



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

AGENDA

Monday, February 9, 2026 – 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 January 12, 2026, Meeting

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from January 2026

PETITIONS:

1. **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 (Zoning Code and License, Permits and Miscellaneous Regulations)
Purpose: Petitioner Wants To Amend the Zoning and Licensing Regulations Pertaining to Short-Term Rentals

2. **Petition 25 – 22 – Todd E. Fryatt on Behalf of East Schoolhouse Road Community Energy Initiative LLC (Tenant) and John H. Smits on Behalf of the Jerrald J. Smits ET AL Trust (Owner)**
Request: Special Use Permit for a Commercial Solar Energy Facility and Variance to Section 36-282 (17)(a) of the Kendall County Code Allowing a Commercial Solar Energy Facility on Property Within 1.5 Miles of Municipality Without an Annexation Agreement
PIN: 06-09-400-004
Location: East of 3485 Route 126, Oswego, in Na-Au-Say Township
Purpose: Petitioner Wants To Install a Commercial Solar Energy Facility; Property is Zoned A-1

NEW BUSINESS:

1. Approval of a Community Benefits Agreement Between East Schoolhouse Road Community Energy Initiative LLC and Kendall County, Illinois Pertaining to the Solar Project on Property East of 3485 Route 126, Oswego
2. Approval of Annual Renewal of Mobile Home Permit at 13443 Fennel Road
3. Approval of Publishing the Annual Noxious Weed Notice in the Kendall County Record at a Cost Not to Exceed \$125.00; Related Invoice(s) to Be Paid from the PBZ Legal Publications Line Item 11001902-62090

4. Approval of a Resolution Approving an Intergovernmental Agreement for Reciprocal Building Inspection Services between Kendall County, Illinois and the United City of Yorkville, Illinois
5. Approval of a Proposal from WBK Engineering for Work Related to the Submittal of the Annual Report for the 2025 NPDES – MS 4 Requirements in an Amount Not to Exceed \$3,000 Plus Reimbursable Costs (Costs + 10%)
6. Approval of a Proposal from WBK Engineering for Work Related to Updating the Kendall County Stormwater Management Plan in an Amount Not to Exceed \$20,900
7. Follow-Up on Kendall County Regional Planning Commission Annual Meeting
8. 2025 County-Wide Building Permit Memos

OLD BUSINESS:

1. Update on Short-Term Rentals
2. Special Use Enforcement Update

REVIEW PRE-VIOLATION AND VIOLATION REPORT:

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

1. Historic Preservation Organization Meeting-February 18, 2026, at 5:30 p.m., at the Kendall County Historic Courthouse

REVIEW PERMIT REPORT:

CORRESPONDENCE:

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

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.