

**KENDALL COUNTY
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE**

***Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois
5:00 p.m.
Meeting Minutes of August 28, 2019***

Chairman Larry Nelson called the meeting to order at 5:10 p.m.

Members Present: Bill Ashton, Scott Gryder (arrived at 6:25 p.m.), Larry Nelson, Matthew Prochaska, and Jeff Wehrli

Member Absent: Megan Andrews and Randy Mohr

Others Present: Matt Asselmeier, Senior Planner

It was announced that John Shaw had resigned from the Committee.

APPROVAL OF AGENDA

Mr. Prochaska made a motion, seconded by Mr. Wehrli to approve the agenda. With a voice vote of four (4) ayes, the motion carried.

APPROVAL OF MINUTES

Mr. Wehrli made a motion, seconded by Mr. Prochaska, to approve the minutes of the July 24, 2019, meeting. With a voice vote of four (4) ayes the minutes were approved.

NEW/OLD BUSINESS

1. Review of Sections 3, 4, 5, 6, 7, 8, and 12.03 of the Zoning Ordinance with Corrections Proposed by Teska Associates

Mr. Asselmeier distributed the changes. The proposed changes are as follows:

Signage related definitions were moved from Section 12.03 to Section 3. These terms include awning sign, banner sign, changeable copy sign, commercial message, construction sign, crop identification signs, erect, external illumination, façade, free-standing signs, garage/yard sale signs, grade, ground sign, illegal sign, illuminated sign, inflatable sign, instructional sign, internal illumination, marquee or canopy, marquee or canopy sign, memorial or tablet sign, non-conforming sign, off premise identification sign, outdoor advertising structure (billboard), pennant, political sign, portable signs, projecting signs, real estate signs, roof sign, sign (business), sign (church bulletin board), sign contractor, sign (flashing), sign (gross surface area of), sign identification, sign structure, sign supports, special event signs, temporary sign, wall sign, window area, and window sign.

The consensus of the Committee was to keep the definition of erect from the definitions section and delete the definition of erect originally found in the sign section.

Discussion occurred regarding the definition of grade. The definition came from the sign section. The consensus of the Committee was to get a more detailed definition for the term grade.

Mr. Asselmeier will check exemptions contained in the sign regulations as they relate to ground signs and signs within a property for internal use.

The definition of kennel would be changed to reference the Illinois Animal Welfare Act.

The consensus of the Committee was that the definition of outdoor advertising structure (billboard) from the sign section would be used. The definition of sign, advertising (billboard) from the definitions section would be deleted. The definition would cross reference billboard.

In Section 4:05, discussion occurred regarding attached accessory buildings. The phrase attached accessory building was deleted.

In Section 6:02, discussion occurred regarding the official zoning map. The consensus of the Committee was that the paper copy in the Planning, Building and Zoning Department should be the official zoning map and the online map should be secondary.

In Section 7:01.D.11, the consensus of the Committee was to change the bed and breakfast requirements to the language in the Bed and Breakfast Act.

Discussion occurred whether or not riding stables should be a special use or a conditional use in the agricultural district. The consensus of the Committee was that riding stables should be conditional uses.

Section 7:01.H would be deleted because it is superfluous.

In Section 8:02.A.10, the phrase or similar was added next to type of animal.

In Section 8:02.B, the question was asked why beekeeping required annual renewal fees. Mr. Asselmeier will check why the fee was placed.

Scott Gryder arrived at this time (6:25 p.m.).

Discussion occurred regarding emotional support animals.

In Section 8:02.B.11.I, the reference to fee would be deleted.

In Section 7:01.G.2, discussion occurred regarding the setback of structures from roads. Mr. Asselmeier will check why the language calls for the greater distance.

In Section 8:03, Mr. Asselmeier noted that the footnotes were placed into the text.

The consensus of the Committee was to move Section 8:06 to Section 13 with the rest of the adoption procedures.

In the first paragraph of Section 8:06.B, the intent was to include other districts; the language was changed to other affected districts.

Under the procedure for approval, the one point five (1.5) mile jurisdictional review was clarified to only municipalities with jurisdictional control. Also, the timing of the Planning, Building and Zoning Committee review was changed to within thirty (30) days unless a legal objection by a township could be filed.

2. Update on Petition 18-04-Request from the Kendall County Regional Planning Commission for Amendment to the Land Resource Management Plan for Properties Located Near Route 47 in Lisbon Township

Mr. Asselmeier reported that the County Board rejected the proposal with one (1) member voting in favor and nine (9) members voting in opposition. Mr. Gryder thanked the Committee for their work on this project.

3. Discussion of Recreational Marijuana Zoning Related Regulations

Mr. Asselmeier stated that the Planning, Building and Zoning Committee initiated a text amendment for recreational and medical cannabis uses with the goal to have an ordinance adopted by January 1st, if the County does not opt-out. The Committee reviewed the proposal in its current form.

OTHER BUSINESS/ANNOUNCEMENTS

None

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

ADJOURNMENT:

The next meeting will be September 25, 2019. Mr. Wehrli made a motion to adjourn the meeting, seconded by Mr. Gryder. With a voice vote of five (5) ayes, the motion passed and the meeting adjourned at 7:45 p.m.

Respectfully submitted,
Matthew H. Asselmeier, AICP
Senior Planner