



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

111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

November 1, 2021 – 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 September 27, 2021 Zoning Board of Appeals Hearing/Meeting

PETITIONS:

1. **Petition 21 – 36 – Brenda and Gary Zeiter and Devan and Brady Woolverton**
Request: Special Use Permit for a Landscaping Business
PIN: 09-21-100-009
Location: 3549 and 3527 Bell Road in Seward Township
Purpose: Petitioner Wishes to Operate a Landscaping Business at the Property; Property is Zoned A-1

2. **Petition 21 – 37 – Kendall County Planning, Building and Zoning Committee**
Request: Text Amendments to the Kendall County Zoning Ordinance Pertaining to the Illinois Garden Act and Roadside Stand Regulations
Purpose: Petitioner Wishes Vegetable Gardens and Roadside Stands To Be Permitted Uses on all Residentially Zoned Properties, Establishes Sight-Line Requirements to Vegetable Gardens, Updates Appendix 9, Table of Uses, and Makes Citation Corrections to the Zoning Ordinance

3. **Petition 21 – 38 – Kendall County Planning, Building and Zoning Committee**
Request: Text Amendments to the Kendall County Zoning Ordinance Pertaining to the Illinois Agricultural Experiences Act and Seasonal Festival Regulations
Purpose: Petitioner Wishes Seasonal Festivals To Be a Permitted Use on A-1 Agriculture District and B-4 Commercial Recreation District Zoned Properties Without Restrictions, Updates to Appendix 9, Table of Uses, and Makes Citation Corrections to the Zoning Ordinance

4. **Petition 21 – 39 – Greg Dady on Behalf of DTG Investments, LLC**
Request: Text Amendments to the Kendall County Zoning Ordinance Adding Contractor Services with Direct Access to a State Highway to the List of Special Uses in the A-1 Agricultural District
Purpose: Petitioner Wishes to Lease Property at 3485 Route 126 (PIN: 06-09-400-005) to a Contractor Service (Excavation Company)

5. **Petition 21 – 40 – Robert J. Fisher**
Request: Amendment to the Future Land Use Map in the Kendall County Land Resource Management Plan by Reclassifying the Subject Property from Agricultural to Rural Estate Residential (Max 0.45 DU/Acre)
PIN: 09-29-400-005
Location: West Side of O'Brien Road Across from 16924 O'Brien Road in Seward Township
Purpose: Petitioner Wishes to Rezone the Property to R-1 to Construct One House

6. **Petition 21 – 41 – Robert J. Fisher**
Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural District to R-1 One Family Residential District
PIN: 09-29-400-005
Location: West Side of O’Brien Road Across from 16924 O’Brien Road in Seward Township
Purpose: Petitioner Wishes to Rezone the Property to R-1 to Construct One House

NEW BUSINESS/ OLD BUSINESS

1. None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 21-26 Banquet Facility at 10978 Crimmin Road
2. Petition 21-29 Landscaping Business at 12830 Ashley Road
3. Petitions 21-30 and 21-31 Rezoning and Landscaping Business at 10744 Route 47
4. Petition 21-33 Craft Fair/Market at 5681 Whitewillow Road

PUBLIC COMMENT:

ADJOURN ZONING BOARD OF APPEALS- Next hearing/meeting on December 13, 2021

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.