



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
SPECIAL AGENGA

Tuesday, October 12, 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 September 13, 2021, Meeting

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from the Prior Month

PETITIONS:

1. **Petition 21 – 29 – Lorena and Jose DeJesus Gutierrez and Refugio and Etelvina Alvarez on Behalf of JJ Gutierrez Lawn Care, LLC**
Request: Special Use Permit for a Landscaping Business and Variances to Sections 4:05.B and 7:01.G.2 of the Kendall County Zoning Ordinance Allowing Off-Street Parking in the Front Yard Setback
PIN: 08-02-300-012
Location: 12830 Ashley Road in Lisbon Township
Purpose: Petitioner Wishes to Operate a Landscaping Business at the Property; Property is Zoned A-1

2. **Petition 21 – 30 – Robert Velazquez on Behalf of Always Faithful Properties, LLC**
Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural District to B-3 Highway Business District
PIN: 05-28-400-002
Location: 10744 Route 47 in Kendall Township
Purpose: Petitioner Wishes to Rezone the Property to B-3 and Operate a Landscaping Business at the Property

3. **Petition 21 – 31 – Robert Velazquez on Behalf of Always Faithful Properties, LLC**
Request: Special Use Permit to Operate a Landscaping Business
PIN: 05-28-400-002
Location: 10744 Route 47 in Kendall Township
Purpose: Petitioner Wishes to Rezone the Property to B-3 and Operate a Landscaping Business at the Property

4. **Petition 21 – 33 – Elizabeth Bowyer on Behalf of Doragon Properties, LLC**
Request: Special Use Permit to Operate a Craft Fair/Market (Sale of Agricultural Products, Pottery, Art and Home Décor Not Produced on the Premises) and Variance to Section 7:01.D.48 to Allow the Craft Fair/Market on Land Designated as Agricultural in the Kendall County Land Resource Management Plan
PIN: 09-31-100-005
Location: 5681 Whitewillow Road, Minooka, Seward Township
Purpose: Petitioner Wants To Operate a Market on the Property; Property is Zoned A-1 Agricultural with a Special Use Permit for a Landscaping Business

NEW BUSINESS:

1. Recommendation on Fiscal Year 2021-2022 Meeting Calendar
2. Recommendation on 2022 Comprehensive Noxious Weed Work Plan
3. Discussion of Amendments to the Future Land Use Map Regarding Properties Along the Eldamain Road and Highpoint Road Corridors South of the Fox River

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. Recommendation on Application for a Certified Local Government Grant from the Illinois Department of Natural Resources to Fund a Structure Survey in Unincorporated Kendall and Bristol Townships in the Amount of \$42,500; The Grant would Reimburse Kendall County 70% of Project Costs and Kendall County Funds the Remaining 30% of Project Costs

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 October 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.