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**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION**

110 West Madison Street • Court Room • Yorkville, IL • 60560

**AGENDA**

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Wednesday, December 10, 2025 – 7:00 p.m.

CALL TO ORDER

ROLL CALL: Cathy Anzelc, Eric Bernacki (Vice-Chairman), Tom Casey, Dave Hamman, Keith Landovitz (Chairman), Karin McCarthy-Lange (Secretary), Ruben Rodriguez, Bob Stewart, Claire Wilson, and Seth Wormley

APPROVAL OF AGENDA

APPROVAL OF MINUTES Approval of Minutes from November 6, 2025, Meeting

PETITIONS

1. **Petition 25 – 18 – Ansar Gafur on Behalf of JAS Powered by Greenvolt, LLC (Tenant) and Thomas F. Richards, Junior (Owner)**  
Request: Special Use Permit for a Commercial Solar Energy Facility, Variance to Section 36-282(17)(a) of the Kendall County Code to Allow a Commercial Solar Energy Facility on Land within One Point Five (1.5) Miles of Municipality without an Annexation Agreement, and Revocation of Special Use Permits Previously Granted  
PINs: 07-07-100-005 and 07-07-100-022  
Location: Property Between 17448 and 17676 Route 71, Newark, in Big Grove Township  
Purpose: Petitioner Wants To Operate a Commercial Solar Energy Facility; Property is Zoned A-1 and A-1 SU
  
2. **Petition 25 – 21 – Kathryn A. Vorbau and Eric H. Gray**  
Request: Major Amendment to Special Use Permit for a Banquet Facility Granted by Ordinance 2014-02 by Changing the Site Plan, Facility Capacity, and Business Operations Plan and a Variance to Section 36-971 (e) of the Kendall County Code by Allowing an Accessory Structure to be a Maximum 28 Feet, 8 Inches in Height  
PIN: 03-35-377-003  
Location: 1542 Plainfield Road, Oswego, in Oswego and Na-Au-Say Townships  
Purpose: Petitioner Wants To Amend the Existing Special Use Permit for a Banquet Facility and Construct an Accessory Structure Taller than the Maximum Height Allowed in the County Code; Property is Zoned R-3 SU
  
3. **Petition 25 – 22 – Todd E. Fryatt on Behalf of East Schoolhouse Road Community Energy Initiative LLC (Tenant) and John H. Smits on Behalf of the Jerrald J. Smits ET AL Trust (Owner)**  
Request: Special Use Permit for a Commercial Solar Energy Facility and Variance to Section 36-282 (17)(a) of the Kendall County Code Allowing a Commercial Solar Energy Facility on Property Within 1.5 Miles of Municipality Without an Annexation Agreement  
PIN: 06-09-400-004  
Location: East of 3485 Route 126, Oswego, in Na-Au-Say Township  
Purpose: Petitioner Wants To Install a Commercial Solar Energy Facility; Property is Zoned A-1

4. **Petition 25 – 23 – Robert Velazquez on Behalf of Always Faithful Properties, LLC**  
Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural District with a Special Use Permit to B-3 Highway Business District  
PIN: 05-28-400-007  
Location: 9475 Caton Farm Road, Yorkville, in Kendall Township  
Purpose: Petitioner Wants to Rezone the Property to Operate a Construction Sales and Service Business

5. **Petition 25 – 25 – Brian Kubinski and Sherry Ailsworth**  
Request: Special Use Permit for a Kennel and a Variance to Section 36-282 (31) of the Kendall County Code by Allowing a Kennel Up To 100 Feet from Property Planned to Residential on the County's Future Land Use Map  
PIN: 08-02-100-003  
Location: 12076 Ashley Road, Newark, Lisbon Township  
Purpose: Petitioners Wants To Operate a Kennel on the Property; Property is Zoned A-1

CITIZENS TO BE HEARD/PUBLIC COMMENT

NEW BUSINESS:

1. Review of Invitation List for February 2026 Annual Meeting

OLD BUSINESS:

None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OTHER BUSINESS/ANNOUNCEMENTS

ADJOURNMENT Next Regular Meeting January 28, 2026

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.