



**KENDALL COUNTY**  
**PLANNING, BUILDING & ZONING COMMITTEE MEETING**  
109 West Ridge Street • East Wing Conference Room  
• Yorkville, IL • 60560  
(630) 553-4141 Fax (630) 553-4179

**AGENDA**

Wednesday, September 9, 2020 – 5:00 p.m.

CALL TO ORDER:

ROLL CALL: Elizabeth Flowers, Scott Gengler, Judy Gilmour, Matt Kellogg (Vice-Chairman), and Matthew Prochaska (Chairman)

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes from August 10, 2020 Meeting  
Approval of Minutes from August 31, 2020 Special Meeting

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from the Prior Month  
Planning, Building and Zoning Department Quarterly Expenditure Update

PETITIONS:

1. **19 – 39 – John Dollinger on Behalf of Hansel Ridge, LLC (Owner at Time Application Submittal), Jason Shelley on Behalf of Goprobball, LLC (Current Owner), and James and Denise Maffeo on Behalf of Four Seasons Storage, LLC (Current Owner)**

Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural to B-3 Highway Business District and Special Use Permits for Indoor and Outdoor Storage and to B-2 General Business District

PIN: Northeastern 8.69 +/- Acres of 09-13-200-002

Location: 195 Route 52, Seward Township

Purpose: Petitioners Would Like to Operate an Indoor and Outdoor Storage Facility on the Property and Market to the East Side of the Property for Additional Business Uses.

2. **20 – 15 – Jason Shelley on Behalf of Go Pro Ball, LLC and James and Denise Maffeo on Behalf of Four Seasons Storage, LLC**

Request: Approval of Preliminary and Final Plats for the Go Pro Sports Subdivision and Exception to Section 7.03.A.7.c of the Kendall County Subdivision Control Ordinance Pertaining to Soil Maps and Surveys

PIN: Northern 18.7 Acres of 09-13-200-002

Location: Northern Part of 195 Route 52 (Northwest Corner of Route 52 and County Line Road in Seward Township)

Purpose: Petitioners Wish to Develop a Four Lot Commercial Subdivision and Obtain a Variance to the Soil Map Requirements in the Kendall County Subdivision Control Ordinance

3. **20 – 14 – Kendall County Regional Planning Commission**

Request: Text Amendments to the Kendall County Zoning Ordinance Pertaining to Removing Typographical Errors, Confusing and Conflicting Language, and Related Updates as Outlined in the Packet

- a. Approval to Add Language Recommended by the Kendall County Zoning Board of Appeals to the Definitions of Hotel, Motel, or Inn and Short-Term Rental Pertaining to Occupancy Permits
  
- 4. **20 – 21 – Kendall County Planning Building and Zoning Committee**  
 Request: Amendment to the Fee Schedule of the Kendall County Planning Building and Zoning Pertaining to Building Permit Fees for Solar Panels and Conditional Use Permit Fees for Beekeeping
  
- 5. **20 – 22 – Kendall County Historic Preservation Commission**  
 Request: Approval to Authorize the Kendall County Board Chairman to Sign and Submit an Application for Certified Local Government Status to the Illinois State Historic Preservation Officer

NEW BUSINESS:

- 1. NPDES Survey Results

OLD BUSINESS:

- 1. Discussion of Special Planning, Building and Zoning Committee Meeting in Boulder Hill

REVIEW VIOLATION REPORT:

REVIEW PRE-VIOLATION REPORT:

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

REVIEW PERMIT REPORT:

REVIEW REVENUE REPORT:

CORRESPONDENCE:

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.