



**KENDALL COUNTY
ZONING BOARD OF APPEALS
PUBLIC HEARING**

111 West Fox Street • Room 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

April 2, 2018 – 7:00 p.m.

CALL TO ORDER – ZONING BOARD OF APPEALS

ROLL CALL for the Zoning Board of Appeals: Randy Mohr (Chair); Scott Cherry, Karen Clementi, Tom LeCuyer, Dick Thompson, Dick Whitfield, and One Vacancy

MINUTES: Approval of Minutes from the January 29, 2018 Zoning Board of Appeals Hearing

PETITIONS:

1. **18 – 05 – Keith and Kathleen Warpinski**
Request: Map Amendment Rezoning Subject Property from A-1 to R-1
PIN: 05-21-400-011
Location: North Side of Walker Road Approximately 0.31 miles east of Route 47, Kendall Township
Purpose: Petitioner would like the Ability to Construct a Single-Family Home on the Property.
2. **18 – 07 – Kendall County Planning, Building and Zoning Committee**
Request: Text Amendment to Section 13.08 by Adding Sub-Section R Pertaining to Special Use Permit Renewal Procedures
Purpose: Text Amendment Establishing Procedures for Renewing Special Use Permits.
3. **18 – 08 – Helmar Lutheran Church**
Request: Variance Request from Section 7.01.G.2.a of the Kendall County Zoning Ordinance Reducing the Rear Yard Setback from 50 Feet to 30 Feet at the Subject Property; Property is Zoned A-1
PIN: 05-31-300-002
Location: 11951 Lisbon Road, Newark, Kendall Township
Purpose: Requested Variance to Allow Construction of an Attached Garage.
4. **18-10 – LaSalle National Trust #47016 Represented by Drew Daniels**
Request: Variance Request from Section 4.19.2.b of the Kendall County Zoning Ordinance Reducing the Distance Requirement from 1000 Feet to 318 Feet Between An Occupied Principal Structure and a Temporary Concrete Ready-Mix or Asphalt Plant; Property is Zoned A-1
PINs: 02-30-200-023, 02-19-400-009, and 02-19-400-010
Location: 11443 U.S. Route 34, Yorkville, Kendall Township
Purpose: Request to Allow Polte Construction, Inc. to Operate a Temporary Concrete Plant at the Subject Property, Pending Approval of a Temporary Use Permit by the Kendall County Planning, Building and Zoning Committee, 318 Feet from the Nearest Occupied Principal Structure for Work Associated with the U.S. 34 Widening Project.

NEW BUSINESS/ OLD BUSINESS

1. Selection of Acting Chairman
2. Selection of Secretary
3. Update on Proposed Changes to Future Land Use Map for Land Along Route 47 in Lisbon Township

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 17-33 Transferring Certain Powers and Duties of the Hearing Officer to the Zoning Board of Appeals
2. Petition 17-29 Increasing the Notification Requirement for Special Use Petitions in the A-1 District

PUBLIC COMMENT

ADJOURN ZONING BOARD OF APPEALS- Next meeting on April 30, 2018

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.