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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, November 13, 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 October 10, 2017 Meeting

EXPENDITURE REPORT: Review of Expenditures from the Prior Month

PUBLIC COMMENT:

PETITIONS:

1. **17-31**                    **Roger Schmidt and Nancy Heaton**  
Request: Request for a Revocation of a Special Use Permit Awarded by Ordinance 2001-26 Allowing the Operation of a Group Home at 1151 Simons Road  
Location: 1151 Simons Road in Oswego Township  
PIN: 03-26-400-009  
Purpose: Petitioners No Longer Desire to Operate a Group Home on the Property; Property is Zoned A-1.
  
2. **17-32**                    **Carol Christian and Robert Toftoy**  
Request: Request for a Revocation of a Special Use Permit Awarded by Ordinance 72-12 Allowing the Operation of a Private Landing Air Strip  
Location: 10000 Block of Walker Road on the North Side of Walker Road in Kendall Township  
PINs: 05-20-300-004 (Christian Property) and 05-20-300-005 (Toftoy Property)  
Purpose: Petitioners No Longer Desire to Operate a Private Landing Air Strip on the Property; Property is Zoned A-1.
  
3. **17-34**                    **Commonwealth Edison**  
Request: Request for a Revocation of a Portion of a Special Use Permit Awarded by Ordinance 72-8 Allowing the Operation of a Gravel Mine  
Location: Sections 6 and 7 in Bristol Township  
PINs: 02-06-400-002 and 02-07-200-003  
Purpose: Petitioners No Longer Desire to Operate a Gravel Mine on the Property; Property is Zoned A-1.
  
4. **17-35**                    **Donald and Colleen Zitt, Gene Revocable Living Trust 1 Whitfield and Joanne Whitfield, and R W & K J Whitfield**  
Request: Request for a Revocation of a Portion of a Special Use Permit Awarded by Ordinance 86-12 for a Planned Unit Development at 10123 Fox River Drive  
Location: Northwest Corner of Crimmin Road and Fox River Drive including 10123 Fox River Drive, Newark in Fox Township  
PINs: 04-29-100-005(Zitt Property)

04-19-400-009, 04-30-200-002, 04-20-300-003, 04-29-200-001 (Gen Revocable Living Trust 1 Whitfield and Joanne Whitfield (Properties)  
04-20-300-002 (R W and K J Whitfield Property)  
Purpose: Petitioners Do Not Believe the Planned Unit Development Will Be Constructed as Proposed; Property is Zoned R-2.

NEW BUSINESS:

1. Recommendation on 2017 Noxious Weed Annual Report
2. Red Hawk Landing Stormwater Issue (Estimated Costs are \$3,640 Plus \$8,440 Plus Reimbursable + 10%)
3. Review of 2018 Application Timetables
  - a. Text Amendments, Map Amendments, RPDs, Special Uses, Major Amendments to Special Uses and Non-Residential PUDs
  - b. Traditional Variances
  - c. Site Plans
  - d. Preliminary Plats
  - e. Final Plats
  - f. Other Plats
4. Approval to Authorize David Jensen Construction to Remove Brush Piles and Overgrowth in the Retention Ponds in the Tanglewood Trails Subdivision in an Amount Not to Exceed \$8,900; Future Invoice(s) to Be Paid from the Tanglewood Trails Settlements Escrow Account (5902-000-0049)

OLD BUSINESS:

1. Request for Guidance RE: Bridge at 13360 McKanna Road, Minooka (Bridge Owned by Mark Antos) (Committee May Refer the Matter to State's Attorney's Office)
2. Request for Guidance RE: Dumping at 15875 Ridge Road
3. Discussion of Banquet Facility at 1998 Johnson Road
4. Request from ZPAC that the Planning, Building and Zoning Committee Amend Petition 17-29 RE: Notification Requirement for Special Use Applications in the A-1 District to a Smaller Notification Distance
5. Request from the Kendall County Regional Planning that the Planning, Building and Zoning Committee Amend Petition 17-28 RE: Text Amendment to Outdoor Shooting Range Regulations
6. Discussion of Property Maintenance Regulations
7. Request for Guidance RE: Conditional Use Permits
8. Request for Guidance RE: Proposed Ordinance Amending the Code Hearing Unit Regulations (Should These Regulations be Part of the Zoning Ordinance?)

UPDATE FOR HISTORIC PRESERVATION COMMISSION:

REVIEW PERMIT REPORT:

REVIEW REVENUE REPORT:

CORRESPONDENCE:

1. October 13, 2017 Letter to Roger Smith from Matt Asselmeier RE: Mobile Home at 1072 Tyler Road
2. Correspondence Related to Stormwater Issue in Fields of Farm Colony Unit 4 (5586 Fields Drive)
3. Correspondence Related to Churchill Club Stormwater Issue
4. Correspondence Related to Drainage at 01-19-379-003 (South of Frazier Road Near City of Sandwich)

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.