



**KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE MEETING**

111 West Fox Street • Rooms 209 and 210
• Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

Monday, April 12, 2021 – 6:30 p.m.
(Hybrid Attendance)

CALL TO ORDER:

ROLL CALL: Elizabeth Flowers, Scott Gengler (Chairman), Judy Gilmour (Vice-Chair), Dan Koukol, and Robyn Vickers

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes from March 8, 2021 Meeting

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from the Prior Month

PETITIONS:

1. **Petition 20 – 32 – Cindy Gates on Behalf of the Cindy Gates Trust and Mark Cox on Behalf of Cox Landscaping LLC**
Request: Map Amendment Rezoning a Portion of the Property from A-1 Agricultural District to B-3 Highway Business District and a Special Use Permit for a Landscaping Business
PINs: 02-27-151-001 (Rezone to B-3) and 02-27-151-003 (Special Use for Landscaping Business is for Both Parcels)
Location: 9000 Route 34, Yorkville, Bristol Township
Purpose: Petitioner Wants To Rezone the Property to B-3 and Operate a Landscaping Business

2. **Petition 21 – 06 – Jhon Cordero on Behalf of Cordero Real Estate, LLC**
Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural District to M-1 Limited Manufacturing District
PIN: 02-06-400-007
Location: Approximately 268 Feet West of the Intersection of Galena Road and E. Beecher Road on the South Side of Galena Road, Bristol Township
Purpose: Petitioner Wants To Rezone the Property to M-1 To Operate a Tree Service Business and Related Uses

3. **Petition 21 – 07 – Wanda and Thomas Hogan**
Request: Special Use Permit to Operate a Market (Sale of Agricultural Products, Pottery, Art and Home Décor Not Produced on the Premises)
PIN: 08-13-400-013
Location: 14975 Brisbin Road, Minooka, Lisbon Township
Purpose: Petitioner Wants To Operate a Market on the Property; Property is Zoned A-1 Agricultural

4. **Petition 21 – 08 – Jamie and Jillian Prodehl**
Request: Special Use Permit to Operate a Banquet Facility and a Variance to Section 7:01.D.12.a to Allow a Banquet Facility on a Non-Arterial or Non-Major Collector Roadway
PIN: 09-05-400-021
Location: 4405 Van Dyke Road, Minooka, Seward Township
Purpose: Petitioners Want To Operate a Banquet Facility on the Property; Property is Zoned A-1 Agricultural

5. **Petition 21 – 10 – Kendall County Regional Planning Commission**
Request: Amending the Kendall County Land Resource Management Plan by Amending the Future Land Use Map by Having the Transportation Plan Correspond to the 2020-2040 Long Range Transportation Plan including the Trails Plan, Extending Cherry Road into the Henneberry Woods Forest Preserve, Updating Municipal Boundaries, Reclassifying Islands in the Fox River from Unknown to Open Space, Reclassifying the Remaining Unknown Properties to Match Adjoining Land Use Classifications, Changing the Residential Classification of Properties Immediately South of the Johnson Road Extension to Mixed Use Business, Correcting the Classification of the Minooka School District Property near Route 52 and County Line Road to Public/Institutional, and Associated Changes within the Text of the Land Resource Management Plan

6. **Petition 21 – 11 – Kendall County Historic Preservation Commission**
Request: Approval of a Recommendation of a Letter Requesting Certification of Historic Preservation Ordinance for the Purposes of the Property Tax Freeze Assessment Program Through the Illinois Department of Natural Resources

7. **Petition 21 – 15 – James and Denise Maffeo on Behalf of Four Seasons Storage, LLC**
Request: Amendment to Condition 4.B of Ordinance 2020-14 (Granting a Special Use Permit for an Indoor/Outdoor Storage Business at the Subject Property) by Changing the Deadline for the Installation of the Fencing and Landscaping to October 31, 2021
PIN: 09-13-200-008
Location: Approximately 0.15 Miles North of the Intersection of Route 52 and County Line Road on the West Side of County Line Road, Seward Township
Purpose: Petitioner Wants To Extend the Deadline for Installing Fencing and Landscaping at the Subject Property Property; Property is Zoned B-3 Highway Business District with a Special Use Permit

NEW BUSINESS:

1. Approval of a Setting a Date and Time for a Second Planning, Building and Zoning Committee Meeting in the Month of April 2021

OLD BUSINESS:

1. Review of Memo from WBK Engineering in Relation to FEMA Floodplain Management Bulletin P-2140 Floodplain Management Requirements for Agricultural Structures and Accessory Structures; Could Initiate Amendments to the Stormwater Management Ordinance as Outlined in the Memo

2. Discussion of Amending the Kendall County Stormwater Management Ordinance to Reflect the Issuance of Bulletin 75; Committee Could Initiate Amendments to the Stormwater Management Ordinance Related to Bulletin 75

REVIEW VIOLATION REPORT:

1. 2511 Wildy Road

REVIEW NON-VIOLATION REPORT:

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

1. Approval of a Recommendation for a Proclamation Declaring May Historic Preservation Month in Kendall County

REVIEW PERMIT REPORT:

REVIEW REVENUE REPORT:

CORRESPONDENCE:

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

1. Review of Minutes of Meetings Lawfully Closed Under the Illinois Open Meetings Act (5 ILCS 120/2(c)(21))

NEW BUSINESS:

1. Approval to Release the Executive Session Minutes of April 12, 2021

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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Kendall County

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