KENDALL COUNTY
AD HOC ZONING ORDINANCE COMMITTEE

MEETING AGENDA

February 26, 2014
5:00pm – 6:45pm
Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street
Yorkville, Illinois

1. Approval of Minutes from the July 24, 2013 meeting
2. Open discussion on possible changes to the LRMP for Kendall and NaAuSay Township

Next meeting will be on March 26, 2014
Present: Larry Nelson (Chairman), Bill Ashton, Scott Gryder, Jeff Wehrli and Dan Koukal (on Mr. Shaw’s behalf)
Members absent: Elizabeth Flowers and John Shaw
Others present: Mike Hoffman from Teska Associates, Senior Planner Angela Zubko, Attorney Kelly Kramer, Alan and Mary Maly and Darrel Poundstone with Renwick and Associates.

Chairman Larry Nelson called the meeting to order at 5:00 p.m.

1. APPROVAL OF MINUTES
   Jeff Wehrli made a motion to approve the minutes from June 26, 2013. Bill Ashton seconded the motion. All agreed and the meeting minutes were approved.

2. Review of Poultry Processing text and slaughtering in the Zoning Ordinance
   Planner Zubko stated in the packet is the proposed text amendment. Planner Zubko wanted to take a field trip outside as the Maly’s brought a trailer with coups to hold about 200 chickens. Each coup can hold about 10-12 chickens in each coup. Seeing the trailer was quite helpful. There was talk about doing a weekly average for chickens instead of 3,000 chickens a day. Mr. Maly stated Arthur used to do about 4,000 chickens a day and has just reduced it down to about 2,500 a day due to a death in the family and some other issues with the operation.

   Mr. Gryder went through some of the text and questions from ZPAC. There was brief discussion about the size of the property and maybe just the distance from a principle residence will cover it. Also with regards to h and being sold wholesale should this stay in the text. Mr. Koukal asked about their waste plan. The Maly’s said the rendering company will pick up the trash daily and the garbage will stored in covered trash can. Mr. Ashton stated his only concerns are the waste, odors and about the roadway. The township roadway did not have concerns over trailers using the roadways. The group went one by one through the conditions and have come up with the following:
Small Poultry & Small animal Processing Plant subject to the following conditions:
   a. A maximum of 21,000 units a week. Kelly will provide chart
   b. Facilities (the unloading area) must be located at least 400’ from any principle structure.
   c. No rendering may take place on the site.
   d. Live animals may be held on the site for no more than twenty-four (24) hours.
   e. All slaughtering/processing permitted only in an enclosed building.
   f. The number of hours and days of operation as specified in Special Use Permit to be determined by the County Board.
   g. In no event can poultry produced be sold for retail or wholesale to restaurants, grocery stores, or middlemen, such as distributors, wholesalers or jobbers.
   h. Parking shall be in accordance with Section 11 of the Zoning Ordinance including lighting.
   i. All Applicable Federal, State and County rules and regulations shall apply.
   j. Other such conditions as approved by the County Board.
   k. Waste, by-products or any decomposable residue which results from the slaughtering of animals must be kept in a sealed container and picked up within 48 hours.
   l. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations)
   m. Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.
   n. Performance Standards. All activities shall conform to the performance standards set forth in section 10.01.0.

Add a definition for small poultry and small animal processing plant.
Also add a definition for rendering.

Mr. Ashton wanted to discuss the shooting range and the township is stating they did not receive notice. The suggestion is to send to the townships by certified mailing from now on.

**Adjournment:**
The next meeting will be August 28, 2013. Jeff Wehrli made a motion to adjourn the meeting. Bill Ashton seconded the motion. All were in favor and the meeting was adjourned at 6:40 p.m.

Respectfully submitted,
Angela L. Zubko
Senior Planner
Kendall Township Planning Commission

Angela Zubko
Planning Building & Zoning

On May 22, 2013 Kendall and Na-Au-Say Townships met to discuss possible changes to The residential zoning. We would like to eliminate RPD zoning and allow only R-1 R-2 Or R-3 Residence Districts. If a developer would desire open space, we would like any retention ponds, bike or Hiking trails, to be counted as open space. One acre lots would me the minimum lot Size if well and septic are used.
Na Au Say Township Plan Commission
1312 Wheeler Road
Plainfield, IL 60544
February 9, 2013

Bill Ashton, Chairman
Kendall County Regional Plan Commission
111 West Fox Street
Yorkville, IL 60560

Mr. Ashton:

This letter is to express opinion on an issue presented by Andy Myers, Kendall Township Plan Commission Chair, and discussed at the February 2, 2013 Kendall County Regional Planning Commission Annual Meeting.

The consensus of the Na Au Say Township Plan Commission members is that single-family-home lot size in county developments should be one-acre minimum.

This size is to accommodate a swimming pool, often desired in rural development, and a septic field. As a result of this larger size lot, the septic field would not, and should not, encroach upon “open space” or common areas. When his/her septic field is not on the homeowner's property, the homeowner may not take the necessary responsibility for that septic field.

In addition, the larger lots would lessen open space and common areas within a development, and therefore would minimize the responsibility home owners and/or associations have for those areas.

Sincerely,

Pamela Wynne, Commission Chair, and members of the Na Au Say Township Plan Commission

CC to Kendall County Board Chairman John Shaw
Angelo Zubko, Senior Planner
Scott Gryder, Planning Building and Zoning Chair, Kendall County Board
February 14, 2013

To: Bill Ashton  
    Kendall County Regional Planning Commission  
    111 West Fox St. Room 203  
    Yorkville, IL 60560

From:   Ken Hostert  
        Na Au Say Township Supervisor  
        1312 Wheeler Rd  
        Plainfield, IL 60544

RE: Sizing of Single Family Home Lots

Dear Mr. Ashton:

This letter is to express opinion on an issue presented by Andy Myers, Kendall Township Plan Commission Chair, and discussed at the February 2, 2013 Kendall County Regional Planning Commission Annual Meeting.

The consensus of the Na Au Say Township Board of Trustees is to concur with the Na Au Say Township Planning Commission that single-family-home lot size in county developments should be one-acre minimum.

This size is to accommodate a swimming pool, often desired in rural development, and a septic field. As a result of this larger size lot, home owners septic field would not, and should not, encroach upon “open space” or common areas. When his/her septic field is not on the homeowner’s property, the homeowner may not take the necessary responsibility for that septic field. Additionally, the larger lots would lessen open space and common areas, and therefore would minimize the responsibility home owners and/or associations have for those areas.

Sincerely,

Ken Hostert
Supervisor, Na Au Say Township Board of Trustees

CC: Kendall County Board President John Shaw; Angelo Zubko, Senior Planner; Scott Gryder, Planning Building and Zoning Chair, Kendall County Board
February 14, 2013

To: Angela Zubko  
    Department of Planning, Building and Zoning  
    111 West Fox St. Room 203  
    Yorkville, IL 60560

From: Ken Hostert  
    Na Au Say Township Supervisor  
    1312 Wheeler Rd  
    Plainfield IL 60544

RE: Na Au Say Township Planning Commission

Dear Ms. Zubko:

The Na Au Say Township Board of Trustees met on February 11th, 2013 and reviewed a letter dated February 4, 2013 addressed to you from the Na Au Say Township Planning Commission. A motion to endorse the letter was approved by the Township Board of Trustees. A copy of the Na Au Say Township Planning Commission’s letter is attached.

The Na Au Say Township Board of Trustees fully supports the ideals of local government and keeping a strong link with the residence of the area so that their feedback is heard and clearly communicated to government. Continued use of the Township planning commission, its recommendations to the township Board of Trustees, and ultimately to the County is an important part of the feedback mechanism from the residence of the Township. Additionally, the Board of Trustees believes the documentation given to prospective applicants should clearly indicate the presentations of their proposals to the Township Planning Commission and Board of Trustees as a part of the overall process. In this way, the Na Au Say Township Board believes the interests of both the applicants and existing residences can be heard and considered starting at a local level. The Board’s aim in this matter is to clear up any possible ambiguity, expedite the applicant’s request, and allow for local input at the lowest levels of government.

Very truly,

Ken Hostert  
Na Au Say Township Supervisor

cc: Scott Gryder, Planning, Building and Zoning Chair, Kendall County Board; John Shaw, Kendall County Board President; Bill Ashton, Regional Planning Commission Chair
Eliminate RPD zoning and allow only R-1, R-2 or R-3 Residence Districts.

If a developer would desire open space, we would like any retention ponds, bike or hiking trails, to be counted as open space.

One acre lots minimum if well and septic are used

No septic on open space lots like Henneberry Woods

Less open space to maintain