



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

109 West Ridge Street • East Wing Conference Room • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

March 1, 2021 – 7:00 p.m.

CALL TO ORDER – ZONING BOARD OF APPEALS (HYBRID ATTENDANCE)

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 December 14, 2020 Zoning Board of Appeals Hearing/Meeting

PETITIONS:

1. **Petition 20 – 32 – Cindy Gates on Behalf of the Cindy Gates Trust and Mark Cox on Behalf of Cox Landscaping LLC**

Request: Map Amendment Rezoning a Portion of the Property from A-1 Agricultural District to B-3 Highway Business District and a Special Use Permit for a Landscaping Business

PINs: 02-27-151-001 (Rezone to B-3) and 02-27-151-003 (Special Use for Landscaping Business is for Both Parcels)

Location: 9000 Route 34, Yorkville, Bristol Township

Purpose: Petitioner Wants To Rezone the Property to B-3 and Operate a Landscaping Business

2. **Petition 21 – 03 – Larry Nelson on Behalf of the L and P Nelson Trust 103**

Request: Major Amendment to the Special Use Permit Granted by Ordinance 2016-21 By Expanding the Uses (Banquet Facility, Nano Brewery, Micro Distillery, Year Round Seasonal Festival with Petting Zoo, Production and Sale of Sweet Cider) Allowed by Ordinance 2016-21 and Related Variances to the Property East of Creek Road and Removing the Maximum Building Number Requirement Contained in Ordinance 2016-21

PINs: 01-16-300-007 and 01-21-100-005

Location: 3210 Creek Road, Plano, Little Rock Township

Purpose: Petitioner Wants To Expand the Uses and Variances Allowed by Ordinance 2016-21 to the East Side of Creek Road and Remove the Maximum Building Number Requirement; Property is Zoned A-1 Agricultural

NEW BUSINESS/ OLD BUSINESS

1. Follow-Up on Kendall County Regional Planning Commission Annual Meeting

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 20-02 Truck Parking or Yard Text Amendment

2. Petition 20-05 Special Use Permit for Truck Parking Area or Yard at 3485 Route 126

3. Petition 20-24 Amendment to the Future Land Use Map for 17854 N. Wabena Avenue

4. Petition 20-25 Map Amendment Rezoning 17854 N. Wabena Avenue to M-1

PUBLIC COMMENT:

ADJOURN ZONING BOARD OF APPEALS- Next hearing/meeting on March 29, 2021

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Kendall County

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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.