

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

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

Meeting Minutes of February 22, 2023 - 7:00 p.m.

Chairman Bill Ashton called the meeting to order at 7:04 p.m.

ROLL CALL

Members Present: Bill Ashton, Eric Bernacki, Tom Casey, Dave Hamman, Karin McCarthy-Lange, Larry Nelson (left at 8:23 p.m.), Ruben Rodriguez (left at 8:23 p.m.), Bob Stewart, Claire Wilson, and Seth Wormley (left at 8:27 p.m.)

Members Absent: None

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: None

APPROVAL OF AGENDA

Member Nelson made a motion, seconded by Member Hamman, to approve the agenda with an amendment moving the anti-harassment training to after the planning and zoning training. With a voice vote of ten (10) ayes, the motion carried.

APPROVAL OF MINUTES

Member Nelson made a motion, seconded by Member Rodriguez, to approve the minutes of the January 25, 2023, meeting. With a voice vote of ten (10) ayes, the motion carried.

Chairman Ashton apologized for missing the Annual Meeting.

Discussion occurred regarding bee and chicken regulations. Member Wormley indicated a text amendment would be forthcoming allowing people to have six (6) hens on lots zoned and used for single-family residential purposes. Mr. Asselmeier explained enforcement procedures. Member Nelson provided a history of the legislation allowing counties to regulate farm animals in the unincorporated area. Discussion occurred regarding how cases of avian flu would be handled. Discussion occurred regarding composting of animals.

Member Rodriguez made a motion, seconded by Member Hamman, to approve the minutes of the February 4, 2023, Annual Meeting. With a voice vote of ten (10) ayes, the motion carried.

PETITIONS

None

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

NEW BUSINESS

Planning and Zoning 101 Training

Mr. Asselmeier provided a training covering planning and zoning topics.

Discussion occurred regarding township fence viewers.

Discussion occurred about evaluating cases based on potential uses of land. Mr. Asselmeier provided the bed and breakfast sale example.

Member Nelson expressed concerns about the County overstepping its authority by adding conditions to special use permits. Mr. Asselmeier stated that the conditions have been added to special use permits based on the findings of fact or to address some other part of the zoning ordinance. It was possible that a Petitioner could do the bare minimum of the Zoning Ordinance and not agree to additional conditions in the special use permit. To date, the County has not imposed conditions on Petitioners without their consent or input.

Member Stewart asked what guidance Staff gives Petitioners prior to meetings because some Petitioners seem better prepared than other Petitioners. Mr. Asselmeier responded that Petitioners were encouraged to talk to neighbors prior to application submittal to avoid surprises at meetings. He noted that some people are not good public speakers or handle conflict well. Member Wormley noted the detail necessary for application submittal. Member Stewart said that he encouraged people to attend Plan Commission meetings prior to submitting an application. Chairman Ashton provided the sign example.

Member Rodriguez requested that the presentation be emailed.

Member Nelson discussed the impact of being non-home rule. Discussion occurred regarding the steps to becoming home rule.

Member Nelson discussed the history of updating the County's Land Resource Management Plan, the Annual Meeting, and the need to follow the plan.

Member Bernacki asked about properties that were party to annexation agreements, but were never annexed. Mr. Asselmeier said that annexation agreements can be renewed. The potential for lawful non-conforming uses could occur. In cases of involuntary annexations, a special use permit would go away, but the use would be lawfully non-conforming. Discussion occurred regarding court ordered de-annexations.

OLD BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petition 22-27 was approved by the County Board.

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier reported there were seven (7) proposed text amendments to the Zoning Ordinance and Subdivision Control Ordinance for the March meeting.

Members Nelson and Rodriguez left at this time (8:23 p.m.). Member Wormley left at this time (8:27 p.m.).

Anti-Harassment Training

Commissioners reviewed the training.

ADJOURNMENT

Member McCarthy-Lange made a motion, seconded by Member Hamman, to adjourn. With a voice vote of seven (7) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 8:59 p.m.

Respectfully submitted by,

Matthew H. Asselmeier, AICP, CFM

Senior Planner

KCRPC Meeting Minutes 2.22.23