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**KENDALL COUNTY**  
**PLANNING, BUILDING & ZONING COMMITTEE MEETING**  
110 West Madison Street • Court Room • Yorkville, IL • 60560  
(630) 553-4141 Fax (630) 553-4179

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**AGENDA**

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Monday, January 12, 2026 – 6:30 p.m.

CALL TO ORDER:

ROLL CALL: Brian DeBolt, Elizabeth Flowers, Dan Koukol, Ruben Rodriguez (Vice-Chairman), and Seth Wormley (Chairman)

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes from December 8, 2025, Meeting

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from December 2025

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 – 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

3. **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

NEW BUSINESS:

1. Approval of a Community Benefits Agreement Between JAS Power, LLC and Kendall County, Illinois Pertaining to the Solar Project on Property Between 17448 and 17676 Route 71, Newark
2. Approval of Annual Renewal of Mobile Home Permit at 13443 Fennel Road
3. Short-Term Rental Renewal Update
4. Kendall County Regional Planning Commission Annual Meeting-February 7, 2026, at 9:00 a.m.
5. Approval to Extend the Deadline for Allowing an Outdoor Storage Special Use Permit at 14339 County Line Road (PIN: 09-13-200-014) in Seward Township as Allowed by Condition 4.E of Ordinance 2020-14 and Extended by the Planning, Building and Zoning Committee on November 13, 2023; Property is Zoned B-3 with a Special Use Permit for Indoor Storage

OLD BUSINESS:

1. Update on the Comprehensive Plan Update Project
2. Special Use Enforcement Update

REVIEW PRE-VIOLATION AND VIOLATION REPORT:

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

1. Historic Preservation Organization Meeting-February 18, 2026, at 5:30 p.m., at the Kendall County Historic Courthouse

REVIEW PERMIT REPORTS:

1. December 2025 Report
2. Calendar Year 2025 Report

CORRESPONDENCE:

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

ADJOURNMENT:

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.