



**KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE
REGIONAL PLANNING COMMISSION
ANNUAL MEETING
110 West Madison Street • Court Room •
Yorkville, IL • 60560
AGENDA**

February 1, 2025 – 9:00 a.m.

I. Call to Order

II. KCRPC Roll Call

Bill Ashton, Eric Bernacki (Vice-Chairman), Tom Casey, Dave Hamman, Keith Landovitz (Chairman), Karin McCarthy-Lange (Secretary), Ruben Rodriguez, Bob Stewart, Claire Wilson, and Seth Wormley

Planning, Building and Zoning Committee Roll Call

Brian DeBolt, Dan Koukol, Ruben Rodriguez (Vice-Chair), and Seth Wormley (Chairman)

III. Welcoming Remarks

Keith Landovitz, Kendall County Regional Plan Commission Chairman

IV. Approval of Agenda

V. Review of Minutes from 2024 Annual Meeting (Pages 2-14)

VI. Requests for Plan Amendments

Residents of Kendall County & Staff

- a. Reclassification of Property Owned by Yorkville School District 115 on River Road (PINs: 02-30-400-006 and 02-31-226-002) in Bristol Township from Rural Residential to Public/Institutional if the Properties Remain Unincorporated (Page 15)
- b. Update of the Land Resource Management Plan in its Entirety (Page 16)
- c. Appointments to the Comprehensive Land Plan and Ordinance Committee

VII. 2024 Projects Summary & 2025 Future Projects/Goals

Matthew H. Asselmeier, Planning Director & Others in Attendance

- a. Kendall County (Pages 17-23)
- b. Other Communities and Organizations in Attendance

VIII. Old Business

IX. New Business

X. Other Business

XI. Public Comment

XII. Adjournment for Planning, Building and Zoning Committee

XIII. Adjournment for KCRPC

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

**KENDALL COUNTY
PLANNING, BUILDING AND ZONING COMMITTEE
REGIONAL PLANNING COMMISSION**

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

Meeting Minutes of February 3, 2024 - Annual Meeting

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

Kendall County Planning, Building and Zoning Committee Chairman Seth Wormley called the meeting to order at 9:02 a.m.

KCRPC Roll Call

Members Present: Bill Ashton (Chairman), Eric Bernacki, Dave Hamman, Karin McCarthy-Lange, Ruben Rodriguez (Vice-Chairman), Bob Stewart, Claire Wilson, and Seth Wormley

Members Absent: Tom Casey and Larry Nelson (Secretary)

Planning, Building and Zoning Committee Roll Call

Members Present: Dan Koukol, Ruben Rodriguez (Vice-Chairman), and Seth Wormley (Chairman)

Members Absent: Elizabeth Flowers and Brooke Shanley

Staff Present: Matt Asselmeier, Director, Wanda A. Rolf, Administrative Assistant, Todd Volker, Economic Development Coordinator, and Christina Burns, County Administrator

Members of the Audience: Mike Hoffman, Patrick Pope, Clarence DeBold, Judy Ogalla, Matt Kellogg, Jeff Sobotka, Ray Heitner, Helen Miller, Jonathan Proulx, Demetra Turman, Krysti Barksdale-Noble, Sonya Abt, Vito Bonomo, Rachel Riemenschneider, Joan Soltwisch, Kimberly Fladhammer, Natalie Engel, Steve Gengler, Cliff Fox, and Tom LeCuyer

Welcoming Remarks

Kendall County Regional Planning Commission 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. Wormley made a motion, seconded by Mr. Stewart, to approve the agenda as written.

With a voice vote of eight (8) ayes, the motion carried.

Review of Minutes from 2023 Annual Meeting

Mr. Bernacki made a motion, seconded by Mr. Hamman, to approve the Minutes from the 2023 Annual Meeting.

With a voice vote of eight (8) ayes, the motion carried.

Request for Plan Amendments

Reclassifying Properties Located Between 7775 A/B and 8175 Route 47 from Transportation Corridor to Mixed Use Business on the Future Land Use Map and Related Text Changes

Mr. Asselmeier presented a notice of public hearing to reclassify several properties south of Yorkville from Transportation Corridor to Mixed Use Business on the Future Land Use Map. He noted that the GrainCo property had already petitioned the County to change its classification at 8115 Route 47. Mr. Asselmeier also presented several changes to the text of the Land Resource Management Plan that were needed if the proposed reclassification occurred. The public hearing will be February 28, 2024, at 7:00 p.m., in the County Boardroom.

Amendments to the Kendall County Zoning Ordinance Pertaining to Obstructions and Parking Lots in the Front Yard Setback

Mr. Asselmeier presented a table outlining permitted obstructions within the front yard setback. In particular, accessory structures were not allowed in the front yard setback and parking was not allowed in the front yard setback except in the M-1 and M-2 Districts. He also provided a table of setback requirements for the zoning districts. He noted a case involving a proposed landscaping company on Stewart Road where the Petitioner requested a variance to allow parking and loading in the front yard setback and to allow accessory structures in the front yard setback. This proposal would reduce the front yard setback from one hundred fifty feet (150') from the centerline of Stewart Road to fifty-one feet (51'). Discussion occurred regarding the history and need for front yard setback regulations. The property is presently farmland. It was noted that allowing the variance could impact the ability to widen Stewart Road in the future. Mr. Asselmeier noted that the Petitioner for landscaping business on Stewart Road submitted a revised site plan on February 1, 2024, showing the accessory structures and hoop houses removed from the setback.

Mike Hoffman, Teska Associates, Inc., said that the setbacks were created to protect the rural characteristic of the area. He did not recall the placement of accessory structures or parking facilities factoring into the discussion when the setbacks were amended in 2000.

Ms. Wilson discussed the one hundred fifty foot (150') setback. She believed the distance should be looked at and scrutinized. Attendees discussed the basis for the setbacks.

Patrick Pope, Fire Chief of the Lisbon-Seward Fire Protection District, stated that some roads should be allowed to have smaller setbacks and larger arterial roads should not be changed.

Mr. Wormley was concerned about setting a precedent if an exception was made as requested. He stated that the business is too large for the parcel. The reason for the setbacks on A-1 land protects natural areas and limits conflicts that may arise between agricultural use and other land uses.

Chairman Ashton recommended this topic be moved to the Comprehensive Land Plan and Ordinance Committee for additional discussion. Without objection, the topic will be forwarded to the Comprehensive Land Plan and Ordinance Committee's meeting on February 28, 2024, meeting.

2023 PBZ Projects Summary & 2024 Future Projects/Goals

Mr. Asselmeier reported the summary for 2023 and 2024 future projects and goals.

Highlights from 2023:

Thirty-five (35) Petitions filed in 2023; Twenty-Seven (27) Petitions filed in 2022; Fifty-One (51) Petitions Filed in 2021; Thirty-Two (32) Petitions Filed in 2020; Forty-Six (46) Petitions Filed in 2019; Thirty-Three (33) Petitions Filed in 2018; Thirty-Three (33) Petitions Filed in 2017

Thirty-One (31) New Housing Starts in 2023; Thirty-Six (36) New Housing Starts in 2022; Thirty-Two (32) New Housing Starts in 2021; Thirty-Four (34) New Housing Starts in 2020; Twenty (20) New Housing Starts in 2019

Three Hundred Fifty-Seven (357) Total Permits in 2023; Three Hundred Eighty-Two (382) Total Permits in 2022; Three Fifty-Four (354) Total Permits in 2021; Three Hundred Twenty-Six (326) Total Permits in 2020; Two Hundred Fifty-Seven (257) Total Permits in 2019

Total Deposits (Building Fees, Zoning Fees, Land Cash Fees, and Off-Site Roadway) for the FY2023 was Two Hundred Eleven Thousand, Three Dollars and Fifty Cents (\$211,003.50); Down from Two Hundred Sixty-Four Thousand, Four Hundred Eighty-Seven Dollars (\$264,487) in FY2022 and from Two Hundred Ninety-Three Thousand, Nine Hundred Forty-One Dollars (\$293,941) in FY2021

Five (5) Violations Found Guilty by the Court (Two (2) Stormwater, One (1) Inoperable Vehicle, One (1) Commercial Vehicle Parked in Residential Zone, and 1 Unsafe Structure)-Largest Fine Two Thousand, Four Hundred Dollars (\$2,400) and Smallest Fine Five Hundred Dollars (\$500)

Senior Planner Promoted to Director

Code Official Celebrated Twenty-Five (25) Years of Service with the County

Hired Part-Time Code Enforcement Officer Vernon Fatima

Code Official Assisted in Hiring Vernon Fatima

Hired Second Part-Time Administrative Assistant Wanda Rolf

Economic Development Reorganized into Planning, Building and Zoning Department and Economic Development Coordinator Todd Volker Hired

Held a Planning and Zoning 101 Training for the Regional Planning Commission and Zoning Board of Appeals

Held Anti-Harassment Training for the Regional Planning Commission, Zoning Board of Appeals, and Historic Preservation Commission

County Board Approved Eight (8) Text Amendments to the Zoning Ordinance and Subdivision Control Ordinance as Part of the Codification Project

Updated the Zoning Ordinance to Comply with the State's Commercial Wind and Solar Regulations

Updated the Zoning Regulations Regarding Residential Chickens

Updated the Zoning Regulations Regarding Kennels

County Board Approved Three (3) Agricultural Conservation Areas

Department Replaced the 2008 Ford Truck with a 2020 GMC Terrain

Code Official Assisted with Obtaining the New Vehicle

Evaluated a Proposal with Teska Associates, Inc. to Update the County's Land Resource Management Plan; Proposal Not Included in Budget for FY23-24

Formalized a Contract with Teska Associates, Inc. for Planning Services

Entered into a Contract with Oswego Township to Utilize the TransUnion TLOxp Program for Code Enforcement

Code Official Assisted the Intergovernmental Agreement Related with the TransUnion TLOxp Program

Worked with GIS to Map Available Residential Lots, Allocations, and Stormwater Permits. Mr. Asselmeier presented the databases.

Code Official Worked with GIS on Testing a Tracking System

Reviewed with WBK Engineering the County's Existing Stormwater Management Ordinance Against the New State Model Floodplain Ordinance

Continued Doing Annual NPDES Surveys to the Townships

Noxious Weed Related Documents and Notices Drafted and Approved by the County Board

Kendall County Historic Preservation Commission Held Special Meetings at the Oswego Brewing Company, Oswego Masonic Lodge, Harris Forest Preserve, Plano Railroad Station, Pickerill-Pigot Forest Preserve, and Helmar Lutheran Church

Worked with Wiss, Janney, Elstner Associates, Inc. on Historic Structure Survey in Unincorporated Kendall and Bristol Townships Funded by a Certified Local Government Grant

County Board Approved Forty-Four Thousand Dollars (\$44,000) for FY23-24 to Conduct an Historic Structure Survey in Unincorporated Na-Au-Say and Seward Townships, Pending Certified Local Government Grant Funding

Continued Historic Preservation Commission Awards

County Board Approved Property Tax Abatement with TMF Plastics

Planning Director Re-Elected President of Illinois Association of County Zoning Officials

Planning Director Represented Department on the County's Hazard Mitigation Plan Update
Code Official Provided Educational Booth at Kendall County Fair

Items for 2024:

Continue to Assist with the Codification Process

Adopt an Updated Contract with WBK Engineering; Last Contract Occurred in 2009

Continue to Implement the Citation Policies for the Various Ordinances

Continue to Explore Opportunities to Start the Process of Updating the Land Resource Management Plan in its Entirety

Work with the Administration Department on Obtaining an Intern for the Department

Review the Calculations in the Kendall County Land Cash Ordinance

Gather and Organize Economic Data for the County

Determine Economic Development Priorities

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 (i.e. State Model Floodplain Ordinance)

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

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

Start the Historic Structure Survey in Unincorporated Na-Au-Say and Seward Townships, Pending Certified Local Government Grant Funding

Continue to Increase the Visibility and Activities of the Historic Preservation Commission Through Collaboration with Other Historic Preservation Organizations and Events

Work with Kendall County EMA to Pursue Disaster Related Grants and Other Funding

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 – Two (2) (2022: Eight (8); One (1) Denied, One (1) Withdrawn, One (1) Annexed, and One (1) in Millbrook)

Major Special Use Amendments – Zero (0) (2022: Three (3))

Minor Special Use Amendments – Four (4) (2022: Zero (0))

Special Use Permit Revocations – One (1) (2022: Four (4))

Special Use Renewal – Two (2) (2022: Zero (0))

Variances Not Part of Special Use Permit – One (1); (2022: Two (2))

Administrative Variances – Two (2) (2022: Two (2))

Stormwater Ordinance Variances – Zero (0) (2022: (0))

Conditional Use Permits – One (1) (2022: One (1))

Temporary Use Permit – Zero (0) (2022: Zero (0))

Site Plan Review – Two (2) (2022: One (1))

Plat of Vacation – Three (3) (2022: One (1))

Preliminary and Final Plats – Zero (0) (2022: Zero (0))

Amendments Initiations

Text Amendments (Including Changes to the Subdivision Control Ordinance) – Eleven (11)
(2022: Three (3); One (1) On Hold)

Land Use Plan Amendments – One (1) (2022: One (1))

Map Amendments – One (1) (2022: One (1))

Stormwater Ordinance Related Amendments – Zero (0) (2022: Zero (0))

Historic Preservation

Landmarks – Zero (0) (2022: Zero (0))

Text Amendment to Ordinance – Zero (0) (2022: (0))

Other – Zero (0) (2022: (0))

OTHER

– Four (4); Three (3) Agricultural Areas and One (1) Building Code Amendment (2022: 0)

TOTAL PETITIONS – Thirty-Five (35) (2022: (27))

Meetings

ZPAC – Eight (8) (2022: Ten (10))

RPC – Eight (8) Including Annual Meeting (2022: Ten (10))

ZBA – Eight (8) (2022: Ten (10))

HPC – Eleven (11) (2022: Nine (9))

Stormwater Management Oversight Committee – One (1) (2022: One (1))

Comprehensive Land Plan and Ordinance Committee – Zero (0) (2022: (5))

PBZ – Twelve (12) (2022: Fourteen (14))

Of the thirty-eight (38) ordinances approved by the County Board in 2023, twenty-one (21) were Planning, Building and Zoning related. Of the thirty-two (32) ordinances approved by the County Board in 2022, eighteen (18) were Planning, Building and Zoning related. Of the thirty-five (35) ordinances approved by the County Board in 2021, nineteen (19) were Planning, Building and Zoning related. Of the twenty-six (26) ordinances approved by the County Board in 2020, thirteen (13) were Planning, Building and Zoning related. Of the thirty-nine (39) ordinances approved by the County Board in 2019, twenty-two (22) were Planning, Building and Zoning related.

The Department investigated one (1) noxious weed violation in 2023 compared to zero (0) noxious weed violation investigation in 2022, 2021, 2020, and 2019.

Construction Activity

Single-Family Dwelling Units – Thirty-One (31) (Thirty-Six (36) approved in 2022)

New Homes by Township 2023 (2022)

Kendall Township – 9 (10)	Bristol Township – 2 (1)	Na-Au-Say Township – 5 (9)
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Fox Township – 7 (3)	Little Rock Township – 1 (4)	Oswego Township – 2 (4)
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Lisbon Township – 0 (0)	Seward Township – 3 (4)	Big Grove – 2 (1)
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New Homes by Select Subdivisions (Approximate Number of Vacant/Total Lots)

Whitetail Ridge – 5 (133/241)	Brighton Oaks – 1 (10/20)	Rosehill – 1 (12/57)
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Riverview Heights – 1 (2/72)	Schaefer Woods South – 1 (3/37)
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Estates of Millbrook – 3 (72/175)	Tanglewood Trails – 2 (24/39)	Other (Not in Subdivision): 17
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Total Available Single-Family Lots in Subdivisions – Nine Hundred Fifty-Eight (958)

Estimated A-1 Available Single-Family Housing Allocations – Three Hundred Seventy-One (371)

Average New Single Family Home Permits Since 2000 – Forty-Nine (49)

Average New Single Family Home Permits Since 2010 – Twenty-Three (23)

Average New Single Family Home Permits Since 2020 – Thirty-Three (33)

Available Lots in RPD Subdivisions (Total Platted Lots)

Deere Crossing – 15 (18)	Whitetail Ridge – 133 (241)	Brighton Oaks – 10 (20)
Equestrian Estates – 9 (17)	Grove Estates – 39 (49)	Henneberry Woods – 40 (107)
Rosehill – 12 (57)	Schaefer Glen – 6 (6)	Tanglewood Trails – 24 (39)
Highpoint Meadows – 24 (24)	Matlock – 10 (10)	Ravine Woods – 10 (18)
Total Platted RPD Lots – 606	Total Available RPD Lots – 33	Total Developed RPD Lots - 274

Fiscal Year 2023 Detailed Inspection Report

Site Visit	One Hundred Seventy-Five (175) (2022: Two Hundred Ten (210))
Footing	Sixty-Seven (67) (2022: Ninety-One (91))
Backfill	Sixteen (16) (2022: Twenty-Four (24))
Wall	Eighteen (18) (2022: Thirty (30))
Slab	Forty-One (41) (2022: Fifty-Two (52))
Electric Service	Twenty-One (21) (2022: Nineteen (19))
Frame/Wire	Eighty-One (81) (2022: One Hundred One (101))
Insulation	Thirty (30) (2022: Thirty-Two (32))
Final	Two Hundred Seventeen (217) (2022: Two Hundred Ten (210))
Red Tag	Zero (0) (2022: Zero (0))
Hearing Signs	Four (4) (2022: Twenty-Nine (29))
Meetings in Field	Eighty-Seven (87) (2022: One Hundred Twenty-One (121))
Violation Investigations	Three Hundred Five (305) (2022: Three Hundred Sixty-Eight (368))
NPDES	Zero (0) (2022: Zero (0))
Yorkville Back for County	Thirty-Eight (38) (2022: Sixty-Five (65))
Zoning Issues	Seventeen (17) (2022: Thirty-Three (33))

Total Field Visits and Investigations: One Thousand One Hundred Seventeen (1117) (2022: One Thousand Three Hundred Ninety (1390))

Total Permit Reviewed and Issued: Three Hundred Fifty-Eight (358); Four (4) Void (2022: Three Hundred Sixty-Seven (367); Fifteen (15) Void)

Contracted Plumbing Inspections: Ninety-Six (96) (2022: Ninety-Two (92))

Inspections for Yorkville per IGA: Zero (0) (2022: Ten (10))

2024 Goals of Code Official

1. Implement Violation Tracking System created by GIS
2. Test Permit Tracking System created by GIS
3. Provide Public Educational Event
4. Renew ICC Certification Expiring April 2024

Clarence DeBold, Mayor of Village of Shorewood, discussed the pre-annexation of properties near the corporate limits of the Village of Shorewood. Mr. DeBold stated that the Village is currently working with a variety of developments that will bring Shorewood further into Kendall County. Mr. Rodriguez asked Mr. DeBold about solar panels. Mr. DeBold stated that solar panels are fine in appropriate instances. Mr. DeBold stated that solar farms are a liability to water output. Ms. Wilson asked how a solar farm would be a liability for water output. Mr. DeBold stated that a forty-five (45) acre solar farm can take up the same amount of space as one hundred (100) homes; this creates property tax and sales tax issues. Mr. DeBold also spoke about the intersection of Route 52 and County Line Road; there will be a roundabout installed at the intersection.

Judy Ogalla, Chair of Will County Board, said that solar farms are a problem in Will County. She stated that Will County did not have this type of meeting. She said the information was great and would like to start these meetings in Will County. She thanked the County for the invitation to attend.

Matt Kellogg, Chair of the Kendall County Board, thanked everyone on the Planning, Building and Zoning Committee and the Regional Planning Commission for their work. He discussed the importance of this meeting. Mr. Kellogg commended Mr. Asselmeier for doing an amazing job for the County. Mr. Kellogg also introduced Kristina Burns and spoke about the great work she was doing.

Jeff Sobotka, Director of Planning, Building, and Zoning for the City of Plano. The City of Plano continued to see steady growth within the residential and commercial markets. A total of five hundred forty-four (544) permits were issued last year, a thirty percent (30%) increase over the previous year. Lakewood was completely built out, except for a few private lots. Commercially, Plano had grand openings of Gas N' Wash and Culvers. There were nine (9) other new businesses opened in existing buildings. The amount of interest in Plano was quite palpable. The City was constantly working on methods to improve customer service. They hired their first City Administrator, Marty Shanahan. They developed a portfolio of available commercial properties. They completed several renovations on the Historic Train Depot, including updating energy efficiency on windows and attic insulation. Plano hosted events in the city center including Midweek Music Series, Independence Day Family Fun Parade, Hispanic Heritage Fest in, and Plano Rockin' Christmas which had two hundred fifty-nine (259) families attending. Plano applied for and were awarded two (2) grants, one (1) for Forty Thousand Dollars (\$40,000) for lead service pipe inventory. They also received a Three Hundred Twenty-Five Thousand Dollars (\$325,000) grant for sewer and lining. Mr. Rodriguez mentioned how helpful the people of Plano were on projects. Mr. Rodriguez asked Mr. Sobotka if he is using the Kendall County GIS system. Mr. Sobotka stated he is constantly utilizing the Kendall County GIS

system. Mr. Asselmeier asked Mr. Sobotka about updating Plano's comprehensive plan and the timeline for updating the plan. Mr. Sobotka responded that the timeframe for updating the plan was preliminary at this time.

Ray Heitner and Helen Miller, Planners of Joliet, stated that development in Kendall County has included three (3) subdivisions. Deer Crossing was approved for sixty-four (64) single-family lots. Lakewood Prairie had one hundred eighty (180) townhome units and preliminary approval for two hundred fourteen (214) single family units. Greywall Club was almost built out except for a few remaining lots. Gas N' Wash on Caton Farm Road and Ridge Road was now open. There were two (2) historic districts in Will County, one (1) in downtown Joliet and one (1) for The Illinois State Penitentiary. RockRun Collection was a mixed use development of three hundred nine (309) acres on the Northeast portion of Interstate 80 and Interstate 55. Darcy Hyundai Dealership in Joliet is the largest in Hyundai Dealership in North America. Joliet continued to work on its comprehensive plan; that project will likely take another eighteen (18) to twenty-four (24) months.

Jonathan Proulx, Director of Planning for the Village of Plainfield, reported three hundred seventy-one (371) single-family home permits, thirty-two (32) of which were in Kendall County. Plainfield was moving forward with the extension of 143rd Street between Steiner Road and Ridge Road and intersection improvements at Johnson Road and Ridge Road; Kendall County was a financial partner in this development. This project includes new signalized intersection, realigning the intersection to help with the vertical curve and there will be turn lanes added to Ridge Road both north and south. Mr. Proulx stated that Plainfield has approved a large warehouse distribution center and some industrial development at the southeast corner of 143rd Street; DHL is the developer on this project and they were responsible for extending a sanitary sewer out to the site. Mr. Proulx discussed a two (2) year project between Route 59 and Route 126 (Main Street) which will connect 143rd Street out to the Interstate 55 interchange. Mr. Proulx noted that Plainfield continued to work on updating its comprehensive plan. Mr. Asselmeier asked Mr. Proulx how quickly the plan would be adopted. Mr. Proulx responded the earliest would be in the summer, but possibly in the fall.

Demetra Turman, Superintendent of Newark School District 66, stated that Newark Grade School consisted of Pre-K through fourth (4th) grades. Millbrook Junior High is fifth (5th) through eighth (8th) grades. Her main focus was concentrating on the social and emotional wellness of students and staff. Over the summer, both schools added another set of doors to secure entrance to the schools with cameras and panic buttons. Upgrades were made to the schools such as new roof, HVAC system, and boiler system. Ms. Turman stated that the District used the GIS system to make sure residents were in compliance with the district boundaries. They were partnering with the Kendall County Food Pantry; she has mobile food markets scheduled

for the near future. The food markets are set up as a drive through mobile market where people can drive through with no questions asked.

Krysti Barksdale Noble, Community Development Director for the United City of Yorkville, presented from: <https://storymaps.arcgis.com/stories/1c7a95a5624b428eb8e308a5208fbd13>. Her department was the staff liaison to the City Council, including the Planning and Zoning Commission and Economic Development Committee as well as boards and commissions. Yorkville just completed their Unified Development Ordinance. Yorkville had four hundred fourteen (414) new housing starts in 2023, including two hundred sixty-seven (267) detached homes and one hundred forty (140) townhomes. Yorkville issued over eighteen hundred (1800) permits last year for different types of projects. Yorkville experienced growth in the five (5) top subdivisions, Grand Reserve, Bristol Bay, Kendall Marketplace, Timber Ridge Estates, and the Caledonia Subdivision. Yorkville experienced many restaurant openings; a list of new restaurants was provided. She discussed moving toward Lake Michigan water along with Montgomery and Oswego. Preliminary plans included a thirty (30) mile pipeline with the hope to be connected by 2028. Unified Development Ordinance is a comprehensive ordinance of all related developments that are in one document and was launched in January 2024. Yorkville has been very aggressive with using the GIS system and her department has become fully digitized. Mr. Rodriguez asked about the festivities in the summer. The events were planned by the Parks and Recreation Department; Yorkville was looking into a river walk. Mr. Asselmeier asked if Yorkville plans on doing a special census in the next few years. The response was yes around 2026.

Sonya Abt, Community Development Director for the Village of Montgomery. There were four (4) new commercial/industrial permits issued. Freddy's Frozen Custard & Steamburgers recently opened, Starbucks is open at Orchard and Route 30, and Coopershawk will open mid-year of 2024. Ravago Plastics is building a five hundred thousand (500,000) square-foot building. This will be Ravago's Midwest headquarters and they are an international company that does plastics manufacturing and distribution. Montgomery also approved a new solar manufacturer coming into The Grid, which will occupy one million (1,000,000) square feet. Once the solar manufacturer arrives, The Grid should be at one hundred percent (100%) occupancy. Mr. Rodriguez asked how many people will be hired. Ms. Abt replied Ravago Plastics anticipates six hundred (600) employees.

Vito Bonomo, Fire Chief of Plainfield Fire Protection District stated that the Plainfield Fire Protection District operates out of four (4) fire stations in Will County. They were looking to expand services into Kendall County.

Rachel Riemenschneider, Planner for the Village of Oswego, reported six hundred fifteen (615) new home starts in Oswego in 2023. Total permits issued was three thousand one hundred

nine (3109) in 2023. Commercial projects include VASA Fitness (next to Target on Route 34) and Barnes and Noble Book Store (next to Best Buy where the DSW used to be). The Village preliminarily approved a cricket stadium at Orchard Road just north of Tuscany Trail that will be developed in four (4) phases; current approval was for the stadium. The White Tail Ridge Golf Dome on Orchard Road was open for business. There was a new Belle Tire at Route 34 and Kendall Point Drive. The Village approved a new Starbucks and Valvoline on Orchard Road in front of Jewel. Residential developments included Sonoma Trails south of Wolf's Crossing and west of Roth Road for eight hundred one (801) units. Piper Glen located south of Wolf's Crossing and west of Douglas Road was approved for three hundred twenty-six (326) single family homes. Hudson Pointe was south of Wolf's Crossing closer to Route 30 with an initial phase for three hundred twelve (312) apartment units and one hundred forty-five (145) single family homes. Redwood, approved in 2022, was under construction at the corner of Mill and Orchard Roads with one hundred eighty-eight (188) single-story attached apartment homes. Deville Manor was a four (4) story, forty-two (42) unit independent living facility. Tuscany Station was approved for four hundred eighty (480) residential apartments and seven point eight (7.8) acres of commercial land. The Brant Senior Living near Oswego Village Hall has assisted living as well as independent living available. Oswego was also working on a Unified Development Ordinance, combining zoning and subdivision regulations into one (1) document. Oswego was working on improvements to Wolf's Crossing Road; the Harvey Road roundabout was open to traffic. Construction was planned at the roundabout at Douglas Road and Wolf's Crossing Road; Route 30 and Wolf's Crossing will be constructed after the Douglas Road improvements were finished. The Village of Oswego was also working on connecting to Lake Michigan Water with a targeted connection date of 2027-2028. Lastly, downtown Oswego between Jackson and Washington on Main Street was accepted on the National Historic Registry of Historic Places in August 2022. Mr. Asselmeier asked Ms. Riemenschneider for a status update on the annexation of 1038 Harvey Road. Ms. Riemenschneider stated they are working on the annexation agreement at this time. Mr. Koukol asked about the property to the west of Avanterra. Ms. Riemenschneider responded there was a proposal for townhomes.

Old Business

None

New Business

None

Other Business

None

Public Comment

None

Adjournment

Mr. Koukol made a motion, seconded by Mr. Wormley, to adjourn the Planning, Building and Zoning Committee meeting.

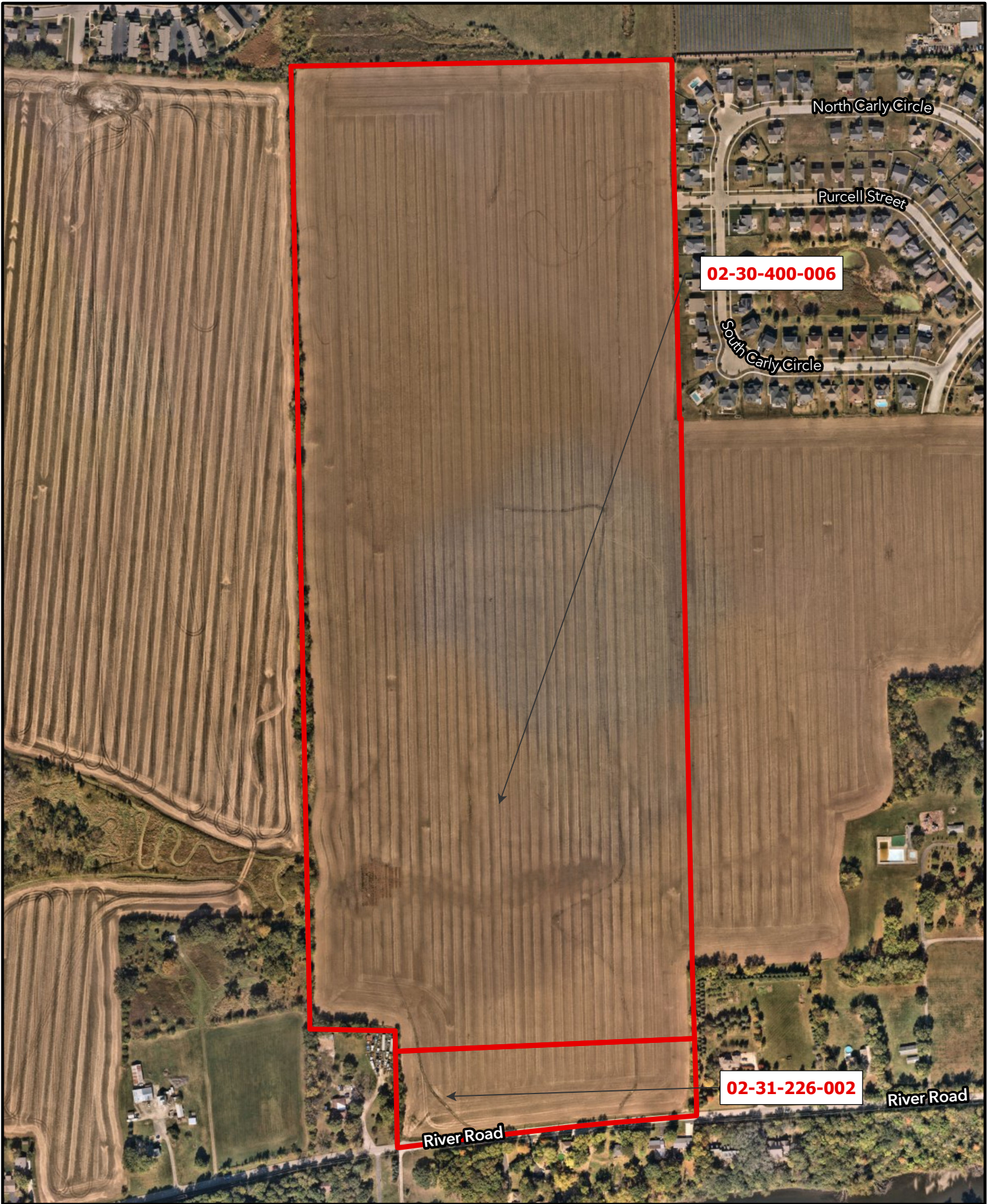
With a voice vote of three (3) ayes, the motion carried.

Ms. McCarthy-Lange, made a motion, seconded by Mr. Stewart, to adjourn the Kendall County Regional Planning Commission meeting.

With a voice vote of eight (8) ayes, the motion carried.

At 10:51 a.m. the Planning, Building and Zoning Committee and the Regional Plan Commission adjourned.

Respectfully Submitted by,
Wanda A. Rolf
Administrative Assistant



North Carly Circle

Purcell Street

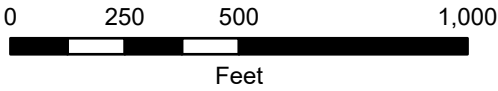
02-30-400-006

South Carly Circle

02-31-226-002

River Road

River Road



Kendall County Land Resource Management Plan Update

Project Website – Staff Coordination – Focus Groups – Workshops – Open Houses – Public Hearing

Steering Committee - Regional Plan Commission – PBZ Committee – County Board

Evaluation & Vision

- County Assessment
- Policy Formation

Specific Elements

- Future Land Use
- Transportation
- Sustainability

Strategies and Support

- Implementation
- Review and Approval

Feb. 2025

March 2026

Kendall County

Regional Plan Commission

2025 Annual Workshop Meeting

February 1, 2025



**Prepared by
Planning, Building and Zoning Department**

2024 Summary

News and Noteworthy Items

- 37 Petitions filed in 2024; 35 Petitions filed in 2023; 27 Petitions filed in 2022; 51 Petitions Filed in 2021; 32 Petitions Filed in 2020; 46 Petitions Filed in 2019; 33 Petitions Filed in 2018; 33 Petitions Filed in 2017
- 42 New Housing Starts in 2024; 31 New Housing Starts in 2023; 36 New Housing Starts in 2022; 32 New Housing Starts in 2021; 34 New Housing Starts in 2020; 20 New Housing Starts in 2019
- 375 Total Permits in 2024; 357 Total Permits in 2023; 382 Total Permits in 2022; 354 Total Permits in 2021; 326 Total Permits in 2020; 257 Total Permits in 2019
- Total Deposits (Building Fees, Zoning Fees, Land Cash Fees, and Off-Site Roadway) for FY2024 was \$304,439.28; FY2023 was \$211,003.50; Down from \$264,487 in FY2022 and from \$293,941 in FY2021
- 5 Violations Found Guilty by the Court (1 Stormwater, 1 Illegal Landscaping Business, 1 Junk and Debris and 2 Trailer Parked in Residential Zone)-Largest Fine \$18,100 and Smallest Fine \$500
- Codification Project Completed
- Approved a Contract with WBK Engineering for Engineering Services for the First Time Since 2009
- Held a Training on Waters of the United States and Good Housekeeping Practices and Procedures with the Corps of Engineers and WBK Engineering for Municipal Public Works Staff and Township Highway Commissioners
- Held a Training Event for Homeowners' Associations on Best Practices on Stormwater Infrastructure Maintenance and Code Enforcement Information with WBK.
- Renewed the Contract with the Plumbing Inspector
- Renewed the Contract with Teska Associates for General Planning Services
- Updated the Code Enforcement Officer Job Description by Making the Position Full-Time and Started Recruiting for the Position
- Initiated Text Amendments Related to Pipeline Depth, Pipeline Setbacks, Increasing Weight Requirements on Certain Roads, Window Sign Regulation Enforcement, Adding Parks as Permitted Uses in All Residential Zoning Districts, Reducing Setbacks for Parking in Front Yards
- County Board Approved Funding for Updating the Land Resource Management Plan in its Entirety
- Continued Doing Annual NPDES Surveys to the Townships
- Noxious Weed Related Documents and Notices Drafted and Approved by the County Board
- Kendall County Historic Preservation Commission Held Special Meetings at the United Plattville Association Hall, Au Sable Presbyterian Church, the Plano Masonic Lodge, the Henneberry Barn, Pickerill Estate House, the Homestead 1854, and the Kellogg Barn
- Worked with Wiss, Janney, Elstner Associates, Inc. on Historic Structure Survey in Unincorporated Kendall and Bristol Townships Funded by a Certified Local Government Grant; County Board Approved \$44,000 for FY24-25 to Conduct the Survey, Pending Certified Local Government Grant Funding
- Continued to Update the Allocation and Available Lot Databases
- Implemented New Violation Permit Tracking System
- Code Official Renewed ICC Certifications
- Code Official Held Open House in Oswego Township
- Continued Historic Preservation Commission Awards

- Economic Development Coordinator Organized Two Job Fairs
- Economic Development Coordinator Organized Two Factory Tours
- Economic Development Coordinator Organized Three Entrepreneur Breakfasts
- Economic Development Coordinator Held Approximately Six Retention Visits with Local Businesses
- Economic Development Coordinator Gathered and Organized Information on Available Commercial and Industrial Buildings and Sites
- Economic Development Coordinator Organized Four Kendall Economic Development Association Meetings
- Economic Development Coordinator Assisted with the Brazilian Agricultural Tour
- Economic Development Coordinator Business Succession Workshops
- Economic Development Coordinator Facilitated the Made in Kendall County Program
- Economic Development Coordinator Facilitated Summer Internship Program
- Planning Director Re-Elected President of Illinois Association of County Zoning Officials
- Planning Director Appointed to the Task Force on Interjurisdictional Industrial Zoning Impacts
- Planning Director Served on the Illinois State Association of County's Wind and Solar Facilities Task Force
- Planning Director Represented Department on the County's Hazard Mitigation Plan Update

Items for 2025

- Update the Land Resource Management Plan
- Propose Text Amendments Reducing the Number of Documents Needed for Application Submittal for Site Plans and Subdivisions
- Evaluate the Use of ZPAC
- Work with WBK Engineering to Update Stormwater Related Regulations to Match the State Model Floodplain Ordinance
- Onboard the Full-Time Code Enforcement Officer
- Continue to Implement and Evaluate the Citation Policies for the Various Ordinances
- Work with the Administration Department on Transferring Economic Development to the Administration Department
- Work with the Administration Department on the County's Strategic Plan
- Work with the Human Resources Department to Develop Onboarding and Training Procedures and Programs for the Regional Planning Commission, Zoning Board of Appeals, and Planning, Building and Zoning Committee
- Review the Calculations in the Kendall County Land Cash Ordinance
- Continue to Meet with Townships Regarding Their Role in the Development Approval Process
- Recruit an Intern to Create Ordinance Index Table and Other Projects
- 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
- 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

- Start the Historic Structure Survey in Unincorporated Na-Au-Say and Seward Townships, Pending Certified Local Government Grant Funding
- Continue to Increase the Visibility and Activities of the Historic Preservation Commission Through Collaboration with Other Historic Preservation Organizations and Events
- Work with Kendall County EMA to Pursue Disaster Related Grants and Other Funding
- 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 – 4 (2023: 2)

Major Special Use Amendments – 4 (2023: 0)

Minor Special Use Amendments – 3 (2023: 4)

Special Use Permit Revocations – 0 (2023: 1)

Special Use Renewal – 0 (2023: 2)

Variances Not Part of Special Use Permit – 1 (Denied); (2023: 1)

Administrative Variances – 2 (2023: 2)

Stormwater Ordinance Variances – 1 (2023: 0)

Conditional Use Permits – 1 (2023: 1)

Temporary Use Permit – 0 (2023: 0)

Site Plan Review – 4 (2023: 2)

Plat of Vacation – 2 (2023: 3)

Preliminary and Final Plats – 0 (2023: 0)

Amendments Initiations

Text Amendments (Including Changes to the Subdivision Control Ordinance) – 6 (2023: 11)

Land Use Plan Amendments – 2 (1 Was Denied) (2023: 1)

Map Amendments – 6 (2023: 1)

Stormwater Ordinance Related Amendments – 0 (2023: 0)

Historic Preservation

Landmarks – 0 (2023: 0)

Text Amendment to Ordinance – 0 (2023: 0)

Other – 0 (2023: 0)

OTHER

– 1; Building Code Fee Amendment for Veterans with a Disability (2023: 3 Agricultural Areas and 1 Building Code Amendment)

TOTAL PETITIONS – 37 (2023: 35)

Meetings

ZPAC – 9 (2023: 8)

RPC – 11 Including Annual Meeting (2023: 8)

ZBA – 10 (2023: 8)

HPC – 9 (2023: 11)

Stormwater Management Oversight Committee – 2 (2023: 1)

Comprehensive Land Plan and Ordinance Committee – 5 (2023: 0)

PBZ – 11 (2023: 12)

Of the 41 ordinances approved by the County Board in 2024, 17 were Planning, Building and Zoning related, not including the codification ordinance. Of the 38 ordinances approved by the County Board in 2023, 21 were Planning, Building and Zoning related. Of the 32 ordinances approved by the County Board in 2022, 18 were Planning, Building and Zoning related. Of the 35 ordinances approved by the County Board in 2021, 19 were Planning, Building and Zoning related. Of the 26 ordinances approved by the County Board in 2020, 13 were Planning, Building and Zoning related. Of the 39 ordinances approved by the County Board in 2019, 22 were Planning, Building and Zoning related.

The Department investigated 1 noxious weed violation in 2023, which was closed for lack of evidence in 2024. The Department investigated 0 additional noxious weed violations in 2024 compared to 0 noxious weed violation investigations in 2022, 2021, 2020, and 2019.

Construction Activity

Single-Family Dwelling Units – 42 (31 approved in 2023)

New Homes by Township 2024 (2023)

Kendall Township – 10 (9)	Bristol Township – 1 (2)	Na-Au-Say Township – 14 (5)
Fox Township – 7 (7)	Little Rock Township – 2 (1)	Oswego Township – 3 (2)
Lisbon Township – 1 (0)	Seward Township – 4 (3)	Big Grove – 0 (2)

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

Whitetail Ridge – 17 (113/239)	Brighton Oaks – 1 (8/19)	Fields of Farm Colony – 1 (12/160)
Deere Crossing – 1 (14/18)	Schaefer Woods South – 1 (2/37)	Grove Estate – 1 (37/48)
Estates of Millbrook – 6 (66/175)	Tanglewood Trails – 1 (23/39)	Ravine Woods – 1 (9/18)
Woods of Silver Springs – 1 (9/56)	Henneberry Woods – 1 (66/107)	Other (Not in Subdivision): 10

Total Available Single-Family Lots in Subdivisions – 921

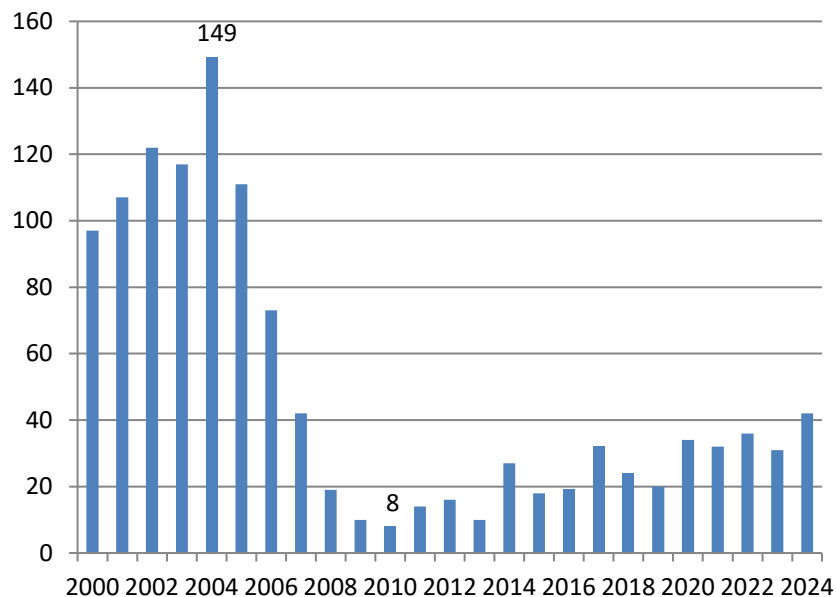
Estimated A-1 Available Single-Family Housing Allocations – 596

Average New Single Family Home Permits Since 2000 – 48

Average New Single Family Home Permits Since 2010 – 24

Average New Single Family Home Permits Since 2020 – 35

Single Family Homes 2000-2024



Available Lots in RPD Subdivisions (Total Platted Lots)

Deere Crossing – 14 (18)	Whitetail Ridge – 113 (239)	Brighton Oaks – 8 (19)
Equestrian Estates – 9 (17)	Grove Estates – 37 (48)	Henneberry Woods – 66 (107)
Rosehill – 12 (57)	Schaefer Glen – 6 (6)	Tanglewood Trails – 23 (39)
Highpoint Meadows – 24 (24)	Matlock – 10 (10)	Ravine Woods – 9 (18)

Total Platted RPD Lots – 602 Total Available RPD Lots – 331 Total Developed RPD Lots - 271

Fiscal Year 2024 Detailed Inspection Report

Site Visit	183 (2023: 175)
Footing	106 (2023: 67)
Backfill	30 (2023: 16)
Wall	31 (2023: 18)
Slab	39 (2023: 41)
Electric Service	19 (2023: 21)
Frame/Wire	91 (2023: 81)

Insulation	33 (2023: 30)
Final	193 (2023: 217)
Red Tag	0 (2023: 0)
Hearing Signs	42 (2023: 4)
Meetings in Field	110 (2023: 87)
Violation Investigations	186 (2023: 305)
NPDES	0 (2023: 0)
Yorkville Back for County	28 (2023: 38)
Zoning Issues	9 (2023: 17)

Total Field Visits and Investigations: 1100 (2023: 1117)

Total Permit Reviewed and Issued: 360; 17 Void (2023: 358; 4 Void)

Contracted Plumbing Inspections: 114 (2023: 96)

Inspections for Yorkville per IGA: 0 (2023: 0)

2025 Goals of Code Official

1. Provide Public Educational Event
2. Adopt 2024 Code Editions
3. Work with GIS to Update Building Permit Tracking System
4. Obtain Continuing Education Credits As Need to Renew Certifications in 2027