KENDALL COUNTY
AD HOC ZONING ORDINANCE COMMITTEE

MEETING AGENDA

March 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
3. Chicken Ordinance Discussion on revisions

Next meeting will be on April 23, 2014
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 July 24, 2013

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.G.

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 meet 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
NA AU SAY TOWNSHIP
1312 Wheeler Rd, Plainfield IL 60544

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
NA AU SAY TOWNSHIP
1312 Wheeler Rd, Plainfield IL 60544

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,

[Signature]

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
c. Farm-type animals; shall be prohibited in the R-2 District with the exception of chickens.

2. Keeping of up to twelve (12) chickens on a zoning lot, provided that:
   a. The lot is a minimum one (1) acre
   b. No roosters shall be kept on any zoning lot
   c. No other poultry, including but not limited to geese, ducks, turkeys shall be kept on the property.
   d. All chickens shall be confined within a covered enclosure or an uncovered fenced enclosure at all times to prevent chickens from encroaching onto neighboring properties
   e. All confinements shall be located at least 10' from all residentially zoned lots
   f. All uncovered fenced enclosures shall be at least four feet in height.
   g. No eggs or chickens shall be offered for sale on the premises
   h. All standards adopted by the Illinois Department of Agriculture and the Kendall County Health Department shall apply (Amended 10/19/10)

B. SPECIAL USES. The following uses may be allowed by a special use permit in accordance with the provisions of Section 13.00:

1. Any use permitted as a special use in the R-1 One-Family Estate Residence District, Section 8.02-C, except a bed and breakfast and that Planned Developments may be considered where the zoning lot proposed for development has a gross area of not less than forty acres.

2. Retail shops/office use that can satisfy the following requirements:
   a. The site must have direct access onto an arterial roadway as designated on the Transportation Plan.
   b. No outside storage of any materials or outdoor display.
   c. No sign, other than one identification sign, non-illuminated, non-flashing and 32 square feet shall be allowed. All other regulations with regards to height and location must be followed as outlined in Chapter 12.09 of this ordinance shall be allowed.
   d. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Chapter 11 of this ordinance.
   e. No more than 3 employees are allowed to work on-site at one time.
   f. Contact the Health Department to make sure the septic system is adequate for the proposed use.