



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, September 9, 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 July 8, 2024, Meeting

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from July and August 2024
Quarterly Expenditure Update

PETITIONS:

1. **Petition 24 – 17 – Kendall County Planning, Building and Zoning Committee**
Request: Text Amendments to the Kendall County Zoning Ordinance Pertaining to Pipeline Depth

2. **Petition 24 – 19 – Kendall County Planning, Building and Zoning Department**
Request: Amendment to Ordinance 2019-39 Pertaining to Building Permit Application Fees for Disabled Veterans and the Caretakers of Disabled Veterans
Purpose: Petitioner Wants to Amend the Building Permit Application Fee Schedule to Comply with Public Act 103-0621

3. **Petition 24-20 – Lydia Ramirez**
Request: Minor Amendment to the Special Use Permit Granted by Ordinance 2019-03 and Amended Ordinance 2022-26 for a Banquet Facility at the Subject Property by Changing the Site Plan
PIN: 03-34-100-028
Location: 5438 Schlapp Road, Oswego in Oswego Township
Purposes: Petitioner Wants to Amend the Site Plan by Installing a Terrace, Fireplace, Gazebo, Fence, Columns, and Water Fountain and Change the Gravel Parking to Asphalt; Property is Zoned A-1 with a Special Use Permit

4. **Petition 24 – 21 – Scott L. and Cheryl A. Hill on Behalf of the Hill Living Trust**
Request: Map Amendment Rezoning the Property from A-1 Agricultural District to R-1 One Family Residential District and a Variance to Section 8:02.D.1 of the Kendall County Zoning Reducing the Required Minimum Width of a Lot at the Building Line from 200 Feet to 40 Feet
PIN: 01-09-401-013
Location: Between 15715 and 15609 Miller Road, Plano in Little Rock Township
Purpose: Petitioner Wants to Rezone the Property in Order to Build 2 Houses

5. **Petition 24 – 27 – Steve W. Jeffers on Behalf of Revolution Investments, LLC**
Request: Plat of Vacation of a Ten Foot Drainage and Utility Easement at the Common Lot Lines of Lots 110 and 111 of Whitetail Ridge Subdivision
PINs: 06-07-374-004 and 06-07-374-005
Location: 5862 and 5834 Championship Court, Yorkville in Na-Au-Say Township
Purpose: Petitioner Wants to Vacate the Easements in Order to Construct a House over the Common Lot Line; Property is Zoned RPD-2

NEW BUSINESS:

1. Approval of a Request to Extend the Deadline to Install Landscaping at the Property Between 3900 and 3716 Stewart Road (PIN: 03-24-400-013) in Oswego Township
2. Approval to Extend the Deadline to Construct and Occupy the Buildings and Install Landscaping at 10744 Route 47 (PIN: 05-28-400-002) in Kendall Township
3. Request for Guidance Regarding a Stormwater Management Ordinance Violation at 7821 Route 71, Yorkville (PINs: 02-35-151-017 and 02-34-279-001) in Oswego Township; Committee Could Issue Additional Citations
4. Approval of a Quote in an Amount not to Exceed One Thousand Five Hundred Fifty Dollars (\$1,550) from WBK Engineering to Investigate Drainage Issues at 45 Settlers Lane, Oswego (PIN: 06-06-127-012) in Na-Au-Say Township; Related Invoice(s) to be Paid from the PBZ Department's Consultant's Line Item 11001902-63630
5. Approval of an Agreement with Teska Associates, Inc. for Planning Services for a Period of One Year at a Cost Not to Exceed One Hundred Seventy-Five (\$175) Per Hour; Related Invoices to be Paid from the Planning, Building and Zoning Department's Consultant Line Item (11001902-63630)
6. Approval of a Request from Michael Isadore to Renew a Special Use Permit for Swimming Lessons Granted by Ordinance 1982-02 at 15331 Burr Oak Road, Plano
7. NPDES Survey Results
8. Special Use Permit Enforcement Update
9. October 25, 2024, Illinois Association of County Zoning Officials Training

OLD BUSINESS:

1. Update on Stormwater Permit at 13039 McKanna Road (PIN: 09-09-100-002) in Seward Township
2. Approval to Extend or Revoke Building Permit 01-2020-146 for a Single-Family Home at 7782 Tanglewood Trails

REVIEW VIOLATION REPORT:

REVIEW PRE-VIOLATION REPORT:

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

1. Follow-Up from July 15, 2024, Historic Preservation Group Summer Meeting

REVIEW PERMIT REPORT FOR JULY AND AUGUST:

REVIEW REVENUE REPORT:

CORRESPONDENCE:

1. June 3, 2024, Petition from Residents of Burton Street in Millbrook Regarding a Proposed Business at the End of Burton Street

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.