

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)**  
**July 1, 2025 – Approved Meeting Minutes**

PBZ Chairman Seth Wormley called the meeting to order at 9:00 a.m.

Present:

Matt Asselmeier – PBZ Department  
Meagan Briganti – GIS Department  
David Guritz – Forest Preserve  
Brian Holdiman – PBZ Department  
Fran Klaas – Highway Department  
Commander Jason Langston – Sheriff's Department  
Alyse Olson – Soil and Water Conservation District  
Aaron Rybski – Health Department  
Seth Wormley – PBZ Committee Chair

Absent:

Greg Chismark – WBK Engineering, LLC

Audience:

John Tebrugge

**AGENDA**

Mr. Rybski made a motion, seconded by Commander Langston, to approve the agenda as presented.

With a voice vote of nine (9) ayes, the motion carried.

**MINUTES**

Mr. Klaas made a motion, seconded by Mr. Rybski, to approve the May 6, 2025, meeting minutes.

With a voice vote of nine (9) ayes, the motion carried.

**PETITIONS**

**Petition 21-20 John J. Tebrugge (Petitioner's Engineer) and Jhon Cordero on Behalf of Cordero Real Estate, LLC**

Mr. Asselmeier summarized the request.

The Petitioner purchased the subject property in 2020 and wishes to operate a tree service business onsite. The subject property was rezoned in 2021 by Ordinance 2021-09.

The Petitioner submitted the original application in 2021 and did not finalize the application until 2025.

The application materials, the two (2) response letters from the 2021 submittal, the site plan, stormwater information, landscaping plan, and photometric plan were provided.

The septic system for the adjoining property is located on the subject property. The plans to relocate this septic system were provided.

The buildings shown on the site plan were speculative, to date. While the Petitioner plans to operate a tree service business at the property, no timeline existed for the construction of the buildings.

The property is located near the southwest of corner of East Beecher and Galena Roads.

The property is approximately twenty-five (25) acres in size with approximately thirteen (13) acres proposed for disturbance.

The existing land use is Agricultural/Farming/Vacant (historic aerials show a house formerly standing at the north side of the property).

The property is zoned M-1 Limited Manufacturing District.

The County's Land Resource Management Plan calls for the property to be Mixed Use Business. Yorkville's plan calls for the property to be Estate/Conservation Residential.

Galena Road is a County maintained Major Collector Road. East Beecher is a Township maintained Local Road.

Yorkville has a trail planned along Galena Road. The Kendall County Forest Preserve has a trail planned along East Beecher Road.

There are no floodplains on the property. There are three (3) wetlands on the property totaling approximately ten (10) acres in size. Two (2) of the wetlands are farmed wetlands.

The adjacent land uses are Agricultural, Single-Family Residential, Commercial, and Comed Right-of-Way.

The adjacent properties are zoned A-1, A-1 SU, and M-2 in the County and R-2, R-3, and B-3 inside Yorkville.

The County's Future Land Use Map calls for the area to be Mixed Use Business, Suburban Residential (Max Density 1.00 DU/Acre), Commercial, and Comed. Yorkville's Future Land Use Map calls for the area to Estate/Conservation Residential.

The properties within one half (1/2) mile are zoned A-1, A-1 SU, M-2, and M-3 SU in the County and R-2, R-3, and B-3 in Yorkville.

The A-1 Special Use Permits to the south are for a gravel mining operation and compost facility. The M-3 Special Use Permit to the south is for asphalt production.

There is a proposed data center north of the subject property.

Galena Road will be widened in this area and additional right-of-way will be needed from the subject property. The site plan was designed with the widening plan in mind.

EcoCAT Report was submitted and identified the Mottled Sculpin and Rusty Patched Bumble Bee in the vicinity. Adverse impacts were considered unlikely, but IDNR recommended any mowed areas or areas that could be mowed be kept to a maximum height of six inches (6"). The EcoCat was provided.

Petition information was sent to Bristol Township on June 18, 2025. No comments were received.

Petition information was sent to the United City of Yorkville on June 18, 2025. No comments were received.

Petition information was sent to the Bristol Kendall Fire Protection on June 18, 2025. No comments were received.

The proposed design standards were as follows:

Responsive to Site Conditions-Site plans should be based on an analysis of the site. Such site analysis shall examine characteristics such as site context; geology and soils; topography; climate and ecology; existing vegetation, structures and road network; visual features; and current use of the site. In addition to the standards listed below, petitioners must also follow the regulations outlined in this Zoning Ordinance. To the fullest extent possible, improvements shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative effects and alteration of natural features. Fragile areas such as wetlands and flood plains should be preserved as open space. Slopes in excess of 20 percent as measured over a 10-foot interval also should remain as open space, unless appropriate engineering measures concerning slope stability, erosion and safety are taken. The property was rezoned to M-1 Limited Manufacturing District in 2021. The property drains towards the south. Development is occurring away from the wetlands on the property.

Traffic and Parking Layout-Site plans should minimize dangerous traffic movements and congestion, while achieving efficient traffic flow. An appropriate number of parking spaces shall be provided while maintaining County design standards. The number of curb cuts should be minimized and normally be located as far as possible from intersections. Connections shall be provided between parking areas to allow vehicles to travel among adjacent commercial or office uses. Cross-access easements or other recordable mechanisms must be employed. The site plan shows one (1) right-in, right-out access from Galena Road and access from East Beecher Road, a twenty-four foot (24') wide asphalt drive. The number of parking spaces is thirty-eight (38) with four (4) additional handicapped accessible parking spaces. Based on the proposed use and the parking schedule in Section 36-1015 of the Kendall County Code, the number of parking spaces is adequate. However, if the Petitioner decides to sublease one (1) or more of the buildings in the future, the number of parking spaces would need to be evaluated based on the use of the property.

Conflicts between pedestrians and vehicular movements should be minimized. When truck traffic will be present upon the site, the road size and configuration shall be adequate to provide for off-street parking and loading facilities for large vehicles. Barrier curbs should be employed for all perimeters of and islands in paved parking lots, as well as for all service drives, loading dock areas, and the equivalent. Parking lots in industrial or commercial areas shall be paved with hot-mix asphalt or concrete surfacing. No conflicts are foreseen.

Site Layout-Improvements shall be laid out to avoid adversely affecting ground water and aquifer recharge; minimize cut and fill; avoid unnecessary impervious cover; prevent flooding and pollution; provide adequate access to lots and sites; and mitigate adverse effects of shadow, noise, odor, traffic, drainage and utilities on neighboring properties. The site plan shows the improvements away from the wetlands on the property. The total disturbed area is approximately thirteen point four (13.4) acres and the impervious area is approximately two point nine (2.9) acres. The buildings are setback at least one hundred fifty feet (150') from the center of Galena Road and the asphalt area is setback thirty feet (30') from East Beecher Road. The site plan shows a right-in right-out entrance on Galena Road. A gated entrance is proposed off of E. Beecher. One (1) freestanding sign is shown south of the driveway off of Galena Road and second freestanding sign is shown east of the driveway off of East Beecher Road. The landscaping plan shows vegetation along East Beecher and Galena Roads. The photometric plan shows no light at the property lines. The Petition plans to relocate the septic system of the neighboring property from the subject property. Outstanding drainage issues could be addressed by stormwater management permit.

Consistent with the Land Resource Management Plan-The proposed use and the design of the site should be consistent with the Land Resource Management Plan. This is true.

Building Materials-The proposed site plan design shall provide a desirable environment for its occupants and visitors as well as its neighbors through aesthetic use of materials, textures and colors that will remain appealing and will retain a reasonably adequate level of maintenance. Buildings shall be in scale with the ultimate development planned for the area. Monotony of design shall be avoided. Variations in detail, form, and setting shall be used to provide visual interest. Variation shall be balanced by coherence of design elements. Per the response letter from 2021, no building elevations have been prepared. The four (4) buildings are planned to be four thousand nine hundred fifty (4,950) square feet in size with eaves at twenty feet (20') above the ground.

Relationship to Surrounding Development-A site shall be developed in harmony with neighboring street pattern, setbacks and other design elements. This is not an issue.

Open Space and Pedestrian Circulation-Improvements shall be designed to facilitate convenient and safe pedestrian and bicycle movement within and to the property. This is not an issue.

Buffering-Measures shall be taken to protect adjacent properties from any undue disturbance caused by excessive noise, smoke, vapors, fumes, dusts, odors, glare or stormwater runoff. Incompatible, unsightly activities are to be screened and buffered from public view. The landscaping plan shows six (6) Autumn Blaze Maples, six (6) Thornless Honeylocusts, one (1) Tulip tree, and two (2) Colorado Blue Spruce trees along East Beecher and Galena Roads. In addition, one (1) eight foot (8') tall board-on-board fence is planned along the Galena Road and E. Beecher Roads sides of the property. One (1) gate is also planned at the East Beecher Road entrance. The septic field will be between the parking lots and Galena Road. The development is occurring on the northern portion of the property away from the commercial neighbors to the south. The photometric plans show nine (9) lights attached to the buildings and no glare at the property lines. Stormwater issues can be addressed in the stormwater management permit.

Emergency Vehicle Access-Every structure shall have sufficient access for emergency vehicles. Staff would like comments from the Bristol-Kendall Fire Protection District and Sheriff's Department on this matter.

Mechanical Equipment Screening-All heating, ventilation and air conditioning equipment shall be screened on sides where they abut residential districts. The location of mechanical equipment was not shown on the site plan. Given the size and location of the buildings on the property, the fencing, and landscaping, the mechanical equipment could be placed on the south sides of the buildings and the equipment would be screened from neighboring properties.

Lighting-The height and shielding of lighting fixtures shall provide proper lighting without hazard to motorists on adjacent roadways or nuisance to adjacent residents by extending onto adjacent property. Cut-off lighting should be used in most locations, with fixtures designed so that the bulb/light source is not visible from general side view. The photometric plans show nine (9) lights attached to the buildings and no glare at the property lines. Stormwater issues can be addressed in the stormwater management permit.

Refuse Disposal and Recycling Storage Areas-All refuse disposal and recycling storage areas should be located in areas designed to provide adequate accessibility for service vehicles. Locations should be in areas where minimal exposure to public streets or residential districts will exist. Screening shall be required in areas which are adjacent to residential districts or are within public view. Such enclosures should not be located in landscape buffers. Refuse containers and compactor systems shall be placed on smooth surfaces of non-absorbent material such as concrete or machine-laid asphalt. A concrete pad shall be used for storing grease containers. Refuse disposal and recycling storage areas serving food establishments shall be located as far as possible from the building's doors and windows. The use of chain link fences with slats is prohibited. One (1) refuse location is shown near the northeast corner of the eastern-most building. The dumpster enclosure will be inside an area with board-on-board fencing.

Pending review by ZPAC, Staff recommends approval of the site plan subject to the following conditions:

1. The site shall be developed substantially in accordance with the submitted site plan, landscaping plan, and photometric plan.
2. If additional freestanding signage, other than the signage shown on the site plan and directional or emergency related signage, is proposed in the future, an amendment to the site plan will be required.
3. Damaged or dead plantings shown on the landscaping plan shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
4. Mechanical equipment related to the HVAC systems of the buildings shall be screened as required by the Kendall County Code using the regulations in place at the time of building permit application.
5. The site shall be developed in accordance with all applicable federal, state, and local laws related to site development.

Ms. Olson asked if the height of the grass should be a minimum of six inches (6") instead of a maximum of six inches (6"). Mr. Guritz responded a maximum height of six inches (6").

Mr. Rybski asked about the number of staff at the property. John Tebrugge, Petitioner's Engineer, responded twelve (12) for the current business. Discussion occurred regarding the well and septic for the property at the corner of Galena and E. Beecher Roads. Discussion occurred regarding future uses and the impact on the septic system.

Mr. Klaas asked about a right-of-way dedication. Mr. Tebrugge noted that the site plan accounted for the widening of Galena Road. Discussion occurred regarding the data center developments. Mr. Tebrugge would discuss the right-of-way dedication with his client. The total right-of-way would be sixty feet (60').

Chairman Wormley questioned the timeline for the development of the site. The Petitioner would need to install fencing and landscaping prior to the issuance of a certificate of occupancy for any building. Chairman Wormley requested phasing information. Discussion occurred regarding the timeline for construction and potentially changing the site plan in the future. Chairman Wormley explained the expectation of completion; the Petitioner was advised to wait with obtaining site plan approval if the Petitioner's plans are not finalized.

Mr. Guritz made a motion, seconded by Mr. Rybski, to approve the site plan.

The votes were follows:

Ayes (9):	Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Olson, Rybski, and Wormley
Nays (0):	None
Abstain (0):	None
Absent (1):	Chismark

The motion passed.

Mr. Tebrugge noted the updated plans to reflect WBK's comments. Mr. Asselmeier noted that the site plan was approved; the County would issue the stormwater permit after WBK gave their recommendation.

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

Mr. Asselmeier reported that Petition 24-30 was approved by the County Board.

It was noted that the proposal to abolish ZPAC will go to the County Board on July 15, 2025. The next application deadline is July 22, 2025.

**OLD BUSINESS/NEW BUSINESS**

None

**CORRESPONDENCE**

None

**PUBLIC COMMENT**

None

**ADJOURNMENT**

Mr. Rybski made a motion, seconded by Commander Langston, to adjourn.

With a voice vote of nine (9) ayes, the motion carried.

The ZPAC, at 9:23 a.m., adjourned.

Respectfully Submitted,  
Matthew H. Asselmeier, AICP, CFM  
Director