

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE
Kendall County Historic Court House
Court Room
110 W. Madison Street, Yorkville, Illinois
6:30 p.m.
Meeting Minutes of March 10, 2025

CALL TO ORDER

The meeting was called to order by Chairman Wormley at 6:31 p.m.

ROLL CALL

Committee Members Present: Brian DeBolt, Elizabeth Flowers, Dan Koukol, Ruben Rodriguez, and Seth Wormley

Committee Members Absent: None

Also Present: Matthew H. Asselmeier, Director, and Wanda A. Rolf, Office Assistant

APPROVAL OF AGENDA

Member DeBolt made a motion, seconded by Member Flowers, to approve the agenda as presented. With a voice vote of five (5) ayes, the motion carried.

APPROVAL OF MINUTES

Member Flowers made a motion, seconded by Member DeBolt, to approve the minutes of the February 10, 2025, meeting. With a voice vote of five (5) ayes, the motion carried.

PUBLIC COMMENT

None

Expenditure Report

Review of Expenditures from February 2025

The Committee reviewed the Expenditure Report.

Review of End of FY23-24 Expenditure Report

The Committee reviewed the Expenditure Report.

PETITIONS

Petition 24-35 Kendall County Regional Planning Commission

Mr. Asselmeier summarized the request.

Section 36-1013 (f) (6) (a) (1) of the Kendall County Code contains the following regulations regarding parking in the front yard setbacks:

“No parking and drive aisles are permitted in a required front setback except the interior one-half (½) of the front yard in an M-1 Limited Manufacturing District or M-2 Heavy Industrial District.”

During the review of the special use permit for a landscaping business between 3900 and 3716 Stewart Road, Staff was requested to investigate allowing parking in a portion of the required front yard setbacks.

The front yard setbacks for properties zoned A-1 are one hundred fifty feet (150') from the centerline and one hundred feet (100') from the right-of-way line.

The consensus among the members of the Kendall County Regional Planning Commission was that this requirement was too large and prevented property owners from using their land effectively.

At their meeting on October 23, 2024, the Kendall County Regional Planning Commission decided to initiate a text amendment to the Kendall County Code allowing parking in the A-1 Zoning District in the interior seventy-five feet (75') from the centerline for properties where the right-of-way was not dedicated and the interior fifty feet (50') from the right-of-way line where a right-of-way existed.

After review by the Kendall County Regional Planning Commission on December 11, 2024, the proposal was clarified to read as follows:

“No parking and drive aisles are permitted in a required front setback except the interior one-half ($\frac{1}{2}$) of the front yard in **A-1 Agricultural District, M-1 Limited Manufacturing District, or M-2 Heavy Industrial District. **Specifically, in the A-1 Agricultural District, no parking is allowed in the exterior seventy-five feet (75') from the centerline for properties where the right-of-way was not dedicated and the exterior fifty feet (50') from the right-of-way line where a right-of-way existed.**”**

Information was sent to the Townships on October 25, 2024. No comments were received.

ZPAC reviewed the original proposal at their meeting on November 5, 2024. Discussion occurred regarding the history of front yard setback regulations. ZPAC voted to recommend approval of the proposal by a vote of seven (7) in favor and zero in opposition (0) with three (3) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on December 11, 2024. Discussion occurred regarding grandfathering and the applicability of the standards if a road is widened. The Commission wanted the setback distances of seventy-five feet (75') and fifty (50') emphasized in the regulation. Staff was requested to update the proposal to reflect this emphasis. The Kendall County Regional Planning Commission voted to continue this proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting were provided.

At their meeting on January 22, 2025, the Kendall County Regional Planning Commission recommended approval of the proposal by a vote of ten (10) in favor and zero (0) in opposition. The minutes of the meeting were provided.

The Kendall County Zoning Board of Appeals initiated a public hearing on this proposal on December 16, 2024. The Kendall County Zoning Board of Appeals voted to continue to the proposal to the January 27, 2025, hearing by a vote of seven (7) in favor and zero (0) in opposition. The minutes of the hearing were provided.

The Kendall County Zoning Board of Appeals continued the public hearing on January 27, 2025. No members of the public testified at the public hearing and the Kendall County Zoning Board of Appeals recommended approval of the proposal by a vote of seven (7) in favor and zero (0) in opposition. The minutes of the hearing were provided.

The draft ordinance was provided.

Member Koukol asked if every property zoned A-1 would be allowed to have parking in the interior one-half ($\frac{1}{2}$) of the front yard and does not need a special use permit. Mr. Asselmeier stated that, if the County Board approves the text amendment, required parking would be allowed in the interior half of the front yard setback for all properties zoned A-1. While the proposal was triggered because of a special use permit on Stewart Road, the text amendment would apply to all A-1 zoned properties.

Member Koukol made a motion, seconded by Member DeBolt, to recommend approval of the proposal.

The votes were as follows:

Yeas (5): Koukol, Rodriguez, Wormley, DeBolt, and Flowers,

Nays (0): None

Abstain (0): None

Absent (0): None

The motion carried.

The proposal will go to the March 18, 2025, Kendall County Board meeting on the consent agenda.

NEW BUSINESS:

None

OLD BUSINESS:

Update on Stormwater Permit at 13039 McKanna Road (PIN: 09-09-100-002) in Seward Township

Mr. Asselmeier stated that WBK was still waiting for calculation information from the applicant's engineer. The applicant submitted their stormwater information but it

referenced a project in Cook County, so WBK sent it back to their engineer asking for clarification and has not received a response.

Updates on Amendments to the County-Wide Stormwater Management Ordinance Division of the Kendall County Code; Committee Could Forward the Proposal to the Federal Emergency Management Agency and Illinois Department of Natural Resources

Mr. Asselmeier provided emails from the Village of Oswego and the Village of Plainfield outlining their comments on the proposal. Greg Chismark from WBK Engineering plans to have a response to the comments by March 14, 2025.

The consensus of the Committee was, once WBK completed their review, the proposal will be brought back a future meeting to decide the next course of action in terms of having FEMA or IDNR review the proposal.

Update on Planning, Building and Zoning Department Staffing

Mr. Asselmeier reported that the Department received five (5) applicants for the vacant full-time position of code official. The application deadline was March 10, 2025. Staff will evaluate the applicants and schedule interviews.

Update on Special Use Enforcement

Mr. Asselmeier provided a list of special use permits that had to be inspected or reviewed in 2025. He reported that the Lisbon Township Garage was waiting for botanicals and they were granted an extension to July 1, 2025. The church at 71 Boulder Hill Pass has removed their illegal sign. The use at 1250 E Beecher Road was working on their right of way dedication. The owner of 1626 Route 31 was working on a special use permit for an adult day care, but have not submitted an application. All of the other special use permit that were required to be evaluated were in compliance.

REVIEW VIOLATION REPORT:

The Committee reviewed the report.

REVIEW PRE-VIOLATION REPORT:

The Committee reviewed the report.

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

Follow-Up from the February 19, 2025, Historic Preservation Organization Meeting

Mr. Asselmeier said approximately twenty-three (23) people attended the meeting. There was a tour of the Plano Stone Church and a discussion about the McCormick Experimental farm at Silver Springs State Park.

The County received three (3) applications for historic preservation awards. The Commission will review those applications at their meeting on March 17, 2025.

The County was still waiting on the State regarding the application for a Certified Local Government Grant for an historic structure survey of unincorporated Seward and Na-Au-Say Townships.

REVIEW PERMIT REPORT:

The Committee reviewed the report.

REVIEW REVENUE REPORT:

The Committee reviewed the report.

CORRESPONDENCE

None

COMMENTS FROM THE PRESS:

None

EXECUTIVE SESSION

None

ADJOURNMENT:

Member Flowers made a motion, seconded by Member DeBolt, to adjourn. With a voice vote of five (5) ayes, the motion carried.

Chairman Wormley adjourned the meeting at 6:50 p.m.

Minutes prepared by Wanda A Rolf, Part-Time Office Assistant