



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-REVISED 5/6/2022

Monday, May 9, 2022 – 5:00 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 April 11, 2022, Meeting

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from the Prior Month

PETITION:

1. **Petition 22 – 09 – Kendall County Regional Planning Commission**
Request: Amendments to the Future Land Use Map in the Kendall County Land Resource Management Plan by Reclassifying the Subject Properties from Rural Residential to Mixed Use Business
PINs: 04-02-400-002, 04-02-400-003, and 04-01-301-005 (South of the Railroad Tracks Only)
Location: North and Southwest of 12565 Fox Road in Fox Township
Purpose: Petitioner Wants to Expand the Mixed Use Business Area North to the Railroad Tracks

NEW BUSINESS:

1. Approval to Schedule a Second Planning, Building and Zoning Committee Meeting During the Month of May 2022
2. Approval of a Request by John and Laura Gay for an Extension to the Requirement to Install Vegetation and Berms as Required by Condition 2.B of Ordinance 2022-09 at 3601 Plainfield Road (PIN: 03-28-100-004) in Oswego Township
3. Approval of a Request by Robert Velazquez for an Extension to the Requirement to Install Landscaping and Fencing as Required by Condition 2.J of Ordinance 2021-23 at 10744 Route 47 (PIN: 05-28-400-002) in Kendall Township
4. Approval of a Request by James and Denise Maffeo for the Extension to the Requirement to Install Landscaping and Fencing as Required by Condition 4.B of Ordinance 2020-14 and Condition 2 of the Minor Amendment to an Existing Special Use Permit Granted on September 13, 2021 at 14339 County Line Road (PIN: 09-13-200-014) in Seward Township

5. Approval to Authorize WBK Engineering, LLC to Investigate a Drainage Issue at 7405 Audrey Avenue (PIN: 05-02-201-006) in Kendall Township at an Amount not to Exceed \$2,200; Related Invoices to be Paid from the PBZ Consultant's Line Item 11001902-63630
6. Recommendation on Annual Facility Inspection Report for NPDES Permit for Stormwater Discharges from Separate Storm Sewer Systems (MS4)
7. Discussion of Intergovernmental Agreement between Kendall County and Village of Plattville for Zoning Ordinance, Building Code, Stormwater Management Ordinance, and Subdivision Control Ordinance Enforcement within the Village of Plattville; Committee Could Amend Existing Agreement; Committee Could Approve a Recommendation Regarding the Agreement
8. Recommendation on Authorizing the County Board Chairman to Sign and Submit an Illinois Grant Accountability and Transparency Notice of State Award for a Certified Local Government Grant for an Historic Structure Survey in Unincorporated Kendall and Bristol Townships; Grant Amount is \$29,750 and County's Match is \$12,750 for a Total Project Cost of \$42,500
9. Discussion of Plumbing Inspection Contract; Committee Could Forward the Contract to the State's Attorney's Office for Review
10. Approval of a Certified Local Government Grant for an Historic Structure Survey in Unincorporated Kendall and Bristol Townships; Grant Amount is \$29,750 and County's Match is \$12,750 for a Total Project Cost of \$42,500; Committee Could Refer the Matter to the State's Attorney's Office

OLD BUSINESS:

1. Update on Violations to the Building Code (Driveway and Parking Pad Installed Without a Permit), Violation of the Zoning Ordinance (Operating a Landscaping Business on A-1 Zoned Property Without a Special Use Permit), and Violations to the Kendall County Junk and Debris Ordinance at 1038 Harvey Road (PINs 03-12-100-004 and 03-12-100-013) in Oswego Township; Committee Could Direct Staff to Issue New, Additional Citations
2. Update on Right-of-Way Dedication as Required by Condition 6 of Ordinance 2005-37 at 5681 Whitewillow Road (PIN: 09-31-100-005) in Seward Township
3. Discussion of Intergovernmental Agreements with Townships Regarding Additional Code Enforcement
4. Discussion of Having a Planning, Building and Zoning Committee Meeting in Boulder Hill in the Summer of 2022
5. Update on Requiring Applicants to the Kendall County Planning, Building and Zoning Department to be Debt Free or Current on an Approved Payment Plan to the County at the Time of Application Submittal; Committee Could Approve a Policy on This Matter

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.