



**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

August 29, 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, Jillian Prodehl, Dick Thompson, and Dick Whitfield

MINUTES: Approval of Minutes from the June 27, 2022, Zoning Board of Appeals Hearing/Meeting

PETITIONS:

1. **Petition 22 – 14 – Sunny Simon on Behalf of Boulder Hill Market, LLC and Yonia Ahymee Nyamle on Behalf of the Olgani Wosho Foundation**

Request: Special Use Permit for a Place of Worship

PIN: 03-05-401-003

Location: 67 Boulder Hill Pass, Montgomery, Oswego Township

Purpose: Petitioner Wants to Operate a Church Inside This Unit of Boulder Hill Market; Unit is Zoned B-3 Highway Business District

2. **Petition 22 – 16 – Lydia Ramirez**

Request: Major Amendment to a Special Use Permit for a Banquet Facility Granted by Ordinance 2019-3 by Amending the Site Plan, Landscaping Plan, and Photometric Plan

PIN: 03-34-100-027

Location: 5100 Hundred Block of Schlapp Road (Approximately 0.48 Miles South of the Intersection of Plainfield Road and Schlapp Road on the East Side of Schlapp Road), Oswego Township

Purpose: Petitioner Would Like to Operate a Banquet Facility at the Property, but Would Like to Reconfigure the Layout of the Site; Property is Zoned A-1 SU

3. **Petition 22 – 18 – Abacuc Rodriguez**

Request: Variance to Section 8:07.E.2 of the Kendall County Zoning Ordinance to Allow a Garage Attached to the Primary Structure to Encroach Up To 5.05 Feet of the Eastern Property Line

PIN: 01-05-203-002

Location: 16402 Galena Road, Little Rock Township

Purpose: Petitioner Would Like to Construct an Attached Garage at the Property; Property is Zoned R-3

NEW BUSINESS/ OLD BUSINESS

1. October 21, 2022 Illinois Association of County Zoning Officials Training

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 22-01 Landscaping Business at 1038 Harvey Road

2. Petition 22-06 Definitions of Landscaping and Excavating Businesses

3. Petition 22-12 Tower Lighting Text Amendment

4. Petition 22-13 Special Use Permit for Lisbon Township Garage at 15759 Route 47

PUBLIC COMMENT:

ADJOURN ZONING BOARD OF APPEALS- Next hearing/meeting on October 3, 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.