



**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

July 27, 2020 – 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 June 29, 2020 Zoning Board of Appeals Hearing/Meeting

PETITIONS:

1. **Continuation of 19 – 39 – John Dollinger on Behalf of Hansel Ridge, LLC (Current Owner), Jason Shelley on Behalf of Goprobball, LLC (Prospective Buyer), and James and Denise Maffeo (Prospective Buyer)**

Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural to B-3 Highway Business District and Special Use Permits for Indoor and Outdoor Storage and to B-2 General Business District

PIN: Northeastern 8.69 +/- Acres of 09-13-200-002

Location: 195 Route 52, Seward Township

Purpose: Petitioners Would Like to Operate an Indoor and Outdoor Storage Facility on the Property and Market to the East Side of the Property for Additional Business Uses.

2. **20 – 14 – Kendall County Regional Planning Commission**

Request: Text Amendments to the Kendall County Zoning Ordinance Including the Following:
Text Amendments throughout the Kendall County Zoning Ordinance Including Section Numbers Changed from Period Separators to Colon Separators, Correcting General Typographical Errors, Placing Definitions and Uses in the Proper Places Alphabetically, Spelling Out Numbers and Adding Numbers When Numbers are Spelled, Correcting Reference Citation Errors, Renumbering and Re-lettering Sections Without Changing the Meaning of the Text, Removing Language Related to Compliance With Other Local, State and Federal Laws, Listing Use Conditions in the First Zoning District Where the Use is Listed, Adding Dates of Adoption and Dates of Amendment, Deleting References to Accessory Uses Meeting Certain Standards, Deleting References to Home Based Businesses Meeting Applicable Regulations, Deleting References to Small Wind Energy System Standards, Adding Language Clarifying Words and Terms Not Defined in the Ordinance, Deleting the Definitions of Automobile Service Station, Bus Lot, Garage (Bus), Erect (from the Sign Portion of the Ordinance), Garage (Public), Hotel (Apartment), Junker, Sign Advertising (Billboard), and Tourist Courts, Motor Lodges, Moving Signage Related Definitions from Section 12:03 to the Appropriate Places Alphabetically in Section 3:02, Amending the Definitions of Banner Signs, Bed and Breakfast, Building, Completely Enclosed, Family, Floor Area For Determining Floor Area Ratio, Grade, Hotel, Motel, or Inn, Kennel, Land Resource Management Plan, Loading and Unloading Space, Off Street, Microbrewery, Outdoor Advertising Structure: Billboard, Philanthropic Institutions, Railroad Right-of-Way, Service Station, Short-Term Rental, Clarifying That Buildings and Structures Shall Conform to Applicable Regulations, Clarifying That Merchandise Storage Shall be on the Same Lot as the Business Use Not Restricted to Just Retail Services, Establishing Regulations for Short-Term Rentals as an Accessory Use, Removing the Language Regarding Attached

Accessory Structures in Section 4:05.B, Establishing Regulations for Research and Development Related Home Occupations, Allowing the County Board to Establish Fees for Permits Related to Solar Panels and Residentially Zoned Bee Keeping Operations, Deleting the Part Title in Section 5, Correcting the Number of Zoning Districts Listed in Section 6:01, Renumbering the Sections of the Specific Zoning Districts, Clarifying the Name of the M-3 District in Section 6:01, Defining the Location of the Official Zoning Map, Adding a Right to Farm Clause in Sections 7, 8, and 9, Deleting the Procedure for Classifying Existing Approved Lots Regarding Agricultural Housing Allocations, Amends the Use Restrictions for Bed and Breakfast Establishments to Match State Law, Classifying Riding Stables as a Conditional Use Only in the A-1 Agricultural District, Clarifies the Setback for Primary and Accessory Structures from Roads in the A-1 Agricultural District, Removing Language Regarding Buffering in the Second Paragraph of Section 8:01, Adds “Or Similar” and Alpacas to List of Allowable Farm Animals Listed in Section 8:02.A.11.e, Deleting the Administrative Fee in Section 8:02.B.1.1, Deleting the Requirement that Rest Homes, Nursing Homes, and Sanitariums Be For Human Beings Only, Moving Footnotes in Section 8:03 into the Body of the Text, Deleting Distinctions between Golf Course and Par 3 Golf Courses, Adding the Phrase “and Uses” to Sections 8:04.C and 8:05.C, Moving the Procedures for Approving RPD Zoning Requests from Section 8:06 to Section 13:09, Adding the Title “No Rezoning” to the Paragraphs Stating These Rezoning to the R-2 and R-3 Districts, Moving the Language for Conditional Uses in Various Zoning Districts to the Introductory Paragraph When Only One Conditional Use Permit is Listed, Adding Telecommunication Stations to Telecommunication Hubs, Removing Self-Storage Facilities as a Conditional Use in the B-3 District, Merging the Side and Rear Yard Setback Requirements in Section 9:04.G, Separating and Listing Alphabetically Miscellaneous Uses in Section 10, Expanding the Location of Adult Regulated Uses in Relation to A-1 Special Use PUDs, Residential Zoning Districts, and All Business Districts, Clarifying the Enforcement Officer as the Zoning Administrator in Section 10:03.1, Deleting the Severability Language in Section 10:03.1, Deleting the Reference to the Shared Parking by the Urban Land Institute in Section 11:02.C, Adding Links to the Americans With Disabilities Act Parking Regulations and Removing the Specific Americans With Disabilities Act Information, Establishing Screening Requirements and Establishing an Appeal Process in Section 11:02.F.8, Amending the Parking Calculations for Restaurants, Furniture and Appliance Stores, Household Equipment or Furniture Repair Shops and Health Clubs and Fitness Centers in Section 11:04, Clarifying the Parking Requirements for Self-Storage Facilities in Section 11:04, Establishing Parking Requirements for Uses Not Listed in the Parking Table in Section 11:04, Clarifying Parking Requirements for Recreational Vehicles to be Determined by the Parking Regulations of the Applicable Zoning District in Section 11:05.A.1.b, Deleting the Fee for Registering Recreational Vehicles, Changing References from the Planning, Building and Zoning Director to Zoning Administrator in Section 11:05.D, Adding the Phrase “unless otherwise allowed by ordinance” in Section 11:05.D.5, Clarifying Square Footage Numbers in Section 11:06.G, Adding Signs Approved by Governmental Entities as Public or Quasi-Public Information Signs in Section 12:04.A, Clarifying the Removal as Within 7 Days of Certain Real Estate Signs and the Removal of Open House Signs in Section 12:04.J, Deleting the Replacement Bonus for Certain Signs in Section 12:06.D, Deleting the Reference to Political Signs in Section 12:08.A.1.c, Deleting the 60% Size of Changeable Copy Signs as a Part of the Whole Sign Area in Section 12:08.A.3, Amending the Scrolling Period for Signs To Be Determined by the Special Use Permit, Amending Message Signs Regulations to Pulsate, Clarifying that Messages Must Be Visible for 2 Seconds Instead of 5 Minutes To Be Considered Flashing, Clarifying that Government Use Signs Cannot Be Changeable in the Residential Districts, Clarifying the Regulations of Temporary Event Signs in Section 12:14.B.4, Clarifying that Outdoor Advertising Structures Would Be Governed by Their Respective Special Use Permits in Section 12:17.K, Deleting the Amortization Period Stated in Section 12:20, Clarifying Zoning Maps as the Official Zoning Map, Deleting

the Terms of the Original Members of the Zoning Board of Appeals, Amending the Notice Requirement for Zoning Board of Appeals Meetings Regarding the Publication Timelines in the Newspaper in Section 13:01.B.9, Allowing the Regional Planning Commission to Establish Bylaws, Adding Completion Permits to Occupancy Permits in Section 13:03, Clarifying that Variances Cannot Be Issued for Use in Section 13:04.A.1, Adding the Zoning Administrator to the List of Entities that Can Initiate Amendments, Removing the Zoning Board of Appeals Initiation of Proceedings in Section 13:07.D, Clarifying the Issuance of Recommendations by the Zoning Board of Appeals as Within 30 Days After the Close of the Hearing in Section 13:07.F, Clarifying the Language to Ensure Compliance with State Law Regarding Written Protests in Section 13:07.G, Adding Soil Consideration for Septic Fields to Open Space Considerations in Section 13:09, Clarifying the Membership of the Concept Plan Committee Regarding Affected Districts in 13:09.B.2, Clarifying the Notification of Certain Municipalities Regarding Extra-Territorial Control in Section 13:09.D, Extending to 60 Days the Timeframe for the Planning, Building and Zoning Committee to Review RPDs in Section 13:09.D.3, and Amending the Application Deadline to 14 Days Prior to ZPAC in Section 13:10.F.1.

NEW BUSINESS/ OLD BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

PUBLIC COMMENT:

ADJOURN ZONING BOARD OF APPEALS- Next hearing/meeting on August 31, 2020

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.