



**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**

December 16, 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 October 28, 2024, Zoning Board of Appeals Hearing/Meeting

**PETITIONS:**

1. **Petition 24 – 30 – Nicholas S. Bellone on Behalf of Ament Solar 1, LLC (Tenant) and Janet M. Dhuse on Behalf of the Janet Dhuse Declaration of Family Trust Dated March 1, 2013 (Owner)**

**Request:** Special Use Permit for a Commercial Solar Energy Facility and Variance to Section 36-282(17)(a) of the Kendall County Code to Allow a Commercial Solar Energy Facility on Land within One Point Five (1.5) Miles of Municipality without an Annexation Agreement  
**PINs:** 05-16-300-006 and 05-17-400-005

**Location:** South of 9949 and 10021 Ament Road, Yorkville in Kendall Township

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

2. **Petition 24 – 31 – Kendall County Zoning Administrator**

**Request:** Text Amendments to Sections 36-282(20)(j), 36-282(32)(b), and 36-282(54) of the Kendall County Code by Increasing the Road Weight Limit Requirements from 73,280 Pounds to 80,000 Pounds in the Zoning Regulation Requirements for Composting Facilities, Landscaping Businesses, and Storage Facilities for Motor Vehicles, Boats, Trailers, and Recreational Vehicles

**Purpose:** Petitioner Would Like to Increase the Weight Requirement to Match State Law

3. **Petition 24 – 32 – Kendall County Zoning Administrator**

**Request:** Text Amendment to Section 36-1051(12) of the Kendall County Code by Transferring the Enforcement Authority of Window Sign Zoning Regulations from the County Sheriff or Designee to the Zoning Administrator or Designee

**Purpose:** Petitioner Would Like Consistent Regulatory Authority Throughout the Entire Zoning Portion of the Kendall County Code

4. **Petition 24 – 33 – Kendall County Zoning Administrator**

**Request:** Text Amendments to the Kendall County Code by Adding Parks to the Appropriate Place Alphabetically in the List of Permitted Uses in the R-4, R-5, R-6, and R-7 Zoning Districts and Related Text Changes

**Purpose:** Petitioner Would Like to Add Parks to the List of Permitted Uses in the R-4, R-5, R-6, and R-7 Zoning Districts

5. **Petition 24 – 34 – Kendall County Regional Planning Commission**

**Request:** Text Amendment to Section 36-247(7)(a) of the Kendall County Code by Reducing the Setback from Pipelines to Occupied Principal Structures

**Purpose:** Petitioner Would Like to Reduce the Setback for Pipeline Greater Than 10 Inches in Diameter which Carry/Conduct Flammable or Hazardous Material from 500 Feet from Occupied Principal Structures to 25 Feet from Occupied Principal Structures

6. **Petition 24 – 35 – Kendall County Regional Planning Commission**  
Request: Text Amendment to the Kendall County Code Amending the Parking Regulations in Front Yard Setbacks  
Purpose: Petitioner Would Like to Allow Parking in the Interior ½ of the Front Yard Setback on Properties Zoned A-1

NEW BUSINESS/ OLD BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 24-26 Tremain Rezoning
2. Petition 24-28 Pasteris Special Use Permit Amendment on Johnson Road

PUBLIC COMMENT:

**ADJOURN ZONING BOARD OF APPEALS**- Next hearing/meeting on January 27, 2025

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.