



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, November 12, 2024 – 4:30 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 October 7, 2024, Meeting

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from the Previous Month

PETITIONS:

1. **Petition 24 – 26 – Timothy A. Tremain**
Request: Map Amendment Rezoning the Subject Property from R-1 One Family Residential District to R-3 One Family Residential
PINs: 02-30-400-013 and 02-31-201-014
Location: Between 11237 and 11209 River Road, Plano in Bristol Township
Purpose: Petitioner Wants to Rezone the Property to Build Two Houses

2. **Petition 24 – 28 – Peter J. and Laurie Jo Pasteris on Behalf of the Peter J. Pasteris, Jr. Revocable Declaration of Living Trust**
Request: Major Amendment to a Special Use Permit for a Banquet Facility Granted by Ordinance 2015-06
PINs: 06-11-100-004, 06-11-100-008, and 06-10-200-001
Location: 1998 Johnson Road, Oswego in Na-Au-Say Township
Purpose: Petitioner Wants to Amend the Site Plan by Replacing the Tent with a Permanent Building, Expand the Special Use Permit Area, Increase the Capacity of Attendees at Events, Change the Operating Season to Year-Round, Replace the Mobile Restroom Facilities with Permanent Restroom Facilities, and Have the Ability to Install Signage in the Future; Property is Zoned A-1 with a Special Use Permit

3. **Petition 24 – 36 – Grant B. Mullen on Behalf of Newark Road Kendall Solar 1, LLC Nancy L. Harazin on Behalf of the Nancy L. Harazin Trust Number 101**
Request: Minor Amendment to the Special Use Permit for Public or Private Utility Other (Solar Panels) by Amending the Landscaping Plan by Reducing the Height of the Wareana Siberian Arborvitaes from Seven Feet to Six Feet as Described in Condition 2.C of Ordinance 2018-15
PINs: 07-05-400-010 and 07-05-400-011
Location: 16300 Newark Road, Newark, in Big Grove Township
Purpose: Petitioner Wants to Install Some Shorter Arborvitaes than Originally Proposed; Property is Zoned A-1 with a Special Use Permit

NEW BUSINESS:

1. Approval of a Request to Extend the Deadline for Installing Vegetation at the Property Identified by Parcel ID Numbers 07-05-400-010 and 07-05-400-011 in the 16000 Block of Newark Road in Big Grove Township; Property is Zoned A-1 with a Special Use Permit for a Public or Private Utility Other
2. Recommendation on 2024 Noxious Weed Annual Report
3. Update on Planning, Building and Zoning Department Staffing
4. Approval to Reduce the Number of Paper Documents Submitted for Zoning and Subdivision Applications
5. Memo from WBK Engineering Regarding Investigation at 45 Settlers Lane

OLD BUSINESS:

1. Update on Stormwater Permit at 13039 McKanna Road (PIN: 09-09-100-002) in Seward Township
2. November 14, 2024, Homeowners Association Training Event

REVIEW VIOLATION REPORT:

REVIEW PRE-VIOLATION REPORT:

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

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.