



**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

March 4, 2024 – 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 January 29, 2024, Zoning Board of Appeals Hearing/Meeting

PETITIONS:

1. **Petition 23 – 35 – Tyler Arbeen on Behalf of Arbeen, LLC**
Request: Special Use Permit for a Landscaping Business and Variances to Section 7:01.G.2.b and 11:02.F.7.a of the Kendall County Zoning Ordinance to Allow Parking and Accessory Structures within Fifty-One Feet of the Center Line of Stewart Road
PIN: 03-24-400-011
Location: Between 3900 and 3716 Stewart Road on the East Side of Stewart Road, Oswego, in Oswego Township
Purpose: Petitioner Wishes to Operate a Landscaping Business and Have Parking and Accessory Structures Inside the Front Yard Setback; Property is Zoned A-1
2. **Petition 24 – 01 – Deb Chow on Behalf of Jade Restorations, Inc.**
Request: Major Amendments to the Special Use Permit for a Kennel and Veterinary Granted by Ordinance 2020-01 and Amended by Ordinance 2023-05 by Changing the Site Plan, Landscaping Plan, and Photometric Plan
PIN: 09-24-100-012 (Part)
Location: 949 Bell Road, Minooka in Seward Township
Purpose: Petitioner Wants to Change the Site Plan by Extending a Driveway and Make Adjustments to the Landscaping and Photometric Plans Caused by Rezoning Part of the Property; Property is Zoned A-1 with a Special Use Permit
3. **Petition 24 – 02 – Deb Chow on Behalf of Jade Restorations, Inc.**
Request: Map Amendment Rezoning Approximately 13.6 Acres of the Subject Property from A-1 Agricultural District and A-1 Agricultural District With a Special Use Permit for a Kennel and Veterinary to B-3 Highway Business District
PIN: 09-24-100-012 (Part)
Location: 949 Bell Road, Minooka in Seward Township
Purpose: Petitioner Wants to Rezone a Portion of the Property to B-3 Highway Business District
4. **Petition 24 – 03 – Kendall County Regional Planning Commission**
Request: Amendments to the Future Land Use Map Contained in the Kendall County Land Resource Management Plan by Reclassifying the Following Parcels from Transportation Corridor to Mixed Use Business and Related Text Changes
PINs: 05-09-300-015, 05-09-376-002, 05-09-400-006, 05-09-400-010, 05-09-400-011, 05-16-100-006, 05-16-200-008, 05-16-200-013, and 05-16-200-014
Location: On Both Sides of Route 47 Between 7775 A/B Route 47 and 8175 Route 47, Excluding 8115 Route 47, Yorkville in Kendall Township
Purpose: Petitioner Wants to Reclassify the Properties in Order to Allow Them to Be Rezoned to Allow Manufacturing Uses at a Future Time

NEW BUSINESS/ OLD BUSINESS

1. Follow-Up from the Kendall County Regional Planning Commission Annual Meeting

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 23-32 Reclassifying 8115 Route 47 in the Future Land Use Map
2. Petition 23-33 Rezoning 8115 Route 47

PUBLIC COMMENT:

ADJOURN ZONING BOARD OF APPEALS- Next hearing/meeting on April 1, 2024

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.