



**KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE
REGIONAL PLANNING COMMISSION
ANNUAL MEETING**

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

AGENDA

February 4, 2023 – 9:00 a.m.

- I. Call to Order**
- II. KCRPC Roll Call**
Bill Ashton (Chairman), Eric Bernacki, Tom Casey, Dave Hamman, Karin McCarthy-Lange, Larry Nelson (Secretary), Ruben Rodriguez (Vice-Chairman), Bob Stewart, Claire Wilson, and Seth Wormley
Planning, Building and Zoning Committee Roll Call
Elizabeth Flowers, Dan Koukol, Ruben Rodriguez (Vice-Chair), Brooke Shanley, and Seth Wormley (Chairman)
- III. Welcoming Remarks**
Bill Ashton, Kendall County Regional Plan Commission Chairman
- IV. Approval of Agenda**
- V. Review of Minutes from 2022 Annual Meeting (Pages 2-14)**
- VI. Requests for Plan Amendments**
Residents of Kendall County & Staff
 - a. Updating the Land Resource Management Plan in Its Entirety (Including Amendments to the Text of the Land Resource Management Plan to Update Population Numbers and Population Projections to Reflect 2020 Census Information)
 - b. Updating the Future Land Use Map to Reflect Agricultural Conservation Areas (Pages 15-16)
 - c. Zoning Ordinance Amendments Pertaining to Commercial Solar and Wind Energy Systems (Pages 17-18)
 - d. Zoning Ordinance Amendments Pertaining to Chickens in Residential Zoning District (Pages 19-24)
 - e. Zoning Ordinance Amendments Pertaining to Major and Minor Special Use Amendment Criteria (Pages 25-27)
- VII. 2022 Projects Summary & 2023 Future Projects/Goals**
Matthew H. Asselmeier, Senior Planner & Others in Attendance
 - a. Kendall County (Pages 28-34)
 - b. Other Communities and Organizations in Attendance
- VIII. Old Business**
- IX. New Business**
- X. Other Business**
- XI. Public Comment**
- XII. Adjournment for Planning, Building and Zoning Committee**
- XIII. Adjournment for KCRPC**

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 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 143rd 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 143rd 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.

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.

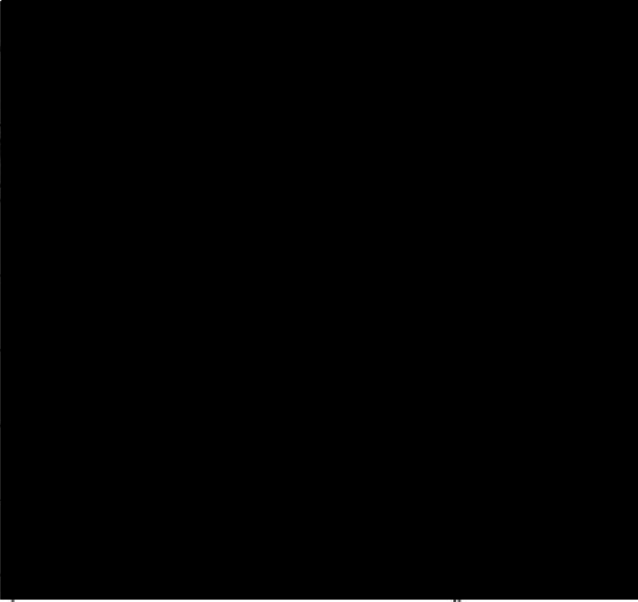
At 11:13 a.m. the Regional Plan Commission adjourned.

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

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

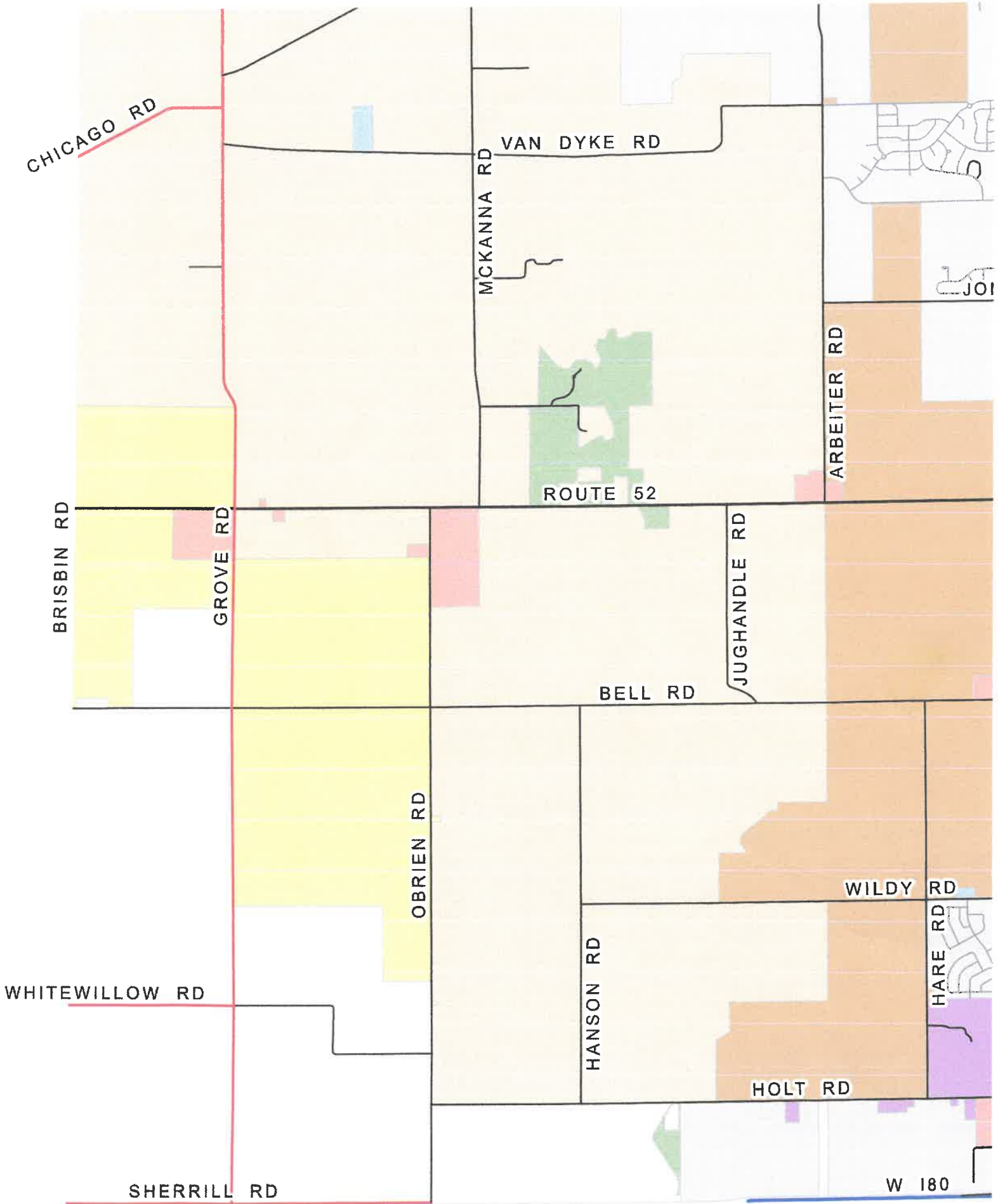
From: Matt Asselmeier <masselmeier@co.kendall.il.us>
Sent: Thursday, February 3, 2022 10:06 AM
To: Dan Duffy <dan.duffy@minooka.com>
Cc: Scott Koeppel <skoeppel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>
Subject: RE: [External]RE: Minooka Comprehensive Plan Question

Dan:

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

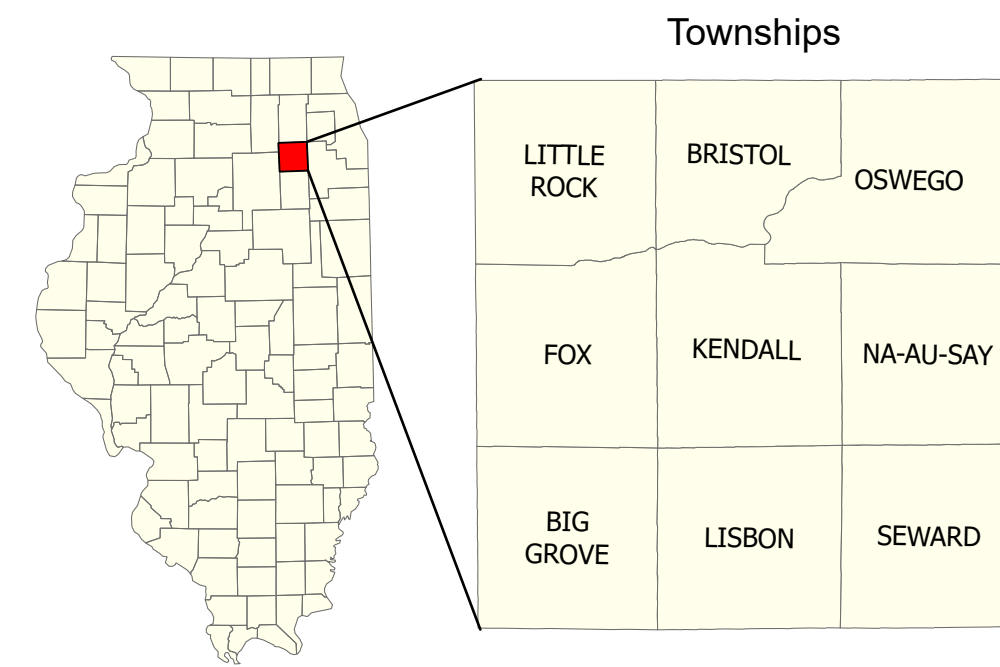
Thanks,

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

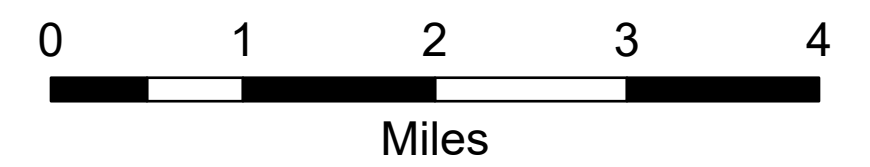


Proposed Conservation Areas KENDALL COUNTY - 2023 -

www.kendallcountyil.gov



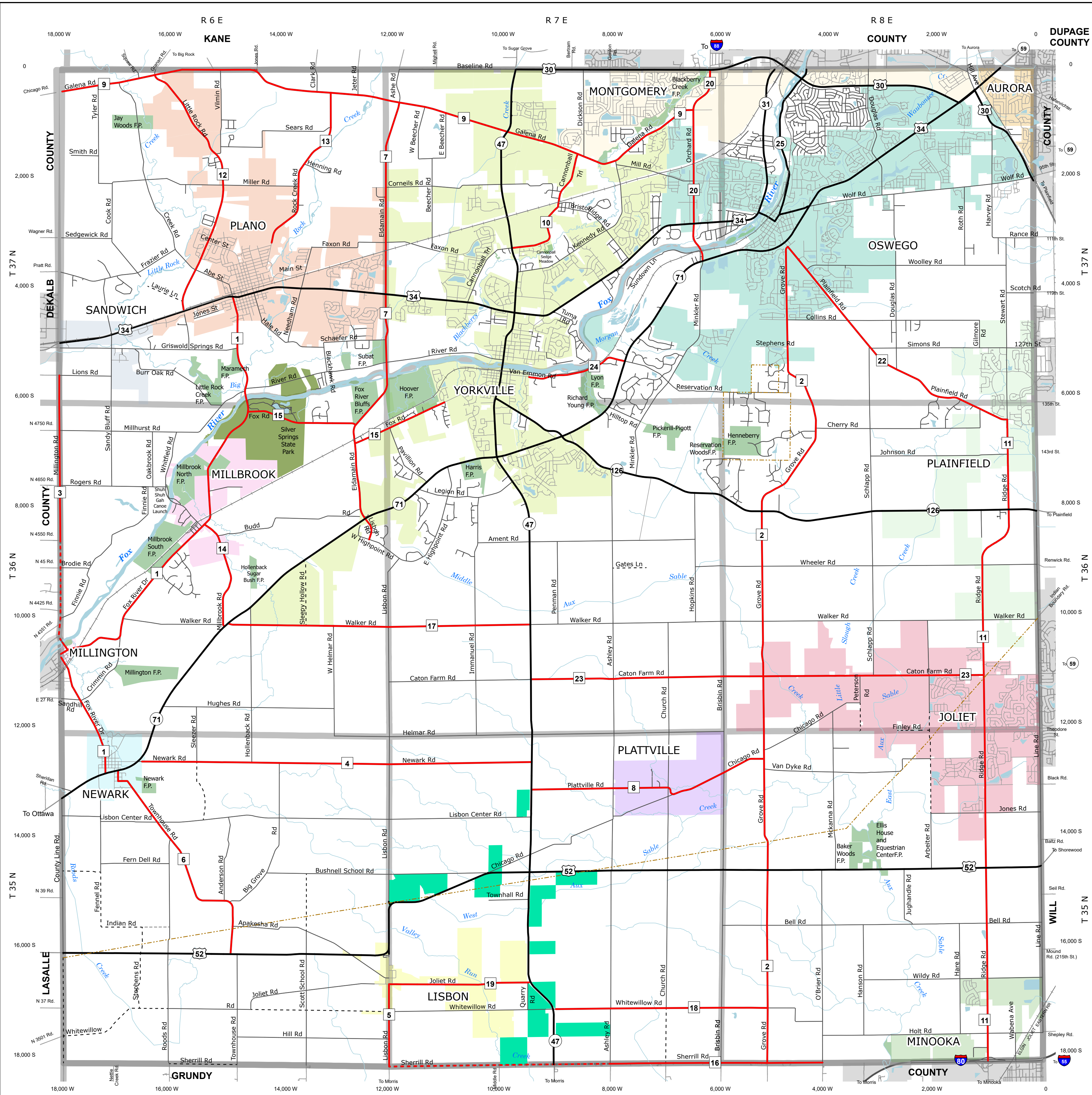
1 inch = 1 mile



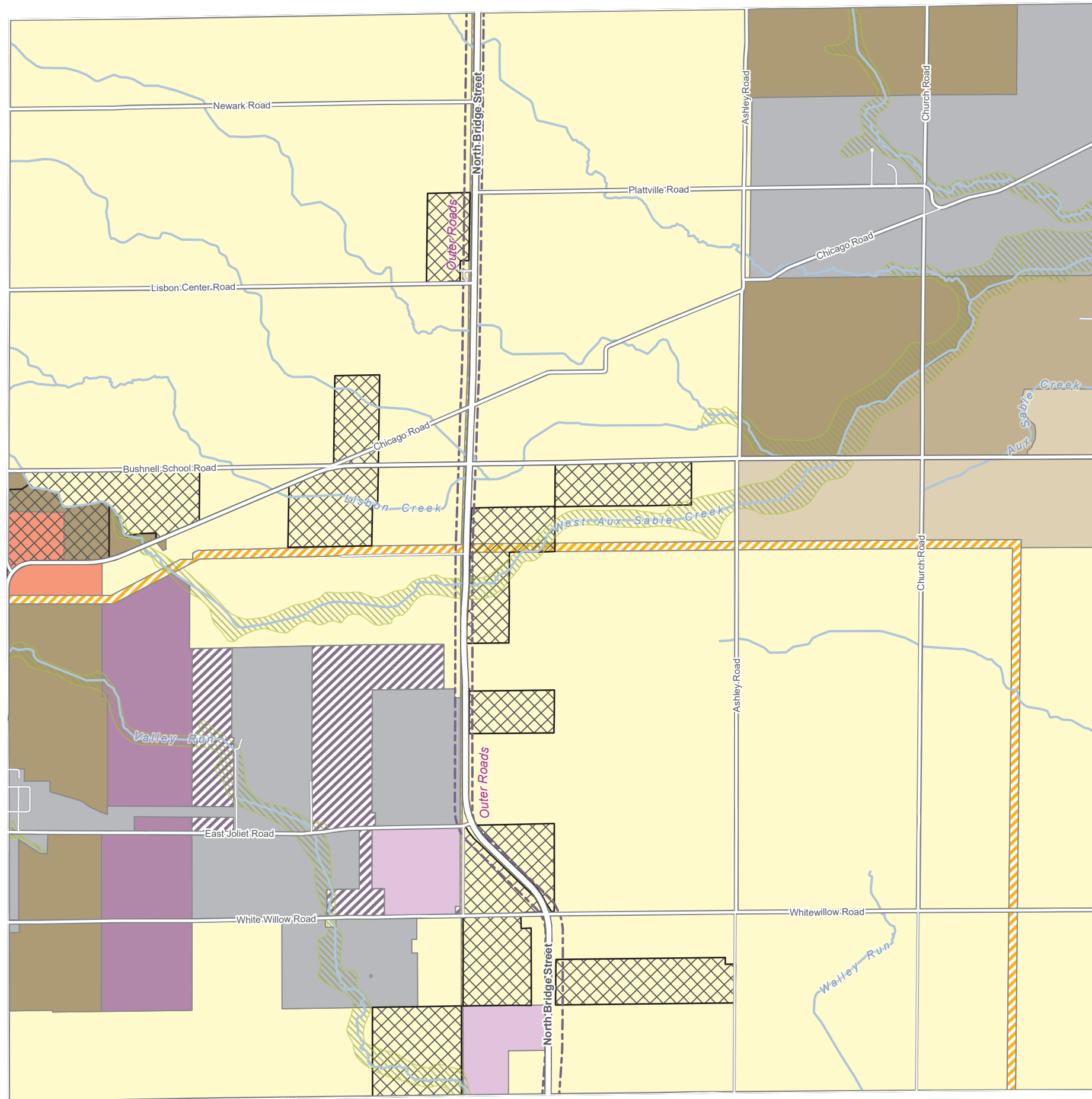
- Adjacent County
- County
- Interstate
- State & Federal
- Bituminous
- - - Gravel
- - - Dirt
- Local
- Political Townships
- State Park
- County Forest Preserve
- Aurora
- Joliet
- Lisbon
- Millbrook
- Millington
- Minooka
- Montgomery
- Newark
- Oswego
- Plainfield
- Plano
- Plattville
- Sandwich
- Yorkville
- Friestad Proposed



NOTE: The Rural Roads Identification System employs a numbering system based on a grid-mile coordinate system. The mileage is measured from the northeast corner of the County. Each grid section west and south of that corner receives a 1000 number added consecutively across the County. Intermediate intersections would be proportionate parts of 1000.



FUTURE LANDUSE LISBON TOWNSHIP 2022

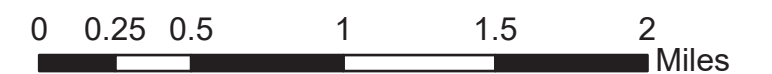
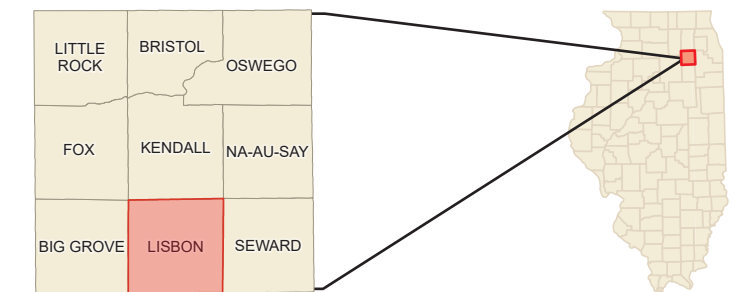


Legend

- Wetlands
- Floodplains
- Proposed Roadway Improvements

Land Resource Management Plan Management Areas

- | | | |
|---------------------------|--------------------------|--------------------|
| Utility Right of Way | Suburban Residential | Commercial |
| Potential Mining District | Rural Residential | Mixed Use Business |
| Urbanized Communities | Rural Estate Residential | Mining |
| | | Agriculture |



Kendall County
 Planning, Building & Zoning Department
 111 Fox Street
 Yorkville, Illinois 60560



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Regional Planning Commission
From: Matthew H. Asselmeier, AICP, CFM, Senior Planner
Date: January 25, 2023
Re: Solar and Wind Energy Regulations

In January 2023, the Illinois General Assembly approved House Bill 4412 pertaining to commercial wind and solar energy systems. If the Governor signs the Bill, the following general amendments will be needed to the Kendall County Zoning Ordinance in order to comply with the law:

1. Various definitions related solar and wind energy facilities will need to be amended, added, and deleted.
2. Adding a statement that the regulations do not apply to wind energy facilities within one point five (1.5) miles of a municipality, unless the County has an Intergovernmental Agreement with the municipality to provide zoning services to the municipality. Staff would like to add a requirement that solar and wind energy facilities within one point five (1.5) miles of a municipality must either annex to the municipality or enter into a pre-annexation agreement with the municipality using the Chatham annexation rules.
3. Add a requirement to the Zoning Ordinance that hearings for special use permits for solar and wind energy systems shall occur within forty-five (45) days after the filing of the application and that the County Board shall make its decision on the application not more than thirty (30) days after the conclusion of the public hearing.
4. A determination will need to be made if the County will allow test wind towers and test solar energy systems without formal approval by the County Board.
5. A determination will need to be made if the County wants to allow smaller setbacks than allowed under the law.
6. A determination will need to be made if the County will allow changes in setbacks, certain height requirements for solar, and fencing requirements if nonparticipating property owners consent to these requirements.
7. A determination will need to be made if the County wants to allow sound limitations for wind towers less restrictive than the regulations set forth by the Illinois Pollution Control Board.
8. The bill requires that counties allow wind and solar energy systems to be developed or operated in any district zoned to allow agricultural and industrial uses. The County will need to evaluate the RPD and R-1 zoning requirements and amend the M-3 District.
9. A determination will need to be made if the County needs to adjust its building and zoning application fees to determine compliance with the law.
10. The County's decommissioning rules and related financial requirements will need to be adjusted to reflect the bill.
11. The County's landscaping requirements will need to be adjusted to reflect the bill.

12. Statements requiring compliance with EcoCat reports, Fish and Wildlife Service reports, and Illinois State Historic Preservation consultations be added to the Zoning Ordinance.
13. Statements regarding road use agreements will need to be adjusted to reflect the bill.
14. A determination will need to be made regarding enforcement of damaged drain systems.

As of the date of this memo, the Governor had not signed the Bill. Counties are required to amend their ordinances within one hundred twenty (120) days of the signing of the bill. If the Governor signs the Bill, Staff will prepare a redlined proposal for the Planning, Building and Zoning Committee to review and the Committee could vote to initiate the text amendments.

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

MHA

Matt Asselmeier

From: Rebecca Paprocki <[REDACTED]>
Sent: Tuesday, December 20, 2022 12:29 PM
To: Matt Asselmeier
Cc: Brian Holdiman
Subject: Re: [External]Warning of violation
Attachments: Amendment for Zone R-6.docx

Hi,

I have attended both the Oswego Township Meeting and the Kendall County Board Meeting and intend to continue the meetings. I have reached out to the Kendall County Board members and have not heard anything back with the exception of Matt Kellogg and his support. I am unsure of what exactly I need to do next to amend the zoning ordinance. I believe I need Kendall County Building and Zoning to do the amendment. But does this go through the zone appeals process or an attorney or something entirely different? You had mentioned that it would take 5 meetings, but I am not sure if those are Kendall County Board meetings or the Zoning meetings.

Thank you for any assistance you can provide,
Rebecca Wintczak

On Mon, Dec 12, 2022 at 4:27 PM Matt Asselmeier <masselmeier@kendallcountyl.gov> wrote:

Rebecca:

You would amend Section 8:10.A to allow chickens in the R-6. The stipulations would be put in Section 8:10.A.

The 1 acre rule which applies to hens in the other residential districts would have to be discussed.

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

Objective: To amend Section 8:10 A (and/or accompanying sections hereto) of the Kendall County Zone Ordinances to allow the possession and care of backyard hens within Zone R-6. Justly, this amendment should be opened equally to all residents of unincorporated Kendall County.

Brief Summary of benefits of backyard hens:

- Backyard hens provide an ethical, economical, environmentally conscious, and sustainable source of eggs.
- Backyard hen keeping may boost the local economy through an enjoyable hobby.
- Keeping hens may provide youth with excellent learning opportunities with food sources as well as provide residents with the opportunity to be involved in 4-H.
- Hens are generally quiet and docile and may make good companions for residents.
- Allowing backyard hens is concurrent with the prevailing increase in appeal to own hens, evident within surrounding communities.

Nearby Communities that allow chickens within city limits:

Aurora	Plainfield
Batavia	St. Charles
Downers Grove	Westmont
Elgin	Naperville
Evanston	Montgomery
Fox Lake	Yorkville

Proposed Amendment (Primary Sources: Kendall County Zone R-2 and Village of Oswego Ordinance 17-26)

Keeping of up to 12 chickens on a zoning lot, provided that:

- a. No roosters shall be kept
- b. No other poultry, including but not limited to geese, ducks, or turkeys shall be kept on the property
- c. All hens shall be confined within a covered enclosure or uncovered enclosure at all times to prevent hens from encroaching onto neighboring properties or coming into contact with wild geese, and other water dwelling birds.
- d. All uncovered enclosures shall have a minimum of 4' in height
- e. No eggs or hens shall be offered for sale from the premises
- f. No person shall slaughter any hens except for humane or religious reasons
- g. The inside enclosure shall have a minimum of 2 sq ft per hen
- h. The outside enclosure shall have a minimum of 8 sq ft per hen
- i. Electric service shall not be provided by an extension cord
- j. Enclosures shall be set back by 25' from adjacent occupied residential structure and at least 5' from adjacent property zones
- k. Bantam and miniature breeds count as ½ of a chicken for the purpose of limitations on chicken keeping
- l. All feed and other items that are associated with the keeping of hens that are likely to attract rodents/vermin/pests/etc. shall be protected in a container with a tightly fitted lid so to prevent these scavengers from gaining access to or coming into contact with them
- m. All hens shall be kept in the rear yard
- n. All areas where hens are kept shall be maintained in a neat and clean manner, free of undue accumulation of waste such as to cause odors detectable on adjacent properties
- o. No person shall allow hens to produce noise loud enough to disturb the peace of person of reasonable sensitivity
- p. No part of a premises may become aesthetically unsightly or unkept with association to the owning of hens

Misconceptions against keeping hens:

Noise- When one imagines noisy chickens, they may be thinking of being woken at dawn by the crowing of a rooster. With rule 'A' in place, there would be no crowing of roosters in the early morning or any time of day. Yet, hens do make some sounds. Hens have what is called an 'egg song' when they lay an egg. This song is not nearly as loud as a rooster crowing nor even a dog barking at a nearby squirrel. Some hens do not sing this song and others may sing for up to a minute. This song takes place within their coop and is quieted by the walls of the coop. The hen may have a longer or louder song the first time they lay an egg because it is a new process for them but they are calmer in subsequent egg laying. The hens may also bawk when a predator is nearby. However, one may recognize this same alert sound from the wild birds around when there is a hawk visibly stalking the vicinity. If the hens are well secured, then predators do not typically waste their time stalking the confined hens nor do they frequently return.

The last sound that you may hear a hen make is when you feed them especially yummy treats like mealworms or yogurt. This sound is full of joy and certainly brings joy to those giving the treats. In summary, hens are generally quiet and peaceful creatures who do not bring chaos or excessive noise to a neighborhood. I have had hens in Boulder Hill for 6 of the 7 years I have lived here (I did not realize initially that they were not allowed per County Ordinances). My neighbors moved in about 4 years ago and did not know we had hens until we told them and gave them eggs sometime after they moved in. If my own direct neighbors who are frequently outside with their children had no idea about the hens next door, I do not believe anyone of reasonable sensitivity would hear, let alone complain of hens in the neighborhood

Farm-like- I can nearly assure you that there will be no giant red barns, noisy tractors, or cows coming to Boulder Hill with the passing of this proposed amendment. With the proposed rules 'P' and 'M,' hens will be out of sight and will not make a difference in the appearance of our neighborhood.

Odor- With every waste producing animal excrement can be expected to have an odor. Like keeping dogs or humans in early development, there needs to be a plan in place for collecting and disposing of anticipated waste. Luckily, hen excrement dries quickly in straw, is easy to compost or safely dispose of, and does not carry the same odor of that of a dog. As with negligent dog owners, there may be opportunity for hen owners to let their waste management go neglected. The proposal of rule 'N' is in place to combat potential negligent owners. As stated, odor from backyard hens would be the result of a negligent owner rather than the mere presence of hens.

Disease- Salmonella and bird disease outbreaks that haunt the imagination occur from poorly kept hens who are in unhealthy and crowded conditions, like those of factory farms. Backyard hen keeping is completely unlike the conditions of mass-producing factory farming. Backyard hens have adequate ventilation, whereas factory farms have poor ventilation which creates moist and dirty environments — environments where viruses and bacteria thrive. Backyard hens are kept in good health whereas factory farming hens are kept profitable. The crowded conditions also enable diseases to spread easier and quicker. With backyard hens living in reasonable numbers, diseases do not transmit the same way they would in a crowded and neglected factory farm. In summary, it would be better for disease prevention to transition away from factory farming to backyard set-ups.

Pests- Where there is food, there are opportune scavengers. As rule 'L' stipulates, food shall be kept in rodent/pest proof containers. These containers are a necessary part of hen keeping.

Distasteful appearances- Hens can be kept in a variety of conditions, some neat, orderly, and appealing and others not so much. Although there is no way to guarantee that all chicken coops will be particularly fashionable. With rule 'P' and 'M,' coops will be out of sight and hopefully blend into our diverse neighborhood. The permit process will also direct hen keepers towards neat permanent coop structures rather than temporary and less appealing structures.

Arguments in favor of hen keeping:

Backyard hens provide an ethical source of eggs- As noted in the arguments above, backyard hen keeping combats unethical factory farm practices.

Backyard hens have more space- In a factory farm, egg laying hens will have less than 1 sq ft of space; they will never touch grass or see the sun. In a backyard, hens are given a minimum of 2 sq ft of coop space and at least 8-10 sq ft of outdoor run space. Backyard hens can stretch their wings and legs.

Backyard hens have access to fresh air and sun- In the backyard, hens can breathe fresh air; they have room to sun bathe. If you have ever seen a dog or cat sunbathe, then you can imagine the meditative state seen in a sunbathing hen.

Backyard hens live more socially- Backyard hens have the privilege to be raised by mama hens. I have never hatched eggs but I have snuck day old chicks under the wing of a broody hen at night. There is nothing like the quiet and loving sounds from a mama hen to who she thinks her babies have hatched. The mom and babies bond immediately and she caters to their every need for many weeks. She shows them how to eat and drink. She protects them from predators and overzealous hens. She keeps them warm and alive. Chicks cannot regulate their body temperature and rely on the mama hen or brooder lights in her absence to stay warm. There is a certain joy when seeing little chick heads pop out in every direction from under the mama hen. Besides 'family' ties, backyard hens can have best friends. These are strong friendships that last many years for chickens. They forage together, watch for predators together, and perch next to each other at night. Before owning hens, I never would have imagined chickens to have such personalities or bonds. Now that I own hens, I don't think I could ever diminish their lives to one that lives in a factory farm.

Hens provide an economical source of eggs- The price of eggs has grown, like everything else recently. Factory-farmed eggs cost \$4.00 per dozen, cage free eggs (which still bring inhumane conditions to hens) cost \$6.00+ per dozen. Backyard eggs cost less than \$1.00 per dozen and even less if your hens eat things other than commercial feed such as kitchen scraps, grass, or bugs.

Backyard hens provide a sustainable source of eggs- During the beginning of the pandemic, store shelves ran out of eggs, but my hens did not care for transportation problems or panic buying. They continue to lay eggs that my family could rely on. They laid enough that I could give them to a friend and neighbors who could not find eggs in the stores. Even in times that eggs were plentiful on shelves, my hens have been generous and we have been able to share with those around us.

Backyard hens provide an environmentally mindful source of eggs- My eggs do not produce emissions from transportation on their way from my backyard to my kitchen. Their eggs are stored in a reusable wire column on my counter and do not use single use cartons. As noted previously, the hens often dispose of kitchen scraps and prevent extra landfill waste. The hens help turn my compost and they take the extra tomatoes off my hands at the end of the season when I have had enough canning and my neighbors have had enough tomatoes.

Backyard hens reduce municipal burden of waste and refuse services- As explained above, backyard hens reduce waste through multi-use egg storage and their productivity turning kitchen scraps into eggs. These small efforts over a large scale could improve municipal and local strain by reducing waste. Less organic waste also means that garbage day will have less odor.

Backyard hens provide companionship- As thoroughly noted above, hens are very social creatures with each other. They are also social with humans. When gardening, my favorite chicken would be beside me, quickly snatching any grubs or worms that surfaced. My son feels a connection to them and loves to pet and feed them mealworms. He squeals with delight when they willingly eat from his hand. You may be aware of a veteran in Montgomery who relied on his chickens to help with his PTSD. These are just a few examples of the joy and companionship that backyard hens bring.

Backyard hens provide more nutritious eggs- Studies have shown that backyard eggs and farm fresh eggs have less cholesterol and saturated fat than those found in a grocery store. They also contain 25% more vitamin E, 75% more beta carotene, and 3-20 times more Omega-3 fatty acids.

Backyard hens provide a connection to our food- Just as one grows fond over the ripening of a tomato, one feels utter delight in their first 'home grown' egg. Backyard eggs taste better and may be better nutritionally. But, I believe the reason it tastes better is because of the hard work you have put into that egg. Of course, chicken keepers are not laying eggs, but we are providing the home and care for those who do.

Backyard hens promote responsibility- Keeping hens will enable Boulder Hill residents to take part in 4-H. 4-H promotes citizenship, leadership, and responsible animal handling. Besides participating in 4-H, general backyard chicken keepers and especially children will learn and grow through this opportunity. My son, who is about 2 years old, enjoys letting the chickens out first thing in the morning and pouring their water (all with supervision). He takes pride in helping us and the hens. Providing excellent animal welfare brings value to our lives and helps us grow as individuals.

Backyard hens are inclusive and equitable for all- People from many walks of life benefit from keeping hens. Backyard hens are not only for farmers in rural areas. They are for vets suffering from PTSD, the family trying to make ends meet, the environmentally conscious, the lonely, the young, the elderly, or those who just want something new.

Backyard hens in Boulder Hill would align with values of all other surrounding communities- Although Boulder Hill is unincorporated, we have stricter ordinances on keeping hens than surrounding cities. We are a part of the Oswego Township and while Oswego Village residents enjoy their hens, we cannot. It does not make sense that chickens are allowed within city limits but not outside city limits, where ordinances are typically less tightened. The Village of Oswego voted to allow hens in 2017 after the Village's Environmentally Conscious Oswego Commission encouraged the city to follow the trends of other communities. They also heard from the University of Illinois Extension Campus who further supported backyard hens.

Nearby communities that allow backyard hens:

Aurora	Westmont
Batavia	Naperville
Downers Grove	Montgomery
Elgin	Oswego
Evanston	Yorkville
Fox Lake	
Plainfield	
St. Charles	

In conclusion, I hope you will find that backyard hens would bring countless benefits to the residents in Kendall County and especially those within Boulder Hill. Please consider incorporating backyard hens into unincorporated Kendall County. Thank you for your time in reading this proposal and for your consideration.

Sincerely,

Rebecca Wintczak

Single-Family Residential Chicken Table

	Maximum Number (Hens)	Minimum Lot Size
Kendall County	12	43,560 Square Feet
LaSalle County	No Cap	No Minimum Lot Size
DeKalb County	Follow Municipal Rules Within 1,000 Feet	Follow Municipal Rules Within 1,000 Feet Otherwise 87,120 Square Feet
Kane County	No Cap	43,560 Square Feet
DuPage County	5	No Minimum Lot Size
Will County	1 Per 2,500 Square Feet	12,500 Square Feet
Grundy County	6 Per 21,780 Square Feet	21,780 Square Feet
Aurora	0	Not Allowed
Joliet	No Cap	217,800 Square Feet
Lisbon	No Cap (Can't Run At Large)	No Minimum Lot Size
Millington	8	No Minimum Lot Size
Minooka	8	No Minimum Lot Size
Montgomery	0	Not Allowed
Newark	8	No Minimum Lot Size
Oswego	6	No Minimum Lot Size
Plainfield	8	No Minimum Lot Size
Plano	Set by Individual Special Use Permit	No Minimum Lot Size
Sandwich	5	No Minimum Lot Size
Shorewood	0	No Allowed
Sugar Grove	4 (Maximum 16 Permits)	No Minimum Lot Size
Yorkville	6	11,000 Square Feet

Existing Kendall County Zoning Regulations

- a. The lot is a minimum one (1) acre
- b. No roosters shall be kept on any zoning lot
- c. No other poultry, including but not limited to geese, ducks, turkeys shall be kept on the property
- d. All chickens shall be confined within a covered enclosure or an uncovered fenced enclosure at all times to prevent chickens from encroaching onto neighboring properties
- e. All confinements shall be located at least 10' from all residentially zoned lots
- f. All uncovered fenced enclosures shall be at least four feet in height.
- g. No eggs or chickens shall be offered for sale on the premises

Section 13:08

M. AMENDMENTS TO APPROVED SPECIAL USES. Unless amended, a special use shall be constructed/established in accordance with the terms and conditions as stated in the approving ordinance and any controlling site plans attached to or referenced in the ordinance which granted the special use. Modifications of the terms and conditions specified in the approving ordinance granting the special use or changes to any controlling site plans attached to or referenced in the ordinance which granted the special use (if applicable) shall require the processing and approval of either a minor or major change to a Special Use (Amended 9/15/20). Amendment of Special Uses under this paragraph shall apply to all existing, valid Special Uses issued prior to the date of the amendment of this ordinance as well as any future Special Uses granted under this ordinance. (Amended 9.15.09)

N. MINOR AMENDMENTS ON PROPERTY GOVERNED BY A SPECIAL USES ORDINANCE: Minor Amendments are those that do not alter the intent or uses of the property for which a Special Use has been approved. Minor Amendments shall be limited to the following:

1. Proposed additions, enlargements or changes in any existing or proposed building or buildings, shown on any controlling site plans attached to or referenced in the ordinance which granted the special use (if applicable), and the addition of accessory structures not shown on such plans may be permitted provided that all of the following conditions are met:

- a) The proposed addition, enlargement or change will, in the opinion of the Zoning Administrator, result in a better utilization of the property or a more efficient and desirable use of the land.
- b) The change shall not constitute more than a ten (10) percent increase in the lot coverage of all approved buildings on the property or a ten (10) percent increase of the total floor area of all approved buildings on the property.
- c) The proposed addition, enlargement or change will not infringe upon or extend into any required building setback, off street parking or loading space or required building separation or exceed the height or bulk regulations of the underlying zoning district.
- d) The additional off-street parking or loading spaces required for such proposed addition, enlargement or change, can be supplied as required by the applicable zoning ordinance provisions.
- e) The proposed addition, enlargement or change will not result in an enlargement or increase of any previously approved variation.

2. The addition, removal, expansion, reduction, relocation, or composition of infrastructure supporting operations at a site shall be considered minor amendments provided the change does not create a violation to any provision of this ordinance and meets the other requirements contained in Section 13:08.N.3. Examples of infrastructure supporting operations at a site include, but are not limited to, fencing, lighting, sidewalks, septic fields, and wells.

3 2. Minor Modifications of Conditions provided that all of the following are met:

- a) The proposed modification will, in the opinion of the Zoning Administrator, result in equal or better performance than the original condition imposed.

b) The proposed modification or change shall not result in a change of more than ten (10) percent of any previously imposed condition, **if the proposed modification or change is quantifiable.**

c) The result of the proposed modification shall be that the property will still be in substantial compliance with the previously approved ordinance.

An owner seeking an approval of such change shall submit an application for a minor amendment to be acted upon by the Zoning Administrator. The Zoning Administrator may, at his or her discretion, refer the request for a minor amendment to the PBZ Committee of the County Board for recommendation prior to taking action. In addition, the petitioner may appeal the decision of the Zoning Administrator in the review of a minor amendment to the PBZ Committee. In such instances the PBZ Committee shall be the final authority in deciding upon such requests. (Amended 9/15/09)

O. MAJOR AMENDMENTS: A change to a special use that alters the intent or substantially violates the terms of compliance as specified in the approving ordinance granting the Special Use and which is not otherwise defined above as a minor amendment shall constitute a major amendment to a Special Use. Major Amendments shall be processed in accordance with the provisions of 13:08.C (Processing of Special Uses) of this ordinance. Notice that a major change is being sought shall be provided by the applicant in the manner provided for in State law governing the issuance of special use permits and additional requirements as specified in the By-Laws of the ZBA (Amended 9/15/20).

From: Matt Asselmeier
Sent: Friday, January 27, 2023 11:44 AM
To: Scott Koeppel; Larry Nelson; Claire Wilson; Seth Wormley
Subject: RE: Draft Amendment to Minor Amendment Regulation

After more consideration I feel the current process that we have is better than the alternative. I don't want this to become too gray.

Scott Koeppel

From: Matt Asselmeier
Sent: Friday, January 27, 2023 9:31 AM
To: Scott Koeppel; Larry Nelson; Claire Wilson; Seth Wormley
Subject: RE: Draft Amendment to Minor Amendment Regulation

Adding "normal" process defeats the purposes of having a distinction between a minor and major amendment. It is impossible for a zoning administrator to know all of the way neighboring properties could be effected; that's like know if a case is going to be controversial prior to application submittal.

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

From: Scott Koeppel >
Sent: Friday, January 27, 2023 9:23 AM
To: Matt Asselmeier; Larry Nelson; Claire Wilson; Seth Wormley
Subject: RE: Draft Amendment to Minor Amendment Regulation

Maybe add language that requires the "normal" process including notification and a public hearing if the Zoning Administration feels that the neighboring properties could be effected?

Scott Koeppel

Kendall County Regional Plan Commission

2023 Annual Workshop Meeting

February 4, 2023



**Prepared by
Planning, Building and Zoning Department**

2022 Summary

News and Noteworthy Items

- 27 Petitions filed in 2022; 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
- 36 New Housing Starts in 2022; 32 New Housing Starts in 2021; 34 New Housing Starts in 2020; 20 New Housing Starts in 2019
- 382 Total Permits in 2022; 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 FY2022 was \$264,487, Down from \$293,941 in FY2021
- Revenue in October was \$48,857; This Was the Highest Monthly Revenues Since the Mid-2000s
- County Board Denied a Special Use Permit for the First Time in Several Years
- Lien Levied Against 1038 Harvey Road in the Amount of Thirty-Two Thousand Eight Hundred (\$32,800) for Zoning, Building, and Junk and Debris Violations
- Hired a Part-Time Code Enforcement Officer, Matthew Yackley
- New Contracted Plumbing Inspector, Anthony Mayer of Mayer Plumbing, LLC Hired Following the Passing of Long Time Plumbing Inspector Randy Erickson
- County Board Approved Reclassification of Parcels to Mixed Use Business on the West Side of Eldmain Road at Fox Road
- Text Amendments Approved Establishing Definitions of Landscaping Businesses and Excavating Businesses
- Text Amendments Approved for Lighting Requirements of Towers
- Planning, Building and Zoning Committee Reaffirmed the Department's Voluntary Compliance Policy in Cases of Ordinance Violations and Established Procedures for After-The-Fact Applications
- Planning, Building and Zoning Committee Approved a Policy Requiring Applicants to the Department to be Debt Free or Current on Debt to the County Prior to Departmental Approvals, Including Requiring Middle Initials on all Applications
- Evaluated a Proposal with Teska Associates, Inc. to Update the County's Land Resource Management Plan; Proposal Not Included in Budget for FY22-23
- Reviewed with WBK Engineering the County's Existing Stormwater Management Ordinance Against the New State Model Floodplain Ordinance
- Continued Doing Annual NPDES Surveys to the Townships
- Noxious Weed Related Documents and Notices Drafted and Approved by the County Board
- Planning, Building and Zoning Committee Held a Special Committee Meeting in Boulder Hill
- Kendall County Historic Preservation Commission Held Special Meetings at Little White School Museum, Fern Dell, Edith Farnsworth House, and Yorkville Masonic Temple
- Started Working with Wiss, Janney, Elstner Associates, Inc. on Historic Structure Survey in Unincorporated Kendall and Bristol Townships Funded by a Certified Local Government Grant
- Continued Historic Preservation Commission Awards
- Senior Planner Assisted with the Codification Process
- Senior Planner Elected President of Illinois Association of County Zoning Officials
- Code Official Renewed Three (3) ICC Certificates Until April 2024

- Code Official Provided an Education Booth at the Kendall County Fair
- Code Official Provided Input on Hiring of Part-Time Code Enforcement Officer and Plumbing Inspector
- Code Official Performed a Higher Volume of Plan Reviews, Inspections, and Investigations Compared to the Previous Year
- Department Increased Cooperation with Oswego Township on Code Enforcement Matters

Items for 2023

- Continue to Assist with the Codification Process
- Continue to Implement the Citation Policies for the Various Ordinances
- Continue to Explore Opportunities to Start the Process of Updating the Land Resource Management Plan in its Entirety
- Work with the Administration Department on Obtaining an Intern for the Department
- Develop a More Comprehensive List of Available Residential Lots
- Review the Calculations in the Kendall County Land Cash Ordinance
- Organize a Training for the Regional Planning Commission, Zoning Board of Appeals, and Planning, Building and Zoning Committee
- 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 (i.e. State Model Floodplain Ordinance)
- 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
- Complete the Historic Structure Survey in Unincorporated Kendall and Bristol Townships
- Work with the Illinois Historic Preservation Agency and Historic Preservation Commission on Certified Local Government Projects (i.e. Historic Structure Surveys in Other Townships)
- Increase the Visibility and Activities of the Historic Preservation Commission Through Collaboration with Other Historic Preservation Organizations and Events
- Senior Planner Will Represent the Department on the Hazard Mitigation Plan Update
- Work with Kendall County EMA to Pursue Disaster Related Grants and Other Funding
- 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 Denied, 1 Withdrawn, 1 On Hold, 1 in Millbrook (2021: 8 Including 1 Property Owner Applied Twice)

Major Special Use Amendments – 3 (2021: 2)

Minor Special Use Amendments – 0; (2021: 3; 1 Property Owner Had 2 Minor Amendments)

Special Use Permit Revocations – 4 (2021: 1)

Special Use Renewal – 0 (2021: 1)

Variances Not Part of Special Use Permit – 2; (2021: 4; 1 Denied)

Administrative Variances – 2 (2021: 8; 1 Denied)

Stormwater Ordinance Variances – 0 (2021: 1)

Conditional Use Permits – 1 (2021: 0)

Temporary Use Permit – 0 (2021: 0)

Site Plan Review – 1 (2021: 6)

Plat of Vacation – 1 (2021: 0)

Preliminary and Final Plats – 0 (2021: 0)

Amendments Initiations

Text Amendments – 3; 1 On Hold (2021: 3; 1 Withdrawn)

Land Use Plan Amendments – 1 (2021: 2)

Map Amendments – 1 (2021: 9; 1 Withdrawn)

Stormwater Ordinance Related Amendments – 0 (2021: 1)

Historic Preservation

Landmarks – 0 (2021: 0)

Text Amendment to Ordinance – 0 (2021: 0)

Other – 0 (2021: 1 (Tax Freeze for Historic Properties))

OTHER

– 0 (2021: 1 Citation Form Amendment)

TOTAL PETITIONS – 27 (2021: 51)

Meetings

ZPAC – 10 (2021: 11)

RPC – 10 Including Annual Meeting (2021: 11)

ZBA – 10 (2021: 9)

HPC – 9 (2021: 12)

Stormwater Management Oversight Committee – 1 (2021: 1)

Comprehensive Land Plan and Ordinance Committee – 5 (2021: 6)

PBZ – 14 (2021: 13)

Of the 32 ordinances approved by the County Board in 2022, 18 were Planning, Building and Zoning related. 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 2022 compared to zero (0) noxious weed violation investigation in 2021, 2020, and 2019.

Construction Activity

Single-Family Dwelling Units – 32 (32 approved in 2021)

New Homes by Township 2022 (2021)

Kendall Township – 10 (6) Bristol Township – 1 (1) Na-Au-Say Township – 9 (17)

Fox Township – 3 (2) Little Rock Township – 4 (0) Oswego Township – 4 (2)

Lisbon Township – 0 (3) Seward Township – 4 (1) Big Grove – 1 (0)

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

Whitetail Ridge – 11 (178/244) Brighton Oaks – 2 (11/20) Fields of Farm Colony – 1 (16/159)

Highgrove – 1 (1/4) Hiteman – 1 (0/6) Huntsmen Trails – 1 (6/15)

River Glen – 1 (1/7) Schaefer Woods North – 2 (2/35) Shadow Creek – 1 (18/29)

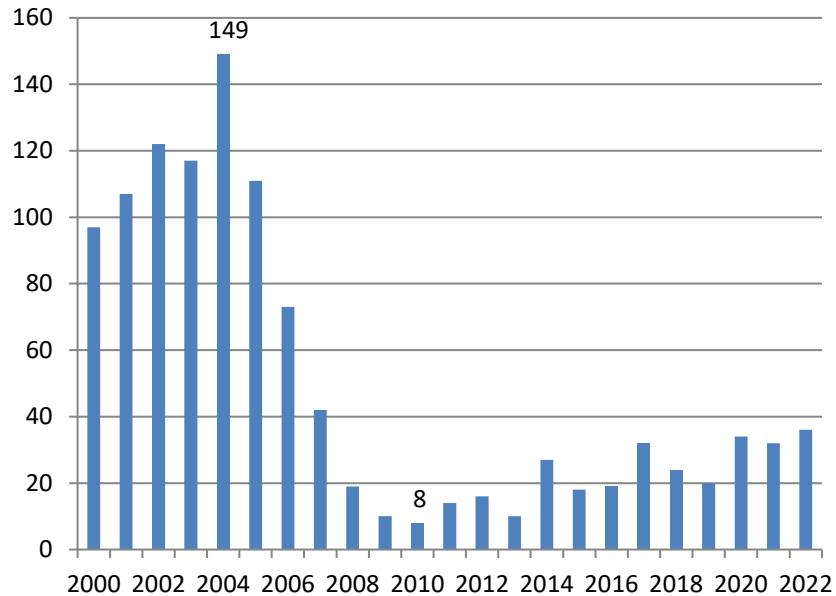
Estates of Millbrook – 2 (73/175) Tanglewood Trails – 1 (27/38) Henneberry Woods – 3 (60/352)

Woods of Silver Springs – 1 (15/57) Timber Ridge – 1 (20/46) Other (Not in Subdivision): 7 (N/A)

Average New Single Family Home Permits Since 2000 – 50

Average New Single Family Home Permits Since 2010 – 22

Single Family Homes 2000-2022



Available Lots in RPD Subdivisions (Total Platted Lots)

Deere Crossing – 15 (18)

Whitetail Ridge – 178 (244)

Brighton Oaks – 11 (20)

Equestrian Estates – 9 (16)

Grove Estates – 40 (50)

Henneberry Woods – 60 (352)

Rosehill – 8 (57)

*Schaefer Glen – 6 (6)

Tanglewood Trails – 27 (38)

*Highpoint Meadows – 23 (23)

Highpoint – 2 (4)

Total Platted RPD Lots – 828 Total Available RPD Lots – 384 Total Developed RPD Lots - 448

**Open Subdivisions*

Fiscal Year 2022 Detailed Inspection Report

Site Visit	210 (2021: 200)
Footing	91 (2021: 97)
Backfill	24 (2021: 25)
Wall	30 (2021: 13)
Slab	52 (2021: 37)
Electric Service	19 (2021: 16)
Frame/Wire	101 (2021: 86)
Insulation	32 (2021: 23)
Final	210 (2021: 132)
Red Tag	0 (2021: 0)
Hearing Signs	29 (2021: 20)
Meetings in Field	121 (2021: 83)
Violation Investigations	368 (2021: 225)
NPDES	0 (2021: 0)
Yorkville Back for County	65 (2021: 10)

Zoning Issues

33 (2021: 16)

Total Field Visits and Investigations: 1390 (2021: 983)

Total Permit Reviewed and Issued: 367; 15 Void (2021: 365; 11 Void)

Contracted Plumbing Inspections: 92 (2021: 96)

Inspections for Yorkville per IGA: 10 (2021: 0)

2023 Goals of Code Official

1. Investigate technology with GIS for permit tracking system
2. Investigate the feasibility of implementing a license and bonding program for contractors
3. Provide a Public Educational Training
4. Attend an ICC seminar on 2021 Residential Codes
5. Investigate the feasibility of implementing roofing permits