CALL TO ORDER

ROLL CALL: County Board: Robert Davidson, PBZ Committee Chair; County Highway Department: Fran Klaas, County Engineer; Wills Burke Kelsey: Greg Chismark, Stormwater Consultant; County Health Department: Aaron Rybski, Director Environmental Health; Forest Preserve District: David Guritz, Director; SWCD: Megan Andrews, Resource Conservationist; Sheriff’s Office: Commander Jason Langston; GIS: Don Clayton; PBZ: Brian Holdiman, Code Official; Matt Asselmeier, Senior Planner

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of the December 5, 2017 ZPAC Meeting Minutes. (Pages 2-3)

PETITIONS:
1. 18 – 03 – Kendall County Planning, Building and Zoning Committee (Pages 4-20)

Purpose: Text Amendments Remove the Requirements for the Zoning, Platting and Advisory Committee and the Kendall County Regional Planning Commission to Meet and Issue Recommendations on Proposed Map Amendments, Special Use Permits, Major Amendments to Special Use Permits, and Text Amendments on Matters Not Involving the Powers and Duties of the Zoning, Platting and Advisory Committee or the Kendall County Regional Planning Commission and Related Zoning Text Citation Amendments. Individual Members May Still Submit Comments on These Types of Proposals.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
1. Petition 17-30 – Medical Cannabis Related Zoning Regulations

OLD BUSINESS/ NEW BUSINESS
None

PUBLIC COMMENT

ADJOURNMENT: Next meeting on March 6, 2018

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum of 24-hours prior to the meeting time.
Senior Planner Matt Asselmeier called the meeting to order at 9:04 a.m.

Present:
Aaron Rybski – Health Department
Don Clayton – GIS
David Guritz – Forest Preserve
Fran Klaas – Highway Department
Brian Holdiman – PBZ Department
Matt Asselmeier – PBZ Department

Absent:
Megan Andrews – Soil and Water Conservation District
Deputy Commander Jason Langston
Greg Chismark – WBK Engineering, LLC
Robert Davidson – PBZ Committee Chair

Audience:
None

AGENDA

Mr. Guritz made a motion, seconded by Mr. Klaas, to approve the agenda as proposed. With a voice vote of all ayes the motion carried.

MINUTES

Mr. Guritz made a motion, seconded by Mr. Rybski, to approve the November 7, 2017 meeting minutes. With a voice vote of all ayes the motion carried.

PETITIONS

Amended 17-29 Kendall County Planning, Building and Zoning Committee – Text Amendment to Section 13.08.H of the Kendall County Zoning Ordinance by Increasing the Notification Requirements for Applications for Special Use Permits on A-1 Agricultural Zoned Property from Five Hundred Feet (500') to One Thousand Feet (1,000') and Clarifying Notification Requirements for Special Use Permits on Properties not Zoned A-1 Agricultural

Mr. Asselmeier provided a summary of this proposed text amendment. At their meeting on November 13th, the Planning, Building and Zoning Committee voted to amend this petition by changing the proposed notification requirement from two thousand six hundred feet (2,600') to one thousand feet (1,000') for A-1 zoned properties. Only adjoining properties would be notified for non-A-1 zoned properties.

Mr. Holdiman expressed his opposition to the increased notification requirement because he believes the existing requirements are adequate and that the increased requirements would be burdensome to Staff and the applicant. The increased cost of mailing could hamper some petitioners.

Mr. Rybski asked how the current system works. Mr. Asselmeier said that the address of the property in question is forwarded to GIS. GIS generates a listing of all of the properties within the radius. This list is given to the applicant. Roughly one (1) week before the Planning Commission meeting, Staff asks the petitioner for copies of the green cards. Staff then checks the addresses off the list of outstanding green cards.

Mr. Klaas asked the reason for this initiative. Mr. Asselmeier responded that the petition on Cannonball Trail caused part of the initiative, but a concern did exist among some Planning, Building and Zoning Committee members that neighbors were not being sufficiently noticed of petitions.

Mr. Clayton asked Mr. Asselmeier to read the statute on the matter. Mr. Asselmeier read the State statute on notification for special use applications.

Mr. Guritz suggested differentiating the notification requirement for various special uses. Mr. Asselmeier said that issue was discussed at the Planning, Building and Zoning Committee and there were concerns that Staff does not know which cases will be controversial until the case is finalized.
Mr. Rybski noted that the proposal will cost the petitioner more money and will require additional Staff time to gather and process the green cards.

Mr. Klaas asked about the notification process. Mr. Asselmeier said that neighboring property owners receive mailings, a sign is posted at the property, the notice is printed in the newspaper and each active petition is listed on the County’s website.

Mr. Guritz made a motion, seconded by Mr. Klaas, to keeping the notification requirement at five hundred feet (500’).

Ayes (5): Klaas, Rybski, Guritz, Clayton and Holdiman
Nays (0): None
Abstain (1): Asselmeier
Absent: (4) Davidson, Chismark, Langston and Andrews

The motion passed. This matter will go before the Kendall County Regional Planning Commission on January 24th.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
None

OLD BUSINESS/NEW BUSINESS
Mr. Guritz asked for an update regarding forest preserves and exemption to the Stormwater Management Ordinance. Mr. Asselmeier responded that the City of Plano pursued and received a variance for their project at Foli Park. No additional discussions regarding parks/forest preserves and exemptions to the Stormwater Management Ordinance occurred.

PUBLIC COMMENT
None

ADJOURNMENT
Mr. Klaas made a motion, seconded by Mr. Guritz, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:35 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP
Senior Planner
To: Kendall County Zoning and Platting Advisory Committee  
From: Matthew H. Asselmeier, AICP, Senior Planner  
Date: January 11, 2018  

In 2017, the Kendall County Board created a Boards and Commissions Review Ad-Hoc Committee to examine the number, type, and duties of the various committees utilized by the County. This Ad-Hoc Committee evaluated the roles and responsibility of each of the committees associated with the Planning, Building and Zoning Department. The Ad-Hoc Committee expressed concerns about the number of meetings certain applicants had to attend in order to obtain approval of map amendments and special use permits. In addition to County meetings, applicants for map amendments and special use permits might need to attend various township and municipal meetings.

Accordingly, the Board and Commissions Review Ad-Hoc Committee, at their meetings on August 29th and November 30th recommended the following applications not require formal meetings of ZPAC or the Kendall County Regional Planning Commission:

1. Map Amendments
2. Special Use Permits
3. Major Amendments to Special Use Permits
4. Text Amendments to the Zoning Ordinance Not Impacting the Powers and Duties of ZPAC and/or Kendall County Regional Planning Commission

Members of ZPAC and the Kendall County Regional Planning Commission would continue to receive notifications of the above types of applications and individual members of these committees could submit comments on the proposals, but neither body would be required to meet and issue recommendations on these types of applications.

ZPAC would continue to meet for the following types of applications:

1. Site Plan Reviews
2. Text Amendments to the Zoning Ordinance Impacting Its Powers and Duties
3. Amendments to the Kendall County Subdivision Control Ordinance
4. Preliminary Plat Approval
5. Final Plat Approval
6. RPD Related Plat Approvals
The Kendall County Regional Planning Commission would continue to meet for the following types of applications:

1. Text Amendments to the Zoning Ordinance Impacting Its Powers and Duties
2. Changes to the Land Resource Management Plan
3. Amendments to the Kendall County Subdivision Control Ordinance
4. Preliminary Plat Approval
5. Final Plat Approval
6. RPD Related Plat Approvals
7. Requests by the County Board and/or Planning, Building and Zoning Committee for Research on Planning, Zoning, and Development Related Topics

A redlined narrative of the proposed text amendments and flow charts of applications is attached for your review.

The Committee of the Whole discussed this proposal at their meeting on December 14th and no one objected to the proposal.

The Planning, Building and Zoning Committee reviewed this matter at their meeting on January 8th and unanimously recommended approval of initiating the text amendment as proposed.

If you have any questions prior to the meeting on this topic, please let me know.

Thanks,

MHA

ENC Proposed Redlined Changes to Zoning Ordinance
Existing and Amended Flow Charts
Zoning, Platting & Advisory Committee and Kendall County Regional Planning Commission Amendments

Ref: Ordinance 66-4 (February 1966) RPC Powers

4.17.H Small Wind Energy Systems

Visual Effects and Safety. All reasonable visual and safety concerns of adjacent property owners must be resolved before Construction/Use Permit will be issued. When an applicant intends to submit a Construction/Use Permit Application to the Planning, Building and Zoning Department, he/she must also submit a copy of the completed conditional use application form to each adjacent neighbor at least 15 days prior to the issuance of a conditional use permit. If there are negative comments from neighbors, staff will attempt to resolve these negative neighbor comments with the applicant. If staff is unsuccessful in resolving concerns of the neighbors with the applicant, staff will schedule and provide notice of a public hearing before the Kendall County Planning Commission Zoning Board of Appeals to review and make a determination on the pending application and unresolved issues. At this public hearing the Kendall County Planning Commission Zoning Board of Appeals will take testimony from staff, the neighbors and the applicant, and then will make a determination, based on the evidence presented, to approve, conditionally approve or deny the application. Any decision by staff or the Planning Commission Zoning Board of Appeals may be appealed to the County Board.

7.01.D.53.b.vi Special Use in A-1-Wind Farm, Commercial-Performance Standards

Lighting - Individual wind turbine heights and markings shall comply with Federal Aviation Administration (FAA) regulations. Approval from the FAA stating that the turbines will not pose a hazard to aviation must be obtained prior to final recommendation by the Kendall County Regional Plan Commission Zoning Board of Appeals. If lighting of turbines, or other structures, is required, “daytime white-nighttime red” shall be the only type of lighting allowed unless prohibited by law. All required lighting effects shall be in synchronization with each turbine located on the same or contiguous zoning lot and under the same ownership of a single wind energy system organization. All turbines and towers shall be a shade of white in color.

8.08.B.2.h Special Use in R-3-Retail Shops or Office Use

Expansion of a residential building, structure, or of any accessory building in which an office or retail use is proposed to be situated may be permitted upon the submission of a site plan and accurate drawings showing all elevations of such proposed building or structure to the plan commission Zoning Board of Appeals for its review and recommendation, and upon approval by the County Board. The current structures and any new structures must maintain a residential appearance and match the surrounding neighborhood architecture.

10.01.C.27.b.vi Special Use in M-1 and M-2-Wind Farm, Commercial-Performance Standards

Lighting - Individual wind turbine heights and markings shall comply with Federal Aviation Administration (FAA) regulations. Approval from the FAA stating that the turbines will not pose a hazard to aviation must be obtained prior to final recommendation by the Kendall County Regional Plan Commission Zoning Board of Appeals. If lighting of turbines, or other structures, is required, “daytime white-nighttime red” shall be the only type of lighting allowed unless prohibited by law. All required lighting effects shall be in synchronization with each
turbine located on the same or contiguous zoning lot and under the same ownership of a single wind energy system organization. All turbines and towers shall be a shade of white in color.

11.02.C Shared Parking Facilities
Shared parking may be permitted upon written documentation submitted to the Plan Commission Zoning Board of Appeals and County Board demonstrating evidence that parking spaces will be shared at specific times of the day (where one activity uses the spaces during daytime hours and another activity uses the spaces during evening hours.) The Shared Parking report published by the Urban Land Institute may be used as a guideline in the estimation of parking demand for mixed-use buildings and sites.

11.02.D Mixed Uses (Parking)
When two or more uses are located on the same zoning lot or within the same building, parking spaces equal in number to the sums of the separate requirements for each such use shall be provided. No parking space or portion thereof shall serve as a required space for more than one use unless otherwise authorized by the Regional Plan Commission Zoning Board of Appeals and approved by the County Board.

11.04 Schedule of Parking Requirements
For the following uses, accessory off-street parking spaces shall be provided as required hereinafter. However, if the property owner can provide clear evidence indicating that less parking is required, the Regional Planning Commission may approve a reduction in the requirements of this section. Such decisions may be appealed to the Planning Building and Zoning Committee. Applicants may also property owners may file for a variation from these requirements following the procedures outlined in Section 13.04 of this Zoning Ordinance. Parking spaces required on an employee basis shall be based on the maximum number of employees on duty or residing, or both on the premises at any one time.

11.04 Schedule of Parking Requirements
Airports or aircraft landing field
Heliports
Convents and monasteries
Crematories and mausoleums
Fraternal institutions
Outdoor amusement establishments -
fairgrounds, permanent carnivals, kiddy parks and other similar amusement centers
Municipal or privately owned recreation buildings, community centers, club houses, or other recreational uses such as ball fields or golf courses
Penal and correctional institutions
Rectories and parish houses
Swimming pools
Parking spaces shall be provided in adequate number as determined by the Regional Plan Commission Zoning Board of Appeals and approved by the County Board to serve persons employed or residing on the premises as well as the visiting public.

11.04.A Schedule of Parking Requirements-Other Uses
For uses not listed heretofore in this schedule of parking requirements, parking spaces shall be provided on the same basis as required for the most similar listed use, or as determined by the Zoning Administrator. Such determination may be appealed to the Regional Plan Commission Zoning Board of Appeals.

13.01.C Kendall County Regional Planning Commission
The Planning Commission shall have the following duties under this ordinance:
1. To receive from the Zoning Administrator copies of all applications for amendments and special use permits along with the committee report from the Zoning and Platting Advisory Committee (ZPAC) and report thereon with its recommendations.
2. To hold conferences in regard to proposed plan developments under this Ordinance and the Kendall County Subdivision Control Ordinance and submit a written report with its recommendations.
3. To initiate, direct and review a study of the provisions of this Ordinance and the zoning map attached hereto the Kendall County Land Resource Management Plan and to make reports on its recommendation to the County Board not less frequently than annually.
4. To review and issue recommendations on text amendments to this Ordinance related to the powers and duties of the Kendall County Regional Planning Commission. The Kendall County Regional Planning Commission may also initiate text amendments to this Ordinance on matters impacting the duties and powers of the Kendall County Regional Planning Commission.
5. Those powers and duties assigned to the Kendall County Regional Planning Commission in Special Use Ordinances approved by the Kendall County Board prior to the approval of this text amendment.
6. Members of the Kendall County Regional Planning Commission shall receive application information for map amendments, text amendments not impacting the duties and powers of the Kendall County Regional Planning Commission, special use permits and major amendments to special use permits. However, the Kendall County Regional Planning Commission shall not meet on these applications. Individual members of the Kendall County Regional Planning Commission may submit comments on these applications to the Zoning Administrator.

13.07.B Amendments-Initiation of Amendments
Amendments may be proposed by the County Board, a Committee designated by the County Board, the Zoning Board of Appeals, the Regional Plan Commission or by a person, firm or corporation having a possessory interest which is specifically enforceable on the land which is described in the application for an amendment. The Regional Planning Commission may initiate text amendments to this Ordinance on matters impacting the duties and powers of the Kendall County Regional Planning Commission.

13.07.C Application for Amendment
1. An application for an amendment shall be filed with the Zoning Administrator.
2. A copy of such application shall thereafter be forwarded to the Zoning, Platting & Advisory Committee (ZPAC), the Regional Plan Commission and to the County Zoning Board of Appeals with a request to hold a public hearing and submit to the County Board a report of its findings and recommendations.
3. For all proposed map amendments, the Applicant will promptly forward via certified mail return receipt requested a copy of the complete application and notice of public hearing to the Township containing the subject parcel, and to any municipality within one and one-half (1½) miles of the subject parcel.
4. Applications for map amendments shall be forwarded to the Zoning, Platting & Advisory Committee and the Kendall County Regional Planning Commission for review and comment. The Zoning, Platting & Advisory Committee and the Kendall County Regional Planning Commission shall not meet to consider map amendments. Individual members of the Zoning, Platting & Advisory Committee and the Kendall County Regional Planning Commission may forward comments on proposed map amendments to the Zoning Administrator prior to the date of the public hearing before the Kendall County Zoning Board of Appeals.
5. Applications for text amendments not involving matters impacting the duties and powers of the Zoning, Platting & Advisory Committee or the Kendall County Regional Planning Commission shall follow the same procedure listed in 13.07.C.4 above.
6. The Zoning, Platting & Advisory Committee shall meet and issue a recommendation on proposed text amendments impacting the duties and powers of the Zoning, Platting & Advisory Committee. Said recommendation shall be issued within sixty (60) days of date of application submittal. If no recommendation is issued, the Kendall County Board shall consider the recommendation to be a positive recommendation and the proposal shall be forwarded to the Kendall County Zoning Board of Appeals for a hearing.
7. The Kendall County Regional Planning Commission shall meet and issue a recommendation on proposed text amendments impacting the duties and powers of the Kendall County Regional Planning Commission. Said recommendation shall be issued within sixty (60) days of date of application submittal. If no recommendation is issued, the Kendall County Board shall consider the recommendation to be a positive recommendation and the proposal shall be forwarded to the Kendall County Zoning Board of Appeals for a hearing.

13.08.C Special Uses Processing
1. An application for a special use shall be filed with the Zoning Administrator.
2. A copy of such application shall be forwarded to the members of the Zoning, and Platting Advisory Committee (ZPAC) for review, and comment, and recommendation. The Zoning, Platting and Advisory Committee (ZPAC) shall not meet to consider the application. However, individual members may forward their comments to the Zoning Administrator prior to the public hearing on the application.
3. A copy of such application and the committee report from the Zoning and Platting Advisory Committee (ZPAC) shall thereafter be forwarded to the Planning Commission for review, comment, and recommendation.
3. A copy of such application shall be forwarded to the members of the Kendall County Regional Planning Commission for review and comment. The Kendall County Regional
Planning Commission shall not meet to consider the application. However, individual members may forward their comments to the Zoning Administrator prior to the public hearing on the application.

4. A copy of such application and the reports from the Zoning and Platting Advisory Committee (ZPAC) and Planning Commission and any comments submitted by individual members of the Zoning, Platting Advisory Committee (ZPAC) or the Kendall County Regional Planning Commission shall thereafter be forwarded to the Hearing Officer with a request to hold a public hearing and submit to the County Board a report of its findings and recommendations.

5. The recommendation and findings of the Hearing Officer shall be forwarded to the Planning, Building and Zoning (PBZ) Committee of the County Board for review and recommendation prior to final action by the County Board.
Existing
Kendall County
Rezoning Process (Map Amendment)

Optional Pre-Submission Meeting with PBZ Staff

Submit Complete Application to PBZ Department (and relevant township and municipality)

ZPAC Review (Staff)

Plan Commission Review

1.5 Mile Jurisdictional Review

ZBA Public Hearing

PBZ Review (County Board Committee)

County Board

3rd Tuesday – 9:00 am

Notes:
1. Timeline assumes application submittal is complete, and no major changes are requested during the review process.
2. The Plan Commission, ZBA, PBZ and County Board may continue or table an item if it is determined that additional time or information is needed for review. Such actions will extend the review process.
3. Current policy (as provided on application forms) requires the petition to be heard and discussed by the affected Township and Municipality prior to being placed on the RPC agenda. However, Statute only requires that they (Township and Municipality) provide comments prior to action by the County Board. Given the expedited timeline noted above, a formal response from the Township and Municipality may not be available at the RPC or ZBA Hearing.
**Proposed Amended Kendall County Rezoning Process (Map Amendment)**

**Optional Pre-Submission Meeting with PBZ Staff**

**Submit Complete Application to PBZ Department (and relevant township and municipality)**

**Application Emailed to ZPAC and RPC for Informational Purposes Only (No Meeting)**

**ZBA Public Hearing**

**PBZ Review (County Board Committee)**

**County Board**

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**3rd Tuesday – 9:00 am**

**Notes:**

1. Timeline assumes application submittal is complete, and no major changes are requested during the review process.
2. The **Plan Commission**, ZBA, PBZ and County Board may continue or table an item if it is determined that additional time or information is needed for review. Such actions will extend the review process.
3. Current policy (as provided on application forms) requires the petition to be heard and discussed by the affected Township and Municipality prior to being placed on the **ZBA RPC** agenda. However, Statute only requires that they (Township and Municipality) provide comments prior to action by the County Board. Given the expedited timeline noted above, a formal response from the Township and Municipality may not be available at the **RPC or ZBA Hearing**.
Existing
Kendall County
Text Amendment Process

Optional Pre-Submission Meeting with PBZ Staff

Submit Complete Application to PBZ Department

ZPAC Review (Staff)

Plan Commission Review

ZBA Public Hearing

PBZ Review (County Board Committee)

County Board

3rd Tuesday – 9:00am

Notes:
1. Timeline assumes application submittal is complete, and no major changes are requested during the review process.
2. The Plan Commission, ZBA, PBZ and County Board may continue or table an item if it is determined that additional time or information is needed for review. Such actions will extend the review process.
Proposed
Amended
Kendall County
Text Amendment Process

Optional Pre-Submission Meeting with PBZ Staff

Submit Complete Application to PBZ Department (and relevant township and municipality)

Application Emailed to ZPAC and RPC for Informational Purposes Only (No Meeting)

Township Meeting

ZBA Public Hearing

1.5 Mile Jurisdictional Review

PBZ Review (County Board Committee)

Must provide 30 days for Township written objection

County Board

3rd Tuesday – 9:00 am

Notes:
1. Timeline assumes application submittal is complete, and no major changes are requested during the review process.
2. The Plan Commission, ZBA, PBZ and County Board may continue or table an item if it is determined that additional time or information is needed for review. Such actions will extend the review process.
3. Current policy (as provided on application forms) requires the petition to be heard and discussed by the affected Township and Municipality prior to being placed on the ZBA RPC agenda. However, Statute only requires that they (Township and Municipality) provide comments prior to action by the County Board. Given the expedited timeline noted above, a formal response from the Township and Municipality may not be available at the RPC or ZBA Hearing.
4. The Plan Commission and ZPAC shall review all text amendments involving their powers and duties.
Existing Kendall County Special Use Process

Optional Pre-Submission Meeting with PBZ Staff

Submit Complete Application to PBZ Department (and relevant Township and Municipality)

ZPAC Review (Staff)

Plan Commission Review

Hearing Officer Public Hearing

PBZ Review (County Board Committee)

County Board

3rd Tuesday – 9:00am

Notes:
1. Timeline assumes application submittal is complete, and no major changes are requested during the review process.
2. The Plan Commission, Hearing Officer, and County Board may continue or table an item if it is determined that additional time or information is needed for review. Such actions will extend the review process.
3. Major amendments to an approved Special Use would also follow this process.
4. Hearing Officer has typically conducted meetings on the same day as the ZBA meeting.
Proposed
Amended
Kendall County
Special Use Process

Optional Pre-Submission Meeting with PBZ Staff

Submit Complete Application to PBZ Department (and relevant Township and Municipality)

Application Emailed to ZPAC and RPC for Informational Purposes Only (No Meeting)

Township Meeting

Hearing Officer or ZBA Public Hearing

1.5 Mile Jurisdictional Review

PBZ Review (County Board Committee)

County Board

3rd Tuesday – 9:00am

Notes:

1. Timeline assumes application submittal is complete, and no major changes are requested during the review process.
2. The Plan Commission, Hearing Officer (or Zoning Board of Appeals), and County Board may continue or table an item if it is determined that additional time or information is needed for review. Such actions will extend the review process.
3. Major amendments to an approved Special Use would also follow this process.
4. Hearing Officer has typically conducted meetings on the same day as the ZBA meeting.
Submit Complete Application to PBZ Department (and relevant Township and Municipality)

Optional Pre-Submission Meeting with PBZ Staff

ZPAC Review (Staff)

Plan Commission Review

Hearing Officer Public Hearing

PBZ Review (County Board Committee)

County Board

Notes:
1. Timeline assumes application submittal is complete, and no major changes are requested during the review process.
2. The Plan Commission, Hearing Officer, and County Board may continue or table an item if it is determined that additional time or information is needed for review. Such actions will extend the review process.
3. Major amendments to an approved Special Use would also follow this process.
4. Hearing Officer has typically conducted meetings on the same day as the ZBA meeting.
Proposed
Amended
Kendall County
Major Amendment to an Existing Special Use Process

Optional Pre-Submission Meeting with PBZ Staff

Submit Complete Application to PBZ Department (and relevant Township and Municipality)

Application Emailed to ZPAC and RPC for Informational Purposes Only (No Meeting)

Township Meeting

1.5 Mile Jurisdictional Review

Hearing Officer or ZBA Public Hearing

PBZ Review (County Board Committee)

County Board

3rd Tuesday – 9:00am

Notes:
1. Timeline assumes application submittal is complete, and no major changes are requested during the review process.
2. The Plan Commission, Hearing Officer (or Zoning Board of Appeals), and County Board may continue or table an item if it is determined that additional time or information is needed for review. Such actions will extend the review process.
3. Major amendments to an approved Special Use would also follow this process.
4. Hearing Officer has typically conducted meetings on the same day as the ZBA meeting.
Existing-No Changes Proposed

**Kendall County**

**Preliminary Plat Process**

1. Optional Pre-Submission Meeting with PBZ Staff/KCRPC/PBZ Committee
2. Submit Complete Application to PBZ Department (and relevant Township and Municipality)
3. ZPAC Review (Staff)
4. Regional Plan Commission Review
5. **1**If approved, instructed to move onto **2**Final Plat Stage
6. Township Meeting
7. 1.5 Mile Jurisdictional Review

**Notes:**

1. Approval of the preliminary plat by KCRPC is tentative only, involving merely the general acceptability of the layout as submitted. Final approval of the Preliminary Plat shall be granted by the County Board at the time of Final Plat approval.
2. Approval of Preliminary Plat shall be effective for a maximum of one (1) year
3. The Plan Commission may continue or table an item if it is determined that additional time or information is needed for review. Such actions will extend the review process.
Existing-No Changes Proposed

Kendall County
Final Plat Process

Optional Pre-Submission Meeting with PBZ Staff/KCRPC/PBZ Committee

Submit Complete Application to PBZ Department (and relevant Township and Municipality)

ZPAC Review (Staff)

Regional Plan Commission Review

PBZ Review (County Board Committee)
Prelim. & Final Approval

County Board Preliminary & Final Approval

3rd Tuesday – 9:00am

Notes:
1. Approval of the preliminary plat by KCRPC is tentative only, involving merely the general acceptability of the layout as submitted. Final approval of the Preliminary Plat shall be granted by the County Board at the time of Final Plat approval.
2. Approval of Preliminary Plat shall be effective for a maximum of one (1) year
3. The Plan Commission may continue or table an item if it is determined that additional time or information is needed for review. Such actions will extend the review process.