CALL TO ORDER

ROLL CALL: Bill Ashton (Chair), Roger Bledsoe, Tom Casey, Larry Nelson, Vern Poppen, John Shaw, Claire Wilson, Budd Wormley and two vacancies (Big Grove Township & Oswego Township)

APPROVAL OF AGENDA

APPROVAL OF MINUTES Approval of minutes from the May 27, 2015 and July 22, 2015 meetings

PETITIONS

1. 15-05 LRMP Amendment Public Hearing – Kendall County
   Request: Amend the Kendall County LRMP to provide an updated Bicycle Trail Plan and amend the Future Land Use Plan within Little Rock Township along Creek Road between Frazier Road and Little Rock Road
   Location: Kendall County
   Purpose: To update and provide additional detail on the Kendall County Bike Trail Plan and to reflect commercial development potential within Little Rock Township

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

15-11 Rhonda Miller/Strong Tower of Refuge Ministries – County Board approved the Special Use for a Place of Worship on August 18, 2015

15-12 Dan Koukol – County Board approved a Major Amendment to the existing Special Use to allow outdoor display within 10’ of the right-of-way of Route 126 on August 18, 2015

CITIZENS TO BE HEARD/PUBLIC COMMENT

NEW BUSINESS/ OLD BUSINESS

ADJOURNMENT Next regularly scheduled meeting on Wednesday, October 28, 2015
Chairman Bill Ashton called the meeting to order at 7:01 pm.

ROLL CALL
Members Present: Chair Bill Ashton, Roger Bledsoe, Vern Poppen, John Shaw and Budd Wormley
Others present: Mike Hoffman from Teska Associates, Inc.
Members Absent: Larry Nelson, Claire Wilson, 2 vacancies (Oswego Township & Big Grove Township)
In the Audience: Kevin Heap, Kaylee Shell

APPROVAL OF AGENDA
Budd Wormley made a motion to approve the agenda as written. John Shaw seconded the motion. All were in favor and the agenda was approved

APPROVAL OF MINUTES
John Shaw made a motion to approve the minutes from April 22, 2015, Budd Wormley seconded the motion. All were in favor and the minutes were approved.

PETITIONS
#15-08 Gary and Linda Heap
Planner Hoffman summarized the case, including the Heap's plans to continue to grow and expand their fall festival to keep it appealing and attractive to families. Hoffman noted that the plan was reviewed by ZPAC, with a recommendation that handicap parking be provided near the ticket booth and the proposed access along Grove Road should be illustrated on the site plan. The plan was reviewed and recommended for approval by Seward Township at their May 12th meeting. He also noted that, in discussion with the applicant, the maximum capacity of the facility was 1,500 based on available parking and that change was recommended from the staff report (which originally noted a maximum of 400). Kevin Heap reviewed their plan, and noted that his family wanted to be able to add additional amenities in the future like an expanded playground, bakery, and haunted house. They have, and will continue to, work closely with the Sherriff’s department to control traffic as needed. Bill Ashton clarified that he felt they already had a conditional use for the property, and this special use was being done to allow for expansion of their operations. He also noted that he lives in the area, and has never seen any problems. Budd Wormley also noted that he has inspected the site, and felt they were doing a good job. Roger Bledsoe asked if at some point the parking lot should be improved. John Shaw noted that he felt paving was not needed as this was for a seasonal event.
Budd Wormley asked if they provide porta-potties for guests, and Kevin Heap said they do, and they monitor them closely and add additional units as needed.

John Shaw made a motion to approve the special use request, Vern Poppen seconded the motion. With a roll call vote all were in favor and this will move onto the Special Use Hearing Officer for a Public Hearing on June 1st.

With a roll call vote of 5-0 all were in favor of the rezoning.

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**
14-37 Home Occupations- Landscape Businesses- Referred back to PBZ for further refinement and clarification – particularly as it relates to trailers.
14-40 Subdivision Control Regulations- Letters of Credit- Approved 4/21/2015

**CITIZENS TO BE HEARD/ PUBLIC COMMENT**- None

**NEW BUSINESS/ OLD BUSINESS**
Discussion and possibly approval on by-laws regarding quorums- Chairman Ashton summarized proposed changes and the Commission changed the language on page one to say ‘appointed and serving members.’ With no other changes Budd Wormley made a motion to approve the changes, seconded by Vern Poppen. Members voted 5-0 in favor of the amendment to the by-laws.

Review LRMP draft map changes- Planner Hoffman presented the draft map change in Little Rock Township, as well as updates to the trail plan in Little Rock Township to reflect trails proposed by Plano. An excerpt from the Fox River Corridor Plan was also reviewed, which shows the plan to use the old Millbrook bridge as a trail connection between County Forest Preserve property on both the east and west banks of the Fox River. These plans will be brought back for a public hearing.

**ADJOURNMENT**
Next regularly scheduled meeting on Wednesday, June 24, 2015. Budd Wormley made a motion to adjourn the meeting, John Shaw seconded the motion. All were in favor and the meeting was adjourned at 7:32 p.m.

Submitted by,
Mike Hoffman, Teska Associates, Inc.
Chairman Bill Ashton called the meeting to order at 7:00 pm. Due to a misprint in the Agenda date, there would be no roll call, approval of agenda, or approval of minutes.

**ROLL CALL – No roll call as no official meeting**

*Members Present:* Chair Bill Ashton (Chair), Tom Casey, Larry Nelson, Vern Poppen, Claire Wilson, Budd Wormley  
*Others present:* Mike Hoffman, Teska Associates, Inc.  
*Members Absent:* John Shaw, Roger Bledsoe, 2 vacancies (Oswego Township & Big Grove Township)  
*In the Audience:* Rhonda Miller, founder and CEO of Strong Tower of Refuge Ministries; Dan Koukol

**APPROVAL OF AGENDA**

No approval.

**APPROVAL OF MINUTES**

No approval.

**PETITIONS**

1. **15-11 Rhonda Miller/ Strong Tower of Refuge Ministries**
   *Request:* Special Use to allow a place of worship in a B3 Zoning District  
   *Location:* 81 Boulder Hill Pass, Montgomery (Boulder Hill)  
   *Purpose:* To allow the ministry to lease space in the existing shopping center.

   Mr. Hoffman stated that the Ministry was not a traditional type of church, with a focus more on outreach. Therefore, there would be more small activities all week long. He also stated that the current membership is small. There is more than enough parking in the shopping center for shared use. He concluded that staff has no objections with the proposed use.

   Ms. Miller stated that they are a non-denominational outreach ministry of approximately twenty-two people. She had worked with another ministry for thirty years in Aurora. As a resident of Montgomery, she wanted to do something in her own area. The outreach activities include: worship services on Sunday, bible study, training services, prayer seminars, and empowering mental and physical wholesome in family relationships. She has spoken to Frank Johnson, another pastor in the area, and they are working to coordinate services to avoid conflicts and enhance services.
Mr. Nelson asked if there would be daycare services. Ms. Miller stated in the negative.

Mr. Wormely asked about the square footage of the location. Mr. Hoffman stated it is forty-eight hundred square feet.

Ms. Wilson asked if it was vacant. Ms. Miller stated it was as they are in the clean-up phase.

Mr. Nelson asked if the special use allowed for other activities such as drug rehabilitation or daycare that may have negative impacts on the area. Mr. Hoffman reviewed the Zoning Ordinance and noted that a daycare would require a separate special use, but that the code did not specifically address drug rehabilitation facilities. The Commission discussed possible restrictions for the use such as daycare, drug rehabilitation and similar activities. Mr. Nelson made a motion to add such restriction. **Motion failed to gain a second.**

The Commission asked for the definition of a place of worship. Mr. Hoffman read the definition as it appears in the County Zoning Code, Section 3.02:

> A building, together with its accessory buildings and use, where persons regularly assemble for religious purposes and related social events and which building(s) and uses(s) are maintained and controlled by a religious body organized to sustain religious ceremonies and/or purposes.

Mr. Hoffman stated in staff’s interpretation that would not include a day care operation or a drug rehabilitation center.

Ms. Miller stated that in her previous experience she had dealt with drug rehabilitation. Her outreach was not going to specifically target drug rehabilitation; however, outreach does deal with the issues in an indirect manner as they are looking to help people. She also stated she was not going to do daycare.

Mr. Casey made a motion to accept the petitioner’s application. Mr. Poppen seconded it. Chairman Ashton made a roll call vote. **Approved 6-0.**

2. **15-12 Dan Koukol**  
**Request:** Major Amendment to Special Use  
**Location:** 3485 Route 126 in Na-Au-Say Township, approximately ½ mile west of Schlapp Road  
**Purpose:** To allow outdoor display (trailers) to be located within front yard setback. Current condition of special use is they must be setback 40’. Request is zero setback.

Mr. Hoffman stated that Mr. Koukol has had a special use permit to operate a business on the premise. At that time there was a forty feet setback for display on any equipment for sale. Petition was to reduce to zero. After reviewing the current code, agricultural zoning states a hundred feet setback from the right of way; however, it is not have a specific standard for sale of equipment. Business zoning has a ten foot setback. Staff recommends applying the same standard and requiring a ten foot setback for this Special Use. Na-Au-Say Township recommend against the proposed amendment. The Sheriff’s Office was concerned about reducing setback too far but gave no specific setback recommendation.
Mr. Nelson asked about setback for parking lots in agricultural district as it was a similar obstruction. Mr. Hoffman stated it is forty feet, but currently temporary setbacks have been reduced to ten feet from the right-of-way. Mr. Hoffman stated that there was a fence on the property line.

Mr. Koukol stated that actually the fence was inside the right-of-way by a few feet (approximately 4’). Mr. Nelson asked about the distance of the right of way of Route 126 from the centerline. Mr. Koukol stated it was fifty feet. He also stated that he actually owns to the centerline. The forty feet setback was due to a neighbor wanting to build a house across the street. Since then, the property has been sold.

Mr. Koukol stated that after discussion with staff he wanted to change the petition to a ten foot setback. He wanted to use that extra thirty feet to display equipment for sale, not for equipment that is being fixed. He stated that it would help his business with marketing.

Mr. Nelson stated that historically this special use was placed into effect due to not wanting to zone the entire area commercial. As such, it would be equitable to make the special use permit similar to current business zoning.

Mr. Nelson made a motion for a setback of ten feet from the right-of-way. Mr. Wormely seconded. Approved 6-0.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

15-08 Gary and Linda Heap – approved by the County Board on June 16, 2015
14-37 Home Occupations - Landscape Businesses- Denied by the County Board on June 16, 2015.
County Board had previously sent it back to Planning, Building, and Zoning Committee for revisions. PBZ sent it back to the County Board. It ended in a tie vote, effectively not passing.

CITIZENS TO BE HEARD/ PUBLIC COMMENT- None

NEW BUSINESS/ OLD BUSINESS

ADJOURNMENT
Ms. Wilson made the motion to adjourn. Mr. Casey seconded. Seeing no objections, meeting adjourned at 7:37 pm.

Respectfully submitted by,
Andrez P. Beltran
Economic Development and Special Projects Coordinator
To: Kendall County Regional Planning Commission  
From: Mike Hoffman  
Date: September 18, 2015  
Re: LRMP Update

Two map amendments are proposed to the Kendall County Land Resource Management Plan (LRMP) as follows:

The Bike Trail Plan contained in the LRMP is a valuable tool that provides guidance for the location of future trails. This plan is used during review of new development to identify where trails are appropriate. It is also used to seek grants to fund public trails. Grant funding agencies will often look to see if a proposed trail is identified on a regional trail plan to better understand connectivity and potential trail use. As such, the Planning, Building & Zoning Department took on the task of updating the trail plan in 2014/2015 to ensure that the County’s plan was coordinated with local community plans. The attached plan not only illustrates proposed trails and connections, but it shows proposed trail jurisdiction. It also shows completed trails as a solid line, such as the newly completed trail along Route 34 on the east side of Plano.

At the County’s annual LRMP meeting earlier this year, another potential amendment was suggested within Little Rock Township. This amendment proposed to add an area for commercial use along the south side of Creek Road between Frazier Road and Little Rock Road just west of Plano. The proposal retains the natural resource overlay along the creek. Currently, the LRMP shows a Transportation Corridor east of Little Rock Creek and Countryside Residential Use west of the creek.

State Statute requires a Public Hearing prior to any amendment of a County’s Comprehensive Plan or, in our case, the Land Resource Management Plan. Notice of this Public Hearing was published in the Kendall County Record on September 3rd, 2015.

A larger 11x17 version of the plan will be provided to Commission Members at the meeting. Staff is recommending approval of these changes. Should you have any questions prior to the meeting, please contact me at 815.436-9485.

Attachments:
1. Kendall County Bike Trail Plan
2. Kendall County Future Land Use Plan
UPDATED COUNTY AND TOWNSHIP LRMP MAPS BASED ON THE LAND USE
ADDED RURAL RESIDENTIAL AND COMMERCIAL AREAS AROUND NEWARK
DATE
MODIFIED CATEGORIES TO COORDINATE WITH PLANNED DEVELOPMENT
UPDATED SECTIONS 1 - 5
3.5 MILES
ADDED & UPDATED FUTURE LAND USE AREAS IN LISBON, SEWARD, AND
1/20/2009
ADDED FUTURE LAND USE AREAS IN NA-AU-SAY TOWNSHIP TO REFLECT
UPDATED FUTURE LAND USE AREAS IN FOX, KENDALL, AND BIG GROVE

Future Land Use Plan
Kendall County, Illinois

LEGEND
- Urbanized Areas (Incorporated)
- Suburban Residential (Max Density = 1.00 DU/Acre)
- Rural Residential (Max Density = 0.65 DU/Acre)
- Rural Estate Residential (Max Density = 0.45 DU/Acre)
- Country Residential (Max Density = 0.33 DU/Acre)
- Commercial
- Mixed Use Businesses
- Transportation Corridors
- Mining
- Potential Mining District
- Public/Institutional
- Hamlets
- Agricultural
- Open Space
- Forest Preserves/State Park
- Natural Resource Areas
- Utility

*Note: All data used in this document was compiled by Kendall County GIS at 111 W Fox St, Yorkville, IL 60560. For further information, please contact Kendall County GIS at 815-774-1811 or visit their website at kendallcountyil.org. This work is provided as is, without warranty of any kind, either express or implied, for any purpose. The user hereby agrees to indemnify and hold the County of Kendall harmless from any and all claims, demands and liabilities of any kind arising from or in connection with use, misuse, or reliance on the information contained herein.