



**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 30, 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 April 2, 2018 Zoning Board of Appeals Hearing

PETITIONS:

1. **18 – 03 – Kendall County Planning, Building and Zoning Committee**
Request: Text Amendments to Sections 4.17.H, 7.01.D.53.b.vi, 8.08.B.2.h, 10.01.C.27.b.vi, 11.02.C, 11.02.D, 11.04, 11.04.A, 13.01.C, 13.07.B, 13.07.C and 13.08.C of the Kendall County Zoning Ordinance by Removing the Requirements for the Zoning, Platting and Advisory Committee and the Kendall County Regional Planning Commission to Meet and Issue Recommendations on Proposed Map Amendments, Special Use Permits, Major Amendments to Special Use Permits, and Text Amendments on Matters Not Involving the Powers and Duties of the Zoning, Platting and Advisory Committee or the Kendall County Regional Planning Commission and Related Zoning Text Citation Amendments

Purpose: Text Amendments Remove the Requirements for the Zoning, Platting and Advisory Committee and the Kendall County Regional Planning Commission to Meet and Issue Recommendations on Proposed Map Amendments, Special Use Permits, Major Amendments to Special Use Permits, and Text Amendments on Matters Not Involving the Powers and Duties of the Zoning, Platting and Advisory Committee or the Kendall County Regional Planning Commission and Related Zoning Text Citation Amendments. Individual Members May Still Submit Comments on These Types of Proposals

2. **18 – 11 – Elva Rocha (Owner) and Ramon Martinez (Lessee)**
Request: Variances to Sections 4.05.E, 4.05.F, 11.02.F.7 of the Kendall County Zoning Ordinance Allowing the Construction of a Detached Accessory Structure to be 166% the Size of the Primary Structure and be 20.5 Feet in Height and to Allow the Driveway to be 3.5 Feet from the Eastern Property Line

PIN: 03-05-454-023

Location: 16 Curtmar Court, Montgomery (Boulder Hill) in Oswego Township

Purpose: The proposed new garage would be twenty point five feet (20.5') in height. The maximum building height for an accessory structure is fifteen feet (15').

The proposed new garage would be one thousand nine hundred forty-four (1944) square feet in size. The new garage would be approximately one hundred sixty-six percent (166%) the size of the existing house which is one thousand one hundred seventy-five (1175) square feet in size and greater than seventy percent (70%) the size of the house.

The proposed driveway would extend to approximately three point five feet (3.5') of the east side property line; the driveway cannot be closer than five feet (5') without a variance.

3. **18 – 13 – Kendall County Planning, Building and Zoning Committee**
Request: Text Amendments to Sections 3.02, 4.18, 7.01.D, 8.02.C, 8.03.H.1, 8.09.B, 9.02.C, 9.03.C, 9.04.C, 9.05.C, 9.06.F, 9.07.C, and 10.03.B of the Kendall County Zoning Ordinance by Amending Kendall County’s Solar Panel Zoning Regulations
- Purpose: Text Amendment Defines Types of Solar Panel Usage and Solar Panel Equipment, Amends the Zoning Regulations for Accessory Use of Solar Panels, and Adds Requirements for Solar Gardens and Solar Farms.

NEW BUSINESS/ OLD BUSINESS

1. Presentation of Amendments to the Title, Article I-Section 3, Article II-Section 1, Article III-Section 6, Article VII-Sections 7, 8, and 9, and Article X of the Kendall County Zoning Board and Special Use Hearing Officer General Rules and By-Laws to Reflect the Transfer of Special Use Related Applications and Hearing from the Special Use Hearing Officer to the Zoning Board of Appeals as Approved by the Kendall County Board through Ordinance 2018-04 and Related Citation Amendments

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 17-29 Increasing the Notification Requirement for Special Use Petitions in the A-1 District
2. Petition 18-05 Map Amendment for the Warpinski Property on Walker Road

PUBLIC COMMENT

ADJOURN ZONING BOARD OF APPEALS- Next meeting on June 4, 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.