



**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

January 31, 2022 – 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 December 13, 2021 Zoning Board of Appeals Hearing/Meeting

PETITIONS:

1. **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

2. **Petition 22 – 01 – Jose and Silvia Martinez**
Request: Special Use Permit for a Landscaping Business, Variance to Section 7:01.D.30.b to Allow a Landscaping Business a Non-State, County, or Collector Highway as Defined by the Kendall County Land Resource Management Plan, and Variance to Section 11:02.F.7.b of the Kendall County Zoning Ordinance to Allow a Driveway Zero Feet from the Southern Property Line
PINs: 03-12-100-004 and 03-12-100-013
Location: 1038 Harvey Road, Oswego Township
Purpose: Petitioner Wants to Operate a Landscaping Business at the Subject Property; Property is Zoned A-1

3. **Petition 22 – 03 – Executive Pastor Sean Mabee on Behalf of Grace Bible Church of Shorewood and Fire Chief Andrew Doyle on Behalf of the Troy Fire Protection District**
Request: Special Use Permit for a Governmental Building or Facility (Fire Station) and the Revocation of a Special Use Permit for a Church Granted by Ordinance 2004-24
PIN: 09-12-300-017
Location: 748 Jones Road, Seward Township
Purpose: Petitioners Want to Operate a Fire Station and Remove the Special Use Permit for a Church at the Subject Property; Property is Zoned A-1

4. **Petition 22 – 04 – John and Laura Gay**
Request: Major Amendment to an Existing Special Use Permit for a Kennel Granted by Ordinance 2019-33 by Changing the Site Plan
PIN: 03-28-100-004
Location: 3601 Plainfield Road, Oswego Township
Purpose: Petitioner Wants to Change the Orientation of the Building, Change the Access Point on Plainfield Road, Move the Parking Area, and Change the Layout of the Turnaround Area; Property is Zoned A-1

NEW BUSINESS/ OLD BUSINESS

1. Kendall County Regional Planning Commission Annual Meeting-February 5, 2022, at 9:00 A.M.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 21-37 Text Amendment Regarding Vegetable Gardens
2. Petition 21-38 Text Amendment Regarding Agricultural Experiences
3. Petition 21-40 LRMP Amendment for Land West of 16924 O'Brien Road
4. Petition 21-41 Rezoning of Land West of 16924 O'Brien Road
5. Petition 21-46 Special Use Permit Amendment at 3485 Route 126

PUBLIC COMMENT:

ADJOURN ZONING BOARD OF APPEALS- Next hearing/meeting on February 28, 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.