



KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE MEETING
109 West Ridge Street • Third Floor Courtroom
• Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

Monday, November 9, 2020 – 6:30 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 October 14, 2020 Meeting

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from the Prior Month

PETITIONS:

1. **Amended Petition 20 – 02 – Greg Dady on Behalf of DTG Investments, LLC**
Request: Text Amendments to the Kendall County Zoning Ordinance Adding Truck Parking Area or Yard Including Offices and Maintenance Facilities Provided that the Use has Direct Access to a Road Designated as a Major Collector or Higher in the County Land Resource Management Plan to the List of Special Uses in the A-1 District and Related Citation Corrections
Purpose: Proposal Adds Truck Parking Area or Yard to the List of Special Uses in the A-1 District

2. **Amended Petition 20 – 05 – Greg Dady on Behalf of DTG Investments, LLC**
Request: Special Use Permit for a Truck Parking Area or Yard
PIN: 06-09-400-005
Location: 3485 Route 126, Na-Au-Say Township
Purpose: Petitioner Wants to Be Able to Operate a Truck Parking Area or Yard with Related Offices and Maintenance Facilities on the Property

3. **Petition 20-24 – Grainco FS, Inc.**
Request: Amendment to the Future Land Use Map in the Kendall County Land Resource Management Plan Changing the Classification of the Subject Property from Agricultural to Mixed Use Business
PIN: 09-36-400-002
Location: 17854 N. Wabena Avenue, Minooka, Seward Township
Purpose: Petitioner Wants to Rezone Property to M-1 Limited Manufacturing District

4. **Petition 20-25 – Grainco FS, Inc.**
Request: Map Amendment Rezoning the Subject Property from A-1 with a Special Use Permit to M-1 Limited Manufacturing
PIN: 09-36-400-002
Location: 17854 N. Wabena Avenue, Minooka, Seward Township
Purpose: Petitioner Wants to Lease the Property to a Company that Performs Construction and Maintenance Work for Gas Utilities.

5. **Petition 20-26 – Peter and Laurie Pasteris on Behalf of the Peter J. Pasteris Jr. Revocable Declaration of Living Trust**
Request: Minor Amendment to the Special Use Granted by Ordinance 2015-06 Allowing for Events to be Held from April 8th through November 30th and Allowing the Temporary Tent to be Erect During the Same Time Frame at the Banquet Facility at the Subject Property
PINs: 06-11-100-004 and 06-11-100-008
Location: 1998 Johnson Road, Na-Au-Say Township
Purpose: Petitioners Wants to Expand the Allowable Season for the Banquet Center Allowed at the Subject Property

6. **Amended Petition 20 – 01 – Kendall County Planning, Building and Zoning Committee**
Request: Text Amendments to the Kendall County Zoning Ordinance Amending Recreational Vehicle Park and Campground Zoning Regulations and Repealing the 1983 Recreational Vehicle Park and Campground Regulations
Purpose: Proposal Updates the Recreational Vehicle Park and Campground Zoning Regulations

NEW BUSINESS:

1. Request for Clarification Regarding an Agricultural Housing Allocation Near the Southeast Corner of Ashley Road and Caton Farm Road (PINs: 05-35-100-010 and 05-35-100-014) in Kendall Township; Committee Could Grant One or More Housing Allocations on the Subject Properties
2. Recommendation on 2020 Noxious Weed Annual Report
3. Discussion of Ordinance 75-8; Committee Could Refer the Matter to Another Committee of the County Board
4. Discussion of Voluntary Compliance Policy for Zoning Violations

OLD BUSINESS:

1. Zoning Ordinance Project Update
2. Discussion of the Three Foot Rule in the Kendall County Stormwater Management Ordinance and GIS Topographic Information

REVIEW VIOLATION REPORT:

REVIEW PRE-VIOLATION REPORT:

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

1. Review and Recommendation of the Historic Preservation Commission's Proposed Response to the Illinois Historic Preservation Agency Pertaining to Kendall County Certified Local Government Application

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.

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