

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION**

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

**Meeting Minutes of July 26, 2023 - 7:00 p.m.**

Chairman Bill Ashton called the meeting to order at 7:01 p.m.

**ROLL CALL**

Members Present: Bill Ashton, Eric Bernacki, Dave Hamman, Karin McCarthy-Lange, Larry Nelson, Ruben Rodriguez, and Claire Wilson

Members Absent: Tom Casey, Bob Stewart, and Seth Wormley

Staff Present: Matthew H. Asselmeier, Director

Others Present: None

**APPROVAL OF AGENDA**

Member McCarthy-Lange made a motion, seconded by Member Hamman, to approve the agenda. With a voice vote of seven (7) ayes, the motion carried.

**APPROVAL OF MINUTES**

Member Wilson made a motion, seconded by Member Nelson, to approve the minutes of the of the April 26, 2023, meeting. With a voice vote of seven (7) ayes, the motion carried.

**PETITION**

**Petition 23-24 Dave Hamman on Behalf of KEKA Farms, LLC (Property Owner) and Pulte Home Corporation (Billboard Owner)**

Mr. Asselmeier summarized the request.

He provided a description of the sign, the site plan showing the location of the sign, and a current picture of the sign.

The proposed Findings of Fact were:

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. Provided that the sign remains at its current location, the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the public.

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. True, the proposed special use will not negatively impact adjoining properties.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This requirement is not applicable because the proposed special use does not require utilities, access roads, points of ingress and egress, drainage or other facilities.

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. True, the proposed special use shall conform to the applicable regulations of the district.

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 special use is consistent with the purposes and objectives of the Land Resource Management Plan.

If approved, Staff recommended the following conditions be included in the approving special use ordinance:

1. The rendering of the sign and map depicting the location of the sign shall be Exhibits in the approval ordinance.
2. The sign will be removed or Pulte Home Corporation (or their successors) will apply to renew their special use in two (2) years from the date of approval of this ordinance by the County Board.
3. The sign will not be illuminated.
4. The advertising on the sign is restricted to Pulte Home Corporation's residential development.
5. The off-premise advertising structure allowed by this special use permit shall follow all applicable Federal, State and Local laws related to this type of use including, but not limited to, the distance from property line requirements of the Kendall County Zoning Ordinance.
6. Failure to comply with the above regulations and restrictions could result in the revocation of the special use permit.
7. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Member Rodriguez made a motion, seconded by Member Nelson, to recommend approval of the special use permit.

The votes were as follows:

Ayes (6): Ashton, Bernacki, McCarthy-Lange, Nelson, Rodriguez, and Wilson

Nays (0): None

Absent (3): Casey, Stewart, and Wormley

Abstain (1): Hamman

The motion carried. The proposal will go to the Kendall County Zoning Board of Appeals on July 31, 2023.

Member Hamman thanked everyone for attending and supporting the request. He said discussions were underway to annex the property to Aurora.

## **CITIZENS TO BE HEARD/PUBLIC COMMENT**

None

## **NEW BUSINESS**

None

## **OLD BUSINESS**

None

## **REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**

Mr. Asselmeier reported that Petitions 23-05, 23-06, 23-07, 23-08, 23-09, 23-10, 23-11, 23-12, 23-13, 23-17, and 23-19 were approved by the County Board.

Discussion occurred regarding removing the phone numbers of the township highway commissioners from the Subdivision Control Ordinance.

Discussion occurred regarding noise complaints from houses built after a special use permit was issued.

## **OTHER BUSINESS/ANNOUNCEMENTS**

Mr. Asselmeier reported that the composting facility on Beecher Road had applied to renew their special use permit. This would be the only agenda item for the August meeting, assuming the unresolved issues were addressed at ZPAC.

Mr. Asselmeier reported that the owner of 1038 Harvey Road had applied for annexation to the Village of Oswego. The hearings would likely occur in September or October.

The emergency escape plan was discussed.

The winery on Plattville Road opened recently.

A Gas-N-Wash opened in Joliet at Caton Farm and Ridge Roads in Na-Au-Say Township.

Discussion occurred regarding solar panel regulations, including farmland preservation, stormwater regulations, one point five (1.5) municipal mile review, bonding requirements, and concerns about fires related to batteries and related building codes.

Discussion occurred regarding silica sand quarries and the lack of reclamation bonds.

## **ADJOURNMENT**

Member Rodriguez made a motion, seconded by Member Hamman, to adjourn. With a voice vote of seven (7) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 7:30 p.m.

Respectfully submitted by,  
Matthew H. Asselmeier, AICP, CFM  
Director