



**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

September 3, 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 July 29, 2024, Zoning Board of Appeals Hearing/Meeting

PETITIONS:

1. **Petition 24 – 21 – Scott L. and Cheryl A. Hill on Behalf of the Hill Living Trust**
Request: Map Amendment Rezoning the Property from A-1 Agricultural District to R-1 One Family Residential District and a Variance to Section 8:02.D.1 of the Kendall County Zoning Reducing the Required Minimum Width of a Lot at the Building Line from 200 Feet to 40 Feet
PIN: 01-09-401-013
Location: Between 15715 and 15609 Miller Road, Plano in Little Rock Township
Purpose: Petitioner Wants to Rezone the Property in Order to Build 2 Houses

2. **Petition 24 – 22 – Leo M. Phillipp**
Request: Map Amendment Rezoning the Property from A-1 Agricultural District to R-1 One Family Residential District
PIN: 05-08-301-002
Location: 10835 Legion Road, Yorkville in Kendall Township
Purpose: Petitioner Wants to Rezone the Property in Order to Build 3 Houses

3. **Petition 24 – 23 – Seth Wormley on Behalf of the Richard Budd Wormley Revocable Living Trust (Owner) and Matthew D. Toftoy on Behalf of Finer Finish Grounds Care, LLC (Tenant)**
Request: Special Use Permit for a Landscaping Business
PINs: 04-04-400-015 (Part) and 04-04-400-016 (Part)
Location: 6891 Fox River Drive, Yorkville in the Village of Millbrook
Purpose: Petitioner Wants to Lease and Operate a Landscaping Business at the Property; Property is Zoned A-1

NEW BUSINESS/ OLD BUSINESS

1. October 25, 2024, Illinois Association of County Zoning Officials Training

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

PUBLIC COMMENT:

ADJOURN ZONING BOARD OF APPEALS- Next hearing/meeting on September 30, 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.