

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

*Kendall County Historic Court House  
Court Room  
110 W. Madison Street, Yorkville, Illinois*

**Approved Meeting Minutes of February 1, 2025 - Annual Meeting**

Call to Order: Kendall County Regional Chairman Keith Landovitz called the meeting to order at 9:00 a.m.

Kendall County Planning, Building and Zoning Committee Chairman Seth Wormley called the meeting to order at 9:00 a.m.

**KCRPC Roll Call**

Members Present: 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

Members Absent: Bill Ashton and Bob Stewart

**Planning, Building and Zoning Committee Roll Call**

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

Members Absent: Brian DeBolt and Elizabeth Flowers

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, Randy Mohr, Clarence DeBold, Aaron Klima, Matt Kellogg, Ray Heitner, Helen Miller, Krysti Barksdale-Noble, Sara Mendez, David Hansen, Vito Bonomo, Rachel Riemenschneider, Cliff Fox, Tom LeCuyer, Alec MacDonald, and Sheri Pellegrini

**Welcoming Remarks**

Kendall County Regional Planning Commission Chairman Landovitz welcomed and thanked everyone for attending the annual meeting and explained the purpose of the meeting. Chairman Landovitz explained the purpose of the meeting. This meeting was to share with our partners' community development, land use, and governance and for them to share with us major plans this past year and the future years.

Member Rodriguez stated he wanted to thank Bill Ashton for all the years he served on this Commission and for his service to the County. Member Rodriguez wanted to recognize and

congratulate the new Chairman, Keith Landovitz. Member Rodriguez acknowledged the passing of Larry Nelson. He also thanked the members of the audience for coming to the meeting and looked forward to hearing the kinds of things that are being implemented in their communities.

Chairman Landovitz spoke about filling the shoes of two (2) previous members. One (1) is Bill Ashton and the other is Larry Nelson who passed away last year. Both contributed years of long standing dedication to Kendall County.

### **Approval of Agenda**

Member McCarthy-Lange made a motion, seconded by Member Rodriguez, to approve the agenda.

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

### **Review of Minutes from 2024 Annual Meeting**

Member Hamman made a motion, seconded by Member McCarthy-Lange, to approve the minutes from the 2024 Annual Meeting.

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

### **Request for Plan Amendments**

#### **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**

Mr. Asselmeier stated that Yorkville School District 115 purchased these properties in 2024. Yorkville School District is pursuing annexation to Yorkville. However, if the annexation is not approved, these properties would be reclassified as Public/Institutional. If annexation is approved, Yorkville School District will be classified as Urban Areas. Yorkville School District has not determined specific uses for the properties, but they would be used for educational purposes.

### **Update of the Land Resource Management Plan in its Entirety**

Mike Hoffman, Teska Associates, Inc., discussed the current proposal to update the Plan. Mr. Hoffman stated that Teska Associates Inc. has worked with Kendall County on and off for many years. Mr. Hoffman spoke about three (3) key pieces, evaluation and vision was the first step. Assessing what is happening in the county and look at current policies. Mr. Hoffman was looking at the policies in the existing plan and would like to cut back on some of the policies and focus on the most important issues. Mr. Hoffman stated that the next piece were specific components of the Plan in terms of future land use, transportation systems, and sustainability and how those items fit together. Lastly, developing specific strategies to implement the components developed and achieve the vision that was being proposed in the overall Plan. Unlike the existing Plan, he was proposing to do this on a countywide basis instead of a township basis. There will still be meetings and community outreach at various locations

throughout the County; one (1) of the key processes was more public engagement. There will be a very interactive website where residents can provide input into the planning process. There will be some survey work. Coordination with County staff and municipal and township staff will also occur. There will be meetings on a regular basis to talk about where the plan is, what issues are coming up, and what needs to be addressed. Mr. Hoffman said there will be some focus groups in this process to reach out to specific segments of the community. There will be larger scale workshops in different parts of the County and open houses once a general proposal has been prepared. There will also be a public hearing toward the end of the planning process. Mr. Hoffman stated this process will take one (1) to one and a half (1 ½) years to complete.

Member Bernacki asked when will the project start. Mr. Hoffman stated it will start when the County Board authorizes the start date. Mr. Asselmeier stated that the proposed contract will be at the Planning, Building, and Zoning meeting on February 10, 2025, and, if approved, it will go to the County Board on February 18, 2025, for final approval.

Member Wilson stated that she has been on the Commission for about eighteen (18) years and has seen a substantial change in the County from being very rural to commercial and residential. Member Wilson sees more tension between rural and commercial or residential development. She asked Mr. Hoffman if he has any strategies on how to manage that tension. Mr. Hoffman stated the tension is definitely real. He stated the best way is to get people talking to each other and find common ground that was relevant to all sectors of the community. Some actions to minimize the tensions include the use of buffers and having growth and development that is reasonably controlled. That way it's concentrated and not spread out all over the place and not to be integrated in very rural areas. Mr. Hoffman discussed having an interactive website that will allow residents to explain why they want or don't want something.

Mr. Koukol thanked Member Wilson for her time on the Commission. He stated that they both have received some of the same calls from residents. Mr. Koukol stated that people come from urban areas think that there was no zoning in rural parts of Illinois. There are townships in Illinois with signs that state this township is zoned a certain way. This allows people to know in advance how the township is zoned. He discussed having signs at the entrances to the County saying that Kendall County has zoning.

#### **Appointments to the Comprehensive Land Plan and Ordinance Committee**

Chairman Landovitz appointed the following people to the Comprehensive Land Plan and Ordinance Committee for a term ending in January 2026:

Keith Landovitz as Chairman of the Kendall County Regional Planning Commission

Randy Mohr as Chairman of the Kendall County Zoning Board of Appeals

Matt Kellogg as Chairman of the Kendall County Board

Seth Wormley as Chairman of the Kendall County Planning, Building and Zoning Committee

Alyse Olson as the Designee of the Kendall County Soil and Water Conservation District

Scott Gengler as Immediate Past Chairman of the Kendall County Planning, Building and Zoning  
Dave Hamman  
Matthew Prochaska  
Jeff Wehrli

### **2024 PBZ Projects Summary & 2025 Future Projects/Goals**

Mr. Asselmeier reported the summary for 2024 and 2025 future projects and goals.

#### Highlights from 2024:

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

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 2 Job Fairs

Economic Development Coordinator Organized 2 Factory Tours

Economic Development Coordinator Organized 3 Entrepreneur Breakfasts

Economic Development Coordinator Held Approximately 6 Retention Visits with Local Businesses

Economic Development Coordinator Gathered and Organized Information on Available Commercial and Industrial Buildings and Sites

Economic Development Coordinator Organized 4 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

We will not have a Full-Time Code Enforcement Officer this year

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

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

Member Wilson asked about what was involved in business retention visits. Mr. Asselmeier answered that the Economic Development Coordinator visits businesses to see what their needs are, if they are expanding, and to see if there are any concerns that the county may be able to assist. Todd Volker, Economic Development Coordinator, spoke about business retention as a “get to know you better” kind of meeting. One (1) of the main objectives was to ask them if they are happy with the services provided by their local government. Mr. Volker also asked the business how they were doing and if there was any way the County could help in terms of providing references and resources. Member Wilson asked if these visits were for businesses in the County or municipalities. Mr. Volker stated they were for municipalities. Mr. Volker stated he recently visited Newlyweds with the Economic Development Director from Yorkville. Member Wilson wanted to know what these visits had to do with the County. Mr. Volker stated that the County would not like to lose substantial businesses. The County would like to attract substantial businesses. Some ways that the County can help businesses was by connecting them with trade associations and having a healthy tax base if the businesses stay in the County. Matt Kellogg, Chairman of the Kendall County Board spoke about businesses that were looking to expand or considering leaving the area and discussed businesses asking about the possibility of receiving tax rebates to stay. Mr. Kellogg stated that the County has a great relationship with World Business Chicago and The Greater Chicago Economic Partnership. Chairman Kellogg discussed receiving input from a business that is in a municipality about needing more employees and how to get the business the workforce they need. Mr. Koukol stated that the Economic Development Committee works in the County and with municipalities. He discussed the properties along Ridge Road that have not been annexed into a municipality. Mr. Koukol started working on business retention years ago. There was a business in Yorkville

that did Thirty-Three Million Dollars (\$33,000,00) per year and no one knew anything about this business. Now, this business is active in the community and sponsors baseball teams locally.

Mr. Asselmeier stated that last year there were four (4) special use permit petitions. Two (2) were for solar projects. The other two (2) were for landscaping businesses. The solar project on Simons Road has been withdrawn. There was one (1) solar project on Ament Road that is currently going through the process. Regarding the Ament Road project, the County was waiting to hear from the Stormwater Engineer for their official stormwater report and also waiting for Yorkville's official actions by their City Council. The road use agreement from Kendall Township has not been finalized. One (1) of the things we hope to do in the Land Resource Management Plan updated was to identify areas that would be appropriate to have solar and other areas that should be protected for development purposes.

Mr. Landovitz congratulated Mr. Asselmeier on continuing to be the president of the Illinois Association of County Zoning Officials.

The Village of Montgomery was not able to attend the meeting and Mr. Asselmeier read an email from Sonya Abt, the Village's Director of Community Development. In 2024, several new business opened including Starbucks, Cooper's Hawk, Norkol, Los Comales, and the Homemade With Love Bakery. Blains Farm & Fleet underwent a major remodel and façade update. The Ravago project continued to progress, the five hundred thousand (500,000) square foot warehouse and distribution center is nearly complete. Full operations consolidated to this location by end of April 2025. Information was presented regarding the Marquis Pointe Subdivision. Information was also provided regarding the GRID.

Randy Mohr, Chairman of the Zoning Board of Appeals, discussed the history of the Annual Meeting and Larry Nelson's involvement in creation of the Annual Meeting. At the time of the creation of the Annual Meeting, there were issues with creating a mining ordinance. We have the best limestone in the country, according to some experts. Then, we discovered the County has the best soil for landfills. Now, we have access to some of the best electrical substations in the State. Mr. Mohr wanted to thank Larry Nelson.

Cliff Fox, Village Administrator for Newark, discussed using the County's GIS to link up their fire hydrants up mapping as well as the partnership with the Sheriff's Department. There was a new storage facility constructed in Newark. He was looking forward to working on the high-speed internet project.

Clarence DeBold, Village President of the Village of Shorewood, discussed the impact of solar on the growth of municipalities. Solar can have a negative impact. Shorewood lost a data center project due to the noise levels. Lake Michigan water is coming to Joliet and surrounding municipalities and Shorewood was experiencing growth. Member Bernacki asked about the

intermodal project in Channahon. Mr. DeBold stated the Illinois Department of Transportation conducted transportation impact study. A new interchange to reroute traffic will be constructed. Member Wilson asked about the boundaries of the project. Mr. DeBold said the project was in the early stages.

Krysti Barksdale-Noble, Community Director for the City of Yorkville, stated there was steady progress. There have been fifteen hundred (1500) building permits issued including two hundred fifty-five (255) new home permits issued, which generated about One Hundred Forty-Five Million Dollars (\$145,000,000) in construction revenue. On the planning side, they have the project on Corneils Road and the Cyrus One data center. Yorkville is in the process of rezoning two hundred eight six (286) acres of land for data centers. Regarding projects currently under construction, Yorkville has the senior apartments development center on Route 34. Yorkville was still in negotiations with Costco. Bright Farms and Station One opened last year. There will be more commercial building in Kendall Marketplace. Yorkville has had smaller businesses opening as well, including beauty related businesses and pet care. She stated Yorkville hired Sara Mendez and David Hansen on the planning team. Ms. Barksdale-Noble thanked Meagan Briganti and GIS services; Yorkville has joined an intergovernmental partnership with GIS. Member Rodriguez asked how many data centers were proposed on the Eldamain Corridor. Ms. Barksdale-Noble answered that it's not just the Eldamain corridor, but will be in the quadrants of Eldamain and Route 47. Member Rodriguez asked when will the data centers break ground. Ms. Barksdale-Noble stated the lead time was unknown because the development requires a substation, but hopefully next year. Member Rodriguez asked about the water in Yorkville. Ms. Barksdale-Noble stated that she hopes Yorkville will be on Lake Michigan water by 2028. Member Wilson asked if data centers lease the land or own the land. Ms. Barksdale-Noble answered that an individual might lease the land, but it will be owned by the development company. Member McCarthy-Lange asked if any of the data centers were incorporating solar power because they are using a tremendous amount of energy. Ms. Barksdale-Noble answered she has not heard about data centers using solar power. Member McCarthy-Lange requested that data centers incorporate solar in the building themselves so they can generate their own power instead of creating separate solar fields. Ms. Barksdale-Noble responded she has not heard about data centers utilizing solar energy. Mr. Hamman stated that they were incorporating wind energy from Iowa. Ms. Barksdale-Noble stated that the wind energy from Iowa was a separate development; they are working on that prior to Cyrus One, but the project would be a benefit to Cyrus One. Mr. Landovitz asked about nuclear power. Ms. Barksdale-Noble stated she heard about modular nuclear power, but it has not been discussed. Member Hamman asked what the future of the former Ground Effects. Ms. Barksdale-Noble stated, at this time, it was not known, but she will check with the Economic Development Coordinator and get back to Member Hamman. Mr. Asselmeier asked

what the status of Yorkville's special census. Ms. Barksdale-Noble stated Yorkville has applied for it, but she would get back to Mr. Asselmeier with more information.

Helen Miller, Planner with the City of Joliet, stated that downtown development property was ongoing. She spoke about residential development, number of units and subdivisions. Three hundred ninety-seven (397) units had buildout at eighty percent (80%). Overall, Joliet had four thousand (4000) building permits issued. Fourteen (14) were issued for Kendall County. Mr. Bernacki asked about the Joliet Comprehensive Plan. Ms. Miller stated the Plan update will start in early March. Mr. Asselmeier asked if there will be a website for that project. At this time, there was no website, but Joliet would let him know if a website was activated. Mr. Koukol about Joliet's long-term plan for expanding westward. Ms. Miller stated she was not sure; however, there were no plans to annex more land into Joliet. Ray Heitner, Planner with the City of Joliet, stated that, in the long term, annexations will be determined by the comprehensive plan. Mr. Koukol asked if the city limits sign were in the correct locations. Mr. Heitner responded yes. Member Wilson asked how far west were the city limits. Mr. Heitner answered at Arbeiter. Member Wilson stated there was an annexed property west of Arbeiter; there was a house on McKanna Road that was so there has to be some City annexed property west of Arbeiter. Joliet was aggressively annexing properties in the 1990s and 2000s. They put a lift station in the area on Jones Road which was still servicing properties. Chairman Landovitz asked if Joliet had boundary agreements with any Kendall County municipalities. Mr. Heitner answered with Shorewood and Oswego. Jeff Wehrli asked about the commercial growth in the area and if there were enough schools. Mr. Heitner answered, as the population grows, the areas will be looked at to make sure there were enough schools. Member Bernacki stated that School District 202 served the area and School District 202 enrollment was slightly decreasing. They were looking to redo the boundary lines between all the schools.

Rachel Riemenschneider, Assistant Development Services Director for the Village of Oswego, discussed accomplishments for 2024. Total new homes built for 2024 was two thousand eighty-three (2083). On Route 34, new businesses included Vasa Fitness, Barnes and Noble, and the White Tail Ridge Golf Dome on Orchard Road. In 2025, the developments will include Dollar Store, Sushi Restaurant, Home Goods, Gas N' Wash, and the cricket stadium. Trails are under construction. Residential projects include more senior living. She discussed the Comprehensive Plan update which will start in February or March and take eighteen to twenty-four (18-24) months to complete. She discussed a bike path planning project. She discussed Wolf's Crossing Road and Douglas Road having a roundabout. Crate and Barrel Phase One (1) was getting approval. Ms. Riemenschneider stated that Lake Michigan water would be arriving in 2028. Member Rodriguez asked the status of the Cricket Stadium. Ms. Riemenschneider stated that the cricket stadium was going through the approval process, but they don't have a definite date on the groundbreaking. Mr. Koukol asked if there was going to be another

roundabout on Woolley and Douglas. Ms. Riemenschneider stated there will be construction at Woolley and Douglas, but was not sure if there will be a roundabout. Mr. Koukol asked if Oswego was in talks with Plainfield regarding a boundary agreement. Ms. Riemenschneider stated she was not aware of any changes.

Chairman Landovitz noted the remarkable diversity of development in Kendall County and its evolution from mainly agricultural use to potentially having a cricket stadium.

Member Bernacki asked about the status of the Route 52 and County Line Road roundabout. Mr. DeBold stated the project was in Phase I and falls under safety funding. The project was moving forward due to accidents. They were meeting with IDOT, but one (1) property owner was not in favor of it. Discussion occurred regarding the property owned by Minooka School District; development of the School District was not planned at this time.

Vito Bonomo, Fire Chief of Plainfield Fire Protection District, discussed the two (2) new fire stations in Joliet. The District was looking to hire more firefighters. Chief Bonomo gave credit to the Fire District Board of Trustees as they were able to build the stations without asking for tax increases. He invited attendees to check the website for updates on the progress of these two (2) fire stations. Mr. Koukol asked if the Fire District still owned property on Ridge Road. Chief Bonomo responded yes. Member Wilson asked about the fire station on Routes 59 and 52. Mr. DeBold responded that building and several other buildings will be demolished for road widening west to River Road. Chief Bonomo discussed their agreement with the Lisbon-Seward Fire Protection District.

Matt Kellogg, Chairman of the Kendall County Board, thank Chairman Landovitz for stepping into his new role. Chairman Kellogg also thanked all of the other members of the advisory boards in attendance. He discussed the importance of communication and collaboration. He discussed the renovations of 111 W. Fox Street. He discussed implementing a sales tax for the Forest Preserve District. If the sales tax occurred, the property tax for the Forest Preserve District would cease. In order to levy a sales tax, the State would need to change the law. He discussed the importance of updating the Land Resource Management Plan and orderly development of the County. Member Wilson asked about broadband project. He discussed the members of the Connect Kendall County Commission. Christina Burns, County Administrator explained the project. The County received a Fifteen Million Dollar (\$15 Million) grant from the State in February 2024. The project consists of two (2) mid-mile rings that cover the northeast and southwest portions of the County with build-out into underserved areas of the County. The County hopes to apply for additional grants in the future to serve additional areas of the County. A non-profit, Fox Fiber, was created to be an internet service provider. Homes and businesses could buy internet service from this business when it is operational. The rates will be set for a five (5) year period for underserved areas of the County. In the served areas, the

County would be competing against other providers. The project will not cover the entire County initially. Chairman Landovitz said the goal was to have competitive prices and be great in service. He noted the ability to negotiate with businesses for unique circumstances, which is important for economic development purposes. Member Rodriguez noted the use of some of Larry Nelson's antennas and the need to update KenCom's abilities. Member Hamman asked if this project will compete with smaller businesses. The response was yes. Member Koukol noted that the Connect Kendall Commission was working with small internet providers. Member Wormley noted the value to the taxpayers to get all of the government agencies onboard with quality internet services. Member Rodriguez and Christina Burns noted that service might be expanded to areas outside of Kendall County, including places in Grundy County and Morris.

### **Adjournment**

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

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

At 10:47 a.m., the Planning, Building and Zoning Committee meeting adjourned and the Regional Plan Commission continued.

Mr. Koukol left at this time (10:47 a.m.).

Chairman Landovitz thanked everyone for attending and speaking.

### **Old Business**

None

### **New Business**

None

### **Other Business**

Member Wormley noted that this meeting was Chairman Landovitz's first meeting. Chairman Landovitz thanked everyone for their confidence in him. Member Hamman thanked Chairman Landovitz for accepting the position. Member Wilson noted Chairman Landovitz's prep work for this meeting. Chairman Landovitz thanked everyone for their knowledge and care for the community.

### **Public Comment**

None

### **Adjournment**

Member Hamman made a motion, seconded by Member **McCarthy-Lange**, 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 Regional Plan Commission meeting adjourned.

Respectfully Submitted by,  
Wanda A. Rolf  
Administrative Assistant

Encs.

**February 1, 2025 - 9:00 A.M.**

[illegible]



## Matt Asselmeier

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**From:** Sonya Abt <sabt@montgomeryil.org>  
**Sent:** Tuesday, January 28, 2025 3:17 PM  
**To:** Matt Asselmeier  
**Subject:** [External]RE: Save the Date-Kendall County Regional Planning Commission Annual Meeting

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Matt –

I will not be able to make the meeting this weekend. Please feel free to share the following information with the Commission:

The Village of Montgomery welcomed several new businesses in 2024 including Starbucks, Cooper's Hawk, Norkol, Los Comales, and the Homemade With Love Bakery. Blain's Farm & Fleet also underwent a major remodel and façade update. These projects invested nearly \$9 million into the Village of Montgomery. The Ravago project continues to progress, the 500,000 sq.ft. warehouse and distribution center and railyard is nearly complete. They are targeting full operations consolidated to this location by end of April 2025.

The Village also approved two additional units for the Marquis Pointe Subdivision (behind the Menards). DR Horton, the new developer, received zoning approvals for an additional 134 single family lots in Marquis Pointe.

Our Economic Development Staff continues to work with the state on filling the remaining 1 million square feet at The GRID. At least two major manufacturers have toured the facility.

In 2024 the Village began the process of creating a new Strategic Plan. The 2025-2029 Strategic Plan was officially adopted on January 13, 2025. The Village continues to strive to diversify our tax base and provide the best possible service for our residents including investing in our infrastructure and transitioning to Lake Michigan Water with our neighboring communities Oswego and Yorkville.

Thank you,

**Sonya Abt, AICP**

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