

# KENDALL COUNTY REGIONAL PLANNING COMMISSION

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

## **Approved Meeting Minutes of February 5, 2022 - Annual Meeting**

**Call to Order:** Chairman Bill Ashton called the meeting to order at 9:03 a.m.

### **KCRPC Roll Call**

**Members Present:** 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

**Members Absent:** None

**Staff Present:** Matt Asselmeier, Senior Planner

**Members of the Audience:** Anne Vickery, Jim Martin, Tim O'Brien, Dan Roberts, Tom LeCuyer, Joe West, Adam Dunsmoor, Jonathan Proulx, Harry Benton, Rod Zenner, Jeff Wehrli, Natalie Engel, Sonya Abt, Scott Gryder, Scott Gengler, and Jillian Prodehl

### **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. Nelson made a motion, seconded by Mr. Rodriguez, to approve the agenda as written.

With a voice vote of ten (10) ayes, the motion carried.

### **Review of Minutes from 2021 Annual Meeting**

Commissioners reviewed the minutes of the 2020 Annual Meeting.

Mr. Bledsoe made a motion, seconded by Ms. McCarthy-Lange, to accept the minutes as presented.

With a voice vote of ten (10) ayes, the motion carried.

### **Request for Plan Amendments**

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

Mr. Asselmeier explained the proposal and provided the existing Future Land Use Map, a

previously reviewed draft map, and the current proposal based on the feedback received by the Kendall County Comprehensive Land Plan and Ordinance Committee.

Mr. Nelson explained the next step was to contact land owners and then go through the amendment process.

### **Changes to the Future Land Use Map for Properties Near Route 47 in Kendall and Lisbon Township**

Mr. Asselmeier explained the proposal and provided a map from a similar proposal from 2018 and 2019.

### **Amendments to the Text of the Land Resource Management Plan to Update Population Numbers and Population Projections to Reflect 2020 Census Information**

Mr. Asselmeier explained the proposal and provided population information from the 2020 Census.

### **Zoning Ordinance Amendments Pertaining to the Sale of Pottery, Art, or Home Décor Not Produced on the Premises (Increasing the Minimum Acreage Requirement and Minimum Ingress/Egress Requirements)**

Mr. Asselmeier explained the proposal. The Zoning Board of Appeals suggested that the minimum lot size be increased from three (3) to five (5) acres and to require more than one (1) ingress/egress. Chairman Ashton saw the validity of the proposed changes. Mr. Nelson discussed the ability of first responders to access sites. Mr. Nelson also discussed canopies over driveways. Discussion occurred regarding the number of properties impacted by this proposal. Existing businesses would be grandfathered.

### **2021 PBZ Projects Summary & 2022 Future Projects/Goals**

Mr. Asselmeier reported the summary for 2021 and 2022 future projects and goals.

Fifty-one (51) petitions filed in 2021; thirty-two (32); petitions filed in 2020; forty-six (46) petitions filed in 2019; thirty-three (33) petitions filed in 2018 and 2017.

Thirty-two (32) new housing starts in 2021; thirty-four (34) new housing starts in 2020; twenty (20) new housing starts in 2019.

Three hundred fifty-four (354) Total Permits in 2021; three hundred twenty-six (326) total Permits in 2020; two fifty-seven (257) Total Permits in 2019.

Total deposits (Building Fees, Zoning Fees, Land Cash Fees, and Off-Site Roadway) for the FY2021 were Two Hundred Ninety-Three Thousand, Nine Hundred Forty-One Dollars (\$293,941), the Highest Since 2006.

Department had two (2) months (June and November) with revenues in excess of Forty-Two Thousand Dollars (\$42,000); in 2020, the Department had one (1) month (June) with revenues in excess of Forty Thousand Dollars (\$40,000); this was the first time monthly revenues had exceeded Forty Thousand Dollars (\$40,000) since the mid-2000s.

Kendall County's population increased to one hundred thirty-one thousand, eight hundred sixty-nine (131,869) in the 2020 Census, an increase of approximately fourteen point nine

percent (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 twenty-four thousand, one hundred thirty-eight (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.

Mr. Asselmeier reviewed the changes to the County's GIS. Drawings and measurements features were still available. Discussion occurred regarding the timeframe for changes to be reflected on the GIS.

Items for 2022 including the following:

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.

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.

There were eight (8) new special use permits.

There were two (2) major amendments to existing special use permits.

There were three (3) minor amendments to existing special use permits.

There was one (1) revocation of an existing special use permit.

There was one (1) special use permit renewal.

There were (4) variances not part of a special use permit.

There eight (8) administrative variances.

There was one (1) variance to the Stormwater Management Ordinance.

There were zero (0) conditional use permits.

There were zero (0) temporary use permits.

There were six (6) site plan reviews.

There zero (0) plats of vacation, preliminary plats, or final plats.

There were three (3) text amendments.

There were two (2) amendments to the Land Resource Management Plan.

There were nine (9) map amendments.

There was one (1) Stormwater Ordinance related amendment.

There were zero (0) amendments to the Historic Preservation Ordinance and zero (0) landmarks.

There was one (1) other for historic preservation, the tax freeze for historic properties.

There was one (1) building and zoning other, the amendment to the citation form.

There were fifty-one (51) petitions in 2021.

There were eleven (11) ZPAC meetings.

There were eleven (11) Regional Planning Commission meetings.

There were nine (9) Zoning Board of Appeals meetings.

There were twelve (12) Historic Preservation Commission meetings.

There was one (1) Stormwater Management Oversight Committee meeting.

There were six (6) Comprehensive Land Plan and Ordinance Committee meetings.

There were thirteen (13) Planning, Building and Zoning Committee meetings.

Of the thirty-five (35) ordinances approved by the County Board in 2021, nineteen (19) were Planning, Building and Zoning related. Of the twenty-six (26) ordinances approved by the County Board in 2020, thirteen (13) were Planning, Building and Zoning related. Of the thirty-nine (39) ordinances approved by the County Board in 2019, twenty-two (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.

There were thirty-two (32) single-family dwelling units permitted in 2021. The breakdowns by township and subdivision were provided.

The Code Officials conducted nine hundred eighty-three (983) field visits and inspections. A breakdown of inspections was provided.

The Code Officials reviewed and issued thirty hundred sixty-five (365) permits and ninety-six (96) plumbing inspections occurred.

Mr. Rodriguez asked about follow-ups of special use permit conditions. Mr. Asselmeier explained the Department's process for tracking special use permit conditions and the Department's voluntary compliance policy. Mr. Asselmeier listed the Staff of the Department. Mr. Nelson explained that citizens have weaponized the Zoning Department previously.

The Code Official's goals for 2022 include:

Renew International Code Council Certifications.

Test and implement permit tracking site created by GIS.

Provide an education program during the Kendall County Fair.

A resident from Fox Township asked about the complaint system and the process for investigating complaints. Mr. Asselmeier explained that complaints come from residents. He also explained the process for investigating complaints, trying to get compliance, and going to court. Discussion occurred about noise complaints from banquet facilities; the Sheriff's Department needs to be called and the call needs to be documented.

Mr. Asselmeier read an email from Village of Minooka.

Mr. Asselmeier read a report from the United City of Yorkville found at <https://storymaps.arcgis.com/stories/8c6d9c5c9ccd402291c3f5d4fc80e91c>. Mr. Rodriguez asked if the 5/3 Bank Building would be demolished. Mr. Asselmeier will forward that question to Yorkville.

Jonathan Proulx, Village of Plainfield, provided an update of building activity within Plainfield. The Village is working to extend 143<sup>rd</sup> Street to Ridge Road and Johnson Road to increase commercial and industrial development opportunities. The Village is also working on a comprehensive plan update. He also congratulated the County on receiving Certified Local Government status. Mr. Hamman asked about the 143<sup>rd</sup> Street extension east of Route 59. Mr. Proulx hoped the project would be out to bid this spring. It will take approximately two (2) years to construct the road. The road has substantial grant funding.

Rod Zenner, Village of Oswego, provided an update on building activity within the Village of Oswego. Emerson Creek Pottery, Fox Ridge Stone property, twenty (20) acres of land south of

Wolf Road (for one hundred forty-nine (149) single-family homes), and eighty-two (82) acres at Wolf and Route 30 for apartments and single-family homes were annexed into the Village. He discussed the construction of Wolf Road. He also discussed commercial activity. Ms. McCarthy-Lange asked about the second phase of Hudson Crossing. Mr. Zenner said the second building was final platted in 2021. Mr. Hamman asked about the WIKADUKE Trail in relation to the Oster property. Mr. Zenner discussed the developments around the Trail. Mr. Hamman asked about the Collins Road extension; Oswego is still in discussion with the County regarding the project. Mr. Asselmeier asked about the Oswego Unified Development Ordinance project. Mr. Zenner said he hoped the project will be completed in the fall. Mr. Rodriguez expressed concerns about parking in downtown Oswego. Mr. Zenner explained the Village's parking analysis; there is ample parking. Discussion occurred regarding the parking deck. Mr. Wormley favored additional signage for parking in downtown Oswego. Ms. Wilson asked about the impacts of developments on Wolf Road in terms of traffic. Mr. Zenner discussed widening Wolf Road and installing roundabouts. Ms. Wilson did not like roundabouts. Jeff Wehrli asked about the Village's working relationship with the schools. Mr. Zenner responded that the Village works with the schools and schools had capacity available to handle development.

Natalie Engel, Village of Shorewood, provided an update on the Village's comprehensive plan. They also started development on a new public works facility. Ms. Wilson asked about improvements on Route 52 at County Line Road. Ms. Engel said the Illinois Department of Transportation was looking at a roundabout. Mr. Nelson noted that a school board came in and complained about an industrial use near their property; he hoped the Village would take into account the existing uses in that area. The website for the planning project is [www.designingshorewood.org](http://www.designingshorewood.org).

Sonya Abt, Village of Montgomery, provided an update on residential developments in Montgomery. The residential growth within Montgomery has largely been in the Kendall County portion of Montgomery. She discussed the activities at the former Caterpillar property now known as The Grid. She also discussed the selection of a water source. Mr. Hamman asked if the Village was running out of residential lots. Ms. Abt responded yes and she anticipates new subdivisions in the future. Mr. Nelson asked about carrying capacity in Kendall County. Ms. Abt said she had not looked at those calculations. Mr. Rodriguez asked about The Grid. Ms. Abt said there were six (6) businesses at the property. Those businesses were using about seventy-five percent (75%) of the existing buildings. Caterpillar still has some employees at the property. The property is in a tax increment finance (TIF) district.

Scott Gryder, Kendall County Board Chairman, thanked the Planning Commission for serving the County. He thanked everyone for attending. He noted the residential growth in Kendall

County. He discussed the Eldamain Road bridge. He also discussed the Collins Road extension. He discussed the Ridge Road expansion. He discussed improvements to Route 47. He discussed opportunities in the Morris area. He discussed the new sports dome on County Line Road in the Shorewood planning area. He discussed the intersection improvements at Johnson Road and Ridge Road; he encouraged Plainfield to plan that area for non-residential uses. Mr. Nelson discussed the new investments in Morris. Chairman Gengler suggested changing the Future Land Use Map up to Whitewillow Road in Lisbon Township.

Harry Benton, Village of Plainfield, thanked the Planning Commission. He discussed tax diversification and residential numbers.

Anne Vickery, Seward Township resident, discussed the changes to the Future Land Use Map in Seward Township. She distributed a map of the township. She was concerned about the Rural Residential area on the map. She said that special use permits conditions were not enforced. She expressed concerns about unregulated businesses. She noted concerns about flooding. She discussed an unregulated culvert installation in the township. She noted the activities of the Seward Township Planning Commission. She would like to see increased code enforcement. She would like to see agricultural land preserved. She provided a website, <https://www.us52countylinerd.com/>, regarding the traffic study at Route 52 and County Line Road. Discussion occurred regarding drainage districts.

Jim Martin, Seward Township Trustee, stated that the Township Board supports Ms. Vickery's comments. He would like to get the maps amended. He noted the water issues. He also favored greater code enforcement.

Dan Roberts, Seward Township resident, noted the changes in Seward Township. He noted the tax agreement with the Kendall power plant. He expressed concerns regarding residential growth. He noted the houses and businesses in northern Grundy County. He asked that the Commission look at Seward Township's plan and have orderly growth.

**Old Business**

None

**New Business**

None

**Other Business**

Chairman Ashton noted that Roger Bledsoe was resigning from the Planning Commission. Mr. Bledsoe was from Na-Au-Say Township. Chairman Ashton urged people to apply.

Chairman Ashton thanked Roger Bledsoe was for his service.



### **Public Comment**

Mr. Nelson noted the list of items for a future Comprehensive Land Plan meeting. These items included Seward Township Future Land Use Map, Future Land Use Map in Kendall and Lisbon Townships along Route 47, Future Land Use Map along Eldamain Road, Zoning Ordinance changes related to the sale of pottery and home décor, and updating the plan with Census 2020 information.

Joe West, Oswego Township Supervisor, requested that the Planning, Building and Zoning Department's staff be increased. He offered to assist financially with hiring additional staff.

Tim O'Brien, Seward Township Supervisor, stated that Seward Township would be willing to assist financially with a code enforcement person.

Jillian Prodehl, Seward Township Planning Commissioner, discussed her special use permit for a banquet facility. She discussed the length of the time and costs of the process for special use permits. She favored greater enforcement. She was aware of banquet facilities operating without proper permits. Chairman Ashton urged attendees to turn in violators because the system was unfair to people following the rules. Mr. Asselmeier explained enforcement procedures. The County Board has not denied a special use permit request for a long time. Mr. Nelson discussed the history of the Stormwater Management Ordinance. Mr. Rodriguez discussed the various Petitioners he saw since becoming a member of the Planning Commission. Ms. Prodehl favored community education.

Ms. Wilson left at this time (11:01 a.m.).

Mr. Wormley noted that each special use permit has to be looked at one the individual merits and facts of each case.

Chairman Gryder noted that Oswego and Seward Townships were open to financing a part-time code enforcement officer. He noted that the Department was complaint driven. The County was open to working with the townships. Discussion occurred about using American Rescue Plan Act funds; those funds were not long-term funding sources.

Scott Gengler, Planning, Building and Zoning Committee Chairman, thanked everyone for attending. He favored partnering with the townships and changing some enforcement policies. He commended the Planning, Building and Zoning Department's staff. He favored smart growth that does not overwhelm local roads and school district. Discussion occurred regarding the Planning, Building and Zoning Committee's meeting in Boulder Hill. He offered to meet with any township regarding education on zoning matters.

### **Adjournment**

Mr. Rodriguez made a motion, seconded by Ms. McCarthy-Lange, to adjourn the meeting.

With a voice vote of nine (9) ayes, the motion carried.

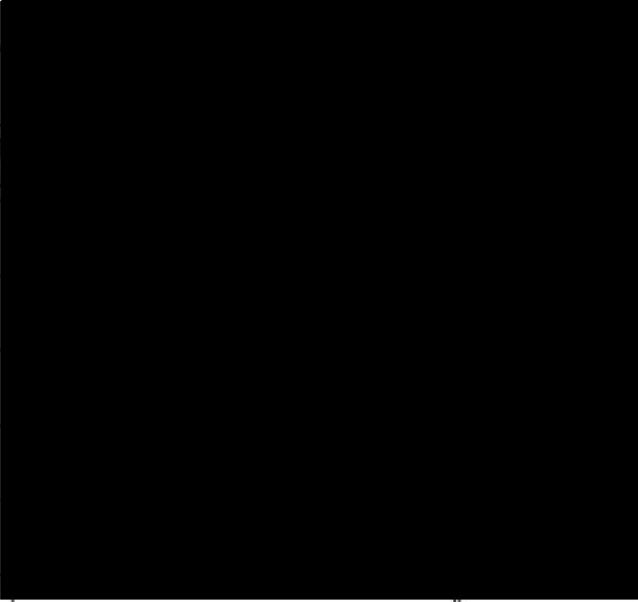
At 11:13 a.m. the Regional Plan Commission adjourned.

Submitted by,  
Matthew H. Asselmeier, AICP, CFM  
Senior Planner

Enc.

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

**February 5, 2022 - 9:00 A.M.**

NAME	ADDRESS	EMAIL ADDRESS (Optional)
Ansel Veekern		
Jim Martin		
Jim Bruen		
Don Roberts		
Tom LeCuyer		
Joe West		
Adam Dunsmoor		

## Matt Asselmeier

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**From:** Dan Duffy <dan.duffy@minooka.com>  
**Sent:** Thursday, February 3, 2022 11:08 AM  
**To:** Matt Asselmeier  
**Subject:** RE: [External]RE: Minooka Comprehensive Plan Question

Matt-

I have a regional game to coach Saturday but I put down some notes.

Here are the highlights for Kendall area of Minooka 2021:

1. 2021, the Village of Minooka completed a years long effort to update our Comprehensive Plan utilizing a CMAP grant.
2. 2021 the Village of Minooka approved plans to expand water/sewer capacity north of I-80 (bore under the highway ) into Kendall County and along Holt Road (west of Ridge Road). The 21" water and 26" sewer will serve as the future main lines for development north of I-80. Spring/summer 2022, construction under I-80 will start.
3. 2021 saw several developers looking to expand east of Ridge Road on Holt Road, mainly for logistics purposes (which falls in line with the Village Comp Plan). Still working in 2022 to extend Water and Sewer east of Holt utilizing a public/private partnership with a large developer, and open up that area for future development.
4. The Opus property was sold and closed on in Dec 2021, and a new developer, Molto Properties was the buyer. Molto plans to develop the remaining 100+ acres for logistics in 2022.
5. Aux Sable Springs (new park along I-80 in Kendall County) opened in 2021, 120 acres (17 owned in joint with the Kendall Co. Forest Preserve) giving access to the Aux Sable Creek for Fishing and Canoeing.
6. Lastly, no new home permits were issued in Kendall for Minooka as the Summerfield subdivision was built out 2 years ago.

Dan

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**From:** Matt Asselmeier <masselmeier@co.kendall.il.us>  
**Sent:** Thursday, February 3, 2022 10:06 AM  
**To:** Dan Duffy <dan.duffy@minooka.com>  
**Cc:** Scott Koeppel <skoeppel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>  
**Subject:** RE: [External]RE: Minooka Comprehensive Plan Question

Dan:

Did you have an opportunity to prepare a report for Saturday's meeting?

Thanks,

Matthew H. Asselmeier, AICP, CFM  
Senior Planner  
Kendall County Planning, Building & Zoning  
111 West Fox Street  
Yorkville, IL 60560-1498  
PH: 630-553-4139  
Fax: 630-553-4179

CHICAGO RD

VAN DYKE RD

MCKANNA RD

ARBEITER RD

ROUTE 52

BRISBIN RD

GROVE RD

JUGHANDLE RD

BELL RD

OBRIEN RD

WILDY RD

WHITEWILLOW RD

HANSON RD

HARE RD

HOLT RD

SHERRILL RD

W 180

JOI

