

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE

Kendall County Office Building

County Boardroom

504 S. Main Street, Yorkville, Illinois

6:30 p.m.

Meeting Minutes of March 9, 2026

CALL TO ORDER

The meeting was called to order by Chairman Wormley at 6:32 p.m.

ROLL CALL

Committee Members Present: Brian DeBolt, Dan Koukol, Ruben Rodriguez (Vice Chairman), and Seth Wormley (Chairman)

Committee Members Absent: Elizabeth Flowers

Also Present: Matthew H. Asselmeier, Director, Wanda Rolf, Part-Time Office Assistant, Debrae Chow, Emily Hoffman, and Amanda Albrecht

APPROVAL OF AGENDA

Member DeBolt made a motion, seconded by Member Rodriguez, to approve the agenda. With a voice vote of four (4) ayes, the motion carried.

APPROVAL OF MINUTES

Member Koukol made a motion, seconded by Member DeBolt, to approve the minutes of the February 7, 2026, and February 9, 2026, meeting. With a voice vote of four (4) ayes, the motion carried.

PUBLIC COMMENT

None

Expenditure Report

Review of Expenditures from February 2026

The Committee reviewed the Expenditure Report.

Review of End of FY24-25 Expenditure Report

The Committee reviewed the Expenditure Report.

PETITIONS

Petitions 26-02 and 26-03 Debrae L. Chow on Behalf of Jade Restorations, Inc.

A summary of Mr. Asselmeier's memo was as follows:

On March 20, 2024, the County Board approved Ordinance 2024-09, which rezoned approximately two (2) acres of the southeast corner of the property to B-3 Highway Business District.

The Petitioner would like to construct one (1) approximately seven thousand, four hundred forty (7,440) square foot two (2) story building on the B-3 zoned portion of the property. The ground floor would be occupied by an automotive repair business; this type of use is a permitted use in the B-3 District. The top floor would be occupied by as residential two (2) bedroom apartment for a watchmen employed by the automotive repair business; the apartment would be approximately one thousand, three hundred eighty (1,380) square feet in size.

The Petitioner plans to obtain site plan approval for the automotive repair business as a separate Petition.

On February 18, 2020, the County Board approved Ordinance 2020-01, granting a special use permit for a kennel and veterinary at the northeast corner of Ridge Road and Bell Road, now addressed as 949 Bell Road, Minooka. On February 21, 2023, the County Board approved Ordinance 2023-05, amending the site plan, landscaping plan, and photometric plan for the special use at the subject property. On March 20, 2024, the County Board approved Ordinance 2024-08 which amended the site plan. That same day, the County Board also approved Ordinance 2024-09 which rezoned approximately two (2) acres of the southeast corner of the property to B-3 Highway Business District.

In order to accommodate for the new auto repair business on the B-3 zoned portion of the property, the Petitioner needed to amend the site plan for kennel and veterinary special use permit by removing twelve (12) parking spaces on the east side of the property. This deletion causes the number of parking spaces to drop from sixty-four (64) stalls to fifty-two (52) stalls. The number of handicapped parking spaces would not be reduced.

In addition, the Petitioner would like to move the sign from its current location to a new location further north on Ridge Road. The sign would remain four feet by eight feet (4'x8') in size and would be eight feet (8') in height.

No changes are proposed to any of the business related conditions imposed by the previously approved ordinances. No changes are proposed to the landscaping or photometrics for the property governed by the special use permit for the kennel and veterinary. Other than the reduction in parking spaces and relocation of the sign, no other changes are proposed to site layout for the area governed by the special use permit for the kennel and veterinary.

The application materials, plat of survey, site plan, landscaping plan, photometric plan, and renderings of the building were provided for Petition 26-02. The application

materials, site plan, plat of survey, Ordinance 2020-01, Ordinance 2023-05, and Ordinance 2024-08 were provided for Petition 26-03.

Following the recommendation of the Kendall County Regional Planning Commission, the Petitioner submitted an amended site plan, amended landscaping plan, and an amended photometric plan for Petition 26-02, which were provided.

The property is located at 949 Bell Road, Minooka.

The total property is approximately twenty (20) acres in size. The area zoned B-3 is approximately thirteen point five (13.5) acres and the area proposed for the special use permit and auto repair shop is slightly over two (2) acres in size. The original special use area for the kennel and veterinary was approximately eight point five (8.5) acres and the new proposed area is approximately six point four (6.4) acres.

The existing land use is vacant, kennel, and veterinary.

The property is split zoned A-1 with a special use permit for kennel and veterinary and B-3.

The County's Future Land Use Map calls for the property to be Commercial and Shorewood's Future Land Use Map calls for the property to be Community Commercial.

Ridge Road is a County Road classified as an Arterial Road. Bell Road is a Township Road classified as a Minor Collector.

Minooka has a trail planned along Ridge Road. Shorewood has a trail planned along Bell Road.

The adjacent land uses are Agricultural, Farmstead, Landscaping Business, Kennel, and Veterinary.

The adjacent properties are zoned A-1, A-1 SU, and B-3.

The County's Plan calls for this area to be Commercial.

Shorewood's Plan calls for this area to be Single-Unit Attached Residential, Single-Unit Residential Detached, and Multi-Family Residential.

The properties within one half (1/2) of a mile are zoned A-1, A-1 SU, R-1, and B-3.

There are approximately twelve (12) homes located within one half (1/2) mile of the subject property.

The special uses to the north and south are landing strips. The special use to the east is for natural gas compression. The special uses to the west are for a landscaping business, veterinary, and kennel.

EcoCat submitted on September 30, 2025, and consultation was terminated.

The NRI Report from 2024 was provided and the LESA Score was 180 indicating a low level of protection. The Petitioner submitted an application for an updated NRI and the LESA Score remained at 180. The February 2026 NRI was provided.

Seward Township was emailed information on January 30, 2026. Prior to formal application submittal, the Seward Township Planning Commission met on January 21, 2026, and expressed no objection to the project. The Seward Township Planning Commission was concerned about lighting, landscaping, and not having the property look like a junk yard. An email outlining this position was provided. The Seward Township Board met on January 13, 2026, and met again on February 10, 2026. The Seward Township Board was also concerned about junk cars, shaded lights, and diesels running. The Seward Township Board approved the proposal. The emails outlining the Township's position were provided.

The Minooka Fire Protection District was emailed information on January 30, 2026. On February 17, 2026, the Minooka Fire Protection District submitted a letter requiring a life safety and building review, a sprinkler review, and a fire alarm review. These reviews would be conducted by a third party and paid for by the Petitioner. The Fire District also requested a vehicle turn analysis and Knox box at the front of the car repair building. This letter was provided. On February 24, 2026, the Petitioner's Engineer submitted a letter agreeing to the three (3) requested inspections. They also submitted an auto-turn analysis plan and agreed to provide the Fire District with the Knox box information. This letter was provided. Mr. Asselmeier read an email from the Minooka Fire Protection District saying their concerns had been addressed. The Minooka Fire Protection District also submitted a letter stating a Knox pad lock was needed for both entrance points into the parking lot for the kennel and veterinary. This letter was provided. On February 24, 2026, the Petitioner's Engineer submitted a letter stating that the gates will remain open. This letter was provided.

The Village of Shorewood was emailed information on January 30, 2026. The Village of Shorewood previously stated they would like to annex the property and had concerns regarding an auto repair business operating at the property. On February 25, 2026, the Village of Shorewood submitted an email stating they had no comments regarding this proposal. This email was provided.

Former ZPAC members were emailed information on January 30, 2026. On January 30, 2026, the Highway Department submitted an email noting that the title report was inaccurate due to the right-of-way dedication and the existing sign was located in the right-of-way. The sign issue will be resolved if the special use permit amendment is approved. This email was provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on February 25, 2026. Discussion occurred regarding why watchman's quarters were special uses in the B-3 Zoning District; this was because of the separation of the commercial and residential uses in the Zoning Ordinance. Patrons of the car repair business would likely be onsite for forty (40) minutes. Discussion occurred regarding inoperable vehicle regulations. Discussion occurred about placing the refuse enclosure on the concrete pad for the kennel and veterinary. Discussion occurred regarding squaring the northeast and southeast corners of the driving aisles east of the car repair building to allow a possible extension of the southern aisle to the eastern property line and for providing locations to drop plowed snow. Discussion also occurred regarding relocating the refuse enclosure at the car repair business to the northeast corner of the property to allow for easier pickup by trash truckers. The Petitioner was agreement to making these changes. Discussion occurred regarding the pipeline easements on the property. Discussion occurred regarding lights and the property and shielding the lights from adjoining properties. The Kendall County Regional Planning Commission recommended approval of the Petition with the conditions proposed by Staff and the amendment to the site plan, landscaping plan, and photometric plan by moving the refuse enclosure to the northeast side of the car repair property and squaring the southeast and northeast corners of the driving aisle east of the car repair building by a vote of eight (8) in favor and zero (0) in opposition; one (1) Member was absent. Member Hamman felt the operators were good. Member Bernacki felt the proposal was smart planning and great addition. Chairman Landovitz felt the proposal was thorough, that intergovernmental cooperation occurring in reviewing the application, and the proposal was compatible with existing and future land uses. The minutes of the meeting were provided.

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on March 2, 2026. Other than the Petitioner and the Petitioner's Engineer, no members of the public testified at the public hearing. There would be no additional road cuts on Bell Road for the proposed uses and no additional businesses could be placed between the existing and proposed buildings and Bell Road. The vehicles would be repaired inside the building. The maximum weight of the vehicles, per the Kendall County Code was sixteen thousand pounds (16,000 lbs.). The repair shop may offer mobile repair services. The sign proposed for relocation would contain information for the kennel, veterinary and repair shop. The Board was satisfied that the landscaping plan and the existing kennel veterinary building would create an ample buffer between the repair shop and Bell and Ridge Roads. The Kendall County Zoning Board of Appeals recommended approval of the proposal by vote of seven (7) in favor and zero (0) in opposition. The minutes of the hearing were provided.

According to the information provided to the County, the automotive repair business would be open Mondays-Fridays from 7:00 a.m. until 8:00 p.m. and Saturdays from 7:00 a.m. until 5:00 p.m. The watchman would provide security for the building.

The proposed building would be seven thousand, four hundred forty (7,440) square feet and two (2) stories. The building's maximum height would be thirty feet, eight inches (30' 8") and would be a metal building with exposed fastened steel siding and liner panels.

The entrance to the watchman's quarters would be through one (1) of the doors on the north side of the building and through the auto repair business.

Renderings of the proposed building were provided.

Applicable building permits would be required.

The site would be served by well and septic. On February 4, 2026, the Health Department submitted an email requesting to discuss the proposal with the applicant because of concerns related to the septic system in relation to the mixed use of the proposed building and the soils in the area. This email was provided.

The amended site plan shows an approximately eight point five foot by eight point five foot (8.5' X 8.5') concrete pad for a transformer east of the south parking lot.

One (1) below grade firewater storage pit is shown on the amended site plan at the southeast corner of the building.

The Petitioner has applied for a stormwater management permit.

On February 16, 2026, WBK Engineering submitted a letter requesting a Notice of Intent prior to construction, a stormwater management report, and a complete set of civil engineering plans showing grading utilities, and soil erosion and sediment control measures. This letter was provided.

Due to squaring the corners of the parking lot, the total impervious area was increased to one hundred twenty-one thousand, three hundred ten (121,310) square feet from one hundred seventeen thousand, three hundred fifty-four (117,354) square feet between the amended and original site plans.

The property has two (2) points of access from Bell Road.

The parking lot consists of thirty (34) parking spaces, including two (2) handicapped accessible parking spaces.

If the watchman's quarters is ever converted to a non-residential use, parking would be evaluated further at the time of conversion.

The amended photometric plan shows seven (7) pole lights and six (6) wall lights. No lighting would leave the eastern, southern, or northern boundaries of the property.

Some lighting would spill onto the area to the west now occupied by the kennel and veterinary.

No information regarding signage related to the watchman's quarters was provided.

According to the amended landscaping plan, seventy-five (75) evergreens of various types, seven (7) trees of various types, one hundred three shrubs (103) shrubs of various types, eight (8) ornamental grasses, and 19 perennials of various types will be installed on the property. The number of evergreens was reduced by four (4) and the number of shrubs was increased by four (4) between the amended and original landscaping plans. The Petitioner believes all vegetation will be installed by Spring 2027.

No specific noise control information was provided related to the watchman's quarters.

The original site plan and the original landscaping plan showed one (1) twelve foot by twelve foot (12' X 12') dumpster enclosure area on the northwest side of the building. The amended site plan and the amended landscaping plan show the dumpster near the northeast corner of the site. The dumpster enclosure will be enclosed by a six foot (6') high board-on-board and vegetation on two (2) sides.

There are two (2) pipeline easements, one (1) eighty feet (80') in width and one (1) seventy-five feet (75') in width located on the subject property. These easements are located north of the proposed building.

If approved, this would be the third (3rd) active special use permit for a dwelling unit of a watchman on non A-1 zoned property in unincorporated Kendall County.

The Findings of Fact for the watchman's quarters special use permit were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Provided the site is developed in accordance with the submitted site plan, landscaping plan, and photometric plan and provided the owner of the property and tenant of the property follows the Kendall County's Inoperable Vehicle Regulations, Kendall County Junk and Debris Regulations, and related ordinances, the special use permit will not be detrimental to the public health, safety, morals, comfort, or general welfare.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does

not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Provided that the use operates as proposed, no injury should occur to other property and property values should not be negatively impacted.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The proposed special use will be a low utility user. Adequate utilities can be provided for the site. Adequate access exists for the site. The Petitioner has applied for a stormwater management permit to address drainage

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. This is true. Allowing a dwelling unit for a watchman is consistent with an objective found on Page 9-21 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents” through the encouragement “. . . of locally owned businesses.” Allowing a dwelling unit for a watchman at the property should help ensure that the building is maintained in a manner retains a quality tenant.

Staff recommended approval of the special use permit for the watchman’s quarters subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the site submitted plan, landscaping plan, photometric plan, and building renderings.
2. The owner of the property shall submit information to the Kendall County Planning, Building and Zoning Department annually confirming that the tenants of the apartment are employed as a watchman of a business operating on the subject property or are immediate family members of the watchman. Only one (1) watchman and the family of the one (1) watchman may reside on the second floor of the mixed use building shown identified on the site plan.
3. The vegetation shown on the landscaping plan shall be installed prior to June 1, 2027. The Kendall County Planning, Building and Zoning Department may grant extensions to this deadline. Damaged or dead vegetation shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
4. KenCom and other applicable public safety agencies shall be supplied the access code to the Knox Box.
5. The property owner and residents of the watchman’s quarters acknowledge and

agree to follow Kendall County's Right to Farm Clause.

6. The property owner shall follow all applicable Federal, State, and Local laws related to renting the property to a watchman and the family of the watchman.
7. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permits.
8. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
9. This special use permit shall be treated as a covenant running with the land and will be binding on successors, heirs, and assigns as to the same special use conducted on the property.

The draft ordinance was provided.

The Findings of Fact for the major amendment to the special use permit for the kennel and veterinary were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The kennel and veterinary establishment are already in existence. The reduction of parking spaces and relocation of the sign should not negatively impact the public health, safety, morals, comfort, or general welfare of the area.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. None of the lighting or landscaping installed at the site will be removed as part of this proposal. No evidence has been provided showing that use of the property as a kennel and veterinary establishment has negatively impacted property values or was injurious to neighboring land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true. Adequate ingress and egress has been provided off of Bell Road and traffic circulation should not be negatively impacted by the removal of the parking spaces as outlined in the proposal. The relocation of the sign should also not impact traffic flow. The development of the site was in compliance with a County issued stormwater permit which included the proposed driveway extension.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true. The Petitioners are not proposing any changes related to the operation of the business allowed by the previously approved special use permit. Other than the removal of the twelve (12) parking spaces and relocation of the sign, no other changes are proposed to physical layout of the site.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 9-21 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commerce and industry that provides a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents.” The Land Resource Management Plan calls for the subject property to be commercial.

Staff recommended approval of the requested amendments to the existing special use permit for a kennel and veterinary establishment subject to the following conditions and restrictions:

1. Condition 2.A of Ordinance 2020-01, Condition 2.A of Ordinance 2023-05, and Condition 2.A of Ordinance 2024-08 are hereby repealed in their entirety and are replaced with the following:

“The site shall be developed substantially in accordance with the site plan attached hereto as Exhibit C. The landscaping plan and photometric plan attached to Ordinance 2023-05 shall remain valid except on those portions of the property not zoned A-1.”

2. KenCom and other applicable public safety agencies shall be supplied the access code to the Knox Box/security gate.
3. The remaining conditions and restrictions contained in Ordinance 2020-01, Ordinance 2023-05, and Ordinance 2024-08 shall remain valid and effective.
4. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
5. If one or more of the above conditions or restrictions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
6. These major amendments to an existing special use permit shall be treated as covenants running with the land and are binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

The draft ordinance was provided

Member Rodriguez made a motion, seconded by Member DeBolt, to recommend approval of Petitions 26-02 and 26-03 with the conditions proposed by Staff.

Member DeBolt wanted to clarify whether the Petitioner's request is to operate an automotive repair shop. Mr. Asselmeier answered that it was for an automotive repair shop.

Member DeBolt asked what items would be stored outside and whether those items would be visible to the public. Debrae L. Chow responded that the proposed use would be for a diesel automotive repair shop. The automotive shop would be mainly for maintenance. If a larger vehicle breaks down, the mechanic will go to the vehicle's location to perform repairs. Mr. Asselmeier noted the landscaping plan included screening, so most of the area will not be visible to the public. The new building will align with the existing building and mostly will not be visible from the road.

Member Koukol asked Emily Hoffman, Petitioner' Engineer, if the building was existing on the property. Ms. Hoffman stated the car repair building was not an existing building. Member Koukol asked how tall the building would be. Ms. Chow stated the car repair building would be about thirty to thirty-three feet (30') to (33') high.

Member Koukol asked if there will be semi-truck repair. Ms. Chow stated semi-truck repair is not allowed per the weight restriction of sixteen thousand pounds (16,000 lbs.). The mechanic will go to the vehicle's location to perform repairs on semi-trucks.

Member Koukol asked if she owned the property. Ms. Chow stated she owns the property.

Member Koukol asked if she currently has an automotive repair business. Ms. Chow responded that she was establishing the business for one (1) of her employees who has worked for her a long time.

Member Koukol noted there was a difference between working on semi-trucks and passenger vehicles. He asked if she had run the numbers. Ms. Chow stated that she has run the numbers and the business will work at that site, even if the mechanic goes to the vehicle's location to perform repairs on semi-trucks.

Member Rodriguez asked how many employees will work for the mechanic. Ms. Chow stated the employee will have one (1) technician and his mother will assist with bookkeeping.

Member Rodriguez asked if the mechanic will live at the watchman's quarters. Ms. Chow stated that he will live upstairs in the watchman's quarters.

Member DeBolt asked when Ms. Chow planned to open the business. Ms. Hoffman stated construction will start as soon as they receive the permit. The timeline will be at

least sixty to ninety (60) to (90) days for excavation, which will begin in August. The target date to open the business is in January of 2027.

Member Rodriguez asked if the mechanic will work on gas as well as diesel. Ms. Chow said he absolutely will work on both.

The votes were as follows:

Yeas (4): DeBolt, Koukol, Rodriguez, and Wormley

Nays (0): None

Abstain (0): None

Absent (1): Flowers

The motion carried. The proposals go to the Kendall County Board on March 18, 2026, on the consent agenda.

Petition 26-05 Amanda R. Albrecht

Mr. Asselmeier summarized the request.

Two (2) five foot (5') public utility and drainage easement exists the common lot lines of Lots 30 and 31 in the Grove Estates Subdivision.

Amanda R. Albrecht would like to merge the two (2) lots and construct a new house over the easements.

The application materials and the plat of vacation, including signatures from the utilities were provided.

The addresses of the properties are 7296 and 7274 Roberts Court.

The lot size is approximately one point three (1.3) acres.

The properties are zoned RPD-2.

The current land uses for the properties are Single-Family Residential.

The future land uses for the properties are Rural Residential (0.65 DU/Acre Max).

Roberts Court is a Local Road maintained by Na-Au-Say Township.

There are no trails in the area and there are no floodplains or wetlands on the properties.

The adjacent land uses are Single-Family Residential.

The adjacent properties are zoned RPD-2.

The future land uses for the adjacent properties are Rural Residential (0.65 DU/Acre Max).

Properties within one half (1/2) of a mile are zoned A-1 and RPD-2.

Na-Au-Say Township was emailed information on February 23, 2026. No comments were received.

The Village of Oswego was emailed information on February 23, 2026. No comments were received.

The Oswego Fire Protection District was emailed information on February 23, 2026. No comments were received,

Petition information was sent to former ZPAC members on February 23, 2026. No comments were received.

On February 23, 2026, the Highway Department submitted an email saying they had no issues with this request. This email was provided.

On February 24, 2026, the Kendall County Health Department submitted an email saying they had no concerns. Correspondence occurred regarding the reduction of the number of lots in the subdivision. These emails were provided.

On February 25, 2026, WBK Engineering submitted an email saying they had no objections to the request. This email was provided.

On February 25, 2026, GIS submitted an email saying they had no concerns regarding the request. This email was provided.

The total area proposed for vacation is approximately five hundredths (0.05) of an acre.

The Petitioners provided a letter stating the homeowners' association was in favor the request. This letter was provided.

Staff recommended that the requested vacation be granted with the following conditions:

1. Lots 30 and 31 of Grove Estates Subdivision shall not be sold as individual lots upon the successful recording of the plat of vacation. Within ninety (90) days of the effective date of this ordinance, the Petitioner shall submit a parcel consolidation request to Kendall County.
2. This vacation shall become effective upon the successful recording of the plat of vacation in the timeframe outlined in Section 30-78 (h) of the Kendall County Code unless an extension is granted by the Kendall County Board.

The draft ordinance was provided.

Member Koukol noted that he supports vacating easements whenever feasible.

Member Koukol asked the Petitioner if she lives in the Grove Estates subdivision. Amanda Albrecht stated she does not live there presently.

Member Rodriguez made a motion, seconded by Member DeBolt, to recommend approval of the vacation with the conditions proposed by Staff

The votes were as follows:

Yeas (4): DeBolt, Koukol, Rodriguez, and Wormley

Nays (0): None

Abstain (0): None

Absent (1): Flowers

The motion carried. The proposal goes to the Kendall County Board on March 18, 2026, on the consent agenda

NEW BUSINESS:

None

OLD BUSINESS:

Special Use Enforcement Update

At the February meeting, the PBZ Department reported that we were working with property owners at Boulder Hill Market, Budd Road, Ament Road, and Collins Road to address certain special use permit issues. The Department is still investigating the issue at Boulder Hill Market. The owner of the property on Ament Road continues to work with the County to come into compliance. The violation notice was sent to the owner of the property on Budd Road on February 27th and a citation is pending on March 5th for the property on Collins Road.

The properties on the list of licensed daycare centers provided by the Circuit Clerk's Office have been added to the pre-violation report.

The Committee discussed the short-term rental on Corneils Road. Mr. Asselmeier said the recently approved ordinance related to short-term rentals give short-term rentals thirty (30) days from February 17, 2026, to comply with the ordinance and be placed on the registry.

REVIEW PRE-VIOLATION AND VIOLATION REPORT:

The Committee reviewed the report.

The Committee discussed the stormwater ordinance violation at 11850 Fox River Road.

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

Follow-Up on February 18, 2026, Historic Preservation Organization Meeting

None

Update on Historic Preservation Awards

None

REVIEW PERMIT REPORT:

The Committee reviewed the report.

REVIEW REVENUE REPORT:

The Committee reviewed the report.

CORRESPONDENCE

None

COMMENTS FROM THE PRESS:

None

EXECUTIVE SESSION

None

ADJOURNMENT:

Member DeBolt made a motion, seconded by Member Rodriguez, to adjourn. With a voice vote of four (4) ayes, the motion carried.

Chairman Wormley adjourned the meeting at 7:01 p.m.

Minutes prepared by Wanda A. Rolf, Office Assistant

Encs.

Matt Asselmeier

From: Matt Feinberg <feinbergm@MinookaFire.com>
Sent: Friday, March 6, 2026 2:51 PM
To: Matt Asselmeier
Subject: RE: [External]RE: Kendall County Zoning Petitions 26-02 and 26-03

Matt:

At this time yes, has the county engineer reviewed the site plans for this project? If so can you forward any review letters or information from them. This property will still need multiple reviews done by the fire district in regards to Life Safety/Building, Fire Alarm, and Sprinkler. If you have any further questions please don't hesitate to reach out.

Matt Feinberg, Fire Inspector

Minooka Fire Protection District
7901 E. Minooka Road
P.O. Box 736
Minooka, IL 60447
(815) 467-5637 ext. 113
www.minookafire.com

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Monday, March 2, 2026 3:31 PM
To: Matt Feinberg <feinbergm@MinookaFire.com>
Subject: RE: [External]RE: Kendall County Zoning Petitions 26-02 and 26-03

Matt:

Was Emily Hoffman's response from last Tuesday satisfactory?

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
504 South Main Street
Yorkville, IL 60560-5403
PH: 630-553-4139
Fax: 630-553-4179