



**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

December 13, 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, Cliff Fox, Tom LeCuyer, Dick Thompson, Anne Vickery, and Dick Whitfield

MINUTES: Approval of Minutes from the November 1, 2021 Zoning Board of Appeals Hearing/Meeting

PETITIONS:

1. **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

2. **Petition 21 – 46 – Greg Dady on Behalf of DTG Investments, LLC and Robert A. Baish on Behalf of Baish Excavating, Inc.**
Request: Major Amendments to a Special Use Permit for a Landscaping Business Granted by Ordinance 2007-10 by Changing the Number of Employees Reporting to the Property, Amending the Site Plan, and Removing the Restrictions Forbidding the Parking and Storing of Vehicles, Equipment, and Landscaping Materials Outdoors
PIN: 06-09-400-005
Location: 3485 Route 126, Na-Au-Say Township
Purpose: Petitioner Wants to Operate Landscaping Business at the Property; Property is Zoned A-1 Agricultural District

3. **Petition 21 – 48 – Brian Henrichs on Behalf of Baka Properties, LLC**
Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural District to R-3 One Family Residential District
PIN: 02-34-130-004
Location: 55 Riverside Street (Lot 183 in Fox River Gardens), Bristol Township
Purpose: Petitioner Wants to Rezone the Property in Order to Subdivide the Property and Construct Two Homes

4. **Petition 21 – 49 – Irma Loya Quezada**
Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural District to R-1 One Family Residential District
PINs: 09-18-300-018 (Part) and 09-18-300-019 (Part)
Location: On the East Side of Brisbin Road Across from 14859 and 14975 Brisbin Road, Seward Township
Purpose: Petitioner Wants to Rezone the Property in Order to Divide the Property and Construct Two Homes

NEW BUSINESS/ OLD BUSINESS

1. Selection of Kendall County Zoning Board of Appeals Acting Chairman

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 21-26 Banquet Facility at 10978 Crimmin Road
2. Petition 21-32 Rezoning East and South of 800 Route 126
3. Petition 21-36 Landscaping Business at 3549 and 3527 Bell Road

PUBLIC COMMENT:

ADJOURN ZONING BOARD OF APPEALS- Next hearing/meeting on January 31, 2022

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.