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**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION  
ANNUAL MEETING**

111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560

**AGENDA**

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February 5, 2022 – 9:00 a.m.

- I. Call to Order**
- II. KCRPC Roll Call**  
*Bill Ashton (Chairman), Roger Bledsoe, Tom Casey, Dave Hamman, Karin McCarthy-Lange, Larry Nelson (Secretary), Ruben Rodriguez (Vice-Chairman), Bob Stewart, Claire Wilson, and Seth Wormley*
- III. Welcoming Remarks**  
*Bill Ashton, Kendall County Regional Plan Commission Chairman*
- IV. Approval of Agenda**
- V. Review of Minutes from 2021 Annual Meeting (Pages 2-13)**
- VI. Requests for Plan Amendments**  
*Residents of Kendall County & Staff*
  - a. Changes to the Future Land Use Map for Properties Along the Eldamain Road Corridor Between the Fox River and Route 71 (Pages 14-24)
  - b. Changes to the Future Land Use Map for Properties Near Route 47 in Kendall and Lisbon Townships (Pages 25-31)
  - c. Amendments to the Text of the Land Resource Management Plan to Update Population Numbers and Population Projections to Reflect 2020 Census Information (Pages 32-33)
  - d. Zoning Ordinance Amendments Pertaining to the Sale of Pottery, Art, or Home Décor Not Produced on the Premises (Increasing the Minimum Acreage and Minimum Ingress/Egress Requirements) (Pages 34-35)
- VII. 2021 Projects Summary & 2022 Future Projects/Goals**  
*Matthew H. Asselmeier, Senior Planner & Others in Attendance*
  - a. Kendall County (Pages 36-41)
  - b. Other Communities and Organizations in Attendance
- VIII. Old Business**
- IX. New Business**
- X. Other Business**
- XI. Public Comment**
- XII. Adjournment**

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum of 24-hours prior to the meeting time.

# 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](http://www.co.kendall.il.us), then clicking the calendar, then selecting February 6<sup>th</sup>, 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 17<sup>th</sup>. The final inventory was submitted in January 2021. The final plan and final executive summaries are due August 1<sup>st</sup>. 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

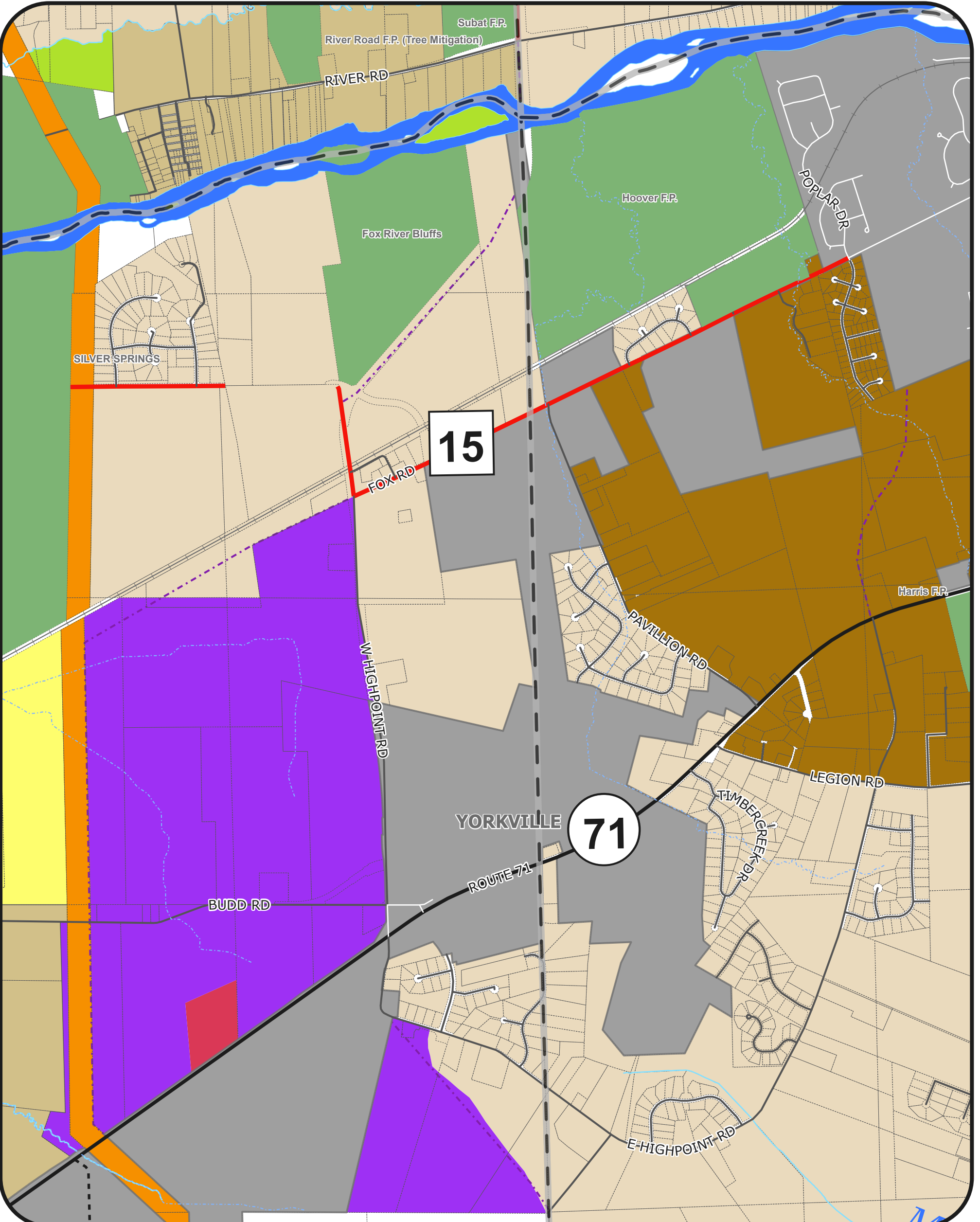
Senior Planner

Enc.





# Future Land Use Plan in Kendall County, IL



TOWNSHIPS	RURAL RESIDENTIAL MAX DENSITY 0.65 DU ACRES	COUNTRYSIDE RESIDENTIAL MAX DENSITY 0.33 DU ACRE	COMMONWEALTH EDISON	AGRICULTURE
URBAN AREAS - INCORPORATED	RURAL ESTATE RESEDENTIAL MAX DENSITY 0.45 DU ACRE	COMMERCIAL	TRANSPORTATION CORRIDORS	FOREST PRESERVE / STATE PARKS
SUBURBAN RESIDENTIAL - MAX DENSITY 1.00 DU ACRES		MIXED USE BUSINESS	MINING	OPEN SPACE
			POTENTIAL MINING DISTRICT	PROPOSED ROADWAY IMPROVEMENTS
			PUBLIC/ INSTITUTIONAL	



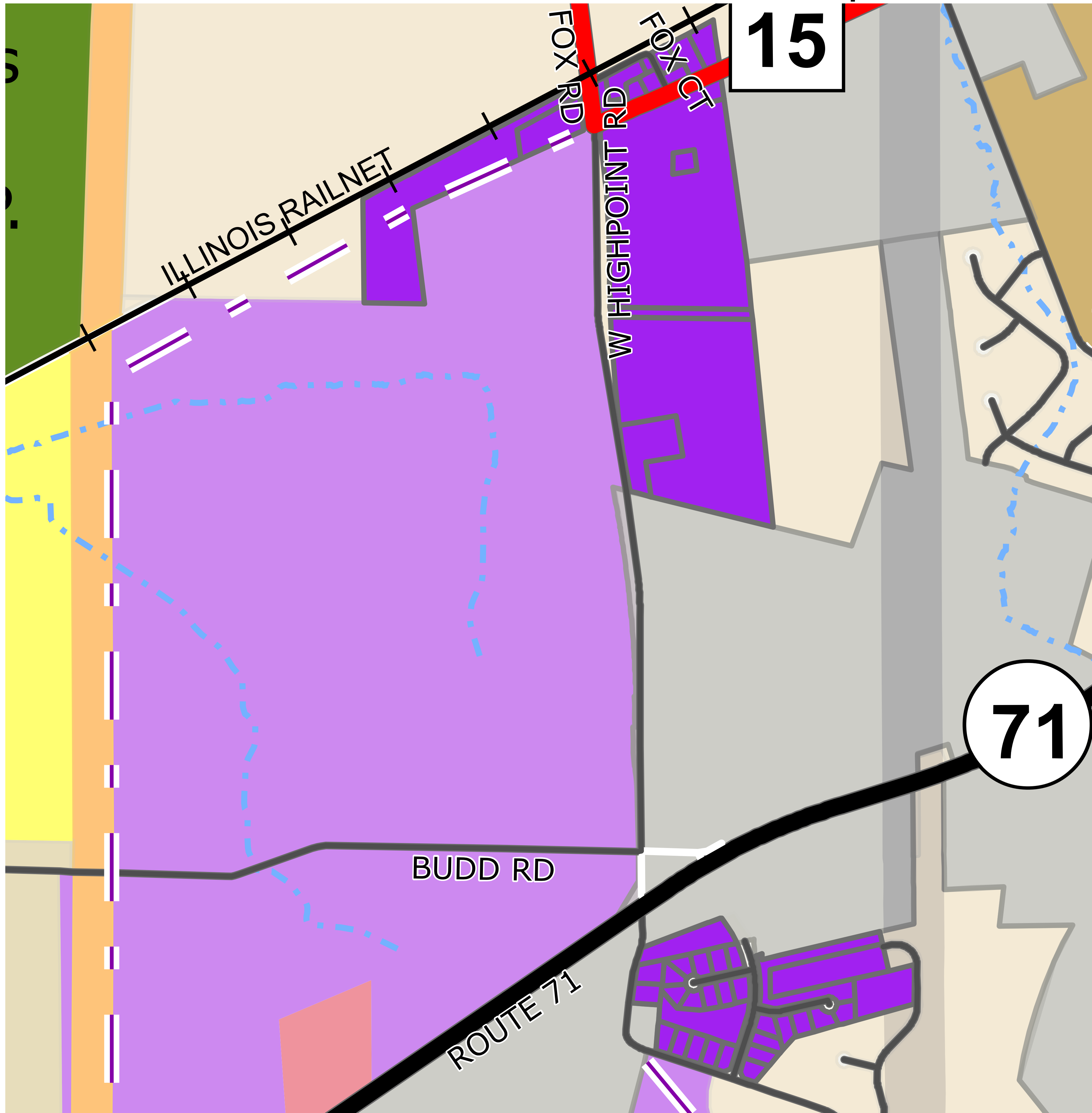
**Kendall County GIS**  
 111 West Fox Street - Room 308  
 Yorkville, Illinois 60560  
 630.553.4212

# Draft Future Land Use Map

## FUTURE LAND USE PLAN KENDALL COUNTY

Townships

LITTLE ROCK	BRISTOL	OSWEGO
FOX	KENDALL	NA-AU-SAY
BIG GROVE	LISBON	SEWARD



### Road Type

- Adjacent County
- County
- Interstate
- State & Federal
- Bituminous
- Gravel
- Dirt
- Local
- Rail Roads
- Intermittent Hydrology
- Parcels
- Hamlets
- Incorporated Areas
- Political Townships

### Future Land Use

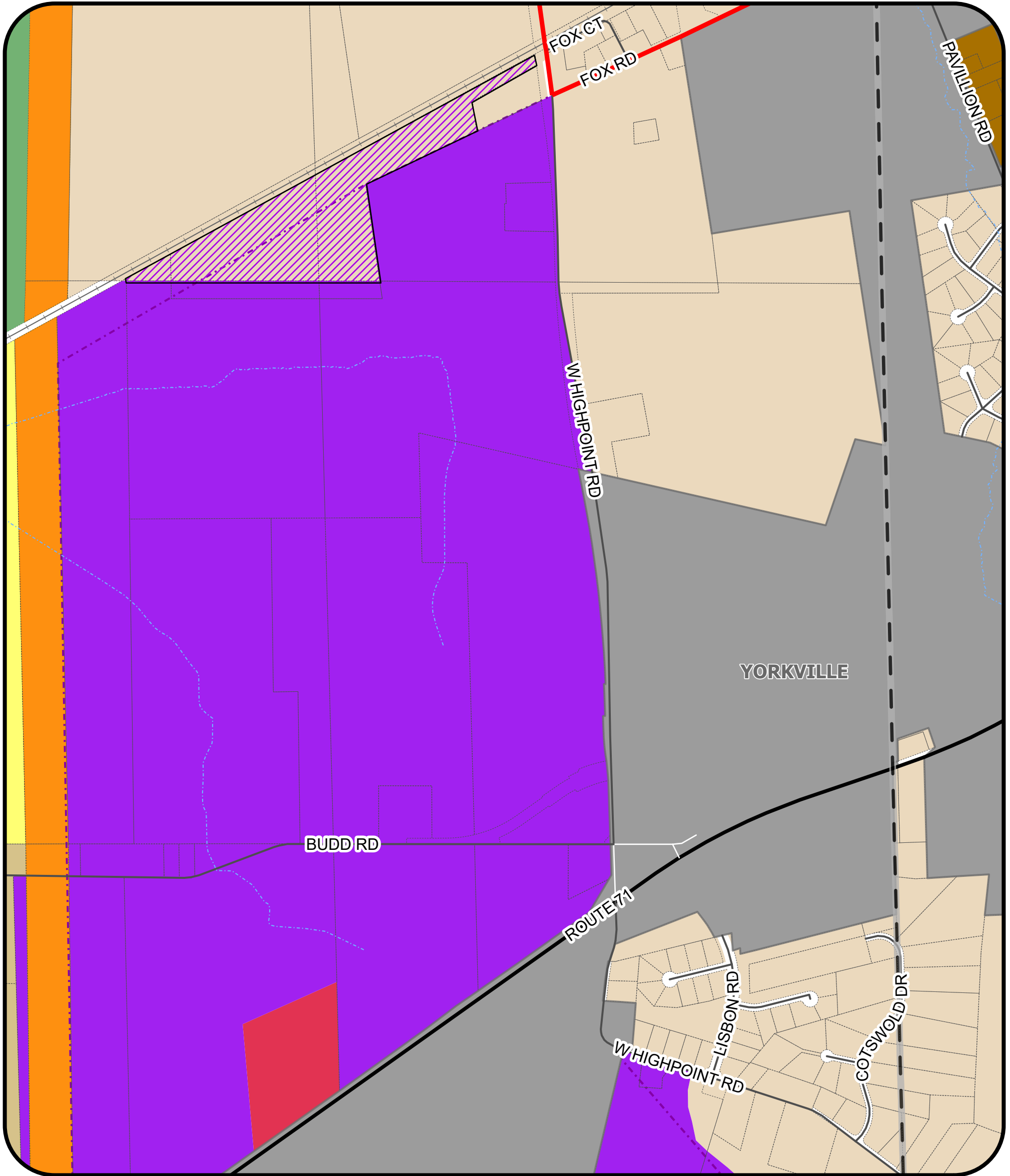
- Suburban Residential - Max Density 1.00 DU Acres
- Rural Residential Max Density 0.65 DU Acres
- Rural Estate Residential Max Density 0.45 DU Acre
- Countryside Residential Max Density 0.33 DU Acre
- Commercial
- Mixed Use Business
- Commonwealth Edison
- Transportation Corridors
- Mining
- Potential Mining District
- Public/Institutional
- Agriculture
- Forest Preserves
- Open Space
- Proposed Roadway Improvements



**Kendall County GIS**  
 111 West Fox Street - Room 308  
 Yorkville, Illinois 60560  
 630.553.4212



# Proposed Future Land Use Plan



**LAND USE TYPE**

URBAN AREAS - INCORPORATED

SUBURBAN RESIDENTIAL - MAX DENSITY 1.00 DU ACRES

RURAL RESIDENTIAL MAX DENSITY 0.65 DU ACRES

RURAL ESTATE RESEDENTIAL MAX DENSITY 0.45 DU ACRE

COUNTRYSIDE RESIDENTIAL MAX DENSITY 0.33 DU ACRE

COMMERCIAL

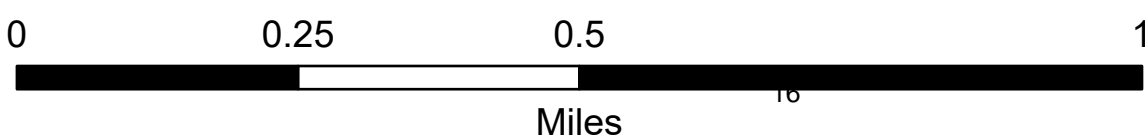
MIXED USE BUSINESS

COMMONWEALTH EDISON

PROPOSED ROADWAY IMPROVEMENTS

TOWNSHIPS

PROPOSED MIXED USE BUSINESS



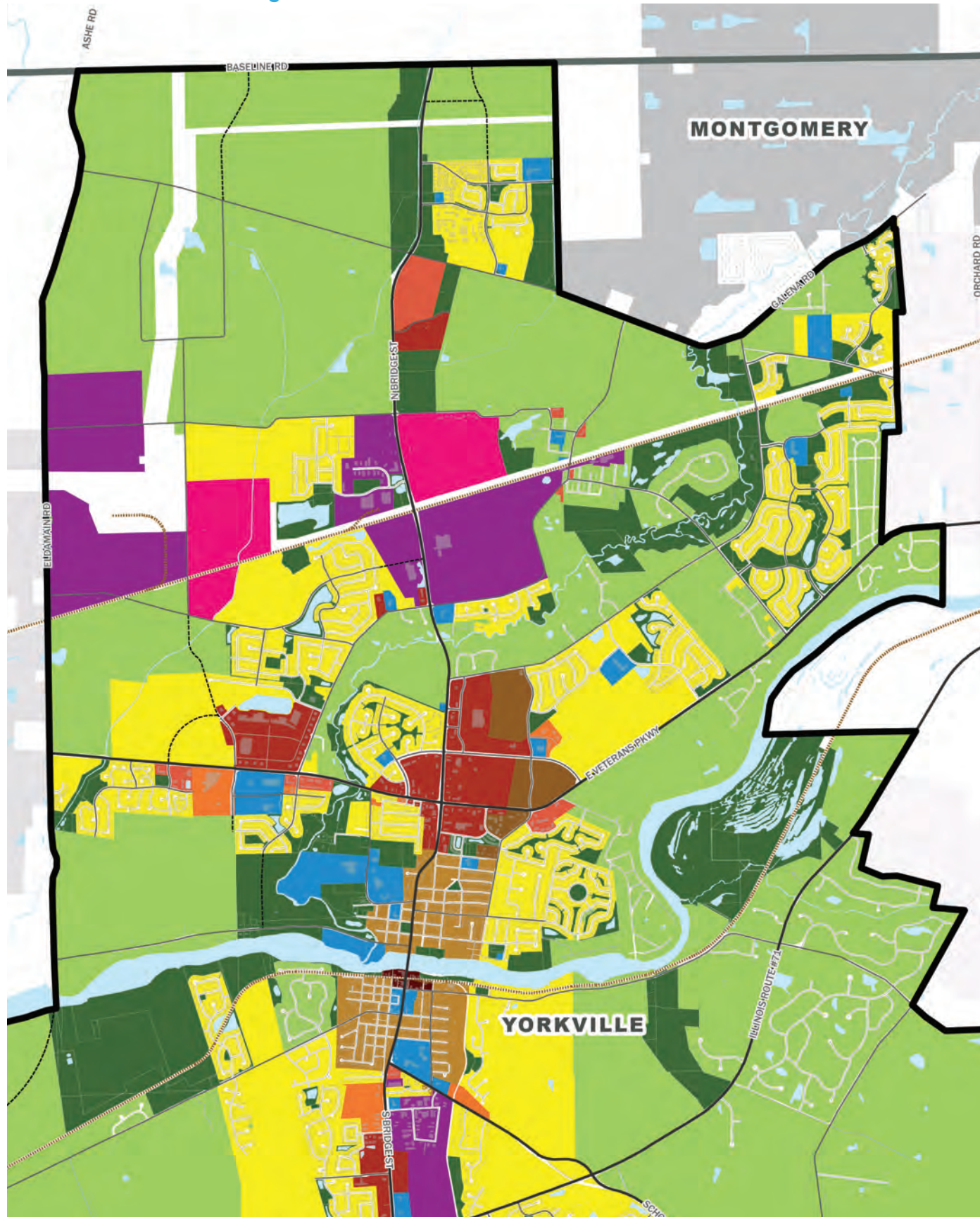
**Kendall County GIS**

111 West Fox Street - Room 308  
Yorkville, Illinois 60560  
630.553.4212

Created: 12/27/2021



Figure 4.1: Future Land Uses North of the Fox River



## LAND USE CHANGES

The Land Use Strategy and Future Land Use Map presented above describes the distribution of general land use categories (Residential, Commercial, industrial, Open Space and Parks, and so on) that will set the framework for achieving the goals of the Comprehensive Plan. It is not a zoning map but should set the stage for future changes and modifications to the Yorkville Zoning Ordinance. The Land Use Strategy seeks to “re-position” Yorkville’s future land use pattern given current development conditions in Yorkville since the 2008 economic downturn and the unlikelihood that the Prairie Parkway will be constructed within this Plan’s time horizon. Several changes in land use classifications are proposed from those included in the 2008 Comprehensive Plan. Changes in the land use categories are summarized below:

### RESIDENTIAL

A Mid-Density Residential land use zone is proposed in order to encourage new multi-family housing types in Yorkville; new housing types could diversify housing opportunities and provide housing at different price points that what is currently offered in Yorkville’s housing market. The Rural Neighborhood land use classification in the 2008 Comprehensive Plan is eliminated given that such residential development is unlikely to occur in the southeastern portions of the Yorkville planning area where there are significant infrastructure and market constraints. The primary infrastructure constraint is the need to construct a lift station along a ridge line, generally located south of Illinois Route 71. In its place, an Estate/Conservation Residential land use category has been created to accommodate large-lot residential development in areas where infrastructure exists and smaller-lot single family residential subdivisions are less likely

to be supported by market demand. Conservation subdivisions should also be encouraged in order to preserve significant environmental and topographical features, provide alternative housing types, and provide opportunities to expand Yorkville’s open space network. A Metra Station TOD zone is also included to plan accordingly for future development even if the Metra Station is years away from construction.

### COMMERCIAL

Several new commercial land use categories are suggested in this Comprehensive Plan. A Downtown Mixed-Use Core zone is intended to focus revitalization and redevelopment efforts in Yorkville’s traditional downtown; new mixed-use development is envisioned on various opportunity sites that expand the Downtown’s footprint further to the east on Van Emmon Street with potential residential and commercial development. The need to address particular development design and land use issues within the Downtown necessitates the need for a Downtown-specific land use classification.

The general Commercial land use classification in the 2008 Plan is now designated Destination Commercial to recognize that a high percentage of commercial land in Yorkville accommodates large format and chain store formats, usually located along major transportation thoroughfares. Destination Commercial uses have their own particular physical design and development issues and should be distinguished from commercial uses located in the Downtown and in neighborhood retail areas.

A Commercial Office land use category has been created to accommodate small-scaled office uses in single developments or as part of an office park setting;

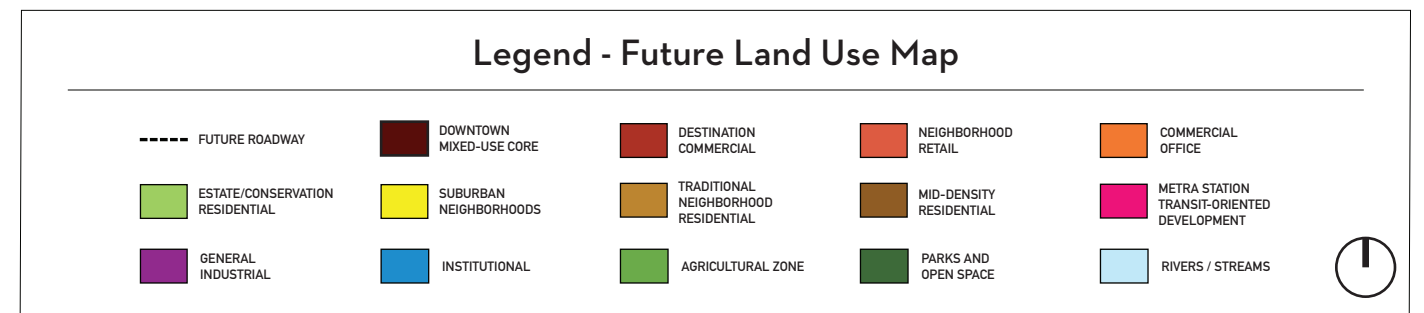
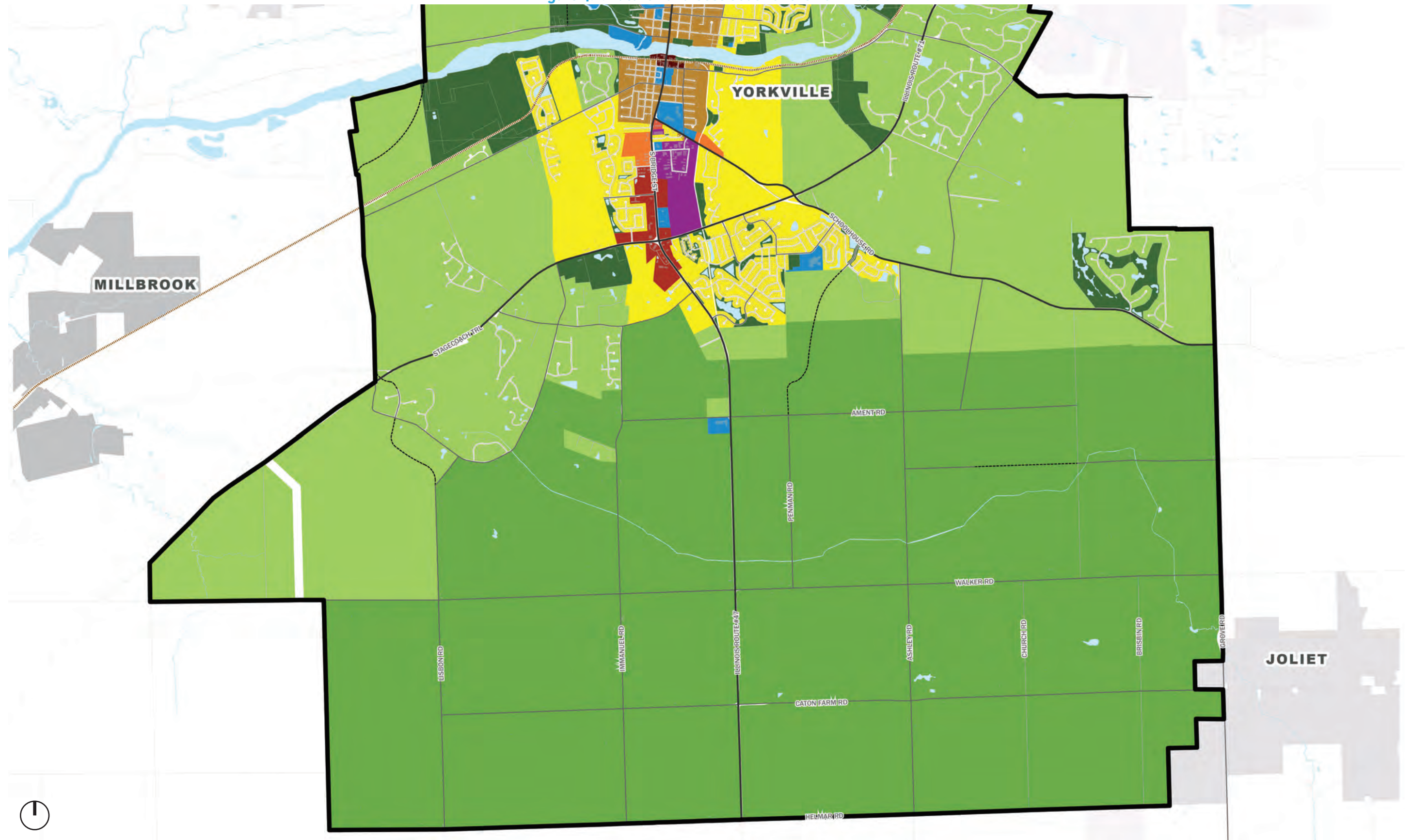


Figure 4.1 - Future Land Uses North of the Fox River

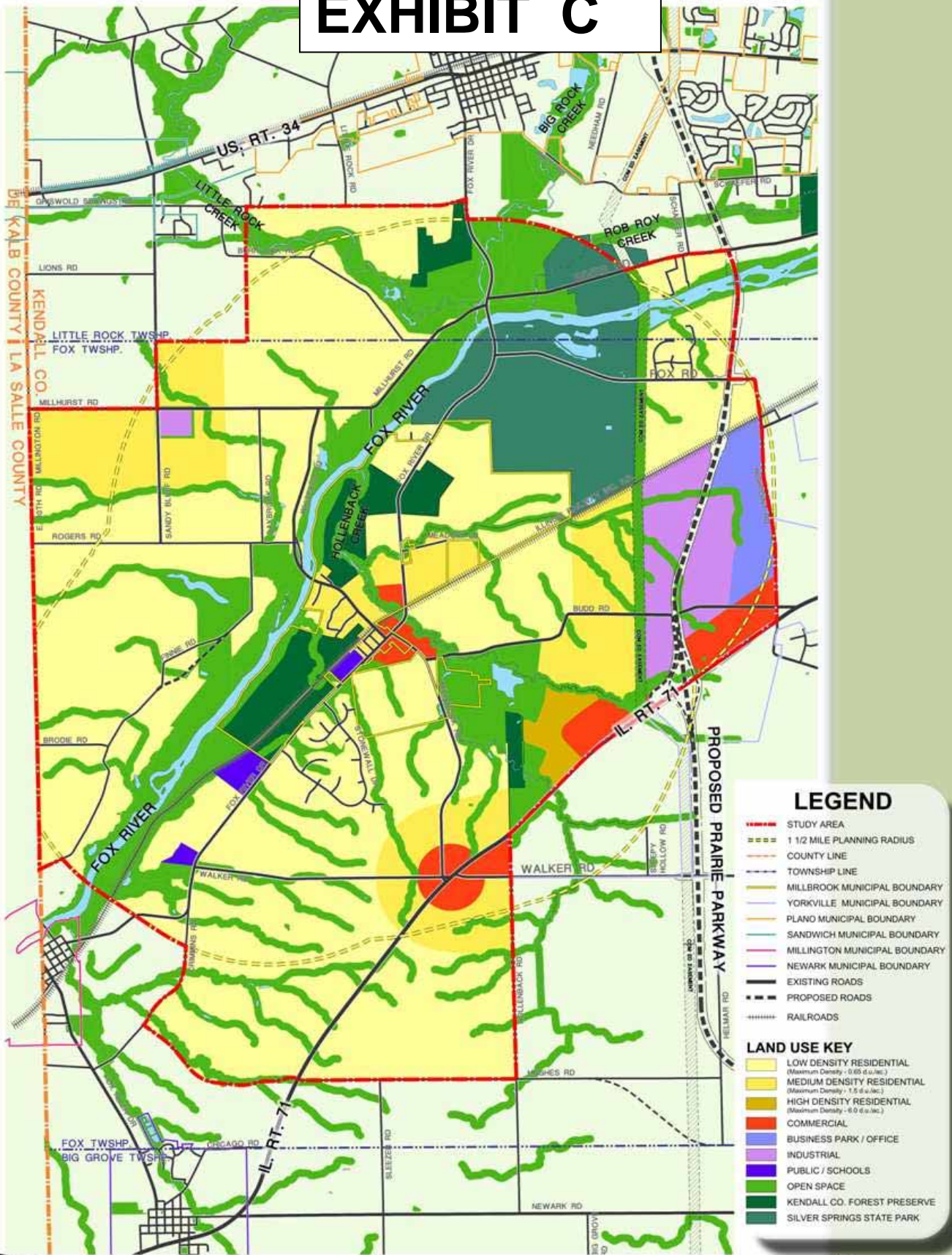


Figure 4.2: Future Land Uses South of the Fox River





# EXHIBIT C



## LEGEND

- STUDY AREA
- 1 1/2 MILE PLANNING RADIUS
- COUNTY LINE
- TOWNSHIP LINE
- MILLBROOK MUNICIPAL BOUNDARY
- YORKVILLE MUNICIPAL BOUNDARY
- PLANO MUNICIPAL BOUNDARY
- SANDWICH MUNICIPAL BOUNDARY
- MILLINGTON MUNICIPAL BOUNDARY
- NEWARK MUNICIPAL BOUNDARY
- EXISTING ROADS
- PROPOSED ROADS
- RAILROADS

## LAND USE KEY

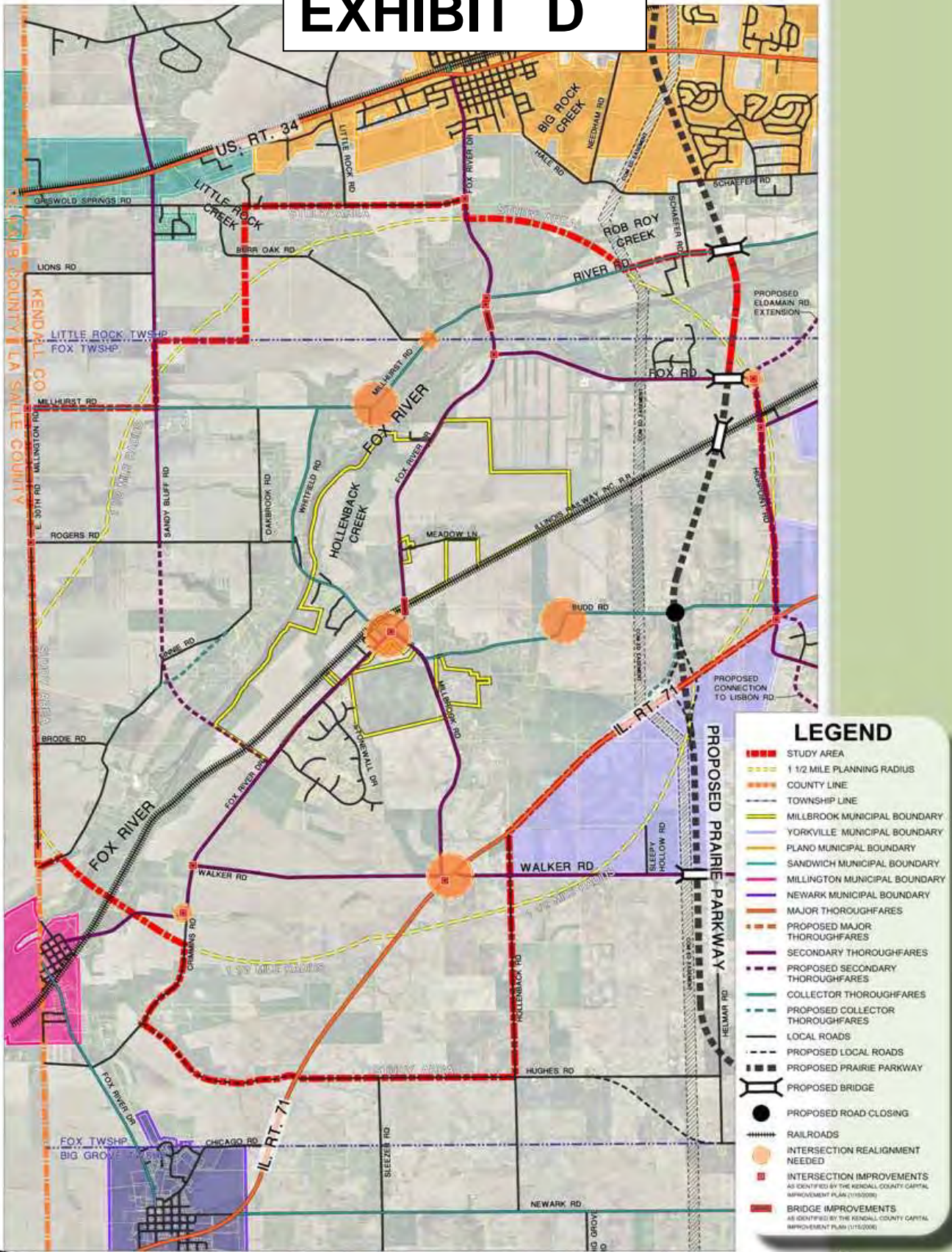
- LOW DENSITY RESIDENTIAL  
(Maximum Density - 0.65 d.u./ac.)
- MEDIUM DENSITY RESIDENTIAL  
(Maximum Density - 1.5 d.u./ac.)
- HIGH DENSITY RESIDENTIAL  
(Maximum Density - 6.0 d.u./ac.)
- COMMERCIAL
- BUSINESS PARK / OFFICE
- INDUSTRIAL
- PUBLIC / SCHOOLS
- OPEN SPACE
- KENDALL CO. FOREST PRESERVE
- SILVER SPRINGS STATE PARK

## FUTURE LAND USE PLAN - DRAFT





# EXHIBIT D

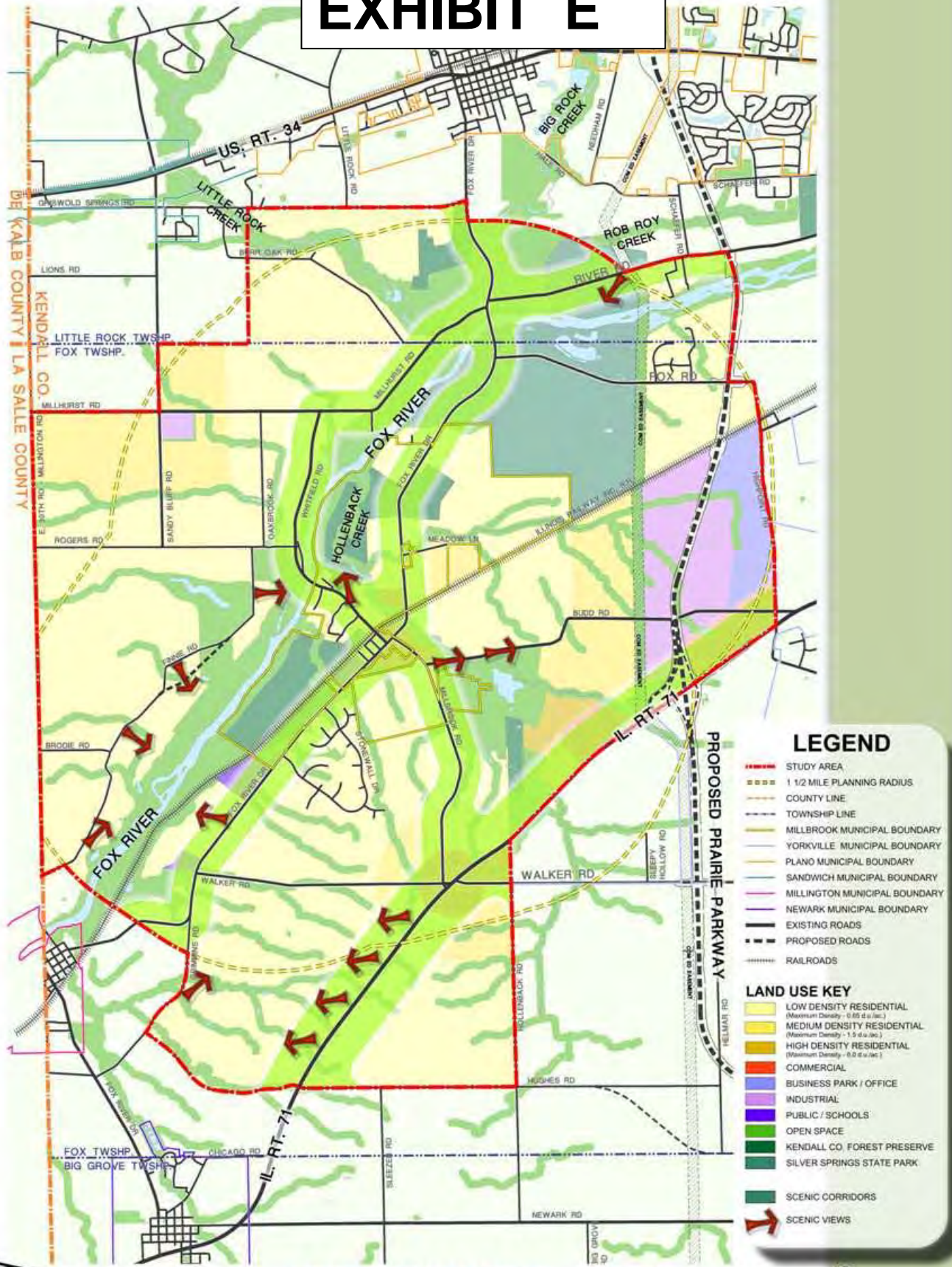


## TRANSPORTATION PLAN - DRAFT





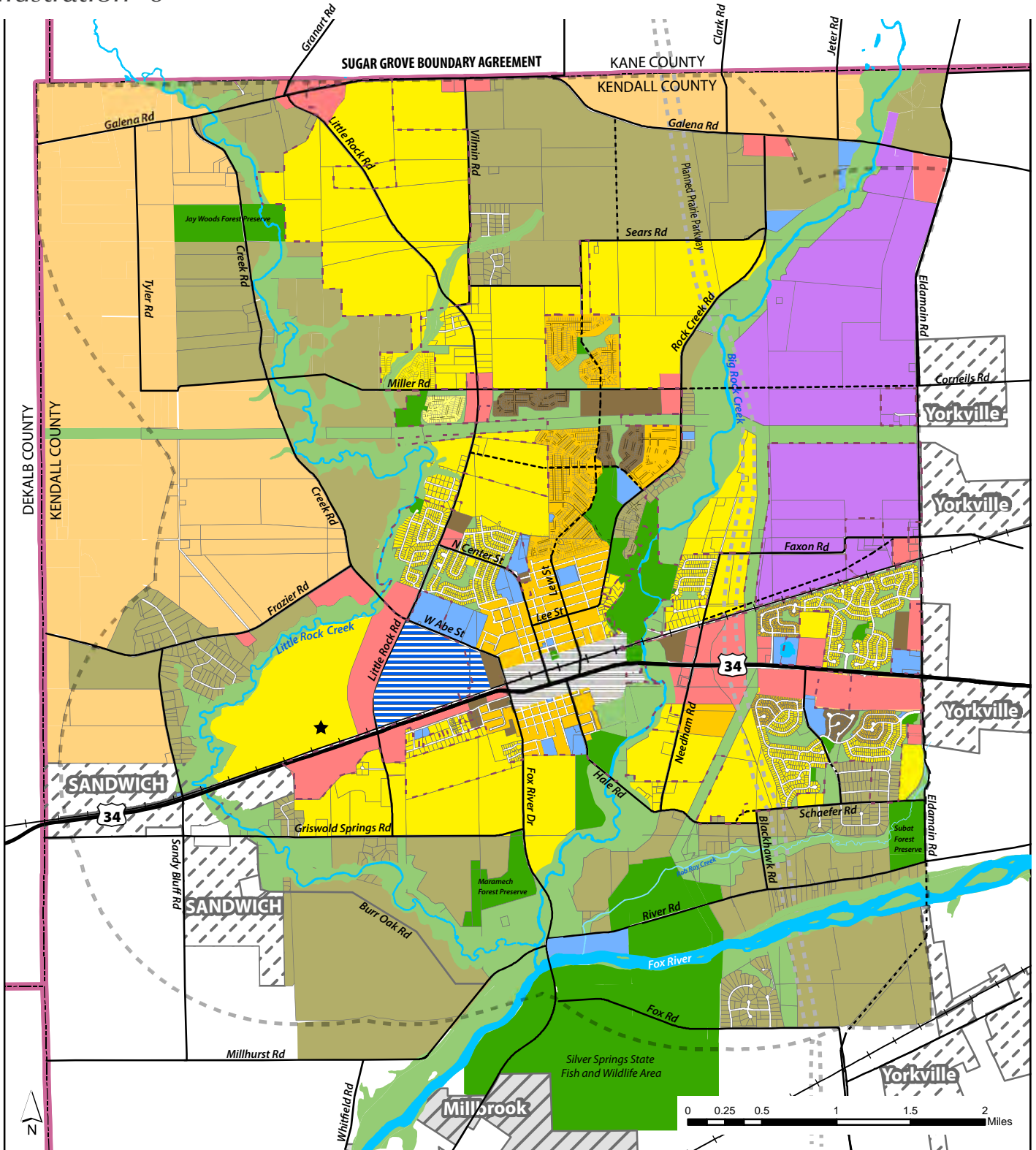
# EXHIBIT E



## SCENIC CORRIDORS - DRAFT

NORTH  
Scale: 1" = 1,320'

Illustration 6



### Future Land Use

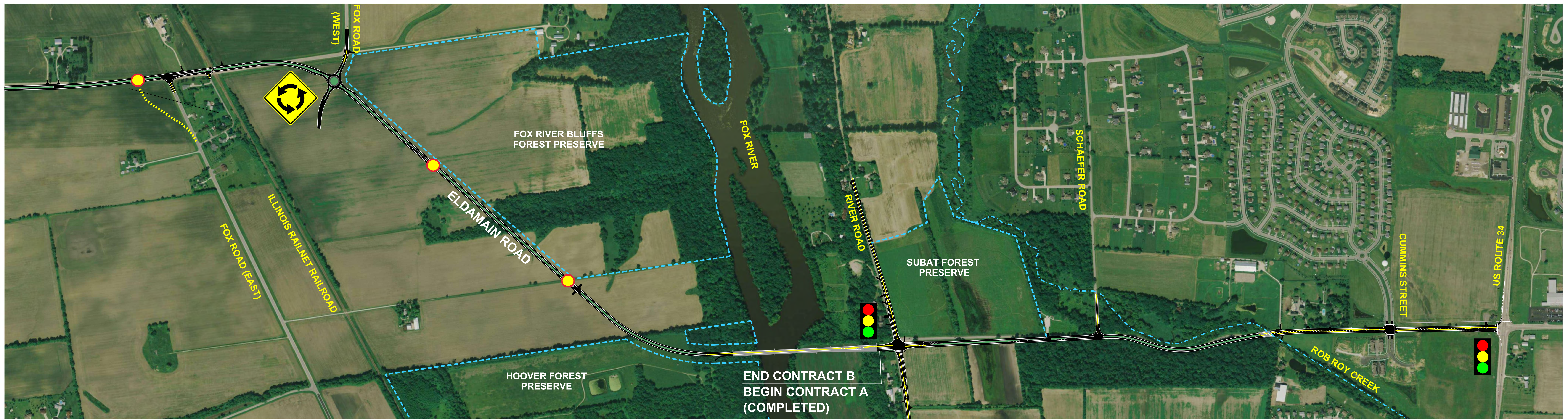
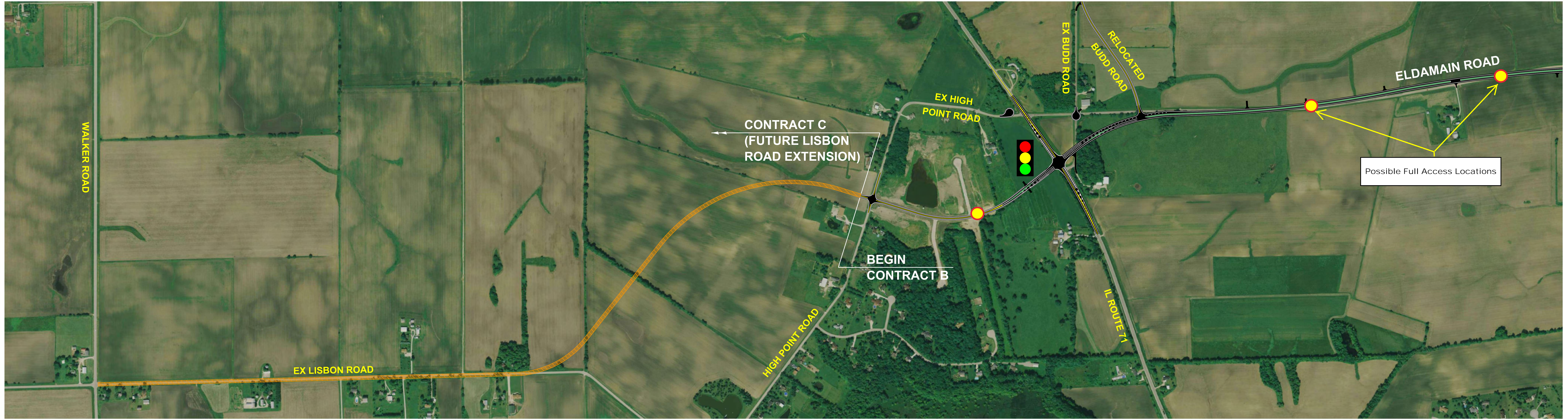
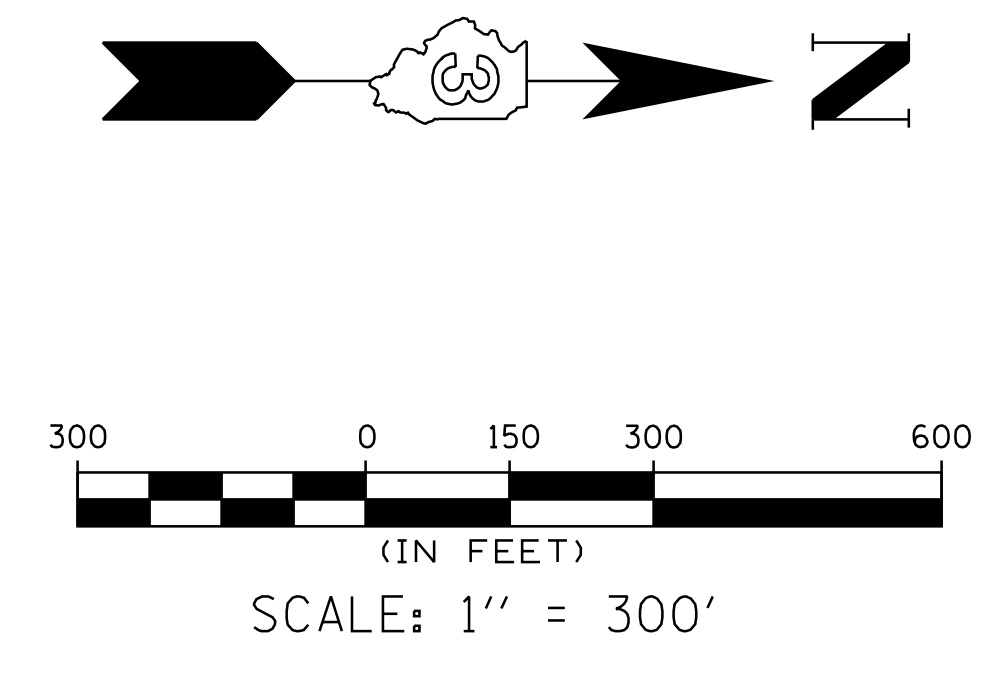


- Agricultural
  - Estate Residential (0 - .8 DU/AC)
  - Low Density Residential (.9 - 2.25 DU/AC)
  - Medium Density Residential (2.26 - 6 DU/AC)\*
  - High Density Residential (>6 DU/AC)\*
  - Parks
  - Open Space
  - General Business
  - Institutional/Public
  - Industrial/Office/Research
  - Transit Oriented Development
  - City Center Mixed Use
  - Plano Boundary
  - Planning Boundary
  - Proposed Roadway
  - Planned Prairie Parkway
  - Alternate Transit Oriented Development
- \*Existing built densities are not planned to increase



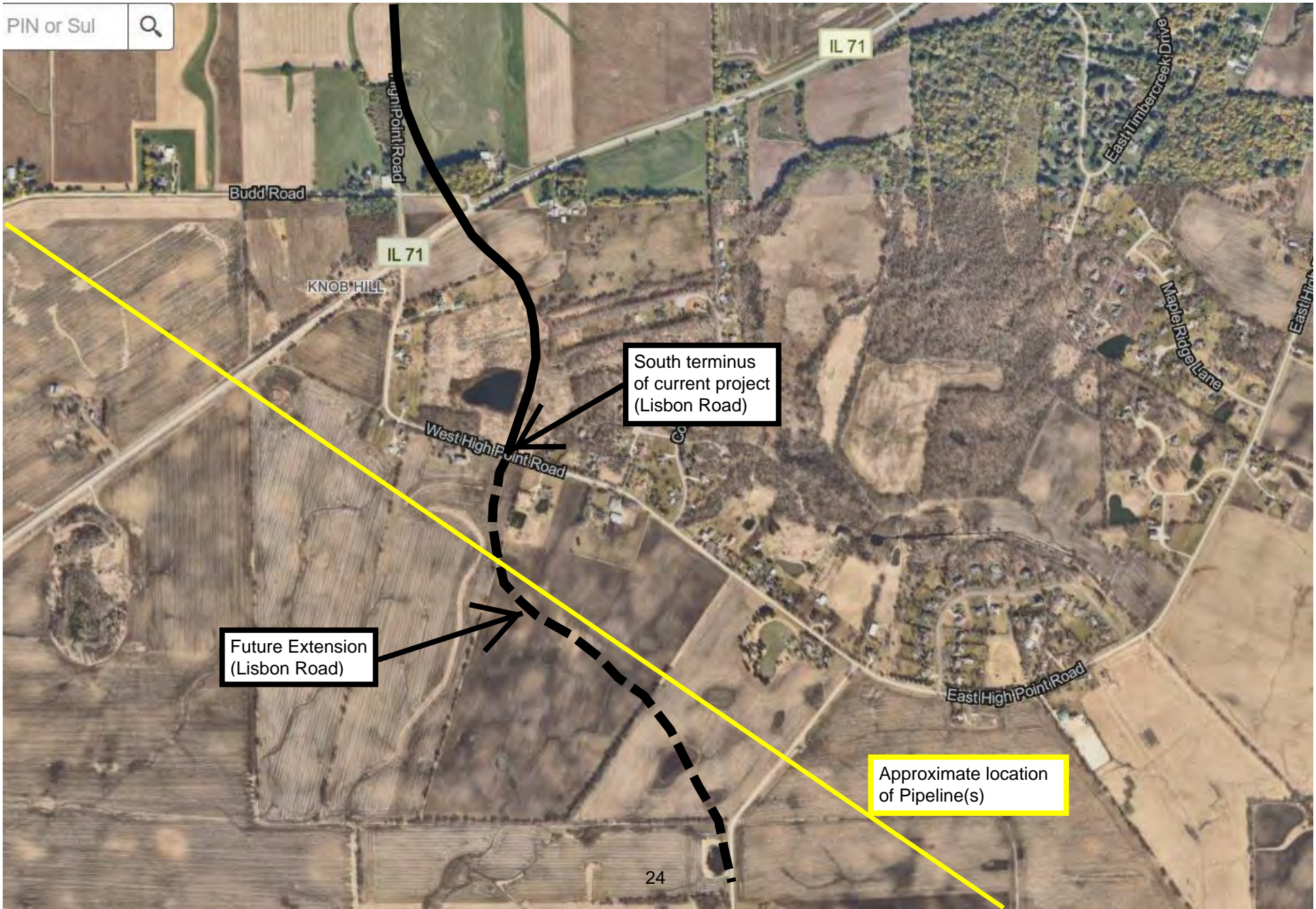


# Project Overview Map Eldamain Road





PIN or Sul



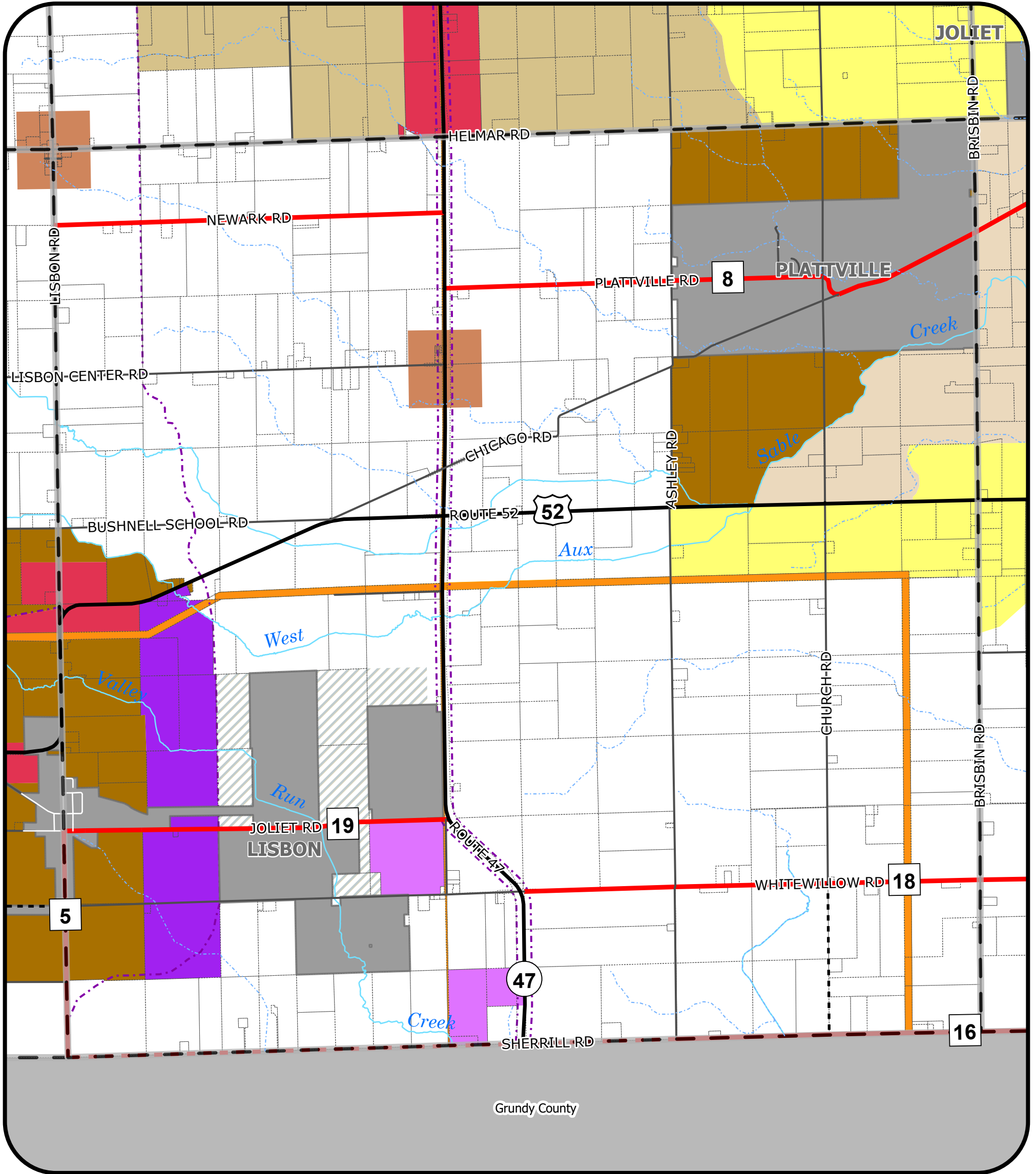
South terminus of current project (Lisbon Road)

Future Extension (Lisbon Road)

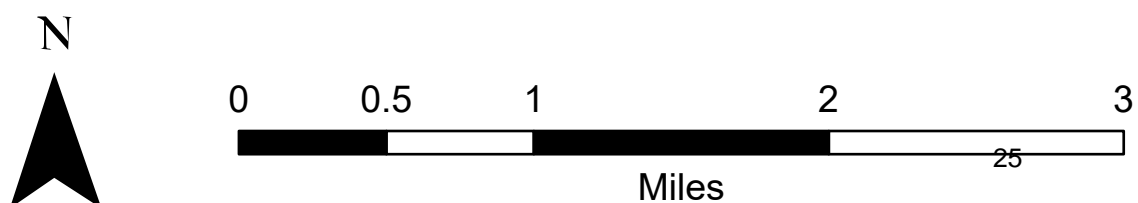
Approximate location of Pipeline(s)



# Future Land Use Plan in Kendall County, IL



- |  |   |                                       |                               |
|--|---|---------------------------------------|-------------------------------|
| <b>LAND USE TYPE</b>                             | RURAL ESTATE RESEDENTIAL MAX DENSITY 0.45 DU ACRE | MIXED USE BUSINESS                    | PROPOSED ROADWAY IMPROVEMENTS |
| URBAN AREAS - INCORPORATED                       | COUNTRYSIDE RESIDENTIAL MAX DENSITY 0.33 DU ACRE  | COMMONWEALTH EDISON                   | HAMLETS                       |
| SUBURBAN RESIDENTIAL - MAX DENSITY 1.00 DU ACRES | COMMERCIAL DU ACRES                               | MINING                                | TOWNSHIPS                     |
| RURAL RESIDENTIAL MAX DENSITY 0.65 DU ACRES      |   | POTENTIAL MINING DISTRICT AGRICULTURE |                               |



**Kendall County GIS**

111 West Fox Street - Room 308  
Yorkville, Illinois 60560  
630.553.4212

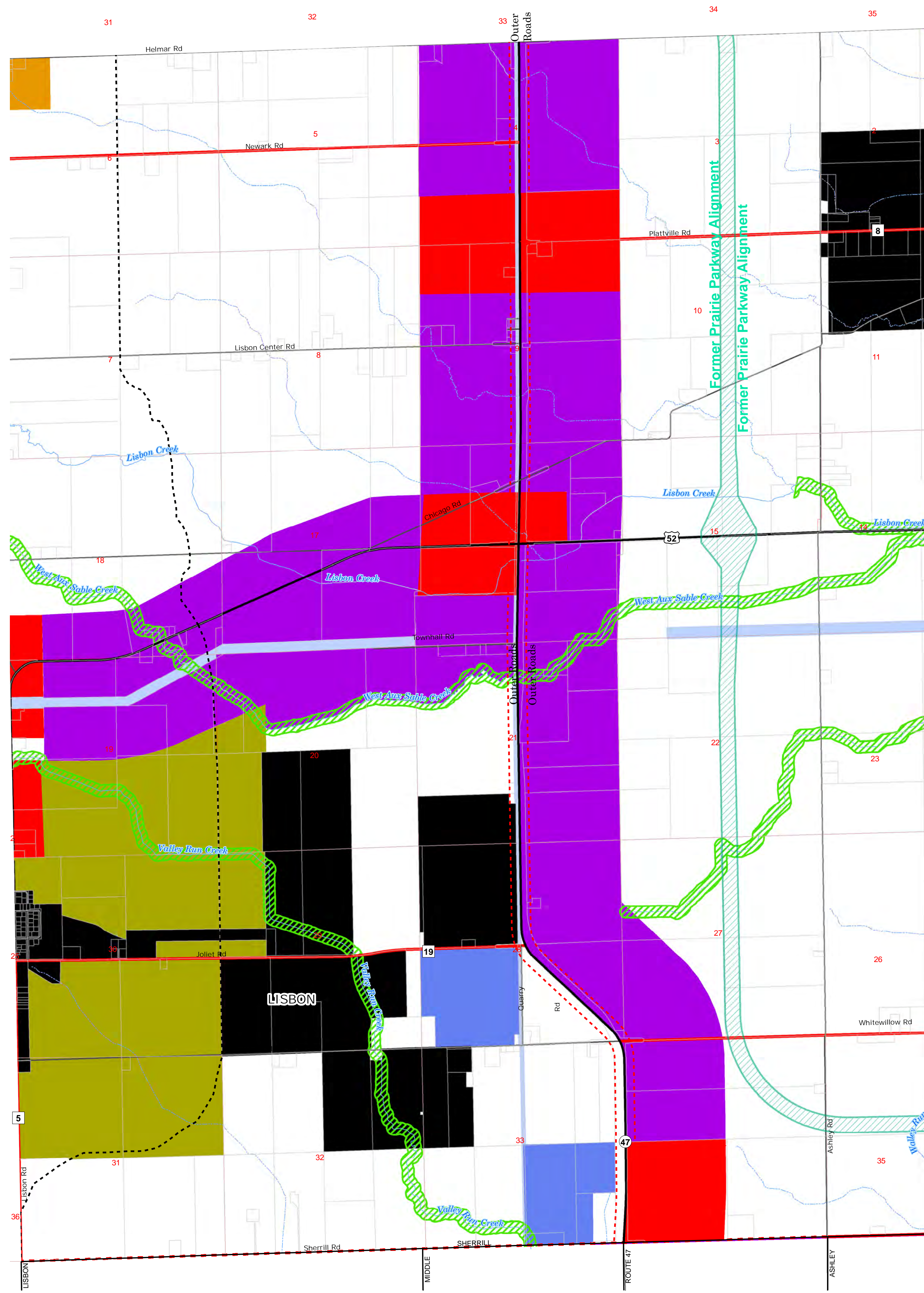
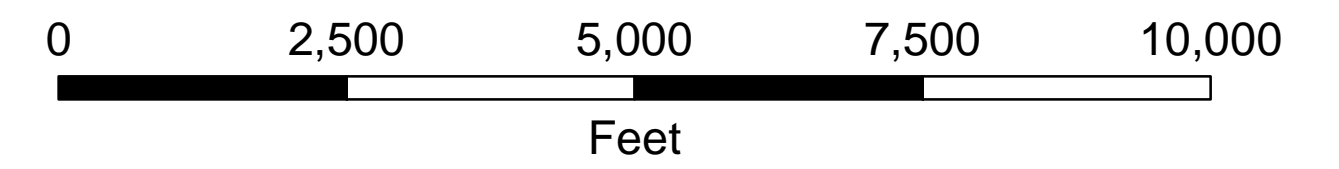
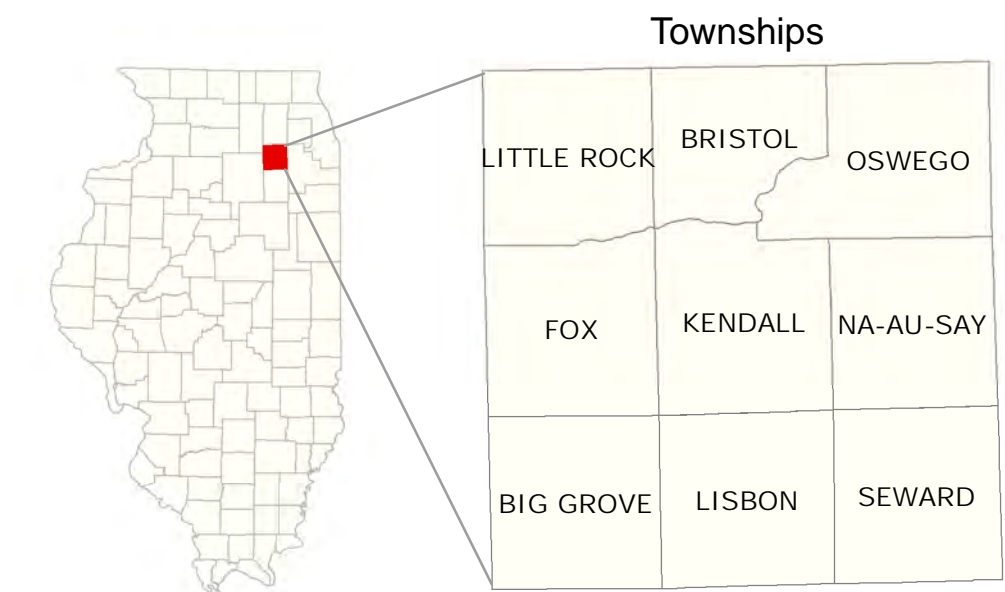
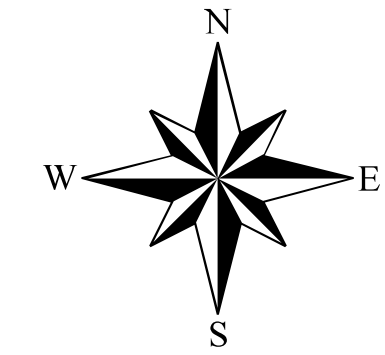
Created: 10/20/2021



# Lisbon Future LRMP Helmar Rd to Sherrill Rd KENDALL COUNTY

- 2019 -

<http://www.co.kendall.il.us>



### Legend

- Outer Roads
- Proposed Roadways

### Future LRMP

### Abbreviation

- Urbanized Areas
- Mixed Use Business
- Public Institutional
- Mining
- Rural Settlements
- Commercial
- Continued Growth Suburban Residential

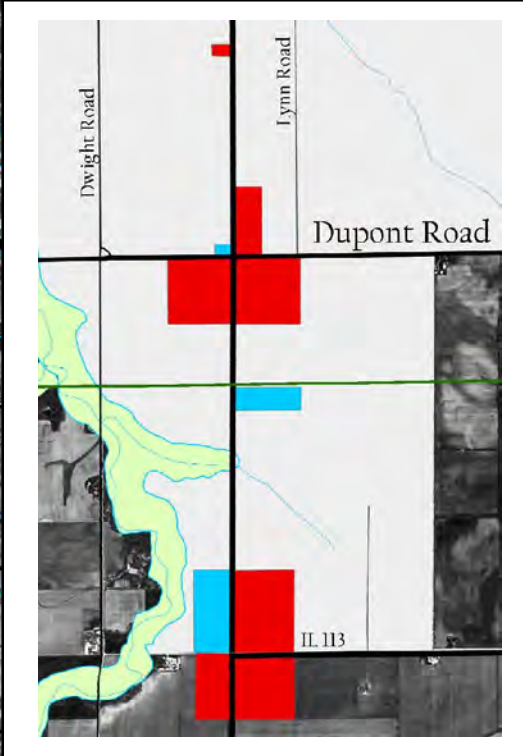
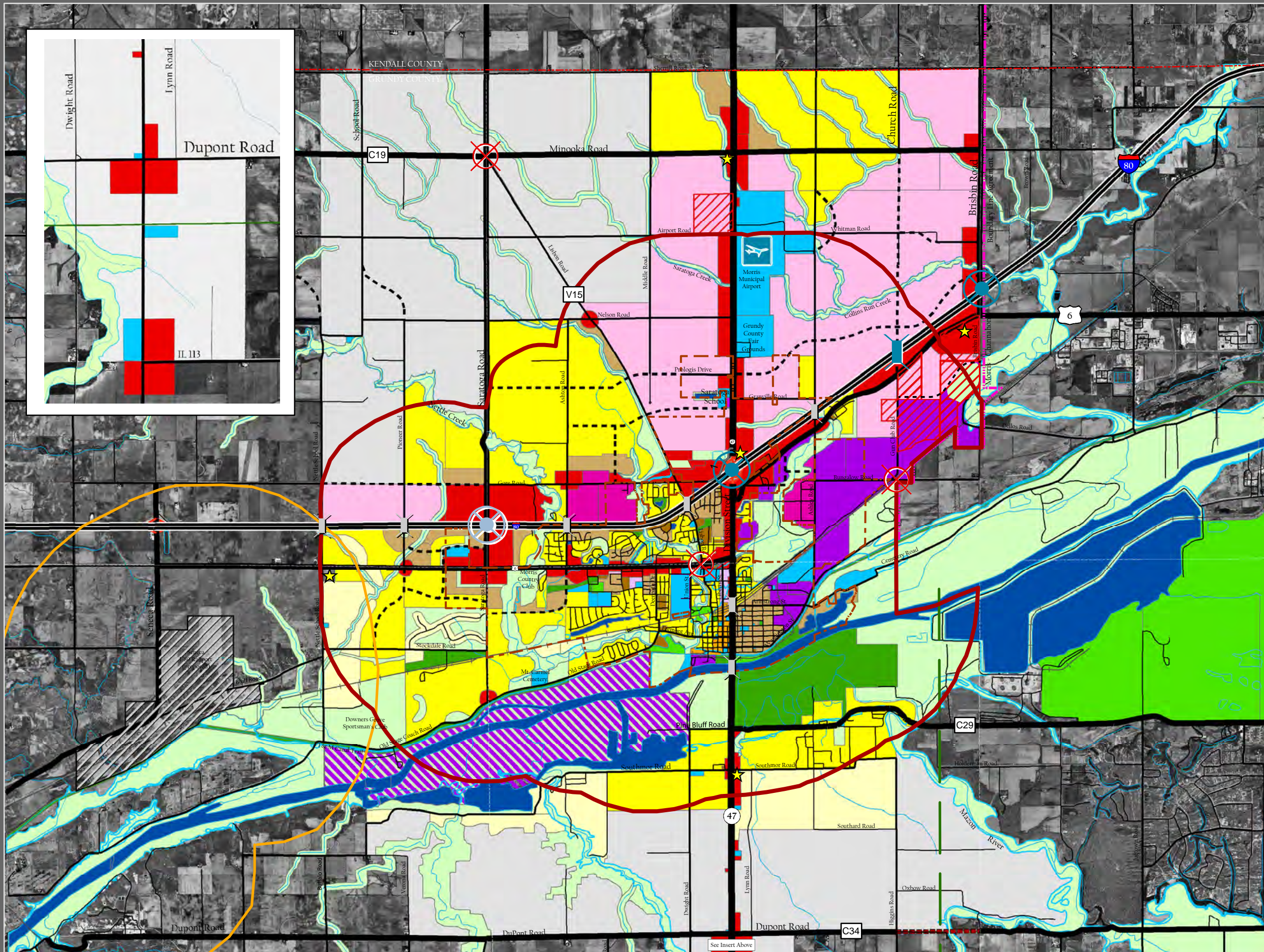


**Kendall County GIS**  
 111 West Fox Street - Room 308  
 Yorkville, Illinois 60560-1498  
 630.553.4030



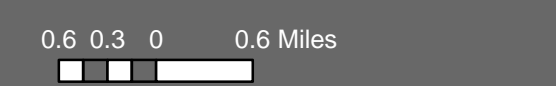
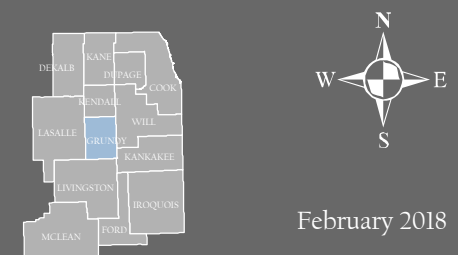
# City of Morris

## Future Land Use Map



**Legend**

- New Interchange
- Existing Interchange
- Intersection Improvement
- Proposed Bridge Overpass
- Existing Bridge
- Gateway
- County Line
- ComEd Line
- Seneca Planning Area
- Channahon Boundary Agreement
- 1.5 Mile Planning Area
- Interstate
- Major Arterial
- Minor Arterial
- Collector
- Local Street
- Interchange
- New Arterial
- New Collector
- Railroad
- Open Space (Private)
- Existing Floodplain
- Open Space (Public)
- Agricultural
- Estate Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional
- Commercial
- Downtown
- Business Park
- Business Transition
- Industrial
- Industrial/Private Open Space
- Limited Industrial
- Morris (Incorporated Area)
- Pre-Annexation Areas
- Seneca I-80 Railport (proposed)



Base map data source: Illinois Department of Natural Resources Floodplain data source: Illinois State Water Survey



## Matt Asselmeier

---

**From:** Ryan Hansen <ryanhansen@chamlin.com>  
**Sent:** Monday, November 15, 2021 9:10 AM  
**To:** Matt Asselmeier  
**Cc:** Chris Brown  
**Subject:** [External]RE: Morris Questions

Matt, the water main currently extends to Minooka Road as shown on the below image. The sanitary sewer line has been recently extended to Airport Road to service the Proctor and Gamble facility. The City's master plan for sewer and water has utilities being extended up to the Kendall/Grundy County Line. It has been discussed that if the right user were to want to locate in Kendall County and it made financial sense to extend services then the City would not be averse to doing so.

I have copied Mayor Brown on this email also to keep him in the loop.

Please let me know if you need anything.

Thanks

Ryan

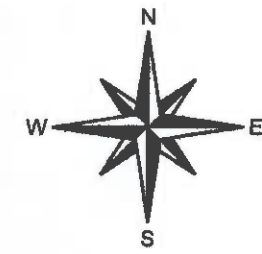
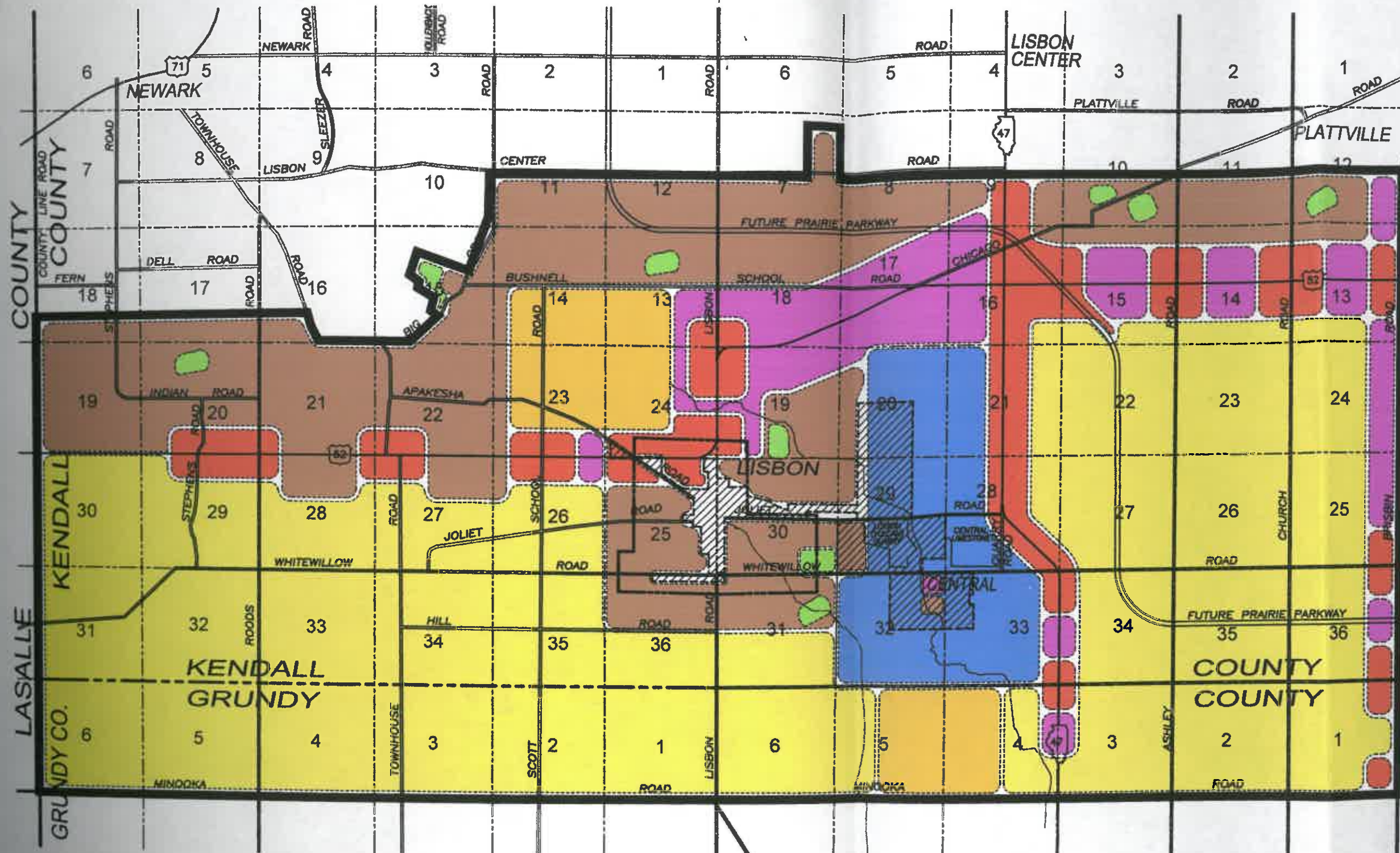














**From:** Matt Asselmeier <masselmeier@co.kendall.il.us>  
**Sent:** Wednesday, November 10, 2021 11:52 AM



RANGE 6 EAST RANGE 7 EAST



**LEGEND**

-  LISBON COMPREHENSIVE BOUNDARY
-  EXISTING LISBON VILLAGE LIMITS
-  ORIGINAL LISBON VILLAGE LIMITS
-  COMMERCIAL
-  MIXED USE BUSINESS
-  MINING
-  OPEN SPACE
-  1 ACRE CITY LOTS
-  INDUSTRIAL
-  AGRICULTURAL

TOWNSHIP 34 NORTH  
TOWNSHIP 33 NORTH

RANGE 6 EAST RANGE 7 EAST

DRAWN BY: MAR  
CHECKED BY: GRC  
DATE: 8/14/07

REVISIONS	
DATE	BY
10/25/06	MM
11/13/06	MM
11/20/06	MM

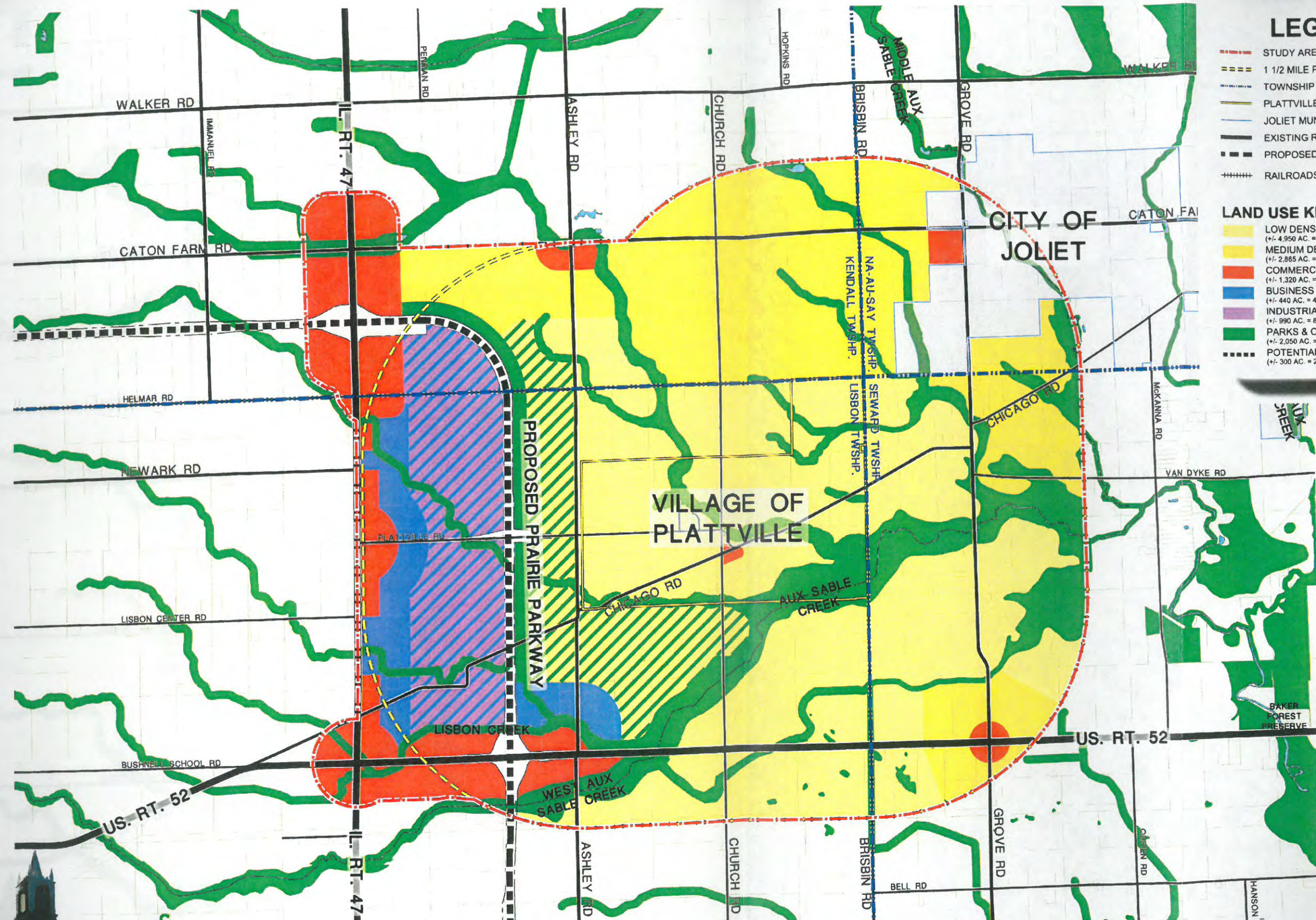
**CHAMLIN ASSOCIATES**  
PERU MORRIS ILLINOIS

**COMPREHENSIVE PLANNING MAP**  
VILLAGE OF LISBON, KENDALL COUNTY, ILLINOIS

PLANNING AREAS

SCALE: 1 = 1700  
FILE NO.:  
SHEET OF





### LEGEND

- STUDY AREA
  - 1 1/2 MILE PLANNING RADIUS
  - TOWNSHIP LINE
  - PLATTVILLE MUNICIPAL BOUNDARY
  - JOLIET MUNICIPAL BOUNDARY
  - EXISTING ROADS
  - PROPOSED ROADS
  - RAILROADS
- 
- LAND USE KEY**
- LOW DENSITY RESIDENTIAL  
(+/- 4,950 AC. = 38% OF STUDY AREA)
  - MEDIUM DENSITY RESIDENTIAL  
(+/- 2,885 AC. = 22% OF STUDY AREA)
  - COMMERCIAL  
(+/- 1,320 AC. = 10% OF STUDY AREA)
  - BUSINESS PARK/OFFICE  
(+/- 440 AC. = 4% OF STUDY AREA)
  - INDUSTRIAL  
(+/- 990 AC. = 8% OF STUDY AREA)
  - PARKS & OPEN SPACE  
(+/- 2,050 AC. = 16% OF STUDY AREA)
  - POTENTIAL ROADS  
(+/- 300 AC. = 2% OF STUDY AREA)

## FUTURE LAND USE PLAN - DRAFT

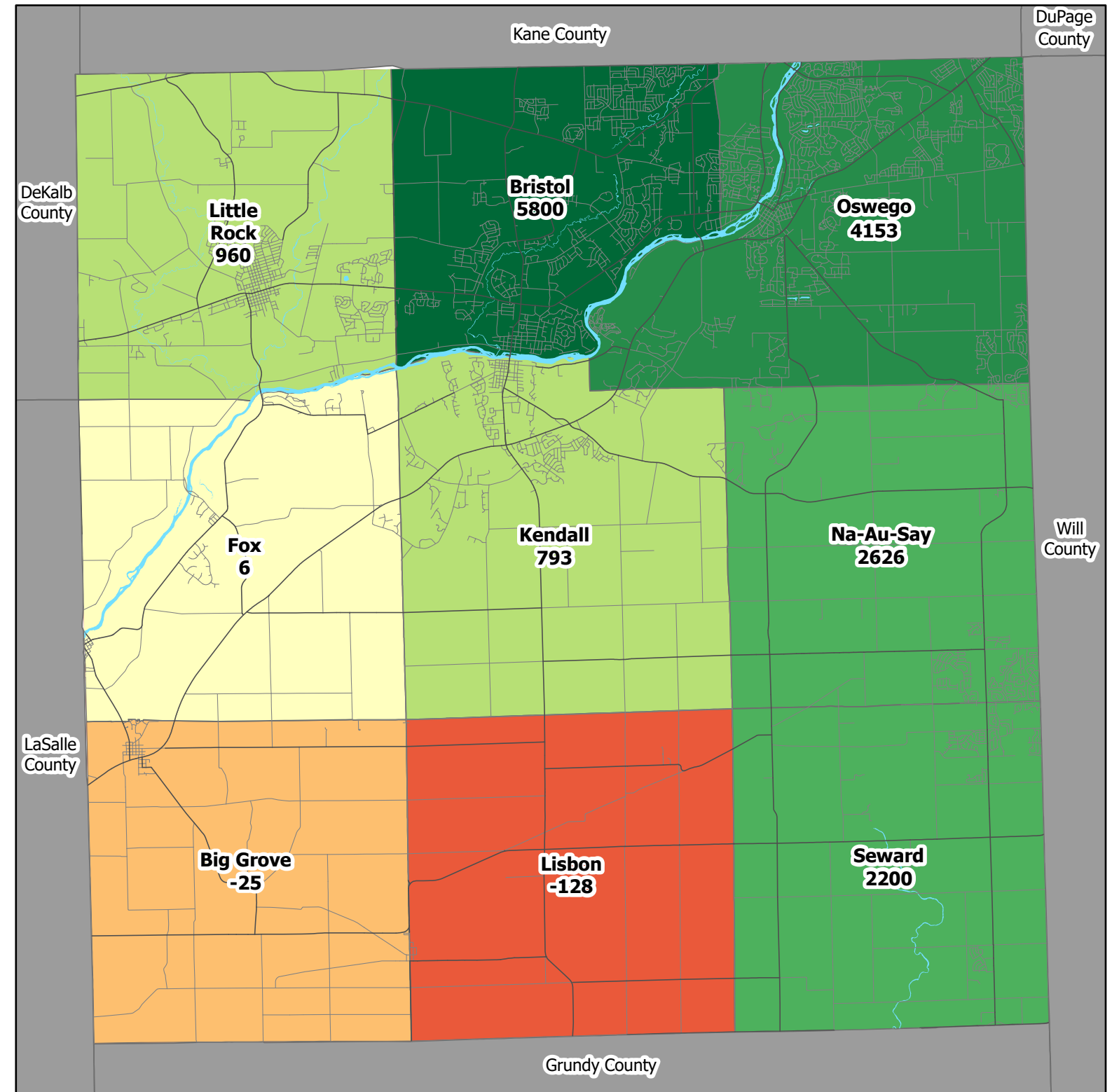
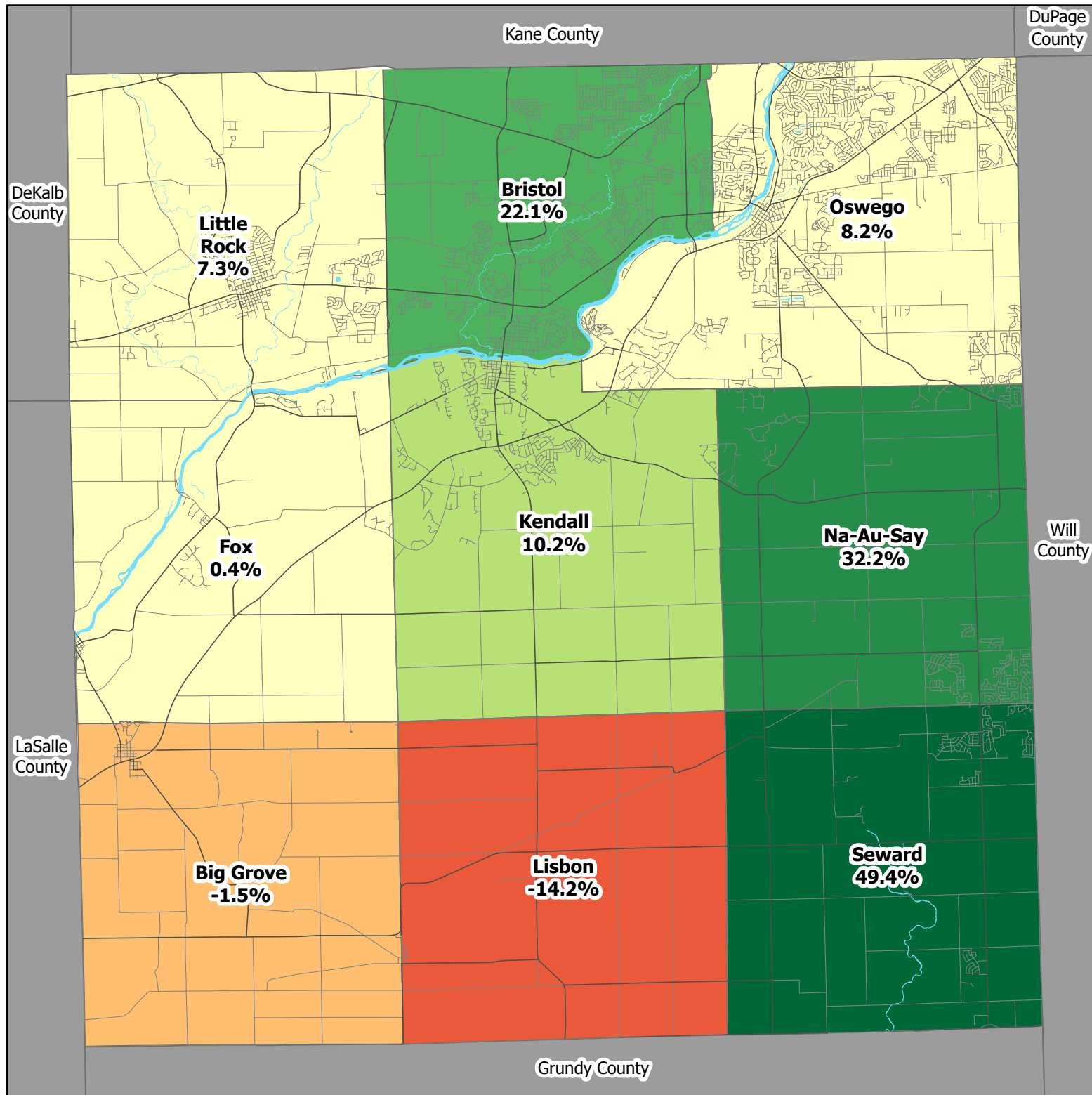
NORTH  
Scale: 1" = 1,320'



# Growth/Loss Comparison from 2010 Census to 2020 Census

By Percentage (2020 Divided by 2010)

2020 Population Minus 2010 Population



Township	2010 Population	2020 Population	2020/2010	2020-2010
Big Grove	1647	1622	-1.5%	-25
Bristol	26230	32030	22.1%	5800
Fox	1675	1681	0.4%	6
Kendall	7739	8532	10.2%	793
Lisbon	899	771	-14.2%	-128

Township	2010 Population	2020 Population	2020/2010	2020-2010
Little Rock	13076	14036	7.3%	960
Na-Au-Say	8145	10771	32.2%	2626
Oswego	50870	55023	8.2%	4153
Seward	4455	6655	49.4%	2200



## Kendall County 2020 Census and Reapportionment Summary

### County-wide Statistics:

	2010	2020	2020/2010	2020-2010
Total # of Precincts	88	79		
Total Population	114,736	131,121	14.28%	16,385
<b>Unincorporated Population</b>				
Remainder of Big Grove township	539	551	2.23%	12
Remainder of Bristol township	3,414	3,432	0.53%	18
Remainder of Fox township	1,058	1,100	3.97%	42
Remainder of Kendall township	2,051	2,168	5.70%	117
Remainder of Lisbon township	508	416	-18.11%	(92)
Remainder of Little Rock township	2,057	2,031	-1.26%	(26)
Remainder of Na-Au-Say township	1,113	1,262	13.39%	149
Remainder of Oswego township	5,505	4,083	-25.83%	(1,422)
Remainder of Seward township	724	701	-3.18%	(23)
Boulder Hill CDP	8,108	8,394	3.53%	286
<b>Total</b>	<b>25,077</b>	<b>24,138</b>	<b>-3.74%</b>	<b>(939)</b>

### Per County Board District Statistics:

2010

	CB 1	CB 2	CB 1	CB 2	Difference
<b>Total</b>	<b>58,001</b>	<b>56,735</b>	<b>50.55%</b>	<b>49.45%</b>	<b>1.10%</b>
Hispanic or Latino	9,574	8,324	8.34%	7.25%	1.09%
White alone	44,043	41,113	38.39%	35.83%	2.55%
Black or African American alone	2,468	3,875	2.15%	3.38%	-1.23%
Asian alone	1,043	2,360	0.91%	2.06%	-1.15%
Other	873	1,063	0.76%	0.93%	-0.17%

2020

	CB 1	CB 2	CB 1	CB 2	Difference
<b>Total</b>	<b>65,419</b>	<b>65,702</b>	<b>49.89%</b>	<b>50.11%</b>	<b>-0.22%</b>
Hispanic or Latino	13,972	13,046	10.66%	9.95%	0.71%
White alone	43,332	40,954	33.05%	31.23%	1.81%
Black or African American alone	4,067	5,456	3.10%	4.16%	-1.06%
Asian alone	1,298	3,287	0.99%	2.51%	-1.52%
Other	2,750	2,959	2.10%	2.26%	-0.16%

Sale of Pottery, Art and Home Décor Not Produced on the Premises Regulations  
A-1 Special Use

Retail or wholesales sale of pottery, art, or home décor products, alone or together with the operation of a tea room, sit-down food sale area for food sales on-premises incidental to the operation of the primary retail sales use provided that the subject parcel is not less than **3.0 acres** in size, has hard-surfaced road frontage onto an arterial or major collector roadway as depicted on the Kendall County LRMP; and is located in an area not designated on the LRMP as dedicated for agricultural uses.

- a. The following purpose is served (*Amended 9/15/20*):
  - i. To encourage the preservation of existing farmhouses, barns and related structures and the pastoral setting and viewscapes they provide.
  - ii. To allow for the establishment of low intensity retail or wholesale uses within existing structures that will serve as transitional uses between agricultural areas and advancing suburban development.
  - iii. To prevent spot zoning of parcels for commercial uses and the expansion of commercial strips along the County's arterial roadways.
- b. All special use permit applications for a retail or wholesale use must meet the following requirements (*Amended 9/15/20*):
  - i. Unless otherwise approved by the County Board, the retail or wholesale use shall be conducted within one or more buildings or structures on a qualifying zoning lot unless the applicant can demonstrate to the County's satisfaction that conversion of an existing structure is not feasible due to structural or other similar limitations.
  - ii. If any proposed additions or new structure are to be built on the property, (a) the architectural design of those structures must be reflective of the existing architecture on the site; (b) the additional square footage may not exceed fifty (50) percent of the combined square footage of the existing structures on the parcel; and (c) placement of any new structures or additions to existing buildings shall be done in a manner that does not detract from the maintenance of the existing viewscape of the locality.
  - iii. There shall be no outside display of goods or outside storage of equipment, materials, or motor vehicles utilized in conducting the retail or wholesale use.
  - iv. The retail or wholesale use shall not generate noise, vibration, glare, fumes, odors, or electrical interference beyond that which normally occurs in the A-1 zoning district.
  - v. Limited demolition of an existing farmhouse, barn, or accessory structure may be permitted upon the submission of a site plan and architectural drawings for review and approval by the county

as part of any such special use request for retail or wholesale uses provided that such demolition shall not exceed 15% of the combined square footage of all existing structures on the premises. The combined square footage of existing structures shall be defined as the sum total of the square footage of all existing structures situated on a qualifying zoning parcel at the time of submission and approval of the first application for such a special use on said qualifying parcel.

- vi. Submission of a site plan and drawings indicating the location of existing structures and any proposed or existing additions thereto shall be supplied to demonstrate how the special use will serve to preserve or enhance the architecture of the existing structures and agricultural character of the property. Such plans and drawings shall include details regarding facilities for traffic movement, parking and loading; the design and appearance of all sides of any existing or future buildings to be maintained on the premises including any areas of demolition or expansion and the size thereof; details of any proposed landscaping or buffering as are necessary or appropriate to maintain the agricultural character of the premises and to fit harmoniously with the character, use and zoning of adjoining surrounding properties and to avoid any appreciable adverse effect upon such properties.
- vii. No sign, other than one identification sign as permitted in [Section 12:00](#) of this ordinance shall be allowed.
- viii. Off-street parking shall be provided in accordance with the provisions of [Section 11:00](#) of this ordinance. *(Amended 9/18/07)*

# Kendall County Regional Plan Commission

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2022 Annual Workshop Meeting

February 5, 2022



Prepared by  
Planning, Building and Zoning Department



# 2021 Summary

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## News and Noteworthy Items

- 51 Petitions Filed in 2021; 32 Petitions Filed in 2020; 46 Petitions Filed in 2019; 33 Petitions Filed in 2018; 33 Petitions Filed in 2017
- 32 New Housing Starts in 2021; 34 New Housing Starts in 2020; 20 New Housing Starts in 2019
- 354 Total Permits in 2021; 326 Total Permits in 2020; 257 Total Permits in 2019
- Total Deposits (Building Fees, Zoning Fees, Land Cash Fees, and Off-Site Roadway) for the FY2021 Were \$293,941, the Highest Since 2006
- Department Had 2 Months (June and November) with Revenues in Excess of \$42,000; in 2020, the Department Had 1 Month (June) with Revenues in Excess of \$40,000; This Was the First Time Monthly Revenues Had Exceed \$40,000 Since the Mid-2000s
- Kendall County's Population Increased to 131,869 in the 2020 Census, an Increase of Approximately 14.9% from the 2010 Census making Kendall County the Fastest Growing County in Illinois by Percent Change
- The Census Stated that the Population of the Unincorporated Area was 24,138
- County Board Approved the Update to the Transportation Plan in Land Resource Management Plan to Match the Long Range Transportation Plan
- County Submitted the Notice of Intent for Renewal of General Permit for Discharges from Small Municipal Separate Storm Sewer Systems (MS4's)
- WBK Engineering Reviewed FEMA Floodplain Management Bulletin P-2140 Floodplain Management Requirements for Agricultural Structures and Accessory Structures and Recommended No Changes to Kendall County's Stormwater Management Ordinance
- County Board Approved Amendments to the Kendall County Stormwater Management Ordinance Related to Bulletin 75
- Continued Doing Annual NPDES Surveys to the Townships
- Noxious Weed Related Documents and Notices Drafted and Approved by the County Board
- Soils Information Added to the GIS
- Planning, Building and Zoning Committee Reaffirmed the Department's Voluntary Compliance Policy in Cases of Ordinance Violations
- Planning, Building and Zoning Committee Held a Special Committee Meeting in Boulder Hill
- Kendall County Became a Certified Local Government
- County Board Requested and the State Approved the Certification of the Kendall County Historic Preservation Ordinance for the Purposes of the Property Tax Freeze Assessment Program Through the Illinois Department of Natural Resources
- Kendall County Historic Preservation Commission Held a Special Meeting at Lyon Farm
- Submitted Certified Local Government Grant for Historic Structure Survey in Unincorporated Kendall and Bristol Townships
- Continued Historic Preservation Commission Awards
- Senior Planner Assisted with the Codification Process
- Senior Planner Drafted a Letter to Local Legislators Requesting that Townships Be Allowed to Apply for Grants Through the Abandoned Property Program if the Illinois Housing Development Authority Offers Grants in the Future.
- Reviewed Future Land Uses Along Eldamain Road from the Fox River to Route 71
- Reviewed Future Land Uses Along Route 47 in Kendall and Lisbon Townships

- Continued Adjustments of Departmental Operations Due to the COVID-19 Pandemic, Including the Issuance of Permits and the Performance of Inspections
- Code Compliance Official Issued Permits at the Former CAT Property, ANR Pipeline, Go Pro Sports Dome, and Four Seasons Storage
- Code Compliance Official Held a Community Event at Ace Hardware in Oswego

## Items for 2022

- Continue to Assist with the Codification Process
- Continue to Implement the Citation Policies for the Various Ordinances
- Work with the Village of Montgomery to Ensure that Information Related to the Former CAT Property is Transferred to the Village, if the Annexation is Approved
- Assist with the Historic Structure Survey in Unincorporated Kendall and Bristol Townships if Grant Funding is Approved
- 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

## Zoning Petitions Initiations

New Special Use Permits – 8; 1 Property Owner Applied Twice (2020: 5 Including 2 On-Hold Cannabis Related SUs)

Major Special Use Amendments – 2 (2020: 0)

Minor Special Use Amendments – 3; 1 Property Owner Had 2 Minor Amendments (2020: 1)

Special Use Permit Revocations – 1 (2020: 1)

Special Use Renewal – 1 (2020: 0)  
Variances Not Part of Special Use Permit – 4; 1 Denied (2020: 5)  
Administrative Variances – 8; 1 Denied (2020: 2)  
Stormwater Ordinance Variances – 1 (2020: 0)  
Conditional Use Permits – 0 (2020: 1)  
Temporary Use Permit – 0 (2020: 1)  
Site Plan Review – 6 (2020: 1)  
Plat of Vacation – 0 (2020: 2)  
Preliminary and Final Plats – 0 (2020: 1)

### Amendments Initiations

**Text Amendments** – 3; 1 Withdrawn (2020: 4)  
**Land Use Plan Amendments** – 2 (2020: 2; 1 Approved and 1 Withdrawn)  
**Map Amendments** – 9; 1 Withdrawn (2020: 2)  
**Stormwater Ordinance Related Amendments** – 1 (2020: 2)

### Historic Preservation

**Landmarks** – 0 (2020: 0)  
**Text Amendment to Ordinance** – 0 (2020: 2)  
**Other** – 1 (Tax Freeze for Historic Properties)

### OTHER

**Citation Form Amendment** – 1

TOTAL PETITIONS – 51 (2020: 32)

### Meetings

**ZPAC** – 11 (2020: 9)  
**RPC** – 11 Including Annual Meeting (2020: 8)  
**ZBA** – 9 (2020: 8)  
**HPC** – 12 (2020: 8)  
**Stormwater Management Oversight Committee** – 1 (2020: 1)

**Comprehensive Land Plan and Ordinance Committee – 6 (2020: 6)  
PBZ – 13 (2020: 13)**

**Of the 35 ordinances approved by the County Board in 2021, 19 were Planning, Building and Zoning related. Of the 26 ordinances approved by the County Board in 2020, 13 were Planning, Building and Zoning related. Of the 39 ordinances approved by the County Board in 2019, 22 were Planning, Building and Zoning related.**

**The Department investigated zero (0) noxious weed violations in 2021 compared to zero (0) noxious weed violation investigation in 2020 and 2019.**

**Construction Activity**

Single-Family Dwelling Units – 32 (34 approved in 2020)

**New Homes by Township 2021 (2020)**

Kendall Township – 6 (12)	Bristol Township – 1 (0)	Na-Au-Say Township – 17 (7)
Fox Township – 2 (5)	Little Rock Township – 0 (2)	Oswego Township – 2 (4)
Lisbon Township – 3 (0)	Seward Township – 1 (1)	Big Grove – 0 (3)

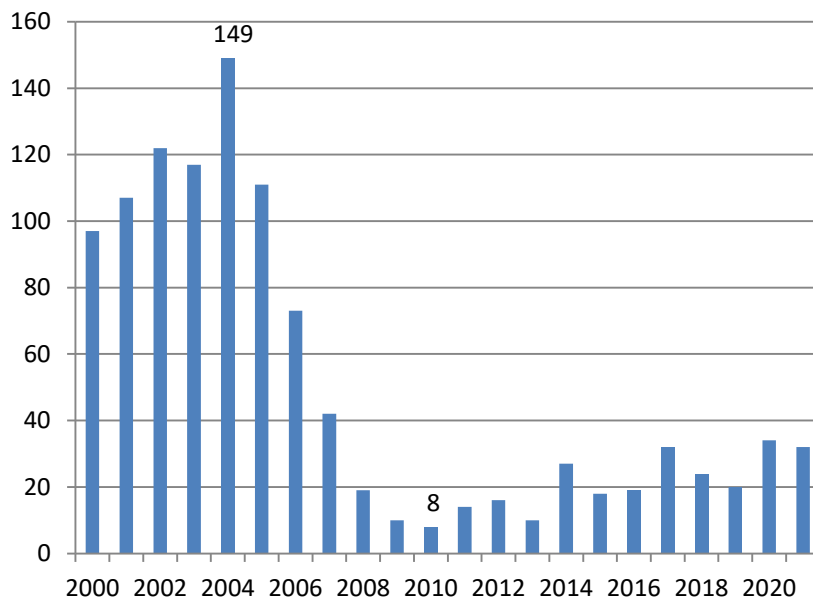
**New Homes by Subdivision (Approximate Number of Vacant/Total Lots)**

Whitetail Ridge – 13 (189/244)	Grove Estates – 4 (40/50)	Fields of Farm Colony – 1 (17/159)
Estates of Millbrook – 2 (75/175)	Tanglewood Trails – 1 (28/38)	Henneberry Woods – 3 (63/352)
Southfield Estates – 1 (2/36)	Rosehill – 1 (8/57)	Other (Not in Subdivision): 6 (N/A)

**Average New Single Family Home Permits Since 2000 – 50**

**Average New Single Family Home Permits Since 2010 – 21**

**Single Family Homes 2000-2021**



**Available Lots in RPD Subdivisions (Total Platted Lots)**

- Deere Crossing – 15 (18)
- Whitetail Ridge – 189 (244)
- Brighton Oaks – 11 (20)
- Equestrian Estates – 9 (16)
- Grove Estates – 40 (50)
- Henneberry Woods – 63 (352)
- Rosehill – 8 (57)
- \*Schaefer Glen – 6 (6)
- Tanglewood Trails – 28 (38)
- \*Highpoint Meadows – 23 (23)
- Highpoint – 2 (4)

**Total Platted RPD Lots – 828    Total Available RPD Lots – 395    Total Developed RPD Lots - 433**

*\*Open Subdivisions*

**Available Lots in other Subdivisions (Total Platted Lots)**

- Estates of Millbrook – 75 (175)
- Shadow Creek – 19 (29)
- \*Matlock – 12 (12)
- Fields of Farm Colony – 17 (159)

**Total Platted Lots – 375                      Total Available Lots – 118                      Total Developed Lots - 257**

*\*Open Subdivisions*

**Fiscal Year 2021 Detailed Inspection Report**

Site Visit	200 (2020: 213)
Footing	97 (2020: 83)
Backfill	25 (2020: 20)
Wall	13 (2020: 22)
Slab	37 (2020: 37)
Electric Service	16 (2020: 14)
Frame/Wire	86 (2020: 101)
Insulation	23 (2020: 24)
Final	132 (2020: 185)
Red Tag	0 (2020: 0)
Hearing Signs	20 (2020: 6)
Meetings in Field	83 (2020: 85)
Violation Investigations	225 (2020: 256)
NPDES	0 (2020: 0)
Yorkville Back for County	10 (2020: 3)
Zoning Issues	16 (2020: 14)

Total Field Visits and Investigations: 983 (2020: 1063)  
 Total Permit Reviewed and Issued: 365; 11 Void (2020: 330; 6 Void)  
 Contracted Plumbing Inspections: 96 (2020: 101)  
 Inspections for Yorkville per IGA: 0 (2020: 0)

**2022 Goals of Code Official**

1. Renew International Code Council Certifications
2. Test and Implement Permit Tracking Site Created by GIS
3. Provide an Education Program During the Kendall County Fair