

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

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

Meeting Minutes of April 24, 2024 - 7:00 p.m.

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

ROLL CALL

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

Members Absent: Tom Casey and Bob Stewart

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

Others Present: Kelly Helland, Steve Graves, and Steve Grebner

APPROVAL OF AGENDA

Member Wilson made a motion, seconded by Member McCarthy-Lange, to approve the agenda. With a voice vote of eight (8) ayes, the motion carried.

APPROVAL OF MINUTES

Member Wilson made a motion, seconded by Member Hamman, to approve the minutes of the February 28, 2024, meeting. With a voice vote of eight (8) ayes, the motion carried.

Member Nelson was excused at this time (7:01 p.m.).

PETITIONS

Petition 24-04 Larry Nelson on Behalf of the Fox Valley Family YMCA, Inc.

Mr. Asselmeier summarized the issue.

The Petitioner would like to construct one (1) fifty-nine thousand, two hundred thirty-three (59,233) square foot YMCA building on the subject property as part of Phase I of the project with related parking. Phase II consists of an eighty-nine thousand nine hundred thirty-six (89,936) square foot swimming pool and daycare addition with related parking.

The proposed use is a permitted use in the B-4 zoning district. However, the Petitioner would like a reduction in the screening requirements and a determination in the number of parking spaces is required.

Section 13:10 of the Zoning Ordinance requires site plan review for structures on properties zoned B-4.

The property was de-annexed from Yorkville and zoned B-4 by court order in 2020.

The application materials, revised site plan, and picture of the proposed structure were provided.

The Petitioner indicated that fencing would be installed in the future, but more specific information regarding landscaping was not provided.

Section 11:02.F.8. outlines landscaping requirements; these requirements can be reduced upon approval of the Regional Planning Commission. The landscaping requirements are as follows:

“On each side adjacent to any property situated in a residential district, business district, manufacturing district, or agricultural zoned property with a special use permit unless otherwise approved as part of the special use permit, a wall, fence, or densely planted compact hedge no less than three (3) feet in height across 100% of the length of the parking area is required. However, if the property owner can provide clear evidence indicating that less screening is required, the Regional Planning Commission may approve a reduction in the requirements of this section. Such decisions may be appealed to the Planning Building and Zoning Committee.”

On each side across a public right-of-way from any property situated in a residential district, business district, manufacturing district, or agricultural zoned property with a special use permit unless otherwise approved as part of the special use permit, the landscaping shall consist of one of the following options:

- i. A berm that is at least two (2) feet higher than the finished elevation of the parking lot (at the nearest point) and a minimum of one (1) tree and ten (10) shrubs for every thirty feet of frontage shall be provided. Shrubs shall be placed on the property such that parking or vehicular uses are screened from view as seen from the street or neighboring properties. Perennials and groundcovers are encouraged to compliment the site design. All berms shall maintain a ten (10) foot setback from the edge of the existing or future R.O.W. whichever is greater.
- ii. A minimum two foot (2') grade drop from the right-of-way line to the parking lot and a minimum one (1) tree and 10 shrubs 11-6 for every thirty (30) feet of frontage shall be provided. Shrubs shall be placed on the property such that a parking or vehicular areas are screened from view as seen by the street or neighboring properties. Perennials and groundcovers are encouraged to compliment the site design.
- iii. A wall, fence or natural vegetative screening no less than three feet (3') in height along the length of the parking area.”

Section 11:04 of the Zoning Ordinance states that the number of parking spaces for community centers shall be determined by the Regional Planning Commission and approved by the County Board.

The site plan shows one hundred fifty-five (155) parking spaces, including eight (8) handicapped accessible spaces in the first phase. An additional one hundred twenty-eight (128) parking spaces are proposed in the second phase.

At their meeting on April 2, 2024, ZPAC approved the proposed site plan and set the number of parking spaces initially at fifty (50). The parking spaces would be gravel except for the required handicapped accessible parking spaces. The minutes of the meeting were provided.

For reference, there are two hundred sixteen (216) parking spaces at the existing YMCA facility on Eldamain Road.

Petition information was sent to Bristol Township on March 20, 2024.

Petition information was sent to the United City of Yorkville on March 20, 2024. They will be reviewing the proposal at their May meetings.

Petition information was sent to the Bristol-Kendall Protection District on March 20, 2024.

ZPAC reviewed the proposal at their meeting on April 2, 2024. ZPAC approved the site plan contingent on Corps of Engineers' determination of the farmed wetland on the property and setting the number of parking

spaces initially at fifty (50) by a vote of seven (7) in favor and zero (0) in opposition, with three (3) members absent. The minutes of the meeting were provided.

The site plan evaluation criteria were provided.

Staff would like to receive comments from the Regional Planning Commission regarding buffering and parking before issuing a recommendation.

Larry Nelson, Petitioner, stated the YMCA purchased twenty-six acres (26) of land. The land is currently zoned B-4 which is the same as the YMCA on Eldamain in Plano. The first phase will be the parking lot and the landscaping. He discussed the rendering included in the packet; the landscaping and brick will not be installed in the beginning. Improvements will occur as donations occur. During the process of building the first YMCA the funds came from donations. The location of the new YMCA will be at the corner of Cannonball and Galena in Bristol. Dickson Road will be moved and will come in on the north side of Galena. This will be a major intersection. It was noted that the YMCA is a non-profit organization. The stormwater infrastructure was designed for project completion.

Member Wilson asked about the number of parking spaces. Mr. Nelson stated that initially the number of parking spaces will be fifty (50) and that was approved by ZPAC. The future parking lots will be graded and in grass, in the beginning.

Member Wilson asked if the new facility will replace the facility on Eldamain Road. Mr. Nelson stated that it will not replace the facility on Eldamain Road. The current facility is overflowing and, instead of building onto the current facility, the Petitioner wanted to cover a wider geographical area. He stated it would be beneficial to build a new facility which will ease some of the overcrowding at the Plano location. Mr. Nelson also stated that there is a YMCA in Sandwich. The Sandwich location took about twenty percent (20%) of the membership from the Plano YMCA. Once the Bristol facility is built, it will also ease up on the overcrowding at the Plano location.

Member Rodriguez asked about initial landscaping. Mr. Nelson responded that grass will be planted around the building. The location of the future parking lots will also be planted in grass and used for overflow parking, initially.

Member Rodriguez asked how many parking spaces were at the facility in Plano. Mr. Nelson stated there were two hundred sixteen (216) spaces but initially had fifty (50). The first fifty (50) parking spaces would be gravel.

Member Wilson asked if this was a permanent waiver of landscaping. Mr. Nelson explained it was not and that it took two to three (2-3) years and it came in phases. The landscaping is donation based.

Member Bernacki made a motion, seconded by Member Hamman, to recommend parking at fifty (50) spaces originally and the total number of parking spaces of two hundred eighty-three (283) and delaying the installation of the landscaping requirement at subject property.

The votes were as follows:

Ayes (7): Ashton, Bernacki, Hamman, McCarthy-Lange, Rodriguez, Wilson, and Wormley

Nays (0): None

Absent (2): Casey and Stewart

Abstain (1): Nelson

KCRPC Meeting Minutes 4.24.24

The landscaping is approved.

The parking portion of the proposal goes to the Kendall County Planning, Building and Zoning Committee on May 6, 2024.

Member Nelson returned at this time (7:19 p.m.).

Petitions 24-06 Jerry Styrezula on Behalf of A&D Properties, LLC

Mr. Asselmeier summarized the request.

A&D Properties, LLC would like a map amendment rezoning approximately sixteen point four more or less (16.4 +/-) acres located on the west side of Route 47 addressed as 7789 Route 47 from B-3 Highway Business District to M-1 Limited Manufacturing District in order to operate a trucking business for the sale and storage of semi-trailers, small trailers, semi-tractors, and similar uses at the subject property.

The application materials and pictures of the property were provided.

The property has been zoned B-3 since 1975. The ordinance rezoning the property to B-3 was provided. The property was previously used as a distributorship for International Harvester.

The plat of survey was provided.

If the map amendment is approved and if the Petitioner wants to make changes to the site, site plan approval will be required. To date, the Petitioner was working on a site plan proposal.

The property is addressed as 7789 Route 47, Yorkville.

The property is approximately sixteen (16) acres in size.

The current land use is Vacant and Improved Commercial.

The property is zoned B-3 Highway Business District.

The County's Future Land Use Map calls for this property to be Mixed Use Business. Yorkville Future Land Use Map calls for the property to be Estate/Conservation Residential.

Route 47 is a State maintained Arterial Road.

There are no trails planned in this area.

There are no floodplains or wetlands on the property.

The adjacent land uses are Improved Commercial, Single-Family Residential, Agricultural, and Vacant Manufacturing.

The adjacent properties are zoned A-1 and M-1 in the unincorporated area and R-2 and R-3 inside Yorkville.

The County's Future Land Use Map calls for the area to be Rural Residential and Mixed Use Business. Yorkville's Future Land Use Map calls for the area to be Agricultural, Suburban Neighborhoods, and Estate/Conservation Residential.

The properties within one point five (1.5) miles are zoned A-1, A-1 SU, R-1, R-4, B-3, and M-1 in the County and R-2, R-3, B-1, and B-3 in Yorkville.

The A-1 special use permit to the north is for a landscaping business.

EcoCAT Report submitted and consultation was terminated.

The application for NRI was submitted on March 12, 2024. The LESA Score was 157 indicating a low level of protection. The NRI Report was provided.

Petition information was sent to Kendall Township on March 20, 2024. The Kendall Township Planning Commission reviewed the proposal on April 15, 2024, and recommended approval of the proposal. The Kendall Township Board reviewed the proposal on April 16, 2024, and concurred with the Kendall Township Planning Commission. The email from the Township was provided.

Petition information was sent to the United City of Yorkville on March 20, 2024. Yorkville will be reviewing the proposal at their May meetings.

Petition information was sent to the Bristol-Kendall Fire Protection District on March 20, 2024.

ZPAC reviewed the proposal at their meeting on April 2, 2024. Discussion occurred regarding the semis already parked at the property and restricting semis on Conservation Drive. Site plan approval will be required and they will need to comply with the M-1 zoning regulations, if the map amendment is approved. ZPAC recommended approval by a vote of seven (7) in favor and (0) in opposition, with three (3) members absent. The minutes of the meeting were provided.

The Petitioner would like to rezone the property to operate a trucking business.

There are two (2) existing buildings on the property. The northern building is approximately five thousand, three hundred sixty-six (5,366) square feet in size. The southern building is approximately eleven thousand, three hundred (11,300) square feet in size.

Any future buildings would have to meet applicable building codes.

The site is serviced by a well and septic. There is electricity and natural gas onsite.

The property fronts Route 47 and has one (1) access point off of Route 47. There is a deceleration lane for south bound traffic off of Route 47. The property also has one (1) access point off of Conservation Drive.

There is existing parking around the southern building; the parking spaces are not marked. If improvements are made to the site, parking spaces would need to be marked.

Based on the proposed uses, no new odors are foreseen. The owners of the property would have to follow applicable odor control regulations based on potential other future M-1 allowable uses.

There are lights on both buildings and a streetlight is lying on the ground at the entrance off of Route 47.

The amount of lighting could expand on the property if they install a larger parking lot or if different uses move onto the property. Lighting would need to be evaluated as part of site plan review.

There are several mature plants around the perimeter of the property. No changes to the landscaping or property screening are proposed as part of the map amendment.

If improvements are made to the site in the future, landscaping and screening would be required as part of site plan review.

Any signage would have to meet applicable regulations and secure permits.

The owners of the property would have to follow applicable noise control regulations based on future land uses. Noise control measures would need to be evaluated as part of site plan approval.

The Petitioner submitted an application for a stormwater permit.

The proposed Findings of Fact were as follows:

Existing uses of property within the general area of the property in question. The surrounding properties are used for agricultural purposes, single-family residential, office, and light industrial, including outdoor storage. The property is presently vacant, but was previously used as a site for the sale of agricultural equipment.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1 and M-1 in the unincorporated area and R-2, R-3, and B-3 inside the United City of Yorkville.

The suitability of the property in question for the uses permitted under the existing zoning classification. The Petitioners proposed use of the property, for the operation of a trucking business, is not allowed in the B-3 Zoning District. The site itself could be used for a trucking business, if properly zoned.

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, storage and warehousing, and other light industrial 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 was recently amended to Mixed Use Business. The M-1 Zoning District is consistent with the Mixed Use Business classification.

Staff recommended approval of the proposed map amendment.

It was noted that the subject property had been recently reclassified as Mixed Use Business on the Future Land Use Map.

Member Wilson asked about the number of lots proposed for rezoning. Kelly Helland, Attorney for the Petitioner, said the lots were contiguous, but Conservation Drive was a dedicated Kendall Township road.

Ms. Helland said that the Petitioner intended to fence both parcels and they were in discussions with the Kendall Township Highway Commissioner regarding obtaining access easements. The Petitioner did not want Conservation Drive vacated. Semis will not be allowed to access the property by Conservation Drive.

Ms. Helland clarified that the proposed use of the property was as a trailer and truck sales business. The Petitioner currently operates in Shorewood. The trailers would be both new and used.

Member Nelson asked if the truck sales would be held in Kendall County. Ms. Helland responded, yes, the sales tax would be paid in Kendall County.

Member Wilson asked why so many trucks were currently parked at the property. Ms. Helland responded that Plano Molding placed them on the property. The Petitioner owns the trucks and is in the process of trying to relocate and/or sell them. There were over sixty (60) trailers/containers at the property.

Member Bernacki asked why the rezoning was necessary. Mr. Asselmeier said truck sales were not allowed in the B-3 District.

Member Wilson asked if the Petitioner wanted to store containers on the property. Ms. Helland responded no.

Map amendments cannot be conditioned.

It was noted the Land Resource Management Plan calls for this property to be M-1 and, if the rezoning was approved, any use allowed in the M-1 could be placed at the property. Discussion occurred regarding the types of uses allowed in the M-1; site plan approval will still be necessary.

Member Wormley asked about the operations presently occurring at the property. He noted that drivers from the trucks were getting picked up and dropped off at the site; the site was not being used purely for storage. He requested clarification by the next meeting.

Steven Graves asked if any citations had been issued for violations. Mr. Asselmeier responded no and explained the County's voluntary compliance policy.

Mr. Graves asked if Lot 2 of the Walz Subdivision could be rezoned to A-1 and planted in alfalfa in order to reduce taxes. Mr. Asselmeier responded a rezoning was not possible. Mr. Wormely stated the property could be planted in alfalfa. Ms. Helland explained how agricultural taxation worked.

Member Rodriguez asked about future developments at the site. Ms. Helland responded that the Petitioner plans to install a paved parking lot and applicable lighting, remodel the existing building, and possibly construct a second building.

Steve Grebner, Kendall Township Clerk, stated that the Township was watching the property to make sure the intent of use matched what actually happened at the property. He stated that the Township was concerned about trucks using Conservation Drive. The Township approved the request.

Discussion occurred regarding how much land was south of Conservation Drive.

Discussion occurred regarding the need for trailer parking during the off-season of heavy retail transactions.

It was noted that the property and Mixed Use Business area were not very large.

Member Bernacki made a motion, seconded by Member Nelson, to recommend approval of the map amendment.

The votes were as follows:

Ayes (8): Ashton, Bernacki, Hamman, McCarthy-Lange, Rodriguez, Nelson, Wilson, and Wormley

Nays (0): None

Absent (2): Casey and Stewart

Abstain (0): None

The proposals go to the Kendall County Zoning Board of Appeals on April 29, 2024.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

NEW BUSINESS

Approval to Initiate an Amendment to the Future Land Use Map Pertaining to the Alignment of Eldamain Road South of Route 71

This matter was laid over until the February 2025 Annual Meeting.

Discussion occurred regarding the Helmar bypass.

OLD 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

Mr. Asselmeier will be preparing a draft proposal which would allow parking in a portion of the front yard setbacks except for properties located along Scenic Routes as defined in the Land Resource Management Plan. This matter will be discussed again at the May Comprehensive Land Plan and Ordinance Committee meeting.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petitions 23-35, 24-01, 24-02, and 24-03 were approved by the County Board.

Mr. Asselmeier reported that the City of Aurora annexed the billboard at the corner Route 30 and Hafenrichter.

Mr. Asselmeier also reported that the Brighter Daze banquet facility on Crimmins Road has asked for annexation into Millington.

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier reported that the following items will be on the May agenda, Seward Township is requesting an amendment to the special use for their Township Building because they want to construct an addition, a landscaping business is proposed at 2142 Wooley Road, someone wants to rezone the property next to TZ Landscaping on Route 52 in order have a contractor's office, a solar farm is proposed on Simons Road, and Seward Township is proposing changes to their Future Land Use Map.

ADJOURNMENT

Member Nelson made a motion, seconded by Member Hamman to adjourn. With a voice vote of eight (8) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 7:58 p.m.

Respectfully submitted by,
Wanda A. Rolf, Administrative Assistant



**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
APRIL 24, 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)
Lara Nelson		
Kelly Helker		
Steve Grave		
STEVE GRESHAM		

om,