



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
AGENDA

Monday, April 9, 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 March 12, 2018 Meeting

EXPENDITURE REPORT: Review of Expenditures from the Prior Month

PUBLIC COMMENT:

PETITIONS:

1. **18-05 – Keith and Kathleen Warpinski**
Request: Map Amendment Rezoning Subject Property from A-1 to R-1
PIN: 05-21-400-011
Location: North Side of Walker Road Approximately 0.31 miles east of Route 47, Kendall Township
Purpose: Petitioner would like the Ability to Construct a Single-Family Home on the Property.

2. **18-10 – LaSalle National Trust #47016 Represented by Drew Daniels**
Request: Temporary Use Permit to Operate a Temporary Concrete Ready-Mix or Asphalt Plant
PINs: 02-30-200-023, 02-19-400-009, and 02-19-400-010
Location: 11443 U.S. Route 34, Yorkville, Bristol Township
Purpose: Request to Allow Polte Construction, Inc. to Operate a Temporary Concrete Plant at the Subject Property. Property is Zoned A-1.

3. **18-12 – Mary C. Auer**
Request: Request to Revoke a Special Use Permit for a Gravel Mining Operator Awarded by Ordinance 72-08
PIN: 02-06-400-005
Location: East Side of West Beecher Road Approximately 2.5 Miles South of Galena Road, Bristol Township
Purpose: Petitioner No Longer Desires the Special Use Permit for a Gravel Mining Operation at Subject Property. Property is Zoned A-1.

4. **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.

NEW BUSINESS:

1. Request from the Kendall County Regional Planning Commission to Amend Petition 18-07 Pertaining to Establishing Procedures for Renewing Special Use Permits
2. Approval of Proposal from WBK Engineering for Work Related to the Submittal of the Annual Report for the 2018 NPDES – MS 4 Requirements in an Amount of \$1,700 Plus Reimbursable Costs (Costs + 10%)
3. Approval of an Intergovernmental Agreement between the Village of Plattville and the County of Kendall to Administer the County’s Ordinances for Zoning, Building Code, Subdivision Control, Comprehensive Plan, and Stormwater Management within the Jurisdiction of the Village of Plattville for a Term of One (1) Year in the Amount of \$1.00 Plus Associated Costs Paid by the Village of Plattville to the County of Kendall
4. Review and Approval of Fees for Special Use Related Applications to Reflect Transfer of Hearing Authority from the Hearing Officer to the Zoning Board of Appeals
5. Approval of a Procedure for Prosecuting Ordinance Violations
6. Discussion of Holding a Training Seminar for Township Planning Commissioners and Other Interested Parties

OLD 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)
2. Approval of Amendments to Petition 17-28 Pertaining to Outdoor Target Practice and Shooting Zoning Regulations
3. Authorize State’s Attorney to Initiate Litigation against Mark Antos and Any Other Owners for the Removal of the Culvert Crossing of Aux Sable Creek near 13360 McKanna Road, Minooka, Illinois - Committee Could Also Grant Mr. Antos’ Request to Complete Bridge by the End of Spring or Summer 2018
4. Planning, Building and Zoning Staffing Issues-Recommendation on Senior Planner Job Description
5. Update on 45 Cheyenne Court-Committee Could Approve Forwarding Violation to Either State’s Attorney’s Office or Hearing Officer

REVIEW VIOLATION REPORT:

1. Update on Violation of Inoperable Vehicle Ordinance at 190 Boulder Hill Pass, Montgomery

REVIEW NON-VIOLATION COMPLAINT REPORT:

UPDATE FOR HISTORIC PRESERVATION COMMISSION:

1. Approval of Proclamation Declaring May Historic Preservation Month in Kendall County

REVIEW PERMIT REPORT:

REVIEW REVENUE REPORT:

CORRESPONDENCE:

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.