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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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Monday, September 11, 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 August 7, 2017 Meeting (Pages 5-12)

EXPENDITURE REPORT: Review of Expenditures from the Prior Month (Pages 13-14)

PUBLIC COMMENT:

PETITIONS:

1. **17-16- Kendall County Zoning Board of Appeals** (Pages 15-16)  
Request: Text Amendment to Section 13.06.D of the Kendall County Zoning Ordinance  
Purpose: Amendment Would Reduce the Number of Votes Required for the Zoning Board of Appeals to Reverse or Affirm, Wholly or Partly, or May Modify the Order, Requirement, Decision, or Determination of the Zoning Administrator from Four to Three on Boards Consisting of Five Members and from Five to Four on Boards Consisting of Seven Members.
  
2. **17-19- Pulte Group Representing Dave Hamman** (Pages 17-58)  
Request: Renew the Special Use Permit Granted by Ordinance 2004-03 Allowing the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified as 03-01-127-006 and Revoking the Special Use Permit for the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified as 03-01-127-004 and Located in the 600 Block of Route 34 on the East Side of the Street  
Location: Corner of Route 34 and Hafenrichter (Farnsworth) in Oswego Township  
Purpose: Special Use Permit would Allow the Existing Commercial Off-Premise Advertising Sign to Remain on the Subject Property. Property is Zoned M-2.
  
3. **17-21- Tom McNelis** (Pages 59-100)  
Request: Map Amendment Rezoning Subject Property from A-1 to R-1  
PIN: 04-15-200-023  
Location: 14000 Block of Budd Road Approximately 0.98 Miles from Millbrook Road on the North Side of Budd Road in Fox Township  
Purpose: Petitioner would like the Ability to Construct a Single-Family Home on the Property.
  
- 17-21 (A)- Tom McNelis** (Page 101)  
Request: Conditional Use Permit for a Single-Family Dwelling in the A-1 District  
PIN: 04-15-200-023  
Location: 14000 Block of Budd Road Approximately 0.98 Miles from Millbrook Road on the North Side of Budd Road in Fox Township

- Purpose: Petitioner would like the Ability to Construct a Single-Family Home on the Property.
4. **17-22-** **Stor Mor, Inc.** (Pages 102-158)  
 Request: Major Amendment to the Special Use Permit Granted by Ordinance 2016-15 Allowing an Enclosed Self Storage Facility and an Outdoor Storage Facility at the Subject Property; Property is Zoned B-2 with a Special Use Permit  
 PINs: 03-07-278-011, 03-07-278-010 and 03-07-278-009  
 Location: 1317 Route 31 in Oswego Township  
 Purpose: Petitioner would like to Make the Following Amendments:  
 1. Construct One (1) 1,650 Square Foot Building  
 2. Construct One (1) 4,300 Square Foot Building  
 3. Reduce the Number of Vehicles Stored Onsite from Twenty-Nine (29) to Sixteen (16)  
 4. Amend the Landscaping Plans by Removing the Proposed Vegetation South of the Proposed 4,300 Square Foot Building.
5. **17-24** **City of Plano, Illinois** (Pages 159-211)  
 Request: Stormwater Management Variance  
 Location: Foli Park  
 PIN: 01-27-276-002  
 Purpose: Request for approval of a variance to Section 203.1 of the Kendall County Stormwater Management Ordinance regarding Applicability of Site Runoff Storage Requirements. The petitioner desires to create a multi-use path, pavilion and other Americans with Disabilities Act compliant amenities that will create an additional approximately 0.62 acres of impervious surface for a total of 1.26 acres of impervious area at the site.
6. **17-25** **Nick and Amber Wills** (Pages 212-221)  
 Request: Request for a Conditional Use Permit to Allow a Mobile Home for ECHO Housing  
 Location: 14281 Anderson Road in Big Grove Township  
 PIN: 07-16-200-019  
 Purpose: Petitioner Submitted Information from Relative's Physician Indicating that the Relative Requires Twenty-Four (24) Hour Care Necessitating the Conditional Use Permit Request; Property is Zoned A-1.
7. **17-26** **Charles and Carol Allen** (Pages 222-225)  
 Request: Request for a Revocation of a Special Use Permit Awarded by Ordinance 2007-18 Allowing Agricultural Labor House (Mobile Home); Petitioners Request Revocation Become Effective July 1, 2018  
 Location: 3875 Van Dyke Road in Seward Township  
 PIN: 09-04-300-016  
 Purpose: Petitioners No Longer Desire to Have Agricultural Labor Housing on the Property; Property is Zoned A-1.

8. **17-27 Brian Davis and Brooke Davis** (Pages 226-239)  
Request: Request for a Conditional Use Permit for a Single-Family Dwelling in the A-1 District  
Location: 8025 Route 126, Yorkville, Kendall Township  
PIN: 05-10-200-002  
Purpose: Petitioners Desire the Ability to Construct a Home on the Property; Property is Wooded and Possesses Slopes.

NEW BUSINESS:

1. Renewal of Mobile Permits
  - a. 13443 Fennel Road (Lillian Schallhorn/Cindy Harney) (Page 240)
  - b. Request for Guidance RE: Mobile Home at 1072 Tyler Road (Roger Smith)
2. Discussion of Banquet Facility at 1998 Johnson Road (Pages 241-244)
3. Request for Guidance RE: Southfield Estates Flooding Issue (Estimated Investigation Cost is \$7,000) (Pages 245-275)
4. Request for Guidance RE: ANR Pipeline and Special Use Permit at 6650 Sandy Bluff Road (Pages 276-284)
5. Request for Guidance RE: 45 Cheyenne Court (Pages 285-290)
6. Review of Violation Update Report (Pages 291-292)
7. Discussion of Zoning Administrator and Zoning Administrator Deputies (Pages 293-296)
8. Discussion of Medical Cannabis Regulations (Pages 297-306)
9. Consideration of Increasing the Notification Distance Requirements for Variance, Map Amendment and Special Use Permit Requests (Current Distance is 500 Feet for A-1 Zoned Property and Adjacent Property Owners for Non A-1 Zoned Properties)
10. Kendall County Regional Planning Commission 2018 Annual Meeting (Does the Committee Still Want to Participate in this Event?)

OLD BUSINESS:

1. Approval to Initiate Text Amendments to Sections 7.01.D.32, 7.01.D.33 and 10.03.B.4 of the Kendall County Zoning Ordinance Pertaining to Outdoor Target Practice and Shooting Ranges (Pages 307-312)
2. Village of Millbrook Related Items (Pages 313-323)
  - a. Approval of Request of the Village of Millbrook to Extend the Contract dated October 20, 2015 for Planning, Building, Zoning, Subdivision and Stormwater Inspections and Reviews within the Village of Millbrook
  - b. Approval of an Amended Intergovernmental Agreement Between the Village of Millbrook and Kendall County
3. A-1 Special Use Permit Report (Pages 324-333)
4. Approval to Start the Process of Amending the Land Resource Management Plan by Changing the Proposed Land Uses Along Route 47 in Lisbon Township from Agricultural to Different Uses (Pages 334-353)

UPDATE FOR HISTORIC PRESERVATION COMMISSION:

REVIEW PERMIT REPORT: (Pages 354-374)

REVIEW REVENUE REPORT: (Page 375)

CORRESPONDENCE:

1. August 7, 2017 Letter to Carlos and Tracy Davis RE: Potential Stormwater Management Ordinance Violation at 15875 Ridge Road (Page 376-380)
2. August 9, 2017 Email to Brian Holdiman RE: Grading Permit at Sandy Bluff Road and Frazier Road (Art Hrvatin Property) (Page 381)
3. September 5, 2017 Emails from Scott Gryder to Matt Asselmeier RE: Students Transported to School from Hideaway Lakes and Final Total From Hideaway Lakes (Page 382-384)
4. Undated Letter from Tom Tanner to All County Board Members and State's Attorney Eric Weis RE: Hideaway Lakes (Pages 385-394)

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.