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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  
**AGENDA**

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Tuesday, February 14, 2017 – 6:30 p.m.

CALL TO ORDER

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

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of Minutes from the January 9, 2017 Meeting

EXPENDITURE REPORT: Recommend Approval of claims to the Finance Committee in the amount of \$12,053.42

PUBLIC COMMENT:

PETITIONS:

1. Request for Conditional Use Permit

**a. 17-03 – Laura Hubbard**

Request: Conditional Use Permit Request to Hold a Seasonal Event; Property is Zoned A-1

Location: 7626 Ashley Road, Yorkville  
PIN 05-11-300-002, Kendall Township

Purpose: Request for a Conditional Use Permit to Allow Petitioner to Hold a Seasonal Event on June 24, 2017

NEW BUSINESS:

1. Request for Building Permit Refund-Rick Montemayor, 60 Eastfield Road, Montgomery

2. Resolution Approving an Intergovernmental Agreement for Reciprocal Building Inspection Services Between Kendall County, IL and the United City of Yorkville, IL

3. Update on Petitions Submitted Since Previous Meeting:

**a. 17-01 – Mike and Cherie Bond**

Request: Variance Reducing the Front Yard Setback from 150 feet to 119.14 feet; Property is Zoned A-1

Location: 232 Creek Road, Plano  
PIN 01-05-176-005, Little Rock Township

Purpose: Request for Variance to Allow Petitioner to Construct a Horse Barn

4. Kendall County Planning Commission Annual Meeting-February 25

OLD BUSINESS:

1. Update on Petitions Submitted Prior to Previous Meeting:
  - a. **16-22 – JA Schleining LLC d/b/a Jet’s Towing Service**  
Request: Zoning Map Amendment  
Location: 790 Eldamain Road, Bristol Township  
Purpose: Request for approval of a Zoning Map Amendment to rezone 8.8 acres from A-1 (Agricultural) to M-1 (Limited Manufacturing)
  - b. **16-14 – Robert Delaney** (Continued from July 27, 2016)  
Request: Special Use  
Location: 16502 Church Road, Lisbon Township  
Purpose: Request for a special use in the A-1 Agricultural District to Operate an Outdoor Shooting Range
  - c. **16-26 – John and Sharon Pagel Living Trust**  
Request: Rezoning from R-1 to R-3  
Location: 2380 Douglas Road (Northeast Corner of Douglas Road and Burkhart Drive) PIN 03-15-251-009, Oswego Township  
Purpose: Request to Rezone to Allow Petitioner to Subdivide the Property
2. Kingmoor Private Drive Relocation
3. Winery Memorandum
4. Update on Noise and Gun Range Memoranda
5. Update on Special Use Permit at 9111 Ashley Road

UPDATE FOR HISTORIC PRESERVATION COMMISSION:

1. 17-02 – Historic Preservation Ordinance Amendment  
Approval of an Ordinance Amending the Kendall County Historic Preservation Ordinance: Article II “Organization” by Reducing the Number of Commission Members to Five, Removing the Professional Credential Requirements, and Other Changes Caused by the Reduction in Size of the Commission

REVIEW PERMIT REPORT

REVIEW REVENUE REPORT

CORRESPONDENCE

PUBLIC COMMENT

EXECUTIVE SESSION

ADJOURNMENT