

**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 September 25, 2019*

Chairman Larry Nelson called the meeting to order at 5:13 p.m.

Members Present: Bill Ashton, Scott Gryder (arrived at 6:17 p.m.), Larry Nelson, Matthew Prochaska, and Jeff Wehrli

Member Absent: Megan Andrews and Randy Mohr

Others Present: Matt Asselmeier, Senior Planner

APPROVAL OF AGENDA

Without objection, the agenda was approved.

APPROVAL OF MINUTES

Mr. Prochaska made a motion, seconded by Mr. Wehrli, to approve the minutes of the August 28, 2019, meeting. With a voice vote of four (4) ayes the minutes were approved.

NEW/OLD BUSINESS

1. Review of Sections 3, 7:01, 8:02, 9, and 12 of the Zoning Ordinance with Corrections Proposed by Teska Associates
Mr. Asselmeier provided a follow-up on items discussed at previous meetings.

In Section 3:01, a general statement regarding words and terms not defined shall have the meanings indicated by common dictionary definition. This phrase came from the Stormwater Management Ordinance. The Committee favored this language.

The consensus of the Committee was to keep the definitions of billboard and outdoor advertising structure (billboard) in the in Ordinance.

The Committee did not object to the new definition of grade.

The consensus of the Committee was that riding stables should be a conditional use on A-1 zoned property.

The consensus of the Committee was to remove the beekeeping renewal fee.

Mr. Asselmeier noted that several references refer to Section 7:01. This was because many of these uses and their conditions were mentioned in Section 7:01 before any other section of the Zoning Ordinance.

Sign and parking regulations were removed from individual sections because uses still have to follow the regulations contained in the Zoning Ordinance; the reference to sign and parking regulations in the business section was unnecessary.

The consensus of the Committee was to have reference pointing people from Section 12:03 to Section 3:02 so that Section 12 did not need to be renumbered.

In Section 12:04.A “other signs installed by a governmental entity” to list of public or quasi-public informational signs.

In Section 12:04.J, the consensus of the Committee was to have signs removed within five (5) days from the date of closing or lease initiation.

Acronyms for Planning, Building and Zoning and Zoning Board of Appeals were added throughout the document.

The consensus of the Committee was to remove the replacement bonus contained in Section 12:06.D.

The consensus of the Committee was to remove the language pertaining to political temporary signs in Section 12:08.A.1.c.

The consensus of the Committee was to remove the 60% maximum for permitted changeable copy signs and set the illumination by special use permit in Section 12:08.A.3 in agricultural areas.

In Section 12:15.A, the consensus of the Committee was to amend the language regarding the date of adoption to use more general language.

In Section 12:17.K, the consensus of the Committee was to add “unless otherwise allowed by a special use permit.”

The consensus of the Committee was to move 12:19 and 12:20 to the penalties and enforcement sections of Section 13.

Staff will research the amortization language in Section 12:21.

Chairman Nelson asked if Staff had any additional changes to address unnecessary regulations in the Zoning Ordinance. Mr. Asselmeier responded that Staff is incorporating those suggested in the proposal as the review of sections occurred.

Mr. Gryder arrived at this time (6:17 p.m.).

Mr. Prochaska favored re-examining allowing home occupation to be conducted outdoors.

Discussion occurred regarding noise coming from special use permits if new residential use move into closer proximity. The suggestion was made to put language on plats acknowledging the existence of special use permits.

2. Approval of Fiscal Year 2019-2020 Meeting Calendar

Mr. Ashton made a motion, seconded by Mr. Gryder, to approve the meeting calendar. With a voice vote of five (5) ayes, the motion passed.

OTHER BUSINESS/ANNOUNCEMENTS

None

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

ADJOURNMENT:

The next meeting will be October 23, 2019. Mr. Prochaska made a motion to adjourn the meeting, seconded by Mr. Wehrli. With a voice vote of five (5) ayes, the motion passed and the meeting adjourned at 6:40 p.m.

Respectfully submitted,
Matthew H. Asselmeier, AICP
Senior Planner