Call to Order: Chairman Bill Ashton called the meeting to order at 9:03 am.

KCRPC Roll Call
Members Present: Chairman Bill Ashton, Tom Casey, Larry Nelson, Claire Wilson, Budd Wormley (Vice-Chair) and two vacancies
Members Absent: Roger Bledsoe, Vern Poppen and Brian Leonard
Others present: Angela Zubko- Planning & Zoning Manager
Members in the Audience: Suzanne Casey, Jim Friedrich- Fox Township, Matt Prochaska-County Board Member, Scott Smith- Village of Millington, Terry Lodbell- Village of Millington, Jeff Wehrli- County Board Member, Dick Thompson- ZBA Member, Grant Castleton-Oswegoland Park District, Kevin Coleman- Bristol Sanitary District, Scott Gryder- County Board Member, Krysti Noble- City of Yorkville, John Shaw- County Board Chairman, Mike Barr-Oswego School District #308, Dick Whitfield- ZBA Member, David Matlock- Kendall Township Clerk

WELCOMING REMARKS
Bill Ashton welcomed everyone for attending the annual meeting.

APPROVAL OF AGENDA
Larry Nelson made a motion to approve the agenda as written. Budd Wormley seconded the motion. All were in favor and the agenda was approved.

Request for Plan Amendments- Residents of Kendall County and Staff
Planner Zubko asked if anyone from the audience had any suggested changes to the LRMP. Mr. Larry Nelson excused himself from the RPC and then went up to the podium. Larry Nelson introduced himself and proposed changing the area of Creek Road and Little Rock Road to extend the business node from Little Rock and Creek along Frazier road to the intersection of Frazier and Creek. The plan currently calls it to be agricultural or residential.

Claire Wilson asked about the current uses in the area. City of Plano goes up to the creek on the south side of Mr. Nelson’s property. He is not interested in annexing to the city as whatever he does will be light. City has the corner proposed for commercial.

2014 PBZ Project Summary & 2015 Future Projects/Goals
Ms. Zubko did a powerpoint presentation that included discussing the PBZ staff, building permit review in numbers, permit activity comparisons from 2000 till now, inspection activity, permit activity, zoning petitions, zoning petitions comparison from 2000 till now, revenue, revenue comparisons, future population projections, employment data and projections, FY 2014 accomplishments which included:

- Received the Kendall County Groundwater study, presented it and put it online.
- Recorded more ordinances for special, variances and amendments to SU’s so they can be easily found during a title search
- Adopted and approved building code revisions and updated building permit fees
- Have attended 9 township meetings on various items
- Last year we finished the public improvements at Fields of Farm Colony, this year we finished using all the bond money on various maintenance activities.
- Historic Preservation completed their Historic Preservation Plan including goals for the next 5 years

And the FY 2015 goals which included:

- Update the Trails map showing regional and local trails
- Stay in communication with all townships
- Scan in subdivision engineering plans so they can be accessed easily on the computer
- Continue our evaluation of historically significant homes in Kendall County
- Scan additional petition and permit files
- Close out and acceptance of subdivision improvements involving 4 open projects (Tanglewood Trails, Light Road Industrial, Highpoint Meadows & Schaefer Glen
- Proceed with storm sewer mapping of subdivisions
- Ongoing participation in local and regional land use, transportation and open space planning initiatives (Northwest Water Planning Area, Blackberry Watershed, Lower Fox River Watershed, Big Rock Creek Watershed, Kane/Kendall Bicycle Planning Meeting, CMAP Land Use Meetings)

Jim Friederich asked about the pipeline and the County’s role as they have installed some temporary equipment. Planner Zubko stated she will get Mr. Friederich the information for complaints. Mr. Friederich also read some communities are looking into tapping into the Fox River for water and was wondering the County’s role in that planning as well. Planner Zubko stated the Northwest Water Planning Alliance has been discussing this and she will know what’s going on and can get information but will not be directly involved in the planning since it’s for the municipalities.

Mr. Casey asked Planner Zubko about the violation complaints and what that entails. Planner Zubko gave an overview of the types of violations Brian inspects.

Krysti from the City of Yorkville stated there is a slight dip in building permits 2013 they did 83 new homes (434 building permits) and in 2014 reviewed 77 new homes (572 building permits). They did more building permits but the fees were only about a $2,000 difference. She is noticing the quality of homes is better this year. The city is going to initiate a new program this
year geared towards the developer then the end buyer, called Renew encouraging spec and model homes to be built. They are waiving 50% building permit fees for spec homes and 100% off model homes. Comprehensive plan update, they have hired the Lakota Group. They just finished up their economic development retail study. Game Farm Road is going to start in March and finish in November.

Kevin Coleman- Yorkville Bristol Sanitary District wanted to share with what they have planned for sewers since the 2005 building boom. Kevin had some exhibits and maps showing the existing lines and new lines. On the north side of the Fox River, the green lines existing sewers up to Bristol Bay, the blue outline is the current boundary line, there are some potential expansions of their district. The red are future lines to be extended out. 33 square miles covered and the district boundaries are about 10 square miles which mirrors the City of Yorkville services with water. The south side of the river, around 2000 they lowered the Hydraulic street intersection and increased the line to provide service to Caton Farm Road. Some are gravity and some are forced lines. 50 square miles, have enough land to expand the treatment plant. Approaching capacity on organic loading, trying to determine when the next phase will come which is proposed to be built on the west side of the Blackberry Creek. Budd asked about Fox Metro’s smell verse their process. Mr. Coleman stated Fox Metro holds their solids before land applying, Yorkville does not do they, they remove their solids. Budd asked if they give tours of the complex? Mr. Coleman said yes they do. Mr. Wehrli asked if the expansion would be in conjunction with the Route 47 expansion and Mr. Coleman stated no.

Grant Castleton with the Oswegoland Park District updated the Commission. They’re working on a new strategic plan for the Park District which will envision the next 5 years. They are also going to do a facility programming and space study to look at all the facilities to see if they can better use their existing space, they have hire a consultant. The Winrock Pool they finished up their renovation and it opened last summer and was very successful.

Mike Barr with the Oswego School District #308- Stated that they are next on the list to receive a $49 million capital development construction grant that was applied for in 2004. There is enough current capacity so do not need any new facilities in the next 5 years. He thanked Scott Gryder and Lynn Cullick on the Wolf Crossing Road expansion discussions as there is a bubble of enrollment in the next 5 years and Wolf will become busier. With the money if they are awarded it they will pay down the debt. There is a presentation on various options on how to use the money, it can be found at: http://www.boarddocs.com/il/oswego308/Board.nsf/files/9T5QDS68D798/$file/PMA%20CUSD%20308%20%2449%20mm%20CD%20Grant%201.26.15%201.pdf

Mr. Wormley asked if they had plans for their Route 126 property, Mr. Barr stated there are no plans, they still lease it as farm land.

Scott Smith from Millington and Terry Ladell (trustee) introduced themselves.
Scott Gryder introduced himself and thanked Angela for all her hard work and the Plan Commissioners work in the last year. There are a lot of hours put into each project. Thanked John Schneider who retired. One important thing is Wolf Road with the population growth we need to look at infrastructure needs.

**Old Business**
Possible changes to Kendall & NaAuSay Township request- update on developer meeting that took place in October 2014- Planner Zubko stated 2 years ago we were approached about changing the density in a couple of the townships, we’ve been working on that with the Plan Commission and also the Zoning ad-hoc group so got some developers to meet about their thoughts on changing the density or what type of homes they’re building or who they’re catering to for new homes. Out of that meeting came we need more jobs and infrastructure and the focus should be on those items instead of density and our zoning ordinance. Technology, transportation, taxes and jobs are what really needs to be taken care of: improving/updating technology, updating transportation and economic development. We need to focus on our strengths like our high median income, quality of life in the County and a well educated work force. Planner Zubko stated we let NaAuSay and Kendall Township know we’ve kind of delayed the density discussions aside for now and focus our efforts on these items.

Ms. Wilson asked how we can focus on these and Planner Zubko stated they’re looking to hire a new economic development coordinator and the Board can update on what they’re looking for.

Mr. Shaw stated we’re in the process of looking for a new Economic Development coordinator and currently conducting interviews.

Mr. Shaw also discussed the water aquifers and discussed his monitoring wells. They were dropping but coming back up. Mr. Shaw also stated the Fox River is cleaned up quite a bit.

Mr. Nelson stated jobs in the county should be one of our highest priorities. Maybe we can suggested to the Governor a right to work zone?

Ms. Wilson asked Mr. Shaw about the pier diem issue.

Planner Zubko stated to help economic development the County was awarded a grant from CMAP for a comprehensive market study on industrial development in Kendall County. It has not started yet but will soon.

There were a couple other items brought up like the County budget.

Jeff Wehrli stated the density discussion is not gone just delayed, he also thanked the Plan Commission for their hard work.

Ms. Wilson asked Mr. Wehrli some questions about the Ellis Equestrian Center and Hoover.
Dick Whitfield asked about the number of buildable open lots in all of Kendall County? Planner Zubko stated most of the municipalities have looked into it but it’s something Planner Zubko can look into it.

Ms. Wilson asked about foreclosure rates, Mr. Ashton stated they are down.

**New Business**
Discuss on annual meeting date and time change- Planner Zubko was trying to see if this date and time works best for the audience members. After a small discussion Saturday works best but maybe change it to March so the weather should not be as much as a factor sometimes.

**Other Business**
There was no other business

**Public Comment**
There was no public comment

**Adjournment**
Claire Wilson made a motion, seconded by Tom Casey, to adjourn the meeting at 10:25 am. With a voice call vote of all ayes, the motion carried. Chairman Bill Ashton adjourned the meeting.

Submitted by,
Angela L. Zubko, Planning & Zoning Manager