



KENDALL COUNTY
ZONING AND PLATTING ADVISORY COMMITTEE
109 West Ridge Street • East Wing Conference Room •
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

February 2, 2021 - 9:00 a.m.

CALL TO ORDER

ROLL CALL: **County Board:** Scott Gengler, 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:** Alyse Olson, Resource Conservationist; **Sheriff's Office:** Commander Jason Langston; **GIS:** Meagan Briganti; **PBZ:** Brian Holdiman, Code Official; Matt Asselmeier, Senior Planner

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of January 5, 2021 ZPAC Meeting Minutes

PETITION:

1. **Petition 20 – 32 – Cindy Gates on Behalf of the Cindy Gates Trust and Mark Cox on Behalf of Cox Landscaping LLC**
Request: Map Amendment Rezoning a Portion of the Property from A-1 Agricultural District to B-3 Highway Business District and a Special Use Permit for a Landscaping Business
PINs: 02-27-151-001 (Rezone to B-3) and 02-27-151-003 (Special Use for Landscaping Business is for Both Parcels)
Location: 9000 Route 34, Yorkville, Bristol Township
Purpose: Petitioner Wants To Rezone the Property to B-3 and Operate a Landscaping Business

2. **Petition 21 – 03 – Larry Nelson on Behalf of the L and P Nelson Trust 103**
Request: Major Amendment to the Special Use Permit Granted by Ordinance 2016-21 By Expanding the Uses (Banquet Facility, Nano Brewery, Micro Distillery, Year Round Seasonal Festival with Petting Zoo, Production and Sale of Sweet Cider) Allowed by Ordinance 2016-21 and Related Variances to the Property East of Creek Road and Removing the Maximum Building Number Requirement Contained in Ordinance 2016-21
PINs: 01-16-300-007 and 01-21-100-005
Location: 3210 Creek Road, Plano, Little Rock Township
Purpose: Petitioner Wants To Expand the Uses and Variances Allowed by Ordinance 2016-21 to the East Side of Creek Road and Remove the Maximum Building Number Requirement; Property is Zoned A-1 Agricultural

3. **Petition 21 – 04 – Oswegoland Park District**
Request: Site Plan Approval for Construction of an Approximately 3,426 Square Foot Addition to the Building on the Subject Property
PINs: 03-05-253-032 and 03-05-253-034
Location: 0 Boulder Hill Pass, Montgomery, Oswego Township
Purpose: Petitioner Wants To Construct an Addition to the Building; Property is Zoned B-3 Highway Business District and R-7 General Residence District

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OLD BUSINESS/ NEW BUSINESS

Kendall County Regional Planning Commission Annual Meeting-February 6, 2021 at 9:00 a.m.

CORRESPONDENCE

PUBLIC COMMENT

ADJOURNMENT- Next meeting on March 2, 2021

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.

Microsoft Teams meeting
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