KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
111 WEST FOX STREET, Room 209 and 210
YORKVILLE, IL 60560
July 27, 2015 – 7:00 p.m.

CALL TO ORDER
At 7:00 p.m., Chairman Randy Mohr called the Zoning Board of Appeals meeting to order.

ROLL CALL
Members present: Randy Mohr (Chairman), Scott Cherry, Karen Clementi, Donna McKay (Vice-Chair) and Dick Thompson
Members absent: Dick Whitfield, Tom LeCuyer
Also present was: Mike Hoffman-Teska Associates, Inc.
In the audience:

MINUTES
Chairman Mohr asked if there were corrections. Mr. Thompson noted a couple grammatical corrections, and a voting correction. Motion to approve April 27, 2015 corrected minutes by Karen Clementi, seconded by Donna McKay.
Approved 5-0.

PETITIONS

1. 15-13 Gary Kritzberg
Request: Variance from front yard setback for a garage
Location: 1211 Game Farm Road, Yorkville
Purpose: To construct a garage in the front yard

Mr. Hoffman stated that Mr. Kritzberg wants to build a garage in his front yard. His property slopes back to Blackberry Creek. The petitioner wants to locate the garage within six feet of the right-of-way which would be within the normal setback for structures. Staff has proposed three other locations that could be done besides the location requested by the petitioner. The first two sites, A and B, would not require variances. Site A was rejected by petitioner as he would like to divide his property into another lot sometime in the future. Site B was rejected by the petitioner due to a significant amount of landscaping and underground utilities being present. Site C would require a variance but would be about thirty feet back from the right-of-way. This would be consistent with some of the other buildings in the area. Site C would be staff’s recommendation. Petitioner did not like staff’s proposal and wished to stay with his original proposal. The County is currently awaiting comment from the United City of Yorkville as it is surrounded by Yorkville and may be annexed by them in the future. Mr. Hoffman stated it would be ready by the next meeting. Yorkville staff was apparently comfortable with County staff’s recommendation.
Chairman Mohr stated that as he has known Mr. Kritzberg for a long time. Due to his personal relationship he will recuse himself from any discussions and voting; however, he will do his duty as Chairman to bring the vote to the Zoning Board of Appeals. He then asked if there were any additional questions for staff before opening the meeting for public comment.

Ms. Clementi asked if it was possible to get a GIS map for the next meeting for the Zoning Board of Appeals. Mr. Hoffman stated he would inquire.

Ms. McKay asked if staff was aware of Yorkville setback requirements. Mr. Hoffman stated as it was not zoned in the City he could not give a definitive answer. He continued that adjacent properties were typically zoned residential which required a forty foot setback. He finished that the County’s required setback for this property is fifty feet.

Chairman Mohr opened the meeting for public testimony. Chairman Mohr noted that staff spoke to Mr. Krtizberg and told him he did not have to attend the meeting as it would be continued.

Ms. McKay made a motion to continue the public hearing to the next meeting. Mr. Cherry seconded. **Approved 5-0.**

**REVIEW PBZ APPROVALS BY COUNTY BOARD & CHANGES** – No changes

**NEW BUSINESS/OLD BUSINESS** –

Ms. Clementi spoke on the trailer from case 15-10: Frank Schmalz. It has been moved and some lawn care has been undertaken. She asked for an update from staff. Mr. Hoffman stated that he Mr. Schmalz is currently looking into moving the trailer into the backyard and has gotten his truck operating.

**PUBLIC COMMENT** - There were no additional comments by members in the audience.

**ADJOURNMENT OF THE ZONING BOARD OF APPEALS** - Next meeting will be on August 31, 2015.

Ms. McKay made a motion to adjourn the Zoning Board of Appeals meeting, Ms. Clementi seconded the motion. Chairman Randy Mohr adjourned the Zoning Board of Appeals meeting at 7:12 p.m.

Respectfully Submitted,

Andrez P. Beltran
Economic Development and Special Projects Coordinator