

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210)
YORKVILLE, IL 60560
May 1, 2023 – 7:00 p.m.

CALL TO ORDER

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:00 p.m.

ROLL CALL:

Members Present: Scott Cherry, Cliff Fox (arrived at 7:05 p.m.), Tom LeCuyer, Randy Mohr, Jillian Prodehl, Dick Thompson, and Dick Whitfield

Members Absent: None

Staff Present: Matthew Asselmeier, AICP, CFM, Senior Planner

Others Present: Mark Daniel and Rebecca Wintczak

PETITIONS

The Zoning Board of Appeals started their review of Petition 23-01 at 7:00 p.m.

Petition 23 – 01 – Kendall County Planning, Building and Zoning Committee

Request: Involuntary Revocation of a Special Use Permit for a Specialty Gift Store Granted by Ordinance 2009-25
PINs: 02-14-452-005
Location: 7275 Route 34, Oswego in Bristol Township
Purpose: Petitioners Want to Revoke the Special Use Permit for Inactivity and Non-Compliance; Property is Zoned R-3 with a Special Use Permit

Mr. Asselmeier summarized the request.

On July 21, 2009, the Kendall County Board granted a special use permit for a specialty gift store at 7275 Route 34, Oswego. Restriction 1 of the special use permit stated that the special use permit shall be inspected yearly. Ordinance 2009-25 was provided.

Per information found on Facebook, Jo Ric Gift and Home Décor operated at the subject property for several years, but a retirement sale occurred in 2020 and the business closed in January 2021. This information was provided.

The Planning, Building and Zoning Department attempted to conduct an inspection in August 2021 and the property was described as vacant. The email related to this inspection was provided.

In the summer of 2022, the Planning, Building and Zoning Department again attempted to conduct an inspection, but the property was vacant. Following this attempt, the Planning, Building and Zoning

Department attempted to send letters to the property owner asking if they would like to revoke the special use permit. The covers of these letters were provided. The Planning, Building and Zoning Department did not receive any response to these letters.

In addition to the letters, a picture from Google from 2018 and a picture from Google from 2021 were also provided.

The property sold in November 2021.

At their meeting on January 9, 2023, the Planning, Building, and Zoning Committee voted to initiate the revocation of the special use permit. Following the January Planning, Building and Zoning Committee, Staff attempted again to contact the property, including placing a hearing sign on the property. The property owner originally verbally said they would evaluate their options and let the Department know which course of action they would take. Other than one (1) phone call in January 2023, the property owner has not initiated conversations with the Department. Emails with the property owner were provided. After the lack of communication from the property owner, Staff decided to exercise the authority granted by the Planning, Building and Zoning Committee to revoke the special use permit.

The subject properties are zoned R-3. If the special use permit is revoked, the properties will retain their R-3 zoning classification.

The proposed findings of fact were as follows:

In any case where a special use has not been established within two (2) years from the date of granting thereof, then, the County Board may revoke the special use, or if the special use has been discontinued for a continuous period of two (2) years, the County Board may revoke the special use. Based on the fact that the existing business closed in January 2021 and that no business has operated at the subject property since the previous business closed, the special use has been discontinued for a continuous period of two (2) years.

Staff recommended approval of the proposed special use permit revocation.

In addition, Staff provided an email dated April 3, 2023, from the Oswego Fire Protection District stated the property went back to being residential in 2021 and had not been inspected since that time.

Member Fox arrived at this time (7:05 p.m.)

Chairman Mohr opened the public hearing at 7:05 p.m.

Chairman Mohr swore in Mark Daniel and Rebecca Wintczak at this time.

No members of the public testified at the public hearing.

Chairman Mohr closed the public hearing at 7:05 p.m.

Member Whitfield made a motion, seconded by Member Cherry, to approve the findings of fact and recommend approval of the revocation of the special use permit.

The votes were as follows:

Ayes (7): Cherry, Fox, LeCuyer, Mohr, Prodehl, Thompson, and Whitfield

Nays (0): None

Abstain (0): None

Absent (0): None

The motion passed.

The proposal goes to the Planning, Building and Zoning Committee on May 8, 2023.

The Zoning Board of Appeals completed their review of Petition 23-01 at 7:06 p.m.

PUBLIC COMMENTS

Mr. Asselmeier that no Petitions were on the agenda for the May 30, 2023, hearing/meeting.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member LeCuyer made a motion, seconded by Member Prodehl to adjourn.

With a voice vote of seven (7) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 8:13 p.m.

The next regularly scheduled hearing/meeting will be on May 30, 2023.

Respectfully submitted by,
Matthew H. Asselmeier, AICP, CFM
Senior Planner

Exhibits

1. Memo on Petition 23-01 Dated April 3, 2023
2. Certificate of Publication and Certified Mail Receipts for Petition 23-01 (Not Included with Report but on file in Planning, Building and Zoning Office)
3. April 3, 2023, Email from the Oswego Fire Protection District Regarding Petition 23-01



**KENDALL COUNTY
ZONING BOARD OF APPEALS**

May 1, 2023

In order to be allowed to present any testimony, make any comment, engage in cross-examination, or ask any question during this public hearing, you must enter your name, address, and signature on this form prior to the commencement of the public hearing. By signing this registration sheet, you agree that you understand that anything you say will be considered sworn testimony, and that you will tell the truth, the whole truth and nothing but the truth.

NAME	ADDRESS	SIGNATURE
Rebecca Wintorak	[REDACTED]	[REDACTED]



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 23-01

Planning, Building and Zoning Committee

7275 Route 34, Oswego

Revocation of Special Use Permit for a Specialty Gift Store

INTRODUCTION AND BACKGROUND

On July 21, 2009, the Kendall County Board granted a special use permit for a specialty gift store at 7275 Route 34, Oswego. Restriction 1 of the special use permit stated that the special use permit shall be inspected yearly. Ordinance 2009-25 included as Attachment 1.

Per information found on Facebook, Jo Ric Gift and Home Décor operated at the subject property for several years, but a retirement sale occurred in 2020 and the business closed in January 2021. This information is included as Attachment 2.

The Planning, Building and Zoning Department attempted to conduct an inspection in August 2021 and the property was described as vacant. The email related to this inspection is included as Attachment 3.

In the summer of 2022, the Planning, Building and Zoning Department again attempted to conduct an inspection, but the property was vacant. Following this attempt, the Planning, Building and Zoning Department attempted to send letters to the property owner asking if they would like to revoke the special use permit. The covers of these letters were included as Attachments 4 and 5 respectively. The Planning, Building and Zoning Department did not receive any response to these letters.

In addition to the letters, a picture from Google from 2018 and a picture from Google from 2021 were also provided as Attachments 6 and 7 respectively.

The property sold in November 2021.

At their meeting on January 9, 2023, the Planning, Building, and Zoning Committee voted to initiate the revocation of the special use permit. Following the January Planning, Building and Zoning Committee, Staff attempted again to contact the property, including placing a hearing sign on the property. The property owner originally verbally said they would evaluate their options and let the Department know which course of action they would take. Other than one (1) phone call in January 2023, the property owner has not initiated conversations with the Department. Emails with the property owner were included as Attachment 8. After the lack of communication from the property owner, Staff decided to exercise the authority granted by the Planning, Building and Zoning Committee to revoke the special use permit.

The subject properties are zoned R-3. If the special use permit is revoked, the properties will retain their R-3 zoning classification.

FINDINGS OF FACT

§ 13:08.F of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order recommend in favor of the revocation of special use permits. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

*In any case where a special use has not been established within two (2) years from the date of granting thereof, then, the County Board may revoke the special use, or if the special use has been discontinued for a continuous period of two (2) years, the County Board may revoke the special use. **Based on the fact that the existing business closed in January 2021 and that no business has operated at the subject property since the previous business closed, the special use has been discontinued for a continuous period of two (2) years.***

RECOMMENDATION

Staff recommends approval of the proposed special use permit revocation.

ATTACHMENTS

1. Ordinance 2009-25
2. Facebook Information for Jo Ric Gift and Home Décor
3. August 2021 Inspection Email
4. October 12, 2022 Letter to Property Owners
5. November 8, 2022 Letter to Property Owners
6. October 2018 Picture
7. July 2021 Picture
8. 2023 Emails Between Staff and Property Owners

State of Illinois
County of Kendall

Zoning Petition
#09-07

ORDINANCE NUMBER 2009 - 25

GRANTING A R-3 SPECIAL USE

7275 ROUTE 34
JANELL COLLIER

WHEREAS, Janell Collier has filed a petition for a Special Use within the R-3 Single Family Residential Zoning District for a 0.9 acre property located at 7275 Route 34, (PIN# 02-14-452-003), in Bristol Township; and

WHEREAS, said petition is to allow for the operation of a specialty gift store pursuant to Section 8.08.B.2 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is zoned R-3 for the Lynwood Subdivision; and

WHEREAS, said property is legally described as:

Lot 118 of Lynwood Subdivision, extension 6, in the Township of Bristol, Kendall County, Illinois.

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer on June 23, 2009; and

WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance except the following variances approved at the June 23, 2009 ZBA meeting:

1. Allow parking in the front yard and side yard setbacks within 2 feet from the east side lot line and 10 feet from the current ROW line to the South; and
2. Allow a 40 square foot internally illuminated free-standing sign.

WHEREAS, the Kendall County Board has considered the findings and recommendation of the Hearing Officer and finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

WHEREAS, any change or modification to the Special Use that does not modify the original intent, purpose, or need for the Special Use, shall be submitted to and reviewed by the Planning, Building, & Zoning Department. Notice that a change or modification is sought shall be provided by the applicant in the manner provided in 55 ILCS 5/5-12009.5. Upon proper notice, the Planning, Building, & Zoning Department shall forward the request for change or modification to the Planning, Building & Zoning Committee. The Committee may return the matter to ZPAC and/or Plan Commission for further consideration and findings or forward the matter to the full County Board to grant, deny, or return the requested change or modification to the Committee for further

State of Illinois
County of Kendall

Zoning Petition
#09-07

consideration and findings, and

WHEREAS, this special use shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns of the property owner as to the same special use (retail shop or office use) conducted on the property; and

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to allow a special use for a retail gift shop and depicted on the site plan attached as "Exhibit A" hereto and incorporated herein subject to the following conditions:

1. The Special Use shall be inspected yearly.
2. A permit shall be obtained for the sign.
3. There must be a minimum of 9 parking stalls including 1 handicapped stall.
4. No outside storage of any materials or outdoor display
5. No semi-truck deliveries are permitted
6. Off-street parking shall be provided in accordance with the provisions of Chapter 11 of the ordinance.
7. No more than 3 employees are allowed to work at one time.
8. The Health Department must verify the septic system is adequate for the proposed use.
9. The office or retail use shall not generate noise, vibration, glare, fumes, odors, or electrical interference beyond that which normally occurs in the R-3 district.
10. Expansion of the residential building, structure, or of any accessory building in which the office or retail use is operated may be permitted upon the submission of a site plan and accurate drawings showing all elevations of such proposed building or structure to the plan commission for its review and recommendation, and upon approval by the County Board. The current structures and any new structures must maintain a residential appearance and match the surrounding neighborhood architecture.
11. The standards are intended to ensure compatibility with other permitted uses and maintain the residential character of the surrounding residential uses.

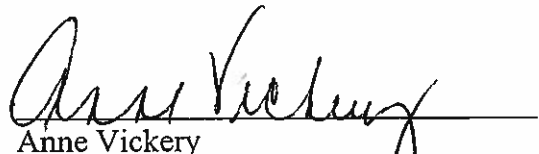
Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on July 21, 2009.

Attest:



Kendall County Clerk
Debbie Gillette



Anne Vickery
Kendall County Board Chairman



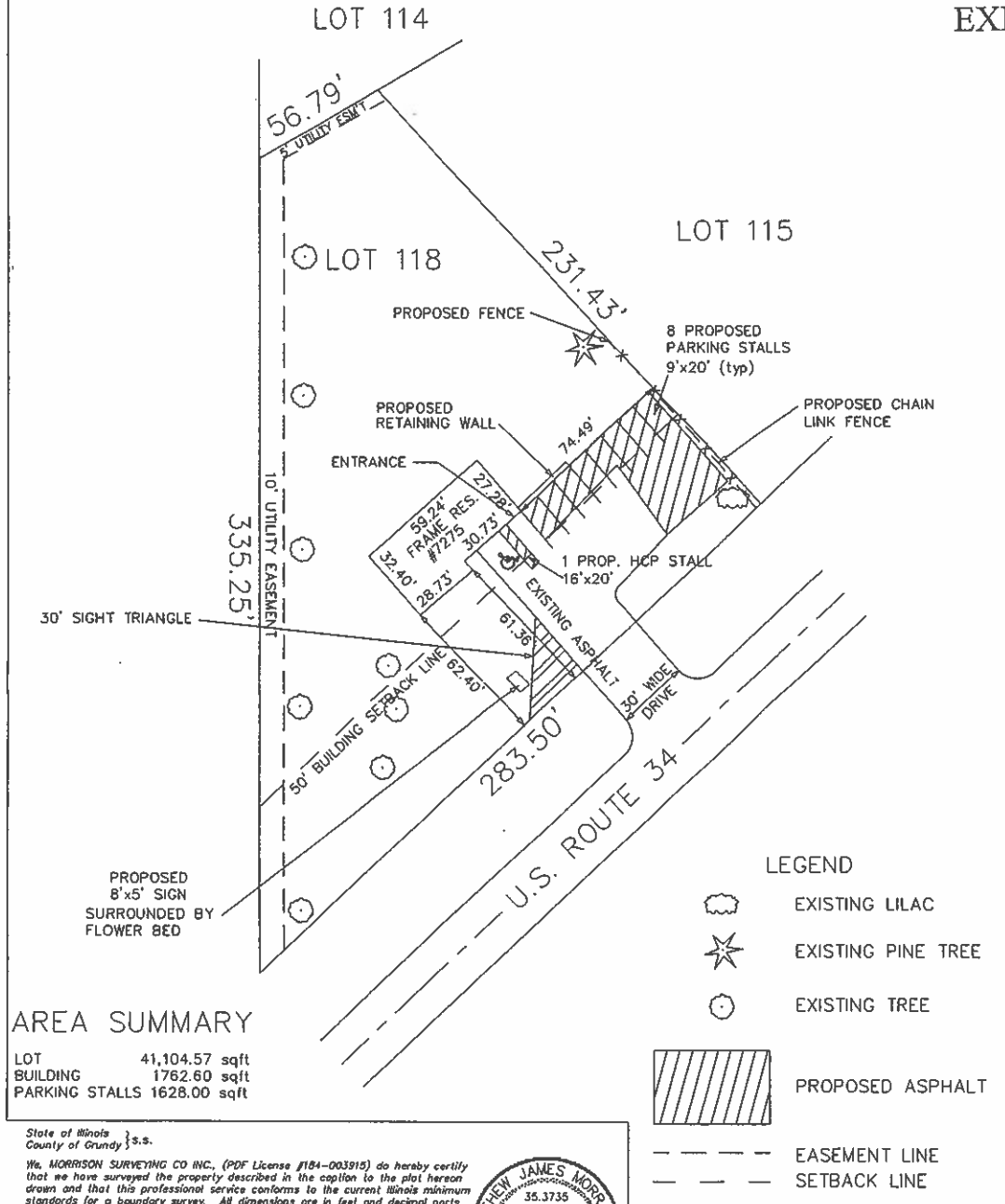
ZONING SKETCH

MORRISON SURVEYING CO. INC.
2710 N. Illinois Route 34, Morris, Illinois 60450-9638
Phone (815) 942-2620 of FAX (815) 941-2620



LOT 118 OF LYNWOOD SUBDIVISION, EXTENSION 6, IN THE TOWNSHIP OF BRISTOL,
KENDALL COUNTY, ILLINOIS.

EXHIBIT A



AREA SUMMARY

LOT 41,104.57 sqft
BUILDING 1762.60 sqft
PARKING STALLS 1628.00 sqft

State of Illinois } s.s.
County of Grundy }

We, MORRISON SURVEYING CO INC., (PDF License #184-003915) do hereby certify that we have surveyed the property described in the caption to the plot hereon drawn and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees Fahrenheit. Dimensions shown on buildings are to the outside of buildings. Given under my hand and seal at Morris, Illinois.

Date: 05/06/09

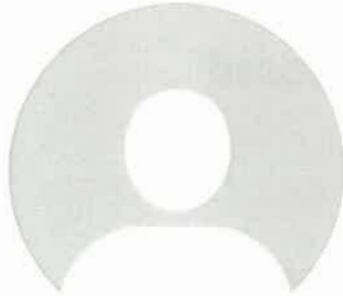


Compare All Dimensions Before Building And Report Any Discrepancies At Once. For Building Lines, Easements and other restrictions not shown hereon refer to your Deed, Title Policy, Zoning ordinance, ETC...

ORDERED BY: JANELL COLLIER
SCALE: 1" = 40' ORDER NO. 3172



Log In



Jo Ric Gift and Home Decor

19 followers • 1 following

Posts

About

Photos

Videos



Intro

A unique gift store specializing in silver jewelry,woman's accessories, lodge and western home decor

Page · Shopping & retail

7275 US Highway 34, Oswego, IL, United States, Illinois

(630) 554-7855

Connect with Jo Ric Gift and Home Decor on Facebook

Log In

or

Create new account



Privacy · Terms · Advertising · Ad Choices · Cookies · More · Meta © 2023

 **Jo Ric Gift and Home Decor**
February 1, 2021 · 🌐

JoRics is now closed

 Like

 Comment

 **Jo Ric Gift and Home Decor**
January 1, 2021 · 🌐

JoRics gift and home decor is now closed

 Like

 Comment

 **Jo Ric Gift and Home Decor**
June 25, 2020 · 🌐

THU, JUN 25, 2020

Retirement sale

Oswego

 Like

 Comment

 Share

 **Jo Ric Gift and Home Decor** created an **event**.
June 25, 2020 · 🌐

THU, JUN 25, 2020

Retirement sale

Oswego

Connect with Jo Ric Gift and Home Decor on Facebook

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or

Create new account

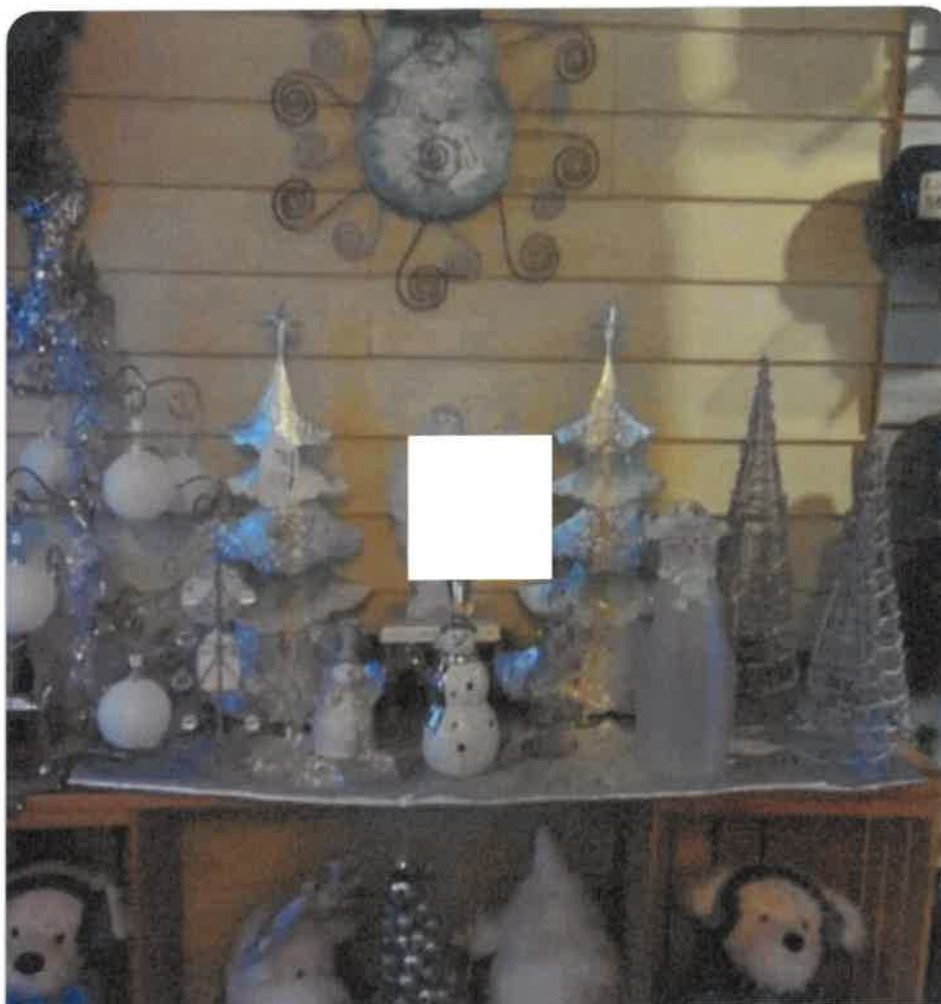
Like

Comment



Jo Ric Gift and Home Decor

November 15, 2019 · 🌐



Jo Ric Gift and Home Decor

November 14, 2019 · 🌐

JoRic's gift and home decor,7275 US hwy 34, Oswego Illinois .
Open Tuesday thru Saturday, 10:00 to 5:00.



Like


Comment

Connect with Jo Ric Gift and Home Decor on Facebook

Log In

or

Create new account

 **Jo Ric Gift and Home Decor**
November 14, 2019 · 🌐


JoRic's gift and home decor,7275 US hwy 34, Oswego Illinois . Open Tuesday thru Saturday, 10:00 to 5:00.



1 share

Like

Comment

 **Jo Ric Gift and Home Decor**
December 11, 2018 · 🌐

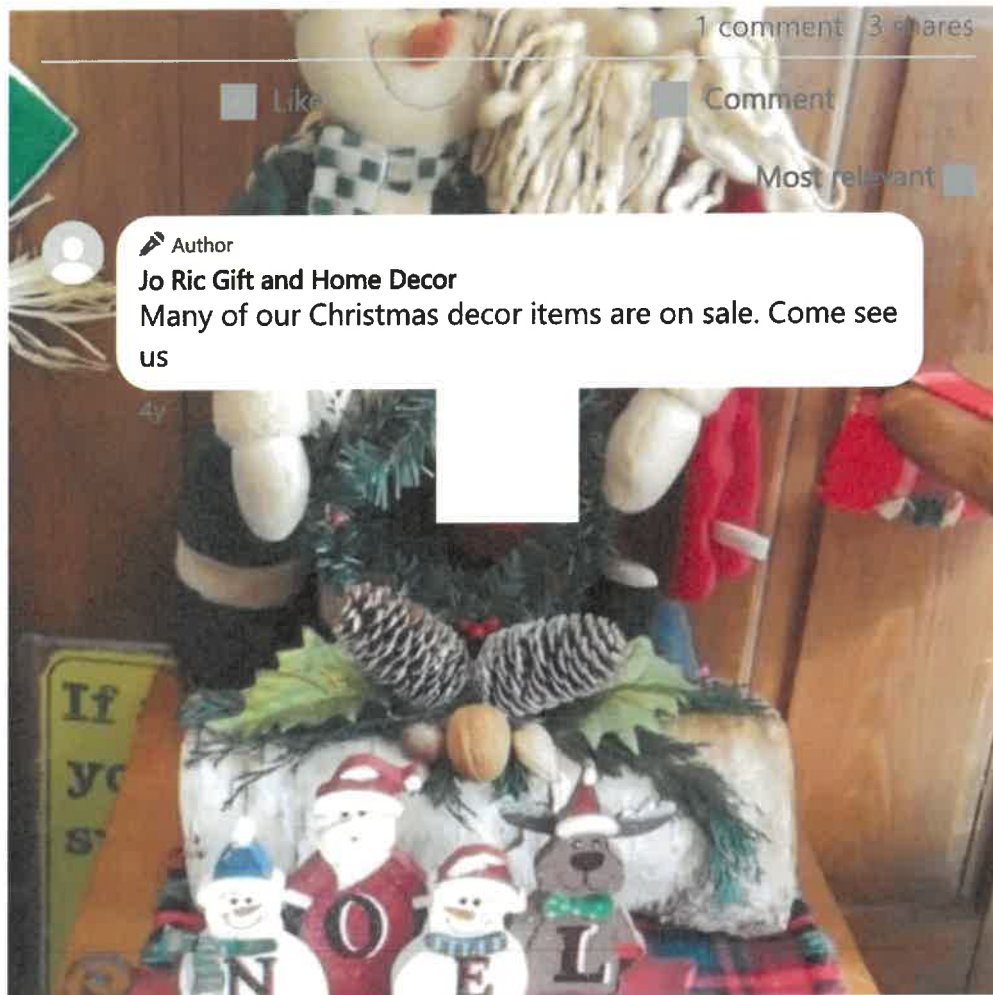
Most Christmas decor is on sale now. Come
nick in some real bargains

Connect with Jo Ric Gift and Home Decor on Facebook

Log In

or

Create new account



1 comment 3 shares

Like

Comment

Most relevant



Author

Jo Ric Gift and Home Decor

Many of our Christmas decor items are on sale. Come see us

4y



Jo Ric Gift and Home Decor

January 25, 2017 · 🌐

Welcome the birds back with a beautiful painted glass bird bath

Connect with Jo Ric Gift and Home Decor on Facebook

Log In

or

Create new account



Jo Ric Gift and Home Decor

December 27, 2016 · 🌐

Beautiful amethyst and blue opal jewelry



4 shares

Like

Comment



Jo Ric Gift and Home Decor

January 28, 2016 · 🌐

Trying to get this photo on the JoRic's Facebook page



Connect with Jo Ric Gift and Home Decor on Facebook

Log In

or

Create new account



 1

1 comment

Like

Comment

Most relevant



 Author

Jo Ric Gift and Home Decor
Open today from 10:00 to 5:00

6y

Connect with Jo Ric Gift and Home Decor on Facebook

Log In

or

Create new account

Pam Herber

From: Brian Holdiman
Sent: Tuesday, July 13, 2021 7:16 AM
To: Matt Asselmeier
Cc: Scott Koeppel; Scott Gengler; Pam Herber
Subject: FW: Special Use Inspections
Attachments: Recorded Ord.pdf; 97-06 Koukol Special Use.pdf; 09-25 Collier R-3 Special Use.pdf; 09-38 A-1 Special use for Davis- Ag Implement sales and landscaping.pdf; 98-31 14313 Route 52 Special Use.pdf; 77-05 A-1 Special Use for implement repair and service.pdf; 06-09 14780 Galena Road Special Use for Expansion of home occupation.pdf; 92-10 A-1 SU for storage of boats, rv's and licensed antique cars.pdf; 72-08 Rezone from A-1 to M-3 Special Use.pdf

Will Do

Pam – Please print the attached and this email and place in my basket.

Respectfully,

Brian Holdiman

Code Official - The County of Kendall - Planning, Building & Zoning -111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179

From: Matt Asselmeier
Sent: Monday, July 12, 2021 12:14 PM
To: Brian Holdiman <BHoldiman@co.kendall.il.us>
Cc: Scott Koeppel <skoeppel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>
Subject: Special Use Inspections

Brian: *Larry - see attached ordinances and inspect to conditions* BHT 8/4/21

Please conduct inspections of the following properties; their special use permits are attached:

1. 3485 Route 126 *Pre-taxed - compliance 8/4/21*
2. 7275 Route 34 *Business closed/vacant 8/4/21*
3. 6139 Caton Farm Road *compliance 8/4/21*
4. 14313 Route 52 (Charge a Reasonable Inspection Fee Per Ordinance) *compliance - waived Fee BHT 8/4/21*
5. 10017 Lisbon Road *compliance - just a barn 8/4/21*
6. 14816 Galena Road (See if still on the market or evidence of business) *not for sale - pre cast sign still there - app No cars or activity*
7. Corner of Beecher and E. Beecher *compliance 8/4/21*

Thanks,

Matthew H. Asselmeier, AICP, CFM
 Senior Planner
 Kendall County Planning, Building & Zoning
 111 West Fox Street
 Yorkville, IL 60560-1498
 PH: 630-553-4139
 Fax: 630-553-4179



PLANNING, BUILDING & ZONING DEPARTMENT

111 WEST FOX STREET - ROOM 203 YORKVILLE, ILLINOIS 60560-1498

630/553-4141 • FAX 630/553-4179

www.kendallcountyil.gov

October 12, 2022

Luis Hernandez and Claudia Menendez Del Valle



Re: Special Use Permit for Specialty Gift Store

Dear Luis Hernandez and Claudia Menendez Del Valle:

According to our records, you are the owners of 7275 Route 34, Oswego (PIN: 02-14-452-003) in Bristol Township.

In 2009, the Kendall County Board granted a special use permit for a specialty gift store at this property. A copy of the ordinance is attached.

Per condition 1 of the ordinance, the property was to be inspected yearly. In both 2021 and 2022, no evidence existed of a business at this property.

Accordingly, the County would like to know if you would like to retain the special use permit.

If you would like to revoke the special use permit, please complete and submit the attached letter. There is no cost to revoke the special use permit and the property would retain its current R-3 zoning.

If you would like to retain the special use permit, please contact Matt Asselmeier at 630-553-4139 or email him at masselmeier@kendallcountyil.gov and let him know that you would like to keep the special use permit.

The County requests a response from you by **November 14, 2022**.

Thank you for your assistance on this matter.

Sincerely,

COUNTY OF KENDALL

Matthew H. Asselmeier, AICP, CFM
Senior Planner

Encs: Ordinance 2009-25
Revocation Letter



PLANNING, BUILDING & ZONING DEPARTMENT

111 WEST FOX STREET - ROOM 203 YORKVILLE, ILLINOIS 60560-1498

630/553-4141 • FAX 630/553-4179

www.kendallcountyil.gov

November 8, 2022

Luis Hernandez and Claudia Menendez Del Valle



Re: Special Use Permit for Specialty Gift Store

Dear Luis Hernandez and Claudia Menendez Del Valle:

According to our records, you are the owners of 7275 Route 34, Oswego (PIN: 02-14-452-003) in Bristol Township.

In 2009, the Kendall County Board granted a special use permit for a specialty gift store at this property. A copy of the ordinance is attached.

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If you would like to revoke the special use permit, please complete and submit the attached letter. There is no cost to revoke the special use permit and the property would retain its current R-3 zoning.

If you would like to retain the special use permit, please contact Matt Asselmeier at 630-553-4139 or email him at masselmeier@kendallcountyil.gov and let him know that you would like to keep the special use permit.

The County requests a response from you by **December 8, 2022**.

Thank you for your assistance on this matter.

Sincerely,

COUNTY OF KENDALL

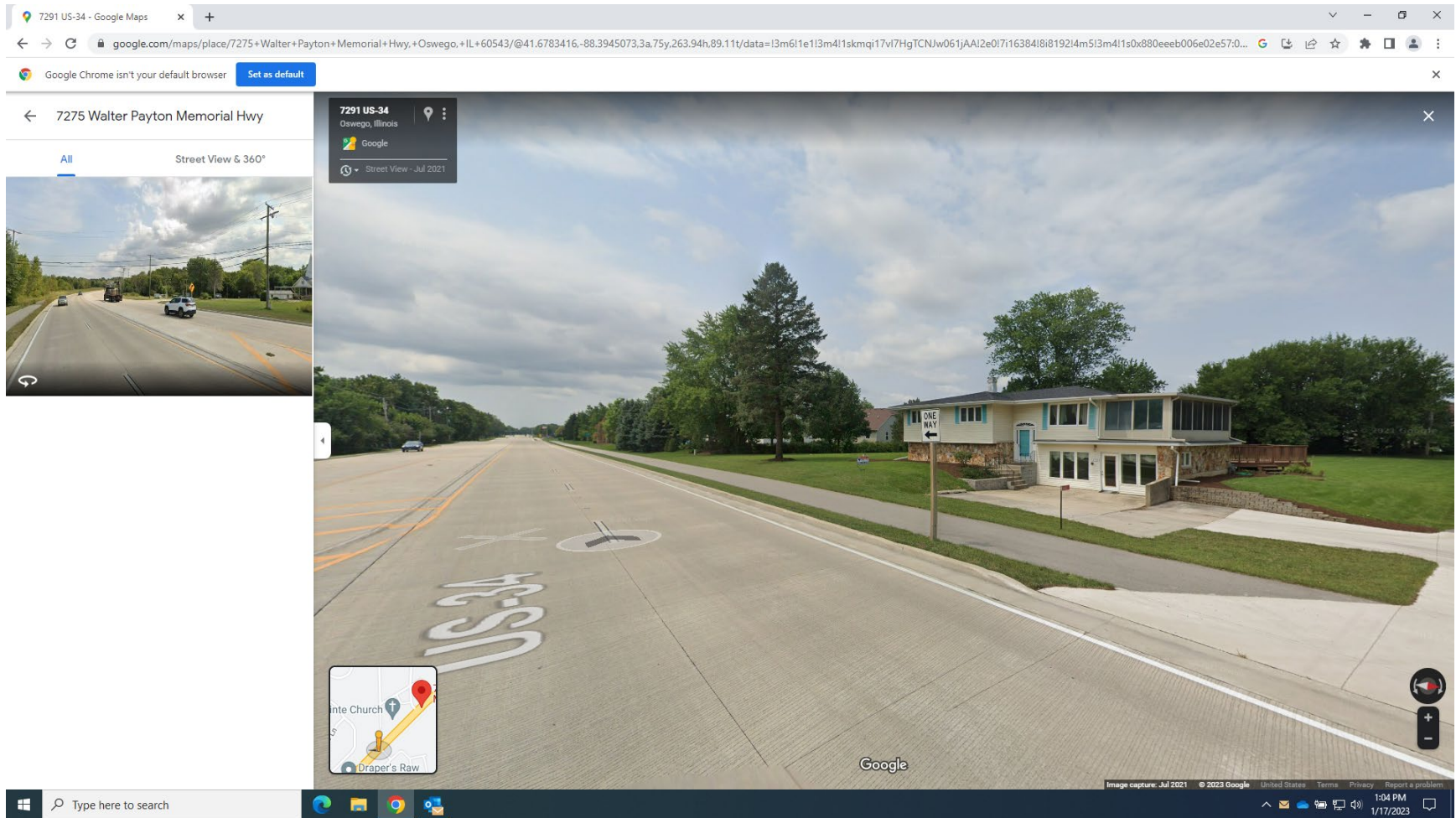
Matthew H. Asselmeier, AICP, CFM
Senior Planner

Encs: Ordinance 2009-25
Revocation Letter

Attachment 6



Attachment 7



Matt Asselmeier

From: Matt Asselmeier
Sent: Thursday, March 30, 2023 2:19 PM
To: luisdavid [REDACTED]
Cc: Scott Koepfel; Seth Wormley
Subject: RE: Special Use Permit Revocation Letter for 7275 Route 34
Attachments: Voluntary 09-25 Revocation Letter.docx

David:

Per my voicemail, please either schedule an inspection of your property or sign and submit the attached revocation letter by 4:30 p.m. on March 31, 2023.

If you do not schedule the inspection or submit the attached revocation by the above deadline, I already have authority to initiate involuntary revocation of the special use permit.

Please advise as to how you would like me to proceed.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

From: Matt Asselmeier
Sent: Friday, March 24, 2023 1:36 PM
To: luisdavid [REDACTED]
Subject: RE: Special Use Permit Revocation Letter for 7275 Route 34

David:

Could we schedule a time to get the special use revocation paperwork signed?

If you would prefer to keep the special use permit, please let me know your availability to have the property inspected.

I would like to get this matter resolved within the next 2 weeks.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139

Matt Asselmeier

From: Matt Asselmeier
Sent: Monday, March 27, 2023 11:36 AM
To: luisdavid [REDACTED]
Cc: Scott Koeppel; Seth Wormley
Subject: RE: Special Use Permit Revocation Letter for 7275 Route 34
Attachments: Voluntary 09-25 Revocation Letter.docx

David:

Per my voicemail, please either schedule an inspection of your property or sign and submit the attached revocation letter by 4:30 p.m. on March 31, 2023.

If you do not schedule the inspection or submit the attached revocation by the above deadline, I already have authority to initiate involuntary revocation of the special use permit.

Please advise as to how you would like me to proceed.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

From: Matt Asselmeier
Sent: Friday, March 24, 2023 1:36 PM
To: luisdavid [REDACTED]
Subject: RE: Special Use Permit Revocation Letter for 7275 Route 34

David:

Could we schedule a time to get the special use revocation paperwork signed?

If you would prefer to keep the special use permit, please let me know your availability to have the property inspected.

I would like to get this matter resolved within the next 2 weeks.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139

Matt Asselmeier

From: Matt Asselmeier
Sent: Thursday, March 16, 2023 1:52 PM
To: luisdavid@ [REDACTED]
Subject: Special Use Permit Revocation Letter for 7275 Route 34

David:

Could we schedule a time to get the special use revocation paperwork signed?

Thanks,

Matthew H. Asselmeier, AICP, CFM
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

Matt Asselmeier

From: Matt Asselmeier
Sent: Thursday, March 9, 2023 9:24 AM
To: luisdavid [REDACTED]
Subject: RE: Special Use Permit Revocation Letter for 7275 Route 34

David:

Could we schedule a time to get the special use revocation paperwork signed?

Thanks,

Matthew H. Asselmeier, AICP, CFM
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

Matt Asselmeier

From: Matt Asselmeier
Sent: Monday, March 6, 2023 9:05 AM
To: luisdavid [REDACTED]
Subject: FW: Special Use Permit Revocation Letter for 7275 Route 34
Attachments: Voluntary 09-25 Revocation Letter.docx

Luis:

Per our phone conversation, attached please find the voluntary revocation letter for the special use permit on your property.

Please sign the attached letter, have it notarized, and send it back to me.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

Matt Asselmeier

From: Matt Asselmeier
Sent: Tuesday, February 28, 2023 10:54 AM
To: luisdavid [REDACTED]
Subject: FW: Special Use Permit Revocation Letter for 7275 Route 34
Attachments: Voluntary 09-25 Revocation Letter.docx

Luis:

Per our phone conversation, attached please find the voluntary revocation letter for the special use permit on your property.

Please sign the attached letter, have it notarized, and send it back to me.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

Matt Asselmeier

From: Matt Asselmeier
Sent: Tuesday, February 21, 2023 9:54 AM
To: luisdavid [REDACTED]
Cc: Scott Koeppel; Seth Wormley
Subject: FW: Special Use Permit Revocation Letter for 7275 Route 34
Attachments: Voluntary 09-25 Revocation Letter.docx

From: Matt Asselmeier
Sent: Wednesday, February 1, 2023 12:45 PM
To: luisdavid [REDACTED]
Cc: Scott Koeppel <skoeppe@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>
Subject: Special Use Permit Revocation Letter for 7275 Route 34

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Per our phone conversation, attached please find the voluntary revocation letter for the special use permit on your property.

Please sign the attached letter, have it notarized, and send it back to me.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

Matt Asselmeier

From: Matt Asselmeier
Sent: Thursday, February 9, 2023 9:08 AM
To: luisdavid [REDACTED]
Cc: Scott Koeppel; Seth Wormley
Subject: RE: Special Use Permit Revocation Letter for 7275 Route 34

Luis:

Did you have an opportunity to review and sign the document revoking the special use permit at this property?

Thanks,

Matthew H. Asselmeier, AICP, CFM
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

From: Matt Asselmeier
Sent: Wednesday, February 1, 2023 12:45 PM
To: luisdavid [REDACTED]
Cc: Scott Koeppel <skoeppel@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>
Subject: Special Use Permit Revocation Letter for 7275 Route 34

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Matthew H. Asselmeier, AICP, CFM
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

Date

Kendall County
Planning, Building and Zoning
Attn: Matthew H. Asselmeier
111 West Fox Street Room 203
Yorkville, IL 60560-1498
Phone: 630-553-4139 Fax: 630.553.4179

We, Luis Hernandez and Claudia Menendez Del Valle, are the owners of the parcel 02-14-452-003.

On July 21, 2009, the property was granted a special use (Ordinance 2009-25). The special use granted in 2009 was granted for the operation of a retail gift shop business.

Pursuant to Section 13:08.F of the Kendall County Zoning Ordinance, we hereby voluntarily request that Kendall County revoke our special use on the above-referenced property. By signing below, we acknowledge that no public hearing shall be conducted for revocation of the special use. We understand that the requested revocation shall not become effective unless and until approved by a majority vote of the Kendall County Board. By signing below, we hereby waive our right to a public hearing and formally request the above-referenced special use be removed from our property.

(Signatures)

(Date)

(Printed Names)

Attest: _____
Notary Public

Matt Asselmeier

From: Alec Keenum <akeenum@oswegofire.com>
Sent: Monday, April 3, 2023 12:15 PM
To: Matt Asselmeier
Subject: [External]RE: Kendall County Zoning Petition 23-01

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Matt,

FYI.... Oswego Fire's last inspection of JoRic Trading at 7275 Rt 71 was August of 2020. In March of 2021 we were told that the fire alarm was no longer being monitored and that the building was going back to residential. We therefore took it off our schedules as a "business".

Oswego Fire has no issues with this petition.

Regards,

Capt. Alec J Keenum
Fire Marshal
Oswego Fire Protection District