



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, June 10, 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 May 6, 2024, Meeting

NEW BUSINESS:

1. Introduction of Planning, Building and Zoning Department Intern Eleanor Engel

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from May 2024
Six Month PBZ Financial Report Review

PETITIONS:

1. **Petition 24 – 06 – Jerry Styrzula on Behalf of A&D Properties, LLC**
Request: Map Amendment Rezoning the Subject Property from B-3 Highway Business District to M-1 Limited Manufacturing District
PINs: 05-09-300-015
Location: 7789 Route 47, Yorkville in Kendall Township
Purpose: Petitioner Wants to Rezone the Property in Order to Operate a Trucking Business
2. **Petition 24 – 09 – Tim O’Brien on Behalf of Seward Township**
Request: Major Amendment to the Special Use Permit for a Governmental Building and Facility Granted by Ordinance 2009-31 by Changing the Site Plan
PIN: 09-17-400-005
Location: 14719 O’Brien Road, Minooka in Seward Township
Purpose: Petitioner Wants to Construct a Building Addition and Related Infrastructure; Property is Zoned A-1 with a Special Use Permit
3. **Petition 24 – 14 – Tim O’Brien on Behalf of Seward Township**
Request: Amendment to the Future Land Use Map Contained in the Land Resource Management Plan by Adopting a New Future Land Use Map for Seward Township and Related Text Changes
Location: Seward Township
Purpose: Petitioner Wants to Adopt a New Future Land Use Map for Seward Township

NEW BUSINESS:

1. Approval to Initiate Text Amendments to the Kendall County Zoning Ordinance Pertaining to Pipe Line Depth

2. Review of Annual NPDES Survey
3. Approval of an Intergovernmental Agreement between the Village of Plattville and the County of Kendall to Administer the County's Ordinances for Zoning, Building Code, Subdivision Control, Comprehensive Plan, and Stormwater Management within the Jurisdiction of the Village of Plattville for a Term of One (1) Year in the Amount of \$1.00 Plus Associated Costs Paid by the Village of Plattville to the County of Kendall
4. Approval of a Contract for Plumbing Inspections Between Kendall County and Mayer Construction, LLC, D.B.A. Mayer Plumbing, LLC

OLD BUSINESS:

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

REVIEW VIOLATION REPORT:

REVIEW PRE-VIOLATION REPORT:

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

1. July 15, 2024, Historic Preservation Group Summer Meeting

REVIEW PERMIT REPORT:

REVIEW REVENUE REPORT:

CORRESPONDENCE:

1. May 14, 2024, Letter from TC Energy Regarding ANR Pipeline's Heartland Project

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.