Call to Order: Vice-Chairman Budd Wormley called the meeting to order at 9:35 am.

KCRPC Roll Call
Members Present: Bill Lavine, Tom Casey, Tom Martin, Larry Nelson, Tim Sidles, Walter Werderich, Claire Wilson, Budd Wormley (Vice-Chair) and one vacancy
Members Absent: Bill Ashton
Others present: Angela Zubko- Senior Planner; Jeff Wilkins- Village Administrator
Members in the Audience: Amy Cesich- County Board Member; John Shaw- County Board Member; Jeff Wehrli- County Board Member; Judy Gilmour- County Board Member; Tom Gilmour; Scott Gryder- County Board Member; Lynn Cullick- County Board Member; Krysti Noble- United City of Yorkville; Jim Friedrich- Fox Township Supervisory; Pam Wynne- Chair of the NaAuSay Township Plan Commission, Ron Wynne, Andy Myers- Kendall Township Plan Commissioner; Paul Mulligan- Kendall Township; Don Hirsch- Kendall Township Trustee; Tom LeCuyer- Zoning Board of Appeals Member; Mike Hoffman-Teska Associates; Grant Castleton-Oswegoland Park District; Rod Zenner- Village of Oswego; Jim Haller- City of Joliet; Larry Burich-Joliet Park District; Megan Andrews- Soil and Water Conservation District; Dick Thompson; Jackie Kowalski- President of the Village of Millbrook and Steve Gengler- Kendall Township

WELCOMING REMARKS
Budd Wormley welcomed everyone for attending the annual meeting.

APPROVAL OF AGENDA
Bill Lavine made a motion to approve the agenda as written. Walter Werderich seconded the motion. All were in favor and the agenda was approved.

LRMP Changes- Trails- Regional and Local Trails
Planner Zubko wanted to update everyone that she is working on the regional and local trails map. Basically what Planner Zubko is doing is looking at all the municipal plans and putting those trails on the map and also identifying regional trails. Planner Zubko is confident the regional trails are complete. Once complete this will go through the process with a public hearing. Planner Zubko has also been working through the Bike & Pedestrian Committee with regards to regional trails. Mr. Nelson asked if Planner Zubko could bring the map through before it goes through the process and Planner Zubko stated that will be done. There were no questions or comments at this time.
Request for Plan Amendments - Residents of Kendall County and Staff

Planner Zubko asked if anyone from the audience had any suggested changes to the LRMP. Andy Meyers from the Kendall Township Plan Commission would like the plan Commission to take a look at open spaces and maintenance of the open space. They would request the Plan Commission look at requiring larger lot sizes (minimum of 1 acre) and less open space in the subdivision. The percentage of open space should be reduced. Mr. Myers also requests to bring this back to the Township Plan Commissions to review any proposed changes. There was much discussion on septic systems with regards to lot sizes and current septic failures, the possible loss of taxes with the larger open spaces and if people’s lifestyles have changed and we need to re-evaluate how we calculate subdivisions.

Jeff Wehrli stated the subdivisions now require a 200’ grid for soils testing on the whole property and Rosehill was done before that requirement was in place. Also we have new soils studies done as well. Also there are many reasons why the septic systems could be failing. Planner Zubko stated that in 2008 the Health Department did update their charts with regards to lot sizes, soil types and septic sizes in the subdivision Regulations. Budd Wormley stated there are also alternate sewage disposal methods depending on the percolation.

Jim Friederich just wanted to add to the septic issue discussion and stated you can have a mechanical system if you have poor soils or other alternative systems and suggested mapping where mechanical systems are and maybe not check them every year but maybe every other year.

2012 PBZ Project Summary & 2013 Future Projects/Goals

Ms. Zubko briefly went over some of the accomplishments of the PBZ Department and some projects that were conducted. Below is a list:

- Received the money from the bond to finish the public improvements at Fields of Farm Colony and currently work on the bid documents
- Moved from the 3rd floor to the 2nd floor
- Had 14 site development permits submitting including 5 that did not require permits
- Started a new system to notify the police, fire, township and building inspector of all site work going on in the county that we’re aware of. Lots of gas pipeline maintenance
- 30 Ordinances passed by County Board
- 42 petitions submitted this year including: (had 38 petitions in 2011 and 29 in 2010)
- 16 County Initiated Text Amendments:
  - 1 LRMP Amendment- Trails
  - 3 Minor Amendments to SU
  - 3 Special Uses
  - 2 Major Amendment to a Special Uses
  - 2 Special Use Revocation
  - 8 Variances/Administrative Variances
  - 2 Rezoning
  - 3 conditional uses for a guest house
- Already have 8 petitions this year
- Finished up the Countywide Stormwater Ordinance- and all municipalities have adopted it and now implementing it.
- Reduced our budget by 25%
- **Projected** Revenue for the Zoning Side was $7,500 and we brought in $7,987.50, projected the same for next year and already at $1,805
- Attended 67 Night meetings totaling 111 hours after hours
- Have taken on more tasks as I have the unique privilege to be the main contact
- Mapping has insert all engineering drawings into GIS for our NPDES permit
- Still overseeing the construction for the Harvest Baptist Church expansion
- Complied with EPA requirements
- Ongoing participation in local and regional land use, transportation and open space planning initiatives (Northwest Water Planning Area, Blackberry Watershed, Lower Fox River Watershed, Kane/Kendall Bicycle Planning Meeting)
- Changed our website to try to make it easier and now have fill-able forms available online
- Historic Preservation Commission participated in the Kendall County Fair again
  - Their Goals:
    1. Develop a five year Historic Preservation Plan
    2. Continue to perform a reconnaissance survey and link preliminary data to the County’s GIS and identify structures with highest potential significance for possible landmark nomination (2013 Goal to Complete Bristol Township)
    3. Nominate and secure County Board support for 2 landmark designations
    4. Acquire Certified Local Government status for Kendall County to provide an opportunity for sub grants for owners of historic properties and potential tax benefits for owners of commercial landmarks.
    5. Continually enhance the commission’s understanding of historic preservation and educate the public and private county citizens about the economic advantage, quality of life and community character enrichments offered through preservation by participating in a minimum of two countywide events in 2013.
    6. Develop and be prepared to execute an intergovernmental agreement with a community that contains potentially significant historic properties or districts which does not currently have an historic preservation commission or methodology for recognizing their significant structures

Ms. Zubko briefly went over some of the goals for 2013. Below is a list:
- Complete the land cash ordinance amendments
- Go to each township board to introduce myself and also work with them to make sure the LRMP map is still meeting their needs.
- Track how the County-wide Stormwater Ordinance is working for everyone
- Finish the public improvements at Fields of Farm Colony
- Assist with the first landmark in which a plaque will be awarded by the Kendall County Historic Preservation Program
• Finished the windshield survey in Bristol Township which would be our 4th township
• Scan in petition files from 2001-2004 leaving only 2005 and 2006 left to scan

Bill Lavine wondered how far along we are with the Land Cash Ordinance and if we have met with the school superintendents yet. Planner Zubko stated she has been talking to the superintendents for over a year now and as soon as the PBZ Committee has some more numbers figured out we will have a joint meeting with the superintendents for discussion.

Mr. Shaw asked if the Village of Lisbon has signed on to the Countywide Stormwater Ordinance. Ms. Zubko stated yes they did approve the Ordinance.

At this time it was open to the public to come discuss what’s going on in their community.

Krysti Noble from the City of Yorkville discussed her department has taken over engineering along with the building department. She also discussed their incentive program (build program) where the builder contributes $5,000 and then the City rebates $5,000 in fees to the applicant. They’ve had 70 building permits issued and 6 more in January. They looking into more incentive programs to implement this year. They did a major overhaul in the subdivision ordinance, adopted the Countywide Stormwater Ordinance and the Game Farm Road project will probably start in 2015 and moving ahead. The Countryside TIF is now called Kendall Crossing and just finished their preliminary plat approval. Construction will hopefully start in March and open in November. Krysti discussed a little what’s going on downtown. Mr. Wormley asked where the River Road Bridge is and Krysti said it’s still on track but had a few hiccups with the utility companies.

Jim Haller from the City of Joliet wanted to report the housing market has been way off stating in the good years they probably did about 1,600 permits and last year had 47 building permits which is still up from 2008 with 28 single family housing permits. They’re seeing a little bit of growth, but most of the developers have evaporated. The City of Joliet really does not have any incentives as of right now as no one has really asked for any. They have about 2500 lots ready to be built on. They’re seeing a lot of commercial building permits. He also talked about the road projects that might affect Kendall County and stated they’re seeing a lot of industrial things going on which is keeping Joliet busy.

Claire Wilson had a question with regards to subdivisions that have stopped and the homeowners are not collecting enough fees to maintain the open space so some lenders are not lending money to anyone that wants to buy because the HOA has collapsed. She was wondering if Joliet, Yorkville or Oswego has run into this yet. Mr. Haller stated they have not seen that issue yet as most lots are paying. Weeds have become an issue and do weed cutting and put a lien on the properties. Mr. Haller also discussed some of the issues within HOA’s and how they’re handling it.

Krysti wanted to respond to Claire’s question with regards to open space maintenance and stated they take a different approach as there was never a turnover from the developer to the
owners. In their annexation agreements it talks about the City activating a back-up SSA and then the City would take everything over. They’ve done that for the Sunflower Subdivision and the city thinks it’s working well so far. Some subdivisions are struggling to establish their HOA’s and have been working with them and started an HOA forum where they get all the HOA’s together to help each other and meeting other HOA’s. Claire Wilson brought up SSA’s and that is different from the HOA’s.

Amy Cesich-County Board member who lives in the Raintree subdivision wanted to discuss the SSA’s and HOA’s and the issues she personally has experienced.

Tom Gilmour wanted to talk about spreading sledge on Agriculture property and mentioned Stuart Spreading. He discussed how he feels there does not seem to be a lot of regulations and there does not seem to be a definition of just what agriculture is. He also feels it will deter potential buyers from buying some of these open lots and it is devaluing property. He would like to see some oversight or regulations on this material. It was discussed this is regulated by the EPA and there is a definition in the State Statutes with regards to the definition of Agriculture. Mr. Nelson brought up the possibility of having heavy metals in the material. Mr. Nelson asked Mr. Wilkins if he can look into this and see if there is anything the County can do.

Rod Zenner from the Village of Oswego stated they are doing really well with regards to building. He discussed the Village does not have SSA’s but have dormant SSA’s in case. They had one HOA issue with the builder but that resolved itself. They have been talking to developers weekly on new subdivisions and building. They also adopted the Countywide Stormwater Ordinance and at the same time increased the public improvement letter of credits to 120% from 110%. He discussed some commercial development in the Village. Projects take about 40 days to get through their application process. They also have not done any incentives to the residential side. There was a brief discussion on industrial developments and the issue with all the roads that plan to be under construction this year.

2012 Building Department Summary & 2013 Future Projects/Goals
Mr. Jeff Wilkins thanked everyone for coming and discussed some of the changes in staff and moving people around. Jeff passed out some information on the building permits in the County and by municipality. He discussed commercial permits do not really change in the County, we had 4 permits. He also discussed some of the information Brian Holdiman provided in the packet and some of the goals next year including maybe cohesive fire district codes throughout the County. Jeff also mentioned that Brian obtained his commercial building inspector certification. Mr. Wilkins gave updates on the Lisbon sewer issue, the Prairie Parkway and NPDES permitting. There was also a little discussion on the KAT bus system and the financials.

Old Business
There was no old business

New Business- Plan Ahead of the Growth
Planner Zubko stated she was thinking about getting all the Plan Commissions together maybe
every other month or four times a year to discuss anything they want like the SSA issues or sludge issue. She asked the group what they thought of the idea and they seemed receptive to the idea.

**Public Comment**
There was no public comment

**Adjournment**
Claire Wilson made a motion, seconded by Walter Werderich, to adjourn the meeting at 11:23 am. With a voice call vote of all ayes, the motion carried.

Submitted by,
Angela L. Zubko, Senior Planner