



**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 27, 2021 – 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 August 30, 2021 Zoning Board of Appeals Hearing/Meeting

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

NEW BUSINESS/ OLD BUSINESS

1. Approval of Fiscal Year 2021-2022 Meeting Calendar

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 21-26 Amendments to Special Use Permit for Banquet Facility at 10978 Crimmin Road
2. Petition 21-27 Rezoning Across from 2735 Route 52 (Tri-Star)
3. Petition 21-28 Rezoning Across from 14776 Jughandle Road (Gore)

PUBLIC COMMENT:

ADJOURN ZONING BOARD OF APPEALS- Next hearing/meeting on November 1, 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.