



**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560
AGENDA

Wednesday, August 23, 2017 – 7:00 p.m.

CALL TO ORDER

ROLL CALL: Bill Ashton (Chair), Roger Bledsoe, Tom Casey, Larry Nelson, Ruben Rodriguez, John Shaw, Claire Wilson, Budd Wormley, Angela Zubko, and One Vacancy (Big Grove Township)

APPROVAL OF AGENDA

APPROVAL OF MINUTES Approval of Minutes from July 26, 2017 Meeting

PETITIONS

1. **17-19- Pulte Group Representing Dave Hamman**
Request: Renew the Special Use Permit Granted by Ordinance 2004-03 Allowing the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified as 03-01-127-006 and Revoking the Special Use Permit for the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified as 03-01-127-004 and Located in the 600 Block of Route 34 on the East Side of the Street

Location: Corner of Route 34 and Hafenrichter (Farnsworth) in Oswego Township
Purpose: Special Use Permit would Allow the Existing Commercial Off-Premise Advertising Sign to Remain on the Subject Property. Property is Zoned M-2.

2. **17-21- Tom McNelis**
Request: Map Amendment Rezoning Subject Property from A-1 to R-1
PIN: 04-15-200-023
Location: 14000 Block of Budd Road Approximately 0.98 Miles from Millbrook Road on the North Side of Budd Road in Fox Township
Purpose: Petitioner would like the Ability to Construct a Single-Family Home on the Property.

3. **17-22- Stor Mor, Inc.**
Request: Major Amendment to the Special Use Permit Granted by Ordinance 2016-15 Allowing an Enclosed Self Storage Facility and an Outdoor Storage Facility at the Subject Property; Property is Zoned B-2 with a Special Use Permit
PINs: 03-07-278-011, 03-07-278-010 and 03-07-278-009
Location: 1317 Route 31 in Oswego Township
Purpose: Petitioner would like to Make the Following Amendments:
 1. Construct One (1) 1,650 Square Foot Building
 2. Construct One (1) 4,300 Square Foot Building
 3. Reduce the Number of Vehicles Stored Onsite from Twenty-Nine (29) to Sixteen (16)
 4. Amend the Landscaping Plans by Removing the Proposed Vegetation South of the Proposed 4,300 Square Foot Building.

OLD BUSINESS

NEW BUSINESS

1. Discussion of Special Uses within the A-1 Zoning District
2. Discussion of Amending the Future Land Use Map for Properties Located Along Route 47 in Kendall and Lisbon Townships

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. 17-14-Zoning Board of Appeals Call to Meeting Text Amendment
2. 17-15-Zoning Board of Appeals Vote on All Matters Text Amendment
3. 17-20-CHS, Inc. and NGH Farms, LLC Special Use Permit at 14676 Route 47

OTHER BUSINESS/ANNOUNCEMENTS

None

CITIZENS TO BE HEARD/PUBLIC COMMENT

ADJOURNMENT Next regularly scheduled meeting on Wednesday, September 27, 2017

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.