

**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 December 11, 2019*

Chairman Larry Nelson called the meeting to order at 5:01 p.m.

**Members Present:** Bill Ashton, Larry Nelson, Matthew Prochaska, and Jeff Wehrli

**Member Absent:** Megan Andrews, Scott Gryder, and Randy Mohr

**Others Present:** Matt Asselmeier, Senior Planner, and Tony Scianna

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Mr. Prochaska made a motion, seconded by Mr. Wehrli, to approve the minutes of the October 23, 2019, meeting. With a voice vote of four (4) ayes the minutes were approved.

**NEW/OLD BUSINESS**

1. Review of Sections 7:01, 8:01, 9:00, 10:03.1, 11:00, 12:04, 12:08, 12:09, 12:10, 12:19, 12:20, 13:00, and 14:00 of the Zoning Ordinance with Corrections Proposed by Teska Associates

The Committee reviewed the sign lighting regulations and parking lot lighting regulations with Tony Scianna. Mr. Scianna said that lighting is measured in lux. Footcandles don't relate to brightness of signs; footcandles measure light on a surface. Lux measures light at the source of light. Mr. Scianna discussed the backlight, uplight, and glare (BUG) rating of lights and will send the dark sky regulations to Mr. Asselmeier. Mr. Scianna will investigate rules regarding scrolling, changing, motion, and pulsating signs. Using watts as a measurement of light is not good with today's technology. Mr. Scianna will send additional lighting regulations to Mr. Asselmeier.

The consensus of the Committee was to change the proposed right to farm language from "may continue" to "can continue."

The consensus of the Committee was to remove the reference to the Shared Parking Report from the Urban Land Institute in Section 11:02.C.

The consensus of the Committee was to remove the detailed Americans with Disabilities Act language in the parking regulations and to have the ordinance link to the Illinois Accessibility Code and Americans with Disabilities Act.

The consensus of the Committee was to change the applicability of the screening regulations in Section 11:02.F.8 from any institutional premises to business and manufacturing districts and properties zoned A-1 with special use permits as part of the special use permit. The regulations could be varied upon approval of the Regional Planning Commission and County Board.

The consensus of the Committee was to have the same parking regulations for multi-family structures as two-family dwellings.

The consensus of the Committee was to use the total square footage of floor area to determine parking requirements for restaurants, furniture and appliance stores, and health clubs.

The consensus of the Committee was to note that self-storage businesses were not the same as warehousing and storage businesses.

The Committee agreed with the proposed language regarding notices for meetings.

The consensus of the Committee was that the Zoning Board of Appeals should issue a recommendation within thirty (30) days of the close of a hearing in cases of map and text amendments.

The consensus of the Committee was leave Separability as a separate section.

The Committee reviewed the citation amendment proposal. Mr. Prochaska will bring up the topic of the hearing officer at the next Planning, Building and Zoning Committee meeting.

The consensus of the Committee was to allow the Zoning Administrator to initiate text amendments to the Zoning Ordinance.

The consensus of the Committee was to add the language regarding outdoor uses of home occupations to the proposal.

The consensus of the Committee was to wait with forwarding the proposal to the Regional Planning Commission until the lighting information was provided.

The proposal will be placed on the annual meeting agenda.

Discussion occurred about setting a deadline for the County Board to take final action on zoning related petitions.

**OTHER BUSINESS/ANNOUNCEMENTS**

None

**CITIZENS TO BE HEARD/PUBLIC COMMENT**

None

**ADJOURNMENT:**

The next meeting will be January 22, 2020. Mr. Wehrli made a motion to adjourn the meeting, seconded by Mr. Prochaska. With a voice vote of four (4) ayes, the motion passed and the meeting adjourned at 6:59 p.m.

Respectfully submitted,  
Matthew H. Asselmeier, AICP  
Senior Planner