



**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 30, 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 September 3, 2024, Zoning Board of Appeals Hearing/Meeting

PETITIONS:

1. **Petition 24 – 13 – James C. Marshall on Behalf of TurningPointEnergy, LLC Through TPE IL KE240 (Tenant) and Frank J. Santoro (Owner)**

Request: Special Use Permit for a Commercial Solar Energy Facility and Variance to Section 7:01.D.17.a of the Kendall County Zoning Ordinance to Allow a Commercial Solar Energy Facility on Land within One Point Five (1.5) Miles of Municipality without an Annexation Agreement

PIN: 03-26-300-006

Location: East of 2025 Simons Road, Oswego in Oswego Township

Purpose: Petitioner Would Like to Install a Commercial Solar Energy Facility; Property is Zoned A-1

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

NEW BUSINESS/ OLD BUSINESS

1. Approval of Fiscal Year 2024-2025 Meeting Calendar

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 24-17 Pipeline Depth Text Amendments

2. Petition 24-21 Hill Rezoning on Miller Road

3. Petition 24-23 Special Use for Landscaping Business at 6891 Fox River Drive

PUBLIC COMMENT:

ADJOURN ZONING BOARD OF APPEALS- Next hearing/meeting on October 28, 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.