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**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION**  
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560  
**AGENDA**

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**Wednesday, February 27, 2019 – 7:00 p.m.**

**CALL TO ORDER**

**ROLL CALL:** Bill Ashton (Chair), Roger Bledsoe, Tom Casey, Bill Davis, Larry Nelson (Secretary), Ruben Rodriguez (Vice-Chairman), Benjamin Schroeder, John Shaw, Claire Wilson, and Angela Zubko

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

Approval of Minutes from January 23, 2019 Meeting (Pages 2-8)

Approval of Minutes from February 2, 2019 Annual Meeting (Pages 9-16)

**PETITIONS**

None

**CITIZENS TO BE HEARD/PUBLIC COMMENT**

**NEW BUSINESS**

1. Approval to Initiate a Text Amendment to Section 7.01.C and Section 7.01.D of the Kendall County Zoning Ordinance by Transferring Kendall County Sheriff's Office Shooting Range from the List of Special Uses in the A-1 Agricultural District to the List of Permitted Uses in the A-1 Agricultural District, Related Citation Corrections, and Update to Appendix 9-Table of Uses in the Kendall County Zoning Ordinance to Reflect this Transfer. (Pages 17-19)

**OLD BUSINESS**

1. Update on Petition 18-04-Request from the Kendall County Regional Planning Commission for Changes to the Future Land Use Map for Properties Located Near Route 47 in Lisbon Township

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

1. Petition 19-04-Special Use Permit for Landscaping Business at 6725 Route 71
2. Petition 19-05-Special Use Permit for Banquet Facility and Related Variance at Property on Schlapp Road

**OTHER BUSINESS/ANNOUNCEMENTS**

**ADJOURNMENT** Next Meeting on Wednesday, March 27, 2019

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 & 210  
111 W. Fox Street, Yorkville, Illinois*

**Unapproved Meeting Minutes of January 23, 2019 - 7:00 p.m.**

Chairman Ashton called the meeting to order at 7:00 p.m.

**ROLL CALL**

Members Present: Bill Ashton, Tom Casey, Bill Davis, Larry Nelson, Ruben Rodriguez, Claire Wilson, and Angela Zubko

Members Absent: Roger Bledsoe, Benjamin Schroeder, and John Shaw

Staff Present: Matthew H. Asselmeier, Senior Planner, Ruth Ann Sikes, Office Assistant

In the Audience: Dan Kramer, Stuart Weihler, Paula Weihler, Larry Anderson, Tom Gargrave, and Matthew Prochaska

Chairman Ashton welcomed the new member Bill Davis and new recording secretary Ruth Ann Sikes. Mr. Asselmeier stated that the Department is working with the Administrative Services Department regarding recognizing Budd Wormley for his years of service to the Kendall County Regional Planning Commission.

**APPROVAL OF AGENDA**

Ms. Zubko made a motion, seconded by Ms. Wilson, to approve the agenda as presented. With a voice vote of all ayes, the motion carried unanimously.

**APPROVAL OF MINUTES**

Ms. Wilson made a motion, seconded by Ms. Zubko, to approve the August 22, 2018, Kendall County Regional Planning Commission meeting minutes. With a voice of all ayes, the motion carried.

**PETITIONS**

**19-04 – Rodolfo and Georgina Nunez. Special Use Permit for Landscaping Business**

Mr. Asselmeier summarized the request.

The Petitioners would like to operate a landscaping business at 6725 Route 71 in Oswego Township; property is zoned A-1.

Oswego has a trail planned along Route 71. There is a pond on the property to the northwest. There are thirty-nine (39) homes located within a half (½) mile of the property.

The Petitioners would like one year to construct a new building on the site and would like to existing building to remain.

Petition information was sent to the Oswego Township on December 21, 2018, and they responded with no objections. The Village of Oswego was sent on December 21, 2018, and they responded with no objections. Petition information was sent to the Oswego Fire Protections on December 21, 2018. The Petitioner and Oswego Fire Protection exchanged correspondence regarding sprinkler requirements.

ZPAC met on this case on January 8, 2019. ZPAC unanimously recommended approval of this proposal  
KCRPC Meeting Minutes 1.23.19

Chairman Ashton asked if the pond was on the property; Mr. Asselmeier replied that it was on the adjacent property.

Ms. Zubko asked about the placement of employee parking, bathrooms, and handicapped stalls? Mr. Asselmeier replied that parking would be on the driveway and employees would go off site for their work. Employees would use the bathroom inside the house. No customers would come to the property. Neither the Village of Oswego nor the Illinois Department of Transportation requested an easement or right-of-way dedication for a trail.

Member Wilson asked what kind of containers on the property. The containers are shipping containers.

Dan Kramer, on behalf of the Petitioners, described the proposal. The business is a small business. Mr. Nunez is certified as a tree specialist, not a lawn mowing company. He does not have a lot of equipment. The proposed building is strictly for dry storage. The only truck that would be stored outside is Mr. Nunez's pickup truck; no delivery truck would be stored outside. The well and septic locations have been found.

Mr. Rodriguez questioned if the listed size of the building would be large enough for the proposed operations. Mr. Kramer responded that the Petitioner doesn't have a whole lot of equipment and he is fine with the building's size.

Ms. Zubko asked for clarification of the term "nursery stock". Mr. Kramer responded that nursery stock would consist of trees and not mulch or other landscape debris.

Ms. Wilson requested clarification on the number lots. Mr. Kramer explained the legal description and lot lines were determined because of Plat Act requirements.

Ms. Zubko made a motion, seconded by Ms. Wilson, to recommend approval of Petition 19-04 with the conditions proposed by Staff.

Yes (7): Ashton, Casey, Davis, Nelson, Rodriguez, Wilson, and Zubko  
No (0): None  
Absent (3): Bledsoe, Schroeder, and Shaw

The motion carried.

Petition 19-04 will go to the Zoning Board of Appeals on January 28, 2019.

**19-05 – Specialty Oswego, LLC (Current Owners) and Stuart and Paula Weihler (Prospective Buyers)**

Mr. Asselmeier summarized the request.

Stuart and Paula Weihler would like to establish a banquet facility, at the subject property. Specialty Oswego, LLC is the current owners and Stuart and Paula Weihler are prospective buyers. Property is located in the 5100 block of Schlapp Road, approximately zero point four eight (0.48) miles south of the intersection of Plainfield Road and Schlapp Road on the East Side of Schlapp Road.

The current land use is agricultural and farmstead and the future land use is rural residential. Schlapp Road is a township road classified as a minor collector. A variance is required because of the road classification of Schlapp Road.

Seven (7) homes, not including the homes in the Douglas Hill Subdivision and Leisure Lea Subdivision, are located within one half (1/2) mile of the existing property lines.

The EcoCAT was submitted on December 18, 2018, and consultation was terminated.

The NRI application was submitted on December 21, 2018. To date, the Kendall County Soil and Water Conservation District has not provided a LESA Score.

Oswego Township was emailed information on December 21, 2018. Oswego Township is in favor of the proposal provided right-of-way is dedication for Schlapp Road.

Oswego Fire Protection District was emailed information on December 21, 2018. The Petitioner will seek a variance to the sprinkler requirements and they plan to install a security system.

The Village of Oswego was emailed information on December 21, 2018. The Village of Oswego expressed no opposition to the proposal.

ZPAC met on this proposal on January 8, 2019. Discussion occurred regarding a sprinkler variance from the Oswego Fire Protection District. Clarification was provided regarding the terms “weekends” and “weekdays”. Discussion occurred regarding well testing based on the number of events. The Petitioners acknowledged Kendall County’s Right to Farm Clause. The Petitioners stated that they no longer wanted the special use permit previously granted at the property. The Petitioners acknowledged that they would have to apply for a stormwater management permit. ZPAC unanimously recommended approval of the proposal.

The Weihlers intend to establish the Heritage Homestead banquet facility and wedding venue as a limited liability company. Their business plan, site plan, landscaping plan, and lighting plan were provided to the Commission.

As noted in the business plan plat or survey and site plan, the Weihler’s would use the southern ten (10 acres of the current property configuration for their event business. They plan to construct a four thousand, nine hundred fifty (4,950) square foot barn with two (2) two thousand five hundred (2,500) square foot outdoor areas on the southwest and northeast sides of the barn. One (1) two thousand (2,000) square foot tent with concrete pad would be located northwest of the barn. Two (2) grain bins, one (1) for the bride and one (1) for the groom, would be constructed to the northwest of each outdoor area. An Additional bar grain bin would be constructed west of the tent. Each grain bin would be one hundred seventy-one (171) square feet would be One (1) outdoor grassy ceremony area, measuring three thousand five hundred (3,500) square feet would be located east of the barn area. One (1) one hundred eight-one (181) square feet gazebo would be located southwest of the barn. One (1) additional one thousand five hundred (1,500) square foot storage building would be located to the east of the parking area. One (1) one hundred (100) square foot trash enclosure is planned east of the parking area. Gravel pathways would connect the parking lot to the various structures and areas of interest on the property.

The Weihler’s propose an approximately thirty-seven thousand seven hundred sixty-two (37,762) square foot wet detention pond around the southern portion of the gazebo. Based on the information provided regarding the amount of disturbed ground (land disturbed for parking, facilities, and detention), a stormwater management permit will be required.

The Weihler’s plan to have events year-round. For weekdays, events would start no sooner than 9:00 a.m. and end no later than 10:00 p.m. For weekends and holidays, events would start no sooner than 9:00 a.m. and end no later than midnight.

The Weihler’s plan to use select caterers and will have adequate insurance.

If approved, the Weihler's plan to start construction by April 2019 and start having events in October 2019 with a full season of bookings for 2020.

Chairman Ashton asked about lighting crossing the property line. Mr. Asselmeier said the restriction regarding lighting can be made more explicit to ensure that lighting will not cross property lines. The parking lot lights will not be turned on when events are not occurring.

Mr. Casey asked why the Petitioners were seeking a variance to the sprinkler requirements. Mr. Asselmeier explained that the Petitioners did not want to install sprinklers.

Ms. Zubko asked if the pathways met the standards of the Americans with Disabilities Act. The Petitioners clarified that the pathways will be designed to meet the standards.

Ms. Zubko questioned the location of the trash enclosures. Employees of the banquet business will haul trash to the location and ensure that litter is removed from the site.

Ms. Wilson requested clarification regarding Sundays as a weekday. Mr. Asselmeier explained that the Petitioners did not want Sundays to be considered part of the weekend.

Dan Kramer, on behalf of the Petitioners, confirmed that parking lot lights will only be on during events. The Petitioners will have low wattage security lights. All events will be catered. The Petitioner support the right-of-way dedication for Schlapp Road. He explained the sprinkler situation and concerns about having a water source for sprinklers. A security system will be installed onsite. The parking lots will be gravel, but the handicapped parking spaces will be blacktopped.

Ms. Wilson asked about the concrete slabs. These slabs will be used for outdoor patio areas.

Mr. Davis asked if the construction will be all new construction. The response was yes, but the Petitioners may incorporate some old barn wood.

The restrooms will be inside the barn.

Larry Anderson, Oswego, stated that he was an adjacent property owner. Mr. Anderson was concerned about patrons of the business coming onto his property and possibly falling into his pond. Mr. Anderson requested that a fence be installed by the Petitioners on the banquet facility property. Chairman Ashton advised Mr. Anderson to install "No Trespassing" signs on Mr. Anderson's property.

Tom Gargrave, Oswego, expressed concerns regarding noise and light pollution. Mr. Gargrave expressed concerns about traffic safety because of the intersection of Schlapp Road, Plainfield Road, and Simons Road. Mr. Gargrave stated that the water table is falling in the area. He believed the proposal could be spot zoning.

Mr. Kramer indicated that the Petitioners are willing to work with Mr. Anderson regarding identify the property lines. A fence or plantings could be installed along the property line. Mr. Kramer explained that the property could be annexed into Oswego and that more intense retail uses would be allowed on the property if annexation occurred.

Signage size has not been determined.

The office will be inside the barn.

No one will be living onsite.

KCRPC Meeting Minutes 1.23.19

Mr. Nelson made a motion, seconded by Mr. Casey, to recommend approval of Petition 19-05 with the conditions proposed by Staff.

Yes (7): Ashton, Casey, Davis, Nelson, Rodriguez, Wilson, and Zubko  
No (0): None  
Absent (3): Bledsoe, Schroeder, and Shaw

The motion carried.

Petition 19-05 will go to the Zoning Board of Appeals on January 28, 2019.

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

None

### **NEW BUSINESS**

#### **Election of Officers-Chairman, Vice Chairman, Treasurer, Secretary and Recording Secretary**

Mr. Nelson made a motion, seconded by Ms. Zubko to nominate the following individuals to the designated positions:

Bill Ashton (Chairman), Ruben Rodriguez (Vice Chairman), Matt Asselmeier (Treasurer), Larry Nelson (Secretary), and Ruth Ann Sikes (Recording Secretary)

With no additional nominees, Mr. Nelson made a motion, seconded by Mr. Casey, to close the call for nominees. With a voice vote of all ayes, the motion carried unanimously.

With a voice vote of all ayes, the nominees were approved unanimously.

#### **Appointments to Comprehensive Land Plan and Ordinance Committee**

Chairman Ashton announced the appointments to the Comprehensive Land Plan and Ordinance Committee as follows: Larry Nelson (Chairman), Chairman of the Kendall County Regional Planning Commission or Their Designee (Bill Ashton), Chairman of the Kendall County Zoning Board of Appeals or Their Designee (Randy Mohr), Chairman of the Kendall County Board or Their Designee (Scott Gryder), Chairman of the Kendall County Planning, Building and Zoning Committee or Their Designee (Matthew Prochaska), Megan Andrews, Jeff Wehrli, and John Shaw.

#### **Approval of 2019 Meeting Dates**

Ms. Zubko made a motion, seconded by Ms. Wilson, to approve the 2019 meeting calendar.

With a voice vote of all ayes, meeting dates were approved unanimously.

#### **Annual Meeting-February 2, 2019 at 9:00 a.m.**

The Commission reviewed the draft agenda for the Annual Meeting.

### **OLD BUSINESS**

#### **Update on Petition 18-04 Request from the Kendall County Regional Planning Commission for Changes to the Future Land Use Map for Properties Located Near Route 47 in Lisbon Township.**

Mr. Asselmeier provided an update on the proposal. Planning, Building and Zoning Committee Chairman Matthew Prochaska indicated that he hopes to have the proposal to County Board in February.

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

Mr. Asselmeier informed the Commission that Petition 17-28 was referred back to Committee, 18-03 withdrawn at Committee, 18-07 withdrawn at Committee, 18-13 approved by the County Board, 18-15 approved by the County Board, 18-20 was approved by the County Board, 18-25 was approved by the County Board, 18-26 was approved by the County Board. Planning, Building and Zoning Committee Chairman Matthew Prochaska described the process he intended to follow regarding Petition 17-28.

**CORRESPONDENCE**

Mr. Asselmeier read the correspondence regarding United City of Yorkville Unified Development Ordinance Project, Village of Oswego Unified Development Ordinance Project, City of Joliet Comprehensive Plan Update Project, Village of Minooka Comprehensive Plan Update Project.

**OTHER BUSINESS/ANNOUNCEMENTS**

None

**ADJOURNMENT**

Ms. Zubko made a motion, seconded by Ms. Wilson, to adjourn. With a voice vote of all ayes, the motion passed unanimously. The Kendall County Regional Plan Commission meeting adjourned at 8:45 p.m.

Respectfully submitted by,  
Ruth Ann Sikes  
Part-Time Office Assistant (Zoning)

Enc.

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION  
JANUARY 23, 2019**

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Don Kramer	1107 N S Burt St Yorkville, Ill.	19-04 19-05   d/kramer@donkramerlaw.com
Larry Andrew		
Tom GARGRAVE		
Matt Prochaska	111 W. Fox St Yorkville, IL 60560	



# KENDALL COUNTY REGIONAL PLANNING COMMISSION

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

## Meeting Minutes of February 2, 2019 - Annual Meeting

**Call to Order:** Chairman Bill Ashton called the meeting to order at 9:02 a.m.

### **KCRPC Roll Call**

**Members Present:** Bill Ashton (Chairman), Roger Bledsoe, Tom Casey, Bill Davis, Larry Nelson, Ruben Rodriguez (Vice-Chairman), John Shaw, Claire Wilson, and Angela Zubko

**Members Absent:** Bill Davis and Benjamin Schroeder

**Others Present:** Matt Asselmeier, Senior Planner and Ruth Ann Sikes, Part-Time Office Assistant (Zoning)

**Members of the Audience:** Pam Wynne, Ron Wynne, Jason Engberg, Cliff Fox, Jonathan Proulx, Matt Prochaska, Suzanne Casey, Cathleen Anzdc, Jim Bateman, Marty Schwartz, Mike Hoffman, Jeff Palmquist, Tom Lindblom, and Anne Vickery

### **Welcoming Remarks**

Chairman Ashton welcomed and thanked everyone for attending the annual meeting. There will be no business transacted at this meeting.

### **Approval of Agenda**

Ms. Zubko made a motion, seconded by Mr. Nelson, to approve the agenda as written. With a voice vote of all ayes, the motion was approved unanimously.

### **Review of Minutes from 2018 Annual Meeting**

Commissioners reviewed the minutes of the 2018 Annual Meeting.

### **Request for Plan Amendments**

There are no requests for plan amendments at this time.

### **2018 PBZ Projects Summary & 2019 Future Projects/Goals**

Mr. Asselmeier reported the summary for 2018 and 2019 future projects and goals.

The Department's intern graduated in May and Code Inspector Brian Holdiman achieved twenty (20) years of service with the County.

The Department had two (2) part-time office assistants in the zoning office; Ruth Ann started in December.

The Senior Planner was appointed Zoning Administrator and supervisor of the two (2) part-time assistants.

Thirty-three (33) petitions were filed in 2018, thirty-three (33) petitions in 2017, and twenty-four (24) petitions in 2016.

The Inoperable Vehicle Ordinance was updated to allow the initiation of investigations without complaints. The fee schedule was adjusted to reflect that transfer.

The notification for A-1 special use applications was increased from five hundred feet (500') to seven hundred fifty (750').

The intergovernmental agreements with Millbrook and Plattville were both renewed.

The Department worked on the Lisbon Township Plan and worked on outdoor gun range regulations for much of the year.

All the special use permit holders were contacted regarding their special use permits and there was a proposal on how those special use permits were renewed. That proposal was ultimately withdrawn.

An ordinance was adopted amending Kendall County's solar panel regulations.

There was a hearing for the Stormwater Management Ordinance. Stormwater related surveys were distributed to the townships. Only one (1) township responded.

A joint meeting of historic preservation groups within the County was held. The Historic Preservation Commission had a booth at Prairie Feast.

Noxious weed related reports were completed.

The Department started a project with Teska to correct typographical and citation errors in the Zoning Ordinance.

The items for 2019 are to finish the project with Teska, work with WBK on stormwater regulations and recommend changes based on federal and state stormwater regulations.

The Department will examine the Land Cash Ordinance; this last occurred in 2013.

Special Use Permits will be reviewed in a timely manner.

Noxious weed related documents will be submitted to the state in a timely manner.

The Historic Preservation Ordinance will be reviewed and updated as necessary.

Job descriptions for Staff will be reviewed and updated accordingly.

The Department will continue working with Northwest Water Planning Alliance.

In 2018 there were two (2) New Approved Special Use Permits; there was one application on hold. In 2017 there was one (1) approved and two (2) applications were withdrawn.

Regarding major amendments to special uses, there was one (1) application on hold. In 2017, there were two (2) major amendments to special use permits.

Regarding variances, one (1) was approved and one (1) was denied. There were five (5) administrative variances approved and one (1) withdrawn.

One (1) text amendment was approved and two (2) were withdrawn. For 2017, there were seven (7) text amendments, including proposal for outdoor gun ranges.

There is one (1) Land Resource Management Plan amendment underway.

There were four (4) map amendments approved in 2018 and one (1) in 2017.

There were no landmarks or text amendments made to the Historic Preservation Ordinance.

There were seven (7) ZPAC meetings in 2018 compared to eight (8) in 2017.

The Regional Planning Commission met nine (9) times in 2018, including the Annual Meeting, and ten (10) times in 2017.

The Special Use Officer no longer meets. The Special Use Hearing Officer met four (4) times in 2017.

The Zoning Board of Appeal met six (6) times in 2018 compared to eight (8) times in 2017.

The Historic Preservation Commission met ten (10) times in 2018 compared to eleven (11) times in 2017.

The Stormwater Management Oversight Committee met one (1) time in 2018 and one (1) time in 2017.

The Comprehensive Land Plan and Ordinance Committee met five (5) times in 2018 and 2017.

The Planning, Building and Zoning Committee met thirteen (13) times in 2018 and twelve (12) times in 2017.

Of the twenty four (24) ordinances approved by the County Board in 2018, fourteen (14) were Planning and Building related.

The Department investigated one (1) noxious weed violation in 2018 and the case was turned over to the Little Rock Township.

In 2018, there were twenty-four (24) single-family residential permits approved in the unincorporated area compared to thirty-one (31) in 2017. The breakdown by township and subdivision was provided to the Commission. There were approximately four hundred thirty-six (436) RPD lots available.

The Code Inspector did two hundred forty (240) inspections in 2018 compared to three hundred two (302) in 2017.

There were one hundred ninety-six (196) building related violations in 2018 compared to seventy-five (75) in 2017. There were five (5) zoning related violations in 2018 compared to four (4) the previous year.

Total permits issued were two hundred forty-two (242) in 2018 and two hundred twenty-seven (227) in 2017.

Member Shaw requested clarification on the number of townships that responded to the stormwater survey. Mr. Asselmeier stated only one (1) township responded.

### **Old Business**

Mr. Asselmeier provided an update on Petition 18-04 regarding updating the Land Resource Management Plan for properties located near Route 47 in Lisbon Township. The proposal is currently under review at the Planning, Building and Zoning Committee.

Member Nelson requested Mr. Asselmeier to confirm that those properties under annexation agreement with the Village of Lisbon were properly identified on the map.

### **New Business**

None

### **Public Comment**

Mr. Asselmeier asked Mike Hoffman, Teska, for an update to the status of the zoning ordinance corrections. Mr. Hoffman responded that Teska was working on consolidating all the chapters into one (1) document. There were a lot of incorrect cross references and Teska was working through that process. Mr. Hoffman hoped to have a draft to Mr. Asselmeier in a couple weeks.

Jeff Palmquist, Fox Valley Park District, provided an update on their work. They are working on continuing trail connectivity and park development, including completing improvements to

Jericho Lake Park.

Anne Vickery, Seward Township, expressed concerns about the proposed residential development on Route 52 near Jughandle Road. She requested that the County be upfront on the requirement for the developer. She favored residential development on large lots on land that cannot be used for productive farming. She expressed concerns regarding the large amount unregulated shooting on private property. She requested more code enforcement of house trailers.

Member Shaw acknowledged that, while he is not bothered by shooting, some people are bothered by shooting. Member Nelson suggested working with the Sheriff's Department to create a list of common firearm violations (i.e. reckless discharge of a firearm) to give to residents when they contact the Planning, Building and Zoning Department. Member Nelson also suggested inviting the Sheriff to a future meeting of the Comprehensive Land Plan and Ordinance Committee to discuss this issue. Member Wilson stated that her neighbor shoots legally frequently and she does have some concerns about this shooting.

Jason Engberg, United City of Yorkville, stated that Yorkville issued two hundred twenty-four (224) single family home permits in 2018, up from one hundred fifty-four (154) in 2017. Yorkville did thirty-six (36) single-family attached units, up from twelve (12) in 2017. Yorkville did two hundred sixty (260) dwelling units in 2018 compared to one hundred eighty (180) in 2017. Yorkville saw residential growth in Grand Reserve which is on the northeast side of Route 34 and they have ranches on the southside of town off of Route 47 and Fox Hill. The Yorkville Christian High School is now built and the subdivision around there is going to begin finishing off the lots. In terms of commercial development, in Kendall Crossing, which is on Route 34 and Route 47 by the movie theatre, work continues on the Holiday Inn and we have seen a lot of people buy the out lots there for development. A new Mexican restaurant will open shortly. Grace Coffee is almost complete and the City approved a special use permit for Flight Team, which is a microbrewery with specialty beers, but no food. The Burger King was just completed and the old Burger King is going to be an Arby's. In terms of industrial development, Yorkville created an online source with mapping and information for potential businesses, especially on Eldamain Road. Yorkville conducted a focus group with local business owners to see if the City could provide any other benefits to industrial developers or incentives. Yorkville also evaluated BNSF certified sites to see if that would work for those large properties on Eldamain. Yorkville adopted a Food Truck Ordinance. Yorkville started a downtown form-based code and a master streetscape plan, with a target adoption date of spring. Yorkville also worked on a historic preservation guide to assist property owners in preserving their properties in the older areas of town. Yorkville is also working on an ordinance related to short-term rentals. Finally, Yorkville is working on a Unified Development Ordinance which will combine the zoning, landscaping, and appearance codes into one (1) code.

Discussion occurred regarding the future land use classifications along Eldamain Road.

Jonathan Proulx, Village of Plainfield, stated that Plainfield issued one hundred seventy-nine

(179) detached single-family building permits in 2018 compared to one hundred thirty-six (136) in 2017. Of those, forty (40) permits were issued in the Kendall County portion of Plainfield, in the Grand Park Subdivision. In addition, thirty-six (36) additional homes were permitted within the Oswego School District 308; those homes are in Will County. The apartment building project at Ridge Road and 127<sup>th</sup> Street continues with no definitive timeline for completion. Lastly, Plainfield issued a special use permit for the Oswego Park District's Willow Gate Farm, a master plan project on the very far eastside of Kendall County.

Jim Bateman, Fire Chief for the Bristol-Kendall Fire District, introduced himself. He started in this position on May 1<sup>st</sup>. He would like to get more involved in the planning and development process so that the Fire District can appropriately plan and budget for large projects.

**Other Business**

None

**Adjournment**

Member Wilson made a motion, seconded by Member Shaw, to adjourn the meeting. With a voice vote of all ayes, the motion carried. At 10:10 a.m. the Regional Plan Commission adjourned.

Submitted by,  
Ruth Ann Sikes  
Part-Time Office Assistant (Zoning)

Encs

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

February 2, 2019- 9:00 A.M.

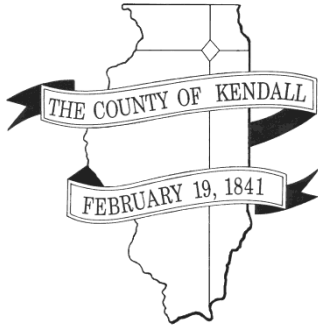
NAME	ADDRESS (Optional)	EMAIL ADDRESS (Optional)
Matt Prochaska	111 W. Fox Yorkville	
<del>Suzanne Casley</del>		
Cathleen Ample		
Jim Bateman		
Marty Schwartz		
MIKE HOTEMAN	24103 W. Lakewood <sup>Punkin</sup>	MHoteman@ToskynAssociates.com
JEFF PALQUIST	FOX VALLEY PARK DISTRICT 101 W. ILLINOIS AURORA 60506	JPalquist@FVFD.net
TOM LINDBLOM	BRISTOL KENDALL 103 E. BEAVER FIRE YORKVILLE	
Ann Vukobratovic	4728 Chicago Rd. Meriden	Assistant Town Commr Sewer Town

KENDALL COUNTY  
REGIONAL PLANNING COMMISSION ANNUAL MEETING  
ATTENDANCE SIGN IN SHEET

February 2, 2019- 9:00 A.M.

NAME	ADDRESS (Optional)	EMAIL ADDRESS (Optional)
Pam Wynne	[Redacted]	[Redacted]
Pam Wynne	[Redacted]	[Redacted]
Jason Engberg	800 Game Farm, York	jengberg@yorkville.il.us
CLIFF FOX	fox Rd York	[Redacted]
Jonathan Proutt	Village of Plainfield	jproutt@goplainfield.org





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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**MEMORANDUM**

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To: Kendall County Regional Planning Commission  
From: Matthew H. Asselmeier, AICP, Senior Planner  
Date: February 15, 2019  
Re: Proposed Text Amendment Transferring Kendall County Sheriff's Office Shooting Ranges from the List of Special Uses to the List of Permitted Uses in the A-1 Agricultural Zoning District

On the February 27, 2019, Kendall County Regional Planning Commission agenda, there is a proposed text amendment to the Kendall County Zoning Ordinance amending Section 7.01.C and Section 7.01.D by transferring Kendall County Sheriff's Office shooting range from the list of special uses in the A-1 Agricultural District to the list of permitted uses in the A-1 Agricultural District, related citation corrections, and update to Appendix 9-Table of Uses in the Kendall County Zoning Ordinance to Reflect this Transfer. The Commission would be the applicant for this rezoning request.

Presently, Kendall County Sheriff's Office shooting ranges are special uses in the A-1, B-2, B-3, B-4, B-6, M-1, M-2, and M-3 Zoning Districts. The County Board may impose restrictions on Kendall County Sheriff's Office shooting ranges.

Similarly, outdoor target practice and shooting ranges are special uses with conditions in the A-1 and M-3 Zoning Districts.

The proposal would allow Kendall County Sheriff's Office shooting ranges by right on any property zoned A-1. The A-1 zoning map is attached to this memo. A map of all of the County-owned properties currently zoned A-1 is also attached.

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

Thanks,

MHA

ENC: A-1 Zoning Map  
County-Owned Properties Zoned A-1

# Zoning Map A1, A1-BP, A1-SU, A1-SU-PUD

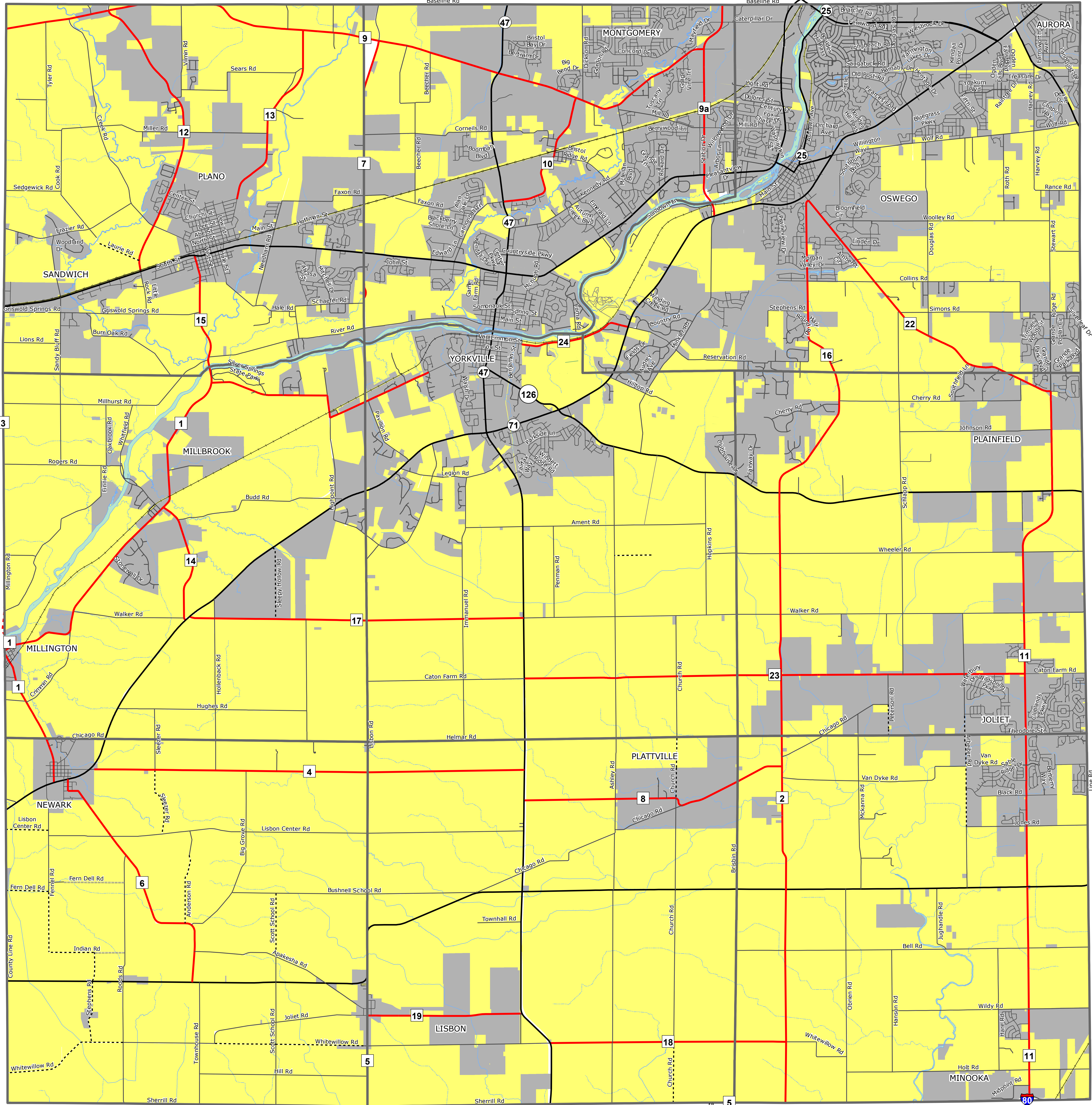
## KENDALL COUNTY

- 2019 -

<http://gis.co.kendall.il.us>

### Legend

- ADJACENT COUNTY
- COUNTY
- INTERSTATE
- STATE
- FEDERAL
- BITUMINOUS
- GRAVEL
- DIRT
- LOCAL
- RAILROAD
- POLITICAL TOWNSHIPS
- COUNTY FOREST PRESERVE
- STATE PARK
- CORPORATE BOUNDARIES
- A1, A1-BP, A1-SU, A1-SU-PUD
- All Other Zoning/Municipalities



**Kendall County GIS**  
111 West Fox Street - Room 308  
Yorkville, Illinois 60560-1498  
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# County Owned Properties Zoned A1

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