

KENDALL COUNTY REGIONAL PLANNING COMMISSION

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

Meeting Minutes of February 25, 2017- Annual Meeting

Call to Order: Chairman Bill Ashton called the meeting to order at 9:00 a.m.

KCRPC Roll Call

Members Present: Chairman Bill Ashton, Tom Casey, Larry Nelson, Ruben Rodriguez, John Shaw, Claire Wilson, Budd Wormley (Vice-Chair), Angela Zubko, and one vacancy (Big Grove Township)

Members Absent: Roger Bledsoe

Others present: Matt Asselmeier, Senior Planner

Members in the Audience: Jack Westphal, Paul Kovacevich, Doug Westphal, Paul Medgyesi, Jason Enberg, Jeff Wilkins, Mike Hoffman, Krysti Noble, Dave Matlock, Jake Melrose, Jonathan Proulx, Robert Davidson, and Andrew Bogada

Welcoming Remarks

Bill Ashton welcomed thanked everyone for attending the annual meeting. There would be no business transacted at this meeting.

Approval of Agenda

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

REQUEST FOR PLAN AMENDMENTS

None

2016 PBZ Project Summary & 2017 Future Projects/Goals

Mr. Asselmeier provided a written report that included a summary of activities from 2016 within the Planning, Building, and Zoning Department including:

- Departure of senior planner in September 2016 after 11 months with Kendall County
- New senior planner started in January 2017
- 26 Petitions Filed in 2016 (13 Petitions in 2015)

Mr. Asselmeier explained some upcoming goals and objectives for 2017, including:

- Renew Intergovernmental Agreement between the County and the United City of Yorkville for reciprocal building inspection services

- Propose changes to the Historic Preservation Ordinance to allow Historic Preservation Commission to obtain quorums at their meetings
- Explore adding variance information to GIS maps
- Explore adding historical zoning information to GIS maps
- Explore strategies for improving communication between PBZ and the townships and municipalities on zoning related matters
- Explore strategies for improving communication between PBZ, the public, and allied organizations on stormwater related issues per the requirements of Kendall County's NPDES Permit
- Explore methods to better track conditions and compliance for special use permits and variances
- Continue working with the Northwest Water Planning Alliance
- Participate with planning of CMAP's 'Next Plan' for the Chicago Region
- Review Future Land Use Plan for any areas that are best options for economic opportunities
- Continue reviewing and addressing potential changes in the Zoning Ordinance and application review processes for increased efficiency

Mr. Asselmeier also provided information on the zoning petitions from 2016 and the construction activity that took place during the previous year.

Chairman Ashton opened the floor to reports from attendees.

Krysti Noble, Community Development Director for the United City of Yorkville, discussed the update on the City's Comprehensive Plan. She stated that 152 building permits were issued in Yorkville in 2016. She discussed a Built-To-Honor Permit, Yorkville waived the fees for home paid for by veteran that won a contest. She stated that Cedarhurst Living, a senior apartment complex for people 55 and older, will be under construction this spring.

Ms. Wilson asked why Yorkville reclassified Eldamain Road as Estate Residential in their updated Comprehensive Plan. Ms. Noble replied that Yorkville is focusing on development closer to and inside the present city limits. The Estate Residential classification is meant as a "holder" until development gets closer to that area. The new plan has a 10 year horizon.

Mr. Nelson expressed concerns about the potential conflicts between residential and commercial/industrial uses. He asked why the plan did not leave the area classified as agricultural. Ms. Noble said the plan could be amended in the future.

Mr. Shaw asked if Ms. Noble was aware that Eldamain Road was constructed for semis. Ms. Noble said that she was aware of this information.

Mr. Wormley stated that Meadowvale left Yorkville because of high costs and the company could not find space; perhaps they would have stayed if additional land was classified for industrial uses. Ms. Noble responded that this company looked at expanding to adjacent land but could not reach a financing agreement with the neighbor.

Ms. Wilson requested Yorkville to reexamine the Estate Residential classification on Eldamain Road. Ms. Noble responded that Yorkville spent 2 years working on this update and had civic engagement during that time, including with Kendall County representatives. The Lakota Group was Yorkville's consultant on the plan. Mr. Nelson asked Administrator Jeff Wilkins about the meeting. Mr. Wilkins responded that the meeting was for general thoughts and no discussion on specifics occurred.

Mr. Nelson requested that the Commissioners' email addresses be forwarded to Krysti in order to improve communication. Ms. Noble stated that the Yorkville Comprehensive Plan Information was online at www.yorkvilleplan.org.

Ms. Zubko stated the lack of staff at the County could have negatively impacted communication.

Ms. Wilson asked about a grocery store on the south side of Yorkville. Ms. Noble said that one store is interested and that they hope to have information available soon.

Mike Hoffman, of Teska Associates, provided an update on Plano's Comprehensive Plan update. The website for the update is planplano.wordpress.com. The public hearing on the proposal is March 6, 2017, at 7:00 P.M., at Plano City Hall.

County Board Member Robert Davidson discussed his concerns about regulations for septic systems. The mass moving of dirt is no longer allowed. The new regulations for septic systems increased the costs of septic systems greatly. Member Davidson urged Commissioners to make sure ponds are large enough to accommodate water. He suggested that the Commission explore raising the minimum lot requirement to 1 acre in the unincorporated areas because there is not enough land on small lots to accommodate in-ground swimming pools and the area needed for septic fields.

Jonathan Proulx, Planning Director for the Village of Plainfield, provided an update on activity in Plainfield. Mr. Proulx reported that Plainfield issued 160 building permits, about 1/4 of these were in Kendall County. There was a lot of activity in the Grand Park Subdivision east of Ridge Road. The apartment component of Grand Park has moved forward and the age restriction for another development has been removed. Plainfield also approved a special use permit for Parkland Prep Academy, a school for special needs children. The developer for Vista Point, at Walker and Ridge (east of Ridge) is asking for residential development instead of a school site within the development.

Jack Westphall introduced himself as the new Plan Commission Chairman for Kendall Township.

Ms. Wilson expressed a desire for a noise ordinance within the agricultural areas of the County. She expressed concern about increased noise caused by banquet facilities and gun ranges in the unincorporated areas. She also expressed frustration that the Forest Preserve District allows a banquet center at Ellis and a daycare center at Hoover without the necessary special use permits. Member Davidson asked the Commission to send a letter to the Forest Preserve and Forest Preserve Board outlining their concerns. Mr. Asselmeier will draft the letter and place it on the next Planning Commission agenda for consideration. Member Davidson will bring up this concern at the next Forest Preserve meeting.

Mr. Nelson requested that the Ad-Hoc Committee meet in March to discuss the following: Plano's Comprehensive Plan, Yorkville's Comprehensive Plan, Gun Range Ordinance and Possible Moratorium on Special Uses for Gun Outdoor Gun Ranges, and Amending the Stormwater Ordinance to Address Plano's Concerns for their Project at Foli Park.

Ms. Wilson suggested that the Commission review the plans of all of the municipalities.

Old Business

None

New Business

None

Other Business

There was no other business.

Public Comment

There was no public comment.

Adjournment

Mr. Wormley made a motion, seconded by Mr. Shaw, to adjourn the meeting. With a voice vote of all ayes, the motion carried. At 10:15 a.m. the Regional Plan Commission adjourned.

Submitted by,
Matthew H. Asselmeier, AICP
Senior Planner