

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)  
February 6, 2024 – Approved Meeting Minutes**

PBZ Chairman Seth Wormley called the meeting to order at 9:00 a.m.

Present:

Matt Asselmeier – PBZ Department  
Meagan Briganti – GIS Department  
David Guritz – Forest Preserve (Arrived at 9:08 a.m.)  
Brian Holdiman – PBZ Department  
Fran Klaas – Highway Department  
Commander Jason Langston – Sheriff's Department  
Alyse Olson – Soil and Water Conservation District  
Aaron Rybski – Health Department  
Seth Wormley – PBZ Committee Chair

Absent:

Greg Chismark – WBK Engineering, LLC

Audience:

Mike Cook, Tim O'Brien, Steve Gengler, and Isabelle Bohanek

**AGENDA**

Mr. Klaas made a motion, seconded by Mr. Rybski, to approve the agenda as presented.

With a voice vote of eight (8) ayes, the motion carried.

**MINUTES**

Mr. Rybski made a motion, seconded by Commander Langston, to approve the January 2, 2024, meeting minutes.

With a voice vote of eight (8) ayes, the motion carried.

**PETITIONS**

**Petitions 24-01 and 24-02 Deb Chow on Behalf of Jade Restorations, Inc.**

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. On February 21, 2023, the County Board approved Ordinance 2023-05, amending the site plan, landscaping plan, and photometric plan for the special use at the subject property.

The site plan attached to Ordinance 2020-01 showed a driveway extending from the northern end of the northeastern parking lot to the northern end of the special use permit area of the property. This driveway was not included in the site plan attached to Ordinance 2023-05. The Petitioner would like to add this twenty-four foot (24') wide driveway back into the site plan.

The Petitioner would like to rezone approximately thirteen point six (13.6) acres of the subject property from A-1 Agricultural District and A-1 with a special use permit for a kennel and veterinary to B-3 Highway Business District. The area proposed for rezoning is described as Parcel 2 on the zoning plat.

No specific information was provided, other than compliance with the Land Resource Management Plan, was given regarding the reason for the map amendment. The Petitioner likely will either pursue selling the property or pursue some type of commercial endeavor that is allowed in the B-3 District.

The application materials, aerial showing the proposed changes, topographic survey, plat showing the proposed rezoning, the proposed site plan, Ordinance 2020-01, and Ordinance 2023-05 were provided.

No changes are proposed to any of the business related conditions imposed by the previously approved ordinances. No changes are proposed to the landscaping or photometrics for the property that will retain the special use permit. Other than

the addition of the proposed driveway addition, no other changes are proposed to site layout for the area that will retain the special use permit.

The property is located at 949 Bell Road, Minooka.

The property is approximately twenty (20) acres in total with approximately eight point five (8.5) acres in the original special use area and approximately six point three (6.3) acres in the proposed special use area.

The property is currently used as a kennel, veterinary, and agricultural.

The property is zoned A-1 with a special use permit.

The County's future land use map calls for the property to be Commercial. The Village of Shorewood's future land use map calls for the property to be Community Commercial.

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

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

There are no floodplains or wetlands on the property.

The kennel is located beyond the required setback to neighboring properties as defined in the Zoning Ordinance.

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

The adjacent properties are zoned A-1 and A-1 SU.

The County's future land use map calls for the area to be Commercial. The Village of Shorewood's future land use map calls for the area to be a mix of single- and multi-family residential.

Properties within one half (1/2) mile are zoned A-1, A-1 SU, and R-1.

There are approximately 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 13, 2022, and consultation was terminated.

A NRI application was submitted as part of the map amendment request. A NRI was prepared for the original special use permit. The LESA Score was 207 indicating a medium level of protection. NRI information was provided.

Seward Township was emailed information on January 26, 2024. The Seward Township Planning Commission met on February 5, 2024, and recommended approval of the proposal by a vote of three (3) in favor and zero (0) in opposition, with two (2) members absent.

The Minooka Fire Protection District was emailed information on January 26, 2024.

The Village of Shorewood was emailed information on January 26, 2024. The Village of Shorewood submitted an email indicating they would like to annex the property when it becomes contiguous and wanted a restriction preventing uses not allowed in their B-3 Zoning District from occurring at the property.

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 kennel and veterinary establishment are already in existence. The proposed driveway extension was originally planned in 2020 when the project was originally proposed. The special use portion of the site will retain the previously approved landscaping and photometric plans.

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. None of the lighting or landscaping installed at the site will be removed as part of this proposal. No evidence has been provided showing that use of the property as a kennel and veterinary establishment has negatively impacted property values or was injurious 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 and the new driveway will help with traffic circulation when the northern portion of the property is commercially developed. The development of the site was in compliance with a County issued stormwater permit which included the proposed driveway extension.

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. This is true. The Petitioners are not proposing any changes related to the operation of the business allowed by the previously approved special use permit. Other than the driveway addition and rezoning of the land to the east, no other changes are proposed to physical layout of the site.

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.

No specific type of business was listed as a proposed use of the site.

No buildings were proposed for the site. Any buildings proposed for the site would have to meet applicable building codes and site plan approval by ZPAC would be required prior to site development.

Applicable permits would be required for a new well and septic system on the site.

The topographic survey shows two (2) wet detention ponds north of the existing kennel and veterinary. Depending on the nature of development, a stormwater permit might be required when the site is developed.

The property fronts Bell Road and Ridge Road.

Parking requirements will be determined by the specific uses of the site.

Lighting will be determined by specific uses of the site.

Signage will be determined by specific uses of the site and the signage requirements for the B-3 District contained in the Zoning Ordinance.

Landscaping will be determined when the site is developed.

Noise control will be determined when the site is developed.

The refuse plan will be determined when the site is developed.

There are two (2) pipeline easements, one (1) eighty feet (80') in width and one (1) seventy-five feet (75') in width located on the subject property. Development of the site will have to take these easements into account.

The proposed findings of fact for the map amendment were as follows:

Existing uses of property within the general area of the property in question. A portion of the property is presently used as a kennel and veterinary with related parking and landscaping while the majority of the property is presently used as an agricultural field. Surrounding properties are used fields, farmsteads, and a landscaping business.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1 or A-1 with various special uses including a landscaping business, landing strips, and natural gas compression.

The suitability of the property in question for the uses permitted under the existing zoning classification. The Petitioner did not provide a specific proposed land use. A variety of uses allowed in the proposed B-3 Highway Business District could be placed on the property.

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The trend of development in the area is a mix of agricultural, farmstead, retail and service type uses.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The Future Land Use Map in the Land Resource Management Plan classifies this property as Commercial and the four corners of the intersection of Ridge and Bell Roads as Commercial. The Village of Shorewood's Future Land Use Map calls for the property to be Community Commercial. The requested map amendment is consistent with the Land Resource Management Plan.

Staff recommended approval of the requested map amendment rezoning the area identified as Parcel 2 on the submitted zoning plat to B-3 Highway Business District.

Staff recommended approval of the requested 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 and Condition 2.A of Ordinance 2023-05 are hereby repealed in their entirety and are replaced with the following:

“The site shall be developed substantially in accordance with the attached site plan. The landscaping plan and photometric plan attached to Ordinance 2023-05 shall remain valid except on those portions of the property not zoned A-1.”

2. The remaining conditions and restrictions contained in Ordinance 2020-01 and Ordinance 2023-05 shall remain valid and effective.
3. 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.
4. 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.
5. These major amendments to an existing special use permit 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.

Mr. Guritz arrived at this time (9:08 a.m.).

Mike Cook, Engineer for the Petitioner, provided a history of the development of the property. He explained why the driveway was not included in the 2023 amendment. He discussed the access issued by the Highway Department located approximately one quarter (1/4) of a mile north of Bell Road on Ridge Road. He stated that map amendment was occurring to get the property's zoning inline with the County's plans.

Mr. Klaas explained the access variance on Ridge Road. He asked if the Petitioner would oppose placing the access immediately north of the Petitioner's property. Mr. Cook said that two (2) owners were involved in the area; he would like to get planning approved. Mr. Cook was agreeable to working with the Highway Department on access from Ridge Road.

Mr. Klaas asked if the driveway from the kennel/veterinary property would provide access to the northern portion of the property. Mr. Cook responded yes. There would not be additional access from Bell Road.

Mr. Asselmeier stated WBK Engineering submitted a letter dated January 30, 2024, stating that they had no objections to the proposal. This email was provided. The proposed driveway was accounted for in the original special use permit in 2020.

Chairman Wormley asked if the Petitioner was concerned about the proposed annexation agreement. Mr. Cook said that the Petitioner needed to review a specific proposal. The Petitioner would like to remain in the unincorporated area because Shorewood did not have any services near the subject property.

Mr. Holdiman made a motion, seconded by Mr. Klaas, to recommend approval of the proposed special use permit amendment with the conditions proposed by Staff and the proposed map amendment.

The votes were follows:

Ayes (9): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Olson, Rybski, and Wormley

Nays (0): None

Abstain (0): None

Absent (1): Chismark

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on February 28, 2024.

#### **Petition 24-03 Kendall County Regional Planning Commission**

Mr. Asselmeier summarized the request.

Due to market conditions, the Kendall County Comprehensive Land Plan and Ordinance Committee is considering proposing changes to the Future Land Use Map for properties located south of Yorkville on both sides of Route 47 in Kendall Township.

In particular, the Committee was exploring the idea of changing the classification of the following properties between 7775 A/B and 8175 Route 47 from Transportation Corridor to Mixed Use Business:

05-09-300-015, 05-09-376-002, 05-09-400-006, 05-09-400-010, 05-09-400-011, 05-16-100-006, 05-16-200-008, 05-16-200-013, and 05-16-200-014

The properties connected with 8115 Route 47 were not included in the proposal because the owner and contract purchaser of the property were already going through the reclassification process.

An aerial showing the subject properties was provided. The subject properties were colored gray in the aerial.

In addition to changing the Future Land Use Map, a table in the Land Resource Management Plan would be updated to reflect the reclassifications.

At their meeting on January 24, 2024, the Comprehensive Land Plan and Ordinance Committee voted to forward the proposal to the Kendall County Regional Planning Commission.

At their meeting on January 24, 2024, the Kendall County Regional Planning Commission voted to initiate the amendment to the Future Land Use Map and text of the Land Resource Management Plan.

Notice of hearing was sent to property owners on January 29, 2024.

Petition information was sent to Kendall Township and the United City of Yorkville on January 26, 2024.

Yorkville's Future Land Use Map was provided.

Mr. Klaas asked about the definition of Transportation Corridor. Mr. Asselmeier said that Transportation Corridor was for retail related zoning districts. Mixed Use Business allows for manufacturing related zoning districts.

Chairman Wormley explained that the County has been slow in updating the Land Resource Management Plan due to the timing of municipalities updating their plans and the costs and time to update the Land Resource Management Plan. He would like to address certain areas at one (1) time.

Mr. Asselmeier noted that the table in the Land Resource Management Plan listing the percentage of the various land uses in Kendall Township would be updated and the list of revisions to the Plan would get updated to reflect this proposal.

Mr. Rybski made a motion, seconded by Mr. Klaas, to recommend approval of the proposed changes to the Land Resource Management Plan.

The votes were follows:

Ayes (9): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Olson, Rybski, and Wormley

Nays (0): None

Abstain (0): None

Absent (1): Chismark

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on February 28, 2024.

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

Mr. Asselmeier reported that Petition 23-31 was approved by the County Board.

#### **OLD BUSINESS/NEW BUSINESS**

#### **Follow-Up from the February 3, 2024, Kendall County Regional Planning Commission Annual Meeting**

Mr. Asselmeier provided a report from the Annual Meeting.

Highlights from 2023:

Thirty-five (35) Petitions filed in 2023; Twenty-Seven (27) Petitions filed in 2022; 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; Thirty-Three (33) Petitions Filed in 2017

Thirty-One (31) New Housing Starts in 2023; Thirty-Six (36) New Housing Starts in 2022; 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-Seven (357) Total Permits in 2023; Three Hundred Eighty-Two (382) Total Permits in 2022; Three Fifty-Four (354) Total Permits in 2021; Three Hundred Twenty-Six (326) Total Permits in 2020; Two Hundred Fifty-Seven (257) Total Permits in 2019

Total Deposits (Building Fees, Zoning Fees, Land Cash Fees, and Off-Site Roadway) for the FY2023 was Two Hundred Eleven Thousand, Three Dollars and Fifty Cents (\$211,003.50); Down from Two Hundred Sixty-Four Thousand, Four Hundred Eighty-Seven Dollars (\$264,487) in FY2022 and from Two Hundred Ninety-Three Thousand, Nine Hundred Forty-One Dollars (\$293,941) in FY2021

Five (5) Violations Found Guilty by the Court (Two (2) Stormwater, One (1) Inoperable Vehicle, One (1) Commercial Vehicle Parked in Residential Zone, and 1 Unsafe Structure)-Largest Fine Two Thousand, Four Hundred Dollars (\$2,400) and Smallest Fine Five Hundred Dollars (\$500)

Senior Planner Promoted to Director

Code Official Celebrated Twenty-Five (25) Years of Service with the County

Hired Part-Time Code Enforcement Officer Vernon Fatima

Code Official Assisted in Hiring Vernon Fatima

Hired Second Part-Time Administrative Assistant Wanda Rolf

Economic Development Reorganized into Planning, Building and Zoning Department and Economic Development Coordinator Todd Volker Hired

Held a Planning and Zoning 101 Training for the Regional Planning Commission and Zoning Board of Appeals

Held Anti-Harassment Training for the Regional Planning Commission, Zoning Board of Appeals, and Historic Preservation Commission

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County Board Approved Eight (8) Text Amendments to the Zoning Ordinance and Subdivision Control Ordinance as Part of the Codification Project

Updated the Zoning Ordinance to Comply with the State's Commercial Wind and Solar Regulations

Updated the Zoning Regulations Regarding Residential Chickens

Updated the Zoning Regulations Regarding Kennels

County Board Approved Three (3) Agricultural Conservation Areas

Department Replaced the 2008 Ford Truck with a 2020 GMC Terrain

Code Official Assisted with Obtaining the New Vehicle

Evaluated a Proposal with Teska Associates, Inc. to Update the County's Land Resource Management Plan; Proposal Not Included in Budget for FY23-24

Formalized a Contract with Teska Associates, Inc. for Planning Services

Entered into a Contract with Oswego Township to Utilize the TransUnion TLOxp Program for Code Enforcement

Code Official Assisted the Intergovernmental Agreement Related with the TransUnion TLOxp Program

Worked with GIS to Map Available Residential Lots, Allocations, and Stormwater Permits

Code Official Worked with GIS on Testing a Tracking System

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

Kendall County Historic Preservation Commission Held Special Meetings at the Oswego Brewing Company, Oswego Masonic Lodge, Harris Forest Preserve, Plano Railroad Station, Pickerill-Pigot Forest Preserve, and Helmar Lutheran Church

Worked with Wiss, Janney, Elstner Associates, Inc. on Historic Structure Survey in Unincorporated Kendall and Bristol Townships Funded by a Certified Local Government Grant

County Board Approved Forty-Four Thousand Dollars (\$44,000) for FY23-24 to Conduct an Historic Structure Survey in Unincorporated Na-Au-Say and Seward Townships, Pending Certified Local Government Grant Funding

Continued Historic Preservation Commission Awards

County Board Approved Property Tax Abatement with TMF Plastics

Planning Director Re-Elected President of Illinois Association of County Zoning Officials

Planning Director Represented Department on the County's Hazard Mitigation Plan Update

Code Official Provided Educational Booth at Kendall County Fair

Items for 2024:

Continue to Assist with the Codification Process

Adopt an Updated Contract with WBK Engineering; Last Contract Occurred in 2009

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

Review the Calculations in the Kendall County Land Cash Ordinance

Gather and Organize Economic Data for the County

Determine Economic Development Priorities

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

Start the Historic Structure Survey in Unincorporated Na-Au-Say and Seward Townships, Pending Certified Local Government Grant Funding

Continue to Increase the Visibility and Activities of the Historic Preservation Commission Through Collaboration with Other Historic Preservation Organizations and Events

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 – Two (2) (2022: Eight (8); One (1) Denied, One (1) Withdrawn, One (1) Annexed, and One (1) in Millbrook)

Major Special Use Amendments – Zero (0) (2022: Three (3))

Minor Special Use Amendments – Four (4) (2022: Zero (0))

Special Use Permit Revocations – One (1) (2022: Four (4))

Special Use Renewal – Two (2) (2022: Zero (0))

Variances Not Part of Special Use Permit – One (1); (2022: Two (2))

Administrative Variances – Two (2) (2022: Two (2))

Stormwater Ordinance Variances – Zero (0) (2022: (0))

Conditional Use Permits – One (1) (2022: One (1))

Temporary Use Permit – Zero (0) (2022: Zero (0))

Site Plan Review – Two (2) (2022: One (1))

Plat of Vacation – Three (3) (2022: One (1))

Preliminary and Final Plats – Zero (0) (2022: Zero (0))

#### Amendments Initiations

Text Amendments (Including Changes to the Subdivision Control Ordinance) – Eleven (11) (2022: Three (3); One (1) On Hold)

Land Use Plan Amendments – One (1) (2022: One (1))

Map Amendments – One (1) (2022: One (1))

Stormwater Ordinance Related Amendments – Zero (0) (2022: Zero (0))

#### Historic Preservation

Landmarks – Zero (0) (2022: Zero (0))

Text Amendment to Ordinance – Zero (0) (2022: (0))

Other – Zero (0) (2022: (0))

#### OTHER

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– Four (4); Three (3) Agricultural Areas and One (1) Building Code Amendment (2022: 0)

TOTAL PETITIONS – Thirty-Five (35) (2022: (27))

Meetings

ZPAC – Eight (8) (2022: Ten (10))

RPC – Eight (8) Including Annual Meeting (2022: Ten (10))

ZBA – Eight (8) (2022: Ten (10))

HPC – Eleven (11) (2022: Nine (9))

Stormwater Management Oversight Committee – One (1) (2022: One (1))

Comprehensive Land Plan and Ordinance Committee – Zero (0) (2022: (5))

PBZ – Twelve (12) (2022: Fourteen (14))

Of the thirty-eight (38) ordinances approved by the County Board in 2023, twenty-one (21) were Planning, Building and Zoning related. Of the thirty-two (32) ordinances approved by the County Board in 2022, eighteen (18) were Planning, Building and Zoning related. 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 one (1) noxious weed violation in 2023 compared to zero (0) noxious weed violation investigation in 2022, 2021, 2020, and 2019.

Construction Activity

Single-Family Dwelling Units – Thirty-One (31) (Thirty-Six (36) approved in 2022)

New Homes by Township 2023 (2022)

Kendall Township – 9 (10) Bristol Township – 2 (1) Na-Au-Say Township – 5 (9)

Fox Township – 7 (3) Little Rock Township – 1 (4) Oswego Township – 2 (4)

Lisbon Township – 0 (0) Seward Township – 3 (4) Big Grove – 2 (1)

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

Whitetail Ridge – 5 (133/241) Brighton Oaks – 1 (10/20) Rosehill – 1 (12/57)

Riverview Heights – 1 (2/72) Schaefer Woods South – 1 (3/37)

Estates of Millbrook – 3 (72/175) Tanglewood Trails – 2 (24/39) Other (Not in Subdivision): 17

Total Available Single-Family Lots in Subdivisions – Nine Hundred Fifty-Eight (958)

Estimated A-1 Available Single-Family Housing Allocations – Three Hundred Seventy-One (371)

Average New Single Family Home Permits Since 2000 – Forty-Nine (49)

Average New Single Family Home Permits Since 2010 – Twenty-Three (23)

Average New Single Family Home Permits Since 2020 – Thirty-Three (33)

Available Lots in RPD Subdivisions (Total Platted Lots)

Deere Crossing – 15 (18)	Whitetail Ridge – 133 (241)	Brighton Oaks – 10 (20)
Equestrian Estates – 9 (17)	Grove Estates – 39 (49)	Henneberry Woods – 40 (107)
Rosehill – 12 (57)	Schaefer Glen – 6 (6)	Tanglewood Trails – 24 (39)
Highpoint Meadows – 24 (24)	Matlock – 10 (10)	Ravine Woods – 10 (18)
Total Platted RPD Lots – 606	Total Available RPD Lots – 332	Total Developed RPD Lots - 274

Fiscal Year 2023 Detailed Inspection Report

Site Visit One Hundred Seventy-Five (175) (2022: Two Hundred Ten (210))

Footing Sixty-Seven (67) (2022: Ninety-One (91))

Backfill Sixteen (16) (2022: Twenty-Four (24))

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Wall	Eighteen (18) (2022: Thirty (30))
Slab	Forty-One (41) (2022: Fifty-Two (52))
Electric Service	Twenty-One (21) (2022: Nineteen (19))
Frame/Wire	Eighty-One (81) (2022: One Hundred One (101))
Insulation	Thirty (30) (2022: Thirty-Two (32))
Final	Two Hundred Seventeen (217) (2022: Two Hundred Ten (210))
Red Tag	Zero (0) (2022: Zero (0))
Hearing Signs	Four (4) (2022: Twenty-Nine (29))
Meetings in Field	Eighty-Seven (87) (2022: One Hundred Twenty-One (121))
Violation Investigations	Three Hundred Five (305) (2022: Three Hundred Sixty-Eight (368))
NPDES	Zero (0) (2022: Zero (0))
Yorkville Back for County	Thirty-Eight (38) (2022: Sixty-Five (65))
Zoning Issues	Seventeen (17) (2022: Thirty-Three (33))

Total Field Visits and Investigations: One Thousand One Hundred Seventeen (1117) (2022: One Thousand Three Hundred Ninety (1390))

Total Permit Reviewed and Issued: Three Hundred Fifty-Eight (358); Four (4) Void (2022: Three Hundred Sixty-Seven (367); Fifteen (15) Void)

Contracted Plumbing Inspections: Ninety-Six (96) (2022: Ninety-Two (92))

Inspections for Yorkville per IGA: Zero (0) (2022: Ten (10))

#### 2024 Goals of Code Official

1. Implement Violation Tracking System created by GIS.
2. Test Permit Tracking System created by GIS.
3. Provide Public Educational Event
4. Renew ICC Certification Expiring April 2024

#### **CORRESPONDENCE**

None

#### **PUBLIC COMMENT**

None

#### **ADJOURNMENT**

Mr. Rybski made a motion, seconded by Mr. Klaas, to adjourn.

With a voice vote of nine (9) ayes, the motion carried.

The ZPAC, at 9:28 a.m., adjourned.

Respectfully Submitted,  
Matthew H. Asselmeier, AICP, CFM  
Director

Enc.



January 30, 2024

Mr. Matt Asselmeier  
Kendall County Planning, Building & Zoning  
111 West Fox Street  
Yorkville, IL 60560-1498

Subject: Fur-Ever Friends, Bell & Ridge Roads (WBK Project No. 19-102L)

Dear Mr. Asselmeier:

WBK Engineering, LLC has reviewed the submitted documents for the subject project. We received the following information:

- Major Amendment Exhibit prepared by Cook Engineering dated January 18, 2024 and received January 23, 2024.

We find that stormwater management provisions have been constructed for the extension of asphalt pavement as depicted on the document submitted and have no objection to the approval of this amendment of construction of the proposed asphalt pavement.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.

Please contact us at 630-443-7755 if you have any questions regarding this review.

Sincerely,



WBK Engineering, LLC

## Matt Asselmeier

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**From:** Engel\_Natalie <nengel@shorewoodil.gov>  
**Sent:** Tuesday, February 6, 2024 8:16 AM  
**To:** Matt Asselmeier  
**Cc:** Seth Wormley; Christina Burns  
**Subject:** RE: [External]RE: Trail Question

Hi Matt,

I was planning to attend but something came up.

I'm going to send Isabelle Bohanek from our office to listen and take notes. She's wonderful but not a planner so she will really just be learning more about the proposal.

I haven't had an opportunity to discuss the proposal with our board but don't expect there to be much concern. We would like them to annex upon contiguity and would prefer that they don't do any uses that wouldn't be allowed in our B-3 district. I can get you something formal once I know more.

Natalie

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**From:** Matt Asselmeier <masselmeier@kendallcountyil.gov>  
**Sent:** Monday, February 5, 2024 3:30 PM  
**To:** Engel\_Natalie <nengel@shorewoodil.gov>  
**Cc:** Seth Wormley <swormley@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>  
**Subject:** RE: [External]RE: Trail Question

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Natalie:

Is Shorewood planning to send someone to the February 6<sup>th</sup> Kendall County ZPAC meeting?

Thanks,

Matthew H. Asselmeier, AICP, CFM  
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**From:** Engel\_Natalie <nengel@shorewoodil.gov>  
**Sent:** Wednesday, January 24, 2024 11:23 AM