



**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

October 3, 2016 – 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 August 29, 2016 Zoning Board of Appeals hearing

PETITIONS:

1. **16-25 The Bluffs, Inc. d/b/a Cider Creek**

Request Variances for Special Use –

- A. That a Banquet Hall, Micro-Distillery, Nano-Brewery shall have direct access to a road designated as a major collector (or higher) – neither Creek Road or Frazier Road are collectors
- B. The retail sales areas on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet.
- C. That parking be allowed within the 100' agricultural setback.

Location 15888 Frazier Road, Little Rock Township

Purpose Request for a special use in the A-1 Agricultural District to allow a banquet hall, a nano-brewery, a micro-distillery, a year round seasonal festival, and production and sale of sweet cider

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

16-20 – Stor-More, Inc. – rezoning to B-2 for storage facility – Approved by County Board on Sept. 20, 2016
16-21 – High Grove Subdivision – request to rezone from RPD-2 to R-2 – continued by PBZ due to remaining issues with Final Plat

NEW BUSINESS/ OLD BUSINESS

PUBLIC COMMENT

ADJOURN ZONING BOARD OF APPEALS- Next meeting on October 31, 2016