
| Elizabeth Flowers | ABSENT | | |
| Tony Giles | ABSENT | | |
| Judy Gilmour | | 9:24a.m. | |
| Audra Hendrix | Here | | |
| Matt Kellogg | Yes | | |
| Matthew Prochaska | Here | | 10:35a.m. |
| John Purcell | Yes | | |

Others Present: Latreese Caldwell, Scott Koeppel

Approval of Claims - Member Hendrix made a motion Approval of Supplemental Claims in an amount not to exceed \$719,015.62, and Coroner Claims in an amount not to exceed \$1,269.89, second by Member Prochaska. **With eight members present voting aye, the motion carried by a vote of 6-0.**

Budget Presentations

Highway Department – Highway Engineer Fran Klaas reviewed the three property tax funds that are handled by the Highway Department, and showed a comparison of the past several years, indicating that the department continues to run fairly lean, with no new employees in over ten years.

Mr. Klaas reviewed the nine department budgets including the County Motor Fuel, Highway, Land Acquisition, Township Bridge, Transportation Sales Tax, Transportation Alternatives Program, Salt Storage Building Maintenance, and Capital requests with the committee.

Facilities Management Department - Jim Smiley explained the proposed department budget cuts, achieved by re-bidding contracts, fewer cuttings with the landscaping contract, and the proposed new electric contract with etc.

Mr. Smiley also reported that he has one employee that has indicated his retirement in early 2019, which would result in a lower salary to replace that position.

Mr. Smiley also reviewed the utility budgets including water, natural gas, and electric service,

as well as department capital requests throughout the County.

Mr. Smiley also highlighted some of the energy savings projects that Facilities Management has implemented in recent years.

Circuit Clerk's Office - Robyn Ingemunson explained that with the required changes coming for fines in July 2019, it was difficult to predict revenues this year.

Ms. Ingemunson stated that she moved one salary into the Child Support fund, and increased some salary increases \$1400.00 or 4 percent to match the County Clerk's union contract increases, although Ms. Ingemunson stated that the clerks have again unionized. Discussion on other options for increases.

Ms. Ingemunson said that she increased the Court Automation expense line because of potential state mandated requirements in upcoming years.

Public Defenders Office - Vicki Chuffo announced that after she submitted her budget, that one of her Assistant Public Defenders is leaving the County, and that that salary line will be reduced for the replacement.

Ms. Chuffo stated that she decreased her budget by two percent, and gave her employees a three percent increase.

County Clerk, Recorder, and Voter Registration - Debbie Gillette said that she decreased or kept the County Clerk and Recorder budget the same as this year.

Ms. Gillette stated that she reduced or kept Election Costs the same as this year because of only one election next year. Ms. Gillette also reported that she has taken two employee salaries out of the General Fund and put them into other funds.

Admin Services, EDC, County Board - Scott Koeppel stated that revenue has increased in Compost Fees for this year. Mr. Koeppel stated that his raise is contractual and the other positions in the office received three percent.

Mr. Koeppel said that postage remains about the same as this year, and that Notaries and Bonds will increase slightly, although we hope to get a good partnership with our new Property and Liability Broker.

Mr. Koeppel reported the Kendall Area Transit fund has increased, but that the cost to the County is the same.

The cost for Employee Healthcare is projected to increase, but could possibly change if the Broker gets a lower quote from the current or potential Healthcare provider.

Mr. Koeppel said that the reimbursement from the Health Department is included in the Health Insurance budget from the County Board, although it was not included in the Health Department budget.

In the County Board budget, the Liquor License Revenue line was decreased, and the Dues & Memberships line was increased due to the contributions to ISACo, and includes NACo,

UCCI, the Illinois Association of County Boards, and NWPA. The increase does not include the additional ISACo request for \$4000 for the large counties caucus because the County did not pay that amount in FY2018.

Mr. Koepfel reviewed the other County Board budgets with the committee and indicated a two percent decrease in mileage and miscellaneous expenses. The Per Diem line remained the same.

Mr. Koepfel reviewed the KenCom Intergovernmental agreement Sheriff's fees increase. Member Gilmour stated that the increased number is based on the percentage of call counts and other shared expenses.

Mr. Koepfel also reviewed the Social Services for Senior Citizen fund lines and said predictions are to be the same as current year. Mr. Koepfel also reviewed the liability Insurance fund which covers Kendall County and the Forest Preserve., the Economic Development fund, and the Economic Development Grants fund.

Treasurer's Office – Treasurer Jill Ferko reviewed the Treasurer fees and said they remain the same, the Property tax penalty line was decreased due to having the Tax Sale earlier in October, eliminating an additional penalty, the Interest was increased due to better rates and changing the type of funds they are in based on activity hoping for a better return, and Miscellaneous revenue will remain the same as well.

Ms. Ferko also reviewed the Treasurer's budget which is increasing by \$6,596 due to security, salaries and postage increases. There are decreases in conference and mileage lines. The Treasurer is also requesting an additional \$500 for HR expenditures to assist with costs during open enrollment. Ms. Ferko also requested that the EAP line be moved into the Treasurer's budget instead of the Administration department since benefits are now handled by her office.

Ms. Ferko reported increased revenues 7.8 percent, expenditures increased 1.4 percent, but an overall decrease in her budget by 6.4 percent.

Member Kellogg asked about the Treasurer's capital request of \$382,000 for a new County Accounting and Payroll system, and whether personnel or man-hours would be reduced with the addition of this system. Ms. Ferko stated that she isn't sure at this point, but that she was planning to ask for the ½ position back in next year's budget because Mr. Jones is now contributing 85 percent of his time to HR benefits, which is more time than expected, and although the rest of the staff are assisting, they are feeling a strain because he is unable to assume some of his responsibilities prior to assuming the HR responsibilities.

Ms. Ferko stated that once we get past the initial cost of this new system (time clock, budget, that it would eliminate the need for the Gradiance and Kronos systems, and possibly eliminate the Questica budget system. Ms. Ferko said that the costs for annual fees for all of the other systems would be decreased with this new system as well.

Discussion about the stipends for the additional benefit responsibilities (rolled into some of the Treasurer's staff salaries this year), the Treasurer stating that the benefit responsibilities

are more than she expressed or realized before they agreed to taking the responsibility, the number of Treasurer's Office staff receiving stipends for the new benefit responsibilities, the request for continuing stipends this budget year, and the office stipend for KenCom responsibilities.

Board of Review - Pam Geigenheimer explained that she reduced the budget by two percent in supplies, postage, capital equipment and contractual services, and increased Board Member salaries by 2.6 percent and the Chair salary by 1.4 percent.

Member John Purcell recused himself from the Coroner's presentation.

Coroner's Office – Coroner Jacquie Purcell reported that she only increased her salary by one percent, and the Deputy Coroner salary by 1.92 percent. Coroner Purcell decreased the office supply line item, the training line, clothing allowance, Autopsies line item, and Toxicology Testing line item. Coroner Purcell also clarified the office expenditures, and the revenue from fees, for the committee.

Planning, Building and Zoning - Scott Koeppel explained that they had a decrease of 2 percent in the budget for the department, and salary increases of 2 and 3 percent for the current department staff. Mr. Koeppel reported that they hope to replace the part-time Zoning office assistant position at the same rate of pay. The Department decreased the mileage, conferences and cell phone budget lines, and increased the ZBA per diem because that Committee has taken on the duties of the Special Use Hearing Officer, and they anticipate an additional Special Use Hearing meeting for the year. The Department also reduced the consultant, the Regional Planning Commission, Historical Preservation Committee, and the Ad Hoc Zoning budget lines in an attempt to cut expenses as requested. The Department also switched the Code Officials cell phone from AT & T to Verizon lowering that expense, and they eliminated micro-filming and reproduction due to the purchase of a scanner last year, eliminating that budget line.

Animal Control - Scott Koeppel briefed the committee on an increase in the Animal Control fund line due to the increase in Health Insurance increased costs, the department decreased overtime line, fines & fees, intact registration fee, equipment, vehicle expense and gasoline, and transportation/board & care, and increased full-time staff salaries by 2 percent, as well as increasing the starting pay for new part-time staff after 6 months employment.

Discussion on transferring State Pet Population fund to the County Animal Population fund, and the Animal Control Committee recommending amending the standard operating procedures to reflect this change, and conducting a County-wide department/office analysis to track the percentage of costs for all additional services provided by the County.

708 Mental Health Board - Terry Frisk stated that the budget remains relatively unchanged for several years. Ms. Frisk highlighted the Association for Individual Development, an agency that serves 6,000 children and adults throughout the Fox Valley area, including 720 individuals from Kendall County. The organization has a new group home, as well as a day treatment program in Yorkville, focusing on behavioral health and developmentally disabled individuals.

Other Business – Latreese Caldwell also reviewed the totals for all of the budgets, and Mr. Koeppel also offered other options such as a hiring freeze, and voluntary retirement.

Executive Session – Not needed

Adjournment – Member Kellogg called for the meeting to adjourn due to a lack of quorum.
With all in agreement, the meeting adjourned at 12:39p.m.

Respectfully submitted,

Valarie A. McClain (for Andrez Beltran, Meeting Recording Clerk)
Administrative Assistant

COUNTY OF KENDALL, ILLINOIS

Economic Development Committee

Meeting Minutes

Friday, September 28, 2018

Call to Order

The meeting was called to order by Chair Audra Hendrix at 9:00a.m.

Roll Call

Committee Members Present: Lynn Cullick, Scott Gryder, Matt Prochaska, Audra Hendrix

Committee Members Absent: Matt Kellogg

Staff Present:

Approval of Agenda – Member Cullick made a motion to approve the agenda with the amendment of moving the Pre-Application Business before any other committee business is conducted, second by Member Gryder. **Approved 4-0.**

Approval of Meeting Minutes – Member Gryder made a motion to approve the meeting minutes from the August 17, 2018 meeting. Seconded by Member Cullick. **Approved 4-0.**

New Business

Pre-Application: Arby's – Applicant/Borrower Yanos Hagos, briefed the committee on himself, his current businesses, this request and his proposal to install an Arby's restaurant at 1510 N. Bridge Street (the former Hardee's restaurant location) in Yorkville. The applicant owns Civilian Force Arms, and received a loan from the County a few years ago for that business. Mr. Hagos is current and in good standing for that loan. The equipment purchased with the loan would be held as collateral, and the applicant is requesting \$200,000 for this current loan.

Chair Hendrix called for a roll call vote to authorize Mr. Hagos to proceed with a full application.

Roll Call: Member Prochaska – yes, Member Gryder – yes, Member Cullick – yes, Member Hendrix – yes. **With four members present voting aye, the motion carried.**

Approval of Manufacturing Day Resolution: October 5, 2018 – Mr. Beltran informed the committee that this resolution is done each year by the County Board. Member Gryder made a motion to approve the resolution, second by Member Cullick. **With four members in attendance voting aye, the motion carried.**

Approval of Plano Economic Development Corp. 2018-2019 Membership Dues of \$1,000 – Member Cullick made a motion to approve the payment of the annual membership dues, second by Member Gryder.

COUNTY OF KENDALL, ILLINOIS

Economic Development Committee

Mr. Beltran reported that several municipalities request the County to partner with their EDC organizations. Mr. Beltran stated that with the approval of the CRGC membership recently, this budget line is over-budget by approximately \$3,000.

Discussion on the benefits of this type of memberships/partnerships, the other memberships that the County is also committed to, the Kendall Economic Development Corporation, eliminating Chamber membership payments, and paying the invoice in January. **There was consensus by the committee to authorize payment of the invoice in Fiscal Year 2019.**

Pre-Application: Monte Carlo Steak House and Lounge – Mr. Beltran reported that the proposed business would be located at 209 W. U.S. Route 34. They are requesting \$135,000, and would use the building, which they own free and clear, as collateral. Applicant/Borrower Pauline Kapas and her son, Steve Kapas were in attendance. Mr. Kapas stated that the anticipated opening would be on November 12, 2018, pending approvals for financing, equipment delivery, and other regulations/approvals that may be required. Mr. Kapas explained the focus of the restaurant, and stated the menu would primarily be mediterranean cuisine, and also have lunch selections featuring a buffet type experience for corporate diners.

Mr. Kapas also identified multiple sources of revenue for the restaurant which include an in-house bakery, catering, direct-market sales, social media, and 57-years of family restaurant experience in the Plano area.

Chair Hendrix called for a roll call vote for approval for the applicant to proceed with a full loan application.

Member Cullick - yes, Member Prochaska - yes, Member Gryder - yes, Member Hendrix – yes. **With four members voting aye, the motion carried.**

Updates and Reports – Written updates provided

Chairs Report – No report

Public Comment – None

Executive Committee – Not needed

Adjournment

Member Gryder made a motion to adjourn, second by Member Cullick. There being no objection, the Economic Development Committee meeting was adjourned at 9:42a.m.

Respectfully submitted on behalf of Andrez Beltran,

Valarie McClain
Administrative Assistant