



**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

May 1, 2023 – 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 March 27, 2023, Zoning Board of Appeals Hearing/Meeting

PETITIONS:

1. **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

2. **Petition 23 – 17 – Kendall County Planning, Building and Zoning Committee**
Request: Text Amendments to Kendall County Zoning Ordinance Pertaining to Chickens on Residentially Zoned Property

3. **Petition 23 – 19 – Brent A. Stary and Tracy A. Stary on Behalf of MCB52, Inc. (Property Owner) and Roman Correa on Behalf of R&S Landscaping and Nursery, Inc. (Tenant)**
Request: Special Use Permit for a Landscaping Business, Including Outdoor Storage, Variance to Section 4:05.B and Section 11:02.F.7 of the Kendall County Zoning Ordinance Allowing Parking and Loading No Closer Than Twenty-Five Feet from the Right-of-Way Line of Route 126 and to Allow the Handicapped Accessible Parking Space No Closer than Sixty-Nine Feet of the Right-Of-Way Line of Route 126, Variance to Section 11:02.F.4 of the Kendall County Zoning Ordinance to Allow Parking Spaces at a Depth of Eighteen Feet With a Two Foot Overhang, and a Variance to Section 4:09.A of the Kendall County Zoning Ordinance to Allow the Driveway Off of Grove Road to be less than Twenty Feet in Width Until Such Time as the Driveway is Replaced
PINs: 06-18-200-011 and 06-18-200-013
Location: 5022 Route 126, Yorkville in Na-Au-Say Township
Purpose: Petitioners Want to Operate a Landscaping Business at the Subject Property, Property is Zoned A-1

4. **Petition 23 – 20 – Brent A. Stary and Tracy A. Stary on Behalf of MCB52, Inc. (Property Owner) and Roman Correa on Behalf of R&S Landscaping and Nursery, Inc. (Tenant)**

Request: Variance to Section 7:01.G.2.a of the Kendall County Zoning Ordinance to Allow the Existing House To Be No Closer than Seventy-Three Feet South of the Right-of-Way Line of Route 126 and No Closer than Twenty-One Feet West of the Right-of-Way Line of Grove Road and a Variance to Section 7:01.G.2.b of the Kendall County Zoning Ordinance to Allow Accessory Structures No Closer than Fifty-Seven Feet South of the Right-of-Way line of Route 126 and No Closer than Fifty-Three Feet West of the Right-of-Way Line of Grove Road

PINs: 06-18-200-011 and 06-18-200-013

Location: 5022 Route 126, Yorkville in Na-Au-Say Township

Purpose: Petitioners Want to Remove the Lawful Non-Conformities by Securing Applicable Variances A-1

NEW BUSINESS/ OLD BUSINESS

1. None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 23-02 Agricultural Conservation Area 1 in Lisbon Township

2. Petition 23-03 Agricultural Conservation Area 2 in Lisbon Township

3. Petition 23-04 Agricultural Conservation Area 3 in Lisbon Township

PUBLIC COMMENT:

ADJOURN ZONING BOARD OF APPEALS- Next hearing/meeting on May 30, 2023

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.