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**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**

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April 2, 2024 - 9:00 a.m.

CALL TO ORDER

ROLL CALL: **County Board:** Seth Wormley, 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, PBZ Director

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of February 6, 2024, ZPAC Meeting Minutes

PETITIONS:

1. **Petition 24 – 04 – Larry Nelson on Behalf of the Fox Valley Family YMCA, Inc.**  
Request: Site Plan Approval  
PINs: 02-10-300-019 and 02-10-300-020  
Location: 1520 Cannonball Trail, Bristol in Bristol Township  
Purpose: Petitioner Wants to Construct a YMCA and Related Infrastructure on the Property; Property is Zoned B-4
  
2. **Petition 24 – 05 – George S. and Heidi R. Oliver**  
Request: Plat of Vacation of a Ten Foot Drainage and Utility Easement at the Common Lot Lines of Lots 223 and 224 of Whitetail Ridge Subdivision  
PINs: 06-07-375-002 and 06-07-375-003  
Location: 7709 and 7731 Bentgrass Circle, Yorkville in Na-Au-Say Township  
Purpose: Petitioner Wants to Vacate the Easements in Order to Construct a House over the Common Lot Line; Property is Zoned RPD-2
  
3. **Petition 24 – 06 – Jerry Styrzula on Behalf of A&D Properties, LLC**  
Request: Map Amendment Rezoning the Subject Property from B-3 Highway Business District to M-1 Limited Manufacturing District  
PINs: 05-09-300-015  
Location: 7789 Route 47, Yorkville in Kendall Township  
Purpose: Petitioner Wants to Rezone the Property in Order to Operate a Trucking Business

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 23-32 Reclassification of 8115 Route 47 on the Future Land Use Map
2. Petition 23-33 Rezoning of 8115 Route 47
3. Petition 24-01 Major Amendment to Special Use Permit at 949 Bell Road
4. Petition 24-02 Rezoning a Portion of 949 Bell Road
5. Petition 24-03 Reclassifying Certain Properties on Route 47 South of Yorkville on the Future Land Use Map

OLD BUSINESS/ NEW BUSINESS

1. None

CORRESPONDENCE

PUBLIC COMMENT

ADJOURNMENT- Next meeting on May 7, 2024

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.