



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, November 8, 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 October 12, 2021, Meeting
Approval of Minutes from October 21, 2021, Meeting in Boulder Hill

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from the Prior Month

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 – 32 – Gilbert L. Niznik on Behalf of the Gilbert L. Niznik Revocable Trust Dated September 15, 2017 and Michael and Eryn Ruffatto**
Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural District to R-1 One Family Residential District
PIN: 06-13-101-011
Location: East and South of 800 Route 126 in Na-Au-Say Township
Purpose: Ruffattoes Wish to Construct a Single-Family Home on the Property

3. **Petition 21 – 36 – Brenda and Gary Zeiter and Devan and Brady Woolverton**
Request: Special Use Permit for a Landscaping Business
PIN: 09-21-100-009
Location: 3549 and 3527 Bell Road in Seward Township
Purpose: Petitioner Wishes to Operate a Landscaping Business at the Property; Property is Zoned A-1

NEW BUSINESS:

1. Recommendation on 2021 Noxious Weed Annual Report
2. Approval to Change the December 2021 Planning, Building and Zoning Committee Meeting Date and Time

OLD BUSINESS:

1. Follow-Up Discussion of October 21, 2021, Meeting in Boulder Hill

REVIEW VIOLATION REPORT:

REVIEW NON-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.