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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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November 5, 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 October 9, 2024, ZPAC Meeting Minutes

PETITIONS:

1. **Petition 24 – 16 – Michael G. Ott on Behalf of the Fox Metro Water Reclamation District**  
Request: Site Plan Approval for Construction of a Building Addition to the North Wastewater Treatment Plant Bar Screen Building  
PIN: 03-05-176-001  
Location: 682 Route 31, Oswego in Oswego Township  
Purpose: Petitioner Wants to Construct a 1,278 Square Foot Addition to the Bar Screen Building; Property is Zoned M-1
  
2. **Petition 24 – 30 – Nicholas S. Bellone on Behalf of Ament Solar 1, LLC (Tenant) and Janet M. Dhuse on Behalf of the Janet Dhuse Declaration of Family Trust Dated March 1, 2013 (Owner)**  
Request: Special Use Permit for a Commercial Solar Energy Facility and Variance to Section 36-282(17)(a) of the Kendall County Code to Allow a Commercial Solar Energy Facility on Land within One Point Five (1.5) Miles of Municipality without an Annexation Agreement  
PINs: 05-16-300-006 and 05-17-400-005  
Location: South of 9949 and 10021 Ament Road, Yorkville in Kendall Township  
Purpose: Petitioner Would Like to Install a Commercial Solar Energy Facility; Property is Zoned A-1
  
3. **Petition 24 – 31 – Kendall County Zoning Administrator**  
Request: Text Amendments to Sections 36-282(20)(j), 36-282(32)(b), and 36-282(54) of the Kendall County Code by Increasing the Road Weight Limit Requirements from 73,280 Pounds to 80,000 Pounds in the Zoning Regulation Requirements for Composting Facilities, Landscaping Businesses, and Storage Facilities for Motor Vehicles, Boats, Trailers, and Recreational Vehicles  
Purpose: Petitioner Would Like to Increase the Weight Requirement to Match State Law
  
4. **Petition 24 – 32 – Kendall County Zoning Administrator**  
Request: Text Amendment to Section 36-1051(12) of the Kendall County Code by Transferring the Enforcement Authority of Window Sign Zoning Regulations from the County Sheriff or Designee to the Zoning Administrator or Designee  
Purpose: Petitioner Would Like Consistent Regulatory Authority Throughout the Entire Zoning Portion of the Kendall County Code

5. **Petition 24 – 33 – Kendall County Zoning Administrator**  
Request: Text Amendments to the Kendall County Code by Adding Parks to the Appropriate Place Alphabetically in the List of Permitted Uses in the R-4, R-5, R-6, and R-7 Zoning Districts and Related Text Changes  
Purpose: Petitioner Would Like to Add Parks to the List of Permitted Uses in the R-4, R-5, R-6, and R-7 Zoning Districts
6. **Petition 24 – 34 – Kendall County Regional Planning Commission**  
Request: Text Amendment to Section 36-247(7)(a) of the Kendall County Code by Reducing the Setback from Pipelines to Occupied Principal Structures  
Purpose: Petitioner Would Like to Reduce the Setback for Pipeline Greater Than 10 Inches in Diameter which Carry/Conduct Flammable or Hazardous Material from 500 Feet from Occupied Principal Structures to 25 Feet from Occupied Principal Structures
7. **Petition 24 – 35 – Kendall County Regional Planning Commission**  
Request: Text Amendment to the Kendall County Code Amending the Parking Regulations in Front Yard Setbacks  
Purpose: Petitioner Would Like to Allow Parking in the Interior ½ of the Front Yard Setback on Properties Zoned A-1

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 24-14 Seward Township Future Land Use Map
2. Petition 24-21 Hill Rezoning on Miller Road
3. Petition 24-22 Phillip Rezoning on Legion Road

OLD BUSINESS/ NEW BUSINESS

None

CORRESPONDENCE

PUBLIC COMMENT

ADJOURNMENT- Next meeting on December 3, 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.