

**MINUTES – UNOFFICIAL UNTIL APPROVED**  
**KENDALL COUNTY**  
**ZONING BOARD OF APPEALS MEETING**  
111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210)  
YORKVILLE, IL 60560  
**March 27, 2023 – 7:00 p.m.**

**CALL TO ORDER**

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:01 p.m.

**ROLL CALL:**

Members Present: Scott Cherry (Arrived at 7:06 p.m.), Cliff Fox, Tom LeCuyer, Randy Mohr, Jillian Prodehl, and Dick Thompson

Members Absent: Dick Whitfield

Staff Present: Matthew Asselmeier, AICP, CFM, Senior Planner

Others Present: Emma Tajchman and Dan Nagel

**PETITIONS**

The Zoning Board of Appeals started their review of Petition 23-13 at 8:09 p.m.

**Petition 23 – 13 – Kendall County Planning, Building and Zoning Committee**

**Request:** Text Amendments to the Kendall County Zoning Ordinance by Amending Kendall County's Kennel Regulations

Mr. Asselmeier summarized the request.

In response to the special use permit amendments for the kennel at the northeast corner of Ridge and Bell Roads, Staff prepared the following proposed amendments to kennel regulations.

In summary, the proposed changes are as follows:

1. Allow pets outdoors until 10:00 p.m. for the purposes of allowing owners to pick-up and drop-off pets and to allow for normal bathroom breaks.
2. Establish uniform kennel regulations throughout the County.
3. Minor text alterations.

Redlined versions of the proposed changes were provided.

As of the date of this memo, there are six (6) active special use permits for kennels in the unincorporated area.

At their meeting on February 9, 2023, the Kendall County Planning, Building and Zoning Committee voted to initiate these amendments.

The proposals were emailed to the townships on February 23, 2023. To date, no comments have been received.

ZPAC met on the proposals on February 28, 2023. ZPAC recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal on March 22, 2023. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were provided.

Chairman Mohr opened the public hearing at 8:10 p.m.

Nobody from the public was present at the public hearing.

Chairman Mohr closed the public hearing at 8:10 p.m.

The proposal applies to all kennels.

Member Fox made a motion, seconded by Member Thompson, to recommend approval of the text amendments.

The votes were as follows:

Ayes (6): Cherry, Fox, LeCuyer, Mohr, Prodehl, and Thompson  
Nays (0): None  
Abstain (0): None  
Absent (1): Whitfield

The motion passed.

The townships will be notified of the results of the public hearing.

The proposal goes to the Planning, Building and Zoning Committee on May 8, 2023.

The Zoning Board of Appeals completed their review of Petition 23-13 at 8:11 p.m.

#### **PUBLIC COMMENTS**

Mr. Asselmeier reported that the proposed text amendment related to chickens on residentially zoned and used properties will be on the agenda for the May 1, 2023, meeting. There will also be a petition for a special use permit for a landscaping business and related variances at the property located at the southwest corner of Route 126 and Grove Road.

**ADJOURNMENT OF THE ZONING BOARD OF APPEALS**

Member LeCuyer made a motion, seconded by Member Cherry to adjourn.

With a voice vote of six (6) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 8:12 p.m.

The next regularly scheduled hearing/meeting will be on May 1, 2023.

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

Exhibits

1. Memo on Petition 23-13 Dated March 23, 2023
2. Certificate of Publication and Certified Mail Receipts for Petition 23-13 (Not Included with Report but on file in Planning, Building and Zoning Office)

**KENDALL COUNTY  
ZONING BOARD OF APPEALS**

**March 27, 2023**

In order to be allowed to present any testimony, make any comment, engage in cross-examination, or ask any question during this public hearing, you must enter your name, address, and signature on this form prior to the commencement of the public hearing. By signing this registration sheet, you agree that you understand that anything you say will be considered sworn testimony, and that you will tell the truth, the whole truth and nothing but the truth.

NAME	ADDRESS	SIGNATURE
Emma Tajchman	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	DAN NEDEL



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**MEMORANDUM**

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To: Kendall County Zoning Board of Appeals  
From: Matthew H. Asselmeier, AICP, CFM, Senior Planner  
Date: March 23, 2023  
Re: Proposed Amendments Related to Kennels (Petition 23-13)

In response to the special use permit amendments for the kennel at the northeast corner of Ridge and Bell Roads, Staff prepared the following proposed amendments to kennel regulations.

In summary, the proposed changes are as follows:

1. Allow pets outdoors until 10:00 p.m. for the purposes of allowing owners to pick-up and drop-off pets and to allow for normal bathroom breaks.
2. Establish uniform kennel regulations throughout the County.
3. Minor text alterations.

Redlined versions of the proposed changes are attached.

As of the date of this memo, there are six (6) active special use permits for kennels in the unincorporated area.

At their meeting on February 9, 2023, the Kendall County Planning, Building and Zoning Committee voted to initiate these amendments.

The proposals were emailed to the townships on February 23, 2023.

ZPAC met on the proposals on February 28, 2023. ZPAC recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of meeting are attached.

The Kendall County Regional Planning Commission reviewed this proposal on March 22, 2023. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting are attached.

If you have any questions regarding this memo, please let me know.

MHA

Enc. Redlined Proposal  
February 28, 2023 ZPAC Minutes (This Petition Only)  
March 22, 2023 RPC Minutes (This Petition Only)

## Kennel Regulations

### Amend Section 7:01.D

29. Kennels provided that the kennels must be located inside and must be located a minimum of **two hundred fifty feet (250')** from the lot line of lots zoned residential or shown as Residential on the LRMP map and **one hundred fifty feet (150')** from lots zoned other than residential or shown on the LRMP map as non-residential. The animals must be indoors by sunset, **except for the purposes of owners picking-up and dropping-off pets and regular bathroom breaks until 10:00 p.m.**

### Amend Section 9:03.C

14. Kennels **with the conditions contained in Section 7:01.D.** ~~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 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.~~

### Amend Section 9:04.C

10. Kennels **with the conditions contained in Section 7:01.D.** ~~when located more than 600' from any occupied residential structure other than the owners residence~~

The M-1 and M-2 Districts already reference Section 7:01.D.

Kennels are special uses in the A-1, B-3, B-4, M-1, and M-2 Zoning Districts.

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)  
February 28, 2023 – Unapproved Meeting Minutes**

PBZ Chairman Seth Wormley called the meeting to order at 9:00 a.m.

Present:

Matt Asselmeier – PBZ Department  
Meagan Briganti – GIS Department  
David Guritz – Forest Preserve  
Brian Holdiman – PBZ Department  
Fran Klaas – Highway Department  
Commander Jason Langston – Sheriff's Department  
Alyse Olson – Soil and Water Conservation District  
Aaron Rybski – Health Department  
Seth Wormley – PBZ Committee Chair

Absent:

Greg Chismark – WBK Engineering, LLC

Audience:

Doug Westphal

**PETITIONS**

**Petitions 23-13 Kendall County Planning, Building and Zoning Committee**

Mr. Asselmeier summarized the request.

In response to the special use permit amendments for the kennel at the northeast corner of Ridge and Bell Roads, Staff prepared the following proposed amendments to kennel regulations.

In summary, the proposed changes are as follows:

1. Allow pets outdoors until 10:00 p.m. for the purposes of allowing owners to pick-up and drop-off pets and to allow for normal bathroom breaks.
2. Establish uniform kennel regulations throughout the County.
3. Minor text alterations.

Redlined versions of the proposed changes were provided.

As of the date of this memo, there are six (6) active special use permits for kennels in the unincorporated area.

At their meeting on February 9, 2023, the Kendall County Planning, Building and Zoning Committee voted to initiate these amendments.

Mr. Rybski made a motion, seconded by Commander Langston, to recommend approval of the proposal.

The votes were follows:

Ayes (9): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Olson, Rybski, and Wormley  
Nays (0): None  
Abstain (0): None  
Absent (1): Chismark

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on March 22, 2023.

**PUBLIC COMMENT**

Doug Westphal expressed concerns about townships maintaining their roads when large renewable energy projects occur. Mr. Asselmeier noted the road use agreement requirement in the law.

**ADJOURNMENT**

Mr. Guritz made a motion, seconded by Mr. Klaas, to adjourn.

With a voice vote of nine (9) ayes, the motion carried.

The ZPAC, at 9:54 a.m., adjourned.

Respectfully Submitted,  
Matthew H. Asselmeier, AICP, CFM  
Senior Planner



**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION**

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

**Unapproved - Meeting Minutes of March 22, 2023 - 7:00 p.m.**

Chairman Bill Ashton called the meeting to order at 7:00 p.m.

**ROLL CALL**

Members Present: Bill Ashton, Eric Bernacki, Tom Casey, Dave Hamman (Arrived at 7:04 p.m.), Karin McCarthy-Lange, Larry Nelson, Ruben Rodriguez, and Seth Wormley

Members Absent: Bob Stewart and Claire Wilson

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Dan Nagel and Greg Vander Kamp

**PETITIONS**

**Petition 23-13 Kendall County Planning, Building and Zoning Committee**

Mr. Asselmeier summarized the request.

In response to the special use permit amendments for the kennel at the northeast corner of Ridge and Bell Roads, Staff prepared the following proposed amendments to kennel regulations.

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The proposals were emailed to the townships on February 23, 2023.

ZPAC met on the proposals on February 28, 2023. ZPAC recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of meeting were provided.

Member Wormley made a motion, seconded by Member McCarthy-Lange, to recommend approval of the text amendments.

The votes were as follows:

Ayes (8): Ashton, Bernacki, Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, and Wormley

Nays (0): None

Absent (2): Stewart and Wilson

Abstain (0): None

The motion carried. The proposal will go to the Kendall County Zoning Board of Appeals on March 27, 2023.

**CITIZENS TO BE HEARD/PUBLIC COMMENT**

None

**OTHER BUSINESS/ANNOUNCEMENTS**

Mr. Asselmeier reported that the proposed text amendment related to chickens on residentially zoned and used properties will be on the agenda for the April meeting. There will also be a petition for a special use permit for a landscaping business and related variances at the property located at the southwest corner of Route 126 and Grove Road.

**ADJOURNMENT**

Member Rodriguez made a motion, seconded by Member McCarthy-Lange, to adjourn. With a voice vote of eight (8) ayes, the motion carried.

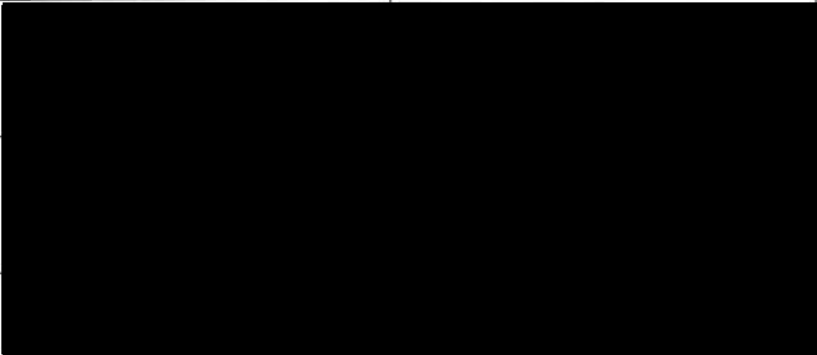
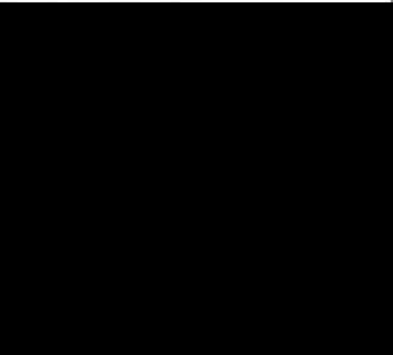
The Kendall County Regional Planning Commission meeting adjourned at 7:49 p.m.

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



**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION  
MARCH 22, 2023**

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
<i>Don Nagel</i>		
<i>Greg Vander Kamp</i>		