

KENDALL COUNTY REGIONAL PLANNING COMMISSION

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

Meeting Minutes of February 2, 2019 - Annual Meeting

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

KCRPC Roll Call

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

Members Absent: Bill Davis and Benjamin Schroeder

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

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

Welcoming Remarks

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

Approval of Agenda

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

Review of Minutes from 2018 Annual Meeting

Commissioners reviewed the minutes of the 2018 Annual Meeting.

Request for Plan Amendments

There are no requests for plan amendments at this time.

2018 PBZ Projects Summary & 2019 Future Projects/Goals

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

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

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

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

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

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

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

The intergovernmental agreements with Millbrook and Plattville were both renewed.

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

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

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

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

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

Noxious weed related reports were completed.

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

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

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

Special Use Permits will be reviewed in a timely manner.

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

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

Job descriptions for Staff will be reviewed and updated accordingly.

The Department will continue working with Northwest Water Planning Alliance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Old Business

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

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

New Business

None

Public Comment

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

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

Jericho Lake Park.

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

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

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

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

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

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

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

Other Business

None

Adjournment

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

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

Encs

KENDALL COUNTY REGIONAL PLANNING COMMISSION ANNUAL MEETING ATTENDANCE SIGN IN SHEET

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

NAME	ADDRESS (Optional)	EMAIL ADDRESS (Optional)
Matt Prochaska	111 W. Fox Yorktown	
Suzanne Casley		
Cathleen Ample		
Jim Bateman		
Marty Schwartz		
MIKE HATTEMAN	24103 W. Lakewood ^{Purinton}	M.Hatteman@ToskynAssociates.com
JEFF PALMQUIST	FOX VALLEY PARK DISTRICT 101 W. ILLINOIS AURORA 60506	JPalmquist@FVPD.net
Tom Lindblom	BRISTOL KENDALL 103 E. BEAVER FIRE YORKTOWN	
Anne Vukobratovic	4728 Chicago Rd. Meriden	Assistant Town Commr Sewer Town

