



KENDALL COUNTY
ZONING AND PLATTING ADVISORY COMMITTEE
110 West Madison Street • Court Room • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

May 6, 2025 - 9:00 a.m.

CALL TO ORDER

ROLL CALL: **County Board:** Seth Wormley, 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, PBZ Director

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of November 5, 2024, ZPAC Meeting Minutes

PETITIONS:

1. **Petition 25 – 04 – Daniel J. Gorman on Behalf of USA Energy Independence, LLC (Prospective Buyer) and Stanley L. Zepelak on Behalf of the Lucaya Asset Management, LLC (Current Owner)**
Request: Special Use Permit for a Commercial Solar Energy Facility and 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
PIN: 02-09-400-007
Location: Between 9417 and 9221 Corneils Road, Bristol, in Bristol Township
Purpose: Petitioner Would Like to Install a Commercial Solar Energy Facility; Property is Zoned A-1

2. **Petition 25 – 05 – Kendall County Zoning Administrator**
Request: Text Amendments to Sections 30-98(c), 30-98(d), 30-197(b)(2), 36-155(c)(1) and 36-184(1) of the Kendall County Code Reducing the Number of Petitions, Plats, Site Plans, Final Engineering Plans, and Landscape Restoration and Planting Plans Submitted as Part of Applications for Final Plat Approval and for Final Plat Approval of Residential Planned Developments and Site Plan Approvals
Purpose: Petitioner Would Like to Reduce the Number of Paper Documents Submitted for Certain Applications

3. **Petition 25 – 06 – Kendall County Zoning Administrator**
Request: Text Amendments to Sections 30-37, 30-76, 30-98, 30-135, 36-2, 36-35, 36-36, 36-42(c), 36-112, 36-125(c), 36-154(c), 36-155(c), 36-182(2)(d), 36-183(b), and 36-184 of the Kendall County Code by Abolishing the Zoning and Platting Advisory Committee (ZPAC) as a Formal Committee of the County and Transferring the Duties of ZPAC to County Staff Members
Purpose: Petitioner Would Like to Transfer the Duties of ZPAC to County Staff Members

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 24-13 Special Use Permit and Variance for Commercial Solar Field on Simons Road (Withdrawn by Petitioner)
2. Petition 24-26 Tremain Rezoning
3. Petition 24-28 Pasteris Special Use Permit Amendment on Johnson Road

4. Petition 24-31 Text Amendment Related to Road Weight Classifications
5. Petition 24-32 Text Amendment Related to Enforcement of Window Sign Zoning Regulations
6. Petition 24-33 Text Amendment Adding Parks to the List of Permitted Uses in Certain Residential Districts
7. Petition 24-34 Text Amendment Related to Setbacks of Pipelines from Occupied Principal Structures
8. Petition 24-35 Text Amendment Related to Parking in the Front Yard Setback

OLD BUSINESS/ NEW BUSINESS

1. Follow-Up from the February 1, 2025, Kendall County Regional Planning Commission Annual Meeting

CORRESPONDENCE

PUBLIC COMMENT

ADJOURNMENT- Next meeting on June 3, 2025

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.