

MINUTES
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210)
YORKVILLE, IL 60560
January 29, 2024 – 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, Tom LeCuyer, Randy Mohr, Jillian Prodehl, and Dick Whitfield

Members Absent: Dick Thompson

Staff Present: Matthew Asselmeier, AICP, CFM, Director and Wanda Rolf, Administrative Assistant

Others Present: None

MINUTES:

Member LeCuyer made a motion, seconded by Member Cherry, to approve the minutes of the December 18, 2023, hearing/meeting.

With a voice vote of six (6) ayes, the motion carried.

PETITIONS

The Zoning Board of Appeals started their review of Petition 23-35 at 7:00 p.m.

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

Mr. Asselmeier summarized the issue.

At the January 24, 2024, meeting of the Kendall County Regional Planning Commission, the Petitioner's Attorney stated that the site plan for this proposal will change to address stormwater measures. The proposal was laid over until the February 28, 2024, Kendall County Regional Planning Commission meeting at the Petitioner's request.

Staff requested that the hearing for this Petition be continued until March 4, 2024.

Member Whitfield made a motion, seconded by Member Fox, to continue the hearing until March 4, 2024.

The votes were as follows:

Ayes (6): Whitfield, Mohr, Cherry, Fox, LeCuyer, and Prodehl
Nays (0): None
Abstain (0): None
Absent (1): Thompson

The motion passed.

The Zoning Board of Appeals completed their review of Petition 23-35 at 7:01 p.m.

NEW BUSINESS/OLD BUSINESS

Kendall County Regional Planning Commission Annual Meeting on February 3, 2024, at 9:00 a.m.

The Board reviewed the agenda for the meeting.

Chairman Mohr noted that Seward Township was looking at reviewing their Township Plan. The cost of doing the plan for the entire County would be around One Hundred Fifty Thousand Dollars (\$150,000) over a three (3) year period. Discussion occurred about protecting creeks and streams throughout the County; Seward Township was working on creating guidelines.

Mr. Asselmeier reported that for the March 4, 2024, hearing, the proposed landscaping business on Stewart Road would be on the agenda. Also, the owner of the veterinary and kennel at 949 Bell Road wants to rezone the majority of the property to B-3 which will also cause an amendment to the site plan, landscaping plan, and photometric plans of the special use permit. Finally, a proposal exists to reclassify several properties immediately south of Yorkville on Route 47 from Transportation Corridor to Mixed Use Business.

Anti-Harassment Training

The Board reviewed the anti-harassment training.

REVIEW OF PETITIONS THAT WENT TO PLANNING BUILDING AND ZONING

None

PUBLIC COMMENTS

None

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

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

With a voice vote of six (6) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 7:44 p.m.

The next regularly scheduled meeting/hearing will be on March 4, 2024.

Respectfully submitted by,
Matthew H. Asselmeier
Planning, Building and Zoning Director

Exhibits

1. Memo on Petition 23-35 Dated January 25, 2024
2. January 25, 2024, Email from Dan Kramer
3. Certificate of Publication and Certified Mail Receipts for Petition 23-35 (Not Included with Report but on file in Planning, Building and Zoning Office)



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

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MEMORANDUM

To: Kendall County Zoning Board of Appeals

From: Matthew H. Asselmeier, AICP, CFM, Director

Date: 1/25/2024

Subject: Petition 23-35

At the January 24, 2024, meeting of the Kendall County Regional Planning Commission, the Petitioner's Attorney stated that the site plan for this proposal will change to address stormwater measures. The proposal was laid over until the February 28, 2024, Kendall County Regional Planning Commission meeting at the Petitioner's request.

Staff requests that the hearing for this Petition be continued until March 4, 2024.

If you have any questions, please let me know.

MHA

Matt Asselmeier

From: Daniel J Kramer <dkramer@dankramerlaw.com>
Sent: Thursday, January 25, 2024 9:34 AM
To: Matt Asselmeier; Real estate
Subject: [External]RE: January 29th ZBA Hearing

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 Please consider this Letter as Petitioner's request to Continue the Public Hearing on the Arbeen special Use Project to March 4,2024 regularly scheduled meeting on Petitioner's Motion.

Very Truly Yours,

Daniel J. Kramer
Attorney at Law
1107A S. Bridge Street
Yorkville, IL. 60560
Phone-630.553.9500
Fax-630.553.5764

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From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Thursday, January 25, 2024 9:17 AM
To: Daniel J Kramer <dkramer@dankramerlaw.com>
Subject: FW: January 29th ZBA Hearing

Dan:

The following email was sent to the Kendall County Zoning Board of Appeals this morning.

Thanks,

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