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**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**

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July 31, 2017 – 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, Donna McKay, Dick Thompson and Dick Whitfield

MINUTES: Approval of Minutes from the July 10, 2017 Special Zoning Board of Appeals Hearing (Pages 2-13)

**PETITION:**

- 17-17 - Joshua and Annie McElroy**  
Request: Variance to Section 7.01.G.2.b of the Zoning Ordinance  
Location: 12881 River Road, Plano (Approximately 1030 Feet East of the T-Intersection of Blackhawk Road and River Road on the North Side of River Road) in Little Rock Township  
PIN: 01-36-100-023  
Purpose: Request to Reduce the Side Yard Setback from 50 Feet to Approximately 31 Feet in order to Construct an Addition to the West Side of the House; Requires a Variance of 19 Feet; Property is Zoned A-1 (Pages 14-36)

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**

None

**NEW BUSINESS/ OLD BUSINESS**

**PUBLIC COMMENT**

**ANNOUNCEMENT**

**ADJOURN ZONING BOARD OF APPEALS-** Next meeting on August 28, 2017

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.

**MINUTES – UNOFFICIAL UNTIL APPROVED  
KENDALL COUNTY  
ZONING BOARD OF APPEALS SPECIAL MEETING  
111 WEST FOX STREET, Room 209 and 210  
YORKVILLE, IL 60560  
July 10, 2017 – 7:30 p.m.**

**CALL TO ORDER**

At 8:15 p.m., Chair Randy Mohr called the Zoning Board of Appeals meeting to order.

**ROLL CALL**

Members Present: Randy Mohr, Scott Cherry, Karen Clementi, Tom LeCuyer, Donna McKay, Dick Thompson and Dick Whitfield

Members Absent: None

Staff Present: Matthew Asselmeier, AICP, Senior Planner

Public: Bob Davidson, PBZ Committee Chairman

**MINUTES**

Mr. Whitfield, seconded by Ms. Clementi, moved to approve the June 5, 2017 meeting minutes. With a voice vote of all ayes, the motion was approved.

**PETITION**

**17-12**

**Gerald Clancy**

Request: Variance to Section 7.01.G.2.b of the Zoning Ordinance

Location: 9517 Finnie Road, Newark (Approximately 0.5 Miles Northeast of the Intersection of Finnie Road and Millington Road), Fox Township

PIN(s): 04-19-100-002

Purpose: Request to Reduce the Front Yard Setback from 150 Feet to Approximately 60 Feet in Order to Construct an Accessory Structure (Garage); Property is Zoned A-1

Mr. Asselmeier reported that the petitioner amended his application by moving the proposed accessory structure west to line up with the west end of the house. The new variance request was for thirty-seven feet (37'); the garage would be setback one hundred thirteen feet (113') from the center line of Finnie Road.

Fox Township reviewed the original petition and expressed no objections provided that the garage was not placed closer to Finnie Road than the existing house, the vehicle doors faced east and the existing driveway was vacated upon completion of the proposed accessory structure. The Fox Township Supervisor sent an email expressing no opposition to the proposed change.

Chairman Mohr presented the following Findings of Fact per § 13.04.A.3 of the Zoning Ordinance as proposed by Staff.

*That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. **Given the current layout of buildings on the property and the location of the well, septic tank and septic field, the petitioner could not construct a garage near the***

**house on the north side of the house. If the petitioner constructed the garage to the south of the house outside of the setback, the petitioner would have to reconfigure the privacy fence.**

*That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. This statement is partially true. The existing house was constructed prior to modern zoning which impacts the location of the proposed garage. However, other agriculturally zoned properties could have farm houses constructed prior to modern zoning regulations and could request a similar variance.*

*That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. True, the current owner was not involved with the platting of the existing parcels, the construction of the existing home, or the installation of the well and septic system.*

*That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. The granting of the variation will not be detrimental to the public welfare. Finnie Road is a straight road on slightly rolling topography in this area. The proposed garage will not negatively impact motorists on Finnie Road. If constructed as proposed, the proposed garage will not be injurious to other properties in the neighborhood.*

*That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. The property to the east is heavily wooded, with tall trees. The proposed garage will not block an adequate supply of light and air from reaching adjacent properties. The proposed garage is planned for residential use only, not a commercial use. Accordingly, the proposed garage will not cause additional traffic on Finnie Road. If constructed as proposed, the proposed garage will not increase the danger of fire in the area. The proposed garage will not block lines-of-sight for motorists. The proposed garage will not diminish or impair property values in the area.*

Mr. LeCuyer, seconded by Mr. Whitfield, made a motion to approve the findings of fact as presented. By a voice vote, the motion was approved unanimously.

Mr. LeCuyer, seconded by Ms. Whitfield, made a motion to approve a variance to allow the construction of one (1) 576 square foot accessory structure (2 car garage) that will be located at its closest point one hundred thirteen feet (113.0') from the center line of Finnie Road, requiring a thirty-seven foot (37.0') variance; in accordance with the submitted Zoning Sketch included as "Exhibit A" attached hereto and incorporated herein subject to the following conditions:

1. The driveway in existence on the date of the approval of this variance shall be abandoned upon completion of the construction of the accessory structure mentioned in this ordinance.
2. The accessory structure allowed by this ordinance shall have the vehicle doors facing Finnie Road.

The votes were as follows:

Ayes (7): Mohr, Cherry, Clementi, LeCuyer, McKay, Thompson and Whitfield  
Nays (0): None  
Absent (0): None

The motion passed.

Fox Township will be informed and given fifteen (15) days to file a formal objection.

**PETITION**

**17-14 Kendall County Zoning Board of Appeals**

Request: Text Amendment to Section 13.01.B.9 of the Kendall County Zoning Ordinance  
Purpose: Amendment Would Set Guidelines for the Call of Meetings on Items that Require a Public Hearing and for the Calling of Meetings on Items that do not Require a Public Hearing as Defined by State Law

Mr. Asselmeier summarized the petition. If approved, the Chairman of the Zoning Board of Appeals could call meetings on items that do not require a public hearing no later than forty-eight hours prior to the start of the meeting provided the rules of the Illinois Open Meetings Act were followed. The certificate of publication is on file in the Planning, Building and Zoning Department.

Chairman Mohr opened the public hearing at 8:20 p.m.

Chairman Mohr closed the public hearing at 8:21 p.m.

Ms. McKay, seconded by Mr. Whitfield, made a motion to approve the text amendment as requested. The votes were as follows:

Ayes (7): Mohr, Cherry, Clementi, LeCuyer, McKay, Thompson and Whitfield  
Nays (0): None  
Absent (0): None

The motion passed.

All nine (9) townships will be informed and given thirty (30) days to file a formal objection.

**PETITION**

**17-15 Kendall County Zoning Board of Appeals**

Request: Text Amendment to Section 13.01.B.11 of the Kendall County Zoning Ordinance  
Purpose: Amendment Would Reduce the Number of Votes Required for the Zoning Board of Appeals to Reverse any Order, Requirements, Decision or Determination of the Zoning Administrator, or to Decide in Favor of the Applicant any Matter upon which It Is Authorized by the Ordinance to Render Decisions from Four to Three on Boards Consisting of Five Members and from Five to Four on Boards Consisting of Seven Members

Mr. Asselmeier summarized the petition. If approved, the Zoning Board of Appeals could approve the reversal of any order, requirements, decision or determination of the Zoning Administrator, or to decide in favor of the applicant any matter upon which it is authorized by the ordinance to render decisions by a vote of three on boards consisting of five members and a vote of four on boards consisting of seven members. The certificate of publication is on file in the Planning, Building and Zoning Department.

Chairman Mohr opened the public hearing at 8:23 p.m.

Chairman Mohr closed the public hearing at 8:24 p.m.

Mr. LeCuyer, seconded by Mr. Thompson, made a motion to approve the text amendment as requested. The votes were as follows:

Ayes (7):           Mohr, Cherry, Clementi, LeCuyer, McKay, Thompson and Whitfield  
Nays (0):           None  
Absent (0):        None

The motion passed.

All nine (9) townships will be informed and given thirty (30) days to file a formal objection.

**PETITION**

**17-16**

**Kendall County Zoning Board of Appeals**

Request:       Text Amendment to Section 13.06.D of the Kendall County Zoning Ordinance  
Purpose:        Amendment Would Reduce the Number of Votes Required for the Zoning Board of Appeals to Reverse or Affirm, Wholly or Partly, or May Modify the Order, Requirement, Decision, or Determination of the Zoning Administrator from Four to Three on Boards Consisting of Five Members and from Five to Four on Boards Consisting of Seven Members.

Mr. Asselmeier summarized the petition. If approved, the text amendment would allow the Zoning Board of Appeals to reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination of the Zoning Administrator by a vote of three on boards consisting of five members and a vote of four on boards consisting of seven members. The certificate of publication is on file in the Planning, Building and Zoning Department.

Chairman Mohr opened the public hearing at 8:26 p.m.

Chairman Mohr closed the public hearing at 8:27 p.m.

Ms. Clementi, seconded by Mr. Cherry, made a motion to approve the text amendment as requested. The votes were as follows:

Ayes (7):           Mohr, Cherry, Clementi, LeCuyer, McKay, Thompson and Whitfield  
Nays (0):           None  
Absent (0):        None

The motion passed.

All nine (9) townships will be informed and given thirty (30) days to file a formal objection.

**PUBLIC COMMENT**

None

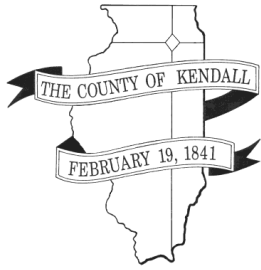
**ADJOURNMENT OF THE ZONING BOARD OF APPEALS**

Mr. Cherry, seconded by Ms. McKay made a motion to adjourn. By voice vote, the motion passed unanimously. The Zoning Board of Appeals meeting adjourned at 8:29 p.m.

Respectfully submitted by,  
Matthew H. Asselmeier, AICP  
Senior Planner

Exhibits

1. Staff Report on Petition 17-14 Dated June 29, 2017
2. Staff Report on Petitions 17-15 and -16 Dated June 29, 2017



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**MEMORANDUM**

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To: Kendall County Zoning Board of Appeals  
From: Matthew H. Asselmeier, AICP, Senior Planner  
Date: June 29, 2017  
Re: 17-14 Proposed Amendment to Section 13.01.B.9 Pertaining to Call of Meetings

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At their May 1, 2017, the Kendall County Zoning Board of Appeals authorized Staff to submit an application for a text amendment to the following section of the Kendall County Zoning Ordinance.

Section 13.01.B.9 of the Zoning Ordinance currently states:

**“All meetings** (emphasis added) of the Board shall be held at the call of the Chairman and at such other times as the Board may determine. There shall be at least fifteen days but not more than thirty days notice of the time and place of such meetings published in a paper of general circulation in Kendall County; said notice to contain a statement of the particular purpose of such meeting and a legal description of the location of the property or properties under consideration at such meeting. All meetings of the Board shall be open to the public.”

55 ILCS 5/5-12 states that when a hearing is required before the Zoning Board of Appeals, notice must given at least fifteen days to thirty days by publication in a newspaper of general circulation.

An occasion may arise when the Zoning Board of Appeals may wish to meet on a matter when a public hearing is not necessary. For example, the Zoning Board of Appeals may want to hold a joint meeting with the Regional Planning Commission to discuss an issue. This joint meeting would not necessitate a public hearing.

A text amendment to the Zoning Ordinance could more clearly separate the meeting notification requirements of public hearings from other meetings. Matters requiring a public hearing would have to meet the fifteen to thirty day notice requirements while matters not requiring a public hearing would have to meet the requirement of the Open Meetings Act (posting notice and agenda forty-eight hours in advance).

ZPAC reviewed this proposal at their June 6, 2017 meeting and unanimously recommended approval of the proposed amendment.

The Kendall County Regional Planning Commission reviewed this proposal at their June 28, 2017 meeting and unanimously recommended approval of the proposed amendment.

A copy of a draft text amendment is enclosed.

MHA

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**ORDINANCE # 2017-\_\_\_\_\_**

**AMENDMENT TO SECTION 13.01.B.9 OF THE KENDALL COUNTY ZONING ORDINANCE  
PERTAINING TO THE CALL OF MEETINGS OF THE KENDALL COUNTY ZONING BOARD OF  
APPEALS**

WHEREAS, the Kendall County Zoning Board of Appeals requested an amendment to Section 13.01.B.9 of the Kendall County Zoning Ordinance related to the calling of meetings; and

WHEREAS, the Kendall County Board amends these ordinances from time to time in the public interest; and

WHEREAS, 55 ILCS 5/5-12009 defines the notification requirements for hearings of Zoning Boards of Appeal on variance applications; and

WHEREAS, 55 ILCS 5/5-12009.5 defines the notification requirements for hearings of Zoning Boards of Appeal on special use applications; and

WHEREAS, 55 ILCS 5/5-12011 defines the notification requirements for hearings of Zoning Boards of Appeal on any order, requirement, decision or determination made by an administrative official charged with the enforcement of a zoning ordinance; and

WHEREAS, 55 ILCS 5/5-12014 defines the notification requirements for hearings of Zoning Boards of Appeal on text amendment and map amendment applications; and

WHEREAS, 5 ILCS 120 defines the notification requirements for meetings of public bodies within the State of Illinois; and

WHEREAS, all administrative procedures required prior to passing amendments to the Kendall County Zoning Ordinance have been followed, including holding a public hearing, before the Kendall County Zoning Board of Appeals, which occurred on XXXX X, 2017; and

NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby amends Section 13.01.B.9 of the Kendall County Zoning Ordinance by deleting the existing language and replacing it with the following:

“13.01.B.9 a. All meetings of the Board of Appeals on matters requiring a public hearing as defined by State law shall be held at the call of the Chairman and at such other times as the Board may determine. There shall be at least fifteen days but not more than thirty days notice of the time and place of such meetings published in a paper of general circulation in Kendall County; said notice to contain a statement of the particular purpose of such meeting and a legal description of the location of the property or properties under consideration at such meeting.

13.01.B.9.b All meetings of the Board of Appeals on matters not requiring a public hearing as defined by State law shall be held at the call of the Chairman and at such other times as the Board may determine provided that the requirements of the Illinois Open Meetings Act are fulfilled prior to the start of the meeting.



ZBA Memo  
June 29, 2017

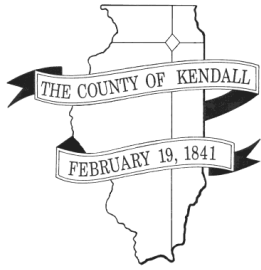
13.01.B.9.c All meetings of the Board of Appeals, regardless of the topic of the meeting, shall be open to the public.”

IN WITNESS OF, this amendment to the Zoning Ordinance has been enacted by a majority vote of the Kendall County Board this XX<sup>th</sup> day of XXXX, 2017.

Attest:

\_\_\_\_\_  
Kendall County Clerk  
Debbie Gillette

\_\_\_\_\_  
Kendall County Board Chairman  
Scott R. Gryder



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## DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

### MEMORANDUM

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To: Kendall County Zoning Board of Appeals

From: Matthew H. Asselmeier, AICP, Senior Planner

Date: June 29, 2017

Re: 17-15 and 17-16 Proposed Amendment to Section 13.01.B.11 and Section 13.06.D Pertaining to Voting of the Zoning Board of Appeals

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At their May 1, 2017, the Kendall County Zoning Board of Appeals authorized Staff to submit an application for text amendments to the following section of the Kendall County Zoning Ordinance pertaining to votes by the Zoning Board of Appeals:

Section 13.01.B.11 of the Zoning Ordinance currently states:

“The concurring vote of four members of a Board consisting of five members or **the concurring vote of five members of a board consisting of seven members is necessary to reverse any order, requirements, decision or determination of the Zoning Administrator, or to decide in favor of the applicant any matter upon which it is authorized by this amended ordinance to render decisions** (emphasis added).”

Section 13.06.D of the Zoning Ordinance restates the vote related to reversing orders:

“In exercising its powers, the Zoning Board of Appeals may, upon the concurring vote of four members of a five member Board or **five members of a seven member Board, reverse or affirm, wholly or partly or may modify the order, requirement, decision, or determination appealed from as in its opinion ought to be done in the premises, and to that end have all the powers of the Zoning Administrator** (emphasis added).”

Public Act 92-128, adopted in 2001, amended 55 ILCS 5/5-12011 and lowered the vote requirements necessary for the Zoning Board of Appeals to take certain actions. The current law states:

“The concurring vote of 3 members of a board consisting of 5 members or **the concurring vote of 4 members of a board consisting of 7 members is necessary to reverse any order, requirement, decision or determination of any such administrative official or to decide in favor of the applicant any matter upon which it is required to pass under any such ordinance or resolution, or to effect any variation in such ordinance or resolution, or to recommend any variation or modification in such ordinance or resolution to the county board** (emphasis added).”

Section 13.01.B.4 of the Zoning Ordinance defines a quorum as “a majority of the members of the Zoning Board of Appeals.”

A situation could arise where a quorum of the Board is present, but final action could not occur because a fifth member is unavailable. A proposed amendment may be desirable to remove the difference between the Kendall County Zoning Ordinance and State law and to allow a quorum of

ZBA Memo  
June 29, 2017

members to decide certain matters before the Board. Accordingly, the Kendall County Zoning Board of Appeals requested text amendments to these sections of the Zoning Ordinance.

At their June 6, 2017 meeting, ZPAC unanimously recommended approval of both proposed amendments.

At their June 28, 2017 meeting, the Kendall County Regional Planning Commission unanimously recommended approval of both proposed amendments.

Copies of draft text amendments are enclosed.

MHA

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**ORDINANCE # 2017-\_\_\_\_\_**

**AMENDMENT TO SECTION 13.01.B.11 OF THE KENDALL COUNTY ZONING ORDINANCE  
REDUCING THE NUMBER OF VOTES NECESSARY FOR THE ZONING BOARD OF APPEALS  
TO REVERSE ANY ORDER, REQUIREMENTS OR DETERMINATION OF THE ZONING  
ADMINISTRATOR, OR TO DECIDE IN FAVOR OF THE APPLICANT ANY MATTER UPON  
WHICH THE ZONING BOARD OF APPEALS IS AUTHORIZED TO RENDER DECISIONS FROM  
FOUR TO THREE ON BOARDS CONSISTING OF FIVE MEMBERS AND FROM FIVE TO FOUR  
ON BOARDS CONSISTING OF SEVEN MEMBERS**

*WHEREAS*, the Kendall County Zoning Board of Appeals requested an amendment to Section 13.01.B.11 of the Kendall County Zoning Ordinance related to voting requirements of the Zoning Board of Appeals in order to have the Kendall County Zoning Ordinance correspond to State law; and

*WHEREAS*, Public Act 92-128 amended 55 ILCS 5/5-12011 by reducing the number of votes required by a Zoning Board of Appeals to reverse any order, requirements, decision or determination of the Zoning Administrator, or to decide in favor of the applicant any matter upon which it is authorized to render decisions; and

*WHEREAS*, the Kendall County Board amends these ordinances from time to time in the public interest; and

*WHEREAS*, all administrative procedures required prior to passing amendments to the Kendall County Zoning Ordinance have been followed, including holding a public hearing, before the Kendall County Zoning Board of Appeals, which occurred on XXXX X, 2017; and

*NOW, THEREFORE, BE IT ORDAINED*, the Kendall County Board hereby amends Section 13.01.B.11 of the Kendall County Zoning Ordinance by deleting the existing language in the first paragraph of this section and replacing it with the following:

“13.01.B.11 Jurisdiction The concurring vote of three (3) members of a board consisting of five (5) members or the concurring vote of four (4) members of a board consisting of seven (7) members is necessary to reverse any order, requirement, decision or determination of any such administrative official or to decide in favor of the applicant any matter any matter upon which it is authorized by the Kendall County Zoning Ordinance to render decisions.

*IN WITNESS OF*, this amendment to the Zoning Ordinance has been enacted by a majority vote of the Kendall County Board this XX<sup>th</sup> day of XXXX, 2017.

Attest:

\_\_\_\_\_  
Kendall County Clerk  
Debbie Gillette

\_\_\_\_\_  
Kendall County Board Chairman  
Scott R. Gryder

**ORDINANCE # 2017-\_\_\_\_\_**

**AMENDMENT TO SECTION 13.06.D OF THE KENDALL COUNTY ZONING ORDINANCE  
REDUCING THE NUMBER OF VOTES NECESSARY FOR THE ZONING BOARD OF APPEALS  
TO REVERSE OR AFFIRM, WHOLLY OR PARTLY, OR MODIFY THE ORDER, REQUIREMENT,  
DECISION OR DETERMINATION OF THE ZONING ADMINISTRATOR, FROM FOUR TO  
THREE ON BOARDS CONSISTING OF FIVE MEMBERS AND FROM FIVE TO FOUR ON  
BOARDS CONSISTING OF SEVEN MEMBERS**

*WHEREAS*, the Kendall County Zoning Board of Appeals requested an amendment to Section 13.06.D of the Kendall County Zoning Ordinance related to voting requirements of the Zoning Board of Appeals in order to have the Kendall County Zoning Ordinance correspond to State law; and

*WHEREAS*, Public Act 92-128 amended 55 ILCS 5/5-12011 by reducing the number of votes required by a Zoning Board of Appeals to reverse any order, requirements, decision or determination of the Zoning Administrator; and

*WHEREAS*, the Kendall County Board amends these ordinances from time to time in the public interest; and

*WHEREAS*, all administrative procedures required prior to passing amendments to the Kendall County Zoning Ordinance have been followed, including holding a public hearing, before the Kendall County Zoning Board of Appeals, which occurred on XXXX X, 2017; and

*NOW, THEREFORE, BE IT ORDAINED*, the Kendall County Board hereby amends Section 13.06.D of the Kendall County Zoning Ordinance by deleting the existing language and replacing it with the following:

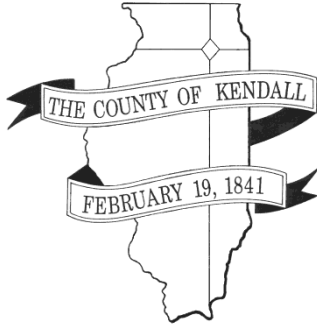
“13.06.D. DECISION ON APPEAL. In exercising its powers, the Zoning Board of Appeals may, upon the concurring vote of three (3) members of a five (5) member Board or four (4) members of a seven (7) member Board, reverse or affirm, wholly or partly or may modify the order, requirement, decision, or determination appealed from as in its opinion ought to be done in the premises, and to that end have all the powers of the Zoning Administrator.”

*IN WITNESS OF*, this amendment to the Zoning Ordinance has been enacted by a majority vote of the Kendall County Board this XX<sup>th</sup> day of XXXX, 2017.

Attest:

\_\_\_\_\_  
Kendall County Clerk  
Debbie Gillette

\_\_\_\_\_  
Kendall County Board Chairman  
Scott R. Gryder



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

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Yorkville, IL • 60560

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**Petition 17-17**

**Joshua and Annie McElroy  
Variance**

**Side Yard Setback for Home Addition in the A-1 District**

**INTRODUCTION**

The petitioners, Joshua and Annie McElroy, would like to construct an approximately nine hundred eighty (980) square foot addition to the west side of their existing home to accommodate their children and Mr. McElroy's parents; one (1) of whom requires medical care. The property is zoned A-1 (Agricultural) District.

A nineteen foot (19') variance from the west side property line is required in order for the petitioners to construct the requested addition. If approved, the side yard setback would be reduced to thirty-one feet (31') from fifty feet (50'). The existing house is approximately sixty-one feet (61') feet from the west property line. A copy of the application, including the petitioners' findings of fact is included as Attachment 1. A copy of the site plan is included as Attachment 2. A rendering of the proposed addition is included as Attachment 3.

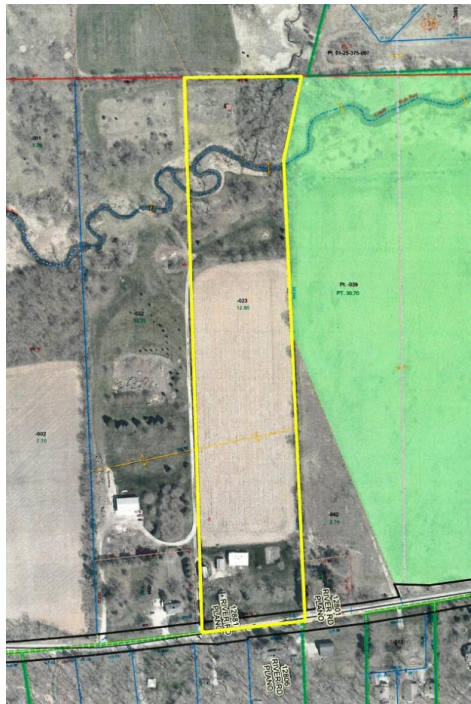
The legal noticed published in the newspaper indicated that petitioners' desired a twenty-nine foot (29') variance; they are requesting a smaller variance.

**SITE INFORMATION**

PETITIONER Joshua and Annie McElroy

ADDRESS 12881 River Road, Plano

LOCATION Approximately 1030 Feet East of the T-Intersection of Blackhawk Road and River Road on the North Side of River Road



TOWNSHIP Little Rock

PARCEL # 01-36-100-023

LOT SIZE 13.9 +/- Acres

EXITING LAND USE Agricultural/Farmstead

ZONING A-1 Agricultural

LRMP	Current Land Use	Agricultural/Farmstead
	Future Land Use	Countryside Residential (max 0.33 du/acre)
	Roads	River Road, Minor Collector
	Trails	Yes (Little Rock Township Did Not Request a Dedication)
	Floodplain/Wetlands	Yes-Rob Roy Creek (Not Impacted by Proposal)

REQUESTED ACTION Request for a variance to the required side yard setback in order to construct an approximately nine hundred eighty (980) square foot addition to the home

APPLICABLE REGULATIONS § 7.01.G.2.b – A-1 Agricultural District – Yard Areas – Site and Structure Requirements – Setbacks – Fifty Foot (50’) Side Yard Setback Required.

§13.04 – Variation Procedures and Requirements

**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	LRMP	Zoning within 1/2 Mile
North	Agricultural/Wooded	R-3 and RPD-2	Rural Residential (max. 0.60 du/acre)	A-1 and R-1
South	Single Family Residential	R-3 and R-1	Countryside Residential (max 0.33 du/acre)	A-1, R-1, R-3, RPD-2 and R-3 PUD
East	Forest Preserve and Agricultural	A-1	Countryside Residential (max 0.33 du/acre) and Forest Preserve	A-1, R-1 and R-3 Yorkville Residential
West	Single Family Residential and Farmsteads	A-1	Countryside Residential (max 0.33 du/acre)	A-1, R-1, R-3, A-1 BP, RPD-2 and City of Plano Residential

**GENERAL INFORMATION**

Pictures of the subject property are included as Attachments 4-7 and Attachments 9 and 10. The proposed

addition would be located on the west side of the existing house and would be the same height as the existing house. The siding of the addition would match the siding of the house.

In addition to the house, three (3) accessory structures (farm related barns) are located on the property.

According to the information provided by the petitioners, the existing septic field is located on the east side of the existing house. The existing well is located on the north side of the existing house. Based on the topographic information provided in Attachment 2, the property drains to the north. For these reasons, the petitioners selected the west side of the house as the location of the addition.

The private driveway located west of the property belongs to a neighboring property owner; the private driveway is used to access the property located to the northwest of the petitioners' property. The petitioners use a driveway on the east side of the house to access their property. They also have an agreement with the owner to use the private driveway on the west side of the property.

As shown in Attachments 7 and 8, the private driveway is lower than the petitioners' yard and plantings exist on the west end of the petitioners' property. Attachment 9 shows the west side of the petitioners' home from the private driveway. The proposed addition will not obstruct the view of motorists turning out of the private driveway onto the River Road.

#### **LITTLE ROCK TOWNSHIP**

The Little Rock Township Board reviewed this proposal at their June 14<sup>th</sup> meeting and unanimously approved the proposed variance.

#### **CITY OF PLANO**

The City of Plano submitted a letter expressing no opposition to this request; see Attachment 11.

#### **FINDINGS OF FACT**

§ 13.04.A.3 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to grant variations. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

*That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. True, the location of the house on the property in relation to the existing septic field and well limits the placement of the proposed addition. Placing the addition in front of the house could create front yard setback issues, negatively impacts the aesthetic appearance of the property and functionally would not meet the needs of the petitioners.*

*That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. This is partially true. Other properties zoned A-1 could have similar configurations (i.e. location of the home closer to the road with a field in the rear, location of well and septic, drainage course, etc.) limiting the location of potential additions and causing encroachments in the setback. The number of properties sharing similar characteristics is unknown.*

*That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. True, the petitioners did not construct the existing house or install the existing well and septic system.*

*That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. True, the construction of the proposed addition will not be detrimental to the public welfare or injurious to other properties. The addition will improve the property value of the petitioners' property. In addition, ample space still exists between the petitioners' property and their neighbors to west for public safety vehicles and equipment to access.*



*That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. True, the proposed addition will not block light or air from adjacent properties. The proposed addition will be used for housing family members and will not cause an increase in congestion on public streets. The proposed variance will not diminish property values in the area. Provided the addition is constructed to the building code, no increase of fire or public safety concerns is anticipated by this proposal. Motorists turning from the private driveway onto the River Road will not experience any impediments to lines-of-sight caused by the construction of the proposed addition.*

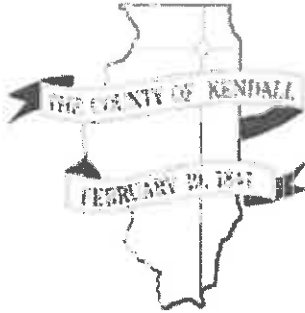
#### **RECOMMENDATION**

Staff recommends approval of the variance request for the construction of an addition to the house as shown in Attachment 2 to be setback approximately thirty-one feet (31') from the western property line requiring a variance of nineteen feet (19') subject to the following conditions:

1. The addition shall be of the same height and width as the existing home.
2. The addition shall have siding which matches the existing home.

#### **ATTACHMENTS**

1. Application (Including Petitioners' Findings of Fact)
2. Site Plan (Including Topographic Information)
3. Addition Sketch
4. Subject Property
5. Addition Location
6. West Side of House
7. West Side of Property
8. Private Driveway
9. Addition Location Viewed from Private Driveway
10. Aerial
11. July 13, 2017 Letter from the City of Plano



**DEPARTMENT OF PLANNING, BUILDING & ZONING**

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

**APPLICATION**

PROJECT NAME McElroy Variance FILE #: 17-17

<b>NAME OF APPLICANT</b>		
<u>Joshua L. McElroy &amp; Annie J. McElroy</u>		
<b>CURRENT LANDOWNER/NAME(s)</b>		
<u>Joshua L. McElroy &amp; Annie J. McElroy</u>		
<b>SITE INFORMATION</b>	<b>SITE ADDRESS OR LOCATION</b>	<b>ASSESSOR'S ID NUMBER (PIN)</b>
ACRES		
<u>13.9647 acres</u>	<u>12881 River Rd., Plano, IL 60545</u>	<u>01-36-100-023</u>
<b>EXISTING LAND USE</b>	<b>CURRENT ZONING</b>	<b>LAND CLASSIFICATION ON LRMP</b>
<u>Single Family Home</u>	<u>A-1 Agricultural</u>	<u>Agricultural</u>
<b>REQUESTED ACTION (Check All That Apply):</b>		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input checked="" type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT (etc.)	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
<b><sup>1</sup>PRIMARY CONTACT</b>	<b>PRIMARY CONTACT MAILING ADDRESS</b>	<b>PRIMARY CONTACT EMAIL</b>
<u>Daniel J. Kramer</u>	<u>1107A S. Bridge Street, Yorkville</u>	[REDACTED]
<b>PRIMARY CONTACT PHONE #</b>	<b>PRIMARY CONTACT FAX #</b>	<b>PRIMARY CONTACT OTHER #(Cell, etc.)</b>
[REDACTED]	[REDACTED]	[REDACTED]
<b><sup>2</sup>ENGINEER CONTACT</b>	<b>ENGINEER MAILING ADDRESS</b>	<b>ENGINEER EMAIL</b>
<b>ENGINEER PHONE #</b>	<b>ENGINEER FAX #</b>	<b>ENGINEER OTHER # (Cell, etc.)</b>
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
<b>SIGNATURE OF APPLICANT</b>	<b>DATE</b>	
[REDACTED]		

FEE PAID: \$ \_\_\_\_\_  
 CHECK #: \_\_\_\_\_

<sup>1</sup>Primary Contact will receive all correspondence from County  
<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants

**Matt Asselmeier**

---

**From:** Daniel J Kramer [REDACTED]  
**Sent:** Monday, June 05, 2017 9:29 AM  
**To:** Matt Asselmeier  
**Subject:** RE: McElroy Variance

Matt to verify the Variance request, We are asking for a variance of 29' feet to permit a side yard of 31 feet. The addition which is 30' foot in width to the side yard is added to the house which now sits a bit in excess of 61' off of the side yard. Working on the topo issue. We may be able to pull off of County maps. Checking.

**From:** Matt Asselmeier [mailto:masselmeier@co.kendall.il.us]  
**Sent:** Wednesday, May 31, 2017 1:26 PM  
**To:** Daniel J Kramer [REDACTED] >  
**Subject:** RE: McElroy Variance

Dan:

Given that the variance request is for the construction of a new structure, the ZBA may have concerns about how the new addition will impact drainage. If we have a case similar to the Pagel rezoning, where neighbors voiced their concerns about drainage, and if we did not have the topographic information, that lack of information could create a delay in the approval process (which could require a reposting of notice). I favor having a more detailed application than running into delays after the approval process has started.

Thanks,

Matthew H. Asselmeier, AICP  
Senior Planner  
Kendall County Planning, Building & Zoning  
111 West Fox Street  
Yorkville, IL 60560-1498  
PH: 630-553-4139  
Fax: 630-553-4179

---

**From:** Daniel J Kramer [REDACTED]  
**Sent:** Wednesday, May 31, 2017 1:11 PM  
**To:** Matt Asselmeier  
**Subject:** Re: McElroy Variance

Matt I will have client bring in New check and we can trade. I out of town until Tuesday. I can get all of info to you by then, if possible. I would love to keep this months schedule. The only issue we would have would be topo. We have never been required to do that on a variance as opposed to a rezoning. Can you let me know about that.. I think the confusion was on the remaining side us. Let me look at drawing when I am back so I am not monitoring you.

Get [Outlook for Android](#)



Independent Executor's Deed

ILLINOIS

201700006945

DEBBIE GILLETTE KENDALL COUNTY, IL

RECORDED: 5/8/2017 2:57 PM EXD: 476.58 RHPSPS FEE: 18.00 PAGES: 3

FIDELITY NATIONAL TITLE VK 17007084

Above Space for Recorder's Use Only

THIS DEED between THE GRANTOR(S), THE ESTATE OF RICHARD D KLEINMAIER, DECEASED, BRENT HAAG, AS INDEPENDENT EXECUTOR of the City of PLANO, County of KENDALL, and the State of Illinois, as Independent Executor(s) of the ESTATE OF RICHARD D KLEINMAIER, DECEASED and THE GRANTEE(s), Joshua L McElroy and Annie Joy McElroy, Husband and Wife, as Tenants by the Entirety WHEREAS, Grantor(s) was/were duly appointed Independent Executor(s) of the Estate of RICHARD D KLEINMAIER, Deceased, by the Circuit Court of KENDALL County, Illinois on 12/28/2015, in Case Number 2015 P 126 and has duly qualified as such Executor, and said Letters of Office are now in full force and effect NOW, THEREFORE, this DEED witnesseth, that Grantor, in exercise of the Power of Sale granted to said Executor in and by the Will of RICHARD D KLEINMAIER, Decedent, and in consideration of the sum of \$10 00 DOLLARS and other good and valuable consideration in hand paid by Grantee(s), the receipt whereof is hereby acknowledged, does GRANT, SELL and CONVEY to (Name and Address of Grantee(s)) Joshua L McElroy and Annie Joy McElroy, Husband and Wife, of 521 E 6TH STREET, SANDWICH, Illinois, 60548 the following described Real Estate, situated in the County of Kendall in the State of Illinois to wit (See page 2 for legal description attached here to and made part hereof )

SUBJECT TO General taxes for 2016 and subsequent years, Covenants, conditions and restrictions of record and building lines and easements, if any,

Permanent Real Estate Index Number(s) 01-36-100-023-0000

Address(es) of Real Estate 12881 River Rd Plano Illinois 60545-9596

The date of this deed of conveyance is May 3, 2017

THE ESTATE OF RICHARD D KLEINMAIER, DECEASED, BRENT HAAG, AS INDEPENDENT EXECUTOR

State of Illinois, County of Kendall SS 1, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that as Independent Executor(s) of the Estate of RICHARD D KLEINMAIER Deceased, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as Independent Executor of the Estate of RICHARD D KLEINMAIER, Deceased, for the uses and purposes therein set forth

Given under my hand and official seal May 3, 2017



Notary Public

3

**LEGAL DESCRIPTION**

For the premises commonly known as


12881 River Rd  
Plano, Illinois 60545-9596

Legal Description

THAT PART OF LOTS 4, 5 AND 6 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN ON A PLAT RECORDED IN BOOK 4 OF PLATS PAGE 36 DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36, THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 36, 259 0 FEET, THENCE CONTINUING EAST ALONG SAID NORTH LINE 360 07 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING EAST ALONG SAID NORTH LINE, 177 15 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, THENCE SOUTH 7 DEGREE 30' WEST ALONG THE EAST LINE OF SAID LOT 4, 4 20 CHAINS (277 20 FEET) TO A POINT OF BEND IN SAID EAST LINE, THENCE SOUTH 1 DEGREE 10' EAST ALONG EAST LINE OF SAID LOTS 4, 5 AND 6, 22 44 CHAINS (1481 04 FEET) MORE OR LESS TO THE CENTERLINE OF RIVER ROAD, THENCE SOUTH 82 DEGREE 30' WEST ALONG SAID CENTERLINE, 329 15 FEET TO A POINT LYING 30 FEET EAST OF THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO FRANCIS J AND ESTHER MCNELIS RECORDED IN BOOK 166 OF DEEDS, PAGE 169, THENCE NORTH 4 DEGREE 30' WEST PARALLEL WITH AND 30 FEET EASTERLY OF THE EAST LINE OF SAID MCNELIS TRACT, 373 0 FEET, THENCE NORTH 0 DEGREE 42' 40" WEST 1528 65 FEET TO THE POINT OF BEGINNING IN THE TOWNSHIP OF LITTLE ROCK, IN KENDALL COUNTY, ILLINOIS

Unrecorded

STATE OF ILLINOIS



MAY -8 17

STATE TAX

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

00285.00

FP326656

# 000011696

COUNTY OF KENDALL  
REAL ESTATE TRANSFER TAX  
\$ 142.50

This instrument was prepared by Kenneth E Paris Kenneth E Paris, P C 140 E DeKalb Street Somonauk, IL 60553	Send subsequent tax bills to Joshua L & Annie Joy McElroy  12881 River Road Plano, IL 60545	Recorder-mail recorded document to Kristine Larsen Attorney at Law 22 W Van Buren Street Oswego, Illinois 60543
---	---	---

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

Escrow No YK17007084-LD

COUNTY OF KENDALL

Heirs at law and devisees of Richard D Kleinmaier, deceased, being duly sworn on oath, states that \_\_\_\_\_ resides at 12881 River Rd, Plano, IL 60545 That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons

- 1 Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed,
- OR -
- 2 The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access
- 3 The divisions of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access
- 4 The sale or exchange of parcels of land between owners of adjoining and contiguous land
- 5 The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access
- 6 The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access
- 7 The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use
- 8 Conveyances made to correct descriptions in prior conveyances
- 9 The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two (2) parts and not involving any new streets or easements of access

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

Affiant further states that HE makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below

Heirs at law and devisees of Richard D Kleinmaier, deceased

BY \_\_\_\_\_

Please fill out the following findings of fact to the best of your capabilities. § 13.04 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals shall take into consideration the extent to which the following conditions have been established by the evidence:

The parcel is unique in that it is almost 14 acres but is zoned A-1 Agricultural District. The trend of development in the area is Estate and Low Density Single Family Residential homes. As the property and house currently sit, the Applicant can not expand the home to the east which is the wider side of the parcel due to the location of the septic and septic field which were in existence at the time he purchased the home. The western side of the property is clear and is bordered by the driveway to the west and roadway to the front. The proposed variance in no way effects or discommodes public health safety or any neighbors.

*That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out.*

The conditions which the Variance is based upon are generally not applicable to other parties. The unique location of the existing home was in existence at the time Applicant purchased the property. He had no part in choosing the location of the home and needs to add the additional space since he and his wife plan to reside there with their 6 children.

*That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification.*

The conditions which the Variance is based upon are generally not applicable to other parties. The unique location of the existing home was in existence at the time Applicant purchased the property. He had no part in choosing the location of the home and needs to add the additional space since he and his wife plan to reside there with their 6 children.

*That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.*

The Petitioners in no way picked the location of the home and are bound by the existing well on the west, septic on the east and of course public health regulations that require the proper separation between those two utilities serving the home.

*That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located.*

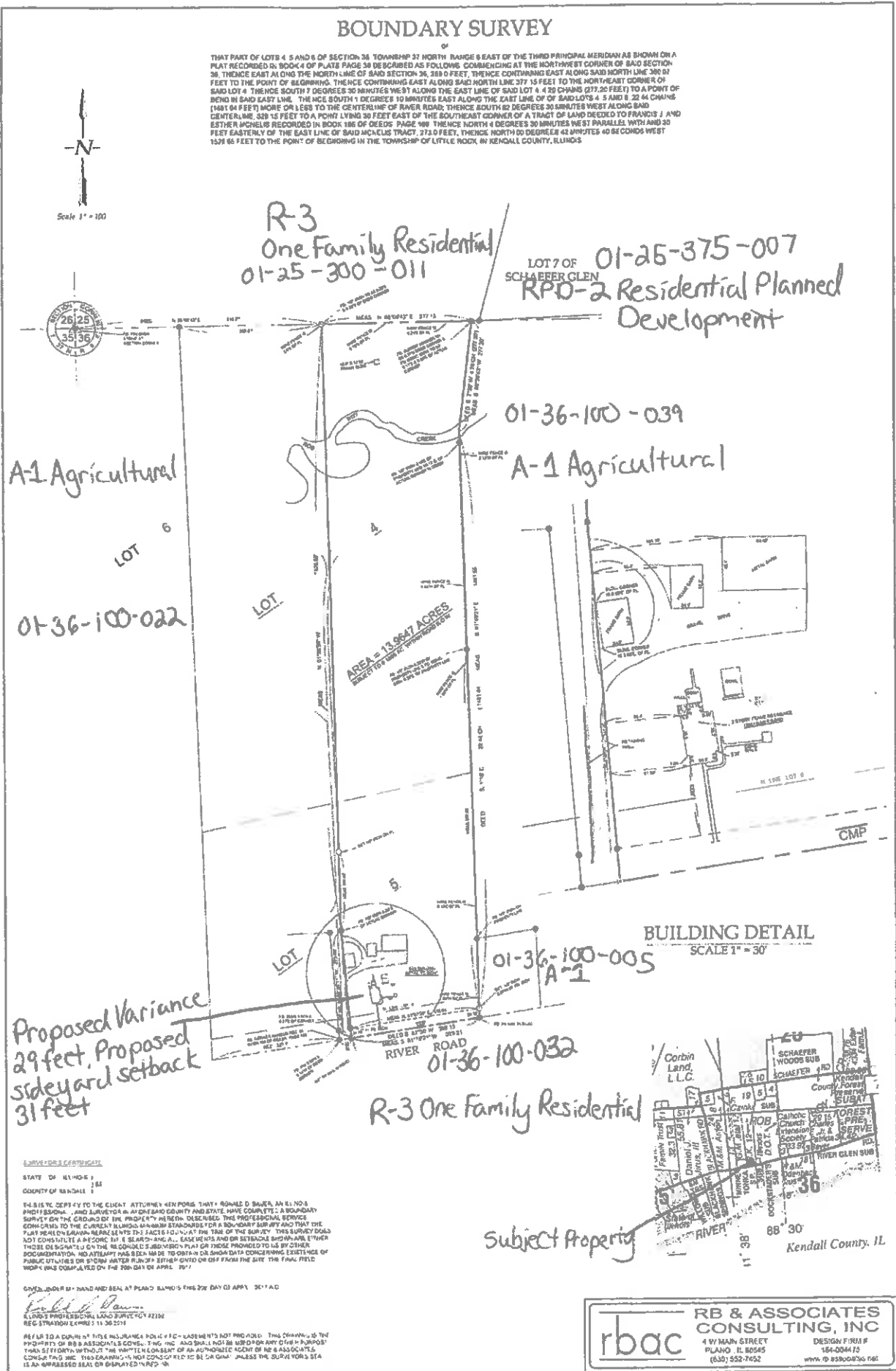
The granting of the Variance will not only not be detrimental to the neighborhood and the continued use of the subject property as single family residential, but has the added bonus of providing additional assessed valuation not only to the applicable school district but all taxing bodies and increases the value of the home not only for the applicants but for the surrounding property owners.

*That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood.*

The addition proposed to the home of 980 sq.ft. on a parcel of almost 14 acres in no way impairs again any of the public utilities, public health, public safety, or air space and increases the value of the home and a newer structure increases values of surrounding properties as well as tax assessments.

THAT PART OF LOTS 4, 5 AND 6 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN ON A PLAT RECORDED IN BOOK 4 OF PLATS PAGE 36 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 36, 259.0 FEET; THENCE CONTINUING EAST ALONG SAID NORTH LINE 360.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG SAID NORTH LINE 377.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 7 DEGREES 30 MINUTES WEST ALONG THE EAST LINE OF SAID LOT 4, 4.20 CHAINS (277.20 FEET) TO A POINT OF BEND IN SAID EAST LINE; THENCE SOUTH 1 DEGREE 10 MINUTES EAST ALONG THE EAST LINE OF SAID LOTS 4, 5 AND 6, 22.44 CHAINS (1481.04 FEET) MORE OR LESS TO THE CENTERLINE OF RIVER ROAD; THENCE SOUTH 82 DEGREES 30 MINUTES WEST ALONG SAID CENTERLINE, 329.15 FEET TO A POINT LYING 30 FEET EAST OF THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO FRANCIS J. AND ESTHER MCNELIS RECORDED IN BOOK 166 OF DEEDS, PAGE 169; THENCE NORTH 4 DEGREES 30 MINUTES WEST PARALLEL WITH AND 30 FEET EASTERLY OF THE EAST LINE OF SAID MCNELIS TRACT, 273.0 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 40 SECONDS WEST 1528.65 FEET TO THE POINT OF BEGINNING IN THE TOWNSHIP OF LITTLE ROCK, IN KENDALL COUNTY, ILLINOIS.





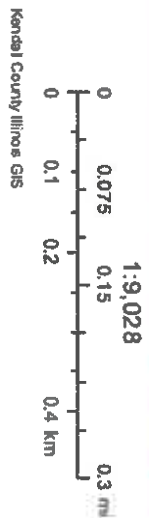
- June 5, 2017
- Arrow 100
  - Arrow 400
  - From To 100
  - From To 400
  - Hook 100
  - Hook 400
  - Tip 100
  - Tip 400
  - Road Names





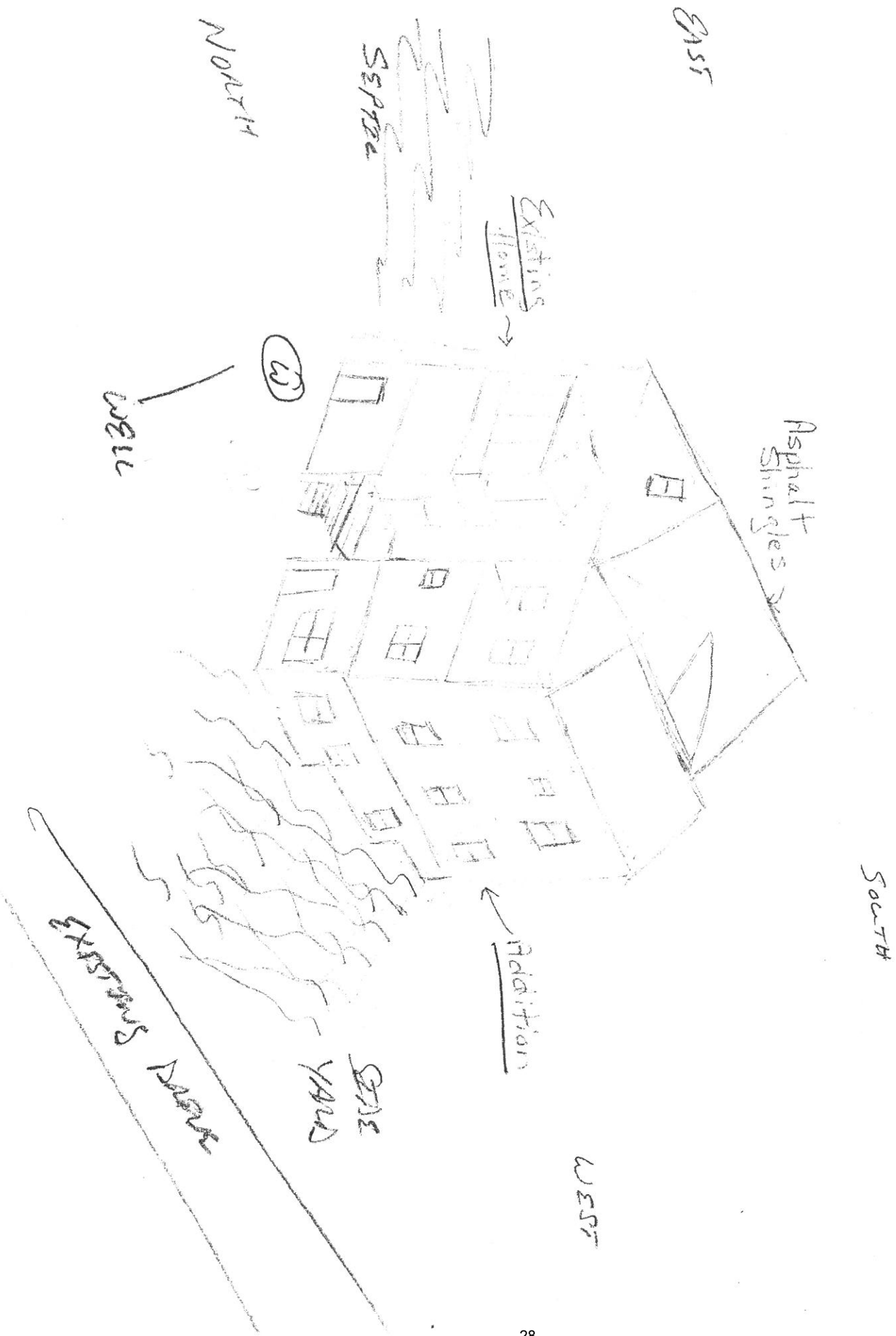


- June 5, 2017
- Arrow 100      FromTo 400      Tip 100
- Arrow 400      Hook 100      Tip 400
- FromTo 100      Hook 400      Road Names



3

12881 REVERA ROAD  
Plymo T2 60545









Flags  
Showing  
West End of  
Addition







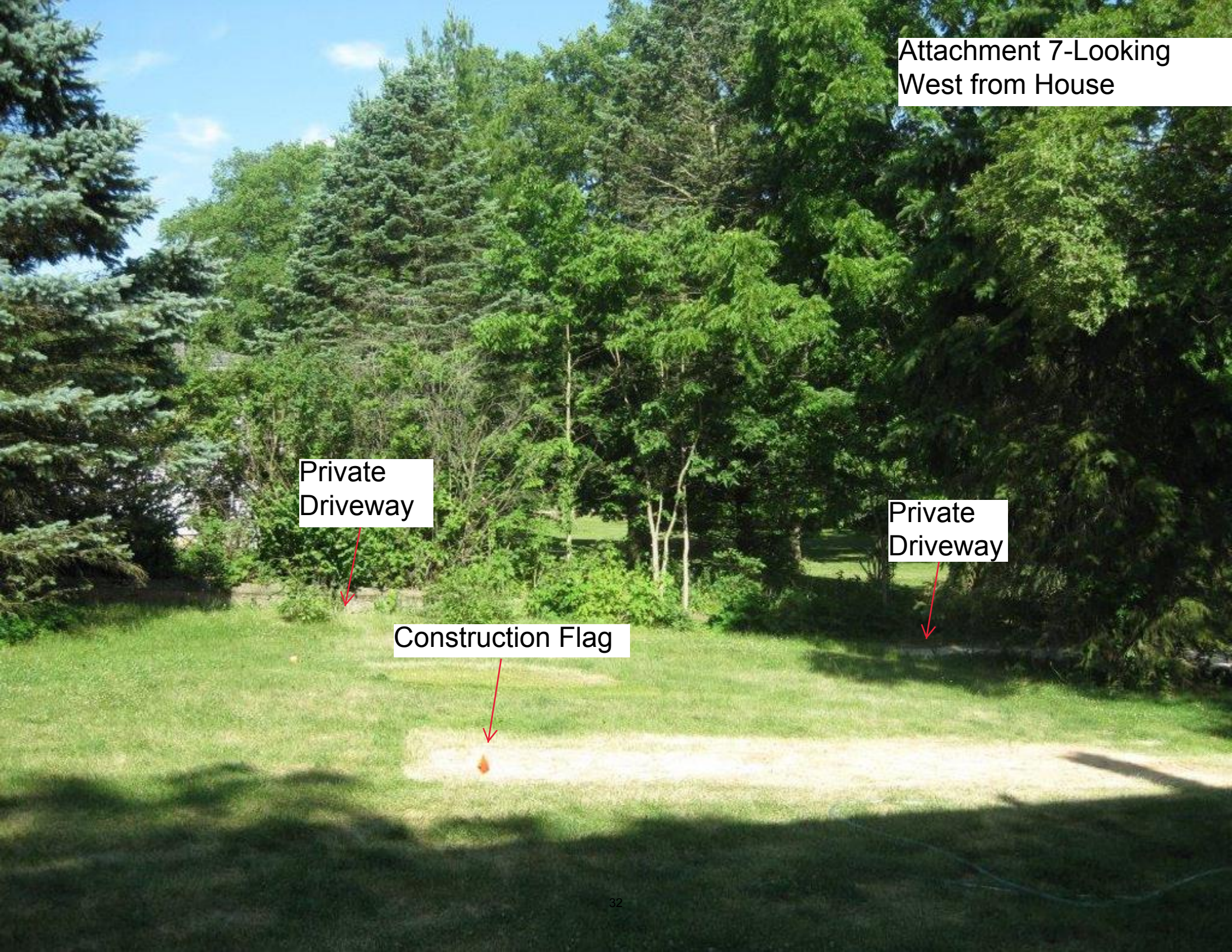


Attachment 7-Looking West from House

Private Driveway

Private Driveway

Construction Flag





Attachment 8  
Private Driveway

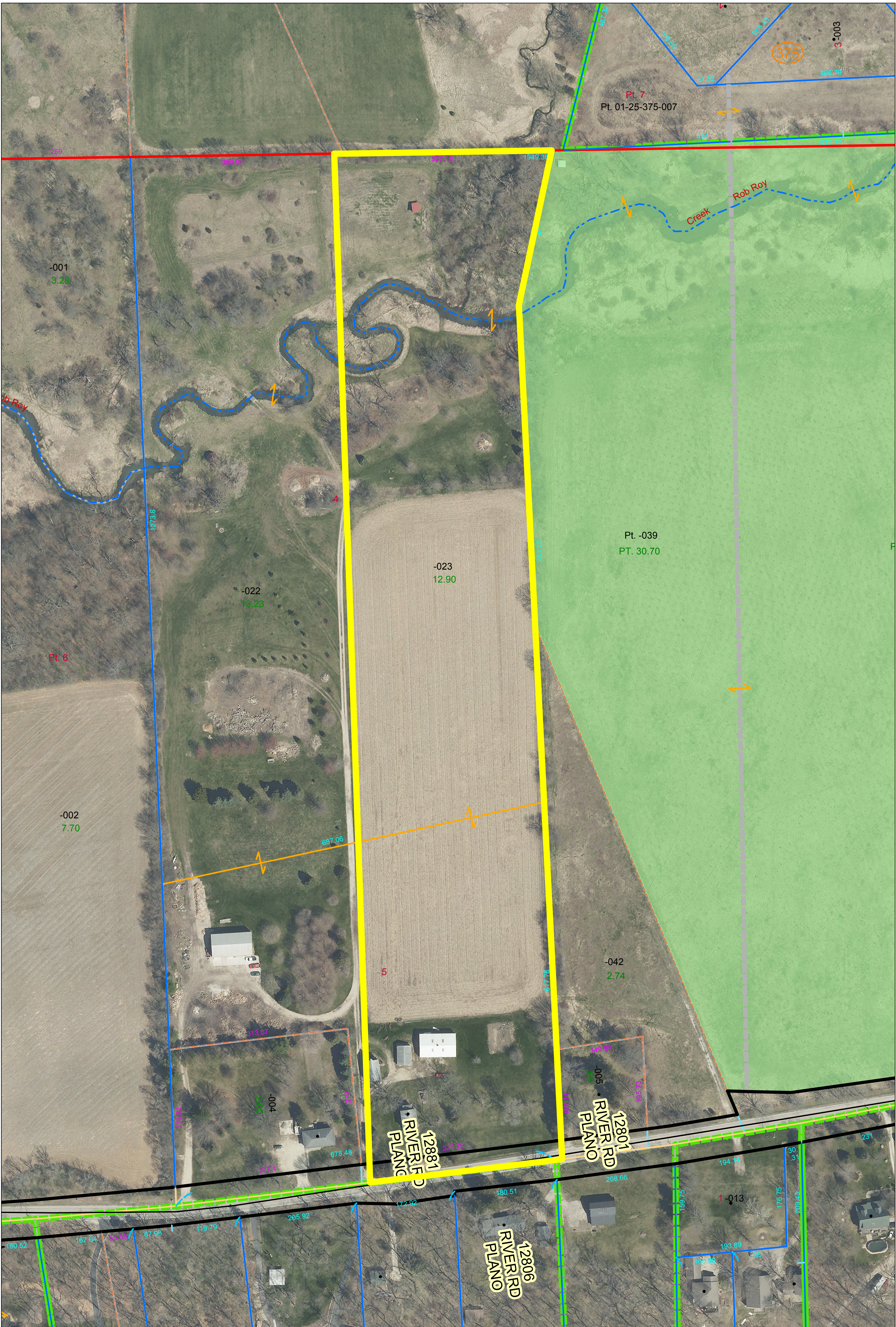




Attachment 9-  
Property as Seen  
from Private  
Driveway



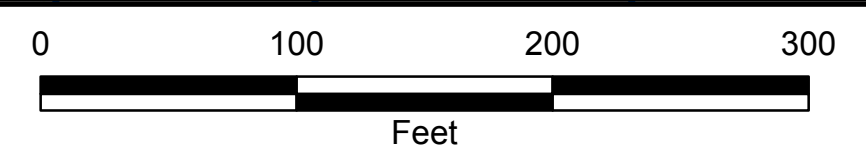




**Kendall County GIS**  
 111 West Fox Street - Room 309  
 Yorkville, Illinois 60560-1498  
 630.553.4030

Aerial: Spring 2016

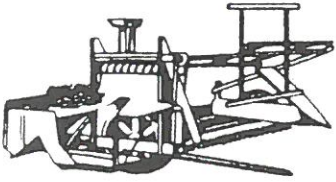
**01-36-100-023**  
**Little Rock Twp.**  
**Kendall County Illinois**



**1 inch = 75 feet**

This map is provided as a public service of Kendall County, Illinois. It is not intended to be used for legal purposes. The County is not responsible for any errors or omissions. The County is not liable for any damages, including consequential damages, arising from the use of this map. The County is not responsible for any changes to the map data after the date of publication. The County is not responsible for any changes to the map data after the date of publication. The County is not responsible for any changes to the map data after the date of publication.





Birthplace of the Harvester

# CITY OF PLANO

17 E. Main St.  
Plano, Illinois 60545

Mayor 630-552-3210

Fax (630) 552-8292  
www.cityofplanoil.com



City Clerk (630) 552-8275  
City Treasurer (630) 552-8823

Public Works (630) 552-7000  
Building & Zoning (630) 552-8425

July 13, 2017

Matt Asselmeier  
Senior Planner  
Kendall County Building & Zoning  
111 W. Fox Street  
Yorkville, IL 60560

Re: McElroy Variance Application

Dear Mr. Asselmeier:

Please be advised the City of Plano has reviewed the pertinent paperwork and has no objection to the above referenced application.

Sincerely,

A handwritten signature in blue ink that reads 'Thomas J. Karpus'. The signature is fluid and cursive.

Thomas J. Karpus, R.A., AIA  
Director, Building, Planning, & Zoning  
City of Plano, IL