



KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE MEETING
111 West Fox Street • Room 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179
AGENDA

Monday, January 8, 2018 – 6:30 p.m.

CALL TO ORDER:

ROLL CALL: Lynn Cullick, Bob Davidson (Chair), Scott Gryder, Judy Gilmour and Matt Kellogg (Vice Chair)

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes from the December 11, 2017 Meeting

EXPENDITURE REPORT: Review of Expenditures from the Prior Month

PUBLIC COMMENT:

PETITIONS:

1. **18-01** **Erich and Amy Kaiser**
Request: Request for a Revocation of a Special Use Permit Awarded by Ordinance 2008-09 Allowing the Operation of a Landscaping Business at 17609 Galena Road
Location: 17609 Galena Road in Little Rock Township
PIN: 01-06-100-006
Purpose: Petitioners No Longer Desire to Operate a Landscaping Business on the Property; Property is Zoned A-1.

2. **18-02** **Daniel J. Kramer on Behalf of Christie Marie Sheldon**
Request: Request for a Conditional Use Permit for Construction of One (1) Single-Family Home on Parcel Less Than Forty (40) Acres in Size at 16395C Griswold Springs Road
Location: 16395C Griswold Springs Road in Little Rock Township
PIN: 01-29-377-001
Purpose: Petitioners Request Conditional Use Permit Due to Tree Size and Excessive Slopes on the Property; Property is Zoned A-1.

NEW BUSINESS:

1. Renewal of Mobile Home Conditional Use Permits
 - a. 10825B Corneils Road
 - b. 13443 Fennel Road
 - c. 14281 Anderson Road (Petitioner Requests Revocation of Conditional Use Permit)

2. Update on Future Land Use Map Updates on Property Adjacent to Route 47 in Lisbon Township

3. Discussion of Solar Panel Regulations

4. Discussion of Scheduling a Future Planning, Building and Zoning Committee Meeting in Boulder Hill

5. Kendall County Regional Planning Commission Annual Meeting-February 3, 2018 at 9:00 a.m.

OLD BUSINESS:

1. Approval to Initiate Text Amendments to Sections 4.17.H, 7.01.D.53.b.vi, 8.08.B.2.h, 10.01.C.27.b.vi, 11.02.C, 11.02.D, 11.04, 11.04.A, 13.01.C, 13.07.B, 13.07.C and 13.08.C of the Kendall County Zoning Ordinance by Removing the Requirements for the Zoning, Platting and Advisory Committee and the Kendall County Regional Planning Commission to Meet and Issue Recommendations on Proposed Map Amendments, Special Use Permits, Major Amendments to Special Use Permits, and Text Amendments on Matters Not Involving the Powers and Duties of the Zoning, Platting and Advisory Committee or the

2. Review of Code Hearing Unit Regulations
 - a. Review of Inoperable Vehicle Ordinance
 - b. Review of Junk and Debris Ordinance
 - c. Review of Fine Structure for Planning, Building and Zoning Related Ordinances
3. Update on Bridge Issue at 13360 McKanna Road, Minooka (Bridge Owned by Mark Antos)
 - a. Committee Could Grant Mr. Antos' Request to Complete Bridge by May 1, 2018.
4. Request for Guidance RE: Conditional Use Permits

REVIEW VIOLATION REPORT

REVIEW NON-VIOLATION REPORT

UPDATE FOR HISTORIC PRESERVATION COMMISSION:

1. February 21, 2018 Event
2. Historic Tax Credit Resolution

REVIEW PERMIT REPORT:

1. Review Monthly Report
2. Review of Fiscal Year 2016-2017 Building Permit Report

REVIEW REVENUE REPORT:

CORRESPONDENCE:

1. Correspondence Related to Churchill Club Stormwater Issue
2. Email from Michael Denyko to Health Department and Planning, Building and Zoning Department RE: 2600 Light Road

PUBLIC COMMENT:

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

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

NEW BUSINESS:

1. Approval of a Determination That (1) The Need for Confidentiality Still Exists as to All or Part of Those Minutes of Meetings Lawfully Closed Under the Illinois Open Meetings Act and/or (2) The Minutes of Meetings Lawfully Closed Under the Illinois Open Meetings Act or Portions Thereof No Longer Require Confidential Treatment and Are Available for Public Inspection

ADJOURNMENT: Special Meeting January 30, 2018 at 6:00 p.m.

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.