



**COUNTY OF KENDALL, ILLINOIS
COMMITTEE OF THE WHOLE
KENDALL COUNTY OFFICE BUILDING
2nd Floor Board Room; 111 W. Fox Street; Yorkville
Thursday, April 14, 2022 at 4:00PM
MEETING AGENDA**

1. **Call to Order and Pledge of Allegiance**
2. **Roll Call:** Scott Gryder, Matt Kellogg, Amy Cesich, Brian DeBolt, Elizabeth Flowers, Scott Gengler, Judy Gilmour, Dan Koukol, Ruben Rodriguez, Robyn Vickers
3. **Approval of Agenda**
4. **Approval of March 10, 2022 Meeting Minutes**
5. **Department Head and Elected Official Reports**
6. **Old Business**
7. **New Business**
 - From the Highway Committee:*
 - *Discussion of Access to west side of Eldamain Road between U. S. Route 34 and Cummins Street in Plano*
 - From the Economic Development Committee:*
 - *Discussion and Approval of an Agreement for MP Minooka Ridge Industrial, LLC Buildings 1 & 2 Abatement of Real Property Taxes*
8. **Public Comment**
9. **Questions from the Media**
10. **Chairman's Report**
11. **Review Board Action Items**
12. **Executive Session**
13. **Adjournment**

**COUNTY OF KENDALL, ILLINOIS
 COMMITTEE OF THE WHOLE
 Thursday, March 10, 2022 at 4:00 PM
 Meeting Minutes**

Call to Order and Pledge of Allegiance - The meeting was called to order at 4:01p.m. by County Board Vice Chair Matt Kellogg who led the committee in the Pledge of Allegiance to the American Flag.

Roll Call

Board Member	Status	Arrived	Left Meeting
Amy Cesich	Present		
Brian DeBolt	Here		
Elizabeth Flowers	Absent		
Scott Gengler	Here		
Judy Gilmour	Absent		
Scott Gryder		4:05p.m.	
Matt Kellogg	Yes		
Dan Koukol	Here		
Ruben Rodriguez	Here		
Robyn Vickers	Here		

Staff Present: Latreese Caldwell, Jennifer Karales, Scott Koeppl, Leslie Johnson

Guests Present: Ryan Anderson, Village of Minooka Public Works Director; Dan Duffy, Village of Minooka Administrator; Shawn Kelly, Village of Minooka Engineer, Ric Offerman, Village of Minooka Mayor; Diannaha Thompson, Kendall Area Transit Mobility and Project Manager; Pete Wallers, Village of Montgomery Engineer and Jeff Zoepfel, Village of Montgomery Administrator

Approval of Agenda – Motion by Member Rodriguez, second by Member Gengler. **With seven members present voting aye, the motion carried by a vote of 7-0.**

Approval of Previous Month’s Meeting Minutes – Member Gilmour made a motion to forward the February 10, 2022 meeting minutes to the County Board for approval, second by Member DeBolt. **With eight members present voting aye, the motion carried by a vote of 8-0.**

Presentation on Minooka Water Capacity Increase in Kendall County – Member Kellogg reported that Minooka has been in touch with the Finance Committee and different arms of the County trying to find different ways to get funding for this project, possibly American Rescue Plan Act ARPA) funds and other resources and options.

Dan Duffy, Village of Minooka Administrator stated that Minooka continues with plans to extend water and sewer under Interstate 80 (Clorox Building) project they've been planning for several years. The Village has approximately 1.5 million ARPA dollars available for utility extensions. There is 9 million additional square footage of warehousing available along that corridor. They are bringing 26 inch sanitary sewer line and 16 inch water main under I-80, freeing up capacity all north of I-80 and all the way to Shorewood. Duffy stated that for several years and with an increased interest in expansion north of Interstate 80, along Holt Road to Ridge Road, the Minooka Board began planning for the extension of water and sewer for the current and possible new warehouse expansions in that area. Duffy said that they are asking for a match of 1.5 million from the County to complete the sewer expansion, and the Village will apply for IPA loans to complete the water expansion project.

Discussion of the expansion of Ridge Road north, the commercial businesses interested in that area for expansion, and the hope for residential development, the potential tax revenue for all stakeholders that will result from the Molto warehouse project, and the timeline for the utility expansion project.

Presentation on Boulder Hill Water – Pete Wallers, Engineering Enterprises [representing the Village of Montgomery Engineer explained that the Village (including Boulder Hill), along with Oswego and Yorkville have selected Lake Michigan Water Supply from DuPage Water Commission as their alternate water supply selection by the year 2030. Wallers said that the Village of Montgomery is submitting a Non-Revenue Water reduction plan to IDNR as part of their application that includes NRW reduction costs of \$34.2 million, and that \$24 million is proposed for water main replacements (2022-2030).

Wallers explained that the Boulder Hill subdivision experiences more than four times more water main breaks than all of the Village of Montgomery. Mr. Wallers explained the anticipated Boulder Hill water main replacement with lined pipes, and the placement of three watering stations.

Mr. Wallers stated that the Village of Montgomery will spend over \$100 million to switch to the Lake Michigan water source through the DuPage Water Commission, they are committed to spend \$34 million to reduce NRW below 10 percent, and that currently \$15 million is targeted to be spent in Boulder Hill by 2030. Mr. Wallers stated that Boulder Hill residents will pay an additional monthly fee of \$15 for the water main replacements. Wallers reported they have different funding sources such as the EPA, Water Commission and bonds, and that additional funding from Kendall County would be a direct benefit to Kendall County residents.

Discussion on ARPA funds, the timeline of the switch to Lake Michigan water, and the timeline for water main replacements in Boulder Hill and the Village.

Kendall Area Transit Update – Diannaha Thompson, K.A.T. Project & Mobility Manager provided background history on the DeKalb Voluntary Action Center and the collaboration with county officials to begin a transit system in Kendall County in 2010. March 22, 2022 will mark the Kendall Area Transits 12 year anniversary in operation.

Thompson said that K.A.T. buses operate from 6:00a.m. to 7:00p.m Monday through Friday, and they hope to expand hours of operation in the near future to accommodate the growing number senior and disabled riders. K.A.T currently operates with 12 full-time and 9 part-time staff members in the basement of the Historic Courthouse. Thompson said that K.A.T is always looking for additional drivers and dispatchers.

Elected Official and Department Head Reports - None

Old Business – None

New Business

- *Review of the American Rescue Plan Act Small Business Grant Program Applications* – Jennifer Karales reviewed the remaining grant applications with the committee. Member Koukol said the applications will be on the March 15th Board agenda for approval.
- *Review of the Camp Muddy Paws RLF Pre-Application* – Mr. Koeppel briefed the committee on the RLF pre-application for Camp Mutty Paws with the committee.

Member Koukol made a motion to move forward with Camp Mutty Paws owners completing the full application, second by Member Gengler. **With eight members present voting aye, the motion carried by a vote of 8-0.**

Public Comment - None

Questions from the Media – None

Chairman’s Report –

Executive Session – Member DeBolt made a motion to enter into Executive Session for the purpose of the review of discussion of minutes of meetings lawfully closed under the Open Meetings Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06, 5ILCS 120-2/21, second by Member Gengler.

Roll Call Vote

Attendee	Status
Amy Cesich	Yes
Scott Gengler	Yes
Brian DeBolt	Yes
Scott Gryder	Yes
Dan Koukol	No
Matt Kellogg	Yes
Ruben Rodriguez	Yes
Robyn Vickers	Yes

With members Cesich, Gengler, DeBolt, Gryder, Kellogg, Rodriguez and Vickers voting aye, and Member Koukol voting nay, the committee entered into Executive Session at 5:06p.m. by a vote of 7-1.

With eight members in agreement, the committee reconvened in Open Session at 5:10p.m.

Board Action Items for March 15, 2022

Approval of American Rescue Plan Act Small Business Grant Program Applications

Adjournment – Member DeBolt made a motion to adjourn the meeting, second by Member Gengler. **With eight members present voting aye, the meeting adjourned at 5:12p.m.**

Respectfully Submitted,

Valarie McClain
Administrative Assistant/Recording Secretary



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Scott Koepfel, County Administrator

From: Matthew H. Asselmeier, AICP, CFM Senior Planner

Date: 3/30/2022

Subject: Plano Gas N Wash Access on Eldamain Road

The Kendall County Comprehensive Land Plan and Ordinance Committee reviewed the plans for the proposed Gas N Wash facility at the southwest corner of Route 34 and Eldamain Road at their meeting on March 23, 2022. The Committee recommended a center access point on Eldmain Road by a vote of seven (7) in favor and zero (0) in opposition with one (1) member absent.

The unapproved minutes of the meeting are attached.

If you have any questions regarding this memo, please let me know.

Thanks,

MHA

Enc. March 23, 2022 Comprehensive Land Plan and Ordinance Committee Minutes

**KENDALL COUNTY
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE**

***Kendall County Office Building
County Board Room (Rooms 209 and 210)
111 W. Fox Street, Yorkville, Illinois
5:00 p.m.
Meeting Minutes of March 23, 2022***

Chairman Larry Nelson called the meeting to order at 5:04 p.m.

Members Present: Scott Gengler, Scott Gryder (Arrived at 5:17 p.m.), Larry Nelson, Alyse Olson, Matthew Prochaska, Ruben Rodriguez (for Bill Ashton), and Jeff Wehrli

Member Absent: Randy Mohr

Others Present: Matt Asselmeier, Phil Corrington, Linda Corrington, Cole Helfrich, Lyman Tieman, Brian Hertz, Mike Rennels, and Brian DeBolt

APPROVAL OF AGENDA

Mr. Prochaska made a motion, seconded by Mr. Gengler, to approve the agenda. With a voice vote of six (6) ayes, the motion carried.

APPROVAL OF MINUTES

Mr. Prochaska made a motion, seconded by Mr. Rodriguez, to approve the minutes of the February 23, 2022, meeting. With a voice vote of six (6) ayes, the motion carried.

NEW/OLD BUSINESS

1. Discussion of Eldamain Road Access for the Property Located at the Southwest Corner of the Intersection of Route 34 and Eldamain Road and Identified by Parcel Identification Numbers 01-24-400-041, 01-25-200-019, and 01-25-200-020 in the City of Plano

Mike Rennels, Mayor of Plano, thanked the Committee for the invitation and introduced the developer.

Cole Helfrich, Developer, provided a history of the project. He discussed the site plan and the access plans on Eldamain Road and Route 34. The site was compared to the existing Walmart site on the west side of Plano. The subject site was approximately four (4) acres.

Lyman Tieman, General Counsel for Gas N Wash, provided a history and description of the company. He discussed the need for full access from Eldamain Road. They would like to start construction as quickly as the City of Plano allows; they would like to be operational by Thanksgiving 2022.

Scott Gryder arrived at the time (5:17 p.m.).

Brian Hertz, Civil Engineer, explained the site plan. He discussed the importance of the having access in the middle of the site along Eldamain Road.

Mr. Gryder explained the review undertaken by other committees. He noted that Kendall County Highway Engineer Fran Klaas felt that the southern access point was too close to Cummins Street.

Committee members reviewed the preliminary plan for the larger development.

Mr. Rennels discussed the Intergovernmental Agreement between the City of Plano and Kendall County regarding access and related correspondence. He talked about the importance of developing the site in relation to Plano's economic development strategy. He requested the Committee's help on this project. He also discussed the site plan for the Gas N Wash in Plainfield. He also discussed the entrance of the Plano Walmart on Little Rock Road.

Discussion occurred regarding full access from Route 34. Discussion also occurred about turn lanes.

The property was annexed into Plano in the early 2000s.

Discussion also occurred regarding right-of-way dedications at the property and previous locations of access points.

Discussion occurred about adding additional lanes to Eldamain Road.

Mr. Gengler noted that the City of Plano had accepted the Rock Creek Road right-of-way within Plano.

Mr. Prochaska made a motion, seconded by Mr. Wehrli, to recommend approval of the Gas N Wash development with access in the center. With a voice vote of seven (7) ayes, the motion carried.

The proposal goes to the Committee of the Whole on April 14, 2022.

2. Discussion of Mixed Use Business Area on the South Side of Highpoint Road Between Route Route 71 and Lisbon Road

Mr. Asselmeier summarized the issue.

At the February 23, 2022, Comprehensive Land Plan and Ordinance Committee meeting, discussion occurred about changing the three parcels classified as Mixed Use Business on the south side of Highpoint Road between Route 71 and Lisbon Road. A map of the area was provided.

On February 25, 2022, the United City of Yorkville sent an email indicating that the zoning of

the properties in the area includes some non-residential classifications. Yorkville also noted that they (Yorkville) will be looking to update their plan in the coming years. The email was provided.

Based on the information provided by Yorkville, Staff did not favor reclassifying the entire area presently classified as Mixed Use Business to a residential classification. Staff recommended discussing possibly shrinking the Mixed Use Business area or changing a portion of the Mixed Use Business area to commercial. Staff would also favor leaving the map unchanged until further review of the land uses in the area occurs.

Discussion occurred about the location of the road connecting Highpoint (Eldamain) and Lisbon Roads in relation to boundary of the Mixed Use Business area. Discussion occurred about improvements to Walker Road. No engineering has occurred for these road expansions.

Linda Corrington expressed concerns about increased truck traffic along Highpoint. She favored keeping businesses north of the Fox River.

The plans for Fox and Kendall Townships was approved in 2005 or 2006.

Phil Corrington discussed the topography and swamp near Lisbon Road.

Discussion occurred about getting infrastructure, particularly water, to that area.

Mr. Gengler made motion, seconded by Mr. Prochaska, to leave the map unchanged. The consensus of the Committee was to leave the map unchanged.

3. Discussion of Future Land Uses Along Route 47 in Kendall and Lisbon Townships

Mr. Asselmeier reported that he and Mr. Gengler had not met to discuss the map in this area.

Mr. Asselmeier said some of the property owners in the area were exploring creating agricultural conservation zones. Efforts to have a meeting with the impacted property owners will be delayed until planting is completed. Staff hopes to have a meeting in late May or June.

Mr. Asselmeier also said discussions have occurred with one (1) quarry regarding their future plans.

Mr. Gryder provided a report on his meeting with the Village of Lisbon's Board. The Village of Lisbon favored having more Mixed Use Business along Route 47. He reported on their bonding situation. He discussed new commercial investments in Grundy County. He discussed possible annexations by the Village of Lisbon towards Route 47.

Discussion occurred regarding forcing new development into the Village of Lisbon.

Chairman Nelson requested a resolution of support for changes to the County's Future Land Use Map from the Village of Lisbon's Board.

Discussion occurred regarding Morris' infrastructure investments in northern Grundy County and a boundary agreement between Morris and the Village of Lisbon.

Discussion occurred classifying the land at the intersection of Route 47 and Plattville Road be classified as commercial for growth opportunities for Plattville.

Discussion occurred regarding establishing agricultural conservation zones.

The consensus of the Committee was for Mr. Asselmeier and Mr. Gengler to use the final version of the proposed changes to the Future Land Use Map from 2019 as the starting point of discussions with impacted property owners.

4. Discussion of Amending Section 6:06.B of the Kendall County Zoning Ordinance Pertaining to Lighting at Telecommunication Facilities

Chairman Nelson discussed the proposal. He said that towers with white strobes at night were obnoxious and he discussed the issue regarding the tower lighting at Legion and Immanuel Roads. He explained why the lights should be red unless the FAA required white light.

Discussion occurred about shielding the light. There is no glare on the ground.

Mr. Wehrli made a motion, seconded by Mr. Gryder, to forward the proposal to the Kendall County Regional Planning Commission. With a voice vote of seven (7) ayes, the motion carried.

The proposal will go to the Kendall County Regional Planning Commission on April 27, 2022.

5. Discussion of Amendments to the Text of the Kendall County Land Resource Management Plan Pertaining to Census Information

Mr. Asselmeier presented the census information. He noted that the Census Bureau released a revised median person per household for the County. The consensus of the Committee was to use the median person per household at the County level instead of doing a median person per household at the township or municipal level.

Mr. Asselmeier also said that, for the previous Land Resource Management Plan, 2.0 density units per acre was used for population projections for the municipalities. This figure produces a lower population estimate than is projected from some municipalities, particularly Oswego and Yorkville. The population projections were based on current land uses stated on the Future Land Use Map. Mr. Asselmeier will do a density unit per acre calculation for some of the larger municipalities and adjust population projections.

Mr. Asselmeier noted that several townships were grouped for population projections. Also, some of the townships experienced population declines.

Mr. Asselmeier was also waiting on some income information from the State related to the affordable housing.

Mr. Asselmeier said that he only examined population. Other data points, like school enrollment and traffic counts were, not examined.

Discussion occurred about the Chicago Urbanized Area.

6. Discussion of Updating the Land Resource Management Plan in Its Entirety

Mr. Asselmeier explained Teska was contacted about doing an update. The quoted price was approximately One Hundred Fifty Thousand Dollars (\$150,000) over three (3) years. The scope of work would have work occur in three (3) townships each year.

There would be at least one (1) meeting in each township.

The consensus of the Committee was to pursue updating the entire Land Resource Management Plan.

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier announced that the Village of Oswego Planning and Zoning Commission will be holding a public hearing on April 7, 2022, to consider the annexation of Hide-A-Way Lakes.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

ADJOURNMENT:

The next meeting will be April 27, 2022. Mr. Prochaska made a motion to adjourn the meeting, seconded by Mr. Gengler. With a voice vote of seven (7) ayes, the motion carried.

The meeting adjourned at 6:53 p.m.

Respectfully submitted,
Matthew H. Asselmeier, AICP, CFM
Senior Planner

Encs.



**KENDALL COUNTY
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE
MARCH 23, 2022**

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
PHIL CORRINGTON	[REDACTED]	[REDACTED]
Cole Hefrich	Knoche Assoc 24 N Bennett, Geneva	nehfrich@ CRK-eng.com
LYMAN TRIEMAN	12417 Tangle Ln McKevan, IL	lstrieman@yahoo.com
BRIAN HERTZ	25620 S. GOVERN RD MANTON IL 60442	bhertz@mgzn.com
MIKE RENNELS	PLANO, IL	MRENNELS@CITYOFLANOIL.ORG



12

