



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

AGENDA

Wednesday, May 21, 2025 – 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 April 7, 2025, Meeting

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from April 2025

PETITIONS:

1. **Petition 24 – 30 – Nicholas S. Bellone on Behalf of Ament Solar 1, LLC (Tenant) and Janet M. Dhuse on Behalf of the Janet Dhuse Declaration of Family Trust Dated March 1, 2013 (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
- PINs: 05-16-300-006 and 05-17-400-005
- Location: South of 9949 and 10021 Ament Road, Yorkville in Kendall Township
- Purpose: Petitioner Would Like to Install a Commercial Solar Energy Facility; Property is Zoned A-1

NEW BUSINESS:

1. Approval of a Community Benefit Agreement Between Ament Solar 1, LLC and the County of Kendall, Illinois
2. Introduction of Code Enforcement Officer Larry Simmons and Update on Planning, Building and Zoning Department Staffing
3. May 31, 2025, Meet the Code Official Event
4. Discussion of Adopting a Property Maintenance Code
5. Update on the Comprehensive Plan Update Project

OLD BUSINESS:

1. Approval of a Request to Extend the Deadline to Install Landscaping at the Property Between 3900 and 3716 Stewart Road (PIN: 03-24-400-013) in Oswego Township

2. Update on Stormwater Permit at 13039 McKanna Road (PIN: 09-09-100-002) in Seward Township
3. Updates on Amendments to the County-Wide Stormwater Management Ordinance Division of the Kendall County Code

REVIEW PRE-VIOLATION AND VIOLATION REPORT:

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

1. July 21, 2025, Meeting with Historic Preservation Groups

REVIEW PERMIT REPORT:

REVIEW REVENUE REPORT:

CORRESPONDENCE:

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

None

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.