



---

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

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

**AGENDA**

---

August 27, 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, Cliff Fox, Tom LeCuyer, Dick Thompson, and Dick Whitfield

MINUTES: Approval of Minutes from the July 30, 2018 Zoning Board of Appeals Hearing

PETITIONS:

1. **Amended Petition 17-28 – Kendall County Planning, Building and Zoning Committee**

Request: Text Amendments to Sections 7.01.D.32 (Specials Uses in A-1 Agricultural District), 7.01.D.33 (Special Uses in A-1 Agricultural District) and 10.03.B.4 (Special Uses in M-3 Aggregate Materials Extraction, Processing and Site Reclamation District) of the Kendall County Zoning Ordinance Pertaining to Regulations of Outdoor Target Practice or Shooting Ranges (Not Including Private Shooting in Your Own Yard)

Purpose: Amendments to Regulations of Outdoor Target Practice or Shooting Ranges for Non-Profit and For-Profit Shooting Ranges

2. **18 – 24 – Dorothy Flisk on Behalf of Skyfall Equestrian, LLC-Petitioner Requests a Layover**

Request: Major Amendment to a Special Use Permit to Increase the Number of Horses Allowed Boarded at the Property from Twenty-Four (24) to Thirty-Six (36) and to Allow Non-Residents of the Equestrian Estates at Legacy Farm Subdivision to Board Horses at the Property

PINs: 01-01-200-020 and 02-06-102-009

Location: 17 Ashe Road, Little Rock and Bristol Townships

Purpose: Increase the Number of Horses Allowed Boarded at the Property from Twenty-Four (24) to Thirty-Six (36) and to Allow Non-Residents of the Equestrian Estates at Legacy Farm Subdivision to Board Horses at the Property

3. **18 – 25 – Paul Kovacevich on Behalf of Tri-Star Development, Inc.**

Request: Map Amendment Rezoning the Subject Properties from A-1 Agricultural District to R-1 One Family Residential District

PINs: 09-15-300-014, 09-16-400-002, 09-16-400-005, 09-16-400-006, 09-21-200-004, and 09-22-100-010

Location: Approximately 0.5 Miles West of Jughandle Road on the South Side of U.S. Route 52, Seward Township

Purpose: Petitioner wants to Rezone the Property in Order to Develop a Forty (40) Lot Single-Family Residential Subdivision

4. **18 – 26 – Maurice E. Ormiston as Trustee u/t/a No. 101 and Marilyn J. Ormiston as Trustee u/t/a 102 (Owners) and Gay Hoddy (Tenant)**

Requests: Special Use Permit to Operate a Banquet Center at the Subject Property  
Variance to Section 7.01.D .10.a of the Kendall County Zoning Ordinance to Allow a Banquet Center on a Non-Arterial or Non-Major Collector Roadway  
Variance to Section 11.02.F.2 of the Kendall County Zoning Ordinance to Allow Off-

Street Parking and Driving Aisles to Not Be Improved with a Permanent, Concrete, Unit Paver, Asphalt Surface or Some Other Environmentally Friendly or Green Design Practice

Variance to Section 11.02.F.12.B of the Kendall County Zoning Ordinance to Waive the Requirement for “Fully Shielded” or “Cut Off” Light Fixtures for the Parking Facility

PIN: 04-34-100-001

Location: 14905 Hughes Road, Fox Township

Purpose: Petitioners Desire to Operate a Banquet Facility with Variances at the Subject Property

NEW BUSINESS/ OLD BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 18-04 LRMP Update in Lisbon Township
2. Petition 18-15 Harazin Special Use Request for Solar Panels on Newark Road
3. Petition 18-20 Fox Metro Map Amendment on Route 31

PUBLIC COMMENT

**ADJOURN ZONING BOARD OF APPEALS**- Next meeting on October 1, 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.