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**KENDALL COUNTY**  
**PLANNING, BUILDING & ZONING COMMITTEE MEETING**  
111 West Fox Street • Room 209 and 210 • Yorkville, IL • 60560  
(630) 553-4141 Fax (630) 553-4179

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**AGENDA**

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Monday, March 12, 2018 – 6:30 p.m.

CALL TO ORDER:

ROLL CALL: Lynn Cullick, Bob Davidson (Chair), Judy Gilmour, Scott Gryder, and Matt Kellogg (Vice Chair)

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes from February 13, 2018 Meeting

EXPENDITURE REPORT: Review of Expenditures from the Prior Month

PUBLIC COMMENT:

PETITIONS:

1. **Petition 17-33 – Kendall County Planning, Building and Zoning Committee**  
Request: Text Amendments to Sections 4.19, 5.08, 6.07.G.2, 7.01, 8.02, 8.03, 10.01.C.27, 10.03.I and 13 of the Kendall County Zoning Ordinance Transferring the Authority to Hear Applications, Major Amendments and Revocations of Special Use Permits from the Hearing Officer to the Kendall County Zoning Board of Appeals and Related Citation Amendments  
Purpose: Transfers the Authority to Hear Applications, Amendments and Revocations of Special Use Permits from the Hearing Officer to the Zoning Board of Appeals. Also Makes Citation Changes to Various Sections of the Zoning Ordinance to Reflect this Transfer.
  
2. **Amended Petition 17-29 – Kendall County Planning, Building and Zoning Committee**  
Request: Text Amendment to Section 13.08.H of the Kendall County Zoning Ordinance by Increasing the Notification Requirements for Applications for Special Use Permits on A-1 Agricultural Zoned Property and Clarifying Notification Requirements for Special Use Permits on Properties not Zoned A-1 Agricultural  
Purpose: Text Amendment Increases Notification Requirement from Five Hundred Feet (500') to One Thousand Feet (1,000') Instead of Two Thousand Six Hundred Feet (2,600') as Originally Proposed for Applications for Special Use Permits on Properties Zoned A-1 and Clarifying that Only Adjoining Properties must be Notified on Special Use Permit Applications for Properties not Zoned A-1.
  
3. **Petition 18-06 – Laura Hubbard**  
Request: Conditional Use Permit to Hold a Seasonal Event on June 30, 2018 and September 29, 2018  
Location: 7626 Ashley Road, Yorkville, Kendall Township  
PIN: 05-11-300-002  
Purpose: Request for a Conditional Use Permit to Allow Petitioner to Hold a Seasonal Event on June 30, 2018 and September 29, 2018 at the Subject Property.

NEW BUSINESS:

1. Approval of a Resolution to Release All Claims on a Bank Account Owned by Whitetail Ridge Golf Club, LLC at First National Bank in the Amount of \$3,000.00 Pursuant to Condition 18 of Ordinance 2016-11 (Granting a Special Use Permit at 9111 Ashley Road in Kendall Township to Operate a Banquet Hall)

OLD BUSINESS:

1. Approval of Amendments to Petition 17-28 Pertaining to Outdoor Target Practice and Shooting Zoning Regulations
2. Discussion of Proposed Regulations of Solar Panels Used for Offsite Consumption of Energy-Committee Could Initiate Text Amendments to the Zoning Ordinance
3. Update on Bridge Issue at 13360 McKanna Road, Minooka (Bridge Owned by Mark Antos)
  - a. Committee Could Grant Mr. Antos' Request to Complete Bridge by May 1, 2018
4. Request for Guidance RE: Conditional Use Permits-Committee Could Initiate Text Amendments to the Zoning Ordinance on This Matter
5. Discussion of Citation Writing Possibility
6. Planning, Building and Zoning Staffing Issues
  - a. Review and Recommendation of Senior Planner Assuming the Duties of the Zoning Administrator and Plat Officer
  - b. Review and Recommendation of County Administrator Continuing the Duties of the Director of Planning, Building and Zoning Department

REVIEW VIOLATION REPORT:

1. Approval to Forward Violation of Inoperable Vehicle Ordinance at 93 Longbeach Road, Montgomery to Either the State's Attorney's Office or Hearing Officer
2. Approval to Forward Violation of Inoperable Vehicle Ordinance at 190 Boulder Hill Pass, Montgomery to Either the State's Attorney's Office or Hearing Officer

REVIEW NON-VIOLATION COMPLAINT REPORT:

UPDATE FOR HISTORIC PRESERVATION COMMISSION:

1. February 21, 2018 Event

REVIEW PERMIT REPORT:

REVIEW REVENUE REPORT:

CORRESPONDENCE:

1. Churchill Club Stormwater Issue
2. Correspondence Related to Fields of Farm Colony Stormwater Issue
3. Correspondence Related to 45 Cheyenne Court

PUBLIC COMMENT:

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

ADJOURNMENT:

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum of 24-hours prior to the meeting time.