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 April 22, 2015

Present: Larry Nelson (Chairman), Bill Ashton, Scott Gryder, Elizabeth Flowers, Matt Prochaska, John Shaw & Jeff Wehrli
Members absent: None
Others present: Mike Hoffman from Teska Associates and Planning & Zoning Manager Angela Zubko

Chairman Larry Nelson called the meeting to order at 5:03 p.m.

1. APPROVAL OF AGENDA
Jeff Wehrli made a motion to approve the agenda as written. Matt Prochaska seconded the motion. All agreed and the agenda was approved.

2. APPROVAL OF MINUTES
Elizabeth Flowers made a motion to approve the minutes from October 22, 2015. John Shaw seconded the motion. All agreed and the meeting minutes were approved.

3. Open discussion on possible changes to R-1, 2 and 3 Zoning to allow small subdivisions without PUD
Mr. Nelson stated a few townships do not want PUD’s so wanted the flexibility to do straight zoning. This was discussed last month at Plan Commission and they did not want a large subdivision but possibly 4-12 lots, they wanted a cap on it. One of the other suggestions instead of allowing it countywide make it for certain townships if chosen. Planner Zubko stated this also was discussed at the PBZ Committee meeting and they would like a cap. Mr. Gryder stated at the PBZ meeting they were not sure why they wanted to go down that road. Mr. Hoffman gave a brief description of why we deleted R-2 and R-3 zoning in the first place. 2/3’s of the County is shown for development and that was done with Kendall County was booming. Mr. Hoffman did a presentation and talked about the meeting we had with developers to not worry about subdivisions right now. Mr. Hoffman went over Hamlets, rural towns, rural development and conservation developments like Whitetail Ridge, Henneberry and Grove Estates. He gave some ideas to consider, allow R-2 and R-3 subdivisions, up the minimum lot size in PUD’s, increase agricultural area on LRMP, allow R-2 and R-3 on
limited basis (due to unique land characteristics?, or maximum number of lots?) or do nothing. Mr. Wehrli stated Dupage has everyone keep the water on their own lots which has created ‘mosquito pits.’ This came about since the townships are upset nothing’s been done. Planner Zubko stated also she’s received a handful of phone calls from people wanting to rezone 1 or 2 smaller lots. Mr. Wehrli stated there will be one or two acre lots that eventually get surrounded by municipalities. Mr. Wehrli stated when we did this Kendall County was booming and what we tried to do is limit the amount of off-site lots out in the middle of nowhere. Mr. Wehrli asked what we could do to not jeopardize the future. Mr. Ashton stated the other issue is open space maintenance. Mr. Ashton would like to leave it as is and we could put something in the text to now allow septic in open space. On page 8-29 number 6 we can delete the words individual. Mr. Hoffman suggests lowering the required amount of open space, Mr. Wehrli thinks that opens up a whole new thing. The Committee agrees to delete that wording countywide. Mike Hoffman will work on that text amendment and send it to all the townships. Scott Gryder made a motion, seconded by Matt Prochaska for Mr. Hoffman to do that. All were in favor.

4. **Update on Angela meeting with Townships**
   Planner Zubko stated she has not attended Big Grove township, Little Rock township and Fox township. She does talk to Fox Township regularly.

5. **Other New Business - None**

**Adjournment:**
The next meeting will be May 27, 2015. Larry Nelson made a motion to adjourn the meeting. John Shaw seconded the motion. All were in favor and the meeting was adjourned at 6:04 p.m.

Respectfully submitted,
Angela L. Zubko
Planning & Zoning Manager