

KENDALL COUNTY
ZONING AND PLATTING ADVISORY COMMITTEE
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

February 4, 2020 - 9:00 a.m.

CALL TO ORDER

ROLL CALL: **County Board:** Matthew Prochaska, PBZ Committee Chair; **County Highway Department:** Fran Klaas, County Engineer; **Wills Burke Kelsey:** Greg Chismark, Stormwater Consultant; **County Health Department:** Aaron Rybski, Director Environmental Health; **Forest Preserve District:** David Guritz, Director; **SWCD:** Megan Andrews, Resource Conservationist; **Sheriff's Office:** Commander Jason Langston; **GIS:** Meagan Briganti; **PBZ:** Brian Holdiman, Code Official; Matt Asselmeier, Senior Planner

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of the January 7, 2020 ZPAC Meeting Minutes (2-9)

PETITIONS:

1. **19 – 41 – Kendall County Planning, Building and Zoning Committee (Pages 10-4)**
Request: Text Amendments to the Kendall County Zoning Ordinance Pertaining to Zoning Ordinance Enforcement (Citation Authority), Hearing Officer, and Fines
Purpose: Proposal Moves the Procedure for Handling Violations from Various Sections to One Section; Establishes a Procedure for Issuing Citations and Remedies for Zoning Ordinance Violations; Abolishes the Hearing Officer for Zoning Ordinance Violations; Clarifies the Fine Structure.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OLD BUSINESS/ NEW BUSINESS

1. Follow-Up on February 1, 2020, Kendall County Regional Planning Commission Annual Meeting
 - a. PBZ Department's Annual Report (Pages 15-20)
 - b. Zoning Ordinance Project Update (Pages 21-29)
 - c. Land Resource Management Plan Update (Page 30)

CORRESPONDENCE

None

PUBLIC COMMENT

ADJOURNMENT- Next meeting on March 3, 2020

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.

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
January 7, 2020 – Unapproved Meeting Minutes**

PBZ Chairman Matthew Prochaska called the meeting to order at 9:00 a.m.

Present:

Matt Asselmeier – PBZ Department
Meagan Briganti – GIS
David Guritz – Forest Preserve
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department
Commander Jason Langston – Sheriff’s Department
Matthew Prochaska – PBZ Committee Chair
Aaron Rybski – Health Department

Absent:

Megan Andrews – Soil and Water Conservation District
Greg Chismark – WBK Engineering, LLC

Audience:

Anne Vickery, Dan Kramer, Mike Cook, and Ron Smrz

AGENDA

Mr. Guritz made a motion, seconded by Mr. Klaas, to approve the agenda as presented. With a voice vote of all ayes, the motion carried unanimously.

MINUTES

Mr. Guritz made a motion, seconded by Commander Langston, to approve the November 5, 2019, meeting minutes. With a voice vote of all ayes, the motion carried unanimously.

PETITIONS

Petition 19-34 Ronald Smrz on Behalf of the Ronald Smrz Trust

Mr. Asselmeier stated that the changes from the last time the Petitioner appeared at ZPAC were that the site had been reduced to space for fifty-one (51) parking stalls, the new hours of operation would be from 6:00 a.m. until 9:00 p.m., six (6) new light poles would be installed, seven (7) evergreens would be planted southeast of the parking area, and the Petitioner would monitor the site for motor vehicle related leaks and remove the contaminated gravel.

Mr. Asselmeier asked Mr. Smrz how he would control the parking area in relation to the hours of operation. Mr. Smrz indicated that the lock for the gate would have a timer.

A stormwater permit will be required, if the special use permit is approved.

Commander Langston asked about access for first responders to the gated area. Mr. Smrz said that he would give a passcode to the Sheriff and local fire protection district.

No offices and no restroom facilities would be onsite.

Mr. Klaas made a motion, seconded by Mr. Rybski, to recommend approval of the proposal.

Ayes (8): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (2): Andrews and Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on January 22, 2020.

Petition 19-37 John Dollinger on Behalf of Hansel Ridge, LLC

Dan Kramer, Attorney for the Petitioner, explained his client was purchasing approximately eight (8) acres for the athletic facility and indoor and outdoor storage facility. East of the proposed storage facility, approximately three point five (3.5) acres would be left vacant for future commercial development.

Mr. Kramer felt that the proposed uses would complement educational uses and retail uses.

Mr. Kramer acknowledged the traffic concerns at the intersection of Route 52 and County Line Road. The busy time for the athletic facility would be between the end of October and the beginning of spring. Games would occur the entire weekend. The Petitioners would like to start construction in the spring and be fully operational by fall. A traffic study was forthcoming. He believed that it would be difficult to have a left-turn lane going north. Traffic could be directed down Baltz Road. A view corridor could be considered.

Mr. Asselmeier read an email from the Village of Shorewood. The proposal will be reviewed at the Shorewood Planning Commission meeting in February 2020.

Mr. Rybski made a motion, seconded by Ms. Briganti, to forward the proposal.

Ayes (8): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (2): Andrews and Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on January 22, 2020.

Petition 19-38 John Dollinger on Behalf of Hansel Ridge, LLC and Jason Shelley on Behalf of Goprobball, LLC

Mr. Kramer explained the structure of the domed athletic facility.

Mr. Kramer believed that the proposed use will work well with the adjacent school property and nearby residential developments.

Approximately eight (8) fastball teams train at the company's existing facility and nine (9) additional teams are planned to be added at this proposed facility.

Ms. Vickery asked the square footage of the dome. Mr. Kramer said that the dome is approximately eighty thousand (80,000) square feet.

The final size of the detention pond has not been determined; it will be wet-bottomed.

A pre-annexation agreement with Shorewood is under consideration. A Chatham annexation was not desired.

Mr. Rybski requested that Mr. Kramer consider the septic needs of future commercial businesses that could locate on the property.

Mr. Kramer noted that Shorewood wanted the special use only on the storage portion of the property and that the property be subdivided to separate the storage use from the rest of the property.

Mr. Klaas made a motion, seconded by Mr. Guritz, to forward the proposal.

Ayes (8): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (2): Andrews and Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on January 22, 2020.

Petition 19-39 John Dollinger on Behalf of Hansel Ridge, LLC, Jason Shelley on Behalf of Goprobball, LLC, and James and Denise Maffeo

Mr. Kramer noted discussions with Shorewood for a plat of the site.

Mr. Kramer noted the private road at the south end of the site with a utility easement for future utility extensions.

The Petitioners agreed to do a sixty foot (60') right-of-way dedication as measured from the centerline of County Line Road. Ten feet (10') inside the right-of-way dedication would be available for utilities.

Shorewood requested that some of the fence be removed and replaced with buildings rearing County Line Road. The site plan will be revised to reflect this request.

The landscaping plan and signage plan needs more definition.

Mr. Kramer requested that the Petition advance to the Planning Commission and he will provide updated plans.

Mr. Klaas made a motion, seconded by Mr. Guritz, to forward the proposal.

Ayes (8): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (2): Andrews and Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on January 22, 2020.

Petition 19-47 Deb Chow on Behalf of Jade Restorations, Inc. and D. Howard on Behalf of Bullmastiff Construction Company, LTD

Mr. Asselmeier summarized the request.

Jade Restorations, Inc. is working with Bullmastiff Construction Company to construct a kennel and veterinary clinic at the subject property. At this time, Jade Restorations, Inc. has no plans to sell the subject property.

The application material site plan, landscaping plan, photometric plan, and proposed building information were provided.

The property is approximately twenty (20) acres in size, but the special use portion would cover approximately eight point five (8.5) acres.

The future land use is 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.

The adjacent land uses are agricultural in all directions with a farmstead and landscaping business to the west.

The adjacent zoning are A-1 and A-1 SU. There is R-1 zoning within one half (1/2) mile to the east. There are 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.

The EcoCat was submitted on December 5, 2019, and consultation was terminated.

The NRI application was submitted on December 18, 2019.

Seward Township was emailed information on December 31, 2019.

The Minooka Fire Protection District was emailed information on December 31, 2019, and they wanted the Petitioner to be aware of the new kennel regulations regarding staffing and sprinkling.

The Village of Shorewood was emailed information on December 31, 2019. They expressed concerns regarding noise, but were comfortable with the County addressing those concerns.

The Village of Minooka was emailed information on December 31, 2019.

According to the information provided to the County, the Petitioners plan to offer veterinary services, pet daycare, boarding, and grooming services. The proposed hours of operation for both uses will be Monday through Friday from 6:00 a.m. until 7:00 p.m. The kennel will employ between fifteen and thirty (15-30) people per day and the veterinary will be employ between fifteen and twenty (15-20) people per day. The kennel will be staffed at all times. Grooming services will be provided as needed. Overlap in employees will occur. The maximum number of animals planned for the kennel forty (40). Per the Kendall County Zoning Ordinance, all animals will be indoors by sunset.

As noted in the site plan, the Petitioners plan to construct an approximately eighteen thousand (18,000) square foot building facing south towards Bell Road. The proposed location of the building on the property was placed in accordance to the setback requirements of the Kendall County Zoning Ordinance.

Elevations of the building and rendering of the site were provided.

As noted in building diagram, the building shall consist of waiting areas for grooming and exams, eight (8) exam rooms, a treatment room with pharmacy area, two (2) surgery rooms, an X-ray room, a recovery room, two (2) isolation rooms, a doctor's room, a staff room, a janitorial room, a cat boarding room, three (3) bathrooms, a laundry area, a grooming area, a store, a storage area, a groom kennel, two (2) play areas, a pool, and a boarding kennel area. The building is planned to be slightly over twenty-three feet (23') tall at its highest point and made of metal.

Two (2) approximately twelve thousand (12,000) square foot outdoor play areas are planned on both sides of the kennel wing of the building. A six foot (6') tall cedar fence would be located around the outdoor play area.

Building and Occupancy Permits will be required for the new building.

The site plan shows one (1) raised septic field west of the building and parking lot and one (1) raised septic field south of the parking lot. The proposed well would be located east of the building.

The site plan shows two (2) wet detention ponds on the north side of the subject property. A dual-phase restricted stormwater detention outlet is planned to discharge stormwater at the northwest corner of the site into ditches along the east side of Ridge Road.

If the special use permit is approved, the Petitioners would need to secure a stormwater management permit from Kendall County.

The property fronts Bell Road and two (2) points of ingress/egress are planned from Bell Road.

The Petitioners plan to dedicate right-of-way for a depth of fifty feet (50') along the entire Bell Road frontage of the property and a depth of seventy-five feet (75') along the entire Ridge Road side of the property.

The Petitioners propose to install a fifty-two (52) stall parking lot to the south and east of the building. Three (3) of the spaces would be handicapped accessible.

The Petitioners plan to install six (6) lights along the driveway and in the parking lot. The lights will be LED and on poles a maximum twenty feet (20') in height. There will be an additional eight (8) building mounted lights at various locations around the exterior of the building. Lighting information can be found on the photometric plan.

The Petitioners plan to have one (1) monument sign along Bell Road and one (1) monument sign along Ridge Road. Both signs are planned to be four feet by eight feet (4'X8') and a maximum of eight feet (8') in height. Neither sign will be illuminated.

Per the landscaping plan, the Petitioners plan to install thirty-eight (38) shade trees of various types, seventy-eight (78) evergreen trees of various types, sixty-eight (68) evergreen shrubs of various types, two hundred eighty-two (282) deciduous shrubs of various types, and one hundred fifteen (115) perennials of various types. In addition, a wet-to-mesic prairie seed mix is planned around the stormwater detention ponds.

Berms are planned along the west, east, and southeast corner of the property. An additional berm is planned south of the parking lot. The berms will vary in height from three feet (3') to seven feet (7').

A topsoil stockpile area is planned east of the parking lot.

Noise will be addressed with soundproofing of the building, the fence mentioned previously, the installation of trees and berms, and having the animals indoors by sunset.

The Petitioners plan to install a refuse enclosure at the northern end of the eastern parking lot. The screening shall be either of wood or masonry construction at least seven feet (7') in height. The Petitioners also indicated that they may screen the refuse area with a chain link fence and dense plantings.

If approved, this would be the sixth active special use permit for a kennel and second active special use for a veterinary establishment in unincorporated Kendall County.

Mr. Rybski asked about design engineering and soil analysis. Mr. Cook said that they have retained a septic engineer. Soil tests and percolation tests have not been completed. Mr. Rybski advised Mr. Cook of the requirement of a preliminary meeting with the Health Department regarding the septic system. Mr. Rybski advised Mr. Cook of the well monitoring requirements.

Mr. Klaas said that he was fine with the proposed right-of-way dedication.

Ms. Vickery said that she will review the Bell Road right-of-way dedication.

Mr. Holdiman advised Mr. Cook that the County adopted the 2018 versions of the International Codes.

Mr. Klaas asked if the building would have a basement. Mr. Cook said the building will be slab on grade.

Mr. Asselmeier asked if either business planned to have Saturday hours. Mr. Cook said that drop-offs and pick-ups would not occur on weekends. The clinic could have emergency hours on weekends.

Mr. Asselmeier asked when the landscaping will be installed. Mr. Cook said the landscaping timeline has not been determined. The goal is to open the business late in 2020 or early 2021.

Mr. Asselmeier asked about the frequency of refuse pick-up. Mr. Cook said that pick-up would occur a few times per week.

Mr. Klaas made a motion, seconded by Ms. Briganti, to forward the proposal.

Ayes (8): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (2): Andrews and Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on January 22, 2020.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Petition 19-26 regarding the landscaping business at 276 Route 52 was approved by the County Board.

Petition 19-31 regarding cannabis zoning regulations was approved by the County Board.

Petition 19-35 regarding a kennel at 3601 Plainfield Road was approved by the County Board.

OLD BUSINESS/NEW BUSINESS

Mr. Asselmeier noted that the Kendall County Regional Planning Commission's Annual Meeting will be Saturday, February 1st, at 9:00 a.m.

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Guritz made a motion, seconded by Mr. Rybski, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:50 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP
Senior Planner

Encs.

**KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
JANUARY 7, 2020**

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)
Dan Keenan 19-39, 38, +39	1107 A S. BRIDGE GOSHOLM ILL	dkeenan@daw 2000 law.com
MIKE COOK	26316 MAPLEVIEW PLAINFIELD	mcook@cooking.com

Matt Asselmeier

From: Rodney Bradberry <rbradberry@minookafire.com>
Sent: Monday, January 6, 2020 1:41 PM
To: Matt Asselmeier
Subject: [External]FYI

Matt,

Just an FYI, I am sure you are aware of this; however, if not (see attachment) this location will be required staffed at all times or have a sprinkler system/fire alarm.

<https://www.chicagotribune.com/news/breaking/ct-kennel-fire-safety-law-20190807-ytkwawanybfmroj6hb32yps2pg-story.html>

Any questions please contact me.

Thanks.

Rodney Bradberry
Fire Inspector

Minooka Fire Protection Distric
7901 E. Minooka Rd.
Minooka IL 60447
Direct: 815-467-5637
Cell: 815-531-9967

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Matt Asselmeier

From: Engel_Natalie <nengel@vil.shorewood.il.us>
Sent: Monday, January 6, 2020 5:29 PM
To: Matt Asselmeier
Cc: Chrisse_Kelley
Subject: [External]ZPAC Meeting

Hi Matt,

Happy New Year!

Kelley and I will not be able to attend tomorrow's ZPAC meeting but wanted to provide some comments regarding the projects within 1 ½ miles of Shorewood's boundaries.

Petitions 19-37, 19-38 and 19-39

We met with Dan Kramer to discuss the projects. We provided some feedback and suggestions regarding the site layout and zoning uses. He was open to our comments and agreed to carry them back to his clients.

They will be submitting applications to the Village and we hope to bring forward their proposals for discussion at our February 5, 2020 Planning and Zoning Commission meeting. I will touch base with you when we have applications and a staff report.

Petition 19-47

Our main concerns regarding the Doggy Day Care project are about noise impacts on the neighbors. We are comfortable that you are addressing these concerns so we defer to you on this project.

When the site and engineering plans are available, please have the applicants send over a copy to Shorewood so that we can determine whether they trigger our Subdivision and Development Ordinance.

Thank you Matt! Please let us know if you have any questions or need any information from us.

Natalie Engel, AICP

Village Planner

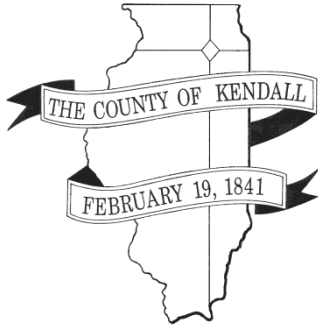


Village of Shorewood

One Towne Center Blvd | Shorewood, IL 60404
815.553.2314

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DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County ZPAC
From: Matthew H. Asselmeier, AICP, Senior Planner
Date: January 22, 2020
Re: Petition 19-41 Request from the Kendall County Planning, Building and Zoning Committee for Text Amendments to the Kendall County Zoning Ordinance Pertaining to Zoning Code Enforcement (Citation Authority) and Fines

For the last several months, the Planning, Building and Zoning Committee has been discussing allowing the Planning, Building and Zoning Department to issue citations in an effort to streamline and increase the time for obtaining compliance for violations to the Zoning Ordinance.

In summary, this proposal does the following:

1. Moves the procedure for handling violations of the signage portion of the Ordinance (Section 12) to the same section as the procedure for handling other violations of the Zoning Ordinance. Violations to the signage portions of the Zoning Ordinance will be treated the same as violations of other portions of the Zoning Ordinance.
2. Establishes the procedures for issuing citations and other remedies of violations to the Zoning Ordinance.
3. Abolishes the Hearing Officer for Zoning Ordinance violations. All citations will be sent to court for hearings.
4. Clarifies the fines the County may pursue in cases of violations.
5. Sets the fine structure for violations of the site plan review portions of the Zoning Ordinance as the same as other violations of the Zoning Ordinance.
6. Moves the procedure for handling violations of the site plan review portions of the Zoning Ordinance to the same section as the procedure for handling other violations of the Zoning Ordinance. Violations to the site plan portions of the Zoning Ordinance will be treated the same as violations of other portions of the Zoning Ordinance.

On October 7, 2019, the Planning, Building and Zoning Committee voted to initiate this text amendment and have the State's Attorney's Office assist in preparing the amendment. On November 12, 2019, the Committee reviewed the changes Staff incorporated based on the State's Attorney's Office's comments and the Committee did not object to the changes to the proposal. The Committee was asked to review retaining the Hearing Officer. At their meeting on January 13, 2020, the Committee chose not to amend the proposal and remove the Hearing Officer.

The redlined copy of the proposal is attached.

If you have any questions, please let me know.

MHA

ENCs.: Redlined Proposal

Zoning Citation Authority Proposal

Reference 55 ILCS 5/5-12017 and 55 ILCS 5/5-1113

1. The first paragraph of Section 12:19 is amended as follows:

Any of the following shall be a violation of this ordinance and shall be subject to the **procedures in case of violation and penalties found in Section 13:00 of this Ordinance as well as the remedies set forth in Section 13:00 of this Ordinance.** ~~enforcement remedies and penalties in accordance with the terms and provisions of the applicable ordinances and codes established by the County Board regarding the creation of a Code Hearing Unit charged with the enforcement and administrative adjudication of violations to the provisions of this and all other applicable codes and ordinances of the County unless otherwise provided by law.~~

2. Section 12:20 is deleted in its entirety (language moved to Sections 13:01.A or 13:11).

~~12.20 ENFORCEMENT AND REMEDIES~~

~~A. Any violation or attempted violation of this ordinance, or of any condition or requirement adopted pursuant hereto may be restrained, corrected, or abated, as the case may be, by injunction or other appropriate proceedings as provided for under the terms and provisions of the applicable ordinances and codes established by the County Board regarding the creation of a Code Hearing Unit charged with the enforcement and administrative adjudication of violations to the provisions of this and all other applicable codes and ordinances of the County unless otherwise provided by law: (Amended 8/17/04)~~

~~Issuing a stop-work order for any and all work on any signs in the same zoning lot;~~

~~Seeking an injunction or other order of restraint or abatement that requires the removal of the sign(s) or the correction of the nonconformity;~~

~~Imposing any penalties that can be imposed directly by the County under the zoning ordinance;~~

~~Seeking in court the imposition of any penalties that can be imposed by such court under the zoning ordinance; and~~

~~In the case of a sign that poses an immediate danger to the public health or safety, taking such measures as are available to the County under the applicable provisions of the zoning ordinance and building code for such circumstances.~~

~~Enforcement of building codes.~~

~~The County shall have such other remedies as provided for or allowed by state law for the violation of the zoning ordinance and building code.~~

~~All such remedies provided herein shall be cumulative. To the extent that state law may limit the availability of a particular remedy set forth herein for a certain violation or a part thereof, such remedy shall remain available for other violations or other parts of the same violation.~~

3. Section 13:01.A.3 is amended as follows:

~~Procedure in case of violation. Whenever the Zoning Administrator or his or her designee determines that a violation of this Ordinance has occurred, the Zoning Administrator or his or her designee shall sign and cause a written Citation to be served upon the owner, tenant, and/or occupant of the property (it being the intent of this Ordinance to make all such persons jointly and severally liable for compliance), which Citation shall inform the person served of the Ordinance violation and the date of a required court appearance.~~

~~Any violation or attempted violation of this Ordinance, or any condition or requirement adopted pursuant hereto may be restrained, corrected, or abated, as the case may be, by any of the following remedies or any other remedies available at law or in equity:~~

~~Issue a stop-work order for any and all work or use;~~

~~Revoke all permits and cause the cessation of any and all construction activities;~~

~~Seek an injunction or other order of restraint or abatement that requires the removal of the sign(s), the correction of the nonconformity, or the abatement of the activity or use;~~

~~Impose any penalties that can be imposed directly by the County under the Zoning Ordinance;~~

~~Seek in court the imposition of any penalties that can be imposed by such court under the Zoning Ordinance;~~

~~In the case of a sign, construction activity, or use that poses an immediate danger to the public health or safety, taking such measures as are available to the County under the applicable provisions of the zoning ordinance and building code for such circumstances; and~~

~~Enforcement of building codes.~~

All enforcement procedures found in this Ordinance are cumulative and the County shall have available all remedies for violations of this Ordinance as provided for or allowed by State law.

~~Whenever there is found a violation of the terms of this ordinance, the Zoning Administrator or his or her designee shall file a formal complaint in accordance with the procedures as established under the ordinances of the County regarding the creation of a Code Hearing Unit charged with the enforcement and administrative adjudication of violations to the provisions of this and all other applicable codes and ordinances of the County unless otherwise provided by law. When compliance is so secured, the Zoning Administrator shall issue an occupancy certificate certifying such compliance.~~

4. Section 13:01.D is deleted in its entirety.

~~13.01.D. HEARING OFFICER.~~

~~A Hearing Officer shall be appointed by the County Board on the basis of training and experience which qualifies them to conduct hearings, make recommendations or findings of fact and conclusions on the matters heard and otherwise exercise and perform the powers, duties and functions delegated in accordance with this Section. The Hearing Officer shall receive such compensation as the County Board shall provide, and the County Board may establish a schedule of fees to defray the costs of providing a hearing officer. (Amended 4.20.04)~~

~~1. Powers and Duties. Hearing Officer shall be responsible for:~~

~~a) Conducting hearings and performing all other duties as assigned under the terms and provisions of the applicable ordinances and codes established by the County Board regarding the creation of a Code Hearing Unit charged with the enforcement and administrative adjudication of violations to the provisions of this and all other applicable codes and ordinances of the County. (Amended 3.21.18)~~

5. Section 13:09 is reserved and the following language is moved to Section 13:11 and amended as follows:

13:11 PENALTIES.

Any person, firm or corporation who violates any of the provisions of this ordinance shall be guilty of a petty offense punishable by a fine not to exceed \$500 with each week the violation remains uncorrected constituting a separate offense ~~and shall be assessed in accordance with the terms and provisions of the applicable ordinances and codes established by the County Board regarding the creation of a Code Hearing Unit charged with the enforcement and administrative adjudication of violations to the provisions of this and all other applicable codes and ordinances of the County unless otherwise provided by law. (Amended 8.17.04).~~

In addition to the above, the County may take summary steps to abate violations to this Ordinance and charge the violator with the cost of abating the violation. Upon nonpayment, the County may file a lien against the property.

In addition to the fines herein, the County shall be entitled to all costs of prosecution, including attorney fees incurred by the County, and the cost, if any, of abating the violation.

6. Section 13:10.H is amended as follows (language moved to Sections 13:01.A.3 and 13:11):

13.10 SITE PLAN REVIEW

H. Enforcement. It is the policy of the County that enforcement of this Site Plan review requirement is in the highest public interest. If any person, firm, or corporation violates the provisions of this **Section Chapter**, the County may exercise any or all of the remedies and penalties available under law. **including, but not limited to the following:**

~~1. Imposition of a fine of not less than \$100 nor more than \$1,000 for the first offense. For the second and subsequent offences, the fine shall not be less than \$500 nor more than \$1,000. A separate offense shall be deemed committed on each day during or on which such violation occurs or continues.~~

~~2. Said violation shall be considered a nuisance. The County may take summary steps to abate the nuisance and charge the violator with the cost of abating the nuisance. Upon nonpayment, the County may file a lien against the property.~~

~~3. If the violation occurs in connection with the development of property or the building of structures, the County may revoke all permits and cause the cessation of any and all construction.~~

~~4. The County may obtain an injunction requiring the abatement of the violation.~~

~~5. In addition to the fines herein, the County shall be entitled to all costs of prosecution, including attorney fees incurred by the County, and the cost, if any, of abating the violation.~~

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)

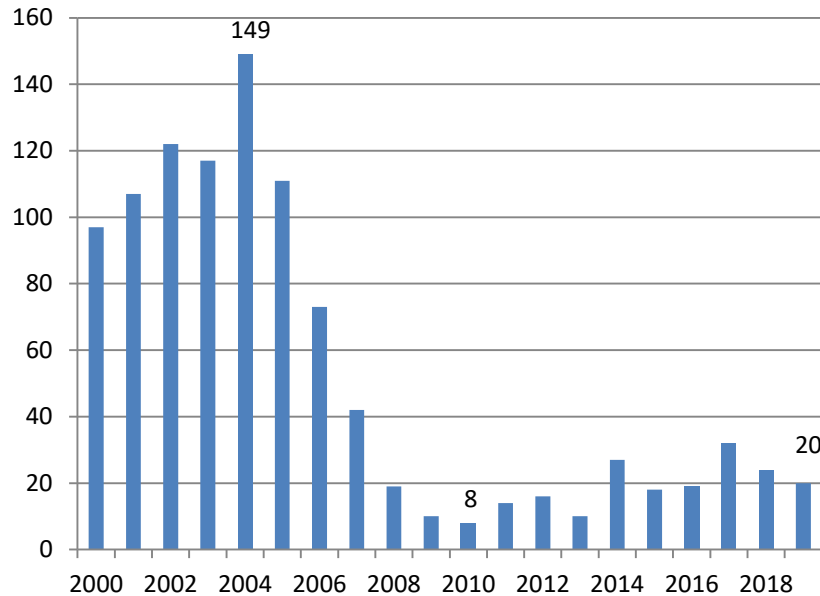
New Homes by Subdivision (Approximate Number of Vacant/Total Lots)

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

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.

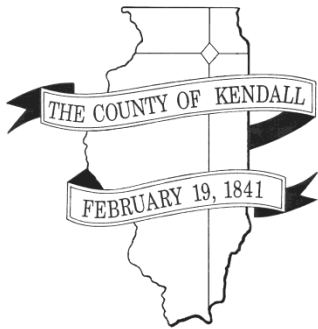
Section 13 Administration

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