



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

Thursday, February 9, 2023 – 6:30 p.m.

CALL TO ORDER:

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

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes from January 9, 2023, Meeting
Approval of Minutes from February 4, 2023, Special Meeting

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from Prior Month

PETITION:

1. **Petition 22 – 27 – Deb Howard on Behalf of Jade Restorations, Inc. (Current Owner) and Bullmastiff Construction Company LTD. (Contractor)**
Request: Major Amendment to the Special Use Permit for a Kennel and Veterinary Granted by Ordinance 2020-01 by Changing the Site Plan, Landscaping Plan, and Photometric Plan and a Variance to Section 7:01.D.29 of the Kendall County Zoning Ordinance Allowing Animals at the Kennel to be Outdoors after Sunset
PIN: 09-24-100-012
Location: 949 Bell Road, Minooka in Seward Township
Purpose: Petitioner Wants to Change the Site Plan, Landscaping Plan, and Photometric Plan and Allow Animals Outdoors After Sunset; Property is Zoned A-1 with a Special Use Permit

NEW BUSINESS:

1. Approval to Initiate Text Amendments to the Kendall County Subdivision Control Ordinance and Kendall Zoning Ordinance Related to the Following Items:
 - a. Delete Phone Numbers Listed in Appendix 7 of the Subdivision Control Ordinance
 - b. Delete Direct References to Individuals and Individual Engineering Companies in Appendix 7 of the Subdivision Control Ordinance
 - c. Delete Dead Website Links in Appendix 9 A and 9 B of the Subdivision Control Ordinance and Add Alternative Language for Website Links Where Appropriate
 - d. Amend the Definitions of Brew Pub and Micro Brewery to Match State Law in Section 3:02 of the Zoning Ordinance
 - e. Amend the Definition of Tent to Apply to Structures Beyond Outdoor Camping Uses in Section 3:02 of the Zoning Ordinance
 - f. Deleting the Reference to the Illinois Mobile Home Safety Act and Replacing the Reference to a General Reference to State Law in Section 11:05.D.2 of the Zoning Ordinance

- g. Repealing Ordinance 1998-10 Pertaining to the Procedure for Closing Inactive Petitions and Amending Section 13:01.A of the Zoning Ordinance by Adding a Procedure for Closing a Petition Due to Inactivity
- 2. Approval to Initiate Text Amendments to the Kendall County Zoning Ordinance Pertaining to Commercial Solar Energy Facilities, Commercial Wind Energy Facilities, Test Solar Energy Facilities, and Test Wind Towers
- 3. Approval to Initiate Text Amendments to the Kendall County Zoning Ordinance Pertaining to Allowing Animals to Be Outdoors after Sunset at Kennel Establishments
- 4. Approval of a Resolution Approving an Intergovernmental Agreement for Reciprocal Building Inspection Services between Kendall County, Illinois and the United City of Yorkville, Illinois
- 5. Approval of Publishing the Annual Noxious Weed Notice in the Kendall County Record at a Cost Not to Exceed \$125.00; Related Invoice(s) to Be Paid from the PBZ Legal Publications Line Item 11001902-62090
- 6. Approval of Proposal from WBK Engineering for Work Related to the Submittal of the Annual Report for the 2022 NPDES – MS 4 Requirements in an Amount Not to Exceed \$2,500 Plus Reimbursable Costs (Costs + 10%)
- 7. Follow-Up on Kendall County Regional Planning Commission Annual Meeting
- 8. 2022 County-Wide Building Permit Memo

OLD BUSINESS:

- 1. Update on Revoking the Special Use Permit for a Specialty Gift Store at 7275 Route 34, Oswego (PIN: 02-14-452-005) in Bristol Township
- 2. 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
- 3. Update on 1038 Harvey Road
- 4. Update on 8150 Schlapp Road

REVIEW VIOLATION REPORT:

REVIEW PRE-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.