



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, January 9, 2023 – 6:30 p.m.

CALL TO ORDER:

ROLL CALL: Elizabeth Flowers, Dan Koukol, Ruben Rodriguez, Brooke Shanley, and Seth Wormley (Chairman)

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes from November 7, 2022, Meeting

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from November 2022
Review of End of Fiscal Year Expenditure Report
Review of End of Fiscal Year Escrow Report
Review of Expenditures from December 2022

PETITIONS:

1. **Petition 22 – 24 – Raymond Gonzalez as Beneficiary of Merchants National Bank Under Trust Agreement Dated February 24, 1997 as Trust Number 5191**
Request: Special Use Permit for a Dwelling Unit for a Watchman and Their Immediate Family and a Special Use Permit for Outdoor Storage
PIN: 03-18-403-015
Location: 5375 Route 34 in Oswego Township
Purpose: Petitioner Wishes to Rent a Unit of the Southern Building to a Watchmen and Have Outdoor Storage North of the Buildings Presently Located on the Property; Property is Zoned B-2

2. **Petition 22 – 26 – Teodore Vargas**
Request: Revocation of a Special Use Permit for a Home Occupation of a Manufacturer of Plaster or Cement Mantels and Similar Architectural Components with More than Two (2) Non-Resident Employees
PIN: 01-03-100-005
Location: 14816 and 14870 Galena Road, Plano, Little Rock Township
Purpose: Petitioner Was Not in the Business Listed on the Special Use Permit; Property is Zoned A-1 Agricultural District with a Special Use Permit

NEW BUSINESS:

1. Request for Guidance Regarding a Stormwater Management Ordinance Violation at 8150 Schlapp Road (PIN: 06-15-100-007)
2. Approval of Annual Renewal of Mobile Home Permit at 13443 Fennel Road
3. Selection of Committee Vice-Chair

4. Approval to Reschedule the February 2023 Planning, Building and Zoning Committee Meeting
5. Review of 2023 Application Calendar
6. Kendall County Regional Planning Commission Annual Meeting-February 4, 2023, at 9:00 a.m.
7. Kendall County Historic Preservation Commission Annual Meeting-February 15, 2023, at 6:00 p.m., at the Oswego Brewing Company at 61 Main Street, Oswego
8. Review of Departmental Policies
 - a. Voluntary Compliance/Code Enforcement Policy
 - b. Debt-Free Applicant Policy
 - c. Stormwater Investigation Cost Policy

OLD BUSINESS:

1. Special Use Permit Enforcement Update
 - a. Request for Guidance Regarding a Special Use Permit for a Specialty Gift Store Granted by Ordinance 2009-25 at 7275 Route 34 (PIN: 02-14-452-005) in Bristol Township; Committee Could Initiate Revocation of the Special Use Permit
2. 1038 Harvey Road Items
 - a. Approval to Issue New, Additional Citations at the Property
 - b. Approval to Request that the State's Attorney's Office Pursue the Collection of the Lien for Planning, Building and Zoning Related Penalties Issued Against the Property

REVIEW VIOLATION REPORT:

1. Review of Violation Report for December 2022
2. Review of FY21-22 Inspection Report

REVIEW PRE-VIOLATION REPORT:

1. Review of Pre-Violation Report

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

REVIEW PERMIT REPORT:

1. Review Permit Report for November 2022
2. Review Permit Report for December 2022
3. Review of End of Year Permit Report

REVIEW REVENUE REPORT:

1. Review of November 2022 Revenue Report
2. Review of 2011-2022 Revenue Report

3. Review of December 2022 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.