



**KENDALL COUNTY
ZONING BOARD OF APPEALS
PUBLIC HEARING/MEETING**

111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

February 27, 2023 – 7:00 p.m.

CALL TO ORDER – ZONING BOARD OF APPEALS

ROLL CALL for the Zoning Board of Appeals: Randy Mohr (Chair); Scott Cherry, Cliff Fox, Tom LeCuyer, Jillian Prodehl, Dick Thompson, and Dick Whitfield

MINUTES: Approval of Minutes from the January 30, 2023, Zoning Board of Appeals Hearing/Meeting (Pages 2-12)

PETITIONS:
None

NEW BUSINESS/ OLD BUSINESS

1. Anti-Harassment Training
2. Planning and Zoning 101 Training
3. Follow-Up on Kendall County Regional Planning Commission Annual Meeting (Pages 13-19)

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 22-27 Major Amendment to Special Use Permit for Veterinary and Kennel at 949 Bell Road

PUBLIC COMMENT:

ADJOURN ZONING BOARD OF APPEALS- Next hearing/meeting on March 27, 2023

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.

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210)
YORKVILLE, IL 60560
January 30, 2023 – 7:00 p.m.

CALL TO ORDER

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:02 p.m.

ROLL CALL:

Members Present: Scott Cherry, Cliff Fox, Tom LeCuyer, Randy Mohr, Jillian Prodehl, Dick Thompson, and Dick Whitfield

Members Absent: None

Staff Present: Matthew Asselmeier, AICP, CFM, Senior Planner

Others Present: Michael Cook and Deb Howard

MINUTES:

Member Whitfield made a motion, seconded by Member Fox, to approve the minutes of the December 19, 2022, hearing/meeting.

With a voice vote of seven (7) ayes, the motion carried.

PETITIONS

The Zoning Board of Appeals started their review of Petition 22-27 at 7:03 p.m.

Petition 22 – 27 – Deb Howard on Behalf of Jade Restorations, Inc. (Current Owner) and Bullmastiff Construction Company LTD. (Contractor)

Request: Major Amendment to the Special Use Permit for a Kennel and Veterinary Granted by Ordinance 2020-01 by Changing the Site Plan, Landscaping Plan, and Photometric Plan and a Variance to Section 7:01.D.29 of the Kendall County Zoning Ordinance Allowing Animals at the Kennel to be Outdoors after Sunset

PIN: 09-24-100-012

Location: 949 Bell Road, Minooka in Seward Township

Purpose: Petitioner Wants to Change the Site Plan, Landscaping Plan, and Photometric Plan and Allow Animals Outdoors After Sunset; Property is Zoned A-1 with a Special Use Permit

Mr. Asselmeier summarized the request.

On February 18, 2020, the County Board approved Ordinance 2020-01, granting a special use permit for a kennel and veterinary at the northeast corner of Ridge Road and Bell Road, now addressed as 949 Bell Road, Minooka.

During the summer of 2022, the Planning, Building and Zoning Department received complaints regarding lights at the subject property. Upon investigation, Staff discovered that the site had not been

developed in accordance with the site plan, landscaping plan, and photometric plan attached to the special use permit ordinance. The property owner agreed to amend the special use permit to have the site plan, landscaping plan, and photometric plan to match the current conditions.

The specific amendments are as follows (items in red are Staff comments):

1. Fence limits on the west side of the building are different with a larger outdoor area enclosed and extended further south. The installed fence height is eight feet (8'), not six feet (6') as described in the associated exhibits attached to Ordinance 2020-01. **The fence was a cedar fence in the approved plans; the installed fence was vinyl.**
2. Westerly septic field is enclosed within the expanded fenced outdoor plan area. Westerly septic tank is installed further north than previously proposed. The southerly septic tank/piping was designed to be on the east side of the main entry, but was installed on the west side of the entry.

Chairman Mohr asked if the improvements have already been made. Mr. Asselmeier responded that, in some cases, yes.

3. The Rusty Ridge sign at the southwest corner of the site is located within the Kendall County right-of-way. This will be relocated as part of the major amendment to the originally proposed location at a ten foot (10') setback from the right-of-way along the middle of the property west of the proposed location. **No information was provided regarding the other sign. The approved plans had one (1) monument sign along Bell Road and one (1) monument sign along Ridge Road. Both signs were to be four feet by eight feet (4'X8') and a maximum of eight feet (8') in height. Neither sign will be illuminated.**
4. Sidewalk has been added around the building that was not part of the original plans. There is a gravel driveway/PCC walk along the north side of the building for equestrian trailer access. Additional parking was added in the northeast corner of the building. **Number of parking stalls increased from fifty-two (52) to sixty-five (65). The number of handicapped accessible parking spaces remains at three (3).**
5. The east side walkway/covered entrance/building was eliminated and the walk is shown coming out of the south side of the building.
6. A five thousand (5,000) gallon external tank was previously proposed next to the well for fire protection. This was not constructed. Tank was installed in basement of building per discussions with the Minooka Fire Department.
7. An additional wall pack was added along the west wall of the building as the play area was enlarged/moved from the northeast corner of building. As built-photometric plan was unchanged and light intensities at west property line are still zero point zero (0.0) foot candles. **Change in location of lights. Number of pole lights to remain the same. Height of pole lights to remain the same.**
8. The concrete pad for trash enclosure is installed but no walls have been constructed. Concrete pad relocated further north to allow equestrian trailer access along the north side of the

building from the parking lot. **Petitioner still plans to install the seven foot (7') tall masonry or wood fencing around the refuse area.**

9. Well head installed further north of design location.
10. Outdoor play area was eliminated on the northeast corner of building due to the installation of air handling units. **Original plans called for two (2) approximately twelve thousand (12,000) square foot outdoor play areas that were planned on both sides of the kennel wing of the building.**
11. A three thousand, one hundred (3,100) gallon holding tank was eliminated that was previously proposed for therapy pool/dog wash. Therapy pool was eliminated from building.
12. Per Seward Township Board meeting of December 13, 2022, Owner and Township agreed that building and parking lot lighting will be turned off at 10:00 p.m. every night and all parking lot lighting and building lighting and building wall packs will be installed with cutoffs or shields. On January 26, 2023, the Petitioner's Engineer submitted a request to allow the wall pack lights on the building to be considered lighting necessary for security and be kept on twenty-four (24) hours and that the parking lots be turned off by Midnight, which is one (1) hour after the business closes as allowed by the Zoning Ordinance. The Petitioner's Engineer would like this language included as a condition of the special use permit. This email was provided. **Security lighting has motion sensors.**
13. Owner is requesting a variation to Kendall County Zoning Ordinance 7:01.D.29 for A-1 special use and modify "Condition G" of 2020-01 special use ordinance to State the following: "All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets and necessary bathroom breaks until 10:00 p.m. each evening."
14. **Change in vegetation count from thirty-eight (38) shade trees of various types, seventy-eight (78) evergreen trees of various types, sixty-eight (68) evergreen shrubs of various types, two hundred eighty-two (282) deciduous shrubs of various types, and one hundred fifteen (115) perennials of various types to thirty (30) ornamental trees of various types, twenty-six (26) trees of various types, forty-nine (49) evergreen trees of various types, and one hundred sixty-nine (169) shrubs of various types. Some vegetation has not been installed.**

The conditions in Ordinance 2020-01 are as follows:

- A. The site shall be developed substantially in accordance with the attached site plan attached hereto as Exhibit C, landscaping plan attached hereto as Exhibit D, and photometric plan attached hereto as Exhibit E.
- B. Within sixty days (60) days of approval of this special use permit ordinance, the property owners shall convey land to Kendall County and Seward Township for Ridge Road and Bell Road right-of-way in the locations and depths shown on the Right-of-Way Plat of Dedication attached hereto as Exhibit F.
- C. The use allowed by this special use permit shall be located a minimum of two hundred fifty feet (250') from the lot line of lots zoned residential or shown as Residential on the

Land Resource Management Plan (LRMP) map and One Hundred Fifty Feet (150') from Lots Zoned Other Than Residential or Shown on the LRMP Map as non-residential.

- D. Two (2) non-illuminated signs may be installed on the subject property in substantially the locations shown on the site plan (Exhibit C).
- E. All vegetation and berms shall be installed within six (6) months of the opening of either the kennel or veterinary establishment at the subject property. The businesses shall be considered open on the date when the Kendall County Planning, Building and Zoning Department issues a certificate of occupancy for the building. Damaged or dead vegetation shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
- F. A maximum of eighty (80) dogs and twenty-five (25) cats may be kenneled on the subject property at any time.
- G. All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets.
- H. In the event that the kennel operations cease at the property, the veterinary business allowed by this special use permit may not board animals overnight except for medical treatment and observations.
- I. The normal hours of operation for the businesses allowed by this special use permit shall be Monday through Friday from 6:00 a.m. until 7:00 p.m. and Saturday and Sunday from 7:00 a.m. until 7:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies at the kennel may be tended to outside the hours of operation. The veterinary establishment may be open beyond the hours of operation listed to handle medical emergencies.
- J. The maximum combined number of employees for the businesses allowed by this special use permit shall be seventy (70), including the business owners.
- K. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.
- L. Any construction on the property related to the businesses allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.
- M. The operator(s) of the businesses allowed by this special use permit may sell ancillary items related to their operations.
- N. The operator(s) of the businesses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
- O. The operator(s) of the businesses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of these types of businesses.

- P. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
- Q. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

The right-of-way dedication required called for in condition 2 occurred.

The proposed amendments would impact conditions 1 and 7. The vegetation referenced in condition 5 has not been installed completely. The remaining conditions shall remain valid and in effect.

The property is approximately twenty (20) acres and the special use area is approximately eight point five (8.5) acres.

The current land use is agricultural, veterinary, and kennel.

The future land use map calls for the property to be commercial.

Ridge Road is a County Road classified as an Arterial Road. Bell Road is a Township Road classified as a Minor Collector.

Shorewood has a trail planned along Ridge Road and Bell Road.

The adjacent land uses are agricultural, farmstead, and landscaping business.

The adjacent properties are zoned A-1 and A-1 special use.

The Land Resource Management Plan calls for the area to be Suburban Residential, Commercial, and Mixed Use Business.

The properties within one half (1/2) of a mile are zoned A-1, A-1 special use, and R-1.

There are twelve (12) homes located within one half (1/2) mile of the subject property.

The special uses to the north and south are landing strips. The special use to the east is for natural gas compression. The special use to the west is for a landscaping business.

EcoCat submitted on December 5, 2019, and consultation was terminated.

The NRI that was prepared for the original special use permit remains valid. The LESA Score was 207 indicating a medium level of protection. NRI information was provided

Seward Township was emailed information on December 27, 2022. As noted previously, Seward Township reviewed the proposal prior to application submittal. The Seward Township Planning Commission submitted an email on January 19, 2023, noting their approval of the project provided shades were put on all of the remaining lights in the parking lot and on the building. This email was provided.

The Minooka Fire Protection District was emailed information on December 27, 2022. They responded on December 29, 2022, saying they had no stipulations regarding this proposal. The email was provided.

The Village of Shorewood was emailed information on December 27, 2022.

ZPAC reviewed the proposal at their meeting on January 3, 2023. Discussion occurred regarding the timing of installing the landscaping. All landscaping would be installed by mid-June 2023. ZPAC recommended approval of the proposal by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on January 25, 2023. Discussion occurred regarding the need for the proposed amendments. Joan Soltwisch read a statement into the record regarding lighting at the property. Discussion occurred regarding lights at nearby agricultural properties. Dr. Joe Chow provided pictures of lighting in the area and explained the need for lighting at the property. Discussion also occurred about amending the County's special use amendment criteria related to major and minor amendments to existing special use permits. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes were provided.

The proposed Findings of Fact for the special use permit amendment were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The immediately adjacent properties are also zoned A-1 or A-1 with a special use permit. In addition, the site plan shows an eight foot (8') tall fence around the outdoor play area. The proposed landscaping and berming should also reduce noise coming from the property. The Petitioners are requesting a variance to allow animals to be outdoors until 10:00 p.m. but only for the purposes of dropping-off and picking-up by owners and for necessary bathroom breaks.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The Petitioners installed fencing and security lighting. The Petitioners submitted a photometric plan showing no lighting spilling onto adjoining properties. The Petitioners agreed to have animals indoors by sunset, except for specific purposes as mentioned in the previous finding. The proposed hours of operation will also prevent injury to neighboring land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true. Adequate ingress and egress has been provided

off of Bell Road. The Petitioners have secured applicable permits and installed adequate facilities related to stormwater, well, and septic systems.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. The Petitioners are requesting a variance to Section 7:01.D.29 of the Kendall County Zoning Ordinance to allow the animals to be outdoors for specific purposes as outlined in the first finding.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 9-21 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commerce and industry that provides a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents.” The Land Resource Management Plan calls for the subject property to be commercial.

The proposed Findings of Fact for the variance were as follows:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. No topographic condition creates a particular hardship for the Petitioner.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. Other requests for special use permits for kennels could ask for the same variation.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The current owner was not involved with the drafting of the existing language in the Zoning Ordinance. The current owner cannot control the times for sunset or sunrise.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. The requested variance should not negatively impact any of the neighbors and will not be detrimental to the public welfare or injurious to other property if the animals are outside for the purposes of pick-up and drop-off or to use the restroom and for no other purposes.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. The requested variance will not impair light reaching other properties, cause congestion on any public street, or diminish or impair property values.

Staff recommended approval of the requested variance and amendments to the existing special use permit for a kennel and veterinary establishment subject to the following conditions and restrictions:

1. Condition 2.A of Ordinance 2020-01 is hereby repealed in its entirety and is replaced with the following:

“The site shall be developed substantially in accordance with the submitted site plan, landscaping plan, and photometric plan.”

2. Condition 2.E of Ordinance 2020-01 is hereby repealed in its entirety and is replaced with the following:

“All vegetation and berms shall be installed by June 15, 2023. The Planning, Building and Zoning Committee may extend this deadline upon request of the property owner. Damaged or dead vegetation shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.” **(Added after ZPAC).**

3. Condition 2.G of Ordinance 2020-01 is hereby repealed in its entirety and is replaced with the following:

“All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets and necessary bathroom breaks until 10:00 p.m. each evening. This provision is a variance to a requirement contained in Section 7:01.D.29 of the Kendall County Zoning Ordinance.”

4. The remaining conditions and restrictions contained in Ordinance 2020-01 shall remain valid and effective.
5. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
6. If one or more of the above conditions or restrictions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
7. These major amendments to an existing special use permit and variance shall be treated as covenants running with the land and are binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

Staff is also of the opinion that the requirement that animals in kennels be indoors between the hours of sunset and sunrise should be revisited through the text amendment process and that specific hours not connected to sunrise or sunset be set.

Chairman Mohr requested an explanation of the lighting issue. Mr. Asselmeier said some lights were relocated from the north side of the building to the west side of the building because the play area for the dogs was relocated. The relocation of the lights caused changes to the photometric plan, but did not increase or cause lighting to spill over the property lines. Mr. Asselmeier said the County received complaints from motorists on Ridge Road regarding the brightness of the lights. Mr. Asselmeier said that he met with the Petitioner and her Engineer requested the amendments in order to have the special use permit match the layout and activity of the site. Mr. Asselmeier reviewed the materials

attached to the minutes of the January 25, 2023, Kendall County Regional Planning Commission meeting.

Chairman Mohr asked about the significance of 15939 Ridge Road property. Michael Cook, Engineer for the Petitioner, explained that the Ridge Road property was an example of lighting already existing in the vicinity. It was noted that the Ridge Road property was owned by a farmer. Attendees were unsure if the lights on the Ridge Road property were on continually or seasonally. Agricultural lighting cannot be regulated.

Member Prodehl asked what changed in the photometric plan relating to the tall lights. Mr. Asselmeier responded the pole lights were not moved; some of the wall pack lights on the building were relocated. Mr. Cook explained the lights were moved because the play area was moved. The play area was moved because of a requirement by the Health Department. Mr. Cook explained that the lights had shields; attendees reviewed pictures of the shielded lights.

Mr. Cook explained that some of the police dogs jumped the fence during trainings.

Mr. Cook explained the difference between a major amendment to a special use permit and a minor amendment to a special use permit.

Chairman Mohr opened the public hearing at 7:21 p.m.

Chairman Mohr swore in Michael Cook and Deb Howard.

Chairman Mohr asked when the shields were added to the lights. Deb Howard responded the lights were added in June 2022. The picture of the area at night were taken with the shields. The pole lights do not have shields, but are recessed into the fixture.

Member Prodehl asked if anything changed regarding the types or illumination of the lights. Mr. Cook responded no other changes occurred. Member Prodehl noted that the lights from the property were bright because the property was in the country and nothing blocks the light. Mr. Cook explained the footcandle measurements.

Mr. Cook explained the need for the variance allowing animals to be outdoors after sunset because of the early sunsets in the winter.

Chairman Mohr asked if the Petitioner was already letting the animals out after sunset. Ms. Howard responded yes. Chairman Mohr asked if the County had received any complaints about having the animals outdoors after sunset. Mr. Asselmeier responded no.

Mr. Cook explained their meetings with Seward Township to let the Township know in advance what the Petitioner proposed.

Member Prodehl asked what the stipulations were regarding turning off the lights. Mr. Cook explained the need for security lights to protect staff at the facility. Ms. Howard also explained the need for lights for security because medications were on the premises. Mr. Asselmeier read the section from the Zoning Ordinance pertaining to security lights and turning other lights off one (1) hour after sunset. The veterinary had staff on property until approximately 11:00 p.m. The pole lights were not as essential for security.

Chairman Mohr asked if the lights were obtrusive. Member Prodehl said they were not obtrusive from her property.

Chairman Mohr asked, outside of lights, if there were any additional concerns. Mr. Asselmeier responded no.

Discussion occurred about the proposed plantings and the impacts of those plants on lighting.

The sign on Bell Road has not been installed. This sign was shown on the proposed landscaping plan.

Chairman Mohr closed the public hearing at 7:34 p.m.

Member LeCuyer made a motion, seconded by Member Fox, to approve the Findings of Fact for the amendments to the existing special use permit and variance.

The votes were as follows:

Ayes (7): Cherry, Fox, LeCuyer, Mohr, Prodehl, Thompson, and Whitfield
Nays (0): None
Abstain (0): None
Absent (0): None

The motion passed.

Member Whitfield made a motion, seconded by Member Prodehl, to recommend approval of the major amendments to an existing special use permit and variance with the conditions proposed by Staff.

The votes were as follows:

Ayes (7): Cherry, Fox, LeCuyer, Mohr, Prodehl, Thompson, and Whitfield
Nays (0): None
Abstain (0): None
Absent (0): None

The motion passed.

The proposal goes to the Planning, Building and Zoning Committee on February 9, 2023.

The Zoning Board of Appeals completed their review of Petition 22-27 at 7:36 p.m.

NEW BUSINESS/OLD BUSINESS

Kendall County Regional Planning Commission Annual Meeting-February 4, 2023, at 9:00 A.M.
Members reviewed the agenda. It was noted that several residents in Boulder Hill requested text

amendments to allow chickens, specifically hens, on properties less than one (1) acre in size. Discussion also occurred regarding text amendments related to commercial solar and wind energy systems.

REVIEW OF PETITIONS THAT WENT TO THE COUNTY BOARD

Mr. Asselmeier reported that Petition 22-24 was approved by the County Board.

PUBLIC COMMENTS

Mr. Asselmeier said that no petitions were on the agenda for the February hearing.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member LeCuyer made a motion, seconded by Member Prodehl, to adjourn.

With a voice vote of seven (7) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 7:52 p.m.

The next regularly scheduled hearing/meeting will be on February 27, 2023. The March hearing/meeting date will be March 27, 2023.

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

Exhibits

1. Memo on Petition 22-27 Dated January 27, 2023
2. Certificate of Publication and Certified Mail Receipts for Petition 22-27 (Not Included with Report but on file in Planning, Building and Zoning Office)

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)

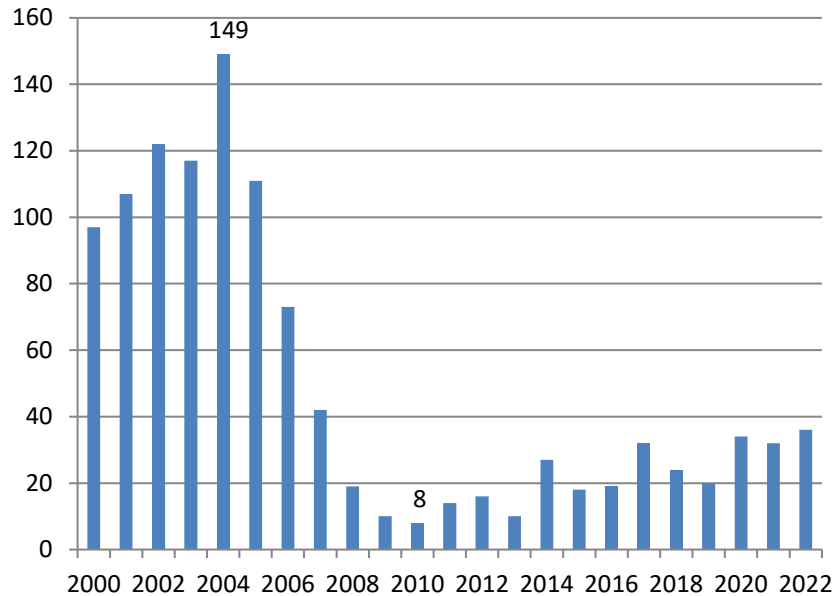
Estates of Millbrook – 2 (73/175) Tanglewood Trails – 1 (27/38) Henneberry Woods – 3 (60/352)

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