

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)**  
**August 6, 2025 – Approved Meeting Minutes**

PBZ Chairman Seth Wormley called the meeting to order at 9:02 a.m.

Present:

Matt Asselmeier – PBZ Department  
Meagan Briganti – GIS Department  
Fran Klaas – Highway Department  
Alyse Olson – Soil and Water Conservation District  
Aaron Rybski – Health Department  
Seth Wormley – PBZ Committee Chair

Absent:

Greg Chismark – WBK Engineering, LLC  
David Guritz – Forest Preserve  
Brian Holdiman – PBZ Department  
Commander Jason Langston – Sheriff's Department

Audience:

John Tebrugge and Fran Miller

**AGENDA**

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

With a voice vote of six (6) ayes, the motion carried.

**MINUTES**

Mr. Klaas made a motion, seconded by Mr. Rybski, to approve the July 1, 2025, meeting minutes.

With a voice vote of six (6) ayes, the motion carried.

**PETITIONS**

**Petition 25-08 Jeremy M. and Samantha L. Dippold on Behalf of Best Budget Tree, LLC**

Mr. Asselmeier summarized the request.

The Petitioners would like to operate a recreational vehicle and boat storage business at the subject property.

Best Budget Tree, LLC has been in existence for over ten (10) years and has operated at the subject property since 2022; forestry is a permitted in use in the A-1 Agricultural District.

The application materials, including the business plan, the site plan, including the landscaping plan, and the plat of survey were provided.

The property is located at 2241 Route 52.

The property is approximately forty-eight point three plus or minus (48.3 +/-) acres total with approximately six point five plus or minus (6.5 +/-) acres planned for the parking area.

The existing land use is Agricultural and the property is used for a forestry business.

The property is zoned A-1 Agricultural.

The County's plan calls for the property to be Rural Residential (Max 0.65 DU/Acre). The Village of Shorewood's plan call for the property to be Residential and Commercial.

Route 52 is a State maintained Arterial. Arbeiter Road is a Major Collector Road maintained by Seward Township.

Joliet has a trail planned along Route 52, but the property is on the Shorewood side of the boundary agreement between the two (2) municipalities.

There are no floodplains on the property. There is a wetland near the northwest corner of the property.

The adjacent land uses are Agricultural and Single-Family Residential.

The adjacent properties are zoned A-1 and R-3.

The County's plan calls for the area to be Rural Residential. The Village of Shorewood's plan calls for the area to be Residential, Commercial, and Institutional. The City of Joliet's plan calls for the area to be Residential.

Properties within one half (1/2) of a mile of the property are zoned A-1, A-1 SU, R-1, and R-3.

The A-1 special use permit to the west is for the sale of agricultural products not grown on the premises.

There are nine (9) homes adjoining the subject property.

EcoCAT Report was submitted on June 16, 2025, and indicated the following protected resources:

Aux Sable Creek INAI Site  
Greater Redhorse (*Moxostoma valenciennesi*)

Further consultation will occur, per the application materials.

The application for NRI was submitted as part of the application from 2022. The LESA Score was 210 indicating a medium level of protection. The NRI Report was provided.

Petition information was sent to Seward Township on July 25, 2025. The Seward Township Planning Commission met on August 5, 2025, and unanimously recommended denial of the proposal. The reasons for the denial were as follows: the property was never intended to allow for such uses and goes against the forestry use on the property, the access was always supposed to be only from Route 52 and not Arbeiter Road, there will be significant property value decreases to the homes along Arbeiter Road, there are major concerns with the aesthetics of adding this use to the property, drainage concerns, and there is no advantage to the Township or County for allowing this use on the property (i.e. no additional tax revenue).

Petition information was sent to the Village of Shorewood on July 25, 2025. No comments were received.

Petition information was sent to the Minooka Fire Protection District on July 25, 2025. The Minooka Fire Protection District submitted a letter on August 5, 2025, requesting a Knox gate lock for the gate and that the parking lot conforms to the load of a fire truck and the Petitioner needs to provide a truck turn around analysis plan.

Per Section 36-282 (54) of the Kendall County Code, storage facilities can be special uses on A-1 zoned property subject to the following conditions:

1. The business shall be located on, and have direct access to, a State, County or collector highway as identified in the County's Land Resource Management Plan, having an all-weather surface, designed to accommodate loads of at least eighty thousand (80,000) pounds.
2. Unless specifically permitted under a special use permit, all storage shall be in enclosed buildings.

If the County Board approves outdoor storage, the above conditions have been met.

According to the business plan, the Petitioners propose to operate an outdoor storage business at the subject property. The outdoor storage would be limited to recreational vehicles and boats.

According to the site plan, a total of three hundred twenty-six (326) parking stalls are proposed. One hundred sixty-three (163) parking stalls are proposed in Phase I and one hundred sixty-three parking (163) stalls are proposed in Phase II. All of the parking stalls would be twelve feet by thirty-five feet (12'X35'). The parking lot would cover approximately six point five (6.5) acres of the site and would be asphalt grindings. Parking stalls would be numbered with signs at the front of each stall.

According to the business plan, hours of operation would be daily from 7:00 a.m. until 4:30 p.m.

Other than the Petitioners, the business would not have any employees. Rentals would be arranged online and the parking area would be controlled by gated access with tenants assigned a passcode.

If approved, the Petitioners plan to start operations in the fall of 2025.

Per the site plan, there are two existing buildings on the site, one (1) approximately eleven thousand, five hundred twenty (11,520) square foot building and one (1) approximately thirteen thousand, seven hundred fifty (13,750) square foot building. Both of these buildings are related to the existing forestry operations and no new buildings are planned related to the proposed outdoor storage business.

There are utilities onsite serving the forestry business. No utilities are planned to serve the outdoor storage business area.

One (1) eight foot by twelve foot (8' X 12') dumpster enclosure was shown on the site plan east of the parking area. No information was provided regarding the type of fence used for the dumpster enclosure.

The property drains to the south and northwest.

There is one (1) wetland located near the northwest corner of the property.

The site plan shows an existing pond on the property and three (3) four inch (4") field tile lines. There is also a gravel area for the forestry business. These items are located south and west from the proposed storage area.

The Petitioners submitted a stormwater permit application.

Per the site plan, the Petitioners plan to install one (1) twenty-four foot (24') wide gravel driveway from Arbeiter Road. Arbeiter Road has a ten (10) ton weight limit. The outdoor storage area will not have any access to Route 52

On July 25, 2025, Seward Township submitted an email requesting a thirty-three foot (33') deep right-of-way dedication along Arbeiter Road. This email was provided.

According to site plan, the Petitioners plan to install two (2) sixty foot wide (60') driving aisles with parking stalls on both sides of the aisles.

Three (3) pipeline easements exist on the property, but these easements are not in the vicinity of the proposed outdoor storage area.

No lighting is proposed in the outdoor parking and storage area.

According to the site plan, one (1) non-illuminated sign is proposed east of the gravel driveway in the landscaped area. No information was provided regarding sign dimensions or height. Per the Kendall County Code, the total maximum allowable signage is thirty-two (32) square feet of gross surface area.

According to the business plan and site plan, an eight foot (8') tall black chainlink fence is proposed around the north, east, and south sides of the storage area. On the east and north sides, the fence will be five feet (5') off of the property line. The site plan also shows a security access gate.

According to the business plan and the site plan, two (2) rows of evergreens spaced at forty foot (40') centers exist along most of the perimeter of the property.

No information was provided regarding noise control.

No new odors are foreseen by the proposed use.

If approved, this would be the seventh (7<sup>th</sup>) special use permit for storage of recreational vehicles and boats in unincorporated Kendall County. Five (5) of the six (6) existing special use permits allow some form of outdoor storage.

The proposed findings of fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Provided the site is developed in accordance with the submitted site plan, the operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. Conditions may be placed in the special use permit ordinance to address hours of operation and control measures for leaks.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Appropriate restrictions may be placed in the special use permit to regulate the number of employees, hours of operation, site landscaping, lighting, and noise. Therefore, the neighboring property owners should not suffer a loss in property values and the use will not negatively impact the adjacent land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. If a stormwater management permit is issued based on the submitted materials, drainage should not be an issue. If Seward Township approves the access from Arbeiter Road, ingress and egress should not be an issue.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. If the County Board approves the outdoor storage request, this is true. No variances are required.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 9-21 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents".

Staff recommended approval of the special use permit for outdoor storage of recreational vehicles and boats only subject to the following conditions and restrictions; to date, the Petitioners had not agreed to these conditions:

1. The site shall be developed substantially in accordance with the attached site plan.
2. Items stored outdoors at the subject property related to this special use permit are limited to boats and recreational vehicles. No junk or debris, as defined by the Kendall County Code, shall be stored outdoors on the property.
3. Other than the perimeter trees, fencing, and no junk and debris requirements, the conditions contained in this special use permit shall not extend to the forestry operations conducted on the subject property.
4. Within ninety (90) days of approval of this special use permit, the owners of the subject property shall dedicate a strip of land along the perimeter of Arbeiter Road thirty-three feet (33') in depth as measured from the center Arbeiter Road to Seward Township. The Kendall County Planning, Building and Zoning Department may grant an extension to this deadline.
5. The hours of operation for the business allowed by this special use permit shall be daily from 7:00 a.m. until 4:30 p.m.
6. Other than the owners of the business allowed by this special use permit, the business allowed by this special use permit shall have zero (0) employees.
7. None of the vehicles or items parked or stored on premises shall be considered agricultural equipment as they relate to the businesses allowed by the special use permit.
8. All of the vehicles or items stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
9. The owners of the business allowed by this special use permit shall diligently monitor the property for leaks from vehicles and items stored on the premises and shall promptly clean up the site if leaks occur.

10. The noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of the property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

11. The owners of the business allowed by the special use permit shall secure applicable permits for the parking area and sign near the entrance of Arbeiter Road. All of the parking stalls shall have signage identifying their stall number and directional signage may be installed throughout the site. Permits shall not be required for the parking stall signage and any directional signage installed on the property. None of the signs shall be illuminated.
12. The operator(s) of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
13. The operator(s) of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of the business allowed by the special use permit.
14. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permits.
15. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
16. This special use permit shall be treated as covenants running with the land and is binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

Mr. Rybski asked if any additional employees would report to the site. Mr. Asselmeier responded the proposed special use permit does not allow for additional employees besides the Petitioners themselves.

Mr. Klaas asked if the special use permit was required to store items outside. Mr. Asselmeier responded that, without the special use permit, the Petitioners could not store other people's boats or recreational vehicles outside for profit.

Mr. Klaas noted that the Petitioners were not proposing to use Route 52. He also noted that Arbeiter Road had a ninety (90) day weight posting.

Mr. Asselmeier questioned the hours of operation, which were the Petitioners' idea. John Tebrugge did not dispute the hours of operation.

Mr. Rybski made a motion, seconded by Ms. Briganti, to forward the proposal to the Kendall County Regional Planning Commission.

The votes were follows:

Ayes (5):	Asselmeier, Briganti, Olson, Rybski, and Wormley
Nays (0):	None
Present (1):	Klaas
Absent (4):	Chismark, Guritz, Holdiman, and Langston

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on August 27, 2025.

**Petitions 25-09 Irma Loya Quezada and 25-10**

Mr. Asselmeier summarized the requests.

The Petitioner is requesting a map amendment rezoning approximately three point two (3.2) acres of the northwest corner of 14874 Brisbin Road, Minooka from A-1 Agricultural District to R-1 One Family Residential District in order to construct one (1) house. The Petitioner is also requesting a map amendment rezoning approximately three point two (3.2) acres of the southwest corner of 14918 Brisbin Road, Minooka from A-1 Agricultural District to R-1 One Family Residential District in order to construct one (1) house.

The Petitioner plans to use Plat Act exemptions to divide the larger parcel.

The agricultural building permits for the parcels were used in 2003 and 2004. The only way houses can be constructed on the subject parcels is by obtaining the requested map amendment.

The southwest corner of 14874 Brisbin Road and the northwest corner of 14918 Brisbin Road were rezoned to R-1 in 2022 by Ordinance 2022-15.

The application materials, plat of survey, and Ordinance 2022-15 were provided.

The property is approximately ten point three-seven more or less (10.37 +/-) acres total with approximately three point two plus or minus (3.2 +/-) acres proposed for rezoning.

The existing land use is Agricultural and Single-Family Residential.

The future land use is Rural Estate Residential (Max 0.45 Du/Acre).

Brisbin Road is a Township maintained Major Collector.

There are no trails planned for the area.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural, Farmstead, and Single-Family Residential.

The adjacent properties are zoned A-1 and A-1 SU.

The County's plan calls for the area to be Agricultural and Rural Estate Residential. The Village of Plattville's plan calls for the area to be Low Density Residential.

The properties within one half (1/2) mile are zoned A-1, A-1 SU, and R-1.

The A-1 special use to the west is for the sale of agricultural products, art, pottery, and home décor not produced on the premises (Hogan's Market).

EcoCat submitted on July 22, 2025, and consultation was terminated.

NRI application submitted as part of the rezoning request in 2022. The LESA Score was 199 indicating a low level of protection. The NRI Summary Report was provided.

Seward Township was emailed information on July 24, 2025. The Seward Township Planning Commission met on August 5, 2025, and recommended denial of the proposal by a vote of three (3) against the proposal and one (1) in favor of the proposal. The reasons for denial were as follows: The same family rezoned their original ten (10) acres three (3) years ago to allow for two (2) residential homes and now they are re-zoning once again on the two (2) remaining properties. Row after row of houses rezoned to residential along rural roads was not the intention of the residential plan put in place by the county in the Comprehensive Plan and Seward Township approved a new Comprehensive Plan that shows the area as Agricultural and not Residential.

The Village of Plattville was emailed information on July 24, 2025. No comments were received.

The Lisbon-Seward Fire Protection District was emailed information on July 24, 2025. No comments were received.

The Petitioner desires to rezone the subject property in order to build one (1) house.

Any new homes or accessory structures would be required to meet applicable building codes.

No public or private utilities are onsite.

The property fronts Brisbin Road. Staff has no concerns regarding the ability of Brisbin Road to support the proposed map amendment.

Any new driveways constructed would be for residential purposes. Any new driveways would have to meet applicable regulations and secure proper permits.

No new odors are foreseen.

Any new lighting would be for residential use only.

Any fencing, landscaping, or screening would be for residential purposes.

Any signage would be residential in nature.

No noise is anticipated.

Any new homes would have to be constructed per the Kendall County Code.

The proposed findings of fact are as follows:

Existing uses of property within the general area of the property in question. The surrounding properties are used for agricultural purposes or larger lot single-family residential uses.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned R-1, A-1, or A-1 SU for the sale of agricultural products, art, pottery, and home décor not produced on the premises.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently mostly zoned A-1 with the southwest corner zoned R-1. The agricultural housing allocations for the subject property have already been used and no new single-family homes can be constructed on the subject property without a map amendment and division of the property.

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The trend of development in the area is a mix of agricultural and single-family residential uses found in rural settings.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The Future Land Use Map in the Land Resource Management Plan classifies this property as Rural Estate Residential. The R-1 One Family Residential District is consistent with the Rural Estate Residential classification.

Staff recommended approval of the proposed map amendment because the proposal is consistent with the Land Resource Management Plan.

Mr. Klaas discussed the conflict between the County's Plan and Seward Township's Plan.

Mr. Rybski made a motion, seconded by Mr. Klaas, to recommend approval of the map amendments.

The votes were follows:

Ayes (6): Asselmeier, Briganti, Klaas, Olson, Rybski, and Wormley

Nays (0): None

Abstain (0): None

Absent (4): Chismark, Guritz, Holdiman and Langston

The motion passed.

The proposals go to the Kendall County Regional Planning Commission on August 27, 2025.

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

Chairman Wormley stated that no Petitions went to the County Board.

#### **OLD BUSINESS/NEW BUSINESS**

None

#### **CORRESPONDENCE**

None

#### **PUBLIC COMMENT**

Fran Miller, Seward Township Trustee, note the Township's vote on the proposals. She asked if the motions to forward indicated approval or denial of the projects. Chairman Wormley noted the motions were to forward the proposal and not issue a recommendation. Ms. Miller asked about the Township's opinion on the Petitions. Mr. Asselmeier responded that for special use permits, the Township only gives a recommendation. For map amendments, the Township can file a legal objection which triggers a supermajority vote at the County Board, if the Township follows the procedure outlined in State law. Mr. Asselmeier explained the timeline for notification of neighbors for zoning actions.

#### **ADJOURNMENT**

Mr. Klaas made a motion, seconded by Mr. Rybski, to adjourn.

With a voice vote of six (6) ayes, the motion carried.

The ZPAC, at 9:27 a.m., adjourned.

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

Encs.

OK

[illegible]

## Matt Asselmeier

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**From:** Peter Fleming <[REDACTED]>  
**Sent:** Wednesday, August 6, 2025 7:28 AM  
**To:** Matt Asselmeier  
**Cc:** Fran Fehrenbach; Joan Soltwisch; Jessica Vickery; Tim O'Brien; Sharleen Smith  
**Subject:** [External]Report from Seward Twp Planning Commission

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Matt,

The Seward Twp. Planning Commission met last night on Aug 5th at 6pm. The commission heard a proposal from the Quezada Family for re-zoning their property on Brisbin Rd. The Seward Twp Planning Commission voted 3-1 against the re-zoning. Some of the reasons for the vote against the project include:

- The same family rezoned their original 10 acres 3 years ago to allow for two residential homes and now they are re-zoning once again on the two remaining properties. Row after row of houses re-zoned to Residential along our rural roads was not the intention of the residential plan put in place by the county in the Comprehensive Plan.
- Our Township approved a new Comprehensive Plan that shows that area as agriculture and not residential.

The Seward Twp Planning Commission also heard a proposal by the representatives from Budget Tree Service on Rt. 52 for the proposal of adding up to 364 spaces of RV & Boat Storage at their landscape supply and tree service business. This proposal was unanimously voted down by our Twp Planning Commission for the following reasons.

- The property was never intended to allow for such uses and goes against the Forestry Use on the property.
- The access was always supposed to be only from Rt. 52 but now shown as Arbeiter Rd.
- There will be significant property value decreases to the homes along Arbeiter Rd. with this new use added to the property adjacent to them.
- There are major concerns with the aesthetics of adding this use to the property.
- The affect on the neighboring properties as far as drainage is a concern.
- There is no advantage to the Twp or County that we see by allowing this use on the property including no additional tax revenue.

Thank you,  
Pete Fleming - Seward Twp Planning Commission



## MINOOKA FIRE PROTECTION DISTRICT

*"A Culture of Excellent Service"*

P.O. Box 736  
7901 E. Minooka Road  
Minooka, Illinois 60447

Ph: 815-467-5637  
Fx: 815-467-5453  
[www.minookafire.com](http://www.minookafire.com)

August 5, 2025

Matthew H. Asselmeier, AICP, CFM  
Director  
Kendall County Planning, Building & Zoning  
807 West John Street  
Yorkville, IL 60560-9249

Re: Petition 25-08  
PIN: 09-15-200-003

Dear Mr. Asselmeier,

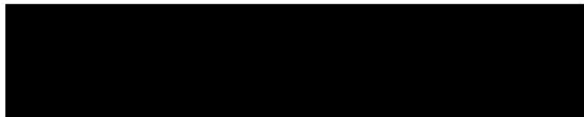
A review Petition 25-08 has been completed and the Fire District has the following stipulations:

1. A Knox gate lock is required at the gate for access in case of emergency (see attachment).
2. The parking lot will have to conform to the load of our fire truck and needs to provide a fire truck turn-analysis plan for review (see attachment).

No guarantee is rendered as to the completeness of the zoning change application review, and the responsibility for full compliance with both state and locally adopted codes, standards and regulations rests with the owner or his authorized agent or subcontractor. Subsequent discovery of errors or omissions shall not be construed as authority to violate, cancel or set aside any provision of any applicable codes.

Thank you for the opportunity to review and comment on your application. Should you have any questions or concerns, please feel free to contact me at 815-467-5637 ext. 113.

Respectfully,



Matt Feinberg, Fire Inspector  
Minooka Fire Protection District