

**KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE**

*Kendall County Office Building  
Rooms 209 and 210  
111 W. Fox Street, Yorkville, Illinois  
6:30 p.m.  
Meeting Minutes of April 8, 2024*

**CALL TO ORDER**

The meeting was called to order by Chairman Wormley at 6:30 p.m.

**ROLL CALL**

Committee Members Present: Dan Koukol, Ruben Rodriguez, Brooke Shanley, and Seth Wormley

Committee Members Absent: Elizabeth Flowers

Also Present: Sally Seeger, Dan Kramer, Tyler Arbeen, Justin Plohr, and Gordon Plohr

**APPROVAL OF AGENDA**

Member Shanley made a motion, seconded by Member Rodriguez, to approve the agenda as presented by Chairman Wormley. With a voice vote of four (4) ayes, the motion carried.

**APPROVAL OF MINUTES**

Member Shanley made a motion, seconded by Member Rodriguez, to approve the minutes of the March 11, 2024, meeting. With a voice vote of four (4) ayes, the motion carried.

**PUBLIC COMMENT**

None

**EXPENDITURE REPORT**

The Committee reviewed the Expenditure Report from March 2024.

**PETITIONS:**

*Petition 23-35 Tyler Arbeen on Behalf of Arbeen, LLC*

Chairman Wormley summarized the request. He spoke about the original Petition being updated removing accessory structures and parking in the front.

Dan Kramer, Attorney for the Petitioner, stated that the Petitioner found eleven (11') foot solid panels and, with a three foot (3') high berm, he will have a fourteen foot (14') tall screen along the southern boundary line, starting at the front yard setback line.

Member Koukol requested a history of the review process. Mr. Kramer explained the changes to the site related to stormwater control.

Member Koukol asked how many acres was at the site. Mr. Kramer stated that Mr. Arbeen had four (4) acres. Mr. Arbeen owns the property.

Mr. Kramer discussed the reviews of Oswego Township, the Village of Oswego, and the Regional Planning Commission.

Member Koukol asked if four (4) acres would be enough land to run a business since Mr. Arbeen given the setback requirements. Mr. Kramer stated that the Petitioner has enough land to run his business. He will not have hoop houses or a parking lot in front.

Justin Plohr, neighbor of the Petitioner, stated that they reached an agreement with Mr. Arbeen with regards to the fence height.

Chairman Wormley recommended a minor amendment for the Petitioner, if the Petitioner decides to change the site plan in the first one hundred feet (100') he may do so because of ordinance adjustment.

Discussion occurred about the impact of changing the setback on the location of the fourteen foot (14') tall buffer.

Gordon Plohr, who sold the land to Mr. Arbeen, requested the berm run to the ditch. He was concerned about stormwater impacting the property south of the subject property.

Mr. Kramer stated all operations would be behind the fence. The stormwater has been designed by the stormwater engineer and reviewed by the county engineer showing underground pipe from the front of the property, and Stewart Road runs north and south at the west end carrying the water to the detention pond southeast of Mr Plohr's home. There will also be field tiles placed on the property. Matt Asselmeier, Zoning Director, will include the verbiage in the special use permit to have these conditions added.

Member Koukol made a motion, seconded by Member Shanley, to recommend approval of this Petition with the understanding that if the zoning ordinance is modified and the setback is reduced that any auxiliary structures or parking could be amended through a minor amendment in the Planning, Building and Zoning Office instead of a major amendment. This excludes buildings in the one hundred fifty feet (150').

The votes were as follows:

Yeas (4): Koukol, Rodriguez, Shanley, and Wormley  
Nays (0): None  
Abstain (0): None  
Absent (1) Flowers

The proposal will go to the April 16, 2024, Kendall County Board meeting.

Mr. Kramer provided an update from Comed regarding the easement vacation request from George and Heidi Oliver.

**NEW BUSINESS:**

Approval to Change the May Planning, Building and Zoning Committee Meeting Date and Time  
Chairman Wormley requested that Committee change the May meeting date from May 13, 2024, to May 6, 2024, at 6:30 p.m. Without objection, the date was changed.

April 20, 2024, Code Official Open House in Oswego Township

Member Koukol explained the purpose for the Code Official Open House in Oswego Township. Brian Holdiman is in charge of this event. The event is an opportunity for residents to stop by if they have any questions or concerns.

**OLD BUSINESS:**

Update on Stormwater Permit at 13039 McKanna Road (PIN: 09-09-100-002) in Seward Township

No update. This will be discussed at the May 6, 2024, meeting.

**REVIEW VIOLATION REPORT:**

The Committee reviewed the report.

**REVIEW PRE-VIOLATION REPORT:**

The Committee reviewed the report.

**UPDATE FROM HISTORIC PRESERVATION COMMISSION:**

Recommendation for a Proclamation Declaring May Historic Preservation Month in Kendall County

No vote was taken on this matter.

**REVIEW PERMIT REPORT:**

The Committee reviewed the report.

**REVIEW REVENUE REPORT:**

The Committee reviewed the report.

**CORRESPONDENCE:**

None

**COMMENTS FROM THE PRESS:**

None

**EXECUTIVE SESSION:**

Review of Minutes of Meetings Lawfully Closed Under the Illinois Open Meetings Act (5 ILCS 120/2(c)(21))

The Committee did not go into executive session.

**ADJOURNMENT**

Member Shanley made a motion, seconded by Member Rodriguez, to adjourn. With a voice vote of four (4) ayes, the motion carried.

Chairman Wormley adjourned the meeting at 7:05 p.m.

Minutes prepared by Wanda A. Rolf, Administrative Assistant