

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE
Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois
6:30 p.m.
Meeting Minutes of February 10, 2020

CALL TO ORDER

The meeting was called to order by Chairman Prochaska at 6:30 p.m.

ROLL CALL

Committee Members Present: Scott Gengler, Judy Gilmour, Matt Kellogg (Vice-Chairman), and Matthew Prochaska (Chairman)

Committee Members Absent: Elizabeth Flowers

Also Present: Matt Asselmeier (Senior Planner), Brian Holdiman (Code Official), Larry Simmons (Part-Time Code Enforcement Officer), Dan Kramer, Michael Cook, Emily Hoffmann, Deb Chow, Gregg Ingemunson, Greg Dady, Kristine Heiman, and Cynthia Galbreath

APPROVAL OF AGENDA

Member Kellogg made a motion, seconded by Member Gilmour, to approve the agenda with an amendment moving Petition 19-43 to between items 1 and 2 of New Business. With a voice vote of four (4) ayes, the motion carried.

APPROVAL OF MINUTES

Member Gilmour made a motion, seconded by Member Gengler, to approve the minutes of the January 13, 2020, meeting. With a voice vote of four (4) ayes, the motion carried.

PUBLIC COMMENT

Cynthia Galbreath stated that a neighbor at 1026 Harvey Road is running a pallet restoration business. At 1038 Harvey Road, junk and a new road have been installed on the property. These businesses are disruptive to the neighborhood. She expressed concerns that Harvey Road will deteriorate. Brian Holdiman said that 1026 Harvey Road has been cited and he has a meeting with the property owner on February 11, 2020. Mr. Asselmeier reported that 1038 Harvey Road has been sent to the State's Attorney.

EXPENDITURE REPORT

The Committee reviewed the expenditure report. Mr. Asselmeier noted that the Department is up and running in MUNIS.

NEW BUSINESS

Introduction of Part-Time Code Enforcement Officer Larry Simmons

Mr. Holdiman introduced Part-Time Code Enforcement Officer Larry Simmons. Mr. Simmons will work approximately ten (10) hours per week. Mr. Simmons thanked the Committee.

PETITIONS

19 – 37 – John Dollinger on Behalf of Hansel Ridge, LLC

Mr. Asselmeier summarized the request.

Hansel Ridge, LLC would like an amendment to the Future Land Use Map contained in the Land Resource Management Plan for approximately eighteen point seven more or less (18.7 +/-) acres located on the northern half of the property currently addressed as 195 Route 52. If approved, the Petitioner would like to rezone the property to allow an athletic facility and a storage business to be located on the property; both of these requests were submitted as separate petitions.

The application materials were provided. A map showing the property was provided; the northern portion of the property is the subject of this Petition.

The adjacent land uses were agricultural or agricultural related. The adjacent zonings were agricultural or agricultural with a special use permit. The Land Resource Management Plan calls for the area to be Suburban Residential and Public/Institutional. The zonings within one half (1/2) mile were agricultural or agricultural with a special use permit.

Pictures of the property were provided.

The property owner is not requesting a change in the Future Land Use Map for the southern twenty-one more or less (21 +/-) acres of their property. Their property will remain classified as Public/Institutional on the Future Land Use Map.

Minooka School District 111 owns the adjacent properties to the north and west of the subject property.

The A-1 special use to the north is for a church. The A-1 special use to the south is for a fertilizer and grain storage operation. The A-1 special use to the west appears to be for an airstrip. The property at 276 Route 52 has a special use permit for a landscaping business.

Seven (7) existing houses are within one half (1/2) mile of the subject property.

Petition information was sent to Seward Township on October 21, 2019. The Seward Township Planning Commission reviewed this request at their meeting on January 14, 2020. Concerns were expressed regarding traffic congestion and the potential for increased vehicular accidents. Discussion also occurred regarding drainage. The property's proximity to Shorewood and its location were the reasons for seeking the change to the Land Resource Management Plan and for the requested map amendments and special use permits. The Seward Township Planning Commission recommended approval of the request. The minutes of this meeting are included were provided.

The Seward Township Board reviewed this request at their meeting on January 14, 2020. They echoed the concerns of the Seward Township Planning Commission regarding traffic and drainage. The Seward Township Board recommended approval of the request. The minutes of this meeting were provided.

Petition information was sent to the Village of Shorewood on October 21, 2019. The Village of Shorewood submitted an email on January 6, 2020, stating that they were in discussions with the Petitioner. This email was provided.

The Troy Fire Protection District has no objections to commercial uses as this location.

ZPAC reviewed this proposal at their meetings on November 5, 2019, and January 7, 2020. At the November 5th meeting, discussion occurred regarding well and septic service at the site. The Petitioner agreed to a right-of-way dedication along the County Line Road frontage. At the January 7th meeting, the Petitioner provided updated septic information and updated traffic information. The final size of the detention pond had yet been determined. The Petitioner was working on a pre-annexation agreement with Shorewood that would allow the Village to annex the property when the property becomes contiguous to the Village. It was noted that the Village of Shorewood would like the special use to apply to only the storage portion of the property and that the acreage between the storage units and County Line Road be zoned business without a special use permit and that a formal subdivision occur. The Petitioner agreed to a sixty foot (60') right-of-way dedication as measured from the centerline of County Line Road including a ten foot (10') dedication for utilities. It was also noted that the Village of Shorewood requested the removal of some fencing and the reorientation of some of the storage buildings. It was noted that the landscaping plan and signage plan required more definition. ZPAC recommended forwarding the proposal to the Kendall County Regional Planning Commission without objection; two (2) members were absent. The minutes of these meetings were provided.

The Kendall County Regional Planning Commission held a public hearing on this proposal on January 22, 2020. One (1) neighbor testified in opposition to the request because of concerns about traffic safety and the neighbor wanted the area to stay undeveloped. The Kendall Regional Planning Commission recommended approval of the request without objection; two (2) members were absent. The minutes of this hearing were provided.

The Kendall County Zoning Board of Appeals reviewed this proposal at their meeting on January 27, 2020. The neighbor that testified against the proposal during the public hearing at the Kendall County Regional Planning Commission reiterated his concerns. Discussion occurred regarding traffic safety in the area. The Kendall County Zoning Board of Appeals recommended approval of the request without objection; one (1) member was absent. The minutes of this meeting were provided.

The Village of Shorewood's Future Land Use Map calls for this property to be Commercial and Government/Institutional.

Will County gives deference to the Village of Shorewood. Will County favors suburban development, whether that be commercial or residential, in this area.

The subject property was originally planned to be a future school location. The southern portion of the subject property and the property immediately to the north of the subject property are both planned to be Public/Institutional. In addition, the property to the west and the property to the north are both owned by the Minooka School District 111. A school could still be placed in the area. Therefore, uses that support and that are not in conflict with educational related uses, including many commercial uses, could be placed on the subject property.

Because commercial uses require site plan approval, because the Village of Shorewood's Comprehensive Plan calls for this property to be Commercial, and because many commercial uses could be placed on the subject property that would complement education uses, Staff recommends approval of the requested change.

Dan Kramer, Attorney for the Petitioner, confirmed the proposed plans. He noted that all of the reviewing bodies have recommended approval. He explained why the site was chosen and the proposed athletic facility business operations.

Chairman Prochaska expressed concerns regarding traffic issues at Route 52 and County Line Road. Mr. Kramer noted the traffic issues in the area; he noted the possibility of a site easement and directing people using the athletic facility to utilize Baltz Road. A traffic study was underway. Mr. Kramer did not anticipate the storage facility would generate much traffic. The proposed retail uses probably will not develop until Shorewood utilities reach the property.

Member Kellogg made a motion, seconded by Chairman Prochaska, to recommend approval of the change to the Future Land Use Map.

The votes were as follows:

Yeas (4): Gengler, Gilmour, Kellogg, and Prochaska
Nays (0): None
Abstain (0): None
Absent (1): Flowers

The motion carried. This matter will go to the County Board on March 18, 2020.

19 – 38 – John Dollinger on Behalf of Hansel Ridge, LLC (Current Owner) and Jason Shelly on Behalf of Goprobball, LLC (Prospective Buyer)

Mr. Asselmeier's summary was provided to the Committee.

Member Kellogg made a motion, seconded by Member Gengler, to recommend approval of the map amendment as requested.

The votes were as follows:

Yeas (4): Gengler, Gilmour, Kellogg, and Prochaska
Nays (0): None
Abstain (0): None
Absent (1): Flowers

The motion carried. This matter will go to the County Board on March 18, 2020.

19 – 47 – Deb Chow on Behalf of Jade Restorations, Inc (Current Owner) and D. Howard on Behalf of Bullmastiff Construction Company LTD, (Contractor)

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 was provided. The 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 zonings 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.

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The aerial of the property was provided.

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

NRI application submitted on December 18, 2019. The NRI Report was not available.

Seward Township was emailed information on December 31, 2019. The Seward Township Planning Commission reviewed this request at their meeting on January 14, 2020. Concerns were expressed regarding drainage and traffic. The property's location and availability were the reasons for seeking the special use permit. The Seward Township Planning Commission recommended approval of the request. The minutes of this meeting was provided.

The Seward Township Board reviewed this request at their meeting on January 14, 2020. They echoed the concerns of the Seward Township Planning Commission regarding traffic and drainage. The Seward Township Board recommended approval of the request. The minutes of this meeting was provided.

The Minooka Fire Protection District was emailed information on December 31, 2019. They wanted the Petitioners to be aware of the new State kennel regulations regarding staffing and sprinkling requirements. The Minooka Fire Protection District's email was provided.

The Village of Shorewood was emailed information on December 31, 2019. The Village of Shorewood expressed concerns about noise. The Village of Shorewood's email was provided.

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

ZPAC reviewed this proposal at their meeting on January 7, 2020. Discussion occurred about the soil analysis in relation to the well and septic system. The Highway Department was satisfied with the proposed right-of-way dedication for Ridge Road. The Petitioner will finalize hours of operation, the timeline for landscaping installation, and frequency of refuse pick-up.

ZPAC recommended forwarding the proposal to the Kendall County Regional Planning Commission without any objections. The minutes of this meeting were provided.

The Kendall County Regional Planning Commission reviewed this Petition at their meeting on January 22, 2020. The suggestion was made that the fire hydrant be identified as a dry hydrant on the site plan. Discussion occurred regarding the types of animals that will be served at that the site. Discussion occurred regarding potential noise if the dogs were out after sunset; the hours of operation should address most of this concern. The Kendall County Regional Planning Commission recommended approval with no objections; two (2) members of the Commission were absent. The minutes of this meeting were provided.

The Kendall County Zoning Board of Appeals held a public on this request on January 27, 2020. Zero (0) members of the public testified during the public hearing. Discussion occurred regarding access and traffic circulation, drainage, and the number of animals allowed on the property was clarified to allow a maximum of eighty (80) dogs and twenty-five (25) cats at the kennel. The Kendall County Zoning Board of Appeals recommended approval with no objections; one (1) member of the Board was absent. The minutes of this meeting were provided.

According to the information provided to the County in Attachment 1, Pages 4-7, the Petitioners plan to offer veterinary services, pet daycare, boarding, and grooming services. The proposed normal hours of operation for both uses will be Monday through Friday from 6:00 a.m. until 7:00 p.m. and Saturday and Sunday from 7:00 a.m. until 7:00 p.m. The veterinary establishment may be open beyond these hours of operation to handle medical emergencies. The maximum number of employees will be seventy (70), including part-time employees. The kennel will be staffed at all times. Overlap in employees will occur. Grooming services will be provided as needed. The maximum number of animals planned for the kennel is one hundred five (105). 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 were provided. A rendering of the site was provided.

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.

Staff recommended approval of the requested special use permit for a kennel and veterinary establishment subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the attached site plan (Attachment 3), landscaping plan (Attachment 5), and photometric plan (Attachment 6).
2. Within sixty days (60) days of approval of this special use permit ordinance, the property owners shall convey land to Kendall County and Seward Township for Ridge Road and Bell Road right-of-way in the locations and depths shown on the Right-of-Way Plat of Dedication (Attachment 10).
3. The use allowed by this special use permit shall be located a minimum of two hundred fifty feet (250') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map and One Hundred Fifty Feet (150') from Lots Zoned Other Than Residential or Shown on the LRMP Map as non-residential.
4. Two (2) non-illuminated signs may be installed on the subject property in substantially the locations shown on the site plan (Attachment 3).
5. All vegetation and berms shall be installed within six (6) months of the opening of either the kennel or veterinary establishment at the subject property. The businesses shall be considered open on the date when the Kendall County Planning, Building and Zoning Department issues a certificate of occupancy for the building. Damaged or dead vegetation shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
6. A maximum of eighty (80) dogs and twenty-five (25) cats may be kenneled on the subject property at any time.
7. All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets.
8. In the event that the kennel operations cease at the property, the veterinary business allowed by this special use permit may not board animals overnight except for medical treatment and observations.
9. The normal hours of operation for the businesses allowed by this special use permit shall be Monday through Friday from 6:00 a.m. until 7:00 p.m. and Saturday and Sunday from 7:00 a.m. until 7:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies at the kennel may be tended to outside the hours of operation. The veterinary establishment may be open beyond the hours of operation listed to handle medical emergencies.
10. The maximum combined number of employees for the businesses allowed by this special use permit shall be seventy (70), including the business owners.
11. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.
12. Any construction on the property related to the businesses allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.
13. The operator(s) of the businesses allowed by this special use permit may sell ancillary items related to their operations.

14. The operator(s) of the businesses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
15. The operator(s) of the businesses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of these types of businesses.
16. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
17. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Member Gilmour asked about the landscaping plan. Mr. Asselmeier listed the types of vegetation that will be planted as part of the landscaping plan.

Chairman Prochaska thanked the Petitioner for the level of detail contained in the application.

Member Kellogg made a motion, seconded by Member Gengler, to recommend approval of the requested special use permits with the conditions proposed by Staff.

The votes were as follows:

Yeas (4): Gengler, Gilmour, Kellogg, and Prochaska
Nays (0): None
Abstain (0): None
Absent (1): Flowers

The motion carried. This matter will go to the County Board on February 18, 2020.

NEW BUSINESS

Request for Guidance for Allowing a Trucking Company at 3485 Route 126, Oswego (PIN: 06-09-400-005)

Gregg Ingemunson, Attorney for the Petitioner, summarized the issue and provided background on the issue.

Option 1-Property owner submits a text amendment adding truck parking area or yard to the list of special uses in the A-1 and for a special use permit to operate this use at the subject property. Staff would want this type of use restricted to State or County highways. The negative for this suggestion is that the property owner would have to request special uses and go through the special use process every time tenancy changed unless the tenant was a permitted use under the A-1. In addition, other A-1 zoned properties could request similar special use permits.

Option 2-Property owner submits a request to change the Future Land Use Map for the property to Mixed Use Business, requests a rezoning to M-1, and requests a text amendment adding truck parking area or yard to the list of uses in the M-1. A decision would need to be made if this use should be a permitted or special use in the M-1. If the property was zoned M-1, the property would have greater flexibility in leasing or selling the space. They would not need to request special use permits in the future unless the use was listed as a special use in the M-1.

The downsides are that properties in similar situations could submit similar requests and, in this case particularly, an adjoining property is planned to be used of educational purposes which could create conflicting land uses.

Option 3-The trucking company is required to cease operations at the property.

The Petitioner favors Option 2 and having the use as a permitted use in the M-1.

Member Kellogg expressed concerns about Oswego School District owning property near the subject property. He understood the Petitioner's concerns about having to continually ask for special uses on changes of tenancy.

Chairman Prochaska favored the M-1 rezoning. He did not want to shut down a business in the County. The first special use was issued at the property in 2001.

Member Gilmour expressed concerns about some M-1 uses, but she saw both sides of the issue.

Mr. Ingemunson noted that, whatever use was placed at the property, that use probably would not be agricultural related.

Chairman Prochaska read the list of special uses in the A-1 District. Chairman Prochaska believed that the types of businesses that would go at the subject property would be more associated with the M-1 District.

Member Gengler favored the M-1 rezoning because of the type of uses.

Discussion occurred regarding the rezoning process.

Greg Dady, property owner, indicated that Na-Au-Say Township favored rezoning.

The consensus of the Committee was that the property owner should pursue the map amendment option. The property owner was advised that the next application deadline is the close of business on February 18th.

PETITIONS

19 – 43 – Kendall County Historic Preservation Commission

Mr. Asselmeier summarized the request.

For the majority of 2019, the Kendall County Historic Preservation Commission has been reviewing the Historic Preservation Ordinance in order to apply to the State to become a Certified Local Government. A sheet explaining the benefits of becoming a Certified Local Government is attached.

In summary the proposed changes to the Historic Preservation Ordinance are as follows:

1. Article I.2.U amends the definition of "historic district" to be the same as "preservation district" as defined by State law.
2. Article I.2 adds a definition of "Super Majority Vote" as at least three-fourths approval vote of the entire Kendall County Board.
3. Article II.2.M removes the requirement that the Commission review any application for

demolition of structures older than fifty (50) years of age.

4. Article II.2.N changes the administration authority to County-owned property only.
5. Article III.3.A.d and Article III.3.B.e defines the procedure for contacting property owners of record if the applicant is not the current owner of record of a nominated landmark (3.A.d) or owner of record of a property in a nominated Historic District (3.B.e). In both cases, the applicant must provide evidence that the owner of record has been notified.
6. Article III.5, in the first paragraph, a typographical error is corrected.
7. Article III.12 adds the Kendall County website as a location for publishing the map of all landmarks and districts.
8. The final paragraph of Article IV.2.I defines post-demolition plans are required for properties in historic districts or for properties designated as landmarks.
9. Article IV.3.B is divided into two (2) subsections. The remainder of Article IV.3 is re-lettered to reflect this division.
10. Article IV.3.C (new) states that certain documents shall be submitted in cases of economic hardship only if requested by the Planning, Building and Zoning Department or the Preservation Commission.
11. Article IV.3.D (new) deletes the requirement to offer to purchase properties in cases of economic hardship and re-letters the sub-section to reflect this deletion.
12. Article V.2 transfers the power to refuse to issue building permits as a penalty from the Planning, Building and Zoning Department to the court system or hearing officer.

The Commission considered adding a Five Hundred Dollar (\$500) application fee for non-owner initiated applications. However, the Illinois Historic Preservation Agency did not favor having an application fee and the Commission removed the fee from the proposal.

A redlined copy of the proposal was provided.

Discussion occurred regarding the application fee; the Commission wanted the application fee to apply to non-property owner applicants only. The Illinois Historic Preservation Agency did not want an application fee because the State felt a fee would discourage preservation. The consensus of the Committee was to have a fee, but to allow the Historic Preservation Commission to waive the fee if requested by owner of the property applying for designation.

Discussion occurred regarding the definition of super majority vote. Mr. Asselmeier noted that the intent of the definition was to have the vote apply to the entire County Board and not just to members of the County Board present at a given meeting.

Member Gilmour made a motion, seconded by Member Gengler, to recommend approval of the proposal with an amendment establishing a Five Hundred Dollar (\$500) application fee; the fee could be waived by a majority vote of the Kendall County Historic Preservation Commission if requested by the property owner.

The votes were as follows:

Yeas (4): Gengler, Gilmour, Kellogg, and Prochaska
Nays (0): None
Abstain (0): None
Absent (1): Flowers

The motion carried. This matter will go to the Committee of the Whole on February 13, 2020.

Member Kellogg left at this time (7:38 p.m.).

NEW BUSINESS

Approval of a Resolution Approving an Intergovernmental Agreement for Reciprocal Building Inspection Service between Kendall County, Illinois and the United City of Yorkville, Illinois

Mr. Asselmeier summarized the request.

Member Gengler made a motion, seconded by Member Gilmour, to recommend approval of renewing the Intergovernmental Agreement as requested.

The votes were as follows:

Yeas (3): Gengler, Gilmour, and Prochaska
Nays (0): None
Abstain (0): None
Absent (2): Flowers and Kellogg

The motion carried. This matter will go to the County Board on February 18, 2020.

Approval of Publishing the Annual Noxious Weed Notice in the Kendall County Record at a Cost Not to Exceed \$120.00; Related Invoices to Be Paid from the PBZ Legal Publications Line Item

Mr. Asselmeier summarized the request.

Member Kellogg returned at this time (7:39 p.m.).

Marijuana remains a noxious weed.

Member Gilmour made a motion, seconded by Member Gengler, to recommend approval of publishing the notice.

The votes were as follows:

Yeas (4): Gengler, Gilmour, Kellogg, and Prochaska
Nays (0): None
Abstain (0): None
Absent (1): Flowers

The motion carried. This matter will go to the County Board on February 18, 2020.

Follow-Up on Kendall County Regional Planning Commission Annual Meeting

Mr. Asselmeier read his report from the Annual Meeting.

2019 County-Wide Building Permit Memo

Mr. Asselmeier read the memo.

Approval of Setting a Date and Time for a Second Meeting of the Planning, Building and Zoning Committee in the Month of February 2020

Chairman Prochaska stated that no need existed for a second meeting.

OLD BUSINESS

Discussion of Amending the Transportation Plan Contained in the Land Resource Management Plan to Correspond to the 2019-2039 Long Range Transportation Plan; Committee Could Refer the Matter to the Kendall County Regional Planning Commission

Mr. Asselmeier summarized the issue.

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 - Route Should Follow Existing Lisbon Road
- Caton Farm Road West of Route 71
- Fox River Drive Westerly Bypass of Village of Newark
- Whitfield Road Extension North to Griswold Springs Road - Might want to look for other northerly connections for Whitfield Road
- Gates Lane West of Route 47
- WIKADUKE Trail Uses the Existing Stewart Road Alignment 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.

At their January meeting, the PBZ Committee suggested 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.

These changes were announced at the February 1st Kendall County Regional Planning Commission's Annual Meeting.

An updated map and aerial of the area around Millbrook Road were provided.

The consensus of the Committee was to have the former FS property on Wabena Road be classified as Mixed Use Business.

The consensus of the Committee was to add the extension of Johnson Road east from Ridge Road to the County Line.

The consensus of the Committee was to change the Suburban Residential classification for the properties south of the Johnson Road extension to Mixed Use Business.

The consensus of the Committee was to align Millbrook Road and Whitfield Road behind the existing bank building.

The consensus of the Committee was to extend Cherry Road into the Henneberry Woods Forest Preserve.

The consensus of the Committee was to use the Village of Oswego's alignment for the WIKADUKE Trail.

The consensus of the Committee was to align Cannonball Trail to Dickson Road and Gordon Street.

The consensus of the Committee was to have Douglas Road's alignment correspond to the Village of Oswego's plans.

It was noted that Yorkville is having a public hearing on February 12, 2020, regarding the land uses along Eldamain Road.

Member Gilmour made a motion, seconded by Member Gengler, to forward this proposal as amended to the Kendall County Regional Planning Commission.

The votes were as follows:

Yeas (4): Gengler, Gilmour, Kellogg, and Prochaska
Nays (0): None
Abstain (0): None
Absent (1): Flowers

The motion carried. This matter will go to the Kendall County Regional Planning Commission on February 26, 2020.

REVIEW VIOLATION REPORT

The Committee reviewed the violation report.

REVIEW NON-VIOLATION REPORT

The Committee reviewed the non-violation report.

UPDATE FOR HISTORIC PRESERVATION COMMISSION

Mr. Asselmeier stated the Historic Preservation Commission was accepting nominations for historic preservation awards and the Commission would hold a meeting with other historic preservation groups on February 19th at Chapel on the Green.

REVIEW PERMIT REPORT

The Committee reviewed the permit report.

REVIEW REVENUE REPORT

The Committee reviewed the revenue report.

CORRESPONDENCE

None

COMMENTS FROM THE PRESS

None

EXECUTIVE SESSION

None

ADJOURNMENT

Member Kellogg made a motion, seconded by Member Gengler, to adjourn. With a voice vote of four (4) ayes, the motion carried. Chairman Prochaska adjourned the meeting at 8:07 p.m.

Minutes prepared by Matthew H. Asselmeier, AICP, Senior Planner

Enc.

**KENDALL COUNTY
PLANNING, BUILDING, & ZONING COMMITTEE
FEBRUARY 10, 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 Kramer	1107 A S. BARKER YORKVILLE, IL	19-37 19-38
MIKE COOK	26316 MAPLEVIEW PLAINFIELD, IL 61585	19-47
Gregg Ingemanson	759 Johns. Yorkville	