

KENDALL COUNTY REGIONAL PLANNING COMMISSION

*Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois*

Meeting Minutes of February 3, 2018- Annual Meeting

Call to Order: Chairman Bill Ashton called the meeting to order at 9:01 a.m.

KCRPC Roll Call

Members Present: Chairman Bill Ashton, Roger Bledsoe, Tom Casey, Larry Nelson, Ruben Rodriguez, John Shaw, Claire Wilson (arrived at 9:04 a.m.), Budd Wormley (Vice-Chair), Angela Zubko, and one vacancy (Big Grove Township)

Members Absent: None

Others Present: Matt Asselmeier, Senior Planner and Michael Goers, Intern

Members in the Audience: Jack Westphall, Doug Westphal, Ken Hostert, Vincent George, Jim Pilmer, Jeff Palmquist, Jason Enberg, Mike Hoffman, Krysti Noble, Kendra Kuehlem, Jeff Wehrli, Jake Melrose, Yuchen Ding, Matthew Prochaska, Tom Karpus, Tim Combre, Rod Zenner, Larry Burich, and Robert Davidson

Welcoming Remarks

Chairman Ashton welcomed and thanked everyone for attending the annual meeting. There will be no business transacted at this meeting.

Approval of Agenda

Ms. Zubko made a motion to approve the agenda as written. Mr. Wormley seconded the motion. All were in favor and the agenda was approved.

REQUEST FOR PLAN AMENDMENTS

Mr. Asselmeier presented a request changing various land uses along Route 47 in Lisbon Township. The specific proposed changes were as follows:

1. Changing the Agricultural Area West of Route 47 from Slightly North of Townhall Road to the Kendall/Grundy County Line to Mining
2. Changing the Agricultural Area East of Route 47 from the Kendall/Grundy County Line North for a Distance of 0.50 Miles to Commercial
3. Changing the Agricultural Area at the Northwest, Southwest, and Northeast Quadrants of the Intersection of Routes 47 and 52 to Commercial
4. Changing the Agricultural Area at the Intersection of Route 47 and Plattville Road to Commercial
5. Removing Rural Settlement Classification from Map

6. Remaining Properties Along Route 47 from the Kendall/Grundy County Line to the Lisbon/Kendall Township Line Not Impacted by 1-5 Above Shall Be Changed from Agricultural to Mixed Use Business

The Kendall County Regional Planning Commission and Kendall County Comprehensive Land Plan and Ordinance Committee will hold a special meeting on February 28, 2018, at 7:00 p.m. at the Plattville Fire Barn (6410 Chicago Road). Impacted property owners, representatives from the Village of Lisbon, representatives from Lisbon Township, and representatives from the Village of Plattville will be invited to this meeting.

Claire Wilson arrived at this time (9:04 a.m.).

2017 PBZ Project Summary & 2018 Future Projects/Goals

Mr. Asselmeier provided a written report that included a summary of activities from 2017, goals and objectives for 2018, information on the zoning petitions from 2017, and the construction activity that took place during the previous year.

Chairman Ashton opened the floor to reports from attendees.

Jake Melrose, Village of Plainfield Economic Development Department, reported thirty-eight (38) single-family homes and four (4) townhomes were built in the Kendall County Portion of Plainfield in 2017. Plainfield issued approximately one hundred fifty (150) new single-family residential permits throughout the entire Village. There are two (2) active subdivisions in Kendall County. There are two hundred (200) multi-family units under construction at southwest corner of Ridge and 127th Street. No commercial development is anticipated at this time in this area; more residential density is required in that area to support commercial development. Plainfield also concluded preliminary plats and annexation agreements with two additional subdivisions. Mr. Wormley asked about the tax rate in the Grant Park subdivision area; Mr. Melrose did not have the tax information.

Jim Pilmer, Executive Director of the Fox Valley Park District, and Jeff Palmquist, Senior Director of Planning for the Fox Valley Park District, described the activities of the Fox Valley Park District. The Fox Valley Park District is sixty-five (65) square miles in four (4) counties. Mr. Pilmer expressed a desire to continue collaboration with Kendall County and the Kendall County Forest Preserve District. The Fox Valley Park District is south of Route 30 in Bristol Township. They completed a survey of their district and found that residents want bike trails, hiking trails, and pedestrian trails; they would like to expand trailways into Forest Preserve property. Bicycling is the State Exercise. Mr. Nelson asked about grant availability to build trails. Mr. Pilmer responded that they are working with CMAP on ten (10) trail connectivity areas. They are also working with Montgomery and Oswego Park Districts. Kendall County usually obtains the necessary right-of-way for trails when land is developed along planned trails. Mr. Wormley asked about equestrian trails. Mr. Pilmer responded that the Fox Valley Park District does not currently allow horses, but the District is open to idea. Ms. Zubko asked Mr. Asselmeier if the Kendall County Highway Department still offered grants. Mr. Asselmeier said that he did not

know. There has been a three (3) freeze on OSRAD Grants from the State. Ms. Wilson asked why equestrian trails are asphalted and why these trails are not considered during planning. Mr. Palmquist responded that understanding community needs are important and that separation of uses and construction methods are important. Mr. Nelson requested that the Kendall County Planning, Building and Zoning Department be added to the Fox Valley Park District's mailing list.

Krysti Noble, Community Development Director for the United City of Yorkville, discussed activities in Yorkville. They conducted a special census and the population is nineteen thousand twenty-two (19,022) which is an increase of approximately two thousand one hundred (2,100) residents from 2010. One hundred fifty-four (154) single-family building permits were issued in 2017. Including multi-family units, one hundred sixty-six (166) residential units were constructed in 2017. Roughly fifty (50) foreclosures occurred in 2017 which was a decrease from previous years. Yorkville is focusing on the downtown area including the Hill Project. A signage plan has been approved for the downtown and they are working with a consultant to do design work in an overlay district in downtown. They are also looking at form-based zoning in downtown. A public meeting on this proposal will be at the Yorkville High School Library on February 15th at 5:30 p.m. Yorkville is working on their shared services agreements with neighboring municipalities and Kendall County. They are considering working with Montgomery and Oswego on a joint update to building codes. Jason Engberg, Senior Planner for the United City of Yorkville, discussed the downtown TIF District. This TIF was created in 2006. They are removing properties that were not contributing to the TIF and have added properties. Yorkville is working on a second TIF District; the redevelopment plan is complete. The public hearing for the TIF Plan will be March 13th. Mr. Nelson asked the status of changing Yorkville's plan by removing the Estate Residential designation on Eldamain Road. Ms. Noble said that Yorkville reviewed the requested changes and the decision was made not to change proposed land uses along Eldamain Road. Their comprehensive plan is for a ten (10) year period and Yorkville felt that the land uses would not change along Eldamain Road during that time. Yorkville has encouraged commercial and industrial uses along portions of Eldamain Road inside their municipal boundaries. Estate Residential was a "holding" classification. The comprehensive plan is an advisory guide that can be amended. The plan received the award for best comprehensive plan from the Illinois Chapter of the American Planning Association.

Rod Zenner, Community Development Director for the Village of Oswego, said that development in some subdivisions stopped because of the economic downturn. Mr. Zenner anticipates construction in each of those subdivisions in 2018. The Village is working with developers on new residential developments for the first time in ten (10) years. Downtown development includes several new businesses and apartments. The Village is working with the County on plans to expand Wolf Road between Route 71 and Eola Road. The Village is exploring different water sources including the Fox River or DuPage Water. Mr. Nelson asked about housing starts. Mr. Zenner said 2017 was a low year, but the numbers should increase in subsequent years.

Larry Burich, Joliet Park District, discussed the Grove Road property. An access road, parking

area, and restrooms were installed at the park. Future uses for the park is “up in the air”. A 5K is planned for 2018 at the park. A pavilion and playground are also planned. Mr. Wormley asked about equestrian uses in parks. Mr. Burich responded that the Joliet Park District does not allow equestrian uses in their parks, except Forest Park. Ms. Wilson asked why the gate at the Grove Road property was always closed. Mr. Burich responded that the gate is now open daily. Mr. Wormley asked about the possibility of equestrian uses in the park. Mr. Burich said that they are working on connectivity for biking and walking trails and that he is open to equestrian uses. The Board for the Joliet Park District would have to change the rules. Ms. Wilson can provide history of an agreement for equestrian uses in one (1) of the parks of the Joliet Park District.

Jeff Wehrli, resident, expressed the importance of transportation and economic development. He discussed transportation, technology, and taxes. Mr. Shaw asked if Eldamain Road was an ideal location for industry. Mr. Wehrli agreed and said that there were other areas in the County as well that could be good locations for businesses. Mr. Wehrli expressed his gratitude for the work that the Regional Planning Commission undertakes. Mr. Wehrli asked about the six (6) special use permit revocations. Mr. Asselmeier responded that the six (6) special use permits listed had some provision for review or renewal. The special use permit revocation that the County Board approved in January involved discussing whether or not the special use permit was still active and asking the owners if they would like to keep the special use permit.

Ken Hostert, Na-Au-Say Township Highway Commissioner, expressed concerns about implementation and oversight issues of review of final grades of residential lots. As-builts are submitted and they receive a cursory review and grades can be off by a significant amount. Mr. Hostert suggested having a more thorough review of the grades based on the surveys completed by the engineer. Mr. Hostert would like a stricter tolerance for review. Mr. Nelson asked if the water problems occurred in older subdivisions or newer subdivisions. Mr. Hostert said that reviews should be more thorough; he did not believe a Road District Commissioner should sign-off on a final plan. Mr. Shaw asked Doug Westphal, Kendall Township Highway Commissioner, if similar problems exist in Kendall Township. Mr. Westphal responded that the problem does exist in some developments. Mr. Westphal would like to see water storage areas to be “useable” areas like soccer fields. Mr. Shaw asked who is responsible for maintaining the stormwater detention and retention facilities. Mr. Westphal responded that the homeowners’ association or private property owners are responsible for the maintenance of these facilities. There are subdivisions developed in the last fifteen (15) years that have stormwater issues. Robert Davidson, Planning, Building and Zoning Committee Chairman, said that homeowners’ associations do not work. Mr. Davidson also advocated for dry detention. Mr. Davidson also believed that elevations on subdivisions are close. The County cannot maintain the wet detention areas.

Tim Combre, resident, has been a resident of Kendall County for eighteen (18) years. Mr. Combre noted that residents do not realize the behind the scenes work that various organizations undertake on quality of life issues; he commended the Fox Valley Park District for their efforts. Mr. Combre expressed concerns enforcing existing rules; a neighbor was dumping

junk on their (the neighbor's) property and it took nine (9) months for the County to take action on the issue. Mr. Combre reported about another neighbor running a landscaping business out of their house on Cherry Road. The Hearing Officer proposal is shelved; the Planning, Building and Zoning Committee will evaluate the ordinances for citation writing ability.

Vincent George, resident of Kendall County for twenty-five (25) years, expressed a desire for developers to construct the stormwater infrastructure correctly at time of installation. He also stated that a neighbor has a house covered in Tyvek for eighteen (18) years. He would like to see the process improved.

Mr. Nelson stated that additional review of the Future Land Use Map for properties adjacent to Route 47 will continue north to Yorkville and, possibly, properties adjacent to Route 47 north of Yorkville.

Mr. Shaw suggested having this meeting more than one (1) time per year.

Mr. Nelson requested that the minutes of this meeting be presented at the 2019 Annual Meeting.

Jack Westphall, Kendall Township Planning and Committee, suggested putting the enforcement steps and responsibilities on the County website.

Old Business

None

New Business

None

Other Business

None

Public Comment

There was no additional public comment.

Adjournment

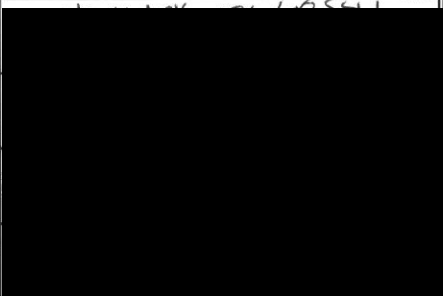
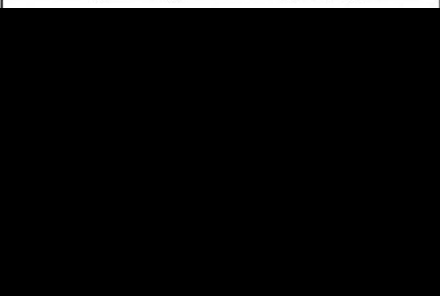
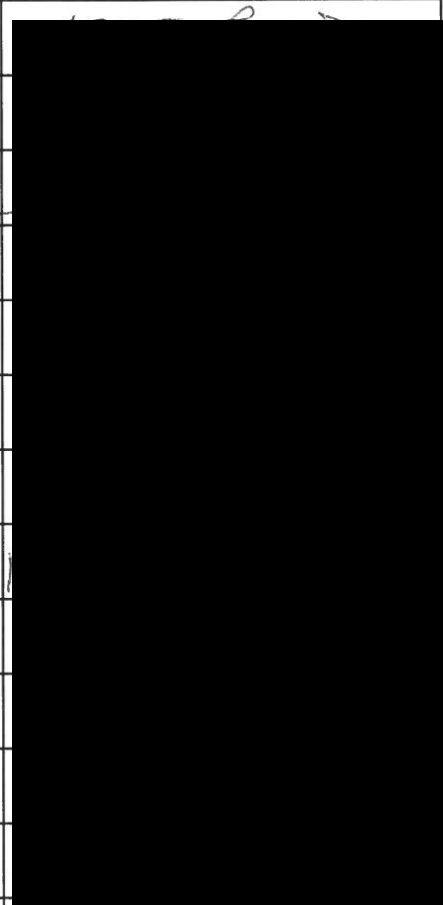
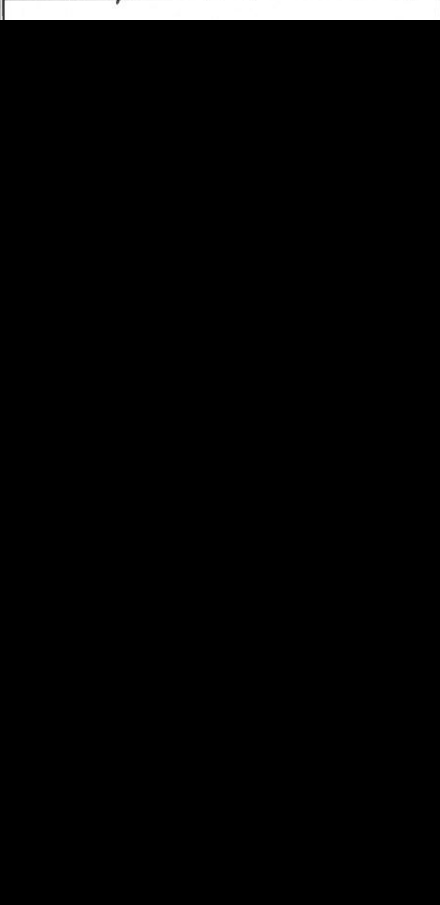
Mr. Nelson made a motion, seconded by Mr. Casey, to adjourn the meeting. With a voice vote of all ayes, the motion carried. At 10:38 a.m. the Regional Plan Commission adjourned.

Submitted by,
Matthew H. Asselmeier, AICP
Senior Planner

Encs

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION ANNUAL MEETING
ATTENDANCE SIGN IN SHEET**

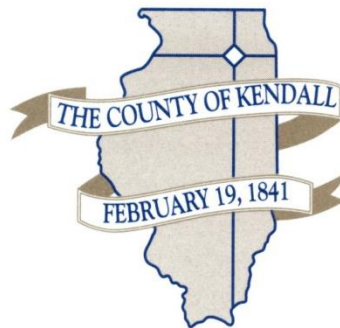
February 3, 2018- 9:00 A.M.

NAME	ADDRESS	EMAIL ADDRESS
Doug Westphal		
Ken Hostert		
Vincent Gevin		
ROGER BLEWISSE		
Jim Pilmer	Fox Valley Park District 101 W ILLINOIS Ave Aurora	jpilmer@fvpd.net
JEFF PALMQUIST	FOX VALLEY PARK DISTRICT 101 W. ILLINOIS N. AURORA, IL	JPalmquist@FVRP.net
Budd Wermley		
John SHAW		
Ruber Rodriguez		
Jason Engberg		
Kendrea Kuehlem		
JEFF WENZEL		
JAKE MELROSE		
Yuchen Ding		
Matt Pochnerst		
Tom KARPUS		
Tim Crombie		
Jack Westphal		

Kendall County Regional Plan Commission

2018 Annual Workshop Meeting

February 3, 2018



**Prepared by
Planning, Building, and Zoning Department**

2017 Summary

News and Noteworthy Items

- New Senior Planner Started in January 2017
- 33 Petitions Filed in 2017; 24 Petitions in 2016
- Renewed Intergovernmental Agreement between the County and Village of Millbrook with Updated Insurance Requirements
- Ordinance Adopted Reducing the Number of Members of the Historic Preservation Commission from 7 to 5
- Ordinances Adopted Reducing the Number of Votes from 5 to 4 Required for the Zoning Board of Appeals to Approve Items and Overturn the Decision of the Zoning Administrator; Brought the Zoning Ordinance into Compliance with State Law on These Matters
- Contacted Special Use Permit Holders Regarding Renewals
- Worked with GIS to Better Differentiate Unincorporated and Incorporated Parcels on the GIS System
- Worked with GIS to Add Ordinance Numbers to the GIS Map
- Worked with IT to Create a Petitions Page on the County Website
- Worked with State's Attorney's Office to Update Department's Template Ordinances
- Noxious Weed Related Documents Drafted and Approved by the County Board
- Conducted Research Related to Updating the Future Land Use Map for Properties Located on Route 47 in Lisbon Township
- Department Purchased New Truck; Transferred Existing Truck to Facilities Department

Items for 2018

- Continue to Work with GIS to Ensure Correct Zoning Information for Each Parcel; Work Towards Formally Updating the Official Zoning Map
- Continue to Work with GIS to Connect Parcels to the Applicable Special Use and Map Amendment Ordinances
- Continue to Work on Reviewing and Update the Future Land Use Map for Properties Located on Route 47 South of Yorkville
- Continue to Research Strategies and Products to Mitigate Noise Involving Special Use Permits in the Unincorporated Areas
- Draft Ordinance Clarifying the Renewal Process for Special Use Permits
- Draft Ordinance Addressing Solar Farms in the Unincorporated Areas
- Ensure that Noxious Weed and NPDES Permit Documents Are Submitted to the State in a Timely Manner
- Increase the Visibility and Activities of the Historic Preservation Commission Through Collaboration with Other Historic Preservation Organizations and Events
- Review and If Necessary Update Job Descriptions for Department Staff
- Department's Intern Will Be Graduating in May
- Continue Working with the Northwest Water Planning Alliance
- Participate with Planning of CMAP's 'On To 2050 Plan' for the Chicago Region

- Continue Reviewing and Addressing Potential Changes to the Zoning Ordinance and Departmental Operations for Increased Efficiency

Zoning Petitions

**New Special Use Permits – 1 Approved (Additional 2 Applications were Withdrawn)
(2016: 8 Petitions)**

Major Special Use Amendments – 2 (2016: 0)

Minor Special Use Amendments – 0 (2016: 1)

Special Use Permit Revocations – 6 (1 Revocation Occurred in 2 Petitions) (2016: 0)

Variances – 5 (2016: 3)

Administrative Variances – 3 (2016: 2)

Stormwater Ordinance Variances – 1 (2016: 1)

Conditional Use Permits – 4 (2016: 3)

Site Plan Review – 0 (2016: 0)

Plat of Vacation – 0 (2016: 1)

Amendments

**Text Amendments – 7 (Includes Proposed Outdoor Shooting Range Amendment)
(2016: 1)**

Land Use Plan Amendments – 0 (2016: 1)

Map Amendments – 1 (2016: 3 Includes Preliminary and Final Plat for High Grove)

Historic Preservation

Landmarks – 0 (2016: 0)

Text Amendment to Ordinance – 1 (2016: 0)

TOTAL PETITIONS – 33 (2016: 24)

Meetings

ZPAC – 8 (2016: 6)

RPC – 10 (Including Annual Meeting) (2016: 9)

SUHO – 4 (2016: 6)

ZBA – 8 (Additional 1 Meeting Lacked a Quorum) (2016: 4)
HPC – 11 (2016: 3)
Stormwater Management Oversight Committee – 1 (2016: 1)
Ad-Hoc Zoning and Comprehensive Land Plan and Ordinance Committee – 5 (2016: 1)
PBZ – 12 (2016: 11)

Of the 30 ordinances approved by the County Board in 2017, 17 were Planning, Building and Zoning related.

Construction Activity

Single-Family Dwelling Units – 31 approved in 2017

New Homes by Township

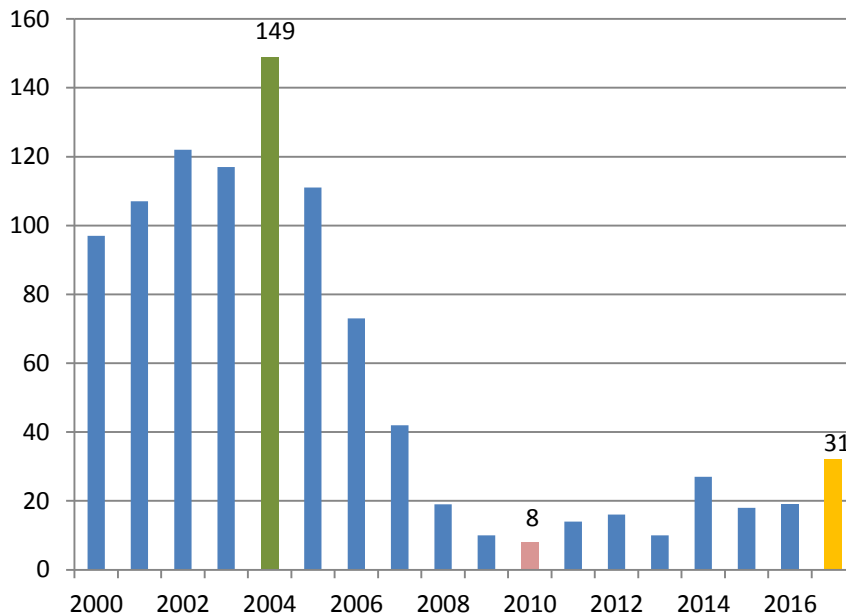
Kendall Township – 6	Bristol Township – 0	Na-Au-Say Township – 8
Fox Township – 9	Little Rock Township – 1	Oswego Township – 3
Lisbon Township – 1	Seward Township – 3	

New Homes by Subdivision (Approximate Number of Vacant/Total Lots)

Whitetail Ridge – 7 (217/244) Fields of Farm Colony/ Farm Colony – 1 (22/159) and 1 (3/38)
 Estates of Millbrook – 3 (81/175) The Bluffs at Silver Springs – 1 (0/6) Tanglewood Trails – 1 (32/38)
 Henneberry Woods – 2 (75/352) The Woodlands – 1 (0/8) and
 Other (Not in Subdivision): 14 (N/A)

Single Family Construction Comparison: 2000 – 2017

Single Family Homes 2000-2017



Available Lots in RPD Subdivisions (Total Platted Lots)

- Deere Crossing – 15 (18)
- Whitetail Ridge – 217 (244)
- Brighton Oaks – 11 (20)
- Equestrian Estates – 9 (16)
- Grove Estates – 46 (50)
- Henneberry Woods – 75 (352)
- Rosehill – 10 (57)
- *Schaefer Glen – 6 (6)
- Tanglewood Trails – 32 (38)
- *Highpoint Meadows – 23 (23)

Total Platted RPD Lots – 824 Total Available RPD Lots – 444 Total Developed RPD Lots - 380

**Open Subdivisions*

Available Lots in other Subdivisions (Total Platted Lots)

- Estates of Millbrook – 81 (175)
- Shadow Creek – 19 (29)
- *Matlock – 12 (12)
- Fields of Farm Colony – 22 (159)

Total Platted Lots – 375 Total Available Lots – 134 Total Developed Lots - 241

**Open Subdivisions*

Fiscal Year 2017 Detailed Inspection Report

Site Visit	302 (2016: 141)
Footing	68 (2016: 63)
Backfill	22 (2016: 12)
Wall	15 (2016: 6)
Slab	37 (2016: 34)
Electric Service	7 (2016: 10)
Frame/Wire	77 (2016: 57)
Insulation	27 (2016: 19)
Final	134 (2016: 128)
Red Tag	2 (2016: 1)
Hearing Signs	4 (2016: 25)
Meetings in Field	93 (2016: 124)
Violation Investigations	85 (2016: 90)
NPDES	0 (2016: 0)
Yorkville Back for County	11
Zoning Issues	4

Total Field Visits and Investigations: 911 (2016: 723)
 Total Permit Reviewed and Issued: 228; 14 Void (2016: 247)
 Contracted Plumbing Inspections: 99 (2016: 89)
 Inspections for Yorkville per IGA: 23 (2016: 4)

2017 Goals of Code Official

1. Obtain One Additional ICC Certification
2. Fulfill All Continuing Education Requirements for Certification Renewals
3. Implement Changes to Improve or Maintain ISO Score
4. Research and Discuss County Nuisance Ordinances and Enforcement Alternatives with PBZ Committee
5. Review 2015 and 2018 Code Series

DOWNTOWN OVERLAY DISTRICT PUBLIC MEETING #1

WHEN & WHERE:

Thursday, February 15th @ 5:30pm

Yorkville High School

797 Game Farm Road, Yorkville, IL 60560

Please join us to hear about the new Downtown Overlay District project and provide input on the future of your downtown in an interactive meeting with keypad polling! What we have in store:

- **Project Overview + Goals**
- **Keypad Polling**
 - Street Character
 - Building Character & Scale
- **Q & A Session**

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downtownyorkville.com

[#DowntownYorkville](https://twitter.com/DowntownYorkville)

Presentation and discussion lead by

FARR ASSOCIATES



United City of
Yorkville ILLINOIS