

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION**

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

**Meeting Minutes of February 28, 2024 - 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, Bob Stewart, Claire Wilson, and Seth Wormley

Members Absent: Tom Casey

Staff Present: Matthew H. Asselmeier, Director, and Wanda A. Rolf, Administrative Assistant

Others Present: Dan Kramer, Tyler Arbeen, Gerald Johnson, Mike Cook, and Deb Chow

**APPROVAL OF AGENDA**

Member Rodriguez made a motion, seconded by Member Wilson, to approve the agenda. With a voice vote of nine (9) ayes, the motion carried.

**APPROVAL OF MINUTES**

Member Wormley made a motion, seconded by Member Rodriguez, to approve the minutes of the January 24, 2024, meeting, and the February 3, 2024, Annual Meeting. With a voice vote of nine (9) ayes, the motion carried.

**PUBLIC HEARING**

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

The Kendall County Regional Planning Commission started their review of Petition 24-03 at 7:03 p.m.

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 already went 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. The Yorkville City Council met on February 13, 2024, and expressed no concerns regarding the proposal. An email to that effect was provided. Mr. Asselmeier read an email from Kendall Township stating they were not opposed to the proposal.

The Kendall County ZPAC reviewed the proposal at their meeting on February 6, 2024. Discussion occurred regarding the definitions of Transportation Corridor and Mixed Use Business. ZPAC 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 of the meeting were provided.

Yorkville's Future Land Use Map was also provided.

Chairman Ashton opened the public hearing at 7:04.

The parcels shown in red on the map were classified as Commercial.

Gerald Johnson, Property Owner, testified that he owned the land on the east side of Route 47. He was against the proposal; he did not believe his property should be included in the proposed reclassification area. He asked why the east of Route 47 was included because the businesses in the area were located on the west side of Route 47.

A question was asked regarding whether or not Mr. Johnson's property taxes would be impacted, if rezoned. Chairman Ashton responded that this proposal was not rezoning property, only changing the classification on the Future Land Use Map. Mr. Johnson stated, if approved, the proposal would allow him, as property owner, to rezone the property to light industrial. Mr. Johnson saw no reason to rezone the property. He intends to keep his property residential.

Member Wilson asked about the color classification on the map. Mr. Asselmeier responded that the parcels in gray were classified as Transportation Corridor, except for the former GrainCo properties which have already been reclassified as Mixed Use Business. The parcels in purple were annexed into Yorkville and the parcels in red were classified as Commercial. The parcels in green were classified as Residential.

Mr. Johnson was unaware that the properties south of his property were already classified as Commercial.

Member Wormley noted that, if the properties on the east side of Route 47 remained Transportation Corridor, there would be a "donut hole" of Transportation Corridor in area of non-Transportation Corridor classified land. The property was included for consistency purposes.

Member Wilson asked what Yorkville's called for in the subject area. Mr. Asselmeier responded the Yorkville planned the area to be Estate Residential and Agricultural. Any rezoning in the subject area would still be reviewed by Yorkville.

Member Nelson made a motion, seconded by Member Hamman, to recommend approval of the proposal with an amendment removing the parcels on the east side of Route 47 from the proposal.

Mr. Asselmeier noted that the narrative of the Land Resource Management Plan would be adjusted to reflect the final resolution adopted by the County Board.

The votes were as follows:

Ayes (9): Ashton, Bernacki, Hamman, McCarthy-Lange, Rodriguez, Nelson, Stewart, Wilson, and Wormley

Nays (0): None

Absent (1): Casey

Abstain (0): None

The proposal goes to the Kendall County Zoning Board of Appeals on March 4, 2024.

Member Bernacki made a motion, seconded by Member McCarthy-Lange to adjourn the public hearing. With a voice vote of nine (9) ayes, the motion carried.

Chairman Ashton closed the public hearing and the Kendall County Regional Planning Commission completed their review of Petition 24-03 at 7:12 p.m.

## **PETITIONS**

### **Petition 23-35 Tyler Arbeen on Behalf of Arbeen, LLC**

Mr. Asselmeier provided an update from the January Regional Planning Commission meeting.

At the request of the Petitioner, on January 29, 2024, the Kendall County Zoning Board of Appeals continued this Petition until March 4, 2024. Information related to the January 29, 2024, Kendall County Zoning Board of Appeals hearing was provided.

The Petitioner submitted a revised site plan dated January 30, 2024, which was provided. The changes from the original site plan were as follows:

1. The parking stalls have been moved out of the front yard setback. The parking was retained south of the shop/office building. Parking stalls were added north of the landscaping storage areas and north of the hoop houses. The total number of parking spaces was increased from fifteen (15) to sixteen (16) spaces, including handicapped accessible parking spaces which decreased from two (2) to one (1).
2. Gravel was added between the north entrance of the property and the shop/office building. Gravel was also added by the southern entrance, by the eastern parking area, and north of the landscape material storage area.
3. The three (3) hoop houses inside the front yard setback were removed. The total number of hoop houses decreased from five (5) to two (2).
4. The nursery stock storage area northwest of the shop/office building was removed. The nursery stock storage area east of the shop/office building was also removed.
5. The dumpster area was moved from east of the shop/office building to north of the shop/office building.
6. One (1) detention pond was added. On February 22, 2024, the Petitioner's Engineer submitted

stormwater permit related drawings and a stormwater permit. These items were provided. To date, WBK Engineering has not provided comments on the stormwater information.

7. The landscape material storage bins were shifted west to account for the detention pond. The landscaping material storage bins facing north were shifted south to line up with the southern building line of the hoop houses. The total number landscape material storage bins decreased from fourteen (14) to eight (8). No information was provided regarding the dimensions of the landscape material storage bins.

Due the removal of the parking area and hoop houses from the required front yard setback, variances are no longer required provided the remaining hoop houses are located at least ten feet (10') from the southern property line.

On February 21, 2024, the Village of Oswego submitted a letter stating that the proposal will not impact the WIKADUKE Trail. This letter was provided.

The proposed Findings of Fact for the special use permit, based on the new site plan, were as follows:

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. Numerous landscaping businesses have been approved throughout unincorporated Kendall County. The proposed use is along Stewart Road, which is classified as a major collector. Reasonable restrictions can be placed in the special use permit to ensure the health, safety, and general welfare of the area are protected.

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 makes 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 subject property is in a large A-1 Agricultural District. The use will not impede farms or residential uses on the adjoining properties. Reasonable restrictions may be placed on the special use permit to address hours of operation, noise, landscaping, and site layout to prevent neighboring property owners from being negatively impacted by the proposed use.

Adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The proposal identifies locations for the future well and septic field. Two (2) points of ingress/egress are proposed. The proposed use likely will generate little traffic onsite and adequate space exists for parking for customers and employees of the proposed use. The proposal will have to obtain a stormwater permit to address drainage concerns. Adequate space exists for storage of equipment and materials related to the proposed uses.

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 if the hoop houses and landscape material storage bins are located at least ten feet (10') from the southern property line.

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. The proposal is also consistent with a goal and objective found on page 6-34 of the Land Resource Management Plan, "A strong base of agriculture, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents." "Encourage opportunities for locally owned business." In addition, the future land use map calls for this property to be Mixed Use Business. Similar types of uses were planned for the subject property and properties in the vicinity of the subject property.

Staff recommended approval of the requested special use permit subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the attached revised site plan and landscaping plan. One (1) wood post farm fence with wire mesh shall be installed around the enter perimeter of the site expect at the two (2) entrances to the property. The fence shall be six feet (6') in height maximum. The landscaping shall be installed between the fence and Stewart Road.
2. Within ninety (90) days of the approval of the special use permit, the owners of the subject property shall dedicate a strip of land thirty-five feet (35') in depth along the western property line to Oswego Township. The Kendall County Planning, Building and Zoning Committee may grant an extension to this deadline.
3. Equipment and vehicles related to the business allowed by the special use permit may not be stored outdoors at the subject property when the business is closed.
4. None of the vehicles or equipment parked or stored on the subject property related to the business allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
5. All of the vehicles and equipment stored on the subject property related to the business allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
6. The owners of the businesses allowed by this special use permit shall diligently monitor the property for leaks from equipment and vehicles parked and stored and items stored on the subject property and shall promptly clean up the site if leaks occur.
7. Except for the purposes of loading and unloading, all landscape related materials shall be stored indoors or in the designated storage areas shown on the attached revised site plan. The maximum height of the piles of landscaping related material shall be ten feet (10') in height.
8. A maximum of twenty-five (25) employees of the business allowed by this special use permit, including the owners of the business allowed by this special use permit, may report to this site for work.
9. The hours of operation of the business allowed by this special use permit shall be daily from 6:00 a.m. until 6:00 p.m. and the business shall be open twenty-four (24) hours to address snow events. The owners of the business allowed by this special use permit may reduce these hours of operation.
10. Any structures constructed, installed, or used related to the business allowed by this special use permit on the property shall not be considered for agricultural purposes and must secure applicable building permits.
11. One (1) sign as described in the sign description (Attachment 5) may be installed along Stewart Road at the subject property. The sign shall not be illuminated.

12. Only lighting related to security may be installed outdoors at the subject property.
13. Damaged or dead plantings described on the landscaping plan (Attachment 4) shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
14. The materials and vegetation described in the landscaping plan (Attachment 4) shall be installed ~~within six (6) months of the approval of the special use permit by September 1, 2024.~~ The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the vegetation. Materials and vegetation stored in the nursery stock storage areas and landscaping material storage area shall not be subject to this requirement and shall not be considered part of the landscaping plan. **(Amended at ZPAC)**
15. No landscape waste generated off the property can be burned on the subject property.
16. The noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

**EXEMPTION: Powered Equipment:** Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

Only homes permitted prior to the date of the issuance of the special use permit shall have standing to file noise complaints.
17. At least one (1) functioning fire extinguisher and one (1) first aid kit shall be on the subject property. Applicable signage stating the location of the fire extinguisher and first aid kit shall be placed on the subject property.
18. The dumpster area shall be fenced with board-on-board fencing as shown by the image provided. The maximum height of the fence shall be eight feet (8').
19. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
20. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
21. 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.

22. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

23. This special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

Dan Kramer, Attorney for the Petitioner, noted that the Petitioner had removed the parking and hoops houses from the front yard setback. He also noted that the Petitioner could back in the future with an amendment to the site plan, if the County changed its rules to allow parking and temporary buildings in front yard setbacks. He explained the location and size of the detention pond.

Member Nelson asked if the Petitioner had addressed the County's concerns. Mr. Asselmeier responded yes.

Mr. Kramer said the Petitioner was withdraw the variance request.

Member Nelson asked, if the County amended the setback rules, would the Petitioner benefit from those changes. Mr. Asselmeier responded yes, but the Petitioner would need to pursue either a major or minor amendment to the special use permit, depending on the nature of the change.

The neighbor to south asked drainage to the property to the south. Mr. Kramer said a small berm would be created with a pipe which should cause less outflow; Mr. Kramer explained the release rate. Discussion occurred regarding which areas would be built up; inlets and underground stormwater infrastructure would be added to the property. No wall would be located on the south property line. Discussion occurred regarding a burning area on the neighboring property to the south. Mr. Kramer stated that the Petitioner purchased the property with the intent of operating a landscaping business onsite; the neighbor said the intent was a small building and trees.

The burn area is a pile where agricultural products from the property were burned.

Member Bernacki asked when work on the pond would begin. Mr. Kramer stated the summer of 2024, pending obtaining applicable permits. The engineering for the site was still under review.

Member Nelson made a motion, seconded by Member Hamman, to recommend approval of special use permit with the conditions proposed by Staff with a condition allowing the Petitioner to place parking and temporary structures in the front yard setback without the need of obtaining an amendment to the special use permit, if the County amended the Zoning Ordinance in the future to allow these types of uses in the front yard setback.

The dumpster will be in the fenced area and the garbage truck would back up and pick up the dumpster.

The votes were as follows:

Ayes (9): Ashton, Bernacki, Hamman, McCarthy-Lange, Rodriguez, Nelson, Stewart, Wilson, and Wormley

Nays (0): None

Absent (1): Casey

Abstain (0): None

The proposal goes to the Kendall County Zoning Board of Appeals on March 4, 2024.

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

Mr. Asselmeier summarized the requests.

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.

In addition to the driveway, the Petitioner would like to rezone the eastern approximately two point one more or less (2.1 +/-) acres of the special use permit area of the property to B-3 Highway Business District and rezone the northern approximately thirteen acres (13), which was not included in the special use permit area, to B-3. This map amendment would reduce the special use permit area from approximately eight point five (8.5) acres to approximately six point three (6.3) acres and will cause the site plan, landscaping plan, and photometric plan for the special use permit area to change to reflect the removal of the eastern portion of the special use area to the new zoning classification. 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. A revised NRI was prepared for the proposed map amendment request showing a LESA Score of 180 indicating a low level of protection. This report 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 Seward Township Board recommended approval of the proposals.

The Minooka Fire Protection District was emailed information on January 26, 2024. No comments were received.

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. This email was included with the minutes from the ZPAC meeting. The Village of Shorewood submitted a second email on February 28, 2024, stating they would not object to the map amendment and no annexation agreement had been negotiated, but they were concerned about auto and truck repair businesses operating on the B-3 zoned portion of the property.

ZPAC reviewed the proposal at their meeting on February 6, 2024. ZPAC reviewed this proposal at their meeting on February 6, 2024. The Petitioner's Engineer was agreeable to working the Highway Department regarding access from Ridge Road for the northern portion of the property. No additional points of access would come from Bell Road. The Petitioner's Engineer wanted to evaluate Shorewood's request for an annexation agreement. A letter was placed into the record from WBK Engineering noting no objections to the proposed driveway extension in the special use permit amendment application. ZPAC 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 of this meeting 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 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.

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.

Regarding the proposed map amendment, 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.

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.

Mike Cook, Engineer for the Petitioner, explained the history of the site and explained the need for the driveway connection. He noted that the County granted access from Ridge Road approximately one quarter (1/4) of a mile north of Bell Road. He discussed the potential of annexation with Shorewood; he noted that Shorewood had no services available to the subject property. No end user had been identified for the portion of the property proposed for rezoning. The rezoning was intended to tie into the widening of Ridge Road.

Mr. Cook explained the description of the wet bottom detention ponds. The ponds may need to be examined depending on future uses on the portion proposed for rezoning.

Mr. Asselmeier noted that Shorewood reviewed Kendall County's zoning regulations and had concerns about a truck and auto repair facility going onto the property. Motor vehicle service and repair are permitted uses in the B-3 District.

Mr. Cook noted that the map amendment request was consistent with the County's plan.

Member Nelson made a motion, seconded by Member Wormley, to recommend approval of the major amendment to an existing special use permit and approval of the map amendment.

The votes were as follows:

Ayes (9): Ashton, Bernacki, Hamman, McCarthy-Lange, Rodriguez, Nelson, Stewart, Wilson, and Wormley

Nays (0): None

Absent (1): Casey

Abstain (0): None

The proposals go to the Kendall County Zoning Board of Appeals on March 4, 2024.

**CITIZENS TO BE HEARD/PUBLIC COMMENT**

None

**NEW BUSINESS**

**Update from the Comprehensive Land Plan and Ordinance Committee Regarding Potential Amendments to the Kendall County Zoning Ordinance Pertaining to Obstructions and Parking Lots in Required Setbacks**

Member Nelson said the matter will be discussed further at future Comprehensive Land Plan meetings. The Committee was unsure where the setback in the A-1 originated.

**OLD BUSINESS**

None

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

Mr. Asselmeier reported that Petitions 23-32 and 23-33 were approved by the County Board.

**OTHER BUSINESS/ANNOUNCEMENTS**

Mr. Asselmeier reported there were no Petitions for the March meeting.

**ADJOURNMENT**

Member McCarthy-Lange made a motion, seconded by Member Hamman to adjourn. With a voice vote of nine (9) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 7:45 p.m.



Respectfully submitted by,  
Matthew H. Asselmeier, Director

Encs.

1. Memo on Petition 24-03 Dated February 22, 2024
2. Certificate of Publication and Certified Mail Receipts for Petition 24-03 (Not Included with Report but on file in Planning, Building and Zoning Office)
3. February 26, 2024, Email from Steve Gengler

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION  
FEBRUARY 28, 2024**

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 Kim	File 23-35, 11 	
Geoff Jones		
		
MIKE COOK	24-01 & 24-02 949 BELL RD	



---

**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**MEMORANDUM**

---

**To:** Kendall County Regional Planning Commission

**From:** Matthew H. Asselmeier, AICP, CFM, Planning Director

**Date:** 2/22/2024

**Subject:** Potential Changes to the Future Land Use Map Along Route 47 in Kendall Township

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 side 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, 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 is attached. 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 will be 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. The Yorkville City Council met on February 13, 2024, and expressed no concerns regarding the proposal. An email to that effect is attached.

The Kendall County ZPAC reviewed the proposal at their meeting on February 6, 2024. Discussion occurred regarding the definitions of Transportation Corridor and Mixed Use Business. ZPAC 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 of the meeting are attached.

Yorkville's Future Land Use Map was included for reference.

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

Thanks,

MHA

Encs.: Aerial Showing Subject Properties  
Table from Land Resource Management Plan and Other Related Text Changes  
United City of Yorkville Future Land Use Map  
February 6, 2024, ZPAC Meeting Minutes (This Petition Only)  
February 13, 2024, Email from Yorkville





- Parcels
- Kendall County Zoning
- Labeled Addresses
- Other Boundaries and Properties
  - Subdivisions
  - Lots
  - Condo Developments
  - Condo Buildings
  - Incorporated Areas
  - Boundary Agreements
  - PLSS
- Historic Features & Cemeteries
- Land Use
  - Current Land Use
  - Kendall County LRMP

**Parcels**

**Other Boundaries and Properties**

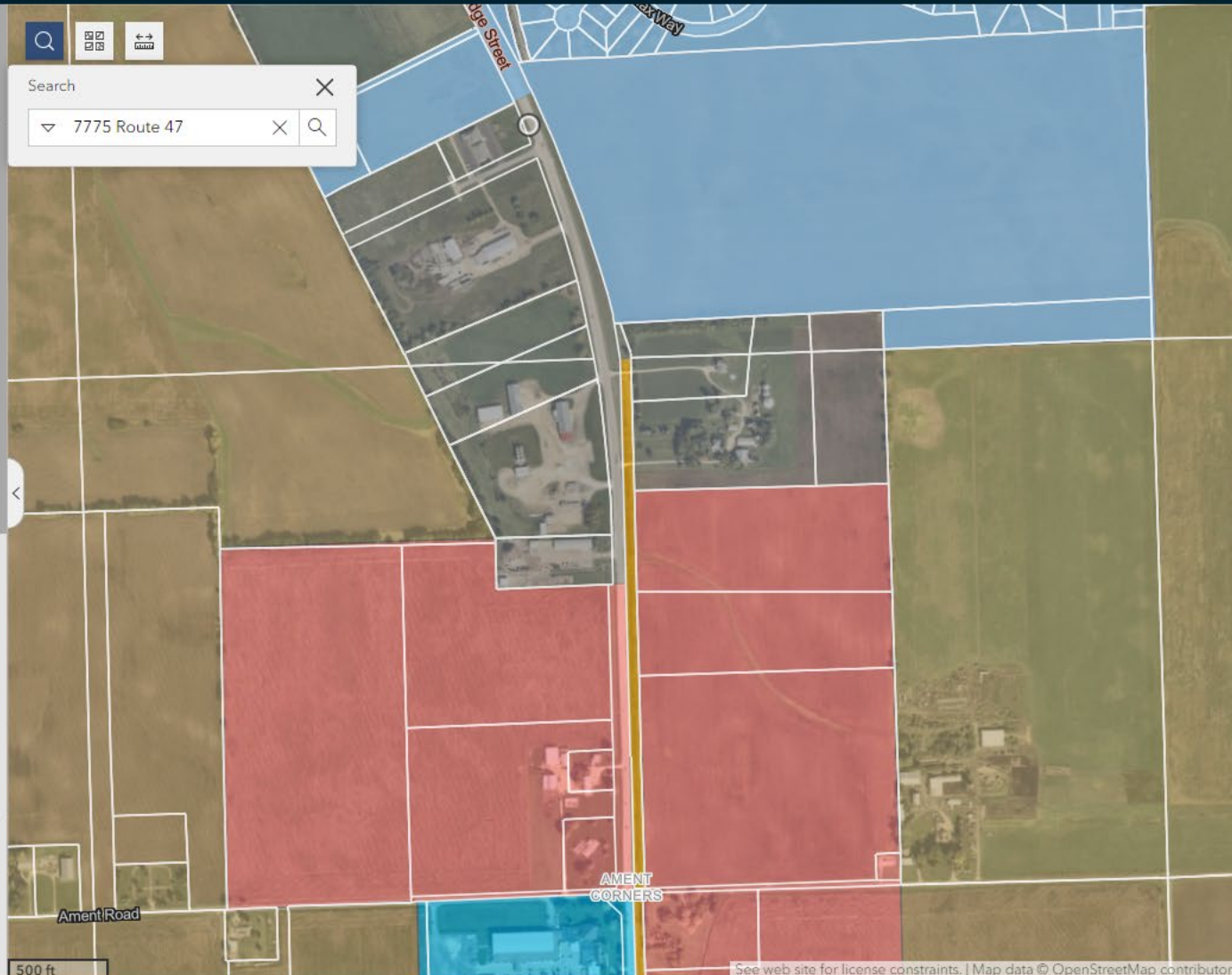
**Incorporated Areas**

- PLANO
- YORKVILLE
- LISBON
- SANDWICH
- AURORA
- JOLIET
- MILLBROOK
- MILLINGTON
- MINOOKA
- MONTGOMERY
- NEWARK
- OSWEGO
- PLAINFIELD
- PLATTVILLE
- SHOREWOOD

**Land Use**

**Kendall County LRMP**

- Urbanized Communities



encouraged to protect these valuable open space assets. Open space boundaries depicted on the Future Land Use & Transportation Plan are only conceptual. Appropriate open space boundaries for a particular parcel shall be determined based on specific site analysis at the time of development.

**Conservation Design**

According to the Land Resource and Management Area Policies of the Kendall County LRMP, the County “shall promote the use of clustered development or residential planned development (RPD) procedures that allow the construction of dwellings in an arrangement that encourages the permanent protection of open space within the immediate area of those dwellings”. The use of clustered development or RPD procedures to protect open space is commonly referred to as “conservation design”. Relative to the Future Land Use & Transportation Plan map, the areas designated as Countryside Residential, Planned Rural Estate Residential, and Planned Rural Residential areas shall provide opportunities for conservation design wherever possible. Conservation design is also encouraged in areas designated as Suburban Residential and within municipalities.

**Future Land Use Areas**

The following table lists the land areas of the future land uses in Fox and Kendall Townships.

Land Use	Fox Township		Kendall Township		Combined	
	acres	percent	acres	percent	acres	percent
Countryside Residential	2,282.5	9.7%	1,584.4	6.3%	3,866.9	8.0%
Planned Rural Estate Res	1,703.0	7.3%	5,295.7	21.1%	6,998.7	14.4%
Planned Rural Residential	3,336.5	14.2%	9,143.9	36.4%	12,480.4	25.7%
Suburban Residential	29.9	0.1%	2,349.9	9.3%	2,379.8	4.9%
Commercial	104.4	0.4%	464.1	1.8%	568.5	1.2%
Transportation Corridor	0.0	0.0%	405.3	1.6%	405.3	0.8%
Mixed Use Business	1,298.0	5.5%	0.0	0.0%	1,298.0	2.7%
Public/Institutional	2.1	0.0%	24.7	0.1%	26.8	0.1%
Public Recreation/Parks	2,118.9	9.0%	166.3	0.7%	2,285.2	4.7%
Private Recreation	228.7	1.0%	0.0	0.0%	228.7	0.5%
Open Space	1,625.3	6.9%	1,902.3	7.6%	3,527.6	7.3%
ComEd Utility ROW	254.0	1.1%	0.0	0.0%	254.0	0.5%
Municipalities	2,156.8	9.2%	3,246.0	12.9%	5,402.8	11.1%
Agricultural	8,322.1	35.5%	563.2	2.2%	8,885.3	18.3%
<b>TOTAL</b>	<b>23,462.2</b>	<b>100.0%</b>	<b>25,145.8</b>	<b>100.0%</b>	<b>48,608.0</b>	<b>100.0%</b>

encouraged to protect these valuable open space assets. Open space boundaries depicted on the Future Land Use & Transportation Plan are only conceptual. Appropriate open space boundaries for a particular parcel shall be determined based on specific site analysis at the time of development.

**Conservation Design**

According to the Land Resource and Management Area Policies of the Kendall County LRMP, the County “shall promote the use of clustered development or residential planned development (RPD) procedures that allow the construction of dwellings in an arrangement that encourages the permanent protection of open space within the immediate area of those dwellings”. The use of clustered development or RPD procedures to protect open space is commonly referred to as “conservation design”. Relative to the Future Land Use & Transportation Plan map, the areas designated as Countryside Residential, Planned Rural Estate Residential, and Planned Rural Residential areas shall provide opportunities for conservation design wherever possible. Conservation design is also encouraged in areas designated as Suburban Residential and within municipalities.

**Future Land Use Areas** (Updated March 19, 2024 by Resolution 2024-XX)

The following table lists the land areas of the future land uses in Fox and Kendall Townships.

Land Use	Fox Township		Kendall Township		Combined	
	acres	percent	acres	percent	acres	percent
Countryside Residential	2,325.6	10.0%	1,861.2	7.4%	4,186.8	8.7%
Planned Rural Estate Res	1,909.0	8.2%	5,032.2	20.1%	6,941.2	14.4%
Planned Rural Residential	3,377.1	14.6%	9,392.9	37.5%	12,770.1	26.5%
Suburban Residential	17.6	0.1%	2,157.8	8.6%	2,175.4	4.5%
Commercial	193.5	0.8%	1136.8	4.5%	1330.3	2.8%
Transportation Corridor	0.0	0.0%	497.4	2.0%	497.4	1.0%
Mixed Use Business	1,170.1	5.1%	73.8	0.3%	1,243.9	2.6%
Public/Institutional	0.0	0.0%	18.4	0.1%	18.4	0.0%
Public Recreation/Parks	0	0.0%	0	0.0%	0	0.0%
Private Recreation	228.7	1.0%	0.0	0.0%	228.7	0.5%
Open Space	1,887.0	8.1%	700.6	2.8%	2,587.5	5.4%
ComEd Utility ROW	306.8	1.3%	36.73	0.1%	343.5	0.7%
Municipalities	2,713.8	11.7%	3,275.4	13.1%	5,989.2	12.4%
Agricultural	9,257.4	40.0%	849.8	3.4%	10,107.3	21.0%
<b>TOTAL</b>	<b>23,157.81</b>	<b>100.0%</b>	<b>25,033.15</b>	<b>100.0%</b>	<b>48,190.96</b>	<b>100.0%</b>

# Kendall County Land Resource Management Plan

**2021 2024**

**Kendall County**  
Planning, Building & Zoning Department  
111 Fox Street  
Yorkville, Illinois 60560  
phone: (630) 553-4141  
fax: (630) 553-4179  
web: [www.co.kendall.il.us](http://www.co.kendall.il.us)  
[www.kendallcountyil.gov](http://www.kendallcountyil.gov)



# ACKNOWLEDGMENTS

## PLANNING, BUILDING AND ZONING COMMITTEE

~~Scott Gengler~~ Seth Wormley – Chair

~~Judy Gilmore~~ Ruben Rodriguez – Vice Chair

Elizabeth Flowers

Dan Koukol

~~Rebyn Vickers~~

Brooke Shanley

## REGIONAL PLANNING COMMISSION & COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE

### PLAN COMMISSION

Bill Ashton – Commission Chair

Ruben Rodriguez – Vice Chair

Larry Nelson – Secretary

~~Roger Bledsee~~

Eric Bernacki

Tom Casey

Dave Hamman

Karin McCarthy-Lange

Bob Stewart

Claire Wilson

Seth Wormley

### COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE

Larry Nelson – Committee Chairman

Bill Ashton – Plan Commission Chairman

Randy Mohr – Zoning Board of Appeals Chairman

***Land Resource Management Plan***

~~Scott Gryder~~ Matt Kellogg – County Board Chairman

Seth Wormley – Planning Building, and Zoning Committee Chairman

Scott Gengler – Immediate Past Planning, Building and Zoning Committee Chairman

Jeff Wehrli – Historic Preservation Commission Chairman

Alyse Olson – Soil and Water Conservation District Representative

Matthew Prochaska

~~SENIOR PLANNER~~ DIRECTOR OF PLANNING, BUILDING AND ZONING AND ZONING ADMINISTRATOR

Matthew H. Asselmeier, AICP, CFM

## **APPENDIX**

- A. Transportation Plan
- B. Environmental Factors
- C. East Route 126 Corridor Plan Summary
- D. Resolution 2021-19

## **REVISION NOTES:**

1. LRMP first adopted in March 1994.
2. The Resource Management Concept Plan was amended in 1997 to remove a natural resource overlay near the southeast corner of Minkler Road and Reservation Road.
3. Section Ten of the LRMP Summaries by Township was updated in 1998 to include a more detailed plan for Na-Au-Say and Seward Townships.
4. The Transportation Goals and Objectives and Transportation Plan were updated in 1999.
5. The LRMP was updated to enhance implementation of new planned development regulations, reflect municipal annexations and new plans, and provide additional opportunities for economic development in April 2001.
6. Section Eight of the LRMP Summaries by Township was updated in 2002 to include a more detailed plan for Big Grove Township. Reference to multi-use trails was also updated.
7. Section Six of the LRMP Summaries by Township was updated in 2003 to include a more detailed plan for the Northern Three Townships.

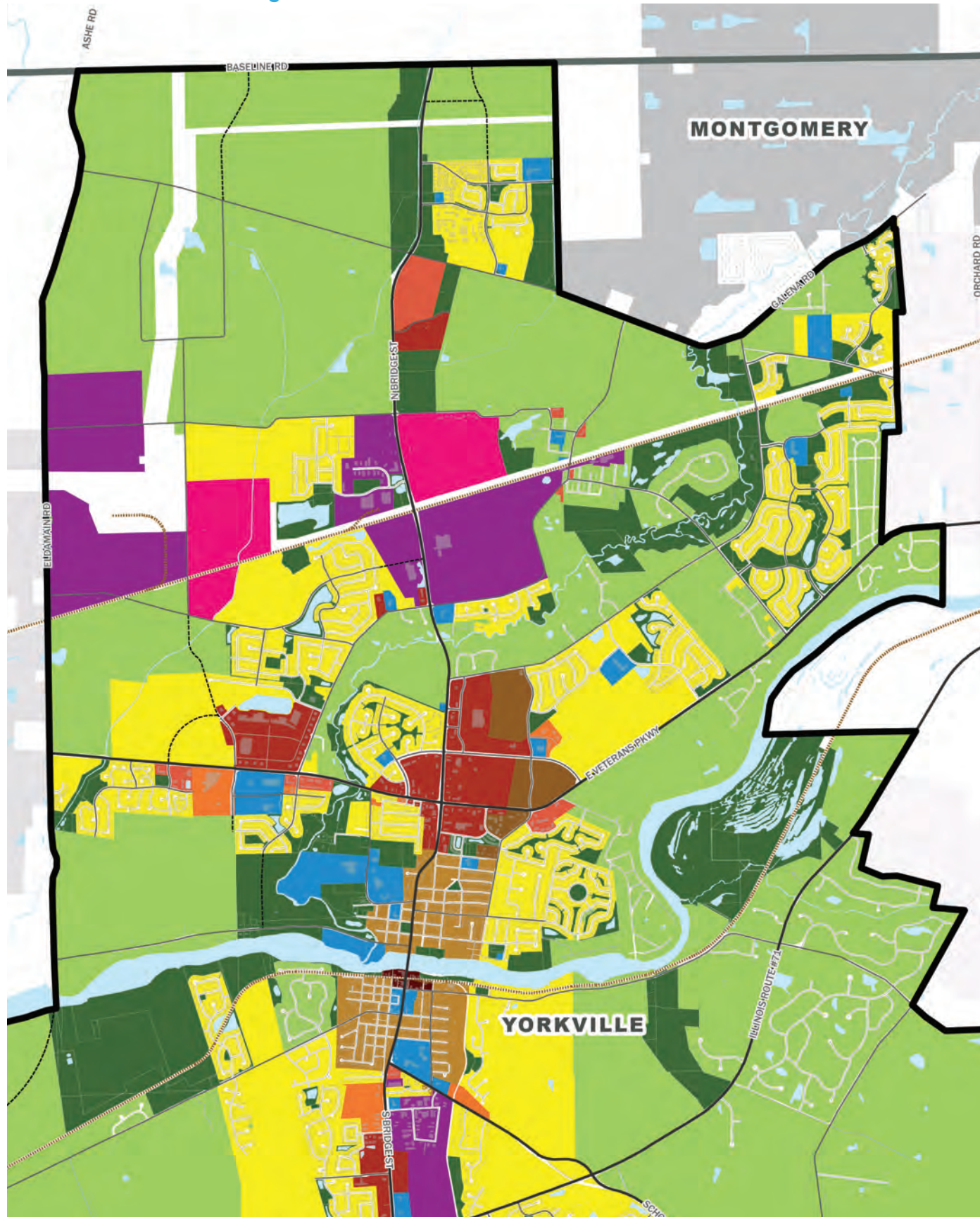
8. Section Ten of the LRMP Summaries by Township was updated in 2003 to reflect current growth and development trends in Na-Au-Say Township, particularly along the East Route 126 Corridor. The Future Land Use Plan for Na-Au-Say Township was revised in 2005.
9. Section Seven of the LRMP Summaries by Township was updated in 2004-05 to include a more detailed plan for Fox and Kendall Townships.
10. Section Nine of the LRMP Summaries by Township was updated in 2005 to include a more detailed plan for Lisbon and Seward Townships. [Note: The LRMP Summary for Seward Township was moved from Section Ten.]
11. Updated Chapters One thru Five in April, 2011
12. Updated Transportation Plan, Municipal Boundaries, and Future Land Use Map in 2021 (Resolution 2021-19)
13. **Reclassified Properties South of Yorkville Along Route 47 From Mixed Use Transportation Corridor to Mixed Use Business (Resolutions 2024-XX and 2024-XX)**

#### **RELATED DOCUMENTS:**

The WIKADUKE Trail Land Use and Access Management Study and Fox River Corridor Plan are available as separate documents.



Figure 4.1: Future Land Uses North of the Fox River



## LAND USE CHANGES

The Land Use Strategy and Future Land Use Map presented above describes the distribution of general land use categories (Residential, Commercial, industrial, Open Space and Parks, and so on) that will set the framework for achieving the goals of the Comprehensive Plan. It is not a zoning map but should set the stage for future changes and modifications to the Yorkville Zoning Ordinance. The Land Use Strategy seeks to “re-position” Yorkville’s future land use pattern given current development conditions in Yorkville since the 2008 economic downturn and the unlikelihood that the Prairie Parkway will be constructed within this Plan’s time horizon. Several changes in land use classifications are proposed from those included in the 2008 Comprehensive Plan. Changes in the land use categories are summarized below:

### RESIDENTIAL

A Mid-Density Residential land use zone is proposed in order to encourage new multi-family housing types in Yorkville; new housing types could diversify housing opportunities and provide housing at different price points that what is currently offered in Yorkville’s housing market. The Rural Neighborhood land use classification in the 2008 Comprehensive Plan is eliminated given that such residential development is unlikely to occur in the southeastern portions of the Yorkville planning area where there are significant infrastructure and market constraints. The primary infrastructure constraint is the need to construct a lift station along a ridge line, generally located south of Illinois Route 71. In its place, an Estate/Conservation Residential land use category has been created to accommodate large-lot residential development in areas where infrastructure exists and smaller-lot single family residential subdivisions are less likely

to be supported by market demand. Conservation subdivisions should also be encouraged in order to preserve significant environmental and topographical features, provide alternative housing types, and provide opportunities to expand Yorkville’s open space network. A Metra Station TOD zone is also included to plan accordingly for future development even if the Metra Station is years away from construction.

### COMMERCIAL

Several new commercial land use categories are suggested in this Comprehensive Plan. A Downtown Mixed-Use Core zone is intended to focus revitalization and redevelopment efforts in Yorkville’s traditional downtown; new mixed-use development is envisioned on various opportunity sites that expand the Downtown’s footprint further to the east on Van Emmon Street with potential residential and commercial development. The need to address particular development design and land use issues within the Downtown necessitates the need for a Downtown-specific land use classification.

The general Commercial land use classification in the 2008 Plan is now designated Destination Commercial to recognize that a high percentage of commercial land in Yorkville accommodates large format and chain store formats, usually located along major transportation thoroughfares. Destination Commercial uses have their own particular physical design and development issues and should be distinguished from commercial uses located in the Downtown and in neighborhood retail areas.

A Commercial Office land use category has been created to accommodate small-scaled office uses in single developments or as part of an office park setting;

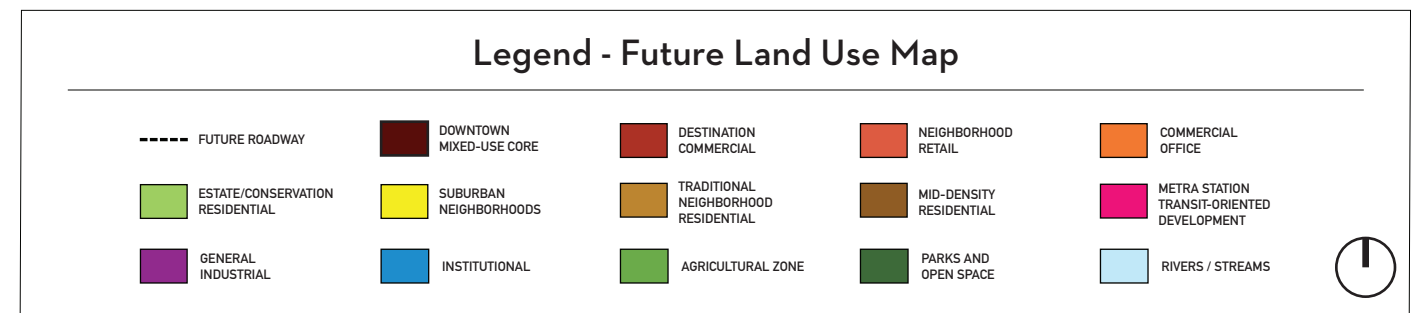
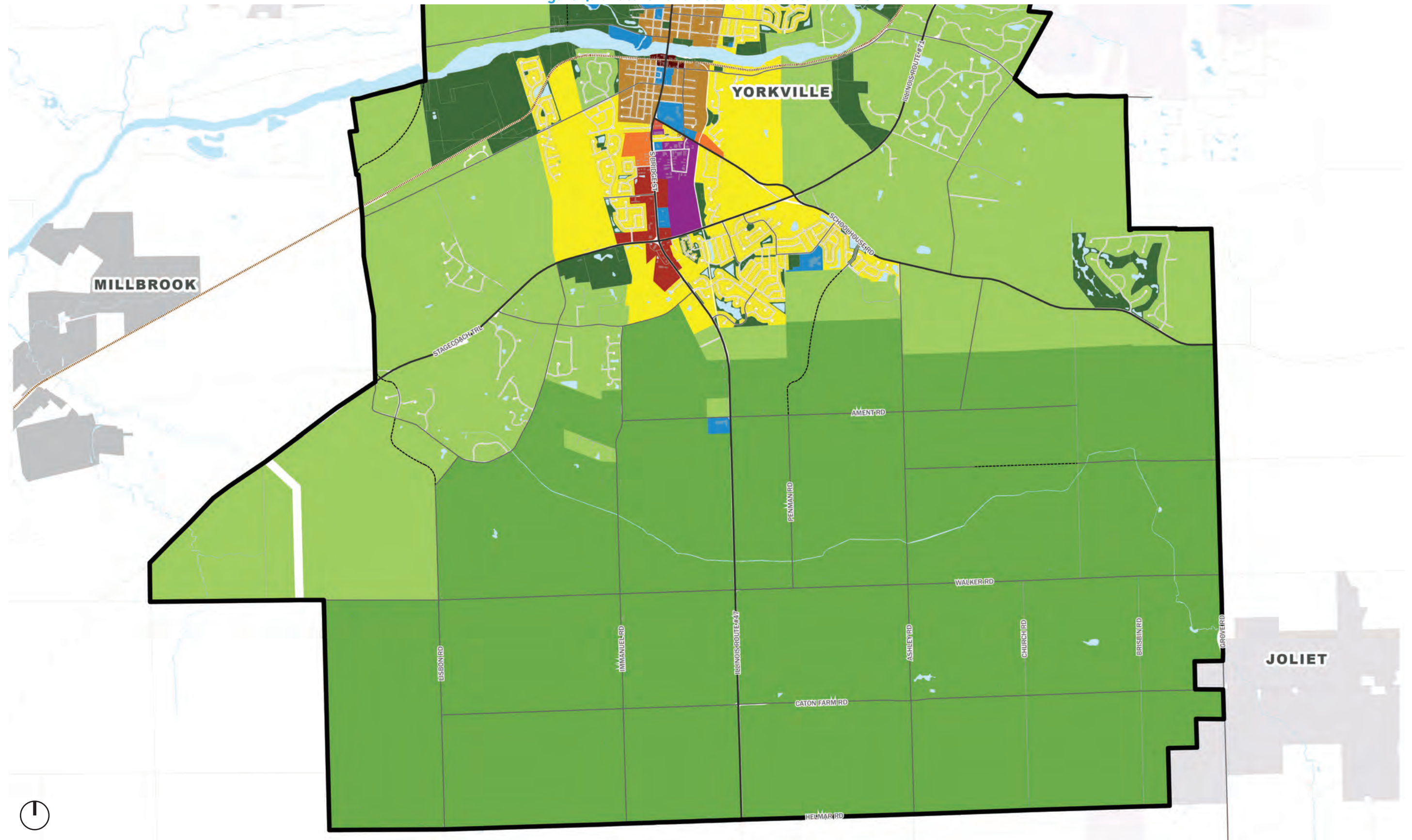


Figure 4.1 - Future Land Uses North of the Fox River

Figure 4.2: Future Land Uses South of the Fox River



**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)  
February 6, 2024 – Unapproved 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

**PETITIONS**

**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.

#### **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.

## Matt Asselmeier

---

**From:** Krysti Barksdale-Noble <knoble@yorkville.il.us>  
**Sent:** Tuesday, February 13, 2024 7:17 PM  
**To:** Matt Asselmeier  
**Subject:** RE: [External]RE: Kendall County Petition 24-03

Matt,

There were no issues expressed by the City Council at their meeting tonight.

Best Regards,

***Krysti J. Barksdale-Noble, AICP***

*(she/her)*

Community Development Director

United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

☎(630) 553-8573

📠(630) 742-7808

🌐 [www.yorkville.il.us](http://www.yorkville.il.us)

---

**From:** Matt Asselmeier <masselmeier@kendallcountyil.gov>  
**Sent:** Monday, February 5, 2024 2:44 PM  
**To:** Krysti Barksdale-Noble <knoble@yorkville.il.us>  
**Subject:** RE: [External]RE: Kendall County Petition 24-03

Thanks,

Matthew H. Asselmeier, AICP, CFM  
Director  
Kendall County Planning, Building & Zoning  
111 West Fox Street  
Yorkville, IL 60560-1498  
PH: 630-553-4139  
Fax: 630-553-4179

---

**From:** Krysti Barksdale-Noble <knoble@yorkville.il.us>  
**Sent:** Monday, February 5, 2024 2:43 PM  
**To:** Matt Asselmeier <masselmeier@kendallcountyil.gov>  
**Subject:** RE: [External]RE: Kendall County Petition 24-03

Matt,

Thanks for the compliment. Really appreciated. As far as the proposed changes, staff has no objections. I believe it will go out this week and if there are any concerns by the council members, it will be discussed at the February 13<sup>th</sup> City Council meeting.

## Matt Asselmeier

---

**From:** Steve Gengler <sgengler@kendalltwp.com>  
**Sent:** Monday, February 26, 2024 7:36 AM  
**To:** Matt Asselmeier  
**Subject:** Re: [External]Re: Kendall County Petition 24-03

Hi Matt,

We have no objections to this proposal.  
We are disappointed in the Grainco FS property.  
The petitioner's told us at our meeting that there would only occasionally be equipment stored outside.  
Today the lot is almost completely full.

Thanks for your work,

Steve Gengler

Kendall Township Supervisor

Sent from my T-Mobile 5G Device  
Get [Outlook for Android](#)

---

**From:** Matt Asselmeier <masselmeier@kendallcountyil.gov>  
**Sent:** Thursday, February 22, 2024 9:48:51 AM  
**To:** Steve Gengler <sgengler@kendalltwp.com>  
**Subject:** RE: [External]Re: Kendall County Petition 24-03

Steve:

Did Kendall Township have an opinion regarding this proposal?

Thanks,

Matthew H. Asselmeier, AICP, CFM  
Director  
Kendall County Planning, Building & Zoning  
111 West Fox Street  
Yorkville, IL 60560-1498  
PH: 630-553-4139  
Fax: 630-553-4179

---

**From:** Steve Gengler <sgengler@kendalltwp.com>  
**Sent:** Tuesday, February 6, 2024 8:30 AM  
**To:** Matt Asselmeier <masselmeier@kendallcountyil.gov>  
**Subject:** [External]Re: Kendall County Petition 24-03

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

## Matt Asselmeier

---

**From:** Engel\_Natalie <nengel@shorewoodil.gov>  
**Sent:** Wednesday, February 28, 2024 11:05 AM  
**To:** Matt Asselmeier  
**Cc:** Christina Burns; Seth Wormley  
**Subject:** RE: [External]RE: Trail Question

Hi Matt,

We have not negotiated an annexation agreement and are not planning to push the issue.

We have been chatting with Deb Chow about her plans. The one that concerns us is auto & truck repair. Is that a permitted use or would it need a public hearing?

Sorry for the delay in getting back to you. We've been without a planner for a couple of weeks and I've fallen behind.

Natalie

---

**From:** Matt Asselmeier <masselmeier@kendallcountyil.gov>  
**Sent:** Wednesday, February 28, 2024 11:02 AM  
**To:** Engel\_Natalie <nengel@shorewoodil.gov>  
**Cc:** Christina Burns <cburns@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>  
**Subject:** RE: [External]RE: Trail Question

**CAUTION:** This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender, can confirm their contact information, were expecting the communication, and know the content is safe.

Natalie:

Was an annexation agreement negotiated between this Petitioner and the Village of Shorewood?

Seward Township has said that they will not object to the map amendment.

Does Shorewood have any objections if the County advances these proposals to the County Board in March, pending the outcomes of tonight's Planning Commission meeting and Monday's Zoning Board of Appeals hearing?

Thanks,

Matthew H. Asselmeier, AICP, CFM  
Director  
Kendall County Planning, Building & Zoning  
111 West Fox Street  
Yorkville, IL 60560-1498  
PH: 630-553-4139  
Fax: 630-553-4179