

**KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE**  
**Kendall County Office Building**  
**Rooms 209 & 210**  
**111 W. Fox Street, Yorkville, Illinois**  
**6:30 p.m.**  
**Meeting Minutes of January 13, 2020**

**CALL TO ORDER**

The meeting was called to order by Chairman Prochaska at 6:30 p.m. Chairman Prochaska led the attendees in the Pledge of Allegiance.

**ROLL CALL**

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

Committee Members Absent: Elizabeth Flowers

Also Present: Matt Asselmeier (Senior Planner) and Ken Koch

**APPROVAL OF AGENDA**

Member Gilmour made a motion, seconded by Member Gengler, to approve the agenda as presented. With a voice vote of four (4) ayes, the motion carried.

**APPROVAL OF MINUTES**

Member Gilmour made a motion, seconded by Member Kellogg, to approve the minutes of the December 9, 2019, meeting. With a voice vote of four (4) ayes, the motion carried.

**PUBLIC COMMENT**

None

**EXPENDITURE REPORT**

The Committee reviewed the expenditure report. Mr. Asselmeier noted that no new stormwater escrow related deposits or expenses have occurred since the change to the new system. He hoped to have these issues resolved within the month.

**PETITIONS**

None

**NEW BUSINESS**

Approval of Annual Renewal of Mobile Home Permit-10825 B Corneils Road

Approval of Annual Renewal of Mobile Home Permit-13443 Fennel Road

Mr. Asselmeier summarized the requests and stated that all necessary paperwork was on file.

Member Kellogg made a motion, seconded by Member Gilmour, to approve the renewals at both locations.

Yeas (4): Gengler, Gilmour, Kellogg, and Prochaska

Nays (0): None

Abstain (0): None

Absent (1): Flowers

The motion carried.

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

Mr. Asselmeier summarized the issue.

In December 2019, the County Board approved a 2019-2039 Long Range Transportation Plan.

This Plan has several changes from the Future Land Use Map contained in the Land Resource Management Plan. Fran Klaas suggested the following changes to the Land Resource Management Plan:

Remove

- Prairie Parkway
- Lisbon/Helmar Bypass - Route Should Follow Existing Lisbon Road
- Caton Farm Road West of Route 71
- Fox River Drive Westerly Bypass of Village of Newark
- Whitfield Road Extension North to Griswold Springs Road - Might want to look for other northerly connections for Whitfield Road
- Gates Lane West of Route 47
- WIKADUKE Trail Uses the Existing Stewart Road Alignment to Rance Road and Then Extend a New Alignment Northeasterly to Route 30 and Heggs Road

Add

- Millington Road Extending North of Lions Road to Connect to Route 34.
- Walker Road Relocated West of Route 71 to make Connection to New Fox River Drive / Crimmins Rd Intersection
- Westerly Extension of Collins Road West of Minkler Road to Route 71.

The consensus of the Committee was to change the color of the proposed new roads from light green to something more visible.

The consensus of the Committee was to remove the Prairie Parkway and fill in the gaps in the map caused by the deletion of this route.

The consensus of the Committee was to remove the Lisbon/Helmar Bypass.

The consensus of the Committee was to remove Caton Farm Road west of Lisbon Road.

The consensus of the Committee was to remove bypass around Newark.

The consensus of the Committee was to make sure that all of the forest preserves are shown on the map, particularly the Little Rock Creek Forest Preserve.

The consensus of the Committee was to see if Whitfield Road could be extended around the Little Rock Creek Forest Preserve and have Little Rock Road connect in some fashion.

The consensus of the Committee was to remove Gates Lane west of Route 47.

The consensus of the Committee was to adjust the WIKADUKE Trail as recommended by Fran Klaas.

The consensus of the Committee was to extend Millington Road from Lions Road to Route 34.

The consensus of the Committee was to relocate Walker Road as recommended by Fran Klaas.

The consensus of the Committee was to extend Collins Road west of Minkler to Route 71.

The municipal boundaries will be updated.

Mr. Asselmeier will have the hamlets added to the map.

Mr. Asselmeier will discuss with GIS about the land classifications along Route 47 in Kendall Township.

Mr. Asselmeier noted that a request has been submitted to amend the classification of properties along County Line Road north of Route 52 in Seward Township from Public/Institutional to Commercial. The Minooka School District still owns properties in the area.

Discussion occurred about aligning Millbrook Road with the Millbrook Bridge.

The consensus of the Committee was to have Mr. Asselmeier announce the proposed changes at the February 1<sup>st</sup> Kendall County Regional Planning Commission Annual Meeting.

Member Gilmour made a motion, seconded by Member Gengler, to postpone this item until an updated map can be prepared. With a voice vote of four (4) ayes, the motion carried.

#### Discussion of Stormwater Planning Committee

Mr. Asselmeier summarized the issue.

State law (55 ILCS 5-5/5-1062.2) allows certain counties, including Kendall County, to establish Stormwater Planning Committees. Per State law, a Stormwater Planning Committee's primary purpose is to develop a Stormwater Management Plan.

Kendall County has a Stormwater Planning Committee. However, several of the seats are currently vacant. Per State law, the Committee must consist of an equal number of County Board members and municipal members. Three (3) of the County Board members come from District 1 and two (2) members come from District 2. County Board members are appointed by the County Board Chairman.

The municipal members are chosen by majority vote of the mayors of those municipalities based on the County Board district the municipality is located. The current municipal members are Bob Hausler, Clifton Fox, Gary Golinski, Jennifer Hughes, and Brian Murphy.

The Stormwater Planning Committee last met on April 9, 2013.

To Staff's knowledge, no plans presently exist to update or amend the Kendall County Stormwater Management Plan.

The consensus of the Committee was to ask the State's Attorney's Office if the Stormwater Planning Committee was properly constituted by County Board district.

*Kendall County Regional Planning Commission Annual Meeting-February 1, 2020 at 9:00 a.m.*

The Kendall County Regional Planning Commission will have their Annual Meeting on February 1, 2020, at 9:00 a.m. in the County Board Room at 111 W. Fox Street in Yorkville.

**OLD BUSINESS**

*Zoning Ordinance Project Update*

The Comprehensive Land Plan and Ordinance Committee has reviewed every section and they were talking with a lighting consultant regarding the lighting regulations contained in the Zoning Ordinance.

*Discussion of Amending Petition 19-41 Request by the Planning, Building and Zoning Committee for Text Amendments to the Kendall County Zoning Ordinance Related to Code Enforcement, Citation Authority, and Fines-Committee Could Amend the Language Regarding the Hearing Officer*

Chairman Prochaska explained that the Committee received a request to re-examine deleting the language related to the Hearing Officer. The State's Attorney favored removing the Hearing Officer language. The consensus of the Committee was not to change the proposal.

*Discussion of 1983 Recreational Vehicle and Campground Regulations; Committee Could Recommend Amendments to the Regulations*

Mr. Asselmeier provided a revised proposal and comments from the Bristol-Kendall Fire Protection District.

Discussion occurred about quantifying demands for police and fire protection services.

Chairman Prochaska made a motion, seconded by Member Gilmour, to remove the language contained in Section 3.4.b regarding demands produced by the park or campground for fire and police service must not cause additional public funds to be used to maintain current service levels. With a voice vote of four (4) ayes, the motion carried.

Member Gengler made a motion, seconded by Member Gilmour, to forward the proposal as amended to the Committee of the Whole. With a voice vote of four (4) ayes, the motion carried.

*Update on Filing Part-Time Code Enforcement Officer Position*

The Part-Time Code Enforcement Officer starts on January 14, 2020.

**REVIEW VIOLATION REPORT**

The Committee reviewed the violation report.

Approval to Forward to the State's Attorney's Office Violations of the Building Code (Driveway and Parking Pad Installed Without a Permit and Above Ground Swimming Pool Installed Without a Permit) and Violation of the Zoning Ordinance (Operating a Landscaping Business on A-1 Zoned Property Without a Special Use Permit) at 1038 Harvey Road (PIN 03-12-100-004) in Oswego Township

Mr. Asselmeier provided information on this case.

Member Gilmour made a motion, seconded by Member Kellogg, to approve forwarding the case to the State's Attorney's Office. With a voice vote of four (4) ayes, the motion carried.

Update on 45 Cheyenne Court

The Committee reviewed updated pictures of the property and requested Staff to push the State's Attorney's Office for enforcement on this case.

**REVIEW NON-VIOLATION REPORT**

The Committee reviewed the non-violation report.

**UPDATE FOR HISTORIC PRESERVATION COMMISSION**

Mr. Asselmeier stated the Historic Preservation Commission was accepting nominations for historic preservation awards and the Commission would hold a meeting with other historic preservation groups on February 19<sup>th</sup> at Chapel on the Green. The Commission continues to review the Historic Preservation Ordinance.

**REVIEW PERMIT REPORT**

The Committee reviewed the permit report.

**REVIEW REVENUE REPORT**

The Committee reviewed the revenue report.

**CORRESPONDENCE**

Mr. Asselmeier reported that the United City of Yorkville was considering changing their Future Land Use Map for properties along Eldamain Road.

**COMMENTS FROM THE PRESS**

None

**EXECUTIVE SESSION**

None

**ADJOURNMENT**

Member Kellogg made a motion, seconded by Member Gengler, to adjourn. With a voice vote of four (4) ayes, the motion carried. Chairman Prochaska adjourned the meeting at 7:28 p.m.

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