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**KENDALL COUNTY**  
**ZONING AND PLATTING ADVISORY COMMITTEE**  
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560  
(630) 553-4141 Fax (630) 553-4179

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**AGENDA**

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September 7, 2021 - 9:00 a.m.

CALL TO ORDER

**ROLL CALL:** **County Board:** Scott Gengler, PBZ Committee Chair; **County Highway Department:** Fran Klaas, County Engineer; **WBK Engineering, LLC:** Greg Chismark, Stormwater Consultant; **County Health Department:** Aaron Rybski, Director Environmental Health; **Forest Preserve District:** David Guritz, Director; **SWCD:** Alyse Olson, Resource Conservationist; **Sheriff's Office:** Commander Jason Langston; **GIS:** Meagan Briganti; **PBZ:** Brian Holdiman, Code Official; Matt Asselmeier, Senior Planner

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of August 3, 2021 ZPAC Meeting Minutes

PETITIONS:

1. **Petition 21 – 29 – Lorena and Jose DeJesus Gutierrez and Refugio and Etelvina Alvarez on Behalf of JJ Gutierrez Lawn Care, LLC**  
Request: Special Use Permit for a Landscaping Business and Variances to Sections 4:05.B and 7:01.G.2 of the Kendall County Zoning Ordinance Allowing Off-Street Parking in the Front Yard Setback  
PIN: 08-02-300-012  
Location: 12830 Ashley Road in Lisbon Township  
Purpose: Petitioner Wishes to Operate a Landscaping Business at the Property; Property is Zoned A-1
  
2. **Petition 21 – 30 – Robert Velazquez on Behalf of Always Faithful Properties, LLC**  
Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural District to B-3 Highway Business District  
PIN: 05-28-400-002  
Location: 10744 Route 47 in Kendall Township  
Purpose: Petitioner Wishes to Rezone the Property to B-3 and Operate a Landscaping Business at the Property
  
3. **Petition 21 – 31 – Robert Velazquez on Behalf of Always Faithful Properties, LLC**  
Request: Special Use Permit to Operate a Landscaping Business  
PIN: 05-28-400-002  
Location: 10744 Route 47 in Kendall Township  
Purpose: Petitioner Wishes to Rezone the Property to B-3 and Operate a Landscaping Business at the Property
  
4. **Petition 21 – 32 – Gilbert L. Niznik on Behalf of the Gilbert L. Niznik Revocable Trust Dated September 15, 2017 and Michael and Eryn Ruffatto**  
Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural District to R-1 One Family Residential District  
PIN: 06-13-101-011  
Location: East and South of 800 Route 126 in Na-Au-Say Township  
Purpose: Ruffattoes Wish to Construct a Single-Family Home on the Property

5. **Petition 21 – 33 – Elizabeth Bowyer on Behalf of Doragon Properties, LLC**  
Request: Special Use Permit to Operate a Craft Fair/Market (Sale of Agricultural Products, Pottery, Art and Home Décor Not Produced on the Premises) and Variance to Section 7:01.D.48 to Allow the Craft Fair/Market on Land Designated as Agricultural in the Kendall County Land Resource Management Plan  
PIN: 09-31-100-005  
Location: 5681 Whitewillow Road, Minooka, Seward Township  
Purpose: Petitioner Wants To Operate a Market on the Property; Property is Zoned A-1 Agricultural with a Special Use Permit for a Landscaping Business

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 21-24 Renewal of the Special Use Permit for the Billboard at Route 34 and Hafenrichter

OLD BUSINESS/ NEW BUSINESS

None

CORRESPONDENCE

PUBLIC COMMENT

ADJOURNMENT- Next meeting on October 5, 2021

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.