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**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**

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Monday, September 12, 2022 – 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 8, 2022, Meeting

PUBLIC COMMENT:

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

PETITIONS:

1. **Petition 22 – 01 – Jose and Silvia Martinez**  
Request: Special Use Permit for a Landscaping Business, Variance to Section 7:01.D.30.b to Allow a Landscaping Business a Non-State, County, or Collector Highway as Defined by the Kendall County Land Resource Management Plan, and Variance to Section 11:02.F.7.b of the Kendall County Zoning Ordinance to Allow a Driveway Zero Feet from the Southern Property Line  
PINs: 03-12-100-004 and 03-12-100-013  
Location: 1038 Harvey Road, Oswego Township  
Purpose: Petitioner Wants to Operate a Landscaping Business at the Subject Property; Property is Zoned A-1  
Committee Could Vote to Issue New, Additional Citations at This Property

2. **Petition 22 – 14 – Sunny Simon on Behalf of Boulder Hill Market, LLC and Yonia Ahymee Nyamle on Behalf of the Olgani Wosho Foundation**  
Request: Special Use Permit for a Place of Worship  
PIN: 03-05-401-003  
Location: 67 Boulder Hill Pass, Montgomery, Oswego Township  
Purpose: Petitioner Wants to Operate a Church Inside This Unit of Boulder Hill Market; Unit is Zoned B-3 Highway Business District

3. **Petition 22 – 16 – Lydia Ramirez**  
Request: Major Amendment to a Special Use Permit for a Banquet Facility Granted by Ordinance 2019-3 by Amending the Site Plan, Landscaping Plan, and Photometric Plan  
PIN: 03-34-100-027  
Location: 5100 Hundred Block of Schlapp Road (Approximately 0.48 Miles South of the Intersection of Plainfield Road and Schlapp Road on the East Side of Schlapp Road), Oswego Township  
Purpose: Petitioner Would Like to Operate a Banquet Facility at the Property, but Would Like to Reconfigure the Layout of the Site; Property is Zoned A-1 SU

NEW BUSINESS:

1. Approval of Request from Peter and Laurie Pasteris on Behalf of the Peter J. Pasteris Jr. Revocable Declaration of Living Trust to Allow for Events to be Held from April 8<sup>th</sup> through November 30<sup>th</sup> and Allowing the Temporary Tent to be Erect During the Same Time Frame at the Banquet Facility at the Subject Property for 2023 at 1998 Johnson Road (PINs: 06-11-100-004 and 06-11-100-008) in Na-Au-Say Township
2. Approval of a Request by Robert Velazquez for an Extension to the Requirement to Install Landscaping, Fencing, and Buildings as Required by Conditions 2.B and 2.J of Ordinance 2021-23 at 10744 Route 47 (PIN: 05-28-400-002) in Kendall Township
3. Approval to Change the October 2022 Kendall County Planning, Building and Zoning Committee Meeting Date and Time
4. Discussion of Amending the Kendall County Noise Ordinance; Committee Could Initiate an Amendment
5. October 21, 2022 Illinois Association of County Zoning Officials Training
6. Special Use Permit Enforcement Update

OLD BUSINESS:

1. Update on Hiring Part-Time Code Enforcement Officer
2. Request for Guidance Regarding a Junk and Debris Issue and Container without a Permit at 19 N. Cherry Drive, Oswego; Committee Could Vote to Issue Citations at This Property
3. Review of Agenda and Meeting Logistics Related to a Planning, Building and Zoning Committee Meeting in Boulder Hill on September 14, 2022

REVIEW VIOLATION REPORT:

REVIEW PRE-VIOLATION REPORT:

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

1. Follow-Up August 15, 2022 Historic Preservation Group Meeting in Newark

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.