

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
ANNUAL MEETING**

111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560

AGENDA

February 1, 2020 – 9:00 a.m.

- I. Call to Order**
- II. KCRPC Roll Call**
Bill Ashton (Chairman), Roger Bledsoe, Tom Casey, Bill Davis, Dave Hamman, Karin McCarthy-Lange, Larry Nelson (Secretary), Ruben Rodriguez (Vice-Chairman), Claire Wilson, and One Vacancy (Kendall Township)
- III. Welcoming Remarks**
Bill Ashton, Kendall County Regional Plan Commission Chairman
- IV. Approval of Agenda**
- V. Review of Minutes from 2019 Annual Meeting (Pages 2-7)**
- VI. Requests for Plan Amendments**
Residents of Kendall County & Staff
 - a. Kendall County Zoning Ordinance Project (Pages 8-16)
 - b. Changes to the Future Land Use Map to Correspond to the 2019-2039 Long-Range Transportation Plan and Update to Municipal Boundaries (Page 17)
- VII. 2019 Projects Summary & 2020 Future Projects/Goals**
Matthew H. Asselmeier, Senior Planner & Others in Attendance (Pages 18-23)
- VIII. Old Business**
- IX. New Business**
- X. Other Business**
- XI. Public Comment**
- XII. Adjournment**

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum of 24-hours prior to the meeting time.

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, Bill Davis, 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

Zoning Ordinance Changes Summary

Throughout the Document

1. Section number changed from period separators to colon separators (i.e. Section 1.00 became Section 1:00).
2. General typographical errors were corrected.
3. Uses and definitions were moved to their proper place in alphabetical lists.
4. Words and numbers were added to the text without changing meaning (i.e. if the phrase “fifty feet” appeared in the text, the phrase “50’” was added to the text.).
5. Abbreviations for certain terms replaced longer names in the text (i.e. Planning, Building and Zoning became PBZ, Zoning Board of Appeals became ZBA, Land Resource Management Plan became LRMP, etc.).
6. Incorrect citations were corrected and citations in general will be hyperlinked.
7. Sections were re-numbered and re-lettered without changing the meaning of the text.
8. Statements about complying with other sections of the Ordinance or other local, State, or Federal laws were removed because they are redundant (i.e. the statement “Signs must comply with Section 12 of the Ordinance” was used frequently throughout the document. The statement has no extra meaning because signs have to comply with the signage regulations whether or not this statement was included in the Ordinance).
9. If a use had multiple conditions, those conditions were listed in the first zoning district where the use occurred. In subsequent statements about the use, a reference to the original list of conditions and restrictions was added.
10. The phrases “date of adoption” and “date of amendment” were deleted and replaced with the date the section became effective.

Section 1:00 Title

1. Only changes listed in the Throughout the Document section occurred.

Section 2:00 Intent and Purpose

1. The wording of the first paragraph regarding serving certain purposes was amended.

Section 3:00 Rules and Definitions

1. Section 3:01 was amended by adding “Words and terms not defined shall have the meanings indicated by common dictionary definition.”
2. The definitions of Automobile Service Station, Bus Lot, Garage (Bus), Erect (from the Sign Portion of the Ordinance), Garage (Public), Hotel (Apartment), Junker, Sign Advertising (Billboard), and Tourist Courts, Motor Lodges were deleted because the terms did not appear in the Ordinance or were duplicated, in whole or in part, by other terms.
3. The definitions of Awning Signs, Banner Signs, Changeable Copy Sign, Commercial Message, Construction Sign, Crop Identification Sign, External Illumination, Façade, Free-Standing Signs, Garage/Yard Sale Sign, Ground Sign, Illegal Sign, Illuminated Sign, Inflatable Sign, Instructional Sign, Internal Illumination, Marquee or Canopy, Marquee or Canopy Sign, Memorial or Tablet Sign, Non-Conforming Sign, Off Premise Identification Sign, Outdoor Advertising Structure (Billboard), Pennant, Political Sign, Portable Signs, Projecting Signs, Real Estate Sign, Roof Sign, Sign, Business, Sign Church Bulletin Board, Sign Contractor, Sign, Flashing, Sign, Gross Area Of, Sign Identification, Sign Structure, Sign Supports, Special Event Signs, Temporary Sign, Wall Sign, Window Area, and Window Sign were moved from the definitions section of the sign portion of the Ordinance (12:03) to this section.
4. The definition of Bed and Breakfast was changed to more closely match the definition of bed and breakfast contained in the Illinois Bed and Breakfast Act.
5. The definition of Building, Completely Enclosed was changed regarding the separation from other structures and by removing the phrase other buildings.
6. The definition of Family was amended by deleting the phrase “group of”.
7. The definition of Floor Area For Determining Floor Area Ratio was amended by changing the calculation of floor area ratio for certain structures.
8. The definition of Grade was amended from the sign portion of the Ordinance.
9. The definition of Hotel, Motel, or Inn was amended to address short-term rentals.
10. The definition of Kennel was amended to have the definition more closely the match the definition of kennel contained in the Illinois Animal Welfare Act.
11. The definition of Land Resource Management Plan was added to the Ordinance.

12. The definition of Loading and Unloading Space, Off Street was amended by deleting the phrase of land.
13. The definition of Microbrewery was amended by clarifying the Class 1 brewer reference from State law.
14. The definition of Non-Conforming Use was moved to the appropriate place alphabetically.
15. The reference “see Billboard” was added to the definition Outdoor Advertising Structure: Billboard.
16. The reference to eleemosynary institutions was removed from the definition of Philanthropic Institutions.
17. The definition of Railroad Right-of-Way was amended to clarify that the definition only applied to certain uses under regulation by the Interstate Commerce Commission.
18. The definition of Service Station was amended by replacing referencing with public garage with motor vehicle repair facility.
19. The definition of Short-Term Rental was added.

Section 4:00 General Provisions

1. In Section 4:03, the buildings and structures shall conform to regulations, not just building regulations.
2. In Section 4:05.A.3, merchandise storage shall be on the same lot as the business use and not restricted to just retail services.
3. In Section 4:05.A.15, short-term rentals were added as accessory uses provided they are registered.
4. In Section 4:05.B, Permitted Obstructions Table, the reference to attached accessory buildings for eaves and gutters was removed.
5. In Sections 4:06.1 and 4:07.1, research and development businesses were exempted from the requirement that they be conducted indoors.
6. In Section 4:06.6 and 4:07.7, noise, vibration, smoke, dust, odors, heat, glare, or electrical disturbances cannot be perceivable at the property line or cross the property line unless otherwise permitted by law.

Section 5:00 Non-Conforming Buildings and Uses

1. This Section was divided into parts A, B, and C. These partitions have been deleted.

Section 6:00 Zoning Districts

1. In Section 6:01, the number of Zoning Districts was corrected from nineteen (19) to twenty (20).
2. In Section 6:01, the locations of certain districts within the Ordinance were reclassified based on the renumbering of certain sections and relocation of certain information.
3. In Section 6:01, the name of the M-3 District was changed to match its name in Section 10 of the Ordinance.
4. In Section 6:02, the location of the Official Zoning Map is more specifically defined and its location clarified.

Section 7:00 Agricultural District

1. In Section 7:01.B.4, the Right to Farm Clause was added.
2. In Section 7:01.C.18.f., the procedure for classifying existing approved lots was deleted because the date referenced in the Section has passed.
3. In Section 7:01.D.13, the operational period for Bed and Breakfast Establishments was changed to match State law.
4. In Section 7:01.D.46, Riding Stables were deleted. Riding Stables were listed as both special and conditional uses. This deletion makes Riding Stables conditional uses in the A-1 District.
5. In Section 7:01.G.2.a and b, the measurement of the setbacks for primary and accessory structures in the A-1 District shall be either one hundred (100) feet from a dedicated road right-of-way or one hundred and fifty (150) feet from the center line of all adjacent roads and not whichever is greater.

Section 8:00 Residential District

1. In Section 8:01, the Right to Farm Clause was added.

2. In Section 8:02.A.11.e, the phrase “or similar” was added to allowable farm animals. Alpacas were also added to the list of animals.
3. In Section 8:02.C and other sections where they were listed as special uses, rest homes, nursing homes, and sanitariums will not be for human beings only.
4. In Section 8:03, the phrase “subject to approval of the County Board” was listed as footnote in several locations. This phrase was removed as a footnote and added to the body of the text where the footnote appeared.
5. In Section 8:03, the phrase, “as determined by the County Board or as identified in a local historic preservation plan” was listed as a footnote in several locations. This phrase was removed as a footnote and added to the body of the text where the footnote appeared.
6. In Section 8:03.H, the distinction between golf courses and par 3 golf courses was removed.
7. In Sections 8:04.C and 8.05.C, the phrase “and uses” was added to these sections confirming that uses in the RPD-1 were the same uses in the RPD-2 and RPD-3.
8. Section 8:06 was moved to Section 13 with the other procedures for approving zoning requests.
9. In the R-2 and R-3 District, a title of “NO REZONING” was added to the paragraphs stating these rezoning to these districts cannot occur if the property was over a certain acreage.
10. In several districts, if there was only one conditional use, that use was listed in the introductory paragraph of the conditional use section instead of listing uses.

Section 9:00 Business Districts

1. Throughout this Section, telecommunication stations were included with telecommunication hubs.
2. In several districts, if there was only one conditional use, that use was listed in the introductory paragraph of the conditional use section instead of listing uses.
3. In Section 9:00, the Right to Farm Clause was added.
4. In Section 9:03, the self-storage facilities were removed as a conditional use because they are already special uses in the B-3 District.

5. In Section 9:04.G, the side and rear yard setback requirements were merged into one paragraph.

Section 10:00 Manufacturing Districts

1. Throughout the Section, miscellaneous uses were separated and listed alphabetically in the appropriate places.
2. In several districts, if there was only one conditional use, that use was listed in the introductory paragraph of the conditional use section instead of listing uses.
3. In Section 10:01.C.3, the location of adult regulated uses was changed based on area to be zoned, the distance from certain other zoning districts was expanded to 1,000 feet, and the certain other districts were expanded to include A-1 Special Use PUDs, all residential zoning districts, and all business zoning districts.
4. In Section 10:03.1, the Enforcement Officer was changed to Zoning Administrator.
5. In Section 10:03.1, the severability section was deleted because there is a severability section in Section 14 that applies to the entire Zoning Ordinance.

Section 11:00 Off-Street Parking and Loading

1. In Section 11:02.C, the reference to the Shared Parking published by the Urban Land Instituted is deleted.
2. In Section 11:02.F.6, the Americans With Disabilities Act parking information is deleted and replaced with a link to the appropriate sections to the Americans With Disabilities Act.
3. In 11:02.F.8, the applicability of the screening requirements was changed from institutional premises to properties zoned business, manufacturing, and agricultural with a special use permit. Screening provisions could be approved as part of a special use permit and could be reduced upon approval by the Regional Planning Commission or upon appeal by the Planning, Building and Zoning Committee.
4. In Section 11:04, the parking calculation for restaurants, furniture and appliance stores, household equipment or furniture repair shops, and health clubs and fitness centers was clarified to be based on the square footage of the entire premises.
5. In Section 11:04, the parking requirement for warehouse and storage was clarified to not be applicable to self-storage facilities.

6. In the final paragraph of Section 11:04, the parking requirements for uses not included in the parking table is proposed to be determined by the special use permit in cases where special use permits are issued.
7. In Section 11:05.A.1.b, the parking requirements for recreational vehicles would be determined by the parking regulations of the zoning district where the property is located.
8. In Section 11:05.A.1.b, the fee for registering a recreational vehicle was deleted because recreational vehicles can no longer be registered.
9. In Section 11:05.D, references to the Planning, Building and Zoning Director were changed to the Zoning Administrator.
10. In Section 11:05.D.5, the phrase unless otherwise allowed by ordinance was added.
11. In Section 11:06.G, the square footage requirement numbers were changed to remove conflicts (i.e. instead of category of 5,000 to 10,000 square feet, 10,000 to 25,000 square feet, etc. the new categories are 5,000 to 10,000 square feet, 10,001 to 25,000 square feet were created)

Section 12:00 Signs

1. In Section 12:03, definitions were moved to Section 3:02 of the Zoning Ordinance.
2. In Section 12:04.A, signs approved by governmental entities were added as public or quasi-public informational signs.
3. In Section 12:04.J, the conflicting language regarding the removal of certain real estate signs was removed; for rent or for lease signs must be removed within 5 days of closing or lease initiation. Signs for open houses must be removed on the same day as the open house.
4. In Section 12:06.D, regarding replacement bonus for certain signs was deleted.
5. In Section 12:08.A.1.c, the reference to political signs was removed and the provision was made applicable to all temporary signs.
6. In Sections 12:08.A.3, the 60% size of changeable copy signs as a part of the whole sign area was removed; the scrolling period for signs in the A-1 District would be determined by the special use permit; message signs cannot pulsate; message must be visible for 2 seconds instead of 5 minutes to be considered flashing.

7. In Section 12:09.A.3, government use signs cannot be changeable in the Residential Districts and the changes made in Section 12:08.A.3 listed previously would also occur in Residential Districts.
8. In Section 12:10.B, the changes listed in Section 12:08.A.3. would apply to signs in Business and Manufacturing Districts.
9. In Section 12:17.K, outdoor advertising structures would be governed by their respective special use permits.
10. Sections 12:19 and 12:20, would be amended pending the citation authority amendment.
11. Section 12:21 would be deleted because the amortization period has ended.

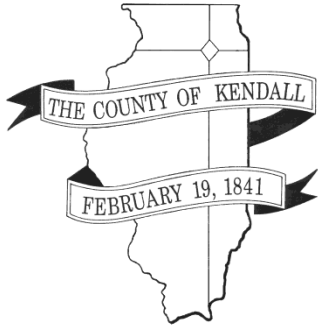
Section 13 Administration

1. Throughout the Section, references to zoning maps are changed to the Official Zoning Map.
2. In Section 13:01.B.2, the terms of office for the original members of the Zoning Board of Appeals are deleted.
3. In Section 13:01.B.9, the notice requirement is changed from the newspaper notification between 30 and 15 days to notice by manner defined by applicable law.
4. In Section 13:04.A.1, the language is clarified that variances can granted for anything except use.
5. In Section 13:07.B, the Zoning Administrator was added to the list of entities that may initiate amendments.
6. In Section 13:07.F, the language was clarified to require the Zoning Board of Appeals to issue a recommendation within 30 days after the close of the hearing.
7. In Section 13:07.G.2, the language was amended to correspond with State law regarding written protests.
8. Section 8:06, regarding approval of RPDs, was moved to Section 13:09. The penalties section was moved from 13:09 to 13:11.
9. In Section 13:09.B.2, the language was clarified regarding membership on the Concept Plan Committee to include other affected districts.

10. In Section 13:09.D.3.b, the notification was clarified to the municipality with extra-territorial control.
11. In Section 13:09.D.3.g, the timeline of overview for the PBZ Committee was extend to 60 days to allow appropriate entities time to file legal objections.
12. In Section 13:09.F.1, the application deadline is changed from 7 to 14 days prior to ZPAC.

Section 14 Separability

1. No changes.



DEPARTMENT OF PLANNING, BUILDING & ZONING

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MEMORANDUM

To: Kendall County Regional Planning Commission

From: Matthew H. Asselmeier, AICP, Senior Planner

Date: 1/24/2020

Subject: Potential Changes to the Transportation Plan in the Land Resource Management Plan

In December 2019, the County Board approved a 2019-2039 Long Range Transportation Plan.

This Plan has several changes from the Future Land Use Map contained in the Land Resource Management Plan. Fran Klaas suggested the following changes to the Land Resource Management Plan:

Remove

- Prairie Parkway
- Lisbon / Helmar Bypass.
- Caton Farm Road West Route 71
- Fox River Drive Westerly Bypass of Village of Newark.
- Whitfield Road Extension North to Griswold Springs Road
- Gates Lane West of Route 47
- County has now taken position to keep WIKADUKE Trail on the existing Stewart Road alignment all the way to Rance Road and then extend a new alignment northeasterly to Route 30 and Heggs Road.

Add

- Millington Road Extending North of Lions Road to Connect to Route 34.
- Walker Road Relocated West of Route 71 to Make Connection to New Fox River Drive / Crimmins Rd intersection
- Westerly Extension of Collins Road West of Minkler Road to Route 71.

The PBZ Committee is evaluating the changes suggested by Fran Klaas.

In addition to these changes, the PBZ Committee is exploring connecting Millbrook Road with the Millbrook Bridge.

In addition to the changes to the Transportation Plan, Staff is proposing to update the Future Land Use Map to reflect municipal annexations that occurred since the last map update, correct the classification of the Minooka School District property near the intersection of Route 52 and County Line Road, and to classify the parcels of land shown as “Unknown” on the Future Land Use Map.

Staff hopes to have an updated map available at the Annual Meeting on February 1st.

If you have any questions, please let me know.

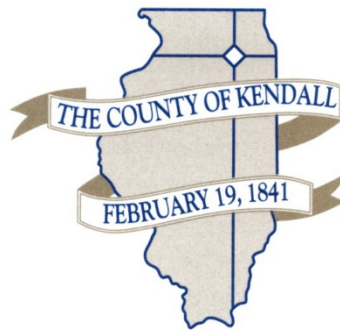
Thanks,

MHA

Kendall County Regional Plan Commission

2020 Annual Workshop Meeting

February 1, 2020



Prepared by
Planning, Building and Zoning Department

2019 Summary

News and Noteworthy Items

- 46 Petitions Filed in 2019; 33 Petitions Filed in 2018; 33 Petitions Filed in 2017
- Outdoor Shooting Range Zoning Regulations Adopted
- Cannabis Zoning Regulations Adopted
- New Junk and Debris Ordinance Adopted
- Greater Enforcement of the Inoperable Vehicle Ordinance
- Assisted with Preparing a Job Description for Part-Time Code Enforcement Officer
- Prepared Proposal to Allow the Planning, Building and Zoning Department to Issue Citations of the Zoning Ordinance
- Two Parties Were Found Guilty and Fined for Violating the Zoning Ordinance
- Land Resource Management Plan Update in Lisbon Township Along Route 47 Denied
- Fair Market Value Amendment to Land Cash Ordinance Denied
- Fee Schedule Updated for Variance Applications
- Update to the Kendall County Stormwater Management Ordinance Regarding Bulletin 70
- Organized a Public Hearing Regarding Kendall County's Stormwater Management Ordinance
- Distributed a Survey to the Townships Regarding Kendall County's Stormwater Management Activities
- Organized a Joint Meeting of Historic Preservation Groups within the County
- Implemented Historic Preservation Commission Awards
- Met with Oswego Township, Fox Township, and Seward Township Regarding Their Roles in the Development Approval Process
- Met with Kendall Township Regarding Cannabis Related Zoning Regulations
- Noxious Weed Related Documents and Notices Drafted and Approved by the County Board
- Continue Project with Teska to Correct Typographical and Citation Errors in the Zoning Ordinance

Items for 2020

- Complete Project with Teska to Correct Typographical and Citation Errors in the Zoning Ordinance
- Update Transportation Plan in Land Resource Management Plan to Match the Long Range Transportation Plan
- Continue to Meet with Townships Regarding Their Role in the Development Approval Process
- Work with WBK Engineering to Review the County's Stormwater Regulations and Recommend Appropriate Changes Based on Changes in Federal and State Stormwater Regulations
- Continue to Monitor Changes to Zoning Related Regulations at the State Level
- Continue to Work with GIS to Ensure Correct Zoning Information for Each Parcel; Work Towards Formally Updating the Official Zoning Map
- Continue to Work with GIS to Connect Parcels to the Applicable Special Use and Map Amendment Ordinances
- Continue to Work to Ensure Special Use Permits that Require Renewals and Reviews Are Examined in a Timely Manner

- Ensure that Noxious Weed and NPDES Permit Documents Are Submitted to the State in a Timely Manner
- Increase the Visibility and Activities of the Historic Preservation Commission Through Collaboration with Other Historic Preservation Organizations and Events
- Update to the Historic Preservation Ordinance to Obtain Certified Local Government Status
- Review and If Necessary Update Job Descriptions for Department Staff
- Continue Working with the Northwest Water Planning Alliance
- Participate with Implementation of CMAP's 'On To 2050 Plan' for the Chicago Region
- Continue Reviewing and Addressing Potential Changes to the Zoning Ordinance and Departmental Operations for Increased Efficiency

Zoning Petitions Initiations

New Special Use Permits – 9; 4 Are Working Through the Process (2018: 2)

Major Special Use Amendments – 1 (2018: 1)

Minor Special Use Amendments – 2 (2018: 0)

Special Use Permit Revocations – 4; 2 Were Involuntary (2018: 4)

Special Use Renewal – 1 (2018: 0)

Variances Not Part of Special Use Permit – 0 (2018: 1 Approved and 1 Denied)

Administrative Variances – 4 Approved and 2 Denied (2018: 5 Approved and 1 Withdrawn)

Stormwater Ordinance Variances – 1 (2018: 0)

Conditional Use Permits – 3 Approved (2018: 6)

Site Plan Review – 2 (2018: 2)

Plat of Vacation – 1 (2018: 0)

Amendments

Text Amendments – 1 Approved, 1 Denied, 2 Withdrawn, and 1 Ongoing
(2018: 1 Approved and 2 Withdrawn)

Gun Range Text Amendment Initiated in 2017 and Approved in 2019

Land Use Plan Amendments – 0 (2018: 1 Denied)

Map Amendments – 3 Approved (2018: 4)

Historic Preservation

Landmarks – 0 (2018: 0)

Text Amendment to Ordinance – 1 Ongoing (2018: 0)

TOTAL PETITIONS – 46 (2018: 33)

Meetings

ZPAC – 8 (2018: 7)

RPC – 11 Including Annual Meeting (2019: 9)

ZBA – 7 (2018: 6)

HPC – 9 (2018: 10)

Stormwater Management Oversight Committee – 1 (2018: 1)

Comprehensive Land Plan and Ordinance Committee – 7 (2018: 5)

PBZ – 19 (2018: 13)

Of the 39 ordinances approved by the County Board in 2019, 22 were Planning, Building and Zoning related. Of the 24 ordinances approved by the County Board in 2018, 14 were Planning, Building and Zoning related.

The Department investigated zero (0) noxious weed violations in 2019 compared to one (1) noxious weed violation investigation in 2018.

Construction Activity

Single-Family Dwelling Units – 20 (24 approved in 2018)

New Homes by Township 2019 (2018)

Kendall Township – 3 (7)	Bristol Township – 4 (0)	Na-Au-Say Township – 3 (5)
Fox Township – 1 (2)	Little Rock Township – 0 (4)	Oswego Township – 5 (2)
Lisbon Township – 0 (0)	Seward Township – 1 (2)	Big Grove – 3 (2)

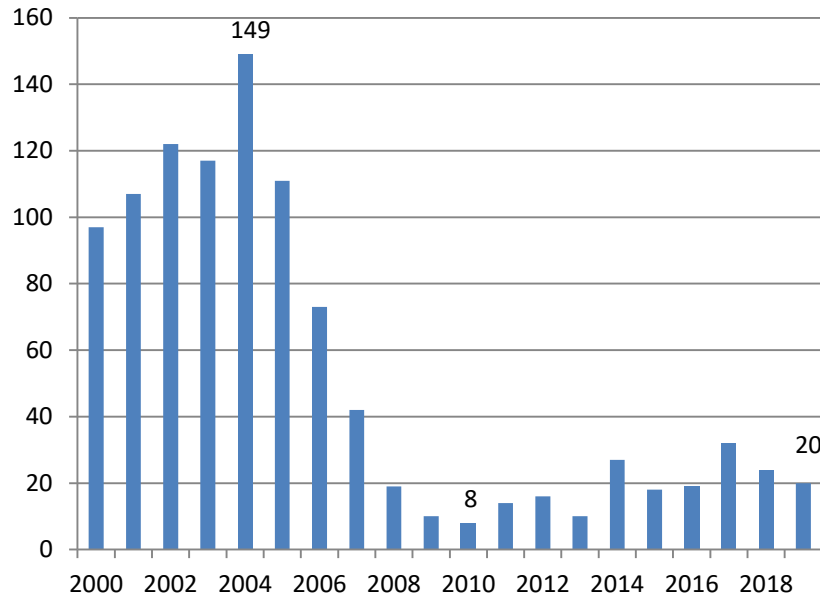
New Homes by Subdivision (Approximate Number of Vacant/Total Lots)

Whitetail Ridge – 2 (208/244)	Fields of Farm Colony/ Farm Colony – 3 (18/159) and 1 (1/38)
Equestrian Estates at Legacy Farms – 1 (10/18)	Ronhill Estates – 1 (1/40) Crestview Woods – 1 (2/40)
Estates of Millbrook – 0 (79/175)	Tanglewood Trails – 0 (31/38) Henneberry Woods – 2 (71/352)
Fox River Gardens – 1 (14/204)	Other (Not in Subdivision): 8 (N/A)

Average New Single Family Home Permits Since 2000 – 52

Average New Single Family Home Permits Since 2010 – 19

Single Family Homes 2000-2019



Available Lots in RPD Subdivisions (Total Platted Lots)

- Deere Crossing – 15 (18)
- Whitetail Ridge – 204 (244)
- Brighton Oaks – 11 (20)
- Equestrian Estates – 9 (16)
- Grove Estates – 46 (50)
- Henneberry Woods – 71 (352)
- Rosehill – 10 (57)
- *Schaefer Glen – 6 (6)
- Tanglewood Trails – 31 (38)
- *Highpoint Meadows – 23 (23)
- Highpoint – 2 (4)

Total Platted RPD Lots – 828 Total Available RPD Lots – 428 Total Developed RPD Lots - 400

**Open Subdivisions*

Available Lots in other Subdivisions (Total Platted Lots)

- Estates of Millbrook – 79 (175)
- Shadow Creek – 19 (29)
- *Matlock – 12 (12)
- Fields of Farm Colony – 18 (159)

Total Platted Lots – 375 Total Available Lots – 128 Total Developed Lots - 247

**Open Subdivisions*

Fiscal Year 2019 Detailed Inspection Report

Site Visit	237 (2018: 240)
Footing	60 (2018: 62)
Backfill	11 (2018: 13)
Wall	13 (2018: 11)
Slab	31 (2018: 30)
Electric Service	15 (2018: 9)
Frame/Wire	61 (2018: 57)

Insulation	24 (2018: 25)
Final	163 (2018: 148)
Red Tag	0 (2018: 0)
Hearing Signs	16 (2018: 13)
Meetings in Field	141 (2018: 97)
Violation Investigations	406 (2018: 196)
NPDES	0 (2018: 0)
Yorkville Back for County	5 (2018: 42)
Zoning Issues	7 (2018: 5)

Total Field Visits and Investigations: 1107 (2018: 947)

Total Permit Reviewed and Issued: 261; 5 Void (2018: 242; 7 Void)

Contracted Plumbing Inspections: 103 (2018: 104)

Inspections for Yorkville per IGA: 0 (2018: 0)

2020 Goals of Code Official

1. Participate in a Community Event to educate citizens about Kendall County Building Codes
2. Attend 2018 International Residential Code Inspection Institute
3. Train Part Time Code Enforcement Officer
4. Work with Senior Planner and PBZ Committee to allow Citation writing for Zoning Ordinance violations