

AGENDA
CITY OF PLANO
COMMITTEE OF THE WHOLE
August 23, 2021
Immediately following the City Council
meeting

1. CITIZEN'S COMMENTS
2. 819 W. Rt. 34 Rezoning Petition - Staton

Documents:

[ORD STATON REZONING.PDF](#)

3. Zoning Text Amendment; Language Change To Section 5-7D-2

Documents:

[TEXT AMENDMENT 57D2.PDF](#)

4. Replace Well 3 Soft Start VFD
5. City Services For Rib Cook Off
6. CITIZEN'S COMMENTS
7. Aldermen Comments/Questions

THE CITY OF PLANO
KENDALL COUNTY, ILLINOIS

ORDINANCE
NUMBER 2021 _____

**AN ORDINANCE RECLASSIFYING AND REZONING
REAL ESTATE
KEVIN STATON, OWNER
PROPERTY ADDRESS:
819 W. ROUTE 34
PLANO, ILLINOIS 60545**

MICHAEL RENNELS, Mayor
KATHLEEN MILLER, City Clerk

BARBARA NADEAU
MARK SWOBODA
JAMAL WILLIAMS
JOHN FAWVER
STEPHEN DEBOLT
BEN EATON
THOMAS JOHNS
SCOTT MULLINER

City Council

Published in pamphlet form by authority of the
Mayor and city Council of the City of Plano
on this the 26th day of July, 2021

ORDINANCE NO. _____

**AN ORDINANCE RECLASSIFYING AND REZONING REAL ESTATE
KEVIN STATON, OWNER
PROPERTY ADDRESS:
819 W. ROUTE 34
PLANO, ILLINOIS 60545**

WHEREAS, KEVIN STATON, is the Owner of the real estate hereinafter described, situated in the City of Plano, Kendall County, Illinois, to-wit:

Legal Description:

THE NORTHERLY 143.00 FEET (MEASURED ALONG THE EASTERLY LINE) OF THE WESTERLY 116.93 FEET OF THE EASTERLY 559.93 FEET (MEASURED ALONG THE SOUTHERLY LINE) OF LOT 1 OF HIRAM DENMAN'S ASSESSORS. PLAT OF PART OF THE NORTHWEST QUARTER OF SECTION 27 AND PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF PLANO, KENDALL COUNTY, ILLINOIS.

Common Address: 819 West Route 34
Plano, Illinois

PIN: 01-27-104-002

being an improved parcel of real estate situated at 819 West Route 34, Plano, Illinois.

and

WHEREAS, the Owner has heretofore filed with the Corporate authorities of the CITY OF PLANO an Application for Re-Zoning seeking to rezone and reclassify the real estate from B-3, General Business District, to R-7, General Residential District, under the Zoning Ordinance of the City; and

WHEREAS, said real estate is currently zoned B-3, General Business District; and

WHEREAS, said real estate is improved with a structure that has existing commercial on the lower level and residential on the upper level and the request is to convert the lower level to residential.

WHEREAS, the Combined Plan Commission and Zoning Board of Appeals (the "Commission") of the City of Plano, Kendall County, Illinois, has heretofore conducted a Public Hearing on the Petition and the Commission has made its recommendations regarding rezoning as required by the Ordinance and Statute, which said recommendations have been reviewed by the City Council, pursuant to which the Combined Plan Commission and Zoning Board of Appeals has recommended to the City Council the requested zoning; and

WHEREAS, the Application has been presented in compliance with the Zoning Ordinance of the City of Plano; and

WHEREAS, the City Council of the City of Plano has considered said Application and has considered the findings of the Commission.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the City Council of the City of Plano, Kendall County, Illinois, as follows:

Section 1. That the real estate herein described shall be and the same is hereby rezoned and reclassified from the B-3, General Business District, to R-7, General Residential District, under the Zoning Ordinance of the City, being Title 5 of the Plano City Code.

Section 2. The City Clerk is herewith authorized and directed to amend the zoning map of the City to reflect the rezoning and reclassification herein granted.

Section 3. The City Council expressly adopts restates the recommendations of the Combined Planning Commission and Zoning Board of Appeals, which are attached hereto and mad a part thereof.

Section 4. All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby superseded insofar as such conflict exists and insofar as they are applicable to the real estate specifically described herein.

Section 5. This Ordinance shall be in full force and effect from and after its passage and approval as provided by Law.

The remainder of the page intentionally left blank.

DECIDED pursuant to a Roll Call Vote as follows:

	YES	NO	ABSENT	PRESENT
Barbara Nadeau, Ward 1				
Mark Swoboda, Ward 1				
Jamal Williams, Ward 2				
John Fawver, Ward 2				
Stephen DeBolt, Ward 3				
Ben Eaton, Ward 3				
Thomas Johns, Ward 4				
Scott Mulliner, Ward 4				
Michael Rennels, Mayor				
TOTAL				

PASSED AND APPROVED by the City of Plano City Council on the 26th day of July, 2021:

Michael Rennels
Mayor

ATTEST:

Kathleen Miller
City Clerk

STATE OF ILLINOIS)
)
 COUNTY OF KENDALL) SS

CLERK’S CERTIFICATION

I, Kathleen Miller, do hereby certify that I am the duly elected, and qualified City Clerk in and for the City of Plano, Kendall County, Illinois; that I am the keeper of the files, records, and seal of said City, and that the following is a true and correct copy of Ordinance No. _____

**AN ORDINANCE RECLASSIFYING AND REZONING REAL ESTATE
 KEVIN STATON, OWNER
 PROPERTY ADDRESS:
 819 W. ROUTE 34
 PLANO, ILLINOIS 60545**

adopted and approved by the Mayor and City Council at an official meeting held on July 26th, 2021 and that the vote on the motion for adoption was as follows:

	YES	NO	ABSENT	PRESENT
Barbara Nadeau, Ward 1				
Mark Swoboda, Ward 1				
Jamal Williams, Ward 2				
John Fawver, Ward 2				
Stephen DeBolt, Ward 3				
Ben Eaton, Ward 3				
Thomas Johns, Ward 4				
Scott Mulliner, Ward 4				
Michael Rennels (if necessary)				
TOTAL				

I do further certify that the deliberations of the Council on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was called and held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and with the provisions of the City Code of the City of Plano, as amended, and that the Council has complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Council.

I further state that this Certification is issued under my hand and the seal of the City of Plano as required in the Illinois Compiled Statues 65 ILCS 5/1-2-4.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Corporate Seal of said City of Plano, Kendall County, Illinois on the date set forth herein.

 Kathleen Miller, City Clerk

(SEAL)

CITY OF PLANO
17 EAST MAIN STREET
PLANO, IL 60545
Phone 630-552-8275
Fax 630-552-8292

Pre-Annexation
 Annexation
 Variation
 Special Use
 Zoning (TEXT AMENDMENT)

Date of Application 6/22/21

1. Name and address of petitioner: THOMAS J. KARPUS
CITY OF PLANO, 17 E. MAIN ST. PLANO, IL

a) Name, address and telephone number of the person(s) to whom inquiries about this petition should be directed THOMAS J. KARPUS
630-552-8425

2. Name of Holder of Legal Title, if different from petitioner: DNA

3. If Legal Title is held in a Land Trust, list the names of all holders of any Beneficial interest therein: DNA

4. a) Tax Parcel Number DNA

b) Street Address of subject property: DNA

c) Legal Description: Lot _____ Block _____ Subdivision _____

5. Adjoining or contiguous landowners entitled to notice of petition under applicable City Ordinance (if more space is needed, attach as Exhibit "B")
DNA

6. List all governmental entities or agencies (e.g. state and county highway departments, etc.) required to receive notice under Illinois law: DNA

7. Present Zoning Classification and Use of Parcel: *

8. Proposed Zoning Classification and Use of Parcel:

* PROPOSED CHANGE TO LANGUAGE SECTION 5-7D-2
PER ATTACHED.

9. If variation is requested, describe the variation and which City Ordinances are involved:

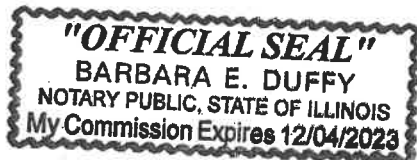
10. Submit thirty (30) copies of each of the following documents to the City Clerk, along with any filing fees, as determined by the appropriate City Ordinance which governs the petition.

- a) This application, signed and notarized
- b) A survey of the petitioned property, prepared by a registered Illinois Land Surveyor
- c) A drawing of any proposed uses of the subject property
- d) Any other attachments required

IN WITNESS WHEREOF the following Petitioner(s) have submitted this application under oath, and verify that to the best of their knowledge, its contents are true and correct.

SUBSCRIBED AND SWORN to before me this 22nd day of JUNE 2021

Barbara E. Duffy
Notary Public



City Code

Chapter 7, Article D. B-4 Business / Wholesale District

Under 5-7-D.2 Uses Permitted

At the words "Contractor Shop", DELETE the words "shop and yard" and INSERT the words " (No Exterior Storage) ". shop and yard