



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

AGENDA

Thursday, August 14, 2025 – 4:00 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 June 9, 2025, Meeting

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from June 2025
Review of Expenditures from July 2025

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, 30-78, 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

4. **Petition 25 – 07 – Brock VanAsdlen**
Request: Voluntary Revocation of a Special Use Permit for an Agricultural Heliport Granted by Ordinance 1989-13
PIN: 09-21-300-014
Location: 15660 O’Brien Road, Minooka, in Seward Township
Purpose: Petitioner the Special Use Permit Revoked; Property is Zoned A-1 with a Special Use Permit
5. **Petition 25 – 11 – Nancy Updike**
Request: Voluntary Revocation of a Special Use Permit for a Private Landing Strip Granted by Ordinance 1981-06
PIN: 04-05-100-002
Location: 16355 Millhurst Road, Plano, in Fox Township
Purpose: Petitioner the Special Use Permit Revoked; Property is Zoned A-1 with a Special Use Permit

NEW BUSINESS:

1. Approval of a Community Benefit Agreement Between USA Energy Independence 1, LLC and the County of Kendall, Illinois
2. Approval of Updated Zoning Application Calendars for 2025
3. Approval of an Agreement with Teska Associates, Inc. for Planning Services for a Period of One Year at a Cost Not to Exceed One Hundred Seventy-Five (\$175) Per Hour; Related Invoices to be Paid from the Planning, Building and Zoning Department's Consultant Line Item (11001902-63630)
4. Approval of a Request from Michael Isadore to Renew a Special Use Permit for Swimming Lessons Granted by Ordinance 1982-02 at 15331 Burr Oak Road, Plano
5. NPDES Survey Results
6. Discussion of Short-Term Rental Regulations; Committee Could Initiate Text Amendments to the Kendall County Code Related to Short-Term Rental Regulations

OLD BUSINESS:

1. Update on the Comprehensive Plan Update Project
2. Update on Stormwater Permit at 13039 McKanna Road (PIN: 09-09-100-002) in Seward Township; Committee Could Approve the Issuance of a Citation
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. Follow-Up from July 21, 2025, Meeting with Historic Preservation Groups

REVIEW PERMIT REPORTS FROM JUNE AND JULY:

REVIEW REVENUE REPORT:

CORRESPONDENCE:

1. June 11, 2025, Email from Alyse Olson from the Kendall County Soil and Water Conservation District Pertaining to NRI Application Form and Fees

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.