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 June 25, 2014

Present: Larry Nelson (Chairman), Bill Ashton, Scott Gryder, John Shaw and Jeff Wehrli
Members absent: Elizabeth Flowers
Others present: Pete Iosue from Teska Associates, Planning & Zoning Manager Angela Zubko and Pam Wynne (NaAuSay Township)

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. Scott Gryder seconded the motion. All agreed and the agenda was approved.

2. **APPROVAL OF MINUTES**
   Jeff Wehrli made a motion to approve the minutes from March 25, 2014. John Shaw seconded the motion. All agreed and the meeting minutes were approved.

3. **Open discussion on possible changes to the LRMP for Kendall and NaAuSay Township**
   Planner Zubko stated in the packet is the text from the NaAuSay Township LRMP and also the meeting minutes from the June 12th NaAuSay Township Plan Commission. Planner Zubko stated in the packet is the packet of the LRMP and the only changes would be on page 10-15 thru 10-17. Pam Wynne from the NaAuSay Township presented the township’s concern and there major areas of concern were lot size, common area issues and issues with homeowner associations. Other then functional common areas try to keep them to a minimum and don’t offer density bonus credits so there is not so much area to maintain. Mr. Nelson stated there may still be an issue with storm water ponds but that might be taken care of by SSA’s. Mr. Wehrli stated he’s not sure if these issues are due to the economic downturn on the community or on the developers with the lack of maintenance. Mr. Wehrli does not see any more residential communities being proposed like Henneberry’s or Whitetails. He suggested putting a moratorium on the smallest RPD to have a chance to look at it as a whole as septic’s may not be able to fit. Mr. Gryder is of the opinion limiting it to 1 acre lots might stop growth. Mr. Wehrli stated until we have a better business community or quicker commutes people will not be moving out to the country, most people will still
be buying in municipalities. Ms. Wynne stated now that we’re in a downtime we should fix or change the plans. Mr. Wehrli stated there is a new process which starts with soil conditions. The plan is for Planner Zubko to work with Teska on bringing some changes to the Zoning Ordinance back next month with regards to the minimum lot sizes for RPD’s and maximum lot sizes.

4. **Concrete crushing and temporary stockpiling of dirt- discussion on revisions**

   Planner Angela Zubko stated she has received a few phone calls about allowing concrete crushers on property in conjunction with all the roadwork going on in the County. Planner Zubko stated 90% of the time these will probably be in the ROW which is permitted by right but the plan was IF it was proposed on private property the County would have some rules and regulations in place. Planner Zubko stated she gave her proposed text to Teska and they have put together a memo. Pete discussed some of the research and proposed text. Teska proposed to put all temporary uses from the Agricultural district be moved to Section 4 of the Zoning Ordinance. Mr. Nelson is concerned about putting this by a commercial business and affecting them. The ad-hoc committee would like hours to be stated Monday thru Saturday unless otherwise requested. Must be 300’ from a business district. This will continue through the process.

5. **Other New Business- None**

   **Adjournment:**
   The next meeting will be July 23, 2014. Jeff Wehrli made a motion to adjourn the meeting. Scott Gryder seconded the motion. All were in favor and the meeting was adjourned at 6:24 p.m.

   Respectfully submitted,
   Angela L. Zubko
   Planning & Zoning Manager