



KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE MEETING
110 West Madison Street • Court Room • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

Monday, January 13, 2025 – 6:30 p.m.

CALL TO ORDER:

ROLL CALL: Brian DeBolt, Elizabeth Flowers, Dan Koukol, Ruben Rodriguez, and Seth Wormley (Chairman)

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes from November 12, 2024, Meeting

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from November 2024
Review of End of Fiscal Year Escrow Report
Review of Expenditures from December 2024

PETITIONS:

1. **Petition 24 – 31 – Kendall County Zoning Administrator**
Request: Text Amendments to Sections 36-282(20)(j), 36-282(32)(b), and 36-282(54) of the Kendall County Code by Increasing the Road Weight Limit Requirements from 73,280 Pounds to 80,000 Pounds in the Zoning Regulation Requirements for Composting Facilities, Landscaping Businesses, and Storage Facilities for Motor Vehicles, Boats, Trailers, and Recreational Vehicles
Purpose: Petitioner Would Like to Increase the Weight Requirement to Match State Law
2. **Petition 24 – 32 – Kendall County Zoning Administrator**
Request: Text Amendment to Section 36-1051(12) of the Kendall County Code by Transferring the Enforcement Authority of Window Sign Zoning Regulations from the County Sheriff or Designee to the Zoning Administrator or Designee
Purpose: Petitioner Would Like Consistent Regulatory Authority Throughout the Entire Zoning Portion of the Kendall County Code
3. **Petition 24 – 33 – Kendall County Zoning Administrator**
Request: Text Amendments to the Kendall County Code by Adding Parks to the Appropriate Place Alphabetically in the List of Permitted Uses in the R-4, R-5, R-6, and R-7 Zoning Districts and Related Text Changes
Purpose: Petitioner Would Like to Add Parks to the List of Permitted Uses in the R-4, R-5, R-6, and R-7 Zoning Districts

4. **Petition 24 – 34 – Kendall County Regional Planning Commission**

Request: Text Amendment to Section 36-247(7)(a) of the Kendall County Code by Reducing the Setback from Pipelines to Occupied Principal Structures

Purpose: Petitioner Would Like to Reduce the Setback for Pipeline Greater Than 10 Inches in Diameter which Carry/Conduct Flammable or Hazardous Material from 500 Feet from Occupied Principal Structures to 25 Feet from Occupied Principal Structures

NEW BUSINESS:

1. Selection of Committee Vice-Chair
2. Approval of Annual Renewal of Mobile Home Permit at 13443 Fennel Road
3. Approval of a Request from Lisbon Township to Extend the Deadline to Install Botanicals at 15759 Route 47
4. Update on Stormwater Ordinance Violation at 7821 Route 71
5. Review of 2025 Application Calendar
6. Short-Term Rental Renewal Update
7. Kendall County Regional Planning Commission Annual Meeting-February 1, 2025, at 9:00 a.m.
8. Review of Departmental Policies
 - a. Voluntary Compliance/Code Enforcement Policy
 - b. Debt-Free Applicant Policy
 - c. Stormwater Investigation Cost Policy
 - d. Proposed Historic Preservation Commission Policy to Review Demolition and Alteration Permits at Structures Identified in Historic Structure Surveys
9. Update on Planning, Building and Zoning Department Staffing

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:

1. Review of Violation Report for December 2024
2. Review of FY23-24 Inspection Report

REVIEW PRE-VIOLATION REPORT:

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

1. Historic Preservation Organization Meeting-February 19, 2025, at 5:30 p.m., at the Plano Stone Church Community Center

REVIEW PERMIT REPORT:

1. Review Permit Report for November 2024
2. Review Permit Report for December 2024
3. Review of End of Year Permit Report

REVIEW REVENUE REPORT:

1. Review of November 2024 Revenue Report
2. Review of 2011-2024 Revenue Report
3. Review of December 2024 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.