



KENDALL COUNTY
ZONING AND PLATTING ADVISORY COMMITTEE
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

August 1, 2017 - 9:00 a.m.

CALL TO ORDER

ROLL CALL: **County Board:** Robert Davidson, PBZ Committee Chair; **County Highway Department:** Fran Klaas, County Engineer; **Wills Burke Kelsey:** Greg Chismark, Stormwater Consultant; **County Health Department:** Aaron Rybski, Director Environmental Health; **Forest Preserve District:** David Guritz, Director; **SWCD:** Megan Andrews, Resource Conservationist; **Sheriff's Office:** Commander Jason Langston; **PBZ:** Brian Holdiman, Code Official; Matt Asselmeier, Senior Planner

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of the July 11, 2017 ZPAC meeting minutes.

PETITIONS:

1. **17-19 – Pulte Group Representing Dave Hamman**
Request: Renew the Special Use Permit Granted by Ordinance 2004-43 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
PINs: 03-01-127-006 and 03-01-127-004
Location: Northeast Corner of Route 34 and Hafenrichter (Farnsworth), 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, 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, 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.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OLD BUSINESS/NEW BUSINESS

PUBLIC COMMENT

ADJOURNMENT- Next meeting on September 5, 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.