



**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**
110 West Madison Street • Court Room • Yorkville, IL • 60560
AGENDA

Wednesday, May 28, 2025 – 7:00 p.m.

CALL TO ORDER

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

APPROVAL OF AGENDA

APPROVAL OF MINUTES

Approval of Minutes from January 22, 2025, Meeting

Approval of Minutes from February 1, 2025, Annual Meeting

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

CITIZENS TO BE HEARD/PUBLIC COMMENT

NEW BUSINESS:

1. Appointment of Bill Ashton to the Comprehensive Land Plan and Ordinance Committee
2. Update on Comprehensive Plan Update Project

OLD BUSINESS:

None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 24-35 Text Amendment Related to Parking in the Front Yard Setback

OTHER BUSINESS/ANNOUNCEMENTS

ADJOURNMENT Next Regular Meeting June 25, 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.