

KENDALL COUNTY REGIONAL PLANNING COMMISSION

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

Meeting Minutes of February 1, 2020 - Annual Meeting

Call to Order: Chairman Bill Ashton called the meeting to order at 9:01 a.m.

KCRPC Roll Call

Members Present: Bill Ashton (Chairman), Roger Bledsoe, Tom Casey, Bill Davis, Dave Hamman, Karin McCarthy-Lange, Larry Nelson (Secretary), Ruben Rodriguez (Vice-Chairman), Claire Wilson (arrived at 9:22 a.m.), and One Vacancy (Kendall Township)

Members Absent: None

Staff Present: Matt Asselmeier, Senior Planner

Members of the Audience: Jim Bateman, Rod Zenner, Krysti Barksdale-Noble, Tom Lindblom, Pam Wynne, JoAnn Gryder, Jonathan Proulx, Jeff Palmquist, Megan Andrews, Matthew Prochaska, Scott Gryder, and Victoria Wax

Welcoming Remarks

Chairman Ashton welcomed and thanked everyone for attending the annual meeting and explained the purpose of the meeting. He announced that no business will be transacted at this meeting.

Approval of Agenda

Mr. Nelson made a motion, seconded by Ms. McCarthy-Lange, to approve the agenda as written. With a voice vote of eight (8) ayes, the motion was approved.

Review of Minutes from 2019 Annual Meeting

Commissioners reviewed the minutes of the 2019 Annual Meeting.

Request for Plan Amendments

Kendall County Zoning Ordinance Project

Mr. Asselmeier explained that the Comprehensive Land Plan and Ordinance Committee reviewed the Zoning Ordinance looking for typographical errors, incorrect citations, places to add acronyms, and conflicting and confusing language. The objectives of the project were to unify the Zoning Ordinance into one (1) searchable document. The Kendall County Regional Planning Commission will initiate text amendments to the Zoning Ordinance with each section as a separate petition. Because some sections are longer than others, because some sections have more changes, and because the workload of the Kendall County Regional Planning Commission varies each month, the number of sections reviewed by the Kendall County

Regional Planning Commission each month will vary. Also, the sections may not be advanced in chronological order. The goal is to have the entire Zoning Ordinance approved by the County Board by December 1, 2020. With this goal in mind, the sections that are approved by the County Board will not become effective until December 1, 2020.

Changes to the Future Land Use Map to Correspond to the 2019-2039 Long-Range Transportation Plan and Update to Municipal Boundaries

Mr. Asselmeier stated that, 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.

In addition to these changes, the Planning, Building and Zoning Committee is also exploring connecting Millbrook Road with the Millbrook Bridge.

In addition to the changes to the Transportation Plan changes, 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.

The Planning, Building and Zoning Committee could refer these changes to the Kendall County Regional Planning Commission at their February 10, 2020, meeting.

2019 PBZ Projects Summary & 2020 Future Projects/Goals

Mr. Asselmeier reported the summary for 2019 and 2020 future projects and goals.

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

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

In 2019 there were nine (9) new special use permit applications initiated.

Regarding major amendments to special uses, there was one (1) in 2019.

Regarding minor amendments to special uses, there were two (2) in 2019.

There were four (4) special use permit revocations.

There was one (1) special use permit renewal.

There were zero (0) stand-alone variances.

There were four (4) approved and two (2) denied administrative variances.

There was one (1) stormwater variance.

There were three (3) approved conditional use permits.

There were two (2) site plan reviews.

There was one (1) plat of vacation.

One (1) text amendment was approved, one (1) was denied, and two (2) were withdrawn.

There was one (1) Land Resource Management Plan amendment denied.

There were three (3) map amendments approved in 2019.

There were no historic landmarks.

There was one (1) ongoing text amendments to the Historic Preservation Ordinance.

There were eight (8) ZPAC meetings in 2019.

The Regional Planning Commission met eleven (11) times in 2019, including the Annual Meeting.

The Zoning Board of Appeal met seven (7) times in 2019.

The Historic Preservation Commission met nine (9) times in 2019.

The Stormwater Management Oversight Committee met one (1) time in 2019.

The Comprehensive Land Plan and Ordinance Committee met seven (7) times in 2019.

The Planning, Building and Zoning Committee met nineteen (19) times in 2019.

Of the thirty-nine (39) ordinances approved by the County Board in 2019, twenty-two (22) were Planning and Building related.

The Department investigated zero (0) noxious weed violations in 2019.

In 2019, there were twenty (20) single-family residential permits approved in the unincorporated area. The breakdown by township and subdivision was provided to the Commission.

Claire Wilson arrived at this time (9:22 a.m.).

The Code Inspector did two hundred thirty-seven (237) site visits inspections in 2019.

There were four hundred six (406) building related violations in 2019 compared to one hundred ninety-six (196) building related violations in 2018. There were seven (7) zoning related violations in 2019 compared to five (5) the previous year.

Total permits issued were two hundred sixty-one (261) in 2019 compared to two hundred forty-two (242) in 2018.

Mr. Asselmeier read an email from Tom Horak of the City of Sandwich regarding the Little Rock Creek Watershed Plan. The City will be working with Applied Ecological Services, Inc. (AES) to prepare the Little Rock Creek Watershed Plan. The Fox River Watershed, which includes the Little Rock Creek Watershed, is featured as a priority for IEPA watershed-based plan funding. The nine minimum elements of the watershed plan must include the following: identify causes and sources of pollution that need to be controlled; determine load reductions needed; develop management measures to achieve goals; develop implementation schedule; develop interim milestones to track implementation of management measures; develop criteria to measure progress toward meeting watershed goals; develop monitoring component; develop information/education component; identify technical and financial assistance needed to implement plan. The City received a grant through the IEPA 319 program in an amount of \$48,000.00 for the \$80,000.00 project. The DeKalb County Community Foundation has contributed \$14,000.00 to the project. Other local project partners include Kendall County, DeKalb County, City of Plano, Sandwich Park District, the DeKalb County and Kendall County Soil and Water Conservation Districts, Kendall-Grundy Farm Bureau, Little Rock Township, Fox River Ecosystem Partnership, and The Conservation Foundation. There have two meetings thus far. AES presented the watershed inventory at the January 29th meeting. The next meeting will be March 18, 2020. The draft of the watershed resource inventory is to be submitted to the IEPA prior to May 1, 2020. The final watershed resource inventory report is to be submitted prior to July 1, 2020. The draft watershed-based plan document is due May 1, 2021, and the final watershed-based plan is due August 1, 2021. Discussion occurred regarding Sandwich's sewer system discharges.

Krysti Barksdale-Noble, United City of Yorkville, stated that Yorkville issued two thousand one hundred (2100) building permits in 2019. One hundred seventy-eight (178) new houses were constructed. Foreclosures declined in 2019. Ms. Barksdale-Noble highlighted new commercial

developments including the Holiday Inn Express, Arby's and new gas station by the water park. There were twenty-seven (27) building and zoning related applications in 2019. Yorkville continues to work on a downtown art program and tactical urbanism. Yorkville is working on a unified development ordinance that will result in an interactive, web-based smart code. Yorkville adopted the 2018 ICC Code. They are working on updates to their Comprehensive Plan. A public hearing on proposed changes to the Comprehensive Plan is scheduled for February 12th and includes changing classifications on Eldamain Road, highlighting the BNSF certified site, and proposed METRA stops. Yorkville is working on updating boundary agreements with Plano, Plainfield, and Oswego.

Rod Zenner, Village of Oswego, stated ninety (90) residential starts occurred in 2019. Oswego issued six thousand (6,000) residential permits. The Shodeen project is under construction with retail, apartments, and parking planned. The Old Village Hall Block will have a restaurant and residential on the upper stories of the project. Oswego updated their building codes to the 2018 ICC codes. They are working on a unified development ordinance, a bicycle-pedestrian plan, and partnering either with Joliet or DuPage for Lake Michigan water.

Jonathan Proulx, Village of Plainfield, stated two hundred (200) new homes were permitted in Plainfield in 2019, thirty-one (31) of which were in Kendall County. The apartment development on WIKADUKE Trail and 127th was still under construction. There was a new warehousing facility built at 143rd Street and the Village is working with the County on an extension of 143rd street to Ridge Road.

Jeff Palmquist, Fox Valley Park District, said that no new additions occurred in Kendall County. However, the Stuart Sports Complex continues to be a regional and national destination for sporting events which has had a positive economic impact on the region. The Park District is working with the Village of Montgomery on bicycle-pedestrian planning and new trails.

Scott Gryder, Kendall County Board Chairman, thanked the Kendall County Regional Planning Commission for their service. Chairman Gryder thanked the municipalities for providing updates on their activities. He noted that the State is funding the construction of the Eldamain Road bridge. He advised everyone to consider the impacts of the new bridge. He noted the importance of the Collins Road extension and the impacts on traffic by this extension. He mentioned the importance of the WIKADUKE Trail. Chairman Gryder discussed the widening of Route 47 in Kendall County and pressure on County roads caused by this widening. He advised the Commission to examine Little Rock Road and Galena Road regarding traffic congestion and the area around Woody's Orchard with regards to traffic. He reminded everyone that Kendall County is the fastest growing County in state and increased economic development through data centers and agricultural related businesses.

Old Business

None

New Business

None

Public Comment

None

Other Business

None

Adjournment

Member Hamman made a motion, seconded by Member Nelson, to adjourn the meeting. With a voice vote of nine (9) ayes, the motion carried. At 10:01 a.m. the Regional Plan Commission adjourned.

Submitted by,
Matthew H. Asselmeier, AICP
Senior Planner

Enc.

