



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, September 13, 2021 – 6:30 p.m.

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 August 9, 2021, Meeting

PUBLIC COMMENT:

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

PETITIONS:

1. **Petition 21 – 26 – Robert Bright on Behalf of the Madison Trust and Castle Bank N A and JoAnn Bright-Theis**

Request: Major Amendments to the Special Use Permit for a Banquet Facility Granted by Ordinance 2019-23 by Dividing the Building Allowed to be a Banquet Facility into Separate Event Spaces, Setting the Maximum Capacities of the Event Spaces, Setting the Days of and Hours of Operation for the Event Spaces, Amending the Landscaping Plan, and Removing the Requirement that the Barn Doors be Closed by 7:00 p.m. at Events with Music

PINs: 04-29-300-010, 04-29-300-012, 04-30-400-007, 04-30-400-012, 04-30-400-013, 04-30-400-018, 04-30-400-019, 04-31-200-013, 04-31-200-014, 04-32-100-006, and 04-32-100-008

Location: 10978 Crimmin Road, Newark, Fox Township

Purpose: Petitioners Wish to Amend the Existing Special Use Permit; Property is Zoned A-1 with a Special Use Permit

2. **Petition 21 – 27 – Paul Kovacevich on Behalf of Tri-Star Development, Inc.**

Request: Map Amendment Rezoning the Northeast 7.266 Acres of the Subject Property from A-1 Agricultural District to R-1 One Family Residential District

PIN: 09-15-300-020

Location: South Side of Route 52 Across the Street from 2735 Route 52 in Seward Township

Purpose: Petitioner Wishes to Rezone the Property in Order to Construct One House

3. **Petition 21 – 28 – Brian and Jennifer Gore**

Request: Map Amendment Rezoning the Eastern 12.671 Acres of the Subject Property from A-1 Agricultural District to R-1 One Family Residential District

PIN: 09-15-300-021

Location: West Side of Jughandle Road Across the Street from 14776 Jughandle Road in Seward Township

Purpose: Petitioner Wishes to Rezone the Property in Order to Construct Two Houses

4. **Petition 21 – 34 – 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) and Minor Amendment to Ordinance 2020-14 Dated April 12, 2021, by Changing the Deadline for the Installation of the Fencing and Landscaping to June 1, 2022
 PIN: 09-13-200-010
 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 is Zoned B-3 Highway Business District with a Special Use Permit
5. **Petition 21 – 35 – 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 and Minor Amendment to Ordinance 2015-06 Dated November 9, 2020, by 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 in 2022 for the Banquet Center Allowed at the Subject Property

NEW BUSINESS:

1. Approval to Change the October 2021 Kendall County Planning, Building and Zoning Committee Meeting Date and Time
2. Request from Greg Dady on Behalf of DTG Investments, LLC to Allow an Excavation Business at 3485 Route 126 (PIN: 06-09-400-005) in Na-Au-Say Township
3. Discussion Leaf Burning Regulations (Ordinance 97-12); Committee Could Initiate Changes to this Ordinance
4. Discussion of Amendments to the Kendall County Zoning Ordinance Pertaining to the Garden Act; Committee Could Initiate Text Amendments to the Kendall County Zoning Ordinance Related to the Garden Act
5. Discussion of Amendments to the Kendall County Zoning Ordinance Pertaining to the Agricultural Experiences Act; Committee Could Initiate Text Amendments to the Kendall County Zoning Ordinance Related to the Agricultural Experiences Act
6. Discussion of Updating the Land Resource Management Plan
7. Discussion of the Two (2) Year Renewal Requirement for Real Estate and Development Off Premise Advertising Signs (Billboards); Committee Could Initiate Text Amendments to the Zoning Ordinance Changing This Requirement
8. Approval of a Request from WBK Engineering to Increase the Escrow Deposit Fee for Stormwater Management Permits from \$1,200 or 2% of the Estimated Cost of the Proposed Improvements Whichever is Greater to \$2,000 or 2% of the Estimated Cost of the Proposed Improvements Whichever is Greater

OLD BUSINESS:

1. Review of Agenda for October 21, 2021 Kendall County Planning, Building and Zoning Committee meeting in Boulder Hill

REVIEW VIOLATION REPORT:

REVIEW NON-VIOLATION REPORT:

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

1. Approval of a Request from the Kendall County Historic Preservation Commission to Change the Time of Regular Meetings of the Kendall County Historic Preservation Commission from 6:30 p.m. on the Third Monday of the Month to 6:00 p.m. on the Third Monday of the Month
2. Discussion of Historic Structure Survey in Kendall and Bristol Townships

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.