



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

Tuesday, February 13, 2024 – 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 8, 2024, Meeting
Approval of Minutes from February 3, 2024, Special Meeting

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from January 2024

PETITIONS:

1. **Petition 23 – 32 – Alan Drake on Behalf of Grainco FS, Inc (Property Owner) and Andrew and Robert Schwartz on Behalf of A.B. Schwartz, LLC (Contract Purchaser)**
Request: Amendment to the Future Land Use Map in the Land Resource Management Plan Reclassifying the Subject Parcels from Transportation Corridor to Mixed Use Business
PINs: 05-09-300-006, 05-09-300-007, 05-16-100-003, 05-16-100-004, and 05-16-100-020
Location: 8115 Route 47, Yorkville, in Kendall Township
Purpose: Petitioners Wish to Rezone the Property to M-1 in Order to Operate a Tile Business, Offices, Warehouses, Fuel Storage, and Other Light Industrial Uses; Property is Zoned A-1 and A-1 with Special Use Permits

2. **Petition 23 – 33 – Alan Drake on Behalf of Grainco FS, Inc (Property Owner) and Andrew and Robert Schwartz on Behalf of A.B. Schwartz, LLC (Contract Purchaser)**
Request: Map Amendment Rezoning the Subject Parcels from A-1 Agricultural District and A-1 Agricultural with Special Use Permits to M-1 Limited Manufacturing District
PINs: 05-09-300-006, 05-09-300-007, 05-16-100-003, 05-16-100-004, and 05-16-100-020
Location: 8115 Route 47, Yorkville, in Kendall Township
Purpose: Petitioners Wish to Rezone the Property to M-1 in Order to Operate a Tile Business, Offices, Warehouses, Fuel Storage, and Other Light Industrial Uses; Property is Zoned A-1 and A-1 with Special Use Permits

NEW BUSINESS:

1. 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

2. Approval of a Resolution Approving an Intergovernmental Agreement for Reciprocal Building Inspection Services between Kendall County, Illinois and the United City of Yorkville, Illinois

3. Approval of Proposal from WBK Engineering for Work Related to the Submittal of the Annual Report for the 2023 NPDES – MS 4 Requirements in an Amount Not to Exceed \$2,650 Plus Reimbursable Costs (Costs + 10%)
4. Follow-Up on Kendall County Regional Planning Commission Annual Meeting
5. Follow-Up on January 31, 2024, Stormwater Training Event
6. 2023 County-Wide Building Permit Memo

OLD BUSINESS:

1. Update on Stormwater Permit at 13039 McKanna Road (PIN: 09-09-100-002) in Seward Township
2. Short-Term Rental Renewal Update

REVIEW VIOLATION REPORT:

REVIEW PRE-VIOLATION REPORT:

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

1. Kendall County Historic Preservation Commission Annual Meeting-February 21, 2024, at 6:00 p.m., at Aux Sable Grove Presbyterian Church, at 5021 Wheeler Road, Yorkville

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.