



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, February 10, 2020 – 6:30 p.m.

CALL TO ORDER:

ROLL CALL: Elizabeth Flowers, Scott Gengler, Judy Gilmour, Matt Kellogg (Vice-Chairman), and Matthew Prochaska (Chairman)

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes from January 13, 2020 Meeting

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from the Prior Month

NEW BUSINESS:

1. Introduction of Part-Time Code Enforcement Officer Larry Simmons

PETITIONS:

1. **19 – 37 – John Dollinger on Behalf of Hansel Ridge, LLC**
Request: Amend the Future Land Use Map in the Land Resource Management Plan by Changing the Classification of the Subject Property from Public/Institutional to Commercial
PIN: Northern 18.7 +/- Acres of 09-13-200-002
Location: 195 Route 52, Seward Township
Purpose: Petitioner Wants Map Change to Be Able to Rezone the Property for Commercial Purposes; Property is Zoned A-1

2. **19 – 38 – John Dollinger on Behalf of Hansel Ridge, LLC (Current Owner) and Jason Shelley on Behalf of Goprobball, LLC (Prospective Buyer)**
Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural to B-4 Commercial Recreation District
PIN: Northwestern 9.19 +/- Acres of 09-13-200-002
Location: 195 Route 52, Seward Township
Purpose: Petitioners Would Like to Operate an Indoor Athletic Facility at the Subject Property

3. **19 – 43 – Kendall County Historic Preservation Commission**
Request: Amendments to the Kendall County Historic Preservation Ordinance
Purpose: Proposal Amends Definition of Historic District, Clarifies Definition of Super Majority Vote, Amends the Commission’s Responsibilities Related to Review of Demolition Permits and Administration of Property, Amends the Application Procedures for Landmark and Historic District Designation, Addresses an Application Fee, Amends the Location of the Official Map, Amends Information Required for Post-Demolition Plans, Amends Economic Hardship Provisions, Amends the Penalty Provision, and Corrects Typographical Errors

4. **19 – 47 – Deb Chow on Behalf of Jade Restorations, Inc. (Current Owner) and D. Howard on Behalf of Bullmastiff Construction Company LTD. (Contractor)**
Request: Special Use Permits for a Kennel and Veterinary Establishment
PIN: South 8.49 +/- Acres of 09-24-100-012
Location: Northeast Corner of Ridge Road and Bell Road, Seward Township
Purpose: Petitioners Would Like to Operate a Veterinary and Kennel on the Property. Property is Zoned A-1

NEW BUSINESS:

1. Request for Guidance for Allowing a Trucking Company at 3485 Route 126, Oswego (PIN: 06-09-400-005), Na-Au-Say Township
2. Approval of a Resolution Approving an Intergovernmental Agreement for Reciprocal Building Inspection Services between Kendall County, Illinois and the United City of Yorkville, Illinois
3. Approval of Publishing the Annual Noxious Weed Notice in the Kendall County Record at a Cost Not to Exceed \$120.00; Related Invoice(s) to Be Paid from the PBZ Legal Publications Line Item
4. Follow-Up on Kendall County Regional Planning Commission Annual Meeting
5. 2019 County-Wide Building Permit Memo
6. Approval of Setting a Date and Time for a Second Meeting of the Planning, Building and Zoning Committee in the Month of February 2020

OLD BUSINESS:

1. Discussion of Amending the Transportation Plan Contained in the Land Resource Management Plan to Correspond to the 2019-2039 Long Range Transportation Plan; Committee Could Refer the Matter to the Kendall County Regional Planning Commission

REVIEW VIOLATION REPORT:

REVIEW NON-VIOLATION COMPLAINT 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.