KENDALL COUNTY
AD HOC ZONING ORDINANCE COMMITTEE

MEETING AGENDA

February 27, 2013
5:00pm – 6:45pm
Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street
Yorkville, Illinois

1. Approval of Minutes from the November 28, 2012 meeting
2. Review of Gun or shooting related items in the Zoning Ordinance
3. Jobs/ Economic Development

Next meeting will be on March 27, 2013
KENDALL COUNTY AD HOC ZONING
ORDINANCE COMMITTEE

Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois
5:00 p.m.
Meeting Minutes of November 28, 2012

Present: Larry Nelson (Chairman), Bill Ashton, Nancy Martin and Jeff Wehrli
Others present: Mike Hoffman from Teska Associates and Senior Planner Angela Zubko
Chairman Larry Nelson called the meeting to order at 5:05 p.m.

1. **APPROVAL OF MINUTES**
   Bill Aston made a motion to approve the minutes from September 26, 2012. Nancy Martin seconded the motion. All agreed and the meeting minutes were approved.

2. **Review of Development Application to Encourage Economic Development (Zoning Amendment, Special Use, Variation, RPD)**
   In the packet are the proposed descriptions of the different processes to be put on the website and be in the development agreement handbook. There were no comments, Nancy Martin made a motion to get this information on the website, Jeff Wehrli seconded the motion. All were in favor.

3. **Land Cash Proposed Revisions**
   Planner Zubko went page by page over the changes, the following comments and changes were made:
   - Page 2: Delete the first paragraph
   - Page 3: Nancy Martin stated she didn’t like it because people still have kids living with them. Mr. Hoffman brought up maybe not waive park and forest preserve fees but maybe the school fees and maybe allow the County Board to make the decision.
   - Page 8-9: There was a lot of discussion on fair market value, the different alternatives and what other people do.
   - Page 10: Use the Will County language

   There was much discussion and good examples of what will work and not work for fair market value. There was a discussion on having the township assessor come up with a fair market number every year to make it ‘fair.’ There was discussion to re-evaluate every 3 years. There was also discussion of getting a land value from the township assessor and an estimate of construction. There was discussion on how the process

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should be. The suggestion was to take the fair market value calculated by the township assessor plus the construction cost to the Committee of the Whole, have discussion there, then whatever comes from the committee of the whole send to the park and school districts and then figure out a date for the districts to come to a meeting to discuss this item. The goal is COW in January and Ad-hoc in February with the superintendents and Park Districts. Jeff Wehrli made a motion, seconded by Nancy to forward this onto the COW.

4. **Fire Protection District Case Law:**
   In the packet was the fire protection district case law. Mr. Nelson stated this only appears to be a problem in the Oswego Protection District but everything needs to have a sprinkler system. It's come down to case law that the protection districts over-rule the County. Can we put in the law the County can impose their own rules? The County Board would decide what would be imposed by the building department. There was discussion of having sprinkler systems and if they go off accidently how much damage there will be. So from here it should go to the Committee of the Whole or County Board with a resolution to Tom Cross to get the law changed as they see fit. We would have the same rights as a municipality. Planner Zubko will get the resolution ready to take to the COW meeting in December. All were in favor of Planner Zubko writing up the resolution.

5. **Approval of the 2013 Ad-hoc meeting dates:**
   Planner Zubko stated that in the packet are the proposed 2013 meeting dates. Jeff Wehrli made a motion, seconded by Nancy Martin to approve the proposed dates. All present were in favor.

**Adjournment:**
The next meeting will be January 23, 2013. Nancy Martin made a motion to adjourn the meeting. Jeff Wehrli seconded the motion. All were in favor and the meeting was adjourned at 6:52 p.m.

Respectfully submitted,
Angela L. Zubko
Senior Planner
To: Ad-hoc  
From: Angela L. Zubko, Senior Planner  
Date: February 11, 2013  
Re: Anything related to guns or shooting

As a special use in the A-1, B-1, B-2, B-3, B-4, B-5, B-6, M-1, M-2:  
Indoor Target Practice

As a special use in the A-1 District:  
Outdoor Commercial Sporting Activities including but not limited to sports shooting, swimming facilities and motocross sports. Appropriate regulations for lighting noise and hours of operation shall be included in the conditions. Outdoor commercial sporting activities shall exclude athletic fields with lights, paintball facilities and riding stables including but not limited to polo clubs, and similar uses.

As a special use in the M-1 and M-2 District:  
Indoor & Outdoor Target Practice, provided that outdoor target practice meets the following conditions:
   a. Hours and days of operation as specified in the Special Use Permit to be determined by the County Board.
   b. No activity shall leave the boundaries of the site.
   c. All applicable State and County rules and regulations shall be adhered to.

As a special use in the M-2 and M-3 District:  
Kendall County Government Agency and other law enforcement shooting range with conditions to be set and approved by the County Board.

- Gun shops would fall under retail shops
- There are a lot of home occupations manufacturing guns out of their homes
- There are gun clubs so anywhere private clubs are permitted
- Police stations...wouldn’t that fall under that as well?