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 August 27, 2014

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

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

1. **APPROVAL OF AGENDA**
   Bill Ashton made a motion to approve the agenda as written. John Shaw seconded the motion. All agreed and the agenda was approved.

2. **APPROVAL OF MINUTES**
   John Shaw made a motion to approve the minutes from June 25, 2014. Bill Ashton 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 Zoning Ordinance with regards to lot sizes, density, open space etc. The 2nd to last page are all the subdivisions that are zoned RPD-1, RPD-2 and RPD-3 and plats showing the density, etc. The last page is an email from NaAuSay Township reiterating the townships concerns. Also on a separate paper Mr. Hoffman put together key issues, current RPD regulation summary and options/ideas.

   Craig Johnson thinks we capped their main concerns and how open space is going to work going forward.

   Mr. Nelson asked why we have a maximum lot size? Mr. Hoffman stated it was to promote conservation design which is the opposite of what the townships want. Mr. Wehrli does not think there is a market for 3 acre lots. He also stated he does not think a homeowners association is a bad thing it’s just due to the economy. Mr. Wehrli thinks the best suggestion is to sit down with the few developers left to see what their thoughts are. The geo graphics and economy has changed due to the recession, the
market shall guide where we go. There was some discussion on the water supply and how that could decide the market. Planner Zubko stated she still suggests bringing back 1 and 2 acre lots (R-2 and R-3 zoning). Mr. Nelson asked what Mr. Hoffman thought about straight zoning. Mr. Hoffman would like to keep the section of the code with regards to the 4 step process which looks at the statistics of the land and be more sensitive to the land. The group really doesn’t see large subdivisions coming in. Mr. Hoffman asked if we should scale back the land resource management plan and possibly showing more Ag. Mr. Wehrli stated it’s a guide to the future but does not see about changing anything back to agriculture, he does not see anything that’s changed to modify the map. There are some issues like police power to smaller subdivisions. Mr. Wehrli stated he lives in one of the last subdivisions that does not have a HOA and really does not miss or see if as a hindrance, he owns and maintains a pond with 5 other people. Drainage districts were discussed and how that may affect ponds and waterways in the future. The group liked the idea of getting together some developers to ask their opinions and see what they’re building. Mr. Wehrli would like to talk to some rural realtors and see what dynamics have changed. Mr. Nelson also is seeing people that want larger lots and work from home but not maintain a huge piece of property. Mr. Wehrli brought up soil classifications. Planner Zubko brought up the point that a lot of regulations have been changed but we have not been able to see how they work, no subdivisions have come in for over 7 years. Possibly Angelo Kleronomos, Ron Wehrli, Harold Oliver, Scott Brummel, Bud Wormley, Art Zwemke, Jack Wise, Blockers, Walkers, Inland are some names thrown out to get together. Also meet with the townships to discuss problems and likes of existing subdivisions. A good day is Tuesday, Wednesday or Thursday at 7 or 7:30am. September or October out at Hoover. September 24th at 7am. What do you see in the next 5-10 years will sell, how it’s going to come back and what’s economically viable. Please send Angela Zubko some contacts in the next few days. We’ll keep moving ahead.

4. **Other New Business- None**

**Adjournment:**
The next meeting will be September 24, 2014 at the Meadow Hawk Lodge. Jeff Wehrli made a motion to adjourn the meeting. John Shaw seconded the motion. All were in favor and the meeting was adjourned at 6:10 p.m.

Respectfully submitted,
Angela L. Zubko
Planning & Zoning Manager