KENDALL COUNTY
REGIONAL PLANNING COMMISSION

Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois

Meeting Minutes of April 22, 2015

Chairman Bill Ashton called the meeting to order at 7:01 pm.

ROLL CALL
Members Present: Chair Bill Ashton, Roger Bledsoe, Tom Casey, Larry Nelson, Vern Poppen, Claire Wilson and Budd Wormley
Others present: Planning & Zoning Manager Angela Zubko and Mike Hoffman from Teska Associates who will be doing the zoning in the interim of Planner Zubko leaving.
Members Absent: 2 vacancies (Oswego Township & Big Grove Township)
In the Audience: None

APPROVAL OF AGENDA
Larry Nelson a motion to approve the agenda as written. Budd Wormley seconded the motion. All were in favor and the agenda was approved

APPROVAL OF MINUTES
Larry Nelson made a motion to approve the minutes from March 25, 2015, Tom Casey seconded the motion. All were in favor and the minutes were approved.

PETITIONS
#15-01 Nancy Austin
Planner Zubko stated this was continued from last month. She met with the Plattville Board on Monday and they are fine with annexing the property but just want to make sure they will not have to maintain Ashley Road. Mr. Nelson will get planner Zubko that zoning case. So they will be zoning 3 acres still and would like this petition to continue on without a plat since it will be Plattville and also since there will be no planning staff.

Larry Nelson made a motion to approve the rezoning, Vern Poppen seconded the motion. With a roll call vote all were in favor and this will move onto the next ZBA meeting on Monday.

#15-06 Village of Millbrook/Keller
Planner Zubko stated this is located at 19 Sherman Street, the petitioner is the Village of Millbrook with the County. Back in 2008 the Village rezoned this parcel but it didn’t go through our zoning process. The intergovernmental agreement was in effect at the time so they should have so this is corrected any errors made. This was discovered as this property is for sale and is contingent on rezoning of the property. They’re looking to rezone 0.22 acres of their 0.46 acre parcel from R-3
(Residential) to M-1 (Manufacturing District) to match the existing zoning on the property. There already is a building that exists on the M-1 side so looking to expand the zoning for the whole parcel across the vacated alley. They would like the whole parcel to be M-1.

There was some discussion on what is permitted in the M-1 district and possible future uses of this building. There was discussion and a lot of concern of the type of uses in the M-1 district and possibly a commercial district would be better suited there.

Larry Nelson made a motion to approve the M-1 zoning with caution that the Village of Millbrook examine what is permitted in the M-1 district and possibly revise text to make sure there are no undesirable effects. Roger Bledsoe seconded the motion.

There was a little more discussion that the County Board can make them put fencing up since its manufacturing verse residential uses.

With a roll call vote of 7-0 all were in favor of the rezoning.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

15-02 Peter & Laurie Pasteris- On the agenda for the 4.21.15 County Board meeting
14-33 Bee Keeping- Approved at the 3.17.15 County Board Meeting
14-37 Home Occupations- Landscape Businesses- On ZBA Agenda for 4.27.15
14-40 Subdivision Control Regulations- Letters of Credit- On ZBA Agenda for 4.27.15

CITIZENS TO BE HEARD/ PUBLIC COMMENT- None

NEW BUSINESS/ OLD BUSINESS

Discussion and possibly approval on by-laws regarding quorums- Planner Zubko presented the changes and the Commission changed the language on page one to say 'appointed and serving members.' With no other changes Larry Nelson made a motion to approve the changes, seconded by Vern Poppen. This will be voted on next month per the by-laws regulations.

Review LRMP draft map changes- Planner Zubko presented the draft map change in Little Rock Township. There was discussion they thought it would be commercial and not part of the transportation corridor. The Commission decided to make it commercial on all the corners up to Frazier Road. The changes will be made and brought back for a public hearing. She also presented the bike trails plan and there was discussion that some thought Plano had some bike paths planned. Mr. Hoffman will double check with Plano before bringing it back.

ADJOURNMENT

Next regularly scheduled meeting on Wednesday, May 27, 2015. Vern Poppen made a motion to adjourn the meeting, Larry Nelson seconded the motion. All were in favor and the meeting was adjourned at 7:57 p.m.

Submitted by,
Angela L. Zubko, Planning & Zoning Manager