



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

109 West Ridge Street • Third Floor Courtroom • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

May 3, 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 March 29, 2021 Zoning Board of Appeals Hearing/Meeting

PETITIONS:

1. **Petition 21 – 12 – Patrick and Michele Morris**
Request: Variance to Section 4:14.A.2 of the Kendall County Zoning Ordinance for the Installation of a Fence in the Front Yard at a Maximum Height of Five Feet Ten Inches Instead of the Required Maximum of Four Feet
PIN: 06-08-151-027
Location: 7251 Joyce Court (Lots 35, 36, and 37 in Grove Estates), Oswego, Na-Au-Say Township
Purpose: Petitioner Would Like to Install a Fence in the Front Yard at a Maximum Height of Five Feet Ten Inches; Property is Zoned RPD-2

2. **Petition 21 – 13 – Martin and Kathryn Ivec**
Request: Variance to Section 4:14.A.2 of the Kendall County Zoning Ordinance for the Installation of a Fence in the Front Yard at a Maximum Height of Five Feet Ten Inches Instead of the Required Maximum of Four Feet
PINs: 06-08-151-018, -019, and -020
Locations: 7310 Roberts Court, 7324 Roberts Court, and 7301 Joyce Court, (Lots 32, 33, and 34 in Grove Estates), Oswego, Na-Au-Say Township
Purpose: Petitioner Would Like to Install a Fence in the Front Yard at a Maximum Height of Five Feet Ten Inches; Property is Zoned RPD-2

3. **Petition 21 – 14 – Laura Denges**
Request: Special Use Permit to Operate a Winery (Production and Sale of Wine Utilizing Crops Not Grown on the Premises or In Combination with Crops Grown on the Premises)
PIN: 08-09-200-003
Location: 9396 Plattville Road, Newark, Lisbon Township
Purpose: Petitioner Wants to Operate a Winery on the Property; Property is Zoned A-1 Agricultural

4. **Petition 21 – 16 – Stanley Haseltine and Jackie Priorello**
Request: Variance to Section 7:01.G.2.a of the Kendall County Zoning Ordinance to Allow the Primary Structure to Encroach Up To Thirty-Two Feet of the Western Property Line at the Subject Property
PIN: 06-14-100-012
Location: 1650 Route 126, Plainfield, Na-Au-Say Township
Purpose: Petitioner Wants to Connect a Detached Garage to the Primary Structure Causing an Encroachment in the Side Yard Setback; Property is Zoned A-1 Agricultural

NEW BUSINESS/ OLD BUSINESS

1. Discussion of June Hearing/Meeting Date and Location

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 20-32 Rezoning and Special Use Permit for Cox Landscaping
2. Petition 21-06 Rezoning at Southwest Corner of Galena and East Beecher Roads
3. Petition 21-07 Special Use Permit for Flea Market at 14975 Brisbin Road
4. Petition 21-08 Special Use Permit for Banquet Hall at 4405 Van Dyke Road
5. Petition 21-10 Amendments to Land Resource Management Plan

PUBLIC COMMENT:

ADJOURN ZONING BOARD OF APPEALS- Next hearing/meeting on June 2, 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.