



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

October 5, 2021 - 9:00 a.m.

CALL TO ORDER

ROLL CALL: **County Board:** Scott Gengler, PBZ Committee Chair; **County Highway Department:** Fran Klaas, County Engineer; **WBK Engineering, LLC:** 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 September 7, 2021 ZPAC Meeting Minutes

PETITIONS:

1. **Petition 21 – 36 – Brenda and Gary Zeiter and Devan and Brady Woolverton**
Request: Special Use Permit for a Landscaping Business
PIN: 09-21-100-009
Location: 3549 and 3527 Bell Road in Seward Township
Purpose: Petitioner Wishes to Operate a Landscaping Business at the Property; Property is Zoned A-1

2. **Petition 21 – 37 – Kendall County Planning, Building and Zoning Committee**
Request: Text Amendments to the Kendall County Zoning Ordinance Pertaining to the Illinois Garden Act and Roadside Stand Regulations
Purpose: Petitioner Wishes Vegetable Gardens and Roadside Stands To Be Permitted Uses on all Residentially Zoned Properties, Establishes Sight-Line Requirements to Vegetable Gardens, Updates Appendix 9, Table of Uses, and Makes Citation Corrections to the Zoning Ordinance

3. **Petition 21 – 38 – Kendall County Planning, Building and Zoning Committee**
Request: Text Amendments to the Kendall County Zoning Ordinance Pertaining to the Illinois Agricultural Experiences Act and Seasonal Festival Regulations
Purpose: Petitioner Wishes Seasonal Festivals To Be a Permitted Use on A-1 Agriculture District and B-4 Commercial Recreation District Zoned Properties Without Restrictions, Updates to Appendix 9, Table of Uses, and Makes Citation Corrections to the Zoning Ordinance

4. **Petition 21 – 39 – Greg Dady on Behalf of DTG Investments, LLC**
Request: Text Amendments to the Kendall County Zoning Ordinance Adding Contractor Services with Direct Access to a State Highway to the List of Special Uses in the A-1 Agricultural District
Purpose: Petitioner Wishes to Lease Property at 3485 Route 126 (PIN: 06-09-400-005) to a Contractor Service (Excavation Company)

5. **Petition 21 – 40 – Robert J. Fisher**
Request: Amendment to the Future Land Use Map in the Kendall County Land Resource Management Plan by Reclassifying the Subject Property from Agricultural to Rural Estate Residential (Max 0.45 DU/Acre)
PIN: 09-29-400-005
Location: West Side of O'Brien Road Across from 16924 O'Brien Road in Seward Township
Purpose: Petitioner Wishes to Rezone the Property to R-1 to Construct One House

6. **Petition 21 – 41 – Robert J. Fisher**
Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural District to R-1 One Family Residential District
PIN: 09-29-400-005
Location: West Side of O’Brien Road Across from 16924 O’Brien Road in Seward Township
Purpose: Petitioner Wishes to Rezone the Property to R-1 to Construct One House

7. **Petition 21 – 42 – Jorge Salgado**
Request: Site Plan Approval to Construct a Parking Lot and Storage Building
PIN: 03-06-476-002
Location: Rear (West) Side of 975 Route 31 in Oswego Township
Purpose: Petitioner Wishes to Construct a Parking Lot for Semis and a Storage Building; Property is Zoned M-1 Limited Manufacturing District

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 21-27 Rezoning Across from 2735 Route 52 (Tri-Star)
2. Petition 21-28 Rezoning Across from 14776 Jughandle Road (Gore)

OLD BUSINESS/ NEW BUSINESS

1. Approval of Fiscal Year 2021-2022 Meeting Calendar

CORRESPONDENCE

PUBLIC COMMENT

ADJOURNMENT- Next meeting on November 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.