



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, May 8, 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 April 10, 2023, Meeting

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from Prior Month

PETITIONS:

1. **Petition 23 – 01 – Kendall County Planning, Building and Zoning Committee**
Request: Involuntary Revocation of a Special Use Permit for a Specialty Gift Store Granted by Ordinance 2009-25
PINs: 02-14-452-005
Location: 7275 Route 34, Oswego in Bristol Township
Purpose: Petitioners Want to Revoke the Special Use Permit for Inactivity and Non-Compliance; Property is Zoned R-3 with a Special Use Permit
2. **Petition 23 – 05 – Kendall County Planning, Building and Zoning Committee**
Request: Text Amendments to Appendix 7 of the Kendall County Subdivision Control Ordinance by Removing Phone Numbers and Related Text Adjustments
3. **Petition 23 – 06 – Kendall County Planning, Building and Zoning Committee**
Request: Text Amendments to Appendix 7 of the Kendall County Subdivision Control Ordinance by Removing References to Specific Engineering Companies, Engineers, and Related Text Adjustments
4. **Petition 23 – 07 – Kendall County Planning, Building and Zoning Committee**
Request: Text Amendments to Appendix 9 A and Appendix 9 B of the Kendall County Subdivision Control Ordinance by Removing Dead Website Links and Related Text Adjustments
5. **Petition 23 – 08 – Kendall County Planning, Building and Zoning Committee**
Request: Text Amendments to Section 3:02 of the Kendall County Zoning Ordinance by Amending the Definitions of Brew Pub and Microbrewery
6. **Petition 23 – 09 – Kendall County Planning, Building and Zoning Committee**
Request: Text Amendments to Section 3:02 of the Kendall County Zoning Ordinance by Amending the Definitions of Tent

7. **Petition 23 – 10 – Kendall County Planning, Building and Zoning Committee**
Request: Text Amendment to Section 11:05 of the Kendall County Zoning Ordinance by Amending the Permitting Requirements of Occupied Recreational Trailers and Mobile Homes (Specifically Deleting the Reference to the Illinois Mobile Home Safety Act)

8. **Petition 23 – 11 – Kendall County Planning, Building and Zoning Committee**
Request: Repealing Ordinance 1998-10 and Text Amendment to Section 13:01 of the Kendall County Zoning Ordinance by Establishing Procedures to Close Inactive Zoning Related Petitions

9. **Petition 23 – 12 – Kendall County Planning, Building and Zoning Committee**
Request: Text Amendments to the Kendall County Zoning Ordinance By Amending Kendall County’s Zoning Regulations Pertaining to Commercial Solar Energy Facilities, Commercial Wind Energy Facilities, Test Solar Energy Facilities, Test Wind Towers, Small Wind Energy Systems, Private Solar Energy Systems, Commercial Wind Farms, Solar Gardens, and Solar Farms

10. **Petition 23 – 13 – Kendall County Planning, Building and Zoning Committee**
Request: Text Amendments to the Kendall County Zoning Ordinance by Amending Kendall County’s Kennel Regulations

11. **Petition 23 – 19 – Brent A. Stary and Tracy A. Stary on Behalf of MCB52, Inc. (Property Owner) and Roman Correa on Behalf of R&S Landscaping and Nursery, Inc. (Tenant)**

Request: Special Use Permit for a Landscaping Business, Including Outdoor Storage, Variance to Section 4:05.B and Section 11:02.F.7 of the Kendall County Zoning Ordinance Allowing Parking and Loading No Closer Than Twenty-Five Feet from the Right-of-Way Line of Route 126 and to Allow the Handicapped Accessible Parking Space No Closer than Sixty-Nine Feet of the Right-Of-Way Line of Route 126, Variance to Section 11:02.F.4 of the Kendall County Zoning Ordinance to Allow Parking Spaces at a Depth of Eighteen Feet With a Two Foot Overhang, and a Variance to Section 4:09.A of the Kendall County Zoning Ordinance to Allow the Driveway Off of Grove Road to be less than Twenty Feet in Width Until Such Time as the Driveway is Replaced

PINs: 06-18-200-011 and 06-18-200-013

Location: 5022 Route 126, Yorkville in Na-Au-Say Township

Purpose: Petitioners Want to Operate a Landscaping Business at the Subject Property, Property is Zoned A-1

12. **Petition 23 – 21 – Brent A. Stary and Tracy A. Stary on Behalf of MCB52, Inc. (Property Owner) and Roman Correa on Behalf of R&S Landscaping and Nursery, Inc. (Tenant)**

Request: Conditional Use Permit for Agricultural Labor Housing

PINs: 06-18-200-011 and 06-18-200-013

Location: 5022 Route 126, Yorkville in Na-Au-Say Township

Purpose: Petitioners Want an Agricultural Laborer of the Landscaping and Nursery Business to Be Able to Reside at the Property, Property is Zoned A-1

NEW BUSINESS:

1. Approval of a Request from Lydia Ramirez to Extend the Deadline for Installing the Required Vegetation as Required by Condition 2.B of Ordinance 2022-26 at the Property Located in the 5100 Block of Schlapp Road (PIN: 03-34-100-027) in Oswego 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. Recommendation on Annual Facility Inspection Report for NPDES Permit for Stormwater Discharges from Separate Storm Sewer Systems (MS4)

OLD BUSINESS:

1. Special Use Permit Enforcement Update
2. Update on the Stormwater Management Ordinance Violation at 8150 Schlapp Road (PIN: 06-15-100-007)

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.