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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  
**AMENDED AGENDA (10/5/18)**

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Tuesday, October 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 September 9, 2018 Meeting

EXPENDITURE REPORT: Review of Expenditures from the Prior Month

PUBLIC COMMENT:

PETITIONS:

1. **Amended Petition 17-28 – Kendall County Planning, Building and Zoning Committee and Letter to Brad Blocker**

Request: Text Amendments to Sections 7.01.D.32 (Specials Uses in A-1 Agricultural District), 7.01.D.33 (Special Uses in A-1 Agricultural District) and 10.03.B.4 (Special Uses in M-3 Aggregate Materials Extraction, Processing and Site Reclamation District) of the Kendall County Zoning Ordinance Pertaining to Regulations of Outdoor Target Practice or Shooting Ranges (Not Including Private Shooting in Your Own Yard)

Purpose: Amendments to Regulations of Outdoor Target Practice or Shooting Ranges for Non-Profit and For-Profit Shooting Ranges

2. **18 – 04 – Kendall County Regional Planning Commission**

Request: Proposed Amendments to Future Land Use Map for Properties Located Near Route 47 in Lisbon Township

Purpose: Proposed Changes to the Lisbon Township Future Land Use Map Include:

1. Changing the Agricultural Area West of Route 47 from Slightly South of Townhall Road to the Kendall/Grundy County Line to Mining
2. Changing the Agricultural Area East of Route 47 from the Kendall/Grundy County Line North for a Distance of 0.50 Miles to Commercial
3. Changing the Agricultural Area at the Northwest, Southwest, and Northeast Quadrants of the Intersection of Routes 47 and 52 to Commercial
4. Changing the Agricultural Area at the Intersection of Route 47 and Plattville Road to Commercial
5. Removing Rural Settlement Classification from Map
6. Remaining Properties Along Route 47 from the Kendall/Grundy County Line to the Lisbon/Kendall Township Line Not Impacted by 1-5 Above Shall Be Changed from Agricultural to Mixed Use Business
7. Incorporating the Village of Lisbon's Mixed Use Business and Residential Areas in

Sections 16, 17, 18, 19, 20, 29, 30, 31, and 32 of Lisbon Township into the County Land Resource Management Plan

Proposed Change to Kendall County Future Land Use Map:

1. Incorporate the Proposed Changes to the Lisbon Township Future Land Use Map into the Kendall County Future Land Use Map

Proposed Text Changes:

1. Remove All Language Contained in the Narrative Portion of the Kendall County Land Resource Management Plan that Conflicts with the Changes to the Lisbon Township Future Land Use Map

3. **Amended Petition 18-07 – Kendall County Planning, Building and Zoning Committee – Committee Could Vote to Amend or Withdraw the Petition**

Request: Text Amendments to Section 13.08 of the Kendall County Zoning Ordinance Pertaining to the Renewal, Amendment, and Revocation of Special Use Permits

Purpose: Amendments Clarify Renewal Procedures for Special Use Permits and Amends the Procedure for Amending and Revoking Special Use Permits; Proposal Applies to Special Use Permits Issued after the Adoption of the Proposed Amendment.

4. **18 – 25 – Paul Kovacevich on Behalf of Tri-Star Development, Inc.**

Request: Map Amendment Rezoning the Subject Properties from A-1 Agricultural District to R-1 One Family Residential District

PINs: 09-15-300-014, 09-16-400-002, 09-16-400-005, 09-16-400-006, 09-21-200-004, and 09-22-100-010

Location: Approximately 0.5 Miles West of Jughandle Road on the South Side of U.S. Route 52, Seward Township

Purpose: Petitioner wants to Rezone the Property in Order to Develop a Forty (40) Lot Single-Family Residential Subdivision

NEW BUSINESS:

1. Recommendation on 2019 Comprehensive Noxious Weed Work Plan
2. Discussion of Discharging Firearms on Private Property

OLD BUSINESS:

1. Approval of Agricultural Impact Mitigation Agreement Between Kendall County and 312 Solar Development, LLC c/o Borrego Solar Systems, Inc. for a Solar Panel Project at 16400 Newark Road-Committee Could Refer the Agreement to the State's Attorney's Office
2. Approval of Agricultural Impact Mitigation Agreement Between Kendall County and the Nancy L. Harazin Trust Number 101 for a Solar Panel Project at 16400 Newark Road-Committee Could Refer the Agreement to the State's Attorney's Office
3. Approval of an Agreement with Teska Associates, Inc. for Work Related to the Zoning Ordinance Consolidation Project (Project Would Unify the Zoning Ordinance into One Searchable Document, Correct Typographical Errors, and Correct Citation Errors) at a Cost Not to Exceed \$8,000; Related Invoices to be Paid from Planning, Building and Zoning Consultant's Line Item (010-2-002-6363)

REVIEW VIOLATION REPORT (Pages 131-132):

1. Update on Violation of Zoning Ordinance at 790 Eldamain Road
2. Update on 63 Old Post Road, Montgomery

REVIEW NON-VIOLATION COMPLAINT REPORT:

UPDATE FOR HISTORIC PRESERVATION COMMISSION:

REVIEW PERMIT REPORT:

REVIEW REVENUE REPORT:

CORRESPONDENCE:

1. September 20, 2018 Email from Molly Gerke Regarding Weed Regulations in Plattville
2. September 28, 2018 Letter to Planning, Building and Zoning Committee Regarding 5 Ottawa Court

PUBLIC COMMENT:

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

1. Review of Minutes of Meetings Lawfully Closed Under the Illinois Open Meetings Act (5 ILCS 120/2(c)(21))

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.