



**KENDALL COUNTY
ZONING BOARD OF APPEALS
PUBLIC HEARING/MEETING**

111 West Fox Street • Room 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

January 27, 2020 – 7:00 p.m.

CALL TO ORDER – ZONING BOARD OF APPEALS

ROLL CALL for the Zoning Board of Appeals: Randy Mohr (Chair); Scott Cherry, Karen Clementi, Cliff Fox, Tom LeCuyer, Dick Thompson, and Dick Whitfield

MINUTES: Approval of Minutes from the October 28, 2019 Zoning Board of Appeals Hearing/Meeting

PETITIONS:

1. **19 – 34 – Ronald Smrz on Behalf of the Bank of Lyon Trust**
Request: Special Use Permit for a Storage of Motor Vehicles, Boats, Trailers, and Other Recreational Vehicles Business
PIN: 02-35-151-003
Location: 7821 Route 71, Oswego Township
Purpose: Petitioner Wants to Operate a Storage Business on the Subject Property; Property is Zoned A-1 with a Special Use Permit

2. **19 – 37 – John Dollinger on Behalf of Hansel Ridge, LLC**
Request: Amend the Future Land Use Map in the Land Resource Management Plan by Changing the Classification of the Subject Property from Public/Institutional to Commercial
PIN: Northern 18.7 +/- Acres of 09-13-200-002
Location: 195 Route 52, Seward Township
Purpose: Petitioner Wants Map Change to Be Able to Rezone the Property for Commercial Purposes; Property is Zoned A-1

3. **19 – 38 – John Dollinger on Behalf of Hansel Ridge, LLC (Current Owner) and Jason Shelley on Behalf of Goprobball, LLC (Prospective Buyer)**
Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural to B-4 Commercial Recreation District
PIN: Northwestern 9.19 +/- Acres of 09-13-200-002
Location: 195 Route 52, Seward Township
Purpose: Petitioners Would Like to Operate an Indoor Athletic Facility at the Subject Property

4. **19 – 39 – John Dollinger on Behalf of Hansel Ridge, LLC (Current Owner), Jason Shelley on Behalf of Goprobball, LLC (Prospective Buyer), and James and Denise Maffeo (Prospective Buyer)**
Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural to B-3 Highway Business District and Special Use Permits for Indoor and Outdoor Storage
PIN: Northeastern 8.69 +/- Acres of 09-13-200-002
Location: 195 Route 52, Seward Township
Purpose: Petitioners Would Like to Operate an Indoor and Outdoor Storage Facility on the Property.

5. **19 – 47 – Deb Chow on Behalf of Jade Restorations, Inc. (Current Owner) and D. Howard on Behalf of Bullmastiff Construction Company LTD. (Contractor)**
Request: Special Use Permits for a Kennel and Veterinary Establishment
PIN: South 8.49 +/- Acres of 09-24-100-012
Location: Northeast Corner of Ridge Road and Bell Road, Seward Township
Purpose: Petitioners Would Like to Operate a Veterinary and Kennel on the Property. Property is Zoned A-1

NEW BUSINESS/ OLD BUSINESS

1. Discussion of February 1, 2020 Kendall County Regional Planning Commission Annual Meeting

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 19-26 Landscaping Business at 276 Route 52
2. Petition 19-31 Cannabis Zoning Regulations
3. Petition 19-35 Kennel at 3601 Plainfield Road

PUBLIC COMMENT

ADJOURN ZONING BOARD OF APPEALS- Next hearing/meeting on March 2, 2020

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.