



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, March 11, 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 February 13, 2024, Meeting

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from February 2024
Review of End of FY23-24 Expenditure Report

PETITIONS:

1. **Petition 24 – 01 – Deb Chow on Behalf of Jade Restorations, Inc.**
Request: Major Amendments to the Special Use Permit for a Kennel and Veterinary Granted by Ordinance 2020-01 and Amended by Ordinance 2023-05 by Changing the Site Plan, Landscaping Plan, and Photometric Plan
PIN: 09-24-100-012 (Part)
Location: 949 Bell Road, Minooka in Seward Township
Purpose: Petitioner Wants to Change the Site Plan by Extending a Driveway and Make Adjustments to the Landscaping and Photometric Plans Caused by Rezoning Part of the Property; Property is Zoned A-1 with a Special Use Permit

2. **Petition 24 – 02 – Deb Chow on Behalf of Jade Restorations, Inc.**
Request: Map Amendment Rezoning Approximately 13.6 Acres of the Subject Property from A-1 Agricultural District and A-1 Agricultural District With a Special Use Permit for a Kennel and Veterinary to B-3 Highway Business District
PIN: 09-24-100-012 (Part)
Location: 949 Bell Road, Minooka in Seward Township
Purpose: Petitioner Wants to Rezone a Portion of the Property to B-3 Highway Business District

3. **Petition 24 – 03 – Kendall County Regional Planning Commission**
Request: Amendments to the Future Land Use Map Contained in the Kendall County Land Resource Management Plan by Reclassifying the Following Parcels from Transportation Corridor to Mixed Use Business and Related Text Changes
PINs: 05-09-300-015, 05-09-376-002, 05-09-400-006, 05-09-400-010, 05-09-400-011, 05-16-100-006, 05-16-200-008, 05-16-200-013, and 05-16-200-014
Location: On Both Sides of Route 47 Between 7775 A/B Route 47 and 8175 Route 47, Excluding 8115 Route 47, Yorkville in Kendall Township
Purpose: Petitioner Wants to Reclassify the Properties in Order to Allow Them to Be Rezoned to Allow Manufacturing Uses at a Future Time

NEW BUSINESS:

1. Approval of a Refund of an Unused Solar Panel Permit at 90 Longbeach Road in the Amount of \$350.00
2. Approval of a Refund of an Unused Solar Panel Permit at 1135 Woolley Road in the Amount of \$200.00

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. Follow-Up from the February 21, 2024, Kendall County Historic Preservation Commission Annual Meeting

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.