

KENDALL COUNTY REGIONAL PLANNING COMMISSION

*Kendall County Historic Courthouse
East Wing Conference Room
109 W. Ridge Street, Yorkville, Illinois
Hybrid Attendance*

Meeting Minutes of February 6, 2021 - Annual Meeting

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

KCRPC Roll Call

Members Present: Bill Ashton (Chairman), Roger Bledsoe, Tom Casey (Attended Remotely), Karin McCarthy-Lange (Attended Remotely), Larry Nelson (Secretary) (Attended Remotely), Ruben Rodriguez (Vice-Chairman), Bob Stewart, Claire Wilson (Attended Remotely, and One Vacancy (Fox Township)

Members Absent: Dave Hamman

Staff Present: Matt Asselmeier, Senior Planner

Members of the Audience: Dan Koukol, Don Hirsch, Jeff Wehrli, Jim Bateman (Attended Remotely), Scott Gengler (Attended Remotely), Rod Zenner (Attended Remotely), Krysti Barksdale-Noble (Attended Remotely), Krysti Tyler (Attended Remotely), Cliff Fox (Attended Remotely), Cyrus McMains (Attended Remotely), Demetra Turman (Attended Remotely), Ivan Chambers (Attended Remotely) Jeff Palmquist (Attended Remotely), Jessica Mino (Attended Remotely), Kelley Chrise (Attended Remotely), Alyse Olson (Attended Remotely), Robert Friestad (Attended Remotely), Scott Friestad (Attended Remotely), Steve Knutson (Attended Remotely), and James Torri (Attended Remotely)

Welcoming Remarks

Chairman Ashton welcomed and thanked everyone for attending the annual meeting and explained the purpose of the meeting. He announced that no business will be transacted at this meeting.

Approval of Agenda

Mr. Rodriguez made a motion, seconded by Mr. Bledsoe, to approve the agenda as written.

The votes were as follows:

Ayes (8): Ashton, Bledsoe, Casey, McCarthy-Lange, Nelson, Rodriguez, Stewart, and Wilson
Nays (0): None
Absent (1): Hamman

The motion carried.

Review of Minutes from 2020 Annual Meeting

Commissioners reviewed the minutes of the 2020 Annual Meeting.

Mr. Nelson made a motion, seconded by Mr. Stewart, to accept the minutes as presented.

The votes were as follows:

Ayes (8): Ashton, Bledsoe, Casey, McCarthy-Lange, Nelson, Rodriguez, Stewart, and Wilson

Nays (0): None

Absent (1): Hamman

The motion carried.

Request for Plan Amendments

Changes to the Future Land Use Map to Correspond to the 2020-2040 Long-Range Transportation Plan, Classifying Unknown Properties to Match Adjacent Land Uses, and Update Municipal Boundaries

Mr. Asselmeier explained the proposal.

In December 2019, the County Board approved a 2019-2039 Long Range Transportation Plan. In December 2020, the County Board approved a 2020-2040 Long Range Transportation Plan that was similar to the 2019-2039 Long Rang Transportation Plan.

The Plan has several changes from the Future Land Use Map contained in the Land Resource Management Plan. After discussions with Fran Klaas, at their meeting on October 28, 2020, the Kendall County Comprehensive Land Plan and Ordinance Committee recommended the following changes to the Kendall County Land Resource Management Plan:

Remove

- Prairie Parkway
- Lisbon / Helmar Bypass
- Caton Farm Road West Route 71
- Fox River Drive Westerly Bypass of Village of Newark
- Whitfield Road Extension North to Griswold Springs Road
- Gates Lane West of Route 47
- County has now taken position to keep WIKADUKE Trail on the existing Stewart Road alignment all the way to Rance Road and then extend a new alignment northeasterly to Route 30 and Heggs Road, using the Village of Oswego's alignment for the WIKADUKE Trail.

Add

- Millington Road Extending North of Lions Road to Connect to Route 34
- Walker Road Relocated West of Route 71 to Make Connection to New Fox River Drive / Crimmins Road intersection
- Westerly Extension of Collins Road West of Minkler Road to Route 71

- Connecting Millbrook Road with the Millbrook Bridge by Aligning Millbrook Road and Whitfield Road behind the Existing Bank Building
- Having Douglas Road's Alignment Correspond to the Village of Oswego's Plans
- Aligning Cannonball Trail to Dickson Road and Gordon Street
- Extending Cherry Road into the Henneberry Woods Forest Preserve
- Extending Johnson Road East from Ridge Road to the County Line
- Miller Road Extended in DeKalb County

Changes in Land Use

- Changing the Suburban Residential Classification for the Properties South of the Johnson Road Extension to Mixed Use Business
- Updating the Future Land Use Map to Reflect Current Municipal Boundaries
- Correcting the Classification of the Minooka School District Property Near the Intersection of Route 52 and County Line Road
- Classifying the Parcels of Land Shown as "Unknown" on the Future Land Use Map to Match Adjoining Properties and/or Uses

The current Future Land Use Map, an updated Future Land Use Map, and updated trail map were provided. The redline version of the related text was also provided. The listing of parcels changed from unknown to a different use was also provided.

Member Wilson asked about the Miller Road extension. Mr. Asselmeier said that the extension goes into DeKalb County to show that DeKalb County's plans also call for this extension. Kendall County would not build a road in DeKalb County.

Member Wilson asked about the Cherry Road extension. Mr. Asselmeier stated that the proposed extension would go along a platted right-of-way. Discussion occurred about placing the road in this area. Jeff Wehrli noted that a large house has been constructed in the area and the need for the road does not exist. Mr. Wehrli also noted the past opposition of the neighbors, if the road is pursued.

Changes to the Future Land Use Map for Land Uses Along the Eldamain Road Corridor Between the Fox River and Route 71

Mr. Asselmeier explained the proposal.

At the October Kendall County Comprehensive Land Plan and Ordinance Committee meeting, discussion occurred regarding changing the Future Land Use Map for properties located along the Eldamain Road Corridor south of the Fox River, in light of the funding for the Eldamain Road Bridge and the abandonment of the centerline for the Prairie Parkway. In particular, the Committee discussed possible commercial and/or manufacturing investment in this area. The Committee requested that potential amendments to the Future Land Map for this area be discussed at the February 6, 2021, Annual Meeting.

The Kendall County Future Land Use Map currently calls for this area to be Rural Residential (Max Density 0.65 DU/Acre) and Mixed Use Business.

The Yorkville Future Land Use Map currently calls for this area to be Estate Residential.

The Millbrook Future Land Use Map currently calls for this area to be Business Park Office and Commercial with Industrial near the former Prairie Parkway alignment.

The Plano Future Land Use Map currently calls for the area in their planning jurisdiction to be Estate Residential (0-0.8 DU/Acre).

Copies of all of the Future Land Use Maps for this area were provided.

In November 2020, the Kendall County Board approved a resolution renaming portions of W. Highpoint Road and Fox Road to Eldamain Road.

Mr. Asselmeier noted that the packet could viewed by going to the County's website, www.co.kendall.il.us, then clicking the calendar, then selecting February 6th, then select this meeting and the packet.

2020 PBZ Projects Summary & 2021 Future Projects/Goals

Kendall County

Mr. Asselmeier reported the summary for 2020 and 2021 future projects and goals.

Thirty-two (32) Petitions Filed in 2020; forty-six (46) Petitions Filed in 2019; thirty-three (33) Petitions Filed in 2018; thirty-three (33) Petitions Filed in 2017.

Thirty-four (34) New Housing Starts in 2020; twenty (20) New Housing Starts in 2019.

Three hundred twenty-six (326) Total Permits in 2020; two hundred fifty-seven (257) Total Permits in 2019.

Clarified the Enforcement Section and Fines Section of the Zoning Ordinance and Removed the Hearing Officer from the Zoning Ordinance.

Senior Planner Passed the Certified Floodplain Manager (CFM) Exam.

Completed the Zoning Ordinance Project with Teska to Correct Typographical and Citation Errors within the Zoning Ordinance.

Updates to the Recreational Vehicle Park and Campground Zoning Regulations Approved.

Updated the Historic Preservation Ordinance to Meet the Criteria for Certified Local Government Status.

Adjusted Departmental Operations due to the COVID-19 Pandemic.

Code Compliance Official Trained New Part-Time Code Enforcement Officer.

Code Compliance Official Held a Community Event at Ace Hardware in Yorkville.

ISO Improved to 4.

Department Revenues in June Were the Highest Revenues for a Single Month Since Mid-2000s.

Department Revenues for the Fiscal Year Were the Highest in at Least Ten (10) Years.

Worked with GIS to Place 2018 Contour Information on the Website.

Updated the Number of Members on the Stormwater Planning Committee to Match State Law Zoning Administrator or His/Her Designee Named Administrator of Stormwater Administrator.

Four (4) Parties Were Found Guilty for Violating the Zoning Ordinance.

Organized a Public Hearing Regarding Kendall County's Stormwater Management Ordinance.

Distributed a Survey to the Townships Regarding Kendall County's Stormwater Management Activities.

Organized a Joint Meeting of Historic Preservation Groups within the County.

Continued Historic Preservation Commission Awards.

Noxious Weed Related Documents and Notices Drafted and Approved by the County Board.

Update Transportation Plan in Land Resource Management Plan to Match the Long Range Transportation Plan.

Start Researching and Planning for Updating the Land Resource Management Plan in 2022.

Assist with the Codification Process.

Continue to Implement the Citation Policies for the Various Ordinances.

Work with Kendall County EMA to Pursue Disaster Related Grants and Other Funding.

Continue to Meet with Townships Regarding Their Role in the Development Approval Process.

Work with WBK Engineering to Review the County's Stormwater Regulations and Recommend Appropriate Changes Based on Changes in Federal and State Stormwater Regulations.

Continue to Monitor Changes to Zoning Related Regulations at the State Level.

Continue to Work with GIS to Ensure Correct Zoning Information for Each Parcel.

Continue to Work with GIS to Connect Parcels to the Applicable Special Use and Map Amendment Ordinances.

Continue to Work to Ensure Special Use Permits that Require Renewals and Reviews Are Examined in a Timely Manner.

Ensure that Noxious Weed and NPDES Permit Documents Are Submitted to the State in a Timely Manner.

Work with the Illinois Historic Preservation Agency and Historic Preservation Commission on Certified Local Government Projects.

Increase the Visibility and Activities of the Historic Preservation Commission Through Collaboration with Other Historic Preservation Organizations and Events.

Continue Working with the Northwest Water Planning Alliance.

Participate with Implementation 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.

In 2020, there were five (5) new special use permit applications initiated; three (3) of these are on-hold cannabis related special uses.

Regarding major amendments to special uses, there were (0) in 2020.

Regarding minor amendments to special uses, there was one (1) in 2020.

There was one (1) special use permit revocation.

There were zero (0) special use permit renewals.

There were five (5) stand-alone variances.

There were two (2) administrative variances.

There were zero (0) stormwater variance.

There was one (1) approved conditional use permit.

There was one (1) approved temporary use permit.

There was one (1) site plan review.

There were two (2) plats of vacation.

There was one (1) preliminary and final plat approved.

There were four (4) text amendments initiated.

There was two (2) Land Resource Management Plan initiated; one (1) was approved and one (1) was withdrawn.

There were two (2) map amendments approved initiated.

There were two (2) Stormwater Ordinance Related amendments.

There were no historic landmarks.

There were (2) text amendments to the Historic Preservation Ordinance.

There were nine (9) ZPAC meetings in 2020.

The Regional Planning Commission met eight (8) times in 2020, including the Annual Meeting.

The Zoning Board of Appeal met eight (8) times in 2020.

The Historic Preservation Commission met eight (8) times in 2020.

The Stormwater Management Oversight Committee met one (1) time in 2020.

The Comprehensive Land Plan and Ordinance Committee met six (6) times in 2020.

The Planning, Building and Zoning Committee met thirteen (13) times in 2020.

Of the twenty-six (26) ordinances approved by the County Board in 2020, thirteen (13) were Planning and Building related.

The Department investigated zero (0) noxious weed violations in 2020.

In 2020, there were thirty-four (34) single-family residential permits approved in the unincorporated area. The breakdown by township and subdivision was provided to the Commission.

The Code Inspector did two hundred thirteen (213) site visits inspections in 2020.

There were two hundred fifty-six building related violation investigations in 2020 compared to four hundred six (406) building related violations in 2019. There were fourteen (14) zoning related violations in 2020 compared to seven (7) the previous year.

Total permits issued were three hundred thirty (330) in 2020 compared to two hundred sixty-one (261) in 2019.

Mr. Wehrli asked if Brian Holdiman kept track of re-inspections. Mr. Asselmeier said that he would check with Mr. Holdiman to see how he notes re-inspections.

Ms. McCarthy-Lange asked about attendance at the Northwest Water Planning Alliance. Scott Gengler said that Scott Gryder is the County's representative with Scott Koeppel as the alternate.

Mr. Asselmeier read an email from Tom Horak from the City of Sandwich regarding the Lower Little Rock Creek Watershed Plan. The group has a meeting scheduled for February 17th. The final inventory was submitted in January 2021. The final plan and final executive summaries are due August 1st. Mr. Nelson requested a copy the plan. Jessica Mino provided a link in the chat, <http://sandwich.il.us/lrc.html>.

Mr. Asselmeier read an email from Jerad Chipman from the Village of Montgomery. The Village of Montgomery is worked on their Unified Development Ordinance and the new owners of CAT have applied for annexation and their request is under review.

Krysti Barksdale-Noble, United City of Yorkville provided links of Yorkville's information. These links are <https://storymaps.arcgis.com/stories/655e6674e9854ab491b1b8c3a0693cc8> and

<https://yorkville.maps.arcgis.com/apps/MapJournal/index.html?appid=92bf4c680fec452b9708bd450a4826a8>. Yorkville issued three hundred seventeen (317) new residential permits. Yorkville collected over Two Point Seven Million Dollars (\$2.7) in fees. The average construction value for a single-family detached home was slightly over One Hundred Fifty Thousand Dollars (\$150,000). Yorkville had a new Gas N' Wash, Popeye's Chicken, Verizon Wireless, and Smoothie King. An update was provided regarding Grande Reserve, Kendall Marketplace, and Raintree Village. Yorkville had nineteen (19) foreclosures. Yorkville had three (3) text amendments, four (4) final plats, two (2) mile and half reviews, and one (1) sign variance. Yorkville continues to work on its Unified Development Ordinance. Staff continues to review its Comprehensive Plan and makes changes to adapt to new conditions. They have completed several downtown related projects. Yorkville will work on its boundary agreements with Plainfield and Oswego. Yorkville will also be amending its Future Land Use map with regards to the new Yorkville City Hall. Mr. Gengler asked about the new build credit. Ms. Barksdale-Noble noted that the incentives have ended.

Demetra Turman, Superintendent of Newark School District 66, thank Roger from the Emergency Management Agency and the Kendall County Health Department for all of the help to the school districts during the pandemic.

Jeff Palmquist, Fox Valley Park District, reported that they continue to work with the Village of Montgomery.

Jessica Mino, Conservation Foundation, continues to partner with community partners.

Jim Bateman, Bristol-Kendall Fire District, thanked the County for holding this event and everyone for providing updates of projects in the area.

Alyse Olson, Kendall County Soil and Water Conservation District, was glad to meet with everyone.

Rod Zenner, Village of Oswego, reported that Oswego had over three seventy (370) residential starts in 2020. People will start moving into the Shodeen development. Raising Cane's, Aspen Dental, and 113 Main opened. The Delta Sonic project is ongoing and hope to open in February or March. The Village is also working on its Unified Development Ordinance.

Dan Koukol, County Board Member and Economic Development Committee Chairman, noted that all of the entities in attendance make up projects. He noted regional transportation projects. He mentioned the need to have industrial corridors to increase the tax base. He thanked everyone for attending.

Kelley Chrise, Village of Shorewood, noted that the Village is working on its Comprehensive Plan. They will be evaluating their development fees.

Scott Gengler, Kendall County Planning, Building and Zoning Committee Chairman, noted that the County continues to thrive. He also discussed the need to diversify the tax base.

Steve Knutson discussed the new Fox Township Planning Commission.

James Torri, City of Joliet, discussed the staff turnover at Joliet. They had three or four hundred (300-400) residential starts. No new residential subdivision in the Kendall County portion of Joliet. Industrial growth continues in Will County. Commercial development is steady. They are working on their Comprehensive Plan, but the timeframe is uncertain.

Tom Casey stopped attending remotely at this time (9:58 a.m.).

Mr. Torri noted that Joliet selected the City of Chicago as the route to get Lake Michigan water. The changeover is planned for completion in 2030. Ms. McCarthy-Lange asked about the cost estimate for the project. Mr. Torri said the project cost was Seventeen Million Dollars (\$17 Million). Joliet is not working with any other Kendall County communities at this time.

Don Hirsch, Kendall Township, reported that he would be sharing the information with Kendall Township.

Cliff Fox, Village of Newark, noted that the Newark Library is doubling in size. There are also a couple solar projects.

Larry Nelson said that Kendall County has some great opportunities along the Eldamain Road extension. The Fox Valley is planning an east facility; they hope to break ground later this year.

Old Business

None

New Business

None

Public Comment

None

Other Business

None

Adjournment

Member Rodriguez made a motion, seconded by Member Bledsoe, to adjourn the meeting.

The votes were as follows:

Ayes (7): Ashton, Bledsoe, McCarthy-Lange, Nelson, Rodriguez, Stewart, and Wilson

Nays (0): None

Absent (2): Casey and Hamman

The motion carried.

At 10:03 a.m. the Regional Plan Commission adjourned.

Submitted by,

Matthew H. Asselmeier, AICP, CFM

Senior Planner

Enc.

