

HIGHWAY COMMITTEE MINUTES

DATE: August 13, 2024
LOCATION: Kendall County Highway Department
MEMBERS PRESENT: Ruben Rodriguez, Brian DeBolt, Dan Koukol & Scott Gengler
STAFF PRESENT: Michele Riley and Francis Klaas
ALSO PRESENT: P.J. Fitzpatrick and Skyler Evans

The committee meeting convened at 3:30 P.M. with roll call of committee members. Bachmann absent. Quorum established.

Motion DeBolt; second Gengler, to approve the agenda. Motion approved unanimously.

Motion DeBolt; second Koukol, to approve the Highway Committee minutes from July 9, 2024. Motion approved unanimously.

Motion DeBolt; second Gengler, to recommend approval of an ordinance granting variance to the Kendall County Highway Access Regulation Ordinance for QuikTrip Corporation. Koukol asked if there had been an extension on the request for this variance. Klaas explained that QuikTrip had petitioned the County for full access on Ridge Road over a year ago and that was denied. Last month, the variance was modified to provide for just a right in / right out access. It also included provisions for a barrier median on Ridge Road all the way from I-80 to Midpoint Road as well as a cross-access easement to get through QuikTrip to the Shell gas station. Shell objected to this proposal and so the motion was tabled last month. The variance before the Committee now is the same as last month, with the exception of a barrier median only across QuikTrip's frontage, leaving Shell's frontage untouched. Klaas believed that there would ultimately need to be a barrier median starting at I-80; so this proposal, for now, kicks the can down the road, but likely avoids litigation with Shell. Committee members examined aerial exhibits and discussed traffic patterns in the area. Koukol asked if there was still a provision for drivers going into QuikTrip to access the Shell station? Klaas indicated that the revised ordinance does not contain a provision for a cross-access easement. He thought that the Village would be able to govern the internal movements of these parcels as part of their jurisdiction.

Rodriguez asked about the diesel fueling station on Shell's property and whether they had obtained a permit to construct it. Klaas stated that Shell had obtained a building permit from PB&Z for addition of the truck fueling station about 10 years ago. Highway Department was unaware of it and PB&Z Department didn't discuss the matter with Highway Department. Klaas indicated that there were a lot of non-conforming things going on with the Shell station, but he didn't believe there were any current violations. DeBolt asked what the County should do moving forward. Klaas recommended that the County approve the variance for a right in / right out with a condition that QuikTrip must build a barrier median across their entire Ridge Road frontage. Rodriguez again discussed the idea of cross access between Shell and QuikTrip. Committee members considered and agreed not to include that provision in the ordinance. They also discussed the idea of development on the east side of Ridge Road and how motorists would enter and exit property on that side. Gengler was concerned about controlling the access on the east side. He wondered if some provisions should be included in QuikTrip's variance ordinance.

Klaas stated that once property on the east side developments, those developments would have to comply with the Kendall County Highway Access Regulation Ordinance. The KCHARO document would govern all new developments and would only allow for a right in / right out access on the east side of Ridge Road in any development scenario. Upon considering all factors, the Committee voted unanimously to forward the variance ordinance to the County Board with a positive recommendation. Koukol wondered if there were any tax breaks or incentives for the QuikTrip. Skyler Evans, from QuikTrip, was unaware if there were any incentives associated with this specific development.

Committee members reviewed projects included in the County's 5-Year Transportation Plan. Klaas provided an update on the status of current projects. He invited members to review and recommend inclusion of specific projects in the next annual update. DeBolt asked about the proposed roundabout at the intersection of Little Rock Road and Galena Road and whether it would be built in 2027. Klaas indicated that it is scheduled in the 5-Year for construction in 2027. He added that this particular intersection was a good spot for a roundabout because of the heavy volume and the fact that it is already a 4-way stop. Klaas also suggested a possible roundabout at the intersection of Plainfield – Schlapp – Simons. There have been 26 accidents at this intersection over the past 5 years. Koukol added that there have been many near-misses as well. He also discussed some of the recent progress at the Ridge Road – Johnson Road intersection. He thought they have made significant progress in the past couple weeks. Koukol also asked about the intersection of Plainfield Road and Collins Road. Klaas had intentionally not included anything at this intersection because both he and Oswego Township keep thinking that there will be development coming into the Village of Oswego and developers would improve this intersection. DeBolt asked which intersection had the most crashes in the County. Klaas stated that it was at Grove and Rte. 52 with 31 crashes in the last 5 years; and there was another bad one last Friday. Klaas also reminded the Committee that IDOT is spearheading an intersection improvement at this intersection. Koukol was in favor of an intersection improvement at Plainfield-Schlapp-Simon. Gengler asked what we were going to do at Plainfield-Collins. Committee discussed and like the idea of including a roundabout at both the Collins intersection and the Schlapp intersection. Klaas asked Committee about the roundabout originally proposed at Little Rock & Creek. It was designed nearly 10 years ago. There was some disagreement on whether to include this latter project. Klaas invited the committee to review additional projects that they might want to include in the next 5-Year Plan update.

In Other Business, DeBolt asked Klaas about the progress on the drainage improvement planned at Subat Forest Preserve as it relates to drainage of the Beck Farm. Klaas said he did not have the permit in his hand yet but expects to complete the project in the next 30 days. DeBolt explained how the ground could be regraded on the Subat side and let the surface water continue west towards the Rob Roy Creek. Gengler talked about how this natural waterway extends all the way up to the Fox Hill development, and the situation might not get much better with the recent purchase of 100 acres by the Yorkville School District and other proposed developments in the area. This has historically been a problem area, especially in wet years.

Koukol asked for an update on the Collins Road project. He discussed the increases in roadwork in recent years, but the fact that there really aren't any new or additional contractors to complete the work; so crews are stretched very thin. PJ Fitzpatrick stated that he believes the project will be finished this calendar year. Klaas concurred. Koukol also thought that the contractor has been working very consistently in recent weeks and making good progress.

Motion DeBolt; second Gengler, to forward Highway Department bills for the month of August in the amount of \$138,694.42 to the Finance Committee for approval. Motion approved unanimously.

Motion DeBolt; second Gengler to adjourn the meeting at 4:09 PM. Motion carried unanimously.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Francis C. Klaas". The signature is fluid and cursive, with a long horizontal stroke at the end.

Francis C. Klaas, P.E.
Kendall County Engineer

Action Items

1. Ordinance Granting Variance to the Kendall County Highway Access Regulation Ordinance for QuikTrip Corporation