



---

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION  
6410 Chicago Road • Yorkville, IL • 60560  
SPECIAL MEETING AGENDA**

---

Wednesday, February 28, 2018 – 7:00 p.m.

CALL TO ORDER

ROLL CALL: Bill Ashton (Chair), Roger Bledsoe, Tom Casey, Larry Nelson, Ruben Rodriguez, John Shaw, Claire Wilson, Budd Wormley, Angela Zubko, and One Vacancy (Big Grove Township)

APPROVAL OF AGENDA

APPROVAL OF MINUTES

Approval of Minutes from January 24, 2018 Meeting (Pages 2-5)

Approval of Minutes from February 3, 2018 Annual Meeting (Pages 6-19)

PETITION

1. **18 – 03 – Kendall County Planning, Building and Zoning Committee (Pages 20-38)**  
Request: Text Amendments to Sections 4.17.H, 7.01.D.53.b.vi, 8.08.B.2.h, 10.01.C.27.b.vi, 11.02.C, 11.02.D, 11.04, 11.04.A, 13.01.C, 13.07.B, 13.07.C and 13.08.C of the Kendall County Zoning Ordinance by Removing the Requirements for the Zoning, Platting and Advisory Committee and the Kendall County Regional Planning Commission to Meet and Issue Recommendations on Proposed Map Amendments, Special Use Permits, Major Amendments to Special Use Permits, and Text Amendments on Matters Not Involving the Powers and Duties of the Zoning, Platting and Advisory Committee or the Kendall County Regional Planning Commission and Related Zoning Text Citation Amendments

Purpose: Text Amendments Remove the Requirements for the Zoning, Platting and Advisory Committee and the Kendall County Regional Planning Commission to Meet and Issue Recommendations on Proposed Map Amendments, Special Use Permits, Major Amendments to Special Use Permits, and Text Amendments on Matters Not Involving the Powers and Duties of the Zoning, Platting and Advisory Committee or the Kendall County Regional Planning Commission and Related Zoning Text Citation Amendments. Individual Members May Still Submit Comments on These Types of Proposals

CITIZENS TO BE HEARD/PUBLIC COMMENT

NEW BUSINESS

None

OLD BUSINESS

1. Consideration and Action on Amendments to Petition 18-04 Regarding Amending the Future Land Use Map for Property Near Route 47 in Lisbon Township-Commission Could Vote to Schedule a Public Hearing on the Petition (Pages 39-64)
2. Update on Petition 17-28 Pertaining to Text Amendments to Outdoor Target Practice or Shooting Ranges (Not Including Private Shooting in Your Own Yard)

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OTHER BUSINESS/ANNOUNCEMENTS

ADJOURNMENT Next regularly scheduled meeting on Wednesday, March 28, 2018

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  
REGIONAL PLANNING COMMISSION**

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

**Unapproved Meeting Minutes of January 24, 2018**

Chairman Ashton called the meeting to order at 7:01 p.m.

**ROLL CALL**

Members Present: Bill Ashton, Roger Bledsoe, Tom Casey, Larry Nelson, Ruben Rodriguez, John Shaw, Claire Wilson, Budd Wormley, and Angela Zubko

Members Absent: None

Staff Present: Matthew H. Asselmeier, Senior Planner

In the Audience: None

**APPROVAL OF AGENDA**

Ms. Zubko made a motion, seconded by Mr. Wormley, to approve the agenda as presented. With a voice vote of all ayes, the motion carried.

**APPROVAL OF MINUTES**

Mr. Casey made a motion, seconded by Ms. Wilson, to approve the November 29, 2017 minutes as presented. With a voice vote of all ayes, the motion carried.

**PETITION**

**Amended Petition 17-29 Kendall County Planning, Building and Zoning Committee**

Mr. Asselmeier summarized the request.

At their meeting on September 11, 2017, the Kendall County Planning, Building and Zoning Committee approved initiating a text amendment to the Kendall County Zoning Ordinance requiring additional notification of neighbors for applications for special use permits on A-1 Agricultural District zoned properties. The proposal increased notification requirements from five hundred feet (500') to two thousand six hundred feet (2,600'). At their meeting on October 3, 2017, ZPAC requested that the Kendall County Planning, Building and Zoning Committee reconsider this proposal for the following reasons:

1. The distance requirement of two thousand six hundred feet (2,600') seemed arbitrary.
2. The added expense to the petitioner. Return receipt mail costs Two Dollars and Seventy-Five Cents (\$2.75) per receipt. One (1) property near Aurora would go from mailing three hundred ninety-two (392) notices to mailing one thousand nine hundred one (1,901) notices. The petitioner at 1996 Cannonball Trail would go from nine (9) notices to four hundred fifty-three (453) notices. The notification requirement to change the special use permit at Hideaway Lakes would go from sixty-three (63) notices to five hundred thirty-seven (537) notices.
3. The added time for the applicant to mail the notices.
4. The added review time for Staff to process the green cards.
5. The proposed regulations were larger than the notification requirements of other Counties. Will, LaSalle and Kane Counties only require notifying adjoining property owners. Grundy County requires a five hundred foot (500') notification. DuPage County requires a three hundred foot (300') notification. DeKalb County requires a two hundred fifty foot (250') notification.

6. Regardless of the distance requirement, no method exists to notify everyone that thinks they should be notified.

At their meeting on November 13, 2017, the Kendall County Planning, Building and Zoning Committee approved an amendment to Petition 17-29 changing the proposed notification requirement from two thousand six hundred feet (2,600') to one thousand feet (1,000) for all applications for special use permits on A-1 Agricultural District zoned properties.

At their meeting on December 5, 2017, ZPAC voted to recommend that the notification requirements remain at five hundred feet (500'). The votes were as follows:

Ayes (5): Klaas, Rybski, Guritz, Clayton and Holdiman

Nays (0): None

Abstain (1): Asselmeier

Absent (4): Davidson, Chismark, Langston and Andrews

The townships were notified of the original proposal on September 25, 2017, and they were notified of the amendment on December 5, 2017. To date, no townships have submitted comments on this proposal.

Several Commissioners asked why the change was necessary. Mr. Asselmeier responded that the Planning, Building and Zoning Committee wanted to ensure all of the neighbors impacted by a special use permit application were notified. Mr. Asselmeier also noted that the distance requirement only applied to special use applications and not variances or other amendments.

Ms. Wilson asked how the measurement was calculated. Mr. Asselmeier responded that the GIS Department takes the description given to them and draws lines out the required notice requirement area.

Mr. Nelson noted that some manufacturing uses have more negative impacts than some A-1 special uses. The notification requirement for a rezoning from A-1 to any M district would remain five hundred feet (500').

The cost of certified return receipt was corrected to Six Dollars and Seventy-Four Cents (\$6.74). Commissioners expressed concerns about people not signing green cards and thus negatively impacting the ability of petitioners to receive hearings.

Ms. Zubko made a motion to recommend that the notification requirement be set at five hundred feet (500') and that the mailing be by certificate of mailing instead of certified return receipt, seconded by Mr. Wormley.

Yes – Ashton, Bledsoe, Casey, Nelson, Rodriguez, Shaw, Wilson, Wormley and Zubko (9)

No – None (0)

Absent – None (0)

The motion passed. This proposal will go to the Zoning Board of Appeals on January 29<sup>th</sup>.

**CITIZENS TO BE HEARD/ PUBLIC COMMENT**

None

## **NEW BUSINESS**

### **Annual Meeting**

Mr. Asselmeier reported that the Annual Meeting will be February 3, 2018, at 9:00 a.m. Commissioners reviewed the agenda for the meeting. Mr. Nelson made a motion to approve the agenda for the February 3, 2018 meeting, seconded by Mr. Shaw. The motion passed unanimously.

Discussion occurred regarding filling the vacancy from Big Grove Township. Efforts to find someone to fill that seat have been unsuccessful.

### **Election of Officers**

Mr. Nelson made a motion to open the floor for nominations for officers and nominated Bill Ashton for Chairman, Budd Wormley for Vice-Chairman, Larry Nelson for Secretary, and Matt Asselmeier for Treasurer and Recording Secretary. Mr. Wormley seconded the motion. There were no additional nominees. Mr. Casey made a motion to close the call for nominations, seconded by Ms. Wilson. Without objection, the call for nominations was closed. The vote on the nominees was as follows:

Yes – Ashton, Bledsoe, Casey, Nelson, Rodriguez, Shaw, Wilson, Wormley and Zubko (9)

No – None (0)

Absent – None (0)

The nominees were approved.

## **OLD BUSINESS**

### **Update on Petition 17-28 Pertaining to text Amendments to Outdoor Target Practice or Shooting Ranges (Not Including Private Shooting in Your Own Yard)**

Mr. Asselmeier stated that the Planning, Building and Zoning Committee will hold a special meeting on January 30, 2018 at 6:00 p.m. on this topic.

### **Update on Land Resource Management Plan Amendments for Properties Along Route 47 in Lisbon Townships**

Mr. Asselmeier provided an updated map on the project. At their December meeting, the Comprehensive Land Plan and Ordinance Committee extended the Mining Area to Route 47 in the south, added a Commercial Area on the east side of Route 47 at the Grundy County Line, replaced the Rural Settlement Area with a Mixed Use Business Area and replaced all Transportation Corridor Areas with Mixed Use Business Areas. The Planning, Building and Zoning Committee reviewed the map at their January meeting and replaced the Commercial Area at the southeast corner of the intersection of Routes 47 and 52 and replaced the Mixed Use Business Area west of the intersection of Routes 47 and 52 with Commercial Area.

Ms. Wilson requested clarification on the types of uses allowed in each category. Mr. Asselmeier stated that the Mining Area allowed M-3 uses, Mixed Use Business allowed B-6, M-1, M-2, and M-3 uses, Transportation Corridor allowed B-3, B-5, and B-6 uses, and Commercial allowed B-1, B-2, and B-3 uses.

Mr. Nelson expressed his support for the map with the changes made by the Planning, Building and Zoning Committee; he would like the map displayed at the February 3<sup>rd</sup> meeting and then having a joint meeting of the Comprehensive Land Plan and Ordinance Committee and the Kendall County Regional Planning Commission in Lisbon Township. The tentative date for the joint meeting is February 28, 2018, at 7:00 p.m. at the Fire Barn. Chairman Ashton will confirm the meeting date and location.

Ms. Zubko made a motion to approve the map with the Planning, Building and Zoning Committee changes as the official draft map, seconded by Mr. Nelson. With a voice vote of all ayes, the motion passed unanimously.

Mr. Nelson made a motion to authorize the Chairman of the Kendall County Regional Planning Commission to call a special meeting of the Commission in Lisbon Township for the purpose of obtaining feedback from the community impacted by the proposed changes to the Future Land Use Map and to conduct normal monthly Commission business with the specific time, location, and date of the special meeting determined by Chairman, seconded by Ms. Zubko. With a voice vote of all ayes, the motion passed unanimously.

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**

Mr. Asselmeier reported that Petition 17-30 extending the expiration deadline from January 1, 2018 to July 1, 2020 of Kendall County's medical cannabis related zoning regulations passed at the County Board.

**OTHER BUSINESS/ANNOUNCEMENTS**

None

**ADJOURNMENT**

Mr. Wormley made a motion, seconded by Mr. Casey, to adjourn. With a voice vote of all ayes, the motion passed unanimously. The Kendall County Regional Plan Commission meeting adjourned at 7:44 p.m.

Respectfully submitted by,  
Matthew H. Asselmeier, AICP  
Senior Planner

# KENDALL COUNTY REGIONAL PLANNING COMMISSION

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

## Meeting Minutes of February 3, 2018- Annual Meeting

**Call to Order:** Chairman Bill Ashton called the meeting to order at 9:01 a.m.

### **KCRPC Roll Call**

**Members Present:** Chairman Bill Ashton, Roger Bledsoe, Tom Casey, Larry Nelson, Ruben Rodriguez, John Shaw, Claire Wilson (arrived at 9:04 a.m.), Budd Wormley (Vice-Chair), Angela Zubko, and one vacancy (Big Grove Township)

**Members Absent:** None

**Others Present:** Matt Asselmeier, Senior Planner and Michael Goers, Intern

**Members in the Audience:** Jack Westphall, Doug Westphal, Ken Hostert, Vincent George, Jim Pilmer, Jeff Palmquist, Jason Enberg, Mike Hoffman, Krysti Noble, Kendra Kuehlem, Jeff Wehrli, Jake Melrose, Yuchen Ding, Matthew Prochaska, Tom Karpus, Tim Combre, Rod Zenner, Larry Burich, and Robert Davidson

### **Welcoming Remarks**

Chairman Ashton welcomed and thanked everyone for attending the annual meeting. There will be no business transacted at this meeting.

### **Approval of Agenda**

Ms. Zubko made a motion to approve the agenda as written. Mr. Wormley seconded the motion. All were in favor and the agenda was approved.

### **REQUEST FOR PLAN AMENDMENTS**

Mr. Asselmeier presented a request changing various land uses along Route 47 in Lisbon Township. The specific proposed changes were as follows:

1. Changing the Agricultural Area West of Route 47 from Slightly North of Townhall Road to the Kendall/Grundy County Line to Mining
2. Changing the Agricultural Area East of Route 47 from the Kendall/Grundy County Line North for a Distance of 0.50 Miles to Commercial
3. Changing the Agricultural Area at the Northwest, Southwest, and Northeast Quadrants of the Intersection of Routes 47 and 52 to Commercial
4. Changing the Agricultural Area at the Intersection of Route 47 and Plattville Road to Commercial
5. Removing Rural Settlement Classification from Map

6. Remaining Properties Along Route 47 from the Kendall/Grundy County Line to the Lisbon/Kendall Township Line Not Impacted by 1-5 Above Shall Be Changed from Agricultural to Mixed Use Business

The Kendall County Regional Planning Commission and Kendall County Comprehensive Land Plan and Ordinance Committee will hold a special meeting on February 28, 2018, at 7:00 p.m. at the Plattville Fire Barn (6410 Chicago Road). Impacted property owners, representatives from the Village of Lisbon, representatives from Lisbon Township, and representatives from the Village of Plattville will be invited to this meeting.

Claire Wilson arrived at this time (9:04 a.m.).

### **2017 PBZ Project Summary & 2018 Future Projects/Goals**

Mr. Asselmeier provided a written report that included a summary of activities from 2017, goals and objectives for 2018, information on the zoning petitions from 2017, and the construction activity that took place during the previous year.

Chairman Ashton opened the floor to reports from attendees.

Jake Melrose, Village of Plainfield Economic Development Department, reported thirty-eight (38) single-family homes and four (4) townhomes were built in the Kendall County Portion of Plainfield in 2017. Plainfield issued approximately one hundred fifty (150) new single-family residential permits throughout the entire Village. There are two (2) active subdivisions in Kendall County. There are two hundred (200) multi-family units under construction at southwest corner of Ridge and 127<sup>th</sup> Street. No commercial development is anticipated at this time in this area; more residential density is required in that area to support commercial development. Plainfield also concluded preliminary plats and annexation agreements with two additional subdivisions. Mr. Wormley asked about the tax rate in the Grant Park subdivision area; Mr. Melrose did not have the tax information.

Jim Pilmer, Executive Director of the Fox Valley Park District, and Jeff Palmquist, Senior Director of Planning for the Fox Valley Park District, described the activities of the Fox Valley Park District. The Fox Valley Park District is sixty-five (65) square miles in four (4) counties. Mr. Pilmer expressed a desire to continue collaboration with Kendall County and the Kendall County Forest Preserve District. The Fox Valley Park District is south of Route 30 in Bristol Township. They completed a survey of their district and found that residents want bike trails, hiking trails, and pedestrian trails; they would like to expand trailways into Forest Preserve property. Bicycling is the State Exercise. Mr. Nelson asked about grant availability to build trails. Mr. Pilmer responded that they are working with CMAP on ten (10) trail connectivity areas. They are also working with Montgomery and Oswego Park Districts. Kendall County usually obtains the necessary right-of-way for trails when land is developed along planned trails. Mr. Wormley asked about equestrian trails. Mr. Pilmer responded that the Fox Valley Park District does not currently allow horses, but the District is open to idea. Ms. Zubko asked Mr. Asselmeier if the Kendall County Highway Department still offered grants. Mr. Asselmeier said that he did not

know. There has been a three (3) freeze on OSRAD Grants from the State. Ms. Wilson asked why equestrian trails are asphalted and why these trails are not considered during planning. Mr. Palmquist responded that understanding community needs are important and that separation of uses and construction methods are important. Mr. Nelson requested that the Kendall County Planning, Building and Zoning Department be added to the Fox Valley Park District's mailing list.

Krysti Noble, Community Development Director for the United City of Yorkville, discussed activities in Yorkville. They conducted a special census and the population is nineteen thousand twenty-two (19,022) which is an increase of approximately two thousand one hundred (2,100) residents from 2010. One hundred fifty-four (154) single-family building permits were issued in 2017. Including multi-family units, one hundred sixty-six (166) residential units were constructed in 2017. Roughly fifty (50) foreclosures occurred in 2017 which was a decrease from previous years. Yorkville is focusing on the downtown area including the Hill Project. A signage plan has been approved for the downtown and they are working with a consultant to do design work in an overlay district in downtown. They are also looking at form-based zoning in downtown. A public meeting on this proposal will be at the Yorkville High School Library on February 15<sup>th</sup> at 5:30 p.m. Yorkville is working on their shared services agreements with neighboring municipalities and Kendall County. They are considering working with Montgomery and Oswego on a joint update to building codes. Jason Engberg, Senior Planner for the United City of Yorkville, discussed the downtown TIF District. This TIF was created in 2006. They are removing properties that were not contributing to the TIF and have added properties. Yorkville is working on a second TIF District; the redevelopment plan is complete. The public hearing for the TIF Plan will be March 13<sup>th</sup>. Mr. Nelson asked the status of changing Yorkville's plan by removing the Estate Residential designation on Eldamain Road. Ms. Noble said that Yorkville reviewed the requested changes and the decision was made not to change proposed land uses along Eldamain Road. Their comprehensive plan is for a ten (10) year period and Yorkville felt that the land uses would not change along Eldamain Road during that time. Yorkville has encouraged commercial and industrial uses along portions of Eldamain Road inside their municipal boundaries. Estate Residential was a "holding" classification. The comprehensive plan is an advisory guide that can be amended. The plan received the award for best comprehensive plan from the Illinois Chapter of the American Planning Association.

Rod Zenner, Community Development Director for the Village of Oswego, said that development in some subdivisions stopped because of the economic downturn. Mr. Zenner anticipates construction in each of those subdivisions in 2018. The Village is working with developers on new residential developments for the first time in ten (10) years. Downtown development includes several new businesses and apartments. The Village is working with the County on plans to expand Wolf Road between Route 71 and Eola Road. The Village is exploring different water sources including the Fox River or DuPage Water. Mr. Nelson asked about housing starts. Mr. Zenner said 2017 was a low year, but the numbers should increase in subsequent years.

Larry Burich, Joliet Park District, discussed the Grove Road property. An access road, parking



area, and restrooms were installed at the park. Future uses for the park is “up in the air”. A 5K is planned for 2018 at the park. A pavilion and playground are also planned. Mr. Wormley asked about equestrian uses in parks. Mr. Burich responded that the Joliet Park District does not allow equestrian uses in their parks, except Forest Park. Ms. Wilson asked why the gate at the Grove Road property was always closed. Mr. Burich responded that the gate is now open daily. Mr. Wormley asked about the possibility of equestrian uses in the park. Mr. Burich said that they are working on connectivity for biking and walking trails and that he is open to equestrian uses. The Board for the Joliet Park District would have to change the rules. Ms. Wilson can provide history of an agreement for equestrian uses in one (1) of the parks of the Joliet Park District.

Jeff Wehrli, resident, expressed the importance of transportation and economic development. He discussed transportation, technology, and taxes. Mr. Shaw asked if Eldamain Road was an ideal location for industry. Mr. Wehrli agreed and said that there were other areas in the County as well that could be good locations for businesses. Mr. Wehrli expressed his gratitude for the work that the Regional Planning Commission undertakes. Mr. Wehrli asked about the six (6) special use permit revocations. Mr. Asselmeier responded that the six (6) special use permits listed had some provision for review or renewal. The special use permit revocation that the County Board approved in January involved discussing whether or not the special use permit was still active and asking the owners if they would like to keep the special use permit.

Ken Hostert, Na-Au-Say Township Highway Commissioner, expressed concerns about implementation and oversight issues of review of final grades of residential lots. As-builts are submitted and they receive a cursory review and grades can be off by a significant amount. Mr. Hostert suggested having a more thorough review of the grades based on the surveys completed by the engineer. Mr. Hostert would like a stricter tolerance for review. Mr. Nelson asked if the water problems occurred in older subdivisions or newer subdivisions. Mr. Hostert said that reviews should be more thorough; he did not believe a Road District Commissioner should sign-off on a final plan. Mr. Shaw asked Doug Westphal, Kendall Township Highway Commissioner, if similar problems exist in Kendall Township. Mr. Westphal responded that the problem does exist in some developments. Mr. Westphal would like to see water storage areas to be “useable” areas like soccer fields. Mr. Shaw asked who is responsible for maintaining the stormwater detention and retention facilities. Mr. Westphal responded that the homeowners’ association or private property owners are responsible for the maintenance of these facilities. There are subdivisions developed in the last fifteen (15) years that have stormwater issues. Robert Davidson, Planning, Building and Zoning Committee Chairman, said that homeowners’ associations do not work. Mr. Davidson also advocated for dry detention. Mr. Davidson also believed that elevations on subdivisions are close. The County cannot maintain the wet detention areas.

Tim Combre, resident, has been a resident of Kendall County for eighteen (18) years. Mr. Combre noted that residents do not realize the behind the scenes work that various organizations undertake on quality of life issues; he commended the Fox Valley Park District for their efforts. Mr. Combre expressed concerns enforcing existing rules; a neighbor was dumping

junk on their (the neighbor's) property and it took nine (9) months for the County to take action on the issue. Mr. Combre reported about another neighbor running a landscaping business out of their house on Cherry Road. The Hearing Officer proposal is shelved; the Planning, Building and Zoning Committee will evaluate the ordinances for citation writing ability.

Vincent George, resident of Kendall County for twenty-five (25) years, expressed a desire for developers to construct the stormwater infrastructure correctly at time of installation. He also stated that a neighbor has a house covered in Tyvek for eighteen (18) years. He would like to see the process improved.

Mr. Nelson stated that additional review of the Future Land Use Map for properties adjacent to Route 47 will continue north to Yorkville and, possibly, properties adjacent to Route 47 north of Yorkville.

Mr. Shaw suggested having this meeting more than one (1) time per year.

Mr. Nelson requested that the minutes of this meeting be presented at the 2019 Annual Meeting.

Jack Westphall, Kendall Township Planning and Committee, suggested putting the enforcement steps and responsibilities on the County website.

**Old Business**

None

**New Business**

None

**Other Business**

None

**Public Comment**

There was no additional public comment.

**Adjournment**

Mr. Nelson made a motion, seconded by Mr. Casey, to adjourn the meeting. With a voice vote of all ayes, the motion carried. At 10:38 a.m. the Regional Plan Commission adjourned.

Submitted by,  
Matthew H. Asselmeier, AICP  
Senior Planner

Encs

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION ANNUAL MEETING  
ATTENDANCE SIGN IN SHEET**

**February 3, 2018- 9:00 A.M.**

NAME	ADDRESS	EMAIL ADDRESS		
Doug Westphal	[REDACTED]	[REDACTED]		
Ken Hostert				
Vincent Gevin				
ROGER BLEDSOE				
Jim Pilmer	Fox Valley Park District 101 W ILLINOIS Ave Aurora	jpilmer@fvpd.net		
JEFF PALMQUIST	FOX VALLEY PARK DISTRICT 101 W. ILLINOIS N. AURORA, IL	JPalmquist@FVRP.net		
Budd Wermley	[REDACTED]	[REDACTED]		
John SHAW				
Ruben Rodriguez				
Jason Engberg				
Kendra Kuehlem				
JEFF WENZEL				
JAKE MELROSE				
Yuchen Ding				
Matt Prochnost				
Tom KARPUS				
Tim Crombie				
Jack Westphal				



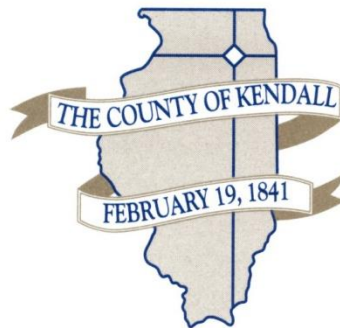


# **Kendall County Regional Plan Commission**

---

**2018 Annual Workshop Meeting**

**February 3, 2018**



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

# 2017 Summary

---

## News and Noteworthy Items

- New Senior Planner Started in January 2017
- 33 Petitions Filed in 2017; 24 Petitions in 2016
- Renewed Intergovernmental Agreement between the County and Village of Millbrook with Updated Insurance Requirements
- Ordinance Adopted Reducing the Number of Members of the Historic Preservation Commission from 7 to 5
- Ordinances Adopted Reducing the Number of Votes from 5 to 4 Required for the Zoning Board of Appeals to Approve Items and Overturn the Decision of the Zoning Administrator; Brought the Zoning Ordinance into Compliance with State Law on These Matters
- Contacted Special Use Permit Holders Regarding Renewals
- Worked with GIS to Better Differentiate Unincorporated and Incorporated Parcels on the GIS System
- Worked with GIS to Add Ordinance Numbers to the GIS Map
- Worked with IT to Create a Petitions Page on the County Website
- Worked with State's Attorney's Office to Update Department's Template Ordinances
- Noxious Weed Related Documents Drafted and Approved by the County Board
- Conducted Research Related to Updating the Future Land Use Map for Properties Located on Route 47 in Lisbon Township
- Department Purchased New Truck; Transferred Existing Truck to Facilities Department

## Items for 2018

- Continue to Work with GIS to Ensure Correct Zoning Information for Each Parcel; Work Towards Formally Updating the Official Zoning Map
- Continue to Work with GIS to Connect Parcels to the Applicable Special Use and Map Amendment Ordinances
- Continue to Work on Reviewing and Update the Future Land Use Map for Properties Located on Route 47 South of Yorkville
- Continue to Research Strategies and Products to Mitigate Noise Involving Special Use Permits in the Unincorporated Areas
- Draft Ordinance Clarifying the Renewal Process for Special Use Permits
- Draft Ordinance Addressing Solar Farms in the Unincorporated Areas
- Ensure that Noxious Weed and NPDES Permit Documents Are Submitted to the State in a Timely Manner
- Increase the Visibility and Activities of the Historic Preservation Commission Through Collaboration with Other Historic Preservation Organizations and Events
- Review and If Necessary Update Job Descriptions for Department Staff
- Department's Intern Will Be Graduating in May
- Continue Working with the Northwest Water Planning Alliance
- Participate with Planning 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**

**New Special Use Permits – 1 Approved (Additional 2 Applications were Withdrawn)  
(2016: 8 Petitions)**

**Major Special Use Amendments – 2 (2016: 0)**

**Minor Special Use Amendments – 0 (2016: 1)**

**Special Use Permit Revocations – 6 (1 Revocation Occurred in 2 Petitions) (2016: 0)**

**Variances – 5 (2016: 3)**

**Administrative Variances – 3 (2016: 2)**

**Stormwater Ordinance Variances – 1 (2016: 1)**

**Conditional Use Permits – 4 (2016: 3)**

**Site Plan Review – 0 (2016: 0)**

**Plat of Vacation – 0 (2016: 1)**

## **Amendments**

**Text Amendments – 7 (Includes Proposed Outdoor Shooting Range Amendment)  
(2016: 1)**

**Land Use Plan Amendments – 0 (2016: 1)**

**Map Amendments – 1 (2016: 3 Includes Preliminary and Final Plat for High Grove)**

## **Historic Preservation**

**Landmarks – 0 (2016: 0)**

**Text Amendment to Ordinance – 1 (2016: 0)**

**TOTAL PETITIONS – 33 (2016: 24)**

## **Meetings**

**ZPAC – 8 (2016: 6)**

**RPC – 10 (Including Annual Meeting) (2016: 9)**

**SUHO – 4 (2016: 6)**



**ZBA – 8 (Additional 1 Meeting Lacked a Quorum) (2016: 4)**  
**HPC – 11 (2016: 3)**  
**Stormwater Management Oversight Committee – 1 (2016: 1)**  
**Ad-Hoc Zoning and Comprehensive Land Plan and Ordinance Committee – 5 (2016: 1)**  
**PBZ – 12 (2016: 11)**

Of the 30 ordinances approved by the County Board in 2017, 17 were Planning, Building and Zoning related.

## Construction Activity

**Single-Family Dwelling Units** – 31 approved in 2017

### New Homes by Township

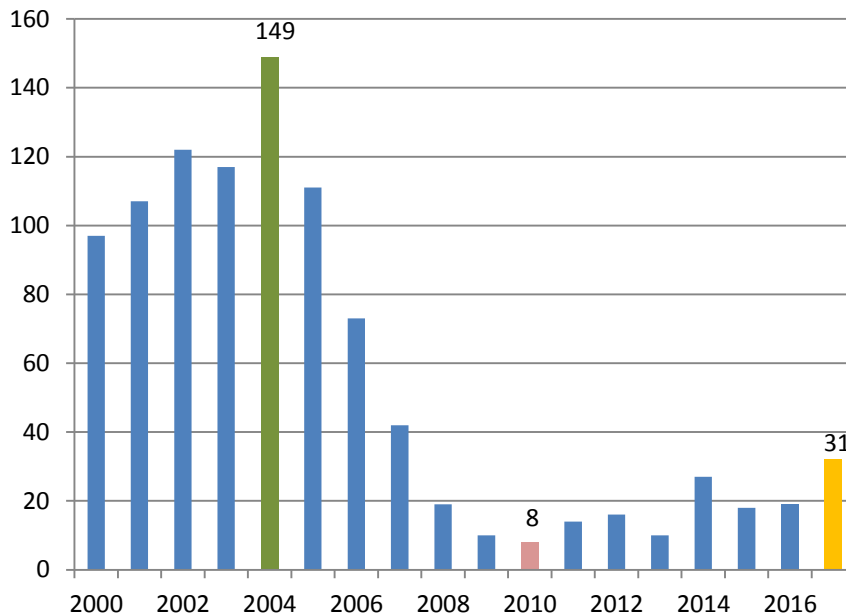
Kendall Township – 6	Bristol Township – 0	Na-Au-Say Township – 8
Fox Township – 9	Little Rock Township – 1	Oswego Township – 3
Lisbon Township – 1	Seward Township – 3	

### New Homes by Subdivision (Approximate Number of Vacant/Total Lots)

Whitetail Ridge – 7 (217/244) Fields of Farm Colony/ Farm Colony – 1 (22/159) and 1 (3/38)  
 Estates of Millbrook – 3 (81/175) The Bluffs at Silver Springs – 1 (0/6) Tanglewood Trails – 1 (32/38)  
 Henneberry Woods – 2 (75/352) The Woodlands – 1 (0/8) and  
 Other (Not in Subdivision): 14 (N/A)

### Single Family Construction Comparison: 2000 – 2017

**Single Family Homes 2000-2017**



**Available Lots in RPD Subdivisions (Total Platted Lots)**

Deere Crossing – 15 (18)  
Whitetail Ridge – 217 (244)  
Brighton Oaks – 11 (20)  
Equestrian Estates – 9 (16)  
Grove Estates – 46 (50)  
Henneberry Woods – 75 (352)  
Rosehill – 10 (57)  
\*Schaefer Glen – 6 (6)  
Tanglewood Trails – 32 (38)  
\*Highpoint Meadows – 23 (23)

**Total Platted RPD Lots – 824    Total Available RPD Lots – 444    Total Developed RPD Lots - 380**

*\*Open Subdivisions*

**Available Lots in other Subdivisions (Total Platted Lots)**

Estates of Millbrook – 81 (175)  
Shadow Creek – 19 (29)  
\*Matlock – 12 (12)  
Fields of Farm Colony – 22 (159)

**Total Platted Lots – 375                      Total Available Lots – 134                      Total Developed Lots - 241**

*\*Open Subdivisions*

**Fiscal Year 2017 Detailed Inspection Report**

Site Visit	302 (2016: 141)
Footing	68 (2016: 63)
Backfill	22 (2016: 12)
Wall	15 (2016: 6)
Slab	37 (2016: 34)
Electric Service	7 (2016: 10)
Frame/Wire	77 (2016: 57)
Insulation	27 (2016: 19)
Final	134 (2016: 128)
Red Tag	2 (2016: 1)
Hearing Signs	4 (2016: 25)
Meetings in Field	93 (2016: 124)
Violation Investigations	85 (2016: 90)
NPDES	0 (2016: 0)
Yorkville Back for County	11
Zoning Issues	4

Total Field Visits and Investigations: 911 (2016: 723)  
Total Permit Reviewed and Issued: 228; 14 Void (2016: 247)  
Contracted Plumbing Inspections: 99 (2016: 89)  
Inspections for Yorkville per IGA: 23 (2016: 4)

**2017 Goals of Code Official**

1. Obtain One Additional ICC Certification
2. Fulfill All Continuing Education Requirements for Certification Renewals
3. Implement Changes to Improve or Maintain ISO Score
4. Research and Discuss County Nuisance Ordinances and Enforcement Alternatives with PBZ Committee
5. Review 2015 and 2018 Code Series

# DOWNTOWN OVERLAY DISTRICT PUBLIC MEETING #1

## WHEN & WHERE:

**Thursday, February 15th @ 5:30pm**

**Yorkville High School**

797 Game Farm Road, Yorkville, IL 60560

Please join us to hear about the new Downtown Overlay District project and provide input on the future of your downtown in an interactive meeting with keypad polling! What we have in store:

- **Project Overview + Goals**
- **Keypad Polling**
  - Street Character
  - Building Character & Scale
- **Q & A Session**

**Stay Up-To-Date!**

[downtownyorkville.com](http://downtownyorkville.com)

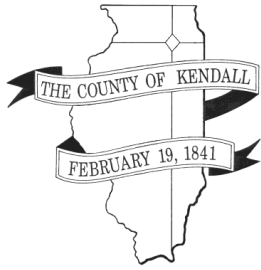
[#DowntownYorkville](https://twitter.com/DowntownYorkville)

Presentation and discussion lead by

**FARR ASSOCIATES**



*United City of*  
**Yorkville** ILLINOIS



---

## DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

### MEMORANDUM

---

To: Kendall County Regional Planning Commission

From: Matthew H. Asselmeier, AICP, Senior Planner

Date: February 8, 2018

Re: 18-03 Proposed Text Amendments to Sections 4.17.H, 7.01.D.53.b.vi, 8.08.B.2.h, 10.01.C.27.b.vi, 11.02.C, 11.02.D, 11.04, 11.04.A, 13.01.C, 13.07.B, 13.07.C and 13.08.C of the Kendall County Zoning Ordinance by Removing the Requirements for the Zoning, Platting and Advisory Committee and the Kendall County Regional Planning Commission to Meet and Issue Recommendations on Proposed Map Amendments, Special Use Permits, Major Amendments to Special Use Permits, and Text Amendments on Matters Not Involving the Powers and Duties of the Zoning, Platting and Advisory Committee or the Kendall County Regional Planning Commission and Related Zoning Text Citation Amendments.

---

In 2017, the Kendall County Board created a Boards and Commissions Review Ad-Hoc Committee to examine the number, type, and duties of the various committees utilized by the County. This Ad-Hoc Committee evaluated the roles and responsibility of each of the committees associated with the Planning, Building and Zoning Department. The Ad-Hoc Committee expressed concerns about the number of meetings certain applicants had to attend in order to obtain approval of map amendments and special use permits. In addition to County meetings, applicants for map amendments and special use permits might need to attend various township and municipal meetings.

Accordingly, the Board and Commissions Review Ad-Hoc Committee, at their meetings on August 29<sup>th</sup> and November 30<sup>th</sup> recommended the following applications not require formal meetings of ZPAC or the Kendall County Regional Planning Commission:

1. Map Amendments
2. Special Use Permits
3. Major Amendments to Special Use Permits
4. Text Amendments to the Zoning Ordinance Not Impacting the Powers and Duties of ZPAC and/or Kendall County Regional Planning Commission

Members of ZPAC and the Kendall County Regional Planning Commission would continue to receive notifications of the above types of applications and individual members of these committees could submit comments on the proposals, but neither body would be required to meet and issue recommendations on these types of applications.

ZPAC would continue to meet for the following types of applications:

1. Site Plan Reviews
2. Text Amendments to the Zoning Ordinance Impacting Its Powers and Duties
3. Amendments to the Kendall County Subdivision Control Ordinance
4. Preliminary Plat Approval
5. Final Plat Approval
6. RPD Related Plat Approvals

RPC Memo  
February 8, 2018

The Kendall County Regional Planning Commission would continue to meet for the following types of applications:

1. Text Amendments to the Zoning Ordinance Impacting Its Powers and Duties
2. Changes to the Land Resource Management Plan
3. Amendments to the Kendall County Subdivision Control Ordinance
4. Preliminary Plat Approval
5. Final Plat Approval
6. RPD Related Plat Approvals
7. Requests by the County Board and/or Planning, Building and Zoning Committee for Research on Planning, Zoning, and Development Related Topics

A redlined narrative of the proposed text amendments and flow charts of applications is attached for your review.

The Committee of the Whole discussed this proposal at their meeting on December 14<sup>th</sup> and no one objected to the proposal.

The Planning, Building and Zoning Committee reviewed this matter at their meeting on January 8<sup>th</sup> and unanimously recommended approval of initiating the text amendment as proposed.

ZPAC reviewed this proposal on February 6<sup>th</sup> and unanimously recommended approval.

If you have any questions prior to the meeting on this topic, please let me know.

Thanks,

MHA

ENC Existing and Amended Flow Charts  
Proposed Redlined Changes to Zoning Ordinance  
2.6.18 ZPAC Minutes

Zoning, Platting & Advisory Committee and Kendall  
County Regional Planning Commission Amendments

Ref: Ordinance 66-4 (February 1966) RPC Powers

4.17.H Small Wind Energy Systems

Visual Effects and Safety. All reasonable visual and safety concerns of adjacent property owners must be resolved before Construction/Use Permit will be issued. When an applicant intends to submit a Construction/Use Permit Application to the Planning, Building and Zoning Department, he/she must also submit a copy of the completed conditional use application form to each adjacent neighbor at least 15 days prior to the issuance of a conditional use permit. If there are negative comments from neighbors, staff will attempt to resolve these negative neighbor comments with the applicant. If staff is unsuccessful in resolving concerns of the neighbors with the applicant, staff will schedule and provide notice of a public hearing before the Kendall County **Planning Commission Zoning Board of Appeals** to review and make a determination on the pending application and unresolved issues. At this public hearing the Kendall County **Planning Commission Zoning Board of Appeals** will take testimony from staff, the neighbors and the applicant, and then will make a determination, based on the evidence presented, to approve, conditionally approve or deny the application. Any decision by staff or the **Planning Commission Zoning Board of Appeals** may be appealed to the County Board.

7.01.D.53.b.vi Special Use in A-1-Wind Farm, Commercial-Performance Standards

Lighting - Individual wind turbine heights and markings shall comply with Federal Aviation Administration (FAA) regulations. Approval from the FAA stating that the turbines will not pose a hazard to aviation must be obtained prior to final recommendation by the Kendall County **Regional Plan Commission Zoning Board of Appeals**. If lighting of turbines, or other structures, is required, “daytime white-nighttime red” shall be the only type of lighting allowed unless prohibited by law. All required lighting effects shall be in synchronization with each turbine located on the same or contiguous zoning lot and under the same ownership of a single wind energy system organization. All turbines and towers shall be a shade of white in color.

8.08.B.2.h Special Use in R-3-Retail Shops or Office Use

Expansion of a residential building, structure, or of any accessory building in which an office or retail use is proposed to be situated may be permitted upon the submission of a site plan and accurate drawings showing all elevations of such proposed building or structure to the **plan commission Zoning Board of Appeals** for its review and recommendation, and upon approval by the County Board. The current structures and any new structures must maintain a residential appearance and match the surrounding neighborhood architecture.

10.01.C.27.b.vi Special Use in M-1 and M-2-Wind Farm, Commercial-Performance Standards

Lighting - Individual wind turbine heights and markings shall comply with Federal Aviation Administration (FAA) regulations. Approval from the FAA stating that the turbines will not pose a hazard to aviation must be obtained prior to final recommendation by the Kendall County **Regional Plan Commission Zoning Board of Appeals**. If lighting of turbines, or other structures, is required, “daytime white-nighttime red” shall be the only type of lighting allowed unless prohibited by law. All required lighting effects shall be in synchronization with each

turbine located on the same or contiguous zoning lot and under the same ownership of a single wind energy system organization. All turbines and towers shall be a shade of white in color.

#### 11.02.C Shared Parking Facilities

Shared parking may be permitted upon written documentation submitted to the **Plan Commission Zoning Board of Appeals** and County Board demonstrating evidence that parking spaces will be shared at specific times of the day (where one activity uses the spaces during daytime hours and another activity uses the spaces during evening hours.) The Shared Parking report published by the Urban Land Institute may be used as a guideline in the estimation of parking demand for mixed-use buildings and sites.

#### 11.02.D Mixed Uses (Parking)

When two or more uses are located on the same zoning lot or within the same building, parking spaces equal in number to the sums of the separate requirements for each such use shall be provided. No parking space or portion thereof shall serve as a required space for more than one use unless otherwise authorized by the **Regional Plan Commission Zoning Board of Appeals** and approved by the County Board.

#### 11.04 Schedule of Parking Requirements

For the following uses, accessory off-street parking spaces shall be provided as required hereinafter. However, if the property owner can provide clear evidence indicating that less parking is required, ~~the Regional Planning Commission may approve a reduction in the requirements of this section. Such decisions may be appealed to the Planning Building and Zoning Committee. Applicants may also property owners may~~ file for a variation from ~~theses~~ requirements following the procedures outlined in Section 13.04 of this Zoning Ordinance. Parking spaces required on an employee basis shall be based on the maximum number of employees on duty or residing, or both on the premises at any one time.

#### 11.04 Schedule of Parking Requirements

Airports or aircraft landing field

Heliports

Convents and monasteries

Crematories and mausoleums

Fraternal institutions

Outdoor amusement establishments -

fairgrounds, permanent carnivals, kiddy

parks and other similar amusement centers

Municipal or privately owned recreation

buildings, community centers, club houses,

or other recreational uses such as ball fields

or golf courses

Penal and correctional institutions

Rectories and parish houses

Swimming pools

Parking spaces shall be provided in adequate number as determined by the **Regional Plan Commission Zoning Board of Appeals** and approved by the County Board to serve persons employed or residing on the premises as well as the visiting public.

#### 11.04.A Schedule of Parking Requirements-Other Uses

For uses not listed heretofore in this schedule of parking requirements, parking spaces shall be provided on the same basis as required for the most similar listed use, or as determined by the Zoning Administrator. Such determination may be appealed to the **Regional Plan Commission Zoning Board of Appeals**.

#### 13.01.C Kendall County Regional Planning Commission

The Planning Commission shall have the following duties under this ordinance:

~~1. To receive from the Zoning Administrator copies of all applications for amendments and special use permits along with the committee report from the Zoning and Platting Advisory Committee (ZPAC) and report thereon with its recommendations.~~

**1.** To hold conferences in regard to proposed plan developments under this Ordinance **and the Kendall County Subdivision Control Ordinance** and submit a written report with its recommendations.

~~2.~~ **2.** To initiate, direct and review a study of the provisions of ~~this Ordinance and the zoning map attached hereto~~ **the Kendall County Land Resource Management Plan** and to make reports on its recommendation to the County Board not less frequently than annually.

**3.** ~~To review and issue recommendations on text amendments to this Ordinance related to the powers and duties of the Kendall County Regional Planning Commission.~~ **The Kendall County Regional Planning Commission may also initiate text amendments to this Ordinance on matters impacting the duties and powers of the Kendall County Regional Planning Commission.**

**4.** Those powers and duties assigned to the Kendall County Regional Planning Commission in Special Use Ordinances approved by the Kendall County Board prior to the approval of this text amendment.

**5.** Members of the Kendall County Regional Planning Commission shall receive application information for map amendments, text amendments not impacting the duties and powers of the Kendall County Regional Planning Commission, special use permits and major amendments to special use permits. However, the Kendall County Regional Planning Commission shall not meet on these applications. Individual members of the Kendall County Regional Planning Commission may submit comments on these applications to the Zoning Administrator.

#### 13.07.B Amendments-Initiation of Amendments

Amendments may be proposed by the County Board, a Committee designated by the County Board, the Zoning Board of Appeals, ~~the Regional Plan Commission~~ or by a person, firm or corporation having a possessory interest which is specifically enforceable on the land which is described in the application for an amendment. **The Regional Planning Commission may initiate text amendments to this Ordinance on matters impacting the duties and powers of the Kendall County Regional Planning Commission.**

#### 13.07.C Application for Amendment



1. An application for an amendment shall be filed with the Zoning Administrator.
2. A copy of such application shall thereafter be forwarded ~~to the Zoning, Platting & Advisory Committee (ZPAC), the Regional Plan Commission and~~ to the County Zoning Board of Appeals with a request to hold a public hearing and submit to the County Board a report of its findings and recommendations.
3. For all proposed map amendments, the Applicant will promptly forward via certified mail return receipt requested a copy of the complete application and notice of public hearing to the Township containing the subject parcel, and to any municipality within one and one-half (1½) miles of the subject parcel.
- 4. Applications for map amendments shall be forwarded to the Zoning, Platting & Advisory Committee and the Kendall County Regional Planning Commission for review and comment. The Zoning, Platting & Advisory Committee and the Kendall County Regional Planning Commission shall not meet to consider map amendments. Individual members of the Zoning, Platting & Advisory Committee and the Kendall County Regional Planning Commission may forward comments on proposed map amendments to the Zoning Administrator prior to the date of the public hearing before the Kendall County Zoning Board of Appeals.**
- 5. Applications for text amendments not involving matters impacting the duties and powers of the Zoning, Platting & Advisory Committee or the Kendall County Regional Planning Commission shall follow the same procedure listed in 13.07.C.4 above.**
- 6. The Zoning, Platting & Advisory Committee shall meet and issue a recommendation on proposed text amendments impacting the duties and powers of the Zoning, Platting & Advisory Committee. Said recommendation shall be issued within sixty (60) days of date of application submittal. If no recommendation is issued, the Kendall County Board shall consider the recommendation to be a positive recommendation and the proposal shall be forwarded to the Kendall County Zoning Board of Appeals for a hearing.**
- 7. The Kendall County Regional Planning Commission shall meet and issue a recommendation on proposed text amendments impacting the duties and powers of the Kendall County Regional Planning Commission. Said recommendation shall be issued within sixty (60) days of date of application submittal. If no recommendation is issued, the Kendall County Board shall consider the recommendation to be a positive recommendation and the proposal shall be forwarded to the Kendall County Zoning Board of Appeals for a hearing.**

#### 13.08.C Special Uses Processing

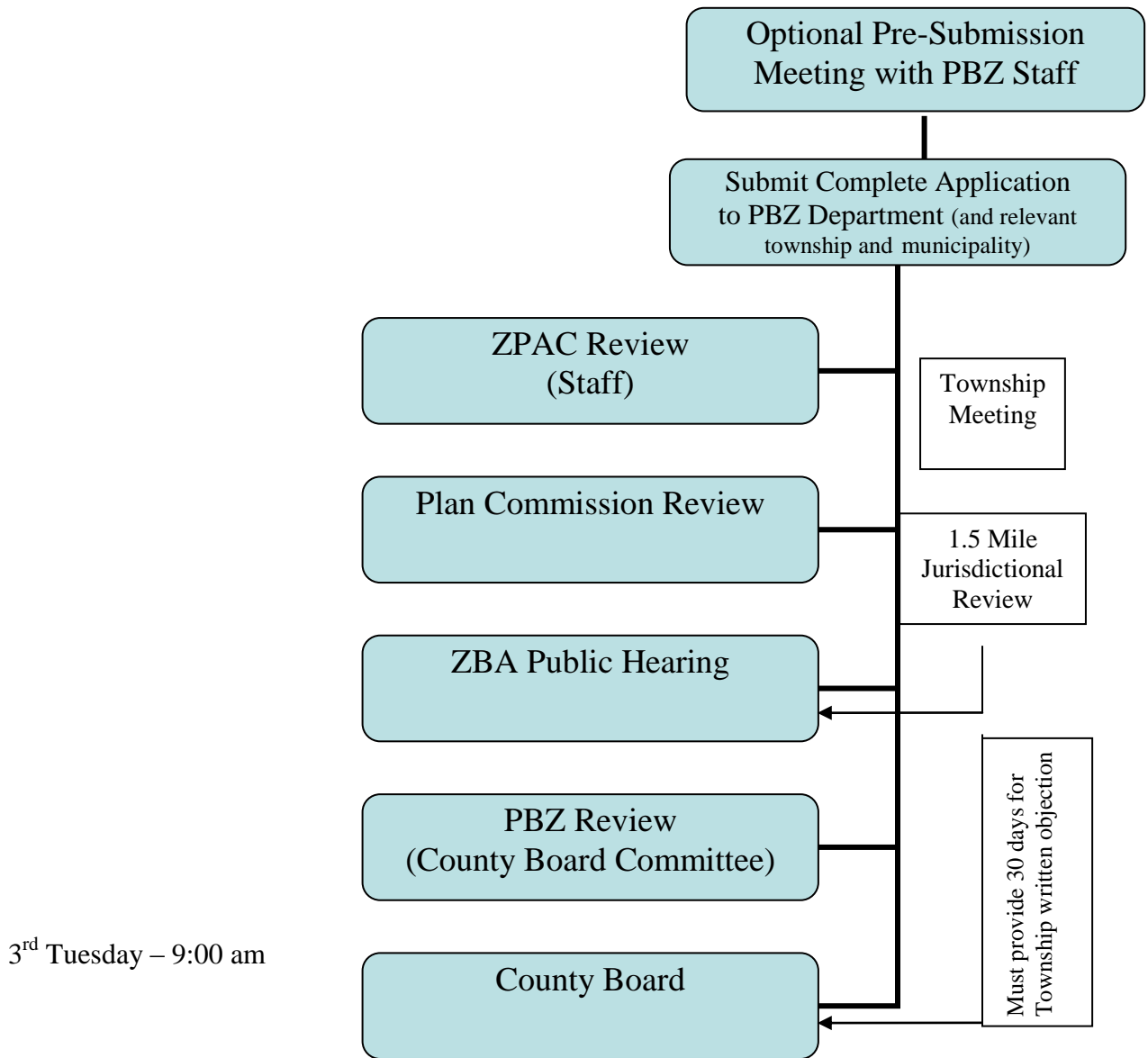
1. An application for a special use shall be filed with the Zoning Administrator.
2. A copy of such application shall be forwarded to **the members of the Zoning, and Platting Advisory Committee (ZPAC) for review, and comment, and recommendation.** ~~The Zoning, Platting and Advisory Committee (ZPAC) shall not meet to consider the application. However, individual members may forward their comments to the Zoning Administrator prior to the public hearing on the application.~~
- ~~3. A copy of such application and the committee report from the Zoning and Platting Advisory Committee (ZPAC) shall thereafter be forwarded to the Planning Commission for review, comment, and recommendation.~~
- 3. A copy of such application shall be forwarded to the members of the Kendall County Regional Planning Commission for review and comment. The Kendall County Regional**

**Planning Commission shall not meet to consider the application. However, individual members may forward their comments to the Zoning Administrator prior to the public hearing on the application.**

4. A copy of such application ~~and the reports from the Zoning and Platting Advisory Committee (ZPAC) and Planning Commission~~ and any comments submitted by individual members of the Zoning, Platting Advisory Committee (ZPAC) or the Kendall County Regional Planning Commission shall thereafter be forwarded to the Hearing Officer with a request to hold a public hearing and submit to the County Board a report of its findings and recommendations.

5. The recommendation and findings of the Hearing Officer shall be forwarded to the Planning, Building and Zoning (PBZ) Committee of the County Board for review and recommendation prior to final action by the County Board.

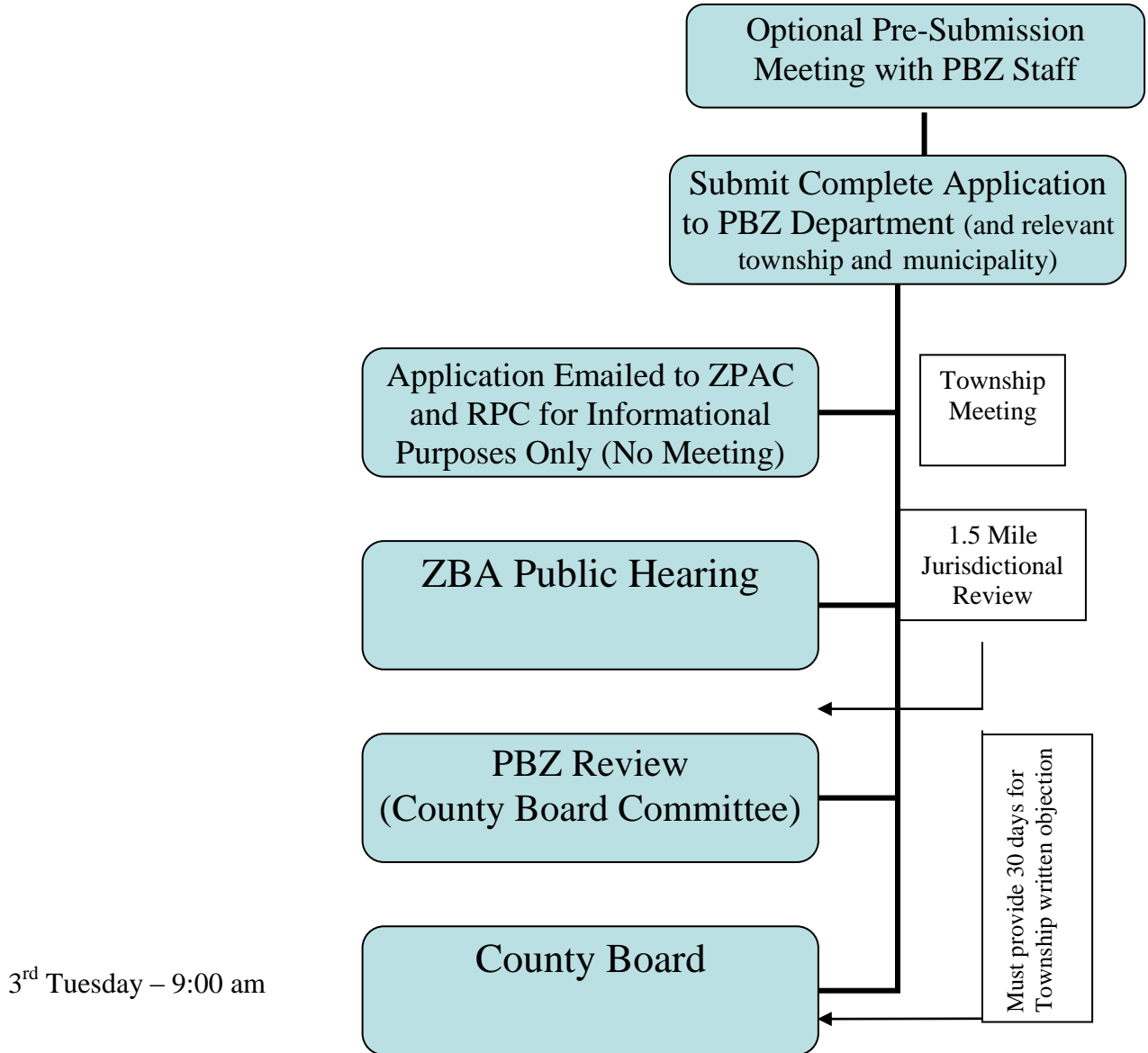
# Existing Kendall County Rezoning Process (Map Amendment)



**Notes:**

1. Timeline assumes application submittal is complete, and no major changes are requested during the review process.
2. The Plan Commission, ZBA, PBZ and County Board may continue or table an item if it is determined that additional time or information is needed for review. Such actions will extend the review process.
3. Current policy (as provided on application forms) requires the petition to be heard and discussed by the affected Township and Municipality prior to being placed on the RPC agenda. However, Statute only requires that they (Township and Municipality) provide comments prior to action by the County Board. Given the expedited timeline noted above, a formal response from the Township and Municipality may not be available at the RPC or ZBA Hearing.

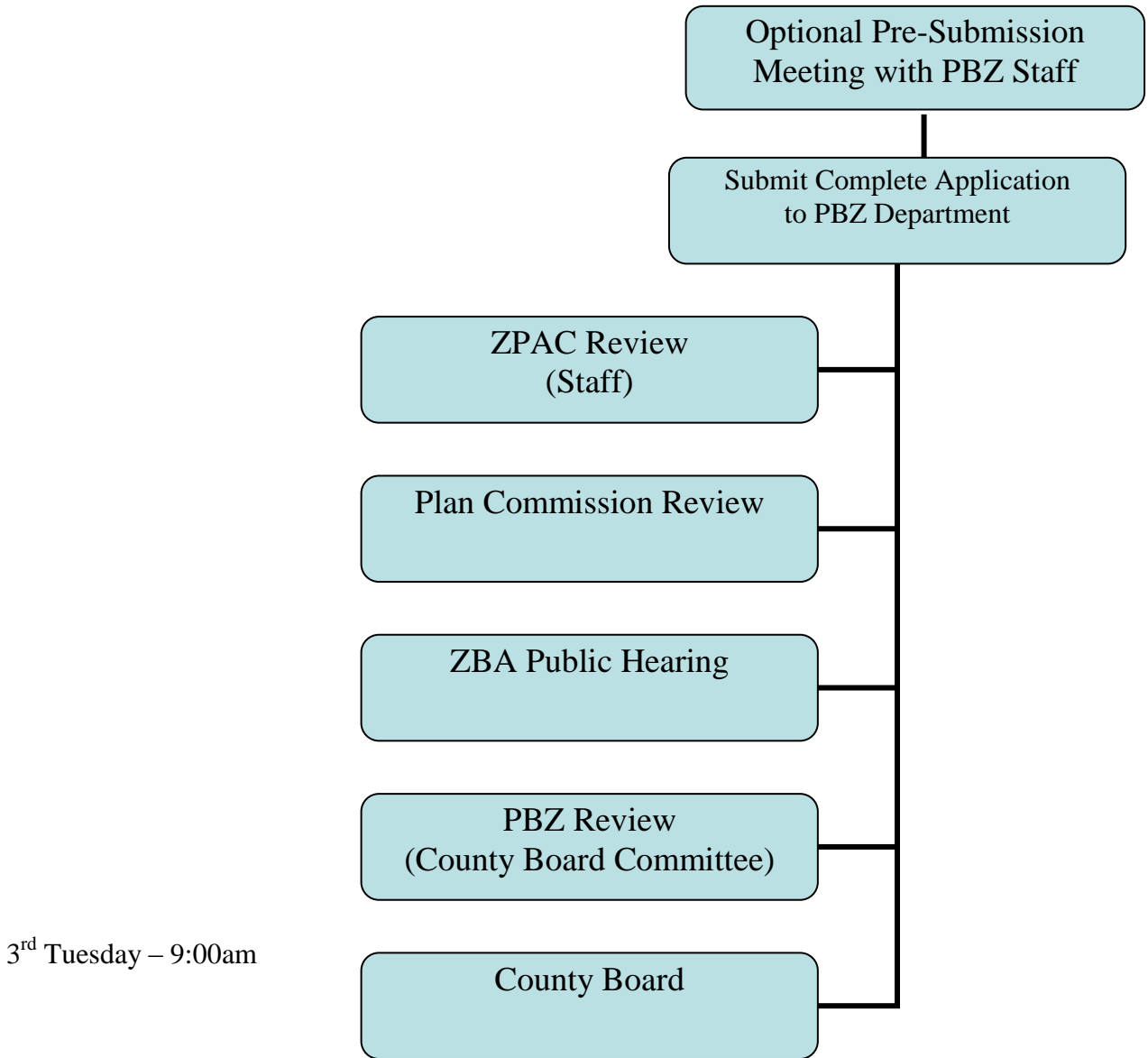
# Proposed Amended Kendall County Rezoning Process (Map Amendment)



**Notes:**

1. Timeline assumes application submittal is complete, and no major changes are requested during the review process.
2. The **Plan Commission**, ZBA, PBZ and County Board may continue or table an item if it is determined that additional time or information is needed for review. Such actions will extend the review process.
3. Current policy (as provided on application forms) requires the petition to be heard and discussed by the affected Township and Municipality prior to being placed on the **ZBA RPC** agenda. However, Statute only requires that they (Township and Municipality) provide comments prior to action by the County Board. Given the expedited timeline noted above, a formal response from the Township and Municipality may not be available at the **RPC-or** ZBA Hearing.

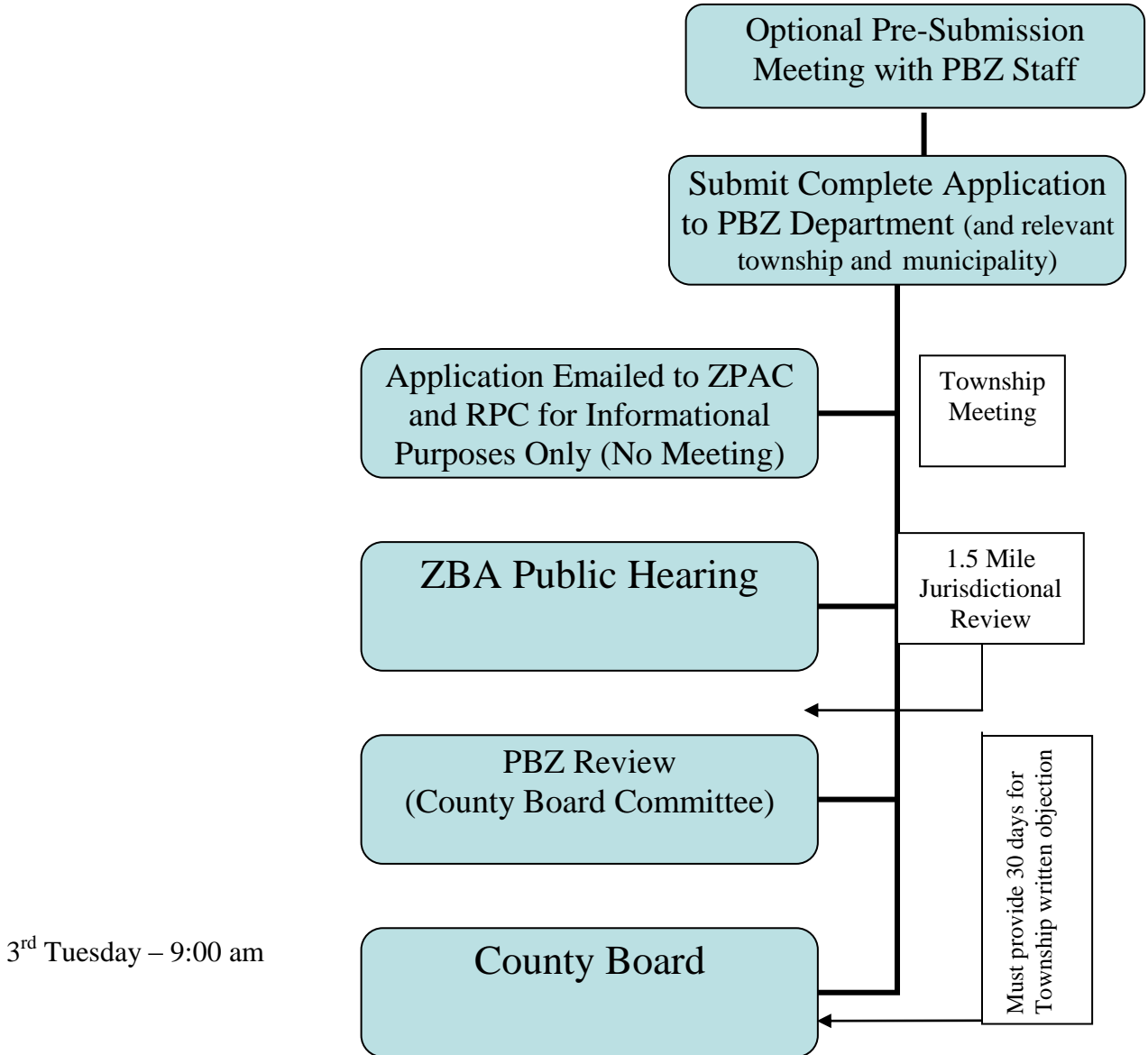
# Existing Kendall County Text Amendment Process



**Notes:**

1. Timeline assumes application submittal is complete, and no major changes are requested during the review process.
2. The Plan Commission, ZBA, PBZ and County Board may continue or table an item if it is determined that additional time or information is needed for review. Such actions will extend the review process.

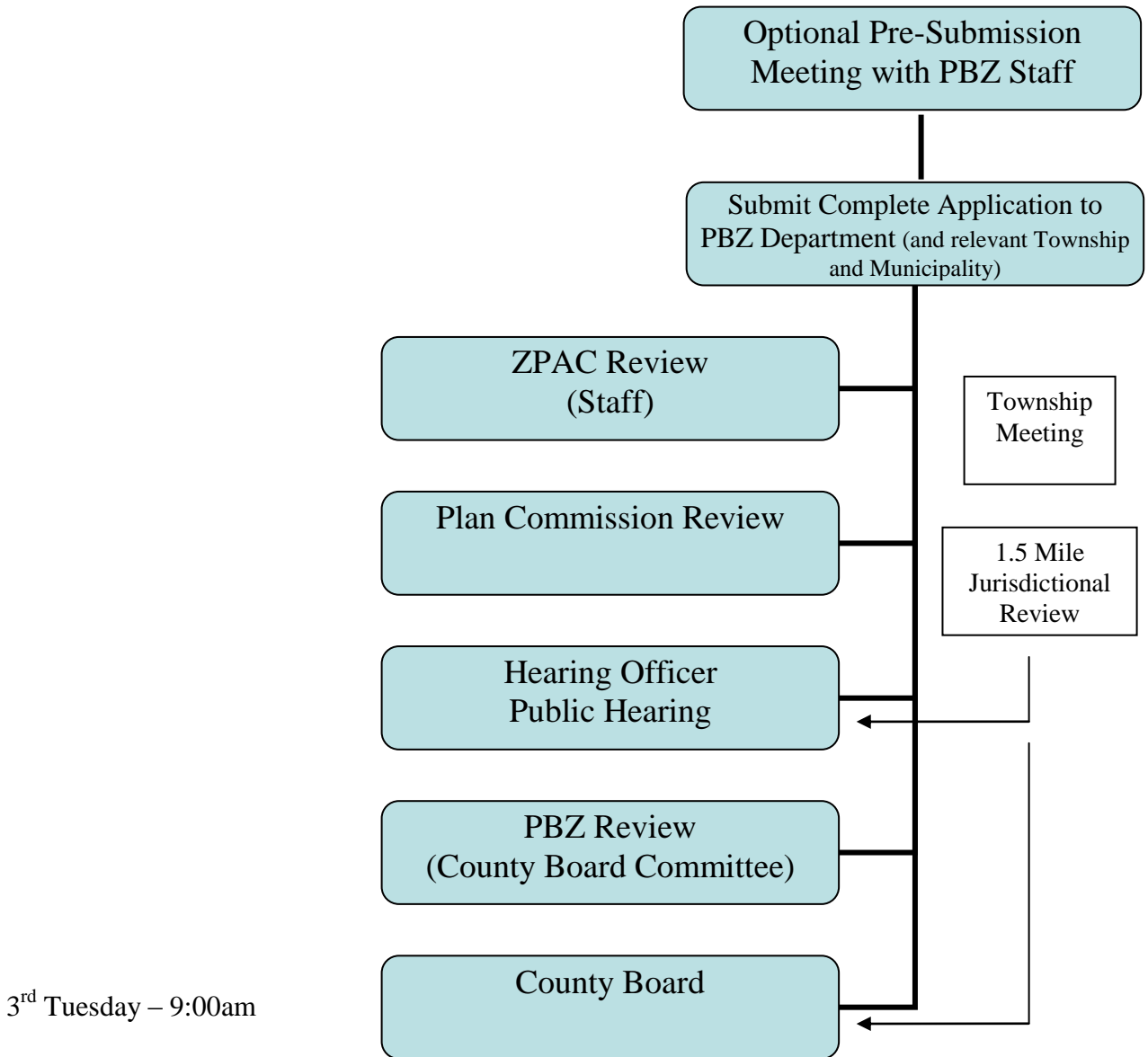
# Proposed Amended Kendall County Text Amendment Process



**Notes:**

1. Timeline assumes application submittal is complete, and no major changes are requested during the review process.
2. The **Plan Commission**, ZBA, PBZ and County Board may continue or table an item if it is determined that additional time or information is needed for review. Such actions will extend the review process.
3. Current policy (as provided on application forms) requires the petition to be heard and discussed by the affected Township and Municipality prior to being placed on the **ZBA RPC** agenda. However, Statute only requires that they (Township and Municipality) provide comments prior to action by the County Board. Given the expedited timeline noted above, a formal response from the Township and Municipality may not be available at the **RPC** or ZBA Hearing.
4. **The Plan Commission and ZPAC shall review all text amendments involving their powers and duties.**

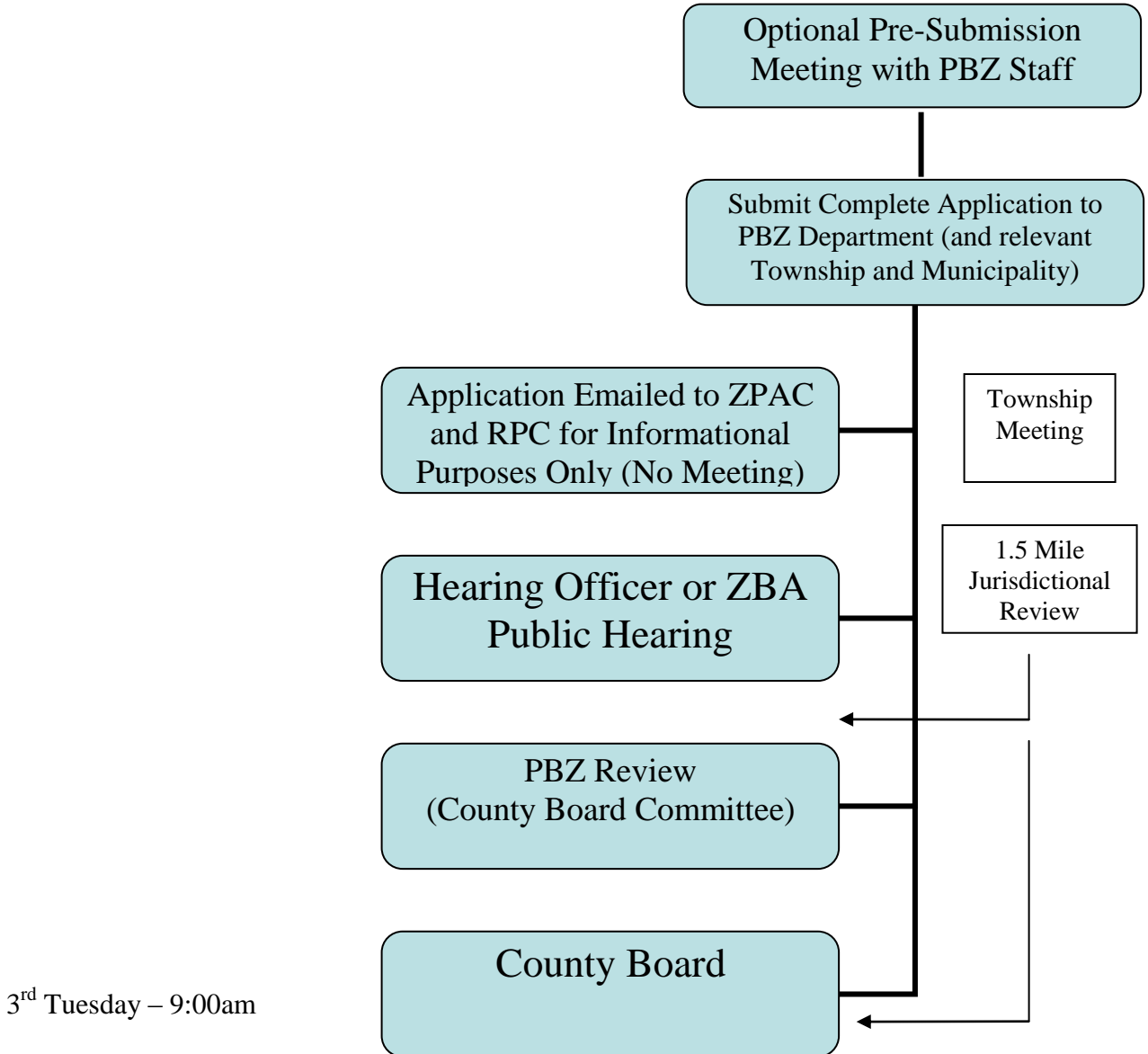
## Existing Kendall County Special Use Process



**Notes:**

1. Timeline assumes application submittal is complete, and no major changes are requested during the review process.
2. The Plan Commission, Hearing Officer, and County Board may continue or table an item if it is determined that additional time or information is needed for review. Such actions will extend the review process.
3. Major amendments to an approved Special Use would also follow this process.
4. Hearing Officer has typically conducted meetings on the same day as the ZBA meeting.

# Proposed Amended Kendall County Special Use Process

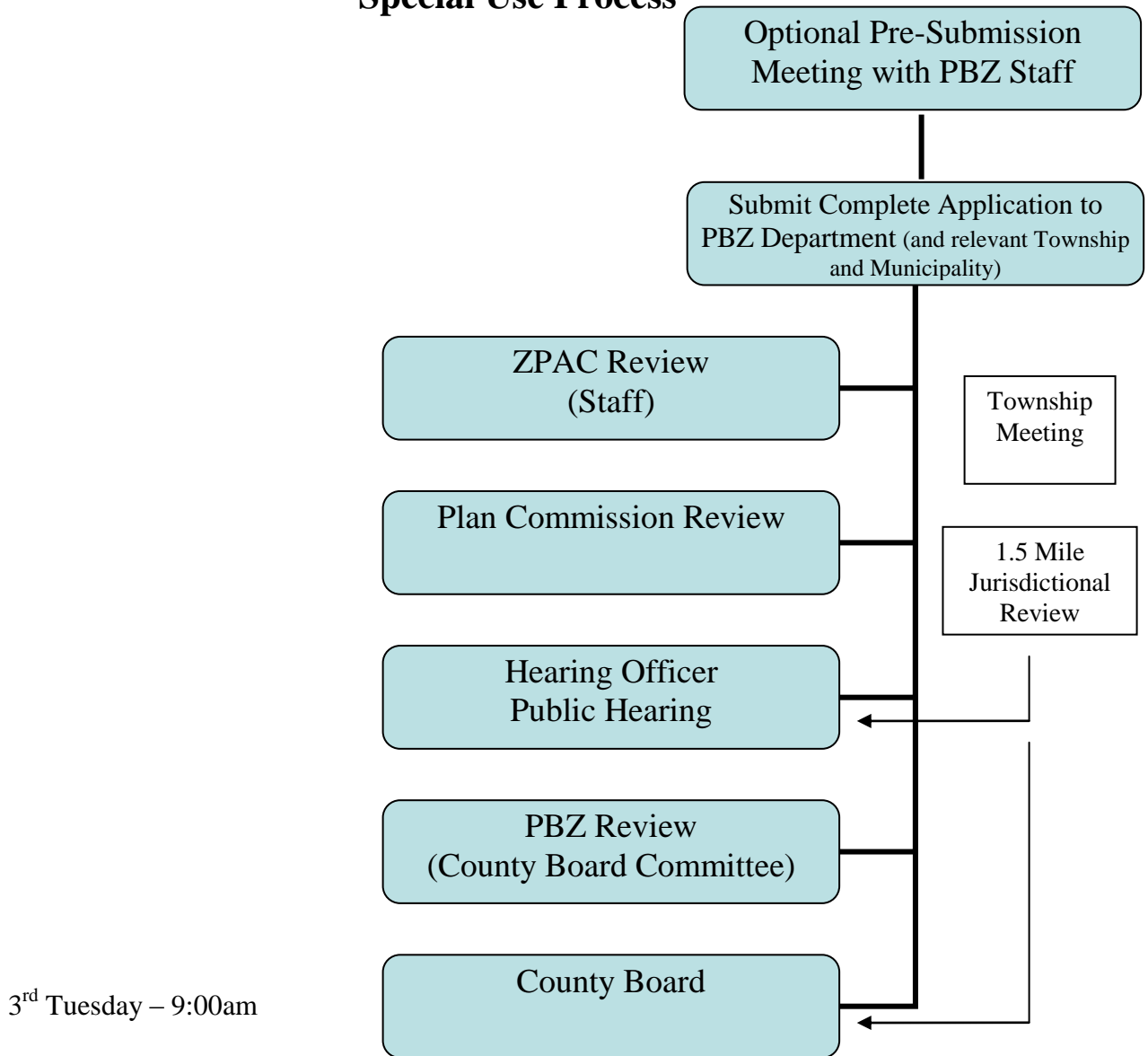


**Notes:**

1. Timeline assumes application submittal is complete, and no major changes are requested during the review process.
2. The ~~Plan Commission~~, Hearing Officer (**or Zoning Board of Appeals**), and County Board may continue or table an item if it is determined that additional time or information is needed for review. Such actions will extend the review process.
3. Major amendments to an approved Special Use would also follow this process.
4. Hearing Officer has typically conducted meetings on the same day as the ZBA meeting.



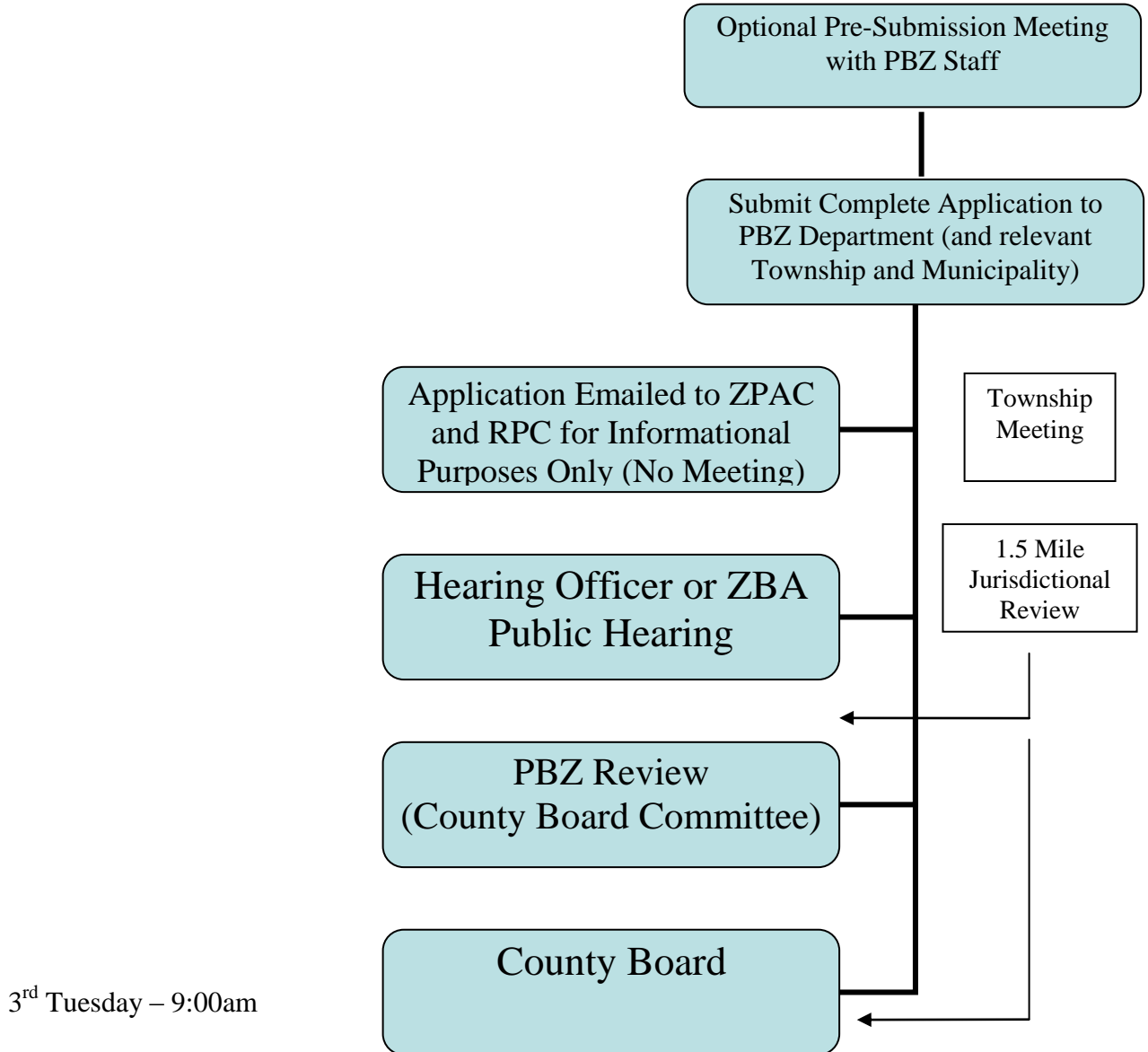
# Existing Kendall County Major Amendment Special Use Process



**Notes:**

1. Timeline assumes application submittal is complete, and no major changes are requested during the review process.
2. The Plan Commission, Hearing Officer, and County Board may continue or table an item if it is determined that additional time or information is needed for review. Such actions will extend the review process.
3. Major amendments to an approved Special Use would also follow this process.
4. Hearing Officer has typically conducted meetings on the same day as the ZBA meeting.

# Proposed Amended Kendall County Major Amendment to an Existing Special Use Process

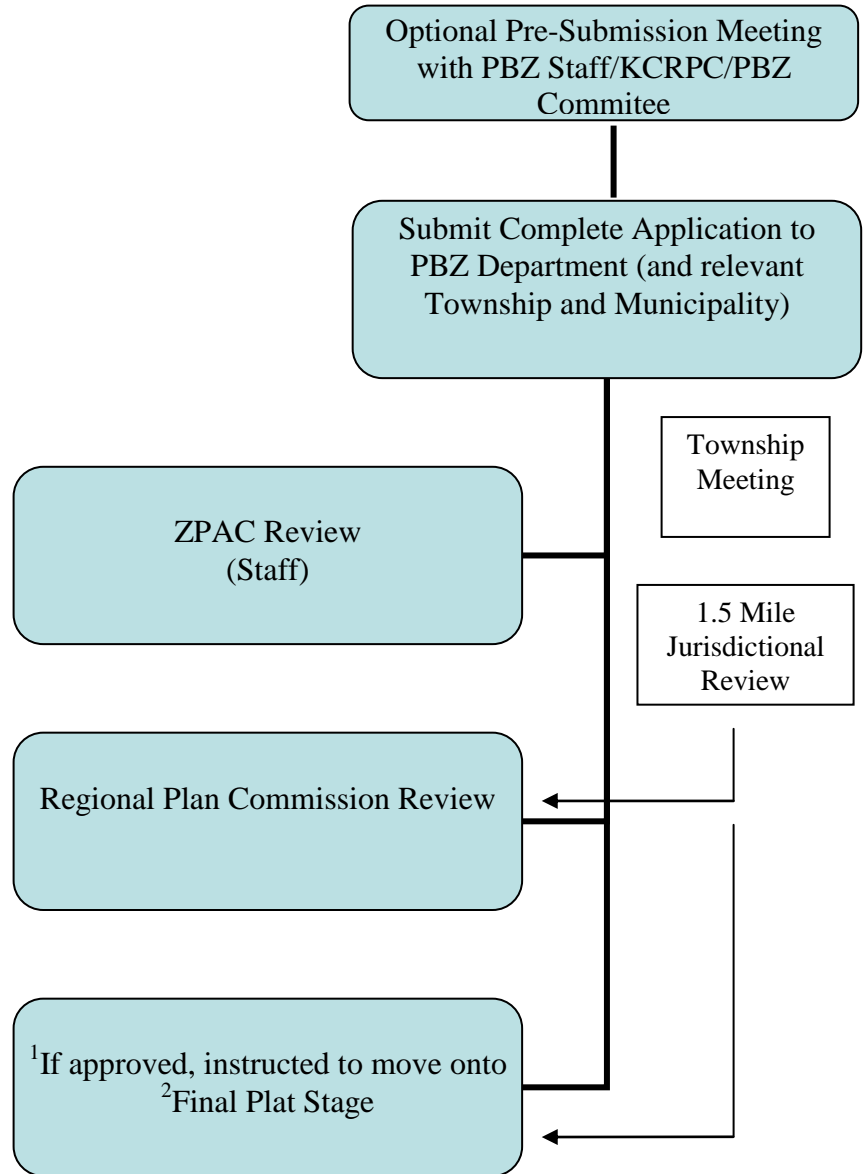


**Notes:**

1. Timeline assumes application submittal is complete, and no major changes are requested during the review process.
2. The ~~Plan Commission~~, Hearing Officer (**or Zoning Board of Appeals**), and County Board may continue or table an item if it is determined that additional time or information is needed for review. Such actions will extend the review process.
3. Major amendments to an approved Special Use would also follow this process.
4. Hearing Officer has typically conducted meetings on the same day as the ZBA meeting.

# Existing-No Changes Proposed

## Kendall County Preliminary Plat Process

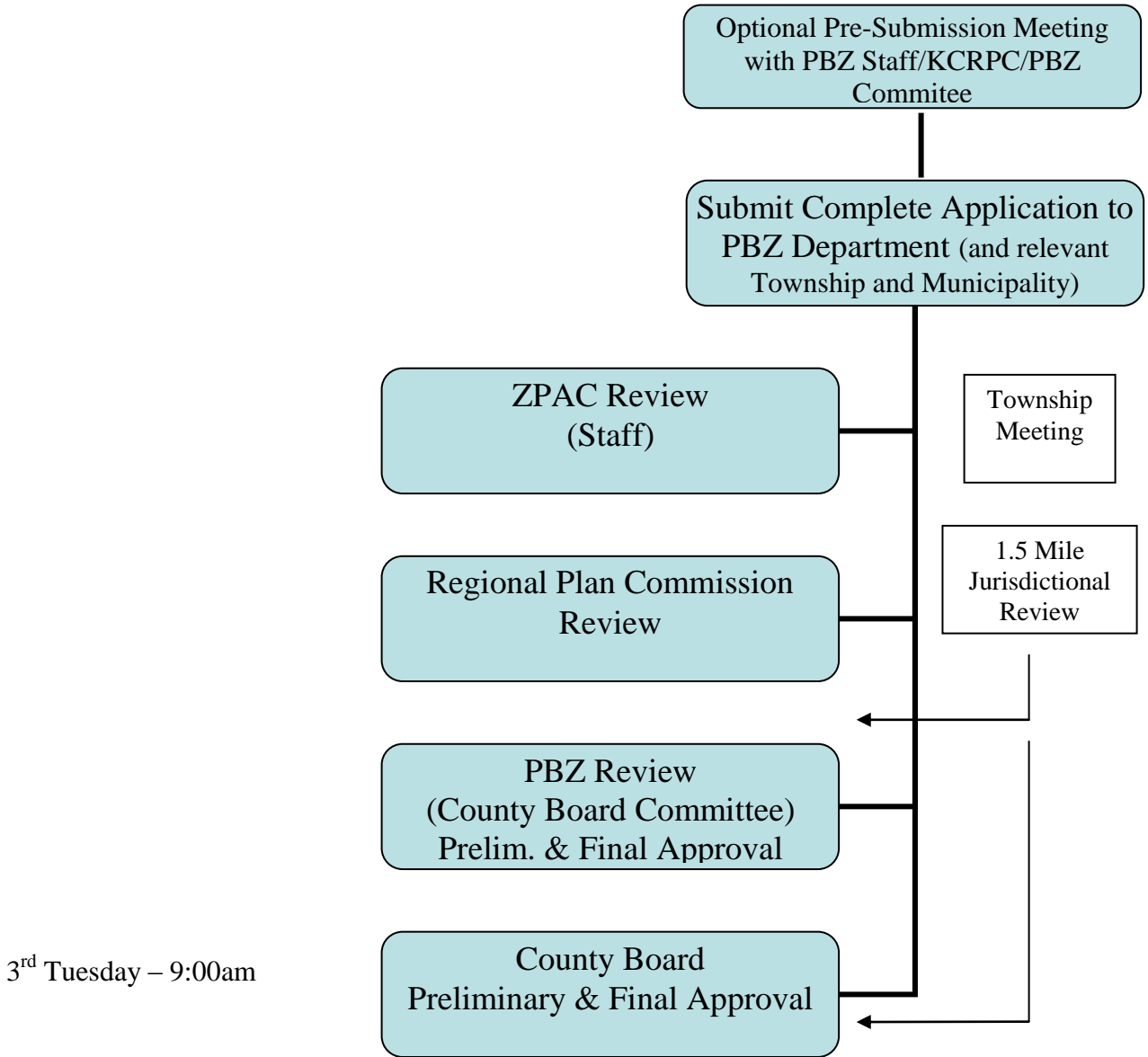


### Notes:

1. Approval of the preliminary plat by KCRPC is tentative only, involving merely the general acceptability of the layout as submitted. Final approval of the Preliminary Plat shall be granted by the County Board at the time of Final Plat approval.
2. Approval of Preliminary Plat shall be effective for a maximum of one (1) year
3. The Plan Commission may continue or table an item if it is determined that additional time or information is needed for review. Such actions will extend the review process.

# Existing-No Changes Proposed

## Kendall County Final Plat Process



**Notes:**

1. Approval of the preliminary plat by KCRPC is tentative only, involving merely the general acceptability of the layout as submitted. Final approval of the Preliminary Plat shall be granted by the County Board at the time of Final Plat approval.
2. Approval of Preliminary Plat shall be effective for a maximum of one (1) year
3. The Plan Commission may continue or table an item if it is determined that additional time or information is needed for review. Such actions will extend the review process.

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)  
February 6, 2018 – Unapproved Meeting Minutes**

Code Official Brian Holdiman called the meeting to order at 9:03 a.m.

Present:

Aaron Rybski – Health Department  
Megan Andrews – Soil and Water Conservation District  
Deputy Commander Jason Langston – Sheriff's Department  
Don Clayton – GIS  
Fran Klaas – Highway Department  
Brian Holdiman – PBZ Department

Absent:

Greg Chismark – WBK Engineering, LLC  
David Guritz – Forest Preserve  
Robert Davidson – PBZ Committee Chair  
Matt Asselmeier – PBZ Department

Audience:

None

**AGENDA**

Mr. Klaas made a motion, seconded by Mr. Rybski, to approve the agenda as proposed. With a voice vote of all ayes the motion carried.

**MINUTES**

Mr. Klaas made a motion, seconded by Mr. Langston, to approve the December 5, 2017 meeting minutes. With a voice vote of all ayes the motion carried.

**PETITIONS**

**Petition 18-03 Kendall County Planning, Building and Zoning Committee – Text Amendments to Sections 4.17.H, 7.01.D.53.b.vi, 8.08.B.2.h, 10.01.C.27.b.vi, 11.02.C, 11.02.D, 11.04, 11.04.A, 13.01.C, 13.07.B, 13.07.C and 13.08.C of the Kendall County Zoning Ordinance by Removing the Requirements for the Zoning, Platting and Advisory Committee and the Kendall County Regional Planning Commission to Meet and Issue Recommendations on Proposed Map Amendments, Special Use Permits, Major Amendments to Special Use Permits, and Text Amendments on Matters Not Involving the Powers and Duties of the Zoning, Platting and Advisory Committee or the Kendall County Regional Planning Commission and Related Zoning Text Citation Amendments**

Mr. Holdiman provided a summary of this proposed text amendment. The PBZ Committee had concerns that review period for certain applications was too time consuming and involved too many meetings. ZPAC would continue to meet for site plan reviews, text amendments to the Zoning Ordinance involving their powers and duties, amendments to the Subdivision Control Ordinance, preliminary plat approvals, final plat approvals, and RPD related plat approvals. ZPAC would not meet for map amendments, text amendments to the Zoning Ordinance not involving their powers and duties, special use permits, and major amendments to special use permits.

Mr. Rybski asked if ZPAC would meet for special use permit applications. Mr. Holdiman stated that ZPAC would not formally meet for special use permit applications, but ZPAC members could submit comments prior to the hearing regarding the special use permit applications. The distribution email would continue to be sent.

Mr. Klaas asked if the Planning, Building and Zoning Department Staff was in favor of this proposal. Mr. Holdiman responded that Staff had no objections. Mr. Klaas noted that the Soil and Water Conservation District and Health Department may still want to provide input on certain special use permit proposals. Mr. Holdiman noted that the proposed process would still allow ZPAC members to comment on proposals and pre-application meetings could occur as well.

Mr. Klaas made a motion, seconded by Ms. Andrews, to recommend approval of the proposal.

Ayes (6): Klaas, Andrews, Langston, Rybski, Clayton, and Holdiman  
Nays (0): None  
Absent: (4) Davidson, Chismark, Guritz, and Asselmeier

The motion passed unanimously. This matter will go before the Kendall County Regional Planning Commission on February 28<sup>th</sup>.

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**

Mr. Holdiman stated that Mr. Asselmeier will need to provide an update on Petition 17-30 at a future meeting.

**OLD BUSINESS/NEW BUSINESS**

None

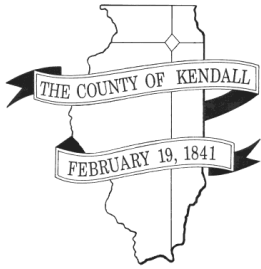
**PUBLIC COMMENT**

None

**ADJOURNMENT**

Ms. Andrews made a motion, seconded by Mr. Clayton, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:11 a.m., adjourned.

Respectfully Submitted,  
Matthew H. Asselmeier, AICP  
Senior Planner



---

## DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

---

February 9, 2018

RE: Draft Changes to the Kendall County Future Land Use Map for Properties Adjacent to Route 47 in Lisbon Township

Dear Property Owner:

The Kendall County Regional Planning Commission and Kendall County Comprehensive Land Plan and Ordinance Committee are considering changing the Future Land Use Map for properties located adjacent to Route 47 in Lisbon Township. In general, the proposed changes are as follows:

1. Changing the Agricultural Area West of Route 47 from Slightly North of Townhall Road to the Kendall/Grundy County Line to Mining
2. Changing the Agricultural Area East of Route 47 from the Kendall/Grundy County Line North for a Distance of 0.50 Miles to Commercial
3. Changing the Agricultural Area at the Northwest, Southwest, and Northeast Quadrants of the Intersection of Routes 47 and 52 to Commercial
4. Changing the Agricultural Area at the Intersection of Route 47 and Plattville Road to Commercial
5. Removing Rural Settlement Classification from Map
6. Remaining Properties Along Route 47 from the Kendall/Grundy County Line to the Lisbon/Kendall Township Line Not Impacted by 1-5 Above Shall Be Changed from Agricultural to Mixed Use Business

The existing Future Land Use Map and the Draft Future Land Use Map are enclosed for your reference. The map key is:

Mining=M-3 (Mining and Mining Related Uses)

Mixed Use Business=B-6, M-1, M-2 and M-3 (Large Office and Manufacturing Uses)

Commercial= B-1, B-2 and B-3 (Small Office and Retail Uses)

A meeting to obtain input from property owners impacted by this proposal shall be held on Wednesday, **February 28<sup>th</sup> at 7:00 p.m.** at the Plattville Fire Barn (**6410 Chicago Road**). Both Committees may make changes to the Draft Future Land Use Map based on the comments received at this meeting. A public hearing and review by the County Board will be required prior to the adoption of a final proposal.

If the Draft Future Land Use Map is approved, the zoning of your property will **NOT** change unless the property owner requests a change. The current uses of your property will **NOT** change unless the property owner initiates the change.

If you have any questions regarding this letter or meeting, please contact Matt Asselmeier, Kendall County Senior Planner at 630-553-4139 or [masselmeier@co.kendall.il.us](mailto:masselmeier@co.kendall.il.us).

Sincerely,

**THE COUNTY OF KENDALL**

Matthew H. Asselmeier, AICP  
Senior Planner

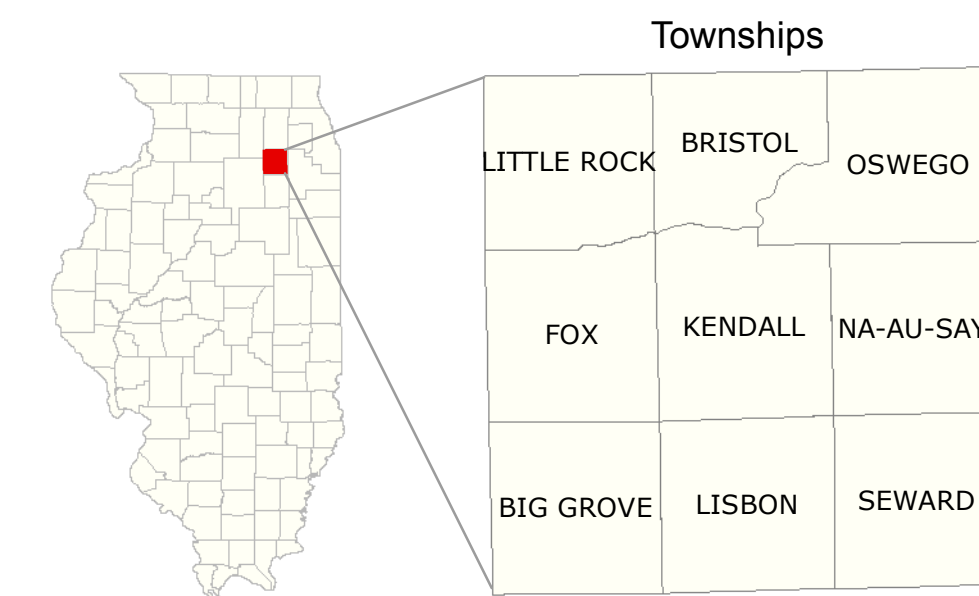
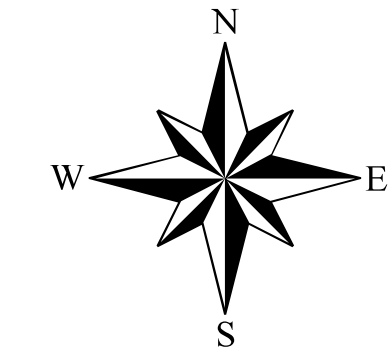
Encs: Current Future Land Use Map  
Draft Future Land Use Map



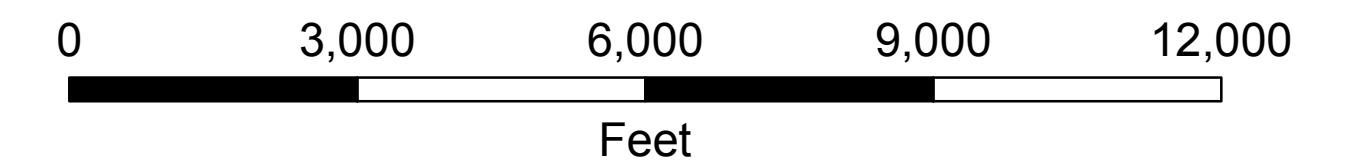
# Future Land Use Lisbon Township KENDALL COUNTY

- 2017 -

<http://www.co.kendall.il.us>



Scale: 1 in = 2,000 feet

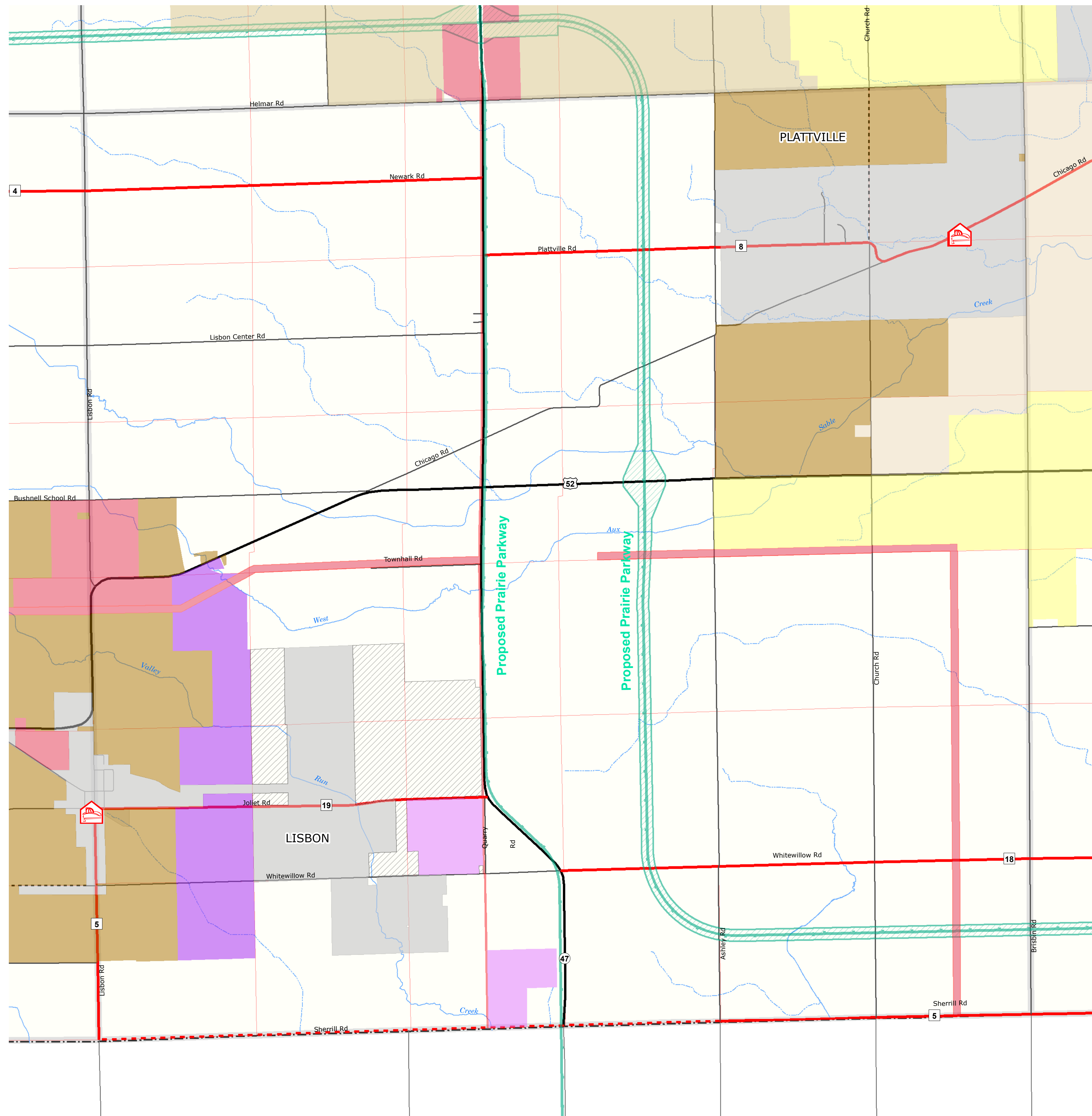


## Legend

### Future Land Use

#### Land Use Type

- Urban Areas - Incorporated
- Suburban Residential - Max Density 1.00 DU Acres
- Rural Residential Max Density 0.65 DU Acres
- Rural Estate Residential Max Density 0.45 DU Acre
- Countryside Residential Max Density 0.33 DU Acre
- Commercial
- Commonwealth Edison
- Mixed Use Business
- Transportation Corridors
- Mining
- Potential Mining District
- Public/Institutional
- Agriculture
- Open Space
- Forest Preserve/State Parks
- Unknown
- FEIS\_centerline
- Protected Corridor - 2007



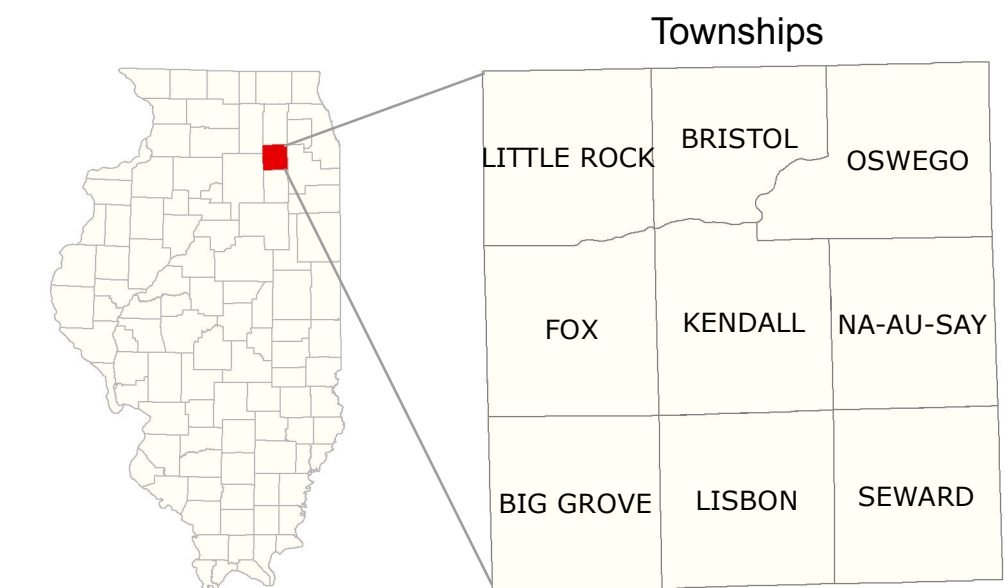
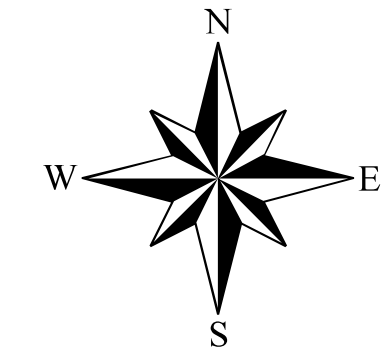
### Kendall County GIS

111 West Fox Street - Room 308  
Yorkville, Illinois 60560-1498  
630.553.4030

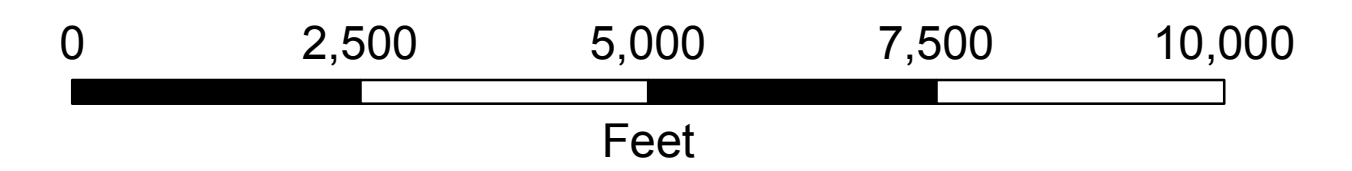
# DRAFT Lisbon Future LRMP Helmar Rd to Sherrill Rd KENDALL COUNTY

- 2018 -

<http://www.co.kendall.il.us>



Scale: 1 in = 1,667 feet



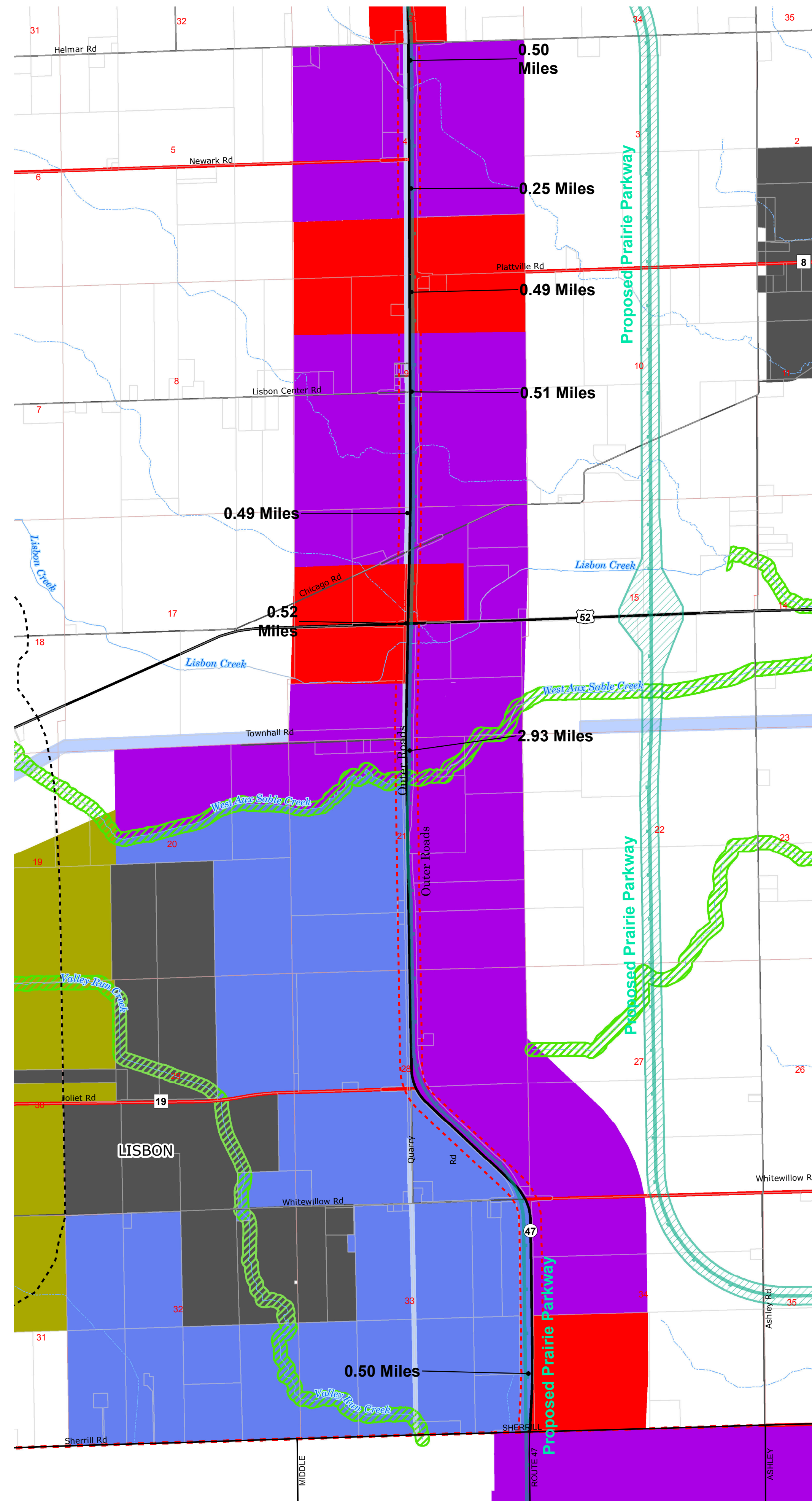
## Legend

- - - Outer Roads
- - - Proposed Roadways

### Future LRMP

#### Abbreviation

- Natural Resource Areas
- Grundy Mixed Use Business
- Court Ordered Mining
- Open Space
- Urbanized Areas
- Mixed Use Business
- Transportation Corridors
- Public Institutional
- Mining
- Rural Settlements
- Commercial
- Continued Growth Suburban Residential



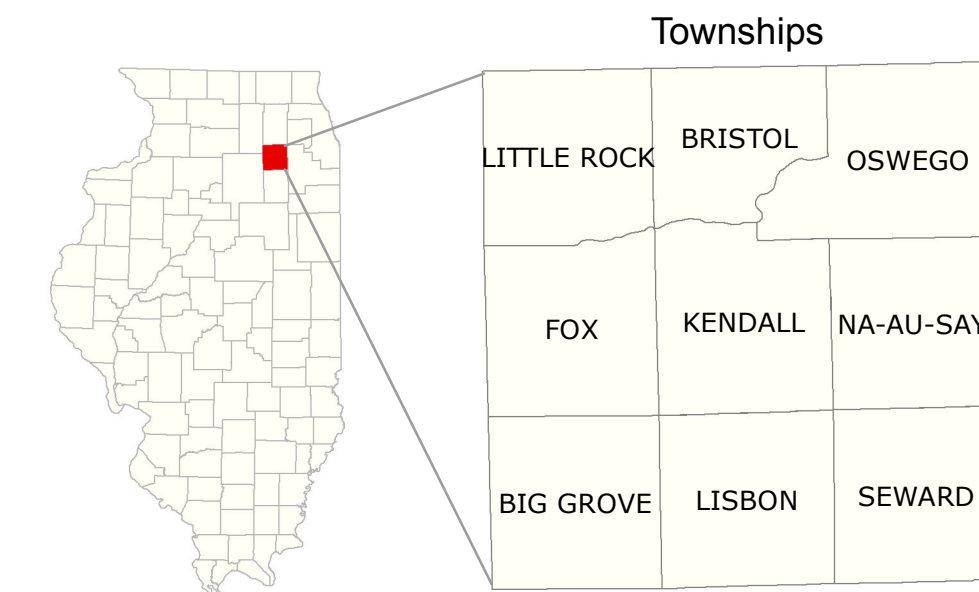
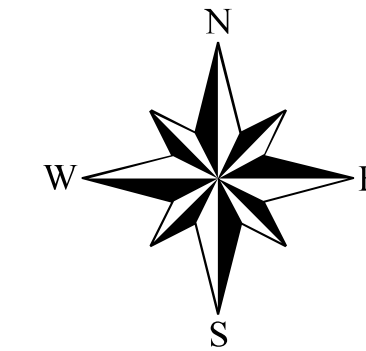
**Kendall County GIS**

111 West Fox Street - Room 308  
Yorkville, Illinois 60560-1498  
630.553.4030

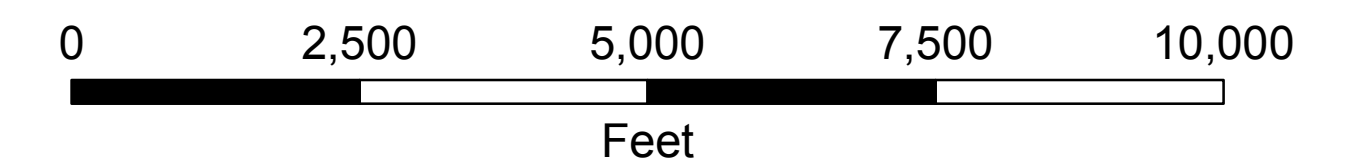
# DRAFT Lisbon Future LRMP Helmar Rd to Sherrill Rd KENDALL COUNTY

- 2018 -

<http://www.co.kendall.il.us>



Scale: 1 in = 1,667 feet



## Legend

--- Outer Roads

--- Proposed Roadways

### Future LRMP

#### Abbreviation

Natural Resource Areas

Grundy Mixed Use Business

Court Ordered Mining

Open Space

Urbanized Areas

Mixed Use Business

Transportation Corridors

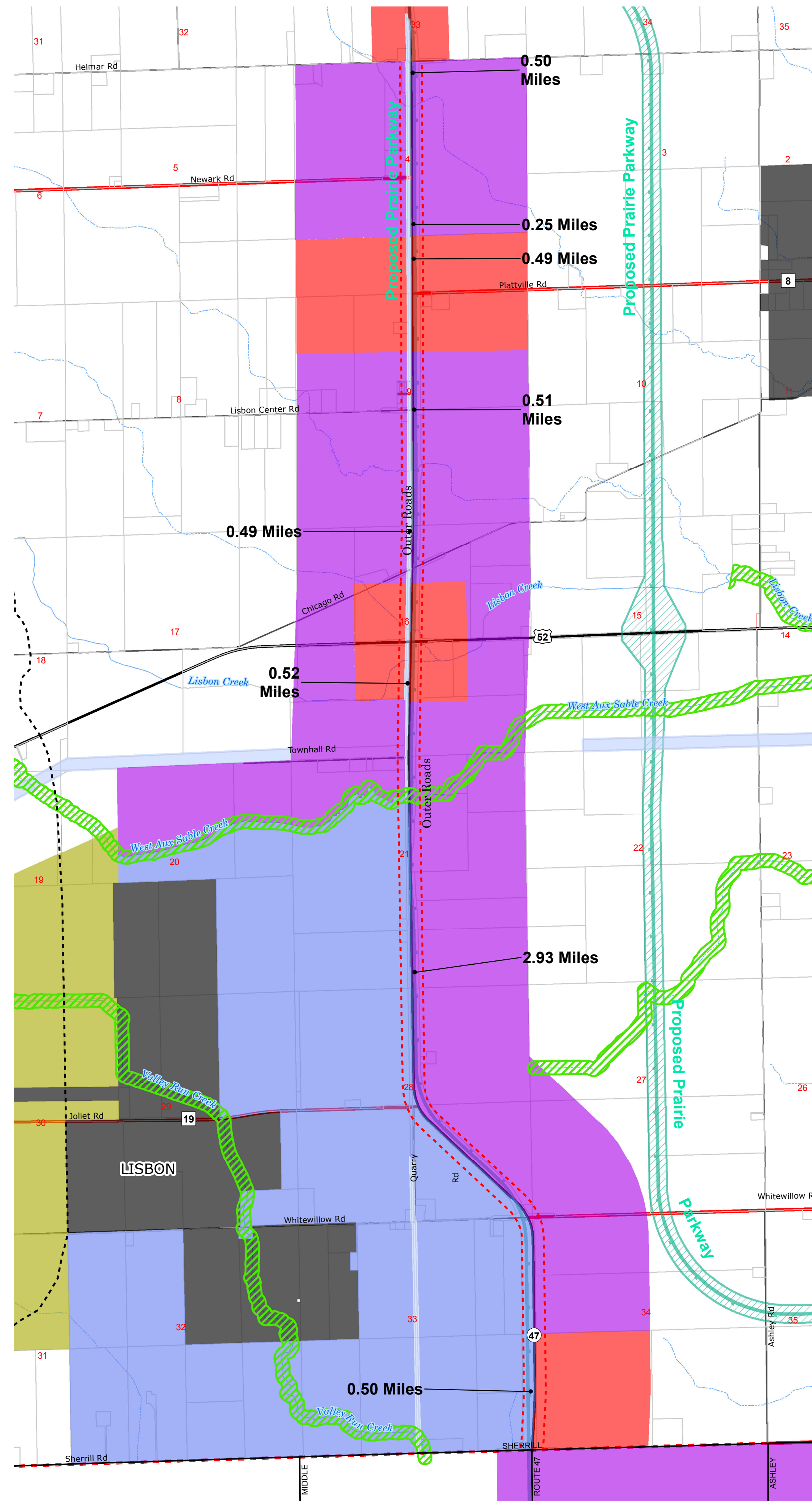
Public Institutional

Mining

Rural Settlements

Commercial

Continued Growth Suburban Residential

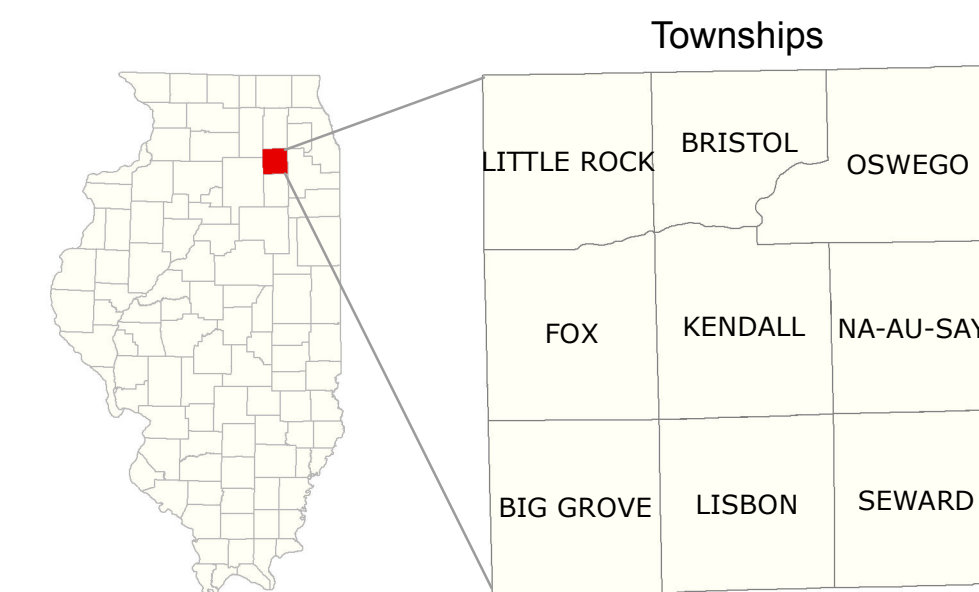
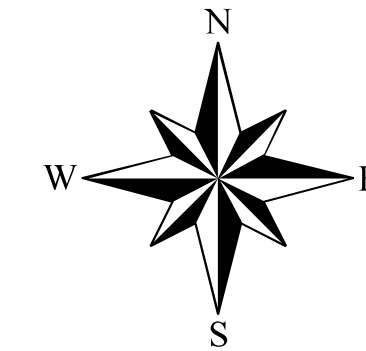


**Kendall County GIS**  
111 West Fox Street - Room 308  
Yorkville, Illinois 60560-1498  
630.553.4030

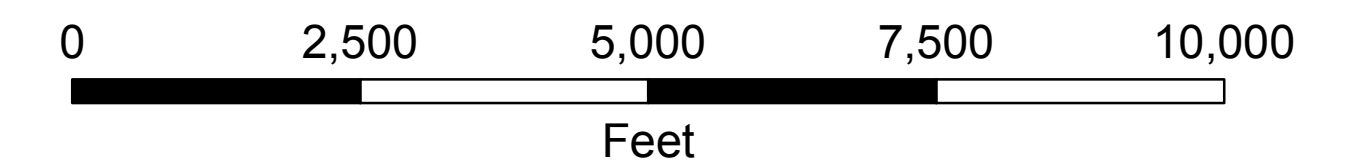
# DRAFT Lisbon Future LRMP Helmar Rd to Sherrill Rd KENDALL COUNTY

- 2017 -

<http://www.co.kendall.il.us>

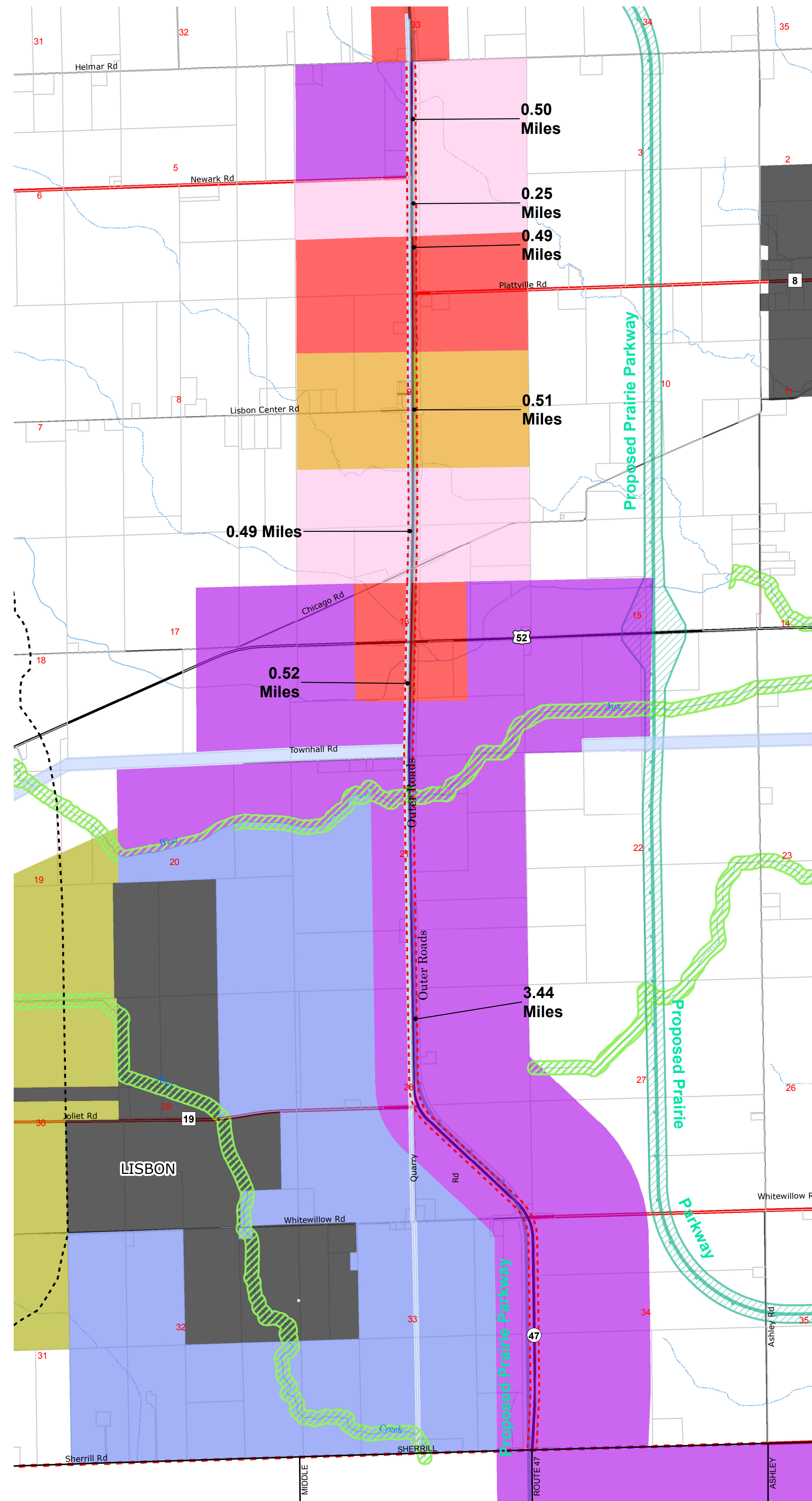


Scale: 1 in = 1,667 feet



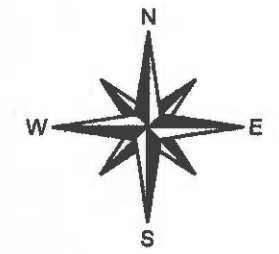
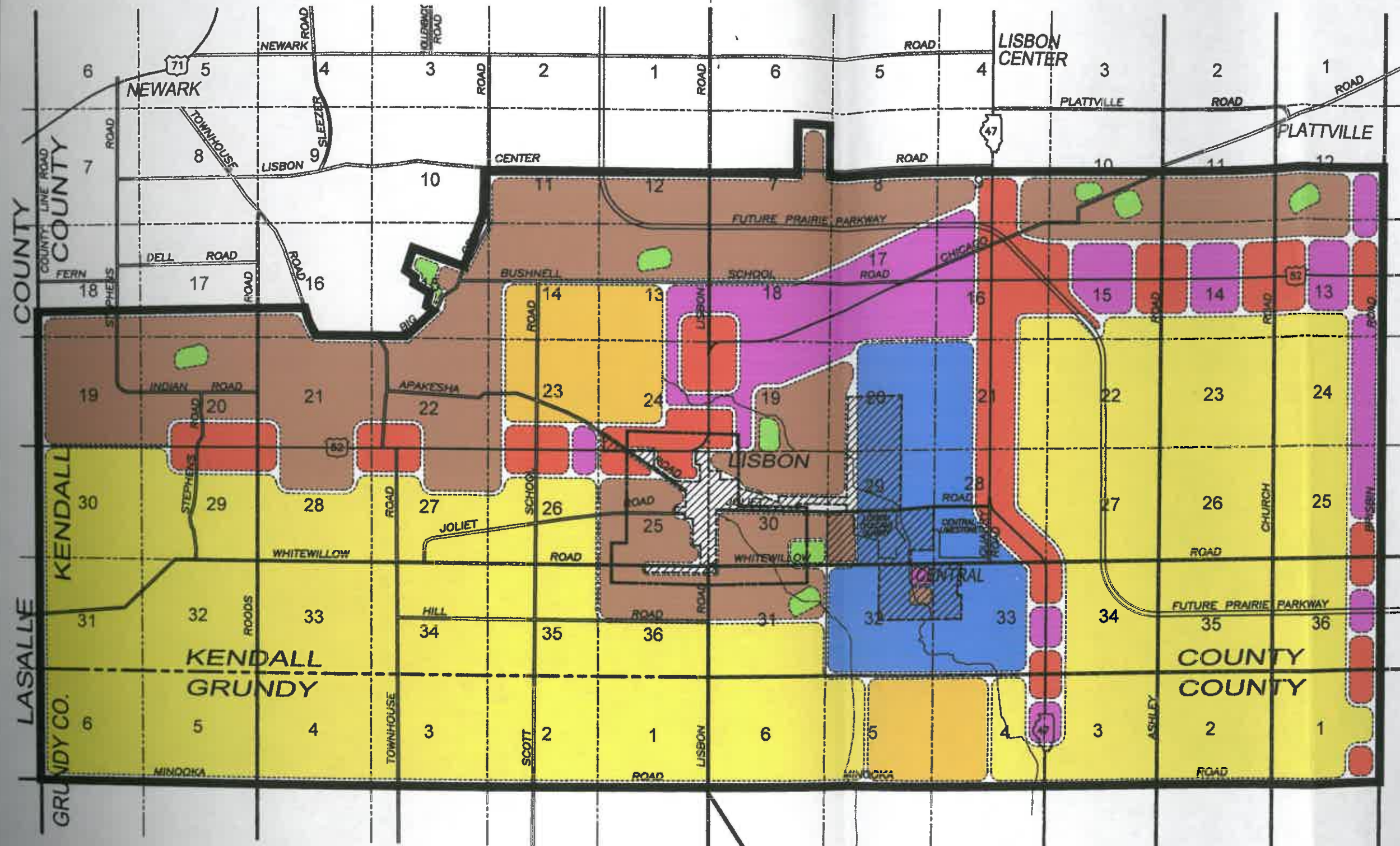
## Legend

- Outer Roads
- Proposed Roadways
- Future LRMP**
- Abbreviation**
- Natural Resource Areas
- Grundy Mixed Use Business
- Court Ordered Mining
- Open Space
- Urbanized Areas
- Mixed Use Business
- Transportation Corridors
- Public Institutional
- Mining
- Rural Settlements
- Commercial
- Continued Growth Suburban Residential













**Kendall County GIS**  
111 West Fox Street - Room 308  
Yorkville, Illinois 60560-1498  
630.553.4030

RANGE 6 EAST RANGE 7 EAST



**LEGEND**

-  LISBON COMPREHENSIVE BOUNDARY
-  EXISTING LISBON VILLAGE LIMITS
-  ORIGINAL LISBON VILLAGE LIMITS
-  COMMERCIAL
-  MIXED USE BUSINESS
-  MINING
-  OPEN SPACE
-  1 ACRE CITY LOTS
-  INDUSTRIAL
-  AGRICULTURAL

TOWNSHIP 34 NORTH  
TOWNSHIP 33 NORTH

RANGE 6 EAST RANGE 7 EAST

DRAWN BY: MAR	DATE: 8/14/07
CHECKED BY: GRC	

REVISIONS	
DATE	BY
10/26/06	MM
11/13/06	MM
11/20/06	MM

**CHAMLIN ASSOCIATES**  
PERU MORRIS ILLINOIS

**COMPREHENSIVE PLANNING MAP**  
VILLAGE OF LISBON, KENDALL COUNTY, ILLINOIS

PLANNING AREAS

SCALE: 1 = 1700	SHEET
FILE NO.:	OF

Findings of Fact for Proposed LRMP Map Changes Along Route 47 (Approximately 5.5 Miles)  
in Lisbon Township

1. The Illinois Department of Transportation approved Alternative B5 in 2007 which called for the widening of Route 47 from Caton Farm Road to the Grundy County Line through Lisbon Township as part of the Prairie Parkway Project.
2. The purpose of the Prairie Parkway was to:
  - a. “Improve regional mobility by providing more north-south, higher speed multi-lane roads or additional lanes to serve traffic growth and reduce regional travel times for long distance travel.
  - b. Address local system deficiencies by developing a transportation system that serves forecast growth in local traffic and reduces travel times.
  - c. Improve access from the study area to regional jobs by serving the forecast growth in work trips and by reducing travel times from the study area current and future jobs.
  - d. Improve safety by reducing existing and projected growth in motor vehicle crashes”  
Source: Prairie Parkway Design Report (2011) Page 1.
3. The Illinois Department of Transportation did not conduct any economic analysis of the impact of the proposed Prairie Parkway on lands located near Route 47 south of Caton Farm Road. Source: Illinois Department of Transportation
4. Changes to the alignment of the Prairie Parkway could cause the Illinois Department of Transportation to re-study the corridor, including updating the NEPA environmental reports, if federal dollars were pursued.
5. There are commercial and industrial lands in Grundy County and Minooka closer to Interstate 80 interchange
  - a. Kraft facility has 1 million square feet available.
  - b. 150 acres is available across from the Morris Airport
  - c. Morris plans warehouses out to Brisbin Road.
  - d. Morris plans retail on Route 47 north of town.
  - e. Morris plans industrial uses by the airport.  
Source: Grundy County EDC
6. The City of Morris has extended water lines to Minooka Road and sanitary sewer lines to Nelson Road; no plans to extend infrastructure into Lisbon Township. The City of Morris obtains water for the area north of Interstate 80 from wells south of Interstate 80 Source: Guy Christensen, City of Morris

7. The Chicago Metropolitan Agency for Planning, in the Kendall County Industrial Market Analysis of April 2016, concluded that industrial uses would favor locations near Minooka and inside Grundy County because of their proximity to Interstate 80 (Page 34)
8. Any buildings constructed presently along the corridor will utilize wells and septic systems. Larger buildings (over 5,000 square feet) will need adequate water for fire suppression and/or will need to be constructed with appropriate firewalls.
9. No fiber optics lines currently exist in the area.
10. Traffic counts along Route 47 in Lisbon Township have generally declined since 2003 with the exception for the north end of the Township:
  - a. 5400 (2003) to 4950 (2017) south end of County
  - b. 6300 (2003) to 4950 (2017) south end Route 47 and 52 interchange
  - c. 6600 (2003) to 6250 (2017) north of Chicago Road
  - d. 6400 (2003) to 6700 (2017) at Newark Road
 Source: Illinois Department of Transportation
11. Traffic Counts on Route 52 have remained steady since 2003:
  - a. 1800 (2003) to 1600 (2017) south of Bushnell School Road
  - b. 2900 (2003) to 3350 (2017) east of 47
 Source: Illinois Department of Transportation
12. Current traffic accidents are most likely to occur near road intersections; many of these accidents are “failure to yield” type accidents. The types of accidents could change and could include more overcorrection type accidents after the widening project is completed.  
Source: Kendall County Sherriff’s Department
13. The existing Kendall County Land Resource Management Plan calls for agricultural uses along most of the corridor. Source: Kendall County Land Resource Management Plan (2011)
14. The Village of Lisbon’s existing Comprehensive Plan calls for commercial, mixed uses and mining along and near the corridor. Source: Village of Lisbon Comprehensive Plan (2009)
15. The intersection of Routes 47 and 52 is the most likely area on the northeast side of an enlarged Village of Lisbon where sales tax producing businesses could locate. The northeast corner of the intersection is already zoned B-3 Highway Business.

16. Existing mining operations are located in Sections 21, 28 and 33. The mining operations could expand into Sections 32, 29 and 20.
17. West Aux Sable Creek is located in the area.
18. The intersection of Plattville Road and Route 47 is the most likely area on the west side of an enlarged Village of Plattville where sales tax producing businesses could locate.
19. Grainco FS and CHS Elburn currently operate grain storage facilities between Helmar and Newark Roads on the west side of Route 47. These uses are special uses in the A-1 Zoning District and are Permitted Uses in the M-2 Zoning District.
20. Commonwealth Edison has a ROW along Route 47 running north to south and near Townhall Road running east to west.
21. The Kendall County Land Resource Management Plan includes classifications for Commercial Uses (office and retail establishments at nodes), Transportation Corridor Uses (uses in B-3, B-5 and B-6 Zoning Districts), Mixed Use Business (uses in B-6 and the 3 Manufacturing Districts) and Mining.
22. Most of the land along the corridor is currently used for agricultural purposes.
23. The Kendall County Economic Development Committee would like outer roads to ensure to prevent interruption of traffic flows in the area. The Committee was also concerned about adequate water and the aesthetics of the corridor. The Committee also wanted a portion of the corridor reserved for industrial uses.
24. Few houses are located along the corridor. Locations with less traffic tend to be better suited for residential uses and these locations exist elsewhere in the County. No loss of affordable housing units is anticipated. The County will remain in compliance with the Illinois Affordable Housing Planning and Appeal Act (310 ILCS 67).



#### 9.04 B-3 HIGHWAY BUSINESS DISTRICT

- A. Purpose: The B-3, Highway Business District is intended for major retail, service and repair establishments serving a large trade area, usually the entire County or beyond and oriented to the traveling public. The trade area population served by these establishments requires easy access, although patronage is more dispersed and visits to these establishments less frequent than in the B-1 District and B-2 District. It is the intent of the B-3 District regulations that establishments desiring location along major traffic routes are grouped with appropriate and adequate access ways provided.
- B. Permitted Uses. The following uses are permitted:
1. All Permitted Uses identified in the B-2 General Business District
  2. Agricultural implement sales and service on an open lot or within a building.
  3. Animal hospital
  4. Banquet Halls are permitted subject to the following conditions:
    - a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
    - b. The subject parcel must be a minimum of 5 acres.
    - c. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)
    - d. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.
    - e. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.
    - f. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
    - g. The noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

**EXEMPTION:** Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

5. Beverages, non-alcoholic, bottling and distributing.
6. Boat, Trailer and Recreational Vehicle sales or rental and service
7. Carpet and Rug Stores
8. Clean up and restoration services with the following conditions:
  - a. If zoned A-1 Agricultural the facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.
  - b. All commercial vehicles are to be stored inside an accessory structure when not in use unless outdoor storage is screened from adjacent and surrounding properties and screening and storage is shown on the approving site plan.
  - c. All operations are to take place inside an enclosed structure.
  - d. A waste management plan must be submitted for approval and included as an exhibit to the approving ordinance
  - e. A material management plan must be submitted including where items will be stored on site including but not limited to chemicals and belongings.
  - f. No materials that are brought in can be burned on this site.
  - g. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations).
  - h. Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.
9. Construction equipment sales and service.
10. Crematories/ Funeral Homes
11. Currency exchange.

12. Drive through or drive up windows for any permitted use excluding the sale of alcoholic beverages.
13. Dry-cleaning and pressing establishments, when employing facilities for the cleaning and pressing of not more than fifteen hundred pounds of dry goods per day, and when using carbon tetrachloride or other similar non-inflammable solvents approved by the State Fire Marshal.
14. Health clubs (public or private) and related accessory uses.
15. Hotel and/or Motels
16. Indoor entertainment and recreation
17. Laboratories (medical, dental, research, experimental and testing), provided no production or manufacturing of products takes place.
18. Laundries, automatic self-service types or hand employing not more than two persons in addition to one owner or manager, provided that laundry machines shall not exceed ten pounds capacity each.
19. Miniature Golf Courses
20. Motor Vehicle Service Stations for Retail Sale of Gasoline and Oil for Motor Vehicles
21. Motor Vehicle Sales/Motorcycle Sales
22. Motor Vehicle/Motorcycle service stations, including repair and rebuilding, or painting of motor vehicles
23. Motor Vehicle washing—Facilities including the use of mechanical conveyers, blowers and steam cleaning.
24. Nurseries and greenhouses
25. Parking Garages for storage of private passenger automobiles and commercial vehicles under one and one-half ton capacity.
26. Restaurants, including the drive-in type where food is served to customers remaining in motor vehicles.
27. Taverns

C. Special Uses. The following uses may be allowed by special use permit in accordance with the provisions of Section 13.00.

1. Child Day Care Facility
2. Clubs and Lodges (non-profit), fraternal or religious institutions.
3. Communication Uses
4. Community Center/ After school programs/ Educational Center
5. Consumer credit, payday loan offices, financing or financial offices.
6. Dwelling units for Watchmen and Families including a Caretaker.
7. Fertilizer sales, including limited storage.
8. Hospitals
9. Indoor Target Practice with the following conditions:
  - a. The indoor shooting range shall meet all applicable standards established in the NRA Range Source Book. Documentation indicating compliance with the aforementioned standards shall be submitted with the site plan. Plans require engineer certification for soundproofing and appropriate design.
  - b. Must be at least 150' from existing dwellings and property lines of schools, daycares, and places of worship.
  - c. Hours of operation from 7am to 10pm
  - d. No alcohol allowed.
  - e. Must meet all requirements of the Kendall County Health Department.
  - f. All applicable Federal, State, EPA and County rules and regulations shall be adhered to.
10. Kendall County Sheriff's Office shooting range with conditions to be set and approved by the County Board.
11. Kennels with the condition that the kennels must be located inside and must be located a minimum of 250' from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map and 150' from lots zoned other than residential or shown on the LRMP map as non-residential. The animals must be indoors by sunset.
12. Landscaping business, provided that:
  - a. All vehicles equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit.

- b. The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs, unless otherwise approved in writing by the agency having jurisdiction over said Highway. Such approvals shall establish limitations as to the number of employees and types of vehicles coming to and from the site that are engaged in the operation of the use (including delivery vehicles). These restrictions shall be included as controlling conditions of the Special Use.
  - c. No landscape waste generated off the property can be burned on this site.
- 13. Meetings Halls
- 14. Micro-Brewery and/or Winery
- 15. Micro Distillery subject to the following conditions:
  - a. If zoned A-1 Agricultural the facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.
  - b. Locally grown inputs shall be used to the greatest extent possible
  - c. The number of hours permitted to operate shall be on the approving ordinance.
  - d. Parking shall be in accordance with Section 11 of the Zoning Ordinance including lighting.
  - e. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.
  - f. Shall contact & meet all requirements of the Kendall County Health Department.
  - g. A waste management plan should be submitted to the Kendall County Health Department
- 16. Outdoor storage provided such storage is screened from adjacent and surrounding properties.
- 17. Outdoor amusement establishments, carnivals, kiddie parks, and other similar amusement centers, and including places of assembly devoted thereto, such as stadiums and arenas.
- 18. Pawn Shop
- 19. Performing arts center subject to the following conditions:

- a. The site shall have frontage on and access to a collector or arterial road, provided that the highway authority with jurisdiction over the subject road may approve alternative access.
  - b. The site shall be shown as a commercial area on the Land Resource Management Plan.
  - c. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations)
  - d. The amount of students and type of events are listed in the approving ordinance.
  - e. Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.
  - f. Must meet applicable Fire Protection District codes.
20. Places of Worship subject to the following conditions:
- a. The height for the towers and steeples shall not exceed seventy-five (75) feet and not more than forty-five (45) feet for the main structure.
  - b. Other related uses, such as school, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.
  - c. Off-street parking, lighting and loading shall be provided as required or permitted in Section 11.00
21. Production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises. In addition the tasting of and wholesale or retail sale of items produced on site as well as the sales of ancillary items and products related to crops and products produced on site shall be permitted provided all required licenses and permits have been secured. The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet. Said sales areas shall be set back at least ninety (90) feet from the center line of all adjacent roads with off-street parking for a minimum of five (5) cars. Seasonal outdoor displays on above listed items are also permitted.
22. Public or Private Utilities and Service uses:
- a. Telecommunications hub
  - b. Filtration plant, pumping station, and water reservoir.
  - c. Sewage treatment plant.
  - d. Electric substations and booster stations.
  - e. Other Similar uses

23. Retail or wholesale sales yards for agricultural products including, but not necessarily limited to, fruits, vegetables, flowers, plants, etc., that are not grown on the premises.
24. Self-Service Storage Facilities
25. Telecommunications Stations
26. Theaters: Outdoor theaters (drive-in), indoor theaters and convention centers.
27. Truck Driving School
28. Truck Stop

D. Conditional Uses. All conditional uses outlined in the B-2 General Business District (Section 9.03D) may be permitted only if specifically authorized by the Zoning Administrator.

#### 9.06 B-5 BUSINESS PLANNED DEVELOPMENT

- A. Purpose. The B-5 Business Planned Development (BPD) District is intended to provide for greater freedom, imagination, and flexibility in the development of land while assuring appropriate development standards. To this extent it allows diversification and variation in the relationship of uses, structures, and open spaces in developments planned as comprehensive, cohesive projects which are unified by a shared concept. It is further intended to encourage the beneficial integration of different compatible land uses at a proper scale and to encourage better design, provision of amenities, and the efficient use of public services through the use of planned unit development procedures. The intensity and profile of the development within this District are intended to be compatible with all adjacent uses.
- B. Permitted Uses. Permitted uses shall be consistent with the purpose of this District, including a wide variety of retail, office, general commercial and light industry. A permitted use list shall be developed and approved with each zoning request in the BPD District.

B-6  
Permitted Uses

1. Accessory uses.
2. Banks and financial institutions
3. Business or trade school.
4. Colleges or universities, including dormitories, fraternities, sororities and other accessory buildings and structures when located on the college or university grounds, but not including business colleges or trade schools when operated for profit.
5. Consumer credit, payday loan offices, financing or financial offices.
6. Fire Stations
7. Governmental buildings and facilities
8. Hospital.
9. Laboratories (medical, dental, research, experimental and testing), provided no production or manufacturing of products takes place.
10. Offices, business and professional, including medical clinics.
11. Parking Garages for storage of private passenger automobiles and commercial vehicles under one and one-half ton capacity
12. Planned Developments- Business
13. Police Stations.
14. Research laboratories, including the testing of products, but not including the manufacturing of products, except as incidental to the research and testing of products
15. Schools (including music, dance, business, driving, commercial, or trade but excluding truck driving)
16. Temporary buildings or structures for construction offices or storage, on the same zoning lot, for a period not to exceed such construction
17. Wholesale sales, displays and offices, but not including storage or warehousing

B-6  
Special Uses

1. Book and stationary stores when Services are intended to serve the immediate convenience needs of persons employed in the area
2. Child Day Care Facility
3. Convenience store
4. Dwelling Unit for Watchmen and Families including a Caretaker
5. Health clubs (public or private) and related accessory uses.
6. Hotel and/or motel
7. Indoor Target Practice
8. Kendall County Sheriff's Office shooting range with conditions to be set and approved by the County Board.
9. Light manufacturing and assembly
10. Packaged Liquor Store or any sale of alcoholic beverages when associated with a brewery or winery.
11. Places of Worship
12. Private clubs such as soccer, etc.
13. Public or Private Utilities and Service uses:
  - a. Telecommunications hub



- b. Filtration plant, pumping station, and water reservoir.
  - c. Sewage treatment plant.
  - d. Electric substations and booster stations.
  - e. Other Similar uses
14. Restaurants and/or taverns
  15. Services or commercial uses intended primarily to serve the immediate convenience needs of persons employed in the area, including office supply stores, restaurants (but not drive-in facilities), dry cleaning (but not on-site plant) and similar uses
  16. Self Service Storage Facilities (enclosed)
  17. Telecommunications stations
  18. Other business uses not specifically listed as permitted uses, when found to be similar and compatible with existing or permitted businesses in the B-6 District

M-1  
Permitted Uses

1. Ambulance Service (Private)
2. Animal feed; preparation, grinding, mixing and storage.
3. Auction Facility
4. Banquet Halls
5. Beverages, non-alcoholic, bottling and distributing.
6. Business or trade school
7. Clean up and restoration services
8. Colleges or universities, including dormitories, fraternities, sororities and other accessory buildings and structures when located on the college or university grounds.
9. Construction equipment sales and service.
10. Contractors' offices and shops.
11. Glass cutting and glazing establishments
12. Light manufacturing and assembly.
13. Micro Distillery
14. Miscellaneous uses - as follows:
  - Accessory uses.
  - Signs.
  - Temporary buildings for construction purposes for a period not to exceed the duration of such construction.
15. Motor vehicle Sales/ Motorcycle Sales including truck sales.
16. Nano Breweries.
17. Offices, business and professional, including medical clinics.
18. Parking Garages for storage of private passenger automobiles and commercial vehicles.
19. Public and community service uses - as follows:
  - Bus terminals, bus garages, bus lots, street railway terminals, or street car houses.
  - Electric sub-stations.
  - Fire stations.
  - Governmental buildings and facilities
  - Municipal or privately owned recreation buildings
  - Police stations.
  - Sewage treatment plants.

Telephone exchanges.  
Water filtration plants.  
Water pumping stations.  
Water reservoirs.

20. Production, publishing, processing, cleaning, testing, or repair, limited to the following uses and products:

Apparel and other products manufactured from textiles.  
Art needle work and hand weaving.  
Motor vehicle painting, upholstering, repairing, reconditioning, and body and fender repairing when done within the confines of a structure.  
Awnings, venetian blinds.  
Bakeries.  
Beverages - non-alcoholic.  
Blacksmith shop.  
Books - hand binding and tooling.  
Bottling works.  
Brushes and brooms.  
Building equipment, building materials, lumber, coal, sand and gravel yards, and yards for contracting equipment of public agencies, or public utilities, or materials or equipment of similar nature.  
Cameras and other photographic equipment and supplies.  
Canning and preserving.  
Canvas and canvas products.  
Carpet and rug cleaning.  
Carting, express hauling or storage yards.  
Cement block manufacture.  
Ceramic products - such as pottery and small glazed tile.  
Cleaning and dyeing establishments when employing facilities for handling more than fifteen hundred pounds of dry goods per day.  
Clothing.  
Cosmetics and toiletries.  
Creameries and dairies.  
Dentures.  
Drugs.  
Electrical appliances, such as lighting fixtures, irons, fans, toasters and electric toys.  
Electrical equipment assembly, such as home radio and television receivers and home movie equipment, but not including electrical machinery.  
Electrical supplies, manufacturing and assembly of - such as wire and cable assembly, switches, lamps, insulation and dry cell batteries.  
Food products, processing and combining of (except meat and fish) - baking, boiling, canning, cooking, dehydrating, freezing, frying, grinding, mixing and pressing.  
Fur goods, not including tanning and dyeing.  
Glass products, from previous manufactured glass.  
Hair, felt and feather products (except washing, curing and dyeing).  
Hat bodies of fur and wool felt.  
Hosiery.

House trailer, manufacture.  
Ice, dry and natural.  
Ink mixing and packaging and inked ribbons.  
Jewelry.  
Laboratories - medical, dental, research, experimental, and testing - provided there is no danger from fire or explosion nor of offensive noise, vibration, smoke, dust, odors, heat, glare, or other objectionable influences.  
Laundries.  
Leather products, including shoes and machine belting, but not including tanning and dyeing.  
Luggage.  
Machine shops for tool, die and pattern making.  
Meat products.  
Metal finishing, plating, grinding, sharpening, polishing, cleaning, rustproofing and heat treatment.  
Metal stamping and extrusion of small products, such as costume jewelry, pins and needles, razor blades, bottle caps, buttons and kitchen utensils.  
Musical instruments.  
Orthopedic and medical appliances, such as artificial limbs, braces, supports and stretchers.  
Paper products, small, such as envelopes and stationery, bags, boxes, tubes and wallpaper printing.  
Perfumes and cosmetics.  
Pharmaceutical products.  
Plastic products, but not including the processing of the raw materials.  
Poultry and rabbits - slaughtering.  
Precision instruments - such as optical, medical and drafting.  
Products from finished materials - plastic, bone, cork, feathers, felt, fiber, paper, fur, glass, hair, horn, leather, precious and semi-precious stones, rubber, shell or yard.  
Printing and newspaper publishing, including engraving and photoengraving.  
Public utility electric substations and distribution centers, gas regulations centers and underground gas holder stations.  
Copying/Reproduction Stores & banner or sign supplies  
Rubber products, small, and synthetic treated fabrics (excluding all rubber and synthetic processing), such as washers, gloves, footwear, bathing caps and atomizers.  
Silverware, plate and sterling.  
Soap and detergents, packaging only.  
Soldering and welding.  
Sporting and athletic equipment, such as balls, baskets, cues, gloves, bats, racquets, and rods.  
Statuary, mannequins, figurines and religious and church art goods, excluding foundry operations.  
Storage of household goods.  
Storage and sale of trailers, farm implements and other similar equipment on an open lot.

Storage of flammable liquids, fats or oil in tanks each of fifty thousand gallons or less capacity, but only after the locations and protective measures have been approved by local fire chief in the district in which the subject property is located.

Textiles - spinning, weaving, manufacturing, dyeing, printing, knit goods, yard goods, thread, and cordage, but not including textile bleaching.

Tool and die shops.

Tools and hardware - such as bolts, nuts, and screws, doorknobs, drills, hand tools and cutlery, hinges, house hardware, locks nonferrous metal castings, and plumbing appliances.

Toys.

Truck, truck tractor, truck trailer, car trailer, or bus storage yard, when all equipment is in operable condition, but not including a truck or motor freight terminal, which shall be treated under sub-section 10.01-C.

Umbrellas.

Upholstering (bulk), including mattress manufacturing, rebuildings, and renovating.

Vehicles, children's - such as bicycles, scooter, wagons and baby carriages.

Watches.

Wood products, such as furniture, boxes, crates, baskets and pencils and cooperage works.

Any other manufacturing establishment that can be operated in compliance with the performance standards set forth in Section 4.12 without creating objectionable noise, odor, dust, smoke, gas, fumes, or vapor; and that is a use compatible with the use and occupancy of adjoining properties.

21. Retail and services as follows:

Motor vehicle service station for the retail sale of gasoline and oil for motor vehicles, for minor services which may be conducted out of doors.

Motor vehicle/Motorcycle Service Stations (includes repair, rebuild, and painting)

Banks and financial institutions

Carpet and Rug Stores

Catering Establishments as long as it conforms to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance.

Contractor or construction such as: building, cement, electrical, refrigeration, masonry, building, plumbing, roofing, air-conditioning, heating and ventilating, fuel oil, with a storage of fuel oils, gas and other flammable products limited to 120,000 gallons per tank, with total storage on zoning lot not to exceed 500,000 gallons.

Plumbing, heating, and roofing supply shops

22. Residential uses - as follows:

Dwelling units for watchmen and their families including caretakers when located on the premises where they are employed in such capacity.

23. Telecommunication Stations

24. Wholesaling and warehousing

M-1

Special Uses

1. Any use which may be allowed as a special use in the B-3 or B-4 Business Districts, but not including house trailers (mobile homes) camps.

1. Child Day Care Facility
2. Clubs and Lodges (non-profit), fraternal or religious institutions.
3. Communication Uses
4. Community Center/ After school programs/ Educational Center
5. Consumer credit, payday loan offices, financing or financial offices.
6. Dwelling units for Watchmen and Families including a Caretaker.
7. Fertilizer sales, including limited storage.
8. Hospitals
9. Indoor Target Practice
10. Kendall County Sheriff's Office shooting range
11. Kennels
12. Landscaping business,
13. Meetings Halls
14. Micro-Brewery and/or Winery
15. Micro Distillery
16. Outdoor storage provided such storage is screened from adjacent and surrounding properties.
17. Outdoor amusement establishments, carnivals, kiddie parks, and other similar amusement centers, and including places of assembly devoted thereto, such as stadiums and arenas.
18. Pawn Shop
19. Performing arts center
20. Places of Worship subject to the following conditions:
21. Production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises. In addition the tasting of and wholesale or retail sale of items produced on site as well as the sales of ancillary items and products related to crops and products produced on site shall be permitted provided all required licenses and permits have been secured.
22. Public or Private Utilities and Service uses:
  - a. Telecommunications hub
  - b. Filtration plant, pumping station, and water reservoir.
  - c. Sewage treatment plant.
  - d. Electric substations and booster stations.
  - e. Other Similar uses
23. Retail or wholesale sales yards for agricultural products including, but not necessarily limited to, fruits, vegetables, flowers, plants, etc., that are not grown on the premises.
24. Self-Service Storage Facilities
25. Telecommunications Stations
26. Theaters: Outdoor theaters (drive-in), indoor theaters and convention centers.
27. Truck Driving School
28. Truck Stop
  1. Amphitheater, drive-in theater, auditorium, stadium and sports arena,
  2. Athletic Fields with Lights,
  3. Amusement park, including go-cart tracks, water parks and other rides, .
  4. Bait Shop

5. Convenience Store
  6. Hotel and/or Motel
  7. Indoor entertainment and recreation
  8. Indoor Target Practice
  9. Kendall County Sheriff's Office shooting range
  10. Kennels
  11. Places of Worship
  12. Planned Developments- Business
  13. Production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises. In addition the tasting of and wholesale or retail sale of items produced on site as well as the sales of ancillary items and products related to crops and products produced on site shall be permitted provided all required licenses and permits have been secured.
  14. Racetrack
  16. Riding Stables including, but not limited to: polo clubs, rodeo clubs and similar uses
  17. Seminaries, convents, monasteries, and similar religious institutions including dormitories and other accessory uses required for operation.
  18. Telecommunications Stations
  19. Other business uses not specifically listed as permitted uses, when found to be similar and compatible with existing or permitted businesses in the B-4 District
2. Adult Regulated uses
  3. Airports and heliports including aircraft hangers, tie downs and aircraft service and repair subject to the following restrictions:
  4. Airport, private airstrip, heliports and aircraft landing fields
  5. Art Galleries and studios
  6. Grain Storage.
  7. Indoor Target Practice
  8. Kendall County Sheriff's Office shooting range with conditions to be set and approved by the County Board.
  9. Kennels
  10. Medical Cannabis Cultivation Centers- Temporary
  11. Medical Cannabis Cultivation Centers- Temporary
  12. Motor freight terminals.
  13. Motor vehicle/ Truckwash Facilities including the use of mechanical conveyers, blowers and steam cleaning.
  14. Packaged Liquor Store or any sale of alcoholic beverages when associated with a brewery or winery.
  15. Paintball Facilities
  16. Parks and recreational areas
  17. Planned developments, industrial
  18. Private Clubs or lodges
  19. Private clubs such as soccer, etc.
  20. Racetrack provided that the following minimum standards are met:
  21. Schools (including music, dance, business, driving, commercial, or trade but excluding truck driving)

22. Stadiums, auditoriums and arenas.
23. Theaters, outdoor drive-in.
24. Transfer Stations as long as it conforms to the Solid Waste Plan and all EPA requirements.
25. Truck Wash Facility or Motor Vehicle Wash Facility
26. Any use permitted in the M-2 Heavy Manufacturing District, provided the performance standard set forth in Section 4.12. can be met in their entirety.
27. Wind Farms, Commercial,

M-2  
Permitted Uses

1. Any use permitted in the M-1 Districts except banks and financial institutions.
2. Production, processing, cleaning, servicing, testing, and repair, including the following products:
  - Charcoal, lampblack and fuel briquettes.
  - Chemicals - including acetylene, aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, carbon black and bone black, cleaning and polishing preparation, creosote, exterminating agents, hydrogen and oxygen, industrial alcohol, nitrating of cotton or other materials, nitrates, (manufactured and natural) of an explosive nature, potash, plastic materials and synthetic resins, pyroxylin, rayon yard, hydrochloric, picric and sulfuric acids and derivatives.
  - Coal, coke and tar products, including gas manufacturing.
  - Electric central station, power and steam-generating plants.
  - Fertilizers.
  - Film, photographic.
  - Flour, feed and grain - milling and processing.
  - Incineration or reduction of garbage, offal and dead animals.
  - Linoleum and oil cloth.
  - Magnesium foundries.
  - Matches.
  - Metal and metal ores (except precious and rare metals) - reduction, refining, smelting and alloying.
  - Paint, lacquer, shellac, varnishes, linseed oil and turpentine.
  - Petroleum products, refining - such as gasoline, kerosene, naphtha, lubricating oil and liquefied petroleum gases.
  - Rubber (natural or synthetic).
  - Soaps, including fat and oil rendering.
  - Starch.
  - Wood, coal, and bones, distillations.
  - Wood pulp and fiber, reduction and processing, including paper mill operations.
  - Any other production, processing, cleaning, servicing, testing, and repair which conforms with the performance standards established hereinafter for the M-2 District.
3. Storage, including the following uses and materials or products: Goods used in or produced by manufacturing activities permitted in this district.
  - Grain.
  - Manure, peat and topsoil.
  - Petroleum and petroleum products.

M-2  
Special Uses

1. Any use which may be allowed as a special use in the M-1 Districts, unless already permitted under Section 10.02.B above.
2. Commercial off-premise advertising structures
3. Correctional Facilities
4. Explosive, including storage, when not prohibited by other ordinance.
5. Junk yards and Motor vehicle wrecking yards provided they are contained within completely enclosed buildings or screened by a solid wall or uniformly painted solid fence at least twelve feet high.
6. Kendall County Government Agency and other law enforcement shooting range with conditions to be set and approved by the County Board.
7. Miscellaneous uses as follows:
  - a. Railroad freight terminals, motor freight terminals, railroad switching and classification yards, repair shops and roundhouses.
8. Slaughter House

M-3  
Permitted Uses

1. Surface and/or open pit mining, extraction and or processing of aggregate materials, e.g. sand, gravel, limestone, subject to the issuance of a permit as provided including an office in relation to business.
2. Explosive, including storage, when not prohibited by other ordinance.

M-3  
Special Uses

1. Asphalt and/or concrete batch mixing plants with or without associated recycling facilities.
2. Commercial off-premise advertising structures
3. Kendall County Sheriff's Office shooting range with conditions to be set and approved by the County Board.
4. Outdoor Target Practice or Shooting (not including private shooting in your own yard)