



**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560

AGENDA

Wednesday, September 22, 2021 – 7:00 p.m.

CALL TO ORDER

ROLL CALL: Bill Ashton (Chair), Roger Bledsoe, Tom Casey, Dave Hamman, Karin McCarthy-Lange, Larry Nelson (Secretary), Ruben Rodriguez (Vice-Chairman), Bob Stewart, Claire Wilson, and Seth Wormley

APPROVAL OF AGENDA

APPROVAL OF MINUTES Approval of Minutes from August 25, 2021 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

CITIZENS TO BE HEARD/PUBLIC COMMENT

NEW BUSINESS:

1. Approval of Fiscal Year 2021-2022 Meeting Calendar

OLD BUSINESS:

1. None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 21-27 Rezoning Across from 2735 Route 52 (Tri-Star)
2. Petition 21-28 Rezoning Across from 14776 Jughandle Road (Gore)

OTHER BUSINESS/ANNOUNCEMENTS

ADJOURNMENT Next Meeting October 27, 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.