



**KENDALL COUNTY  
ZONING BOARD OF APPEALS  
PUBLIC HEARING/MEETING**

110 West Madison Street • Court Room • Yorkville, IL • 60560  
(630) 553-4141 Fax (630) 553-4179

**AGENDA**

September 29, 2025 – 7:00 p.m.

**CALL TO ORDER – ZONING BOARD OF APPEALS**

**ROLL CALL for the Zoning Board of Appeals:** Randy Mohr (Chair); Scott Cherry, Cliff Fox, Tom LeCuyer, Jillian Prodehl, Dick Thompson, and Dick Whitfield

**MINUTES:** Approval of Minutes from the September 2, 2025, Zoning Board of Appeals Hearing/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 – 08 – Jeremy M. and Samantha L. Dippold on Behalf of Best Budget Tree, LLC**

**Request:** Special Use Permit for Outdoor Storage of Recreational Vehicles and Boats

**PIN:** 09-15-200-003

**Location:** 2241 Route 52, Minooka, in Seward Township

**Purpose:** Petitioner Wants To Operate an Outdoor Storage of Recreational Vehicles and Boats Business; Property is Zoned A-1

3. **Petition 25 – 15 – Kendall County Planning, Building and Zoning Committee**

**Request:** Text Amendments to the Kendall County Code Pertaining to Short-Term Rental Zoning Regulations

**Purpose:** Petitioner Wants To Amend the Zoning Regulations Pertaining to Short-Term Rentals

**NEW BUSINESS/ OLD BUSINESS**

1. Update on Comprehensive Plan Update Project

2. Recommendation on FY2025-2026 Hearing/Meeting Calendar

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**

1. Petition 25-09 Rezoning a Portion of 14874 Brisbin Road

2. Petition 25-10 Rezoning a Portion of 14918 Brisbin Road

**PUBLIC COMMENT:**

**ADJOURN ZONING BOARD OF APPEALS-** Next hearing/meeting on October 27, 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.