CALL TO ORDER
The meeting was called to order by Chairman Scott Gryder at 6:34 p.m.

ROLL CALL
Present: Chairman Scott Gryder, Amy Cesich, Vice-Chair Judy Gilmour, Lynn Cullick (6:45) and Jeff Wehrli (6:36)
Absent: None
Also present: Planning & Zoning Manager: Angela Zubko, Administrator Jeff Wilkins & Code enforcement Brian Holdiman
In the audience: Jeff Milroy

APPROVAL OF AGENDA
Judy Gilmour made a motion to approve the agenda as written, Amy Cesich seconded the motion. All agreed and the motion was approved.

APPROVAL OF MINUTES
Judy Gilmour made a motion to approve the minutes from December 16, 2013. Amy Cesich seconded the motion. All agreed and the minutes were approved.

EXPENDITURE REPORT (handed out at meeting)
Judy Gilmour made a motion to approve the expenditure report in the amount of $13,955.15 and forward it onto the Finance Committee, Amy Cesich seconded the motion. With a roll call vote all in attendance agreed and the motion was approved.

PETITIONS-
#13-26 Green Organics Inc.
Planner Angela Zubko stated as everyone may or may not remember this was continued from last month due to waiting for comments from the township. Planner Zubko stated she went to the township meeting and they recommended approval with no concerns. She also stated in the packet was the draft ordinance with all the exhibits including the host fee agreement. Planner Zubko suggests adding something stating who the payment is to and that 100% is to Kendall County and that the City of Yorkville agreed they were going to receive 0%.
(Mr. Wehrli is in attendance)

Judy Gilmour made a motion to approve the special use and forward it onto the next County Board meeting as amended by Planner Zubko. Amy Cesich seconded the motion. All agreed and the special use was approved.

#14-01 Building Code Update including building permit fees
Code Enforcement Officer Brian Holdiman stated he put together a memo and wanted some discussion before redlining the changes. Mr. Holdiman went page by page. Included in the packet are what codes other
jurisdictions are currently using. Ms. Cesich asked if Brian needs to take training to learn these new codes. Mr. Holdiman stated yes he needs 12 hours to keep all his certification current. Mr. Holdiman stated the code cycle is every 3 years so we’re on 2006, there was one in 2009 and Mr. Holdiman recommends to adopt the 2012 version. There was some discussion on why the County did not adopt the 2009 building code. Page 11 are the highlighted sections Mr. Holdiman feels is the most important regarding changes. Mr. Holdiman would like to bring up a couple sections.

(Ms. Cullick is in attendance)

First is the R302.5 (page 12) requires a self-closing door between the garage and the main home. The consensus (3-2) was to delete self-closing doors.

On Page 13 (303.4) it would require a whole house mechanical ventilation system. This would have to be designed by a mechanical contractor. Mr. Wehrli stated everyone does not like a lot of the energy codes and this falls into the energy code as well. Mr. Holdiman stated we can opt out of some of the codes. There was a brief discussion on why the costs of construction will go up due to some of the code changes. Mr. Holdiman wanted to state we cannot opt out of anything from the Energy Code and State Plumbing code, we can opt out of items from all the other codes. Mr. Holdiman wants to know if the County wants to enforce the Energy or not enforce it. Back to Page 13 the consensus was they would like to know a little more information and cost. Page 14 (310.2.2) requires window wells to direct water, the consensus was to keep this.

Page 15, (R313) this is the residential sprinkler system requirement. Most jurisdictions are opting out of this requirement. There was discussion on insurance and possible damage and also the fact the County homes are on wells. The consensus is to opt out of this item.

Page 16, (R314) wireless technology for smoke alarms. Consensus was to keep.

Page 17, (405.1) Filter membranes in drain tiles, consensus was to keep.

Page 18 (501.3), floors be fire rated, there are some exceptions. The consensus was to look at the exemptions.

Page 19 (507), this gives direction on how to secure your wood deck to your house. The consensus was to keep this.

Page 20 (507.3) consensus was to keep.

Page 21 (602.7.1), consensus was to keep.

Page 22 (1003.9.1) install a chimney cap, consensus was to keep.

Page 23 (N1101.16) a certificate that is required, the consensus is to keep it.

Page 24 (N1102.4.1.2) this is the blower door test, consensus is to keep a little more information (Mr. Wehrli will get some information).

Page 24 (N1103.2.3) building framing cavities can no longer be used as return air ducts or plenums, consensus was that it’s part of the energy code so this is questionable to keep or delete.

Page 25 (N1104.1) is about lighting fixtures, consensus is to delete this section.

Page 26 (M1301.2) piping and tubing, consensus is to keep for now, the group did not feel strongly to delete or keep it.

Page 27 (M1401.3), Manual S was added for sizing heating and cooling equipment, consensus was to keep.

Page 28 (M1502.4) clothes dryer exhaust, consensus was to keep.

Page 29 (M1601.4.1), permit spray foam for piping, consensus to keep.

Page 30 (G2415.4) Gas piping, consensus was to keep.

Page 31 (E3608.4) Grounding electrodes, consensus was to keep.

Page 32 (E3901.11) electrical outlets in foyer, consensus was to keep.

Page 33 (E3902.12) Arc-fault protection, consensus was to delete.

Page 34 (E3905.8) fan rated boxes, consensus was to delete.

Page 35 (4002.14) Tamper resistance, consensus was to delete.
Page 37- 48 did not have any issues but wanted to bring them up.

Page 50: Mr. Holdiman stated we require 2 sets of plans during the permit process, he requests 3 copies and keep one on file in our office. The consensus that works.

Page 50: Mr. Holdiman would like to require stamped drawings for new single family homes. Currently we require it for commercial. There was discussion on this but the consensus was to support that change.

Page 51-53: Means of Appeal. All appeals come to the PBZ Committee, Mr. Holdiman suggests it goes to a Board of Appeals with professionals in the fields making those decisions. Mr. Holdiman stated an appeal has never happened in the 20 years he’s been here. The consensus was to have a couple experts and someone from the PBZ Committee, appointed as needed.

Page 54-55: Suggested changes in the fees, Brian went fee by fee on the proposed changes.

Page 56-82: What other jurisdictions charge, a chart could not be made due to the uniqueness of other jurisdictions.

Page 83: Waivers and refunds. My Holdiman would like to include Townships, park districts and other government agencies or should they be case by case? The consensus was to include them unless requesting more. 501.3.c status paperwork with the Secretary of State Stamp.

**NEW BUSINESS**

1. **50% waiver request for building permit fees in the amount of $105 (Total permit in the amount of $210) for 9925 Route 47. Kendall Township will be remodeling the building and using it for township business-** With no questions Lynn Cullick made a motion to cut the Kendall Township building permit fees in half. Jeff Wehrli seconded the motion, with a roll call vote all agreed and the motion was approved.

2. **100% waiver request for building permit fees for a sign in the amount of $158 for 0 Boulder Hill Pass. The Oswegoland Park District is requesting a non-illuminated sign for the Boulder Point Center. Planner Zubko stated staff would support a 50% reduction like with Kendall Township. Lynn Cullick made a motion to cut the Oswegoland Park District building permit fees for a non-illuminated sign in half. Jeff Wehrli seconded the motion, with a roll call vote all agreed and the motion was approved.**

3. **Emerson Creek Special Use-** Planner Zubko stated the PBZ Department, Health Department, SAO and Mr. Wehrli all met last week and there is nothing to discuss at this meeting at this time.

4. **10009 Legion Road Special Use discussion-** Planner Zubko stated there is nothing to discuss at this time.

5. **Discussion on future goals of the PBZ Department-** Planner Zubko stated she is starting to get ready for the annual meeting and wondering if the PBZ Committee had any future goals for the department. None were suggested at this time.

**OLD BUSINESS-** None

**PUBLIC COMMENT –** None

**UPDATE ON HISTORIC PRESERVATION-** Planner Zubko stated Ms. O’Conner would love to talk to a Committee of the Whole meeting when the weather gets nicer and suggested to help alleviate their concerns to put language about a supermajority vote if the land owner objects.

**UPDATE ON CMAP LAND USE COMMITTEE MEETING-** No meeting in December, next meeting on January 15, 2014 where we will be discussing updating the 2040 plan again.

**PROJECT STATUS REPORT-** Reviewed

1.13.14 PBZ Meeting Minutes
PERMIT REPORT—Reviewed
REVENUE REPORT—Reviewed
CORRESPONDENCE—None
EXECUTIVE SESSION—None

ADJOURNMENT- Next meeting will be on February 10, 2014
Judy Gilmour made a motion to adjourn the meeting. Lynn Cullick seconded the motion. All agreed. Chairman Gryder adjourned the meeting at 8:51 p.m.

Respectfully Submitted,
Angela L. Zubko
Planning & Zoning Manager