



**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**
110 West Madison Street • Court Room • Yorkville, IL • 60560
AGENDA

Wednesday, August 27, 2025 – 7:00 p.m.

CALL TO ORDER

ROLL CALL: Bill Ashton, Eric Bernacki (Vice-Chairman), Tom Casey, Dave Hamman, Karin McCarthy-Lange (Secretary), Keith Landovitz (Chairman), Ruben Rodriguez, Bob Stewart, Claire Wilson, and Seth Wormley

APPROVAL OF AGENDA

APPROVAL OF MINUTES

Approval of Minutes from June 25, 2025, Meeting (Pages 3-6)
Approval of Minutes from July 14, 2025, Gathering (Pages 7-9)
Approval of Minutes from August 13, 2025, Gathering (Pages 10-12)

PETITIONS

1. **Petition 25 – 08 – Jeremy M. and Samantha L. Dippold on Behalf of Best Budget Tree, LLC (Pages 13-115)**
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

2. **Petition 25 – 09 – Irma Loya Quezada (Pages 116-144)**
Request: Map Amendment Rezoning the Northwest Corner of the Subject Property from A-1 Agricultural District to R-1 One Family Residential District
PIN: 09-18-300-018
Location: 14874 Brisbin Road, Minooka, in Seward Township
Purpose: Petitioner Wants To Rezone the Property in Order to Build a House

3. **Petition 25 – 10 – Irma Loya Quezada (Pages 145-173)**
Request: Map Amendment Rezoning the Southwest Corner of the Subject Property from A-1 Agricultural District to R-1 One Family Residential District
PIN: 09-18-300-019
Location: 14918 Brisbin Road, Minooka, in Seward Township
Purpose: Petitioner Wants To Rezone the Property in Order to Build a House

CITIZENS TO BE HEARD/PUBLIC COMMENT

NEW BUSINESS:

None

OLD BUSINESS:

None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 25-05 Text Amendments Related to Reduction of Documents for Certain Applications
2. Petition 25-06 Text Amendments Related to Abolishing ZPAC

OTHER BUSINESS/ANNOUNCEMENTS

ADJOURNMENT Next Regular Meeting September 24, 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.

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

*Kendall County Historic Court House
Court Room
110 W. Madison Street, Yorkville, Illinois*

Unapproved - Meeting Minutes of June 25, 2025 - 7:00 p.m.

Chairman Keith Landovitz called the meeting to order at 7:00 p.m.

ROLL CALL

Members Present: Bill Ashton, Eric Bernacki, Tom Casey, (arrived 7:02 p.m.) Keith Landovitz, Ruben Rodriguez, Claire Wilson, and Seth Wormley

Members Absent: Dave Hamman, Karin McCarthy-Lange, and Bob Stewart

Staff Present: Matthew H. Asselmeier, Director, and Wanda A. Rolf, Office Assistant

Others Present: Dan Gorman

APPROVAL OF AGENDA

Member Wormley made a motion, seconded by Member Rodriguez, to approve the agenda. With a voice vote of six (6) ayes, the motion carried.

Member Casey arrived at this time (7:02 p.m.).

APPROVAL OF MINUTES

Member Bernacki made a motion, seconded by Member Wormley, to approve the minutes of the May 27, 2025, gathering, May 28, 2025, meeting, June 4, 2025, gathering, and June 17, 2025, gathering. With a voice vote of seven (7) ayes, the motion carried.

PETITIONS

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)

Mr. Asselmeier provided an update since the May 28, 2025, meeting.

The Kendall County Zoning Board of Appeals initiated a public hearing on this proposal on June 2, 2025. Discussion occurred regarding the timing of notifications and the possibility of Yorkville annexing the property. The matter was continued to the June 30, 2025, Zoning Board of Appeals hearing. The minutes for this hearing were provided.

Bristol Township reviewed the proposal at their meeting on May 7, 2025. Bristol Township recommended approval of the proposal. The minutes were provided.

The United City of Yorkville's Planning and Zoning Commission reviewed the proposal at their meeting on June 11, 2025. The Planning and Zoning Commission recommended not to object to the proposal by a vote of five (5) in favor and one (1) in opposition. The proposal goes to the Yorkville Economic Development Committee on July 1, 2025, and the Yorkville City Council on July 8, 2025. An email explaining this information was provided.

At their meeting on June 17, 2025, the County Board approved the special use permit for the commercial solar project in the 10000 Block of Ament Road. The County Board also approved a community benefits agreement. In that agreement, the Petitioner agreed to pay the County approximately Three Thousand Dollars (\$3,000) per megawatt annually with five percent (5%) increases every five (5) years. The agreement was provided.

Chairman Landovitz stated that the United City of Yorkville's Economic Development Committee was not able to complete their review of Petition 25-04 due to lack of a quorum. Yorkville is not in favor of annexing the solar project.

Member Wormley discussed the Community Benefit Agreement. This type of agreement will be a condition of other solar projects. The agreement is the same as the agreement included with the project on Ament Road. Dan Gorman, Senior Developer for USA Energy Independence, stated this was the second (2nd) Community Benefit Agreement in Kendall County. Petitioner agreed to pay the County approximately Three Thousand Dollars (\$3,000) per megawatt annually with five percent (5%) increases every five (5) years.

Member Wilson asked how the Petitioner can legally be required to pay the amount shown for the Community Benefit Agreement. Mr. Asselmeier stated that the Petitioner is voluntarily entering into the agreement. Member Wilson how the Fifteen Thousand Dollars (\$15,000) would be spent. Mr. Asselmeier stated that spending the money is a decision for the County Board to make. Member Wilson had concerns that the amount of money that the Petitioner proposed for a bond may not be enough to decommission the project in twenty-five (25) to thirty (30) years and feels the Community Benefits Agreement funds should be set aside for decommissioning, in the event the company goes bankrupt. She would like an independent engineer to look at the costs of decommissioning the project; the Petitioner has probably not yet decommissioned a solar project. Mr. Asselmeier stated that the decommissioning information had not been looked at by an independent engineer. He stated that the Agricultural Impact Mitigation Agreement allows review of the decommissioning costs in ten (10) years and every five (5) years thereafter.

Member Wormley stated that there was already a decommissioning plan in place. USA Energy Independence has agreed to a Fifty Thousand Dollar (\$50,000) bond. Mr. Gorman stated that USA Energy Independence will purchase the land and the property value will likely be Two Million Dollars (\$2,000,000).

Member Wilson asked what happens if the power production goes under five hundred (500) kilowatts because the Agricultural Impact Mitigation Agreement would not apply. Mr. Gorman stated it would not go under five hundred (500) kilowatts.

Member Bernacki asked if the Community Benefit Agreement was for the life of the project. The response was yes.

Member Wilson asked about the life expectancy of the solar project. Mr. Gorman stated the projected life of a solar farm is twenty-five (25) to thirty-five (35) years.

Member Wilson asked if the special use permit had a sunset clause. Mr. Asselmeier stated it does not have a sunset clause. The special use permit has a controlling site plan. If the Petitioner decided to replace the solar panels, they would probably have to reconfigure the site. At that point, they would have to amend the special use permit and probably obtain a new stormwater permit.

Member Bernacki made a motion, seconded by Member Rodriguez, to recommend approval of the special use permit and variance with conditions proposed by Staff.

The votes were as follows:

Ayes (7): Ashton, Bernacki, Casey, Landovitz, Rodriguez, Wilson, and Wormley

Nays (0): None

Absent (3): Hamman, McCarthy-Lange, and Stewart

Abstain (0): None

The motion carried.

The proposal goes to the Kendall County Zoning Board of Appeals on June 30, 2025.

Chairman Landovitz noted that time still existed for Yorkville to submit official comments on the proposal before the County Board took final action on the proposal. Yorkville could still request to annex the property.

Chairman Landovitz praised the County Staff and County Board for creating the Community Benefit Agreement. He did not feel that the proposal was creating incompatible land uses.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

NEW BUSINESS

Update on Comprehensive Plan Update Project

Mr. Asselmeier said the next open house will be July 14, 2025, at 6:30 p.m., at the Oswego Township Building in Boulder Hill. There will also be a booth at the National Night Out on August 5, 2025, and an open house at the Plano Library on August 13, 2025. There was an article on WSPY. They are trying to get more survey response.

Teska was willing to come to the July Regional Planning Commission meeting; there are no Petitions for the July meeting. Discussion occurred regarding having a joint meeting of the Regional Planning Commission and Comprehensive Land Plan and Ordinance Committee. Chairman Landovitz would provide an update at a later date regarding whether or not a joint meeting would occur.

Discussion occurred regarding attendance at the open houses and the topics of discussion at each open house. The open houses have had similar attendance figures.

Teska continues to interview township officials.

OLD BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

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

OTHER BUSINESS/ANNOUNCEMENTS

None

ADJOURNMENT

Member Ashton made a motion, seconded by Member Bernacki, to adjourn. With a voice vote of seven (7)

ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 7:46 p.m.

Respectfully submitted by,
Matthew H. Asselmeier, AICP, CFM, Director

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE**

*Oswego Township Building
99 Boulder Hill Pass
Montgomery, Illinois 60538*

Unapproved Meeting Minutes of July 14, 2025 – Vision Kendall Workshop

Call to Order: Kendall County Regional Planning Commission and Comprehensive Land Plan and Ordinance Committee Chairman Keith Landovitz called the meeting of the Kendall County Regional Planning Commission and Kendall County Comprehensive Land Plan and Ordinance Committee to order at 6:32 p.m.

KCRPC Roll Call

Members Present: Keith Landovitz (Chairman)

Members Absent: Bill Ashton, Eric Bernacki (Vice-Chairman), Tom Casey, Dave Hamman, Karin McCarthy-Lange (Secretary), Ruben Rodriguez, Bob Stewart, Claire Wilson, and Seth Wormley

Comprehensive Land Plan and Ordinance Committee Roll Call

Members Present: Keith Landovitz and Jeff Wehrli

Members Absent: Bill Ashton, Scott Gengler, Dave Hamman, Matt Kellogg, Randy Mohr, Alyse Olson, Matthew Prochaska, and Seth Wormley

Attendees: Kim Belton, Terry Weber, Lori Wolf, Carlo Sesta, Aaron Klima, Natalie Engel, Molly Morrow, Matt Asselmeier, Mike Hoffman, and Yuchen Ding

A quorum was not present for either Committee.

Mike Hoffman from Teska Associates, Inc. explained what a comprehensive plan is, the steps in the planning process, the various committees and commissions involved in the process.

Yuchen Ding walked attendees through the website, <https://visionkendall.org/>. He explained the survey and interactive map. As documents are created, they will be placed on the website.

Attendees answered several questions about development and future vision of the County.

Discussion occurred regarding balancing development will preserving the agricultural atmosphere and agricultural businesses in the county.

Discussion occurred regarding the role and function of townships.

Discussion occurred regarding accurately counting the number of people that work for companies in other areas (i.e. Downtown Chicago), but physically working in Kendall County.

Mr. Ding discussed previous planning efforts in the County. He also discussed population trends in Kendall County as they relate to historic growth rates and growth rates throughout the State. He discussed economic, racial, education, employment, and housing statistics. He also discussed wetlands, water supply, and farmland preservation issues. He asked attendees to spread the word regarding the website and future workshops.

The gathering adjourned at 7:50 p.m.

Respectfully Submitted by,
Matthew H. Asselmeier
Director

Enc.



7/14

SIGN-IN SHEET

visionkendall.org

NAME

EMAIL

SUBSCRIBE FOR EMAIL UPDATES

SIGN ME UP!

ALREADY SIGNED UP

NO THANKS

Kim Barton

Terry Weber

Lori Wolf

Carlo Se

Molly Morrow

Natalie En

Aaron Klin

Matt Asselm

Keith Landowit

Jeff Wehrti

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**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE**

*Plano Public Library
15 W. North Street
Plano, Illinois 60545*

Unapproved Meeting Minutes of August 13, 2025 – Vision Kendall Workshop

Call to Order: The Kendall County Regional Planning Commission and Comprehensive Land Plan and Ordinance Committee was called to order at 6:00 p.m.

KCRPC Roll Call

Members Present: Keith Landovitz (Chairman) (Arrived at 6:12 p.m.)

Members Absent: Bill Ashton, Eric Bernacki (Vice-Chairman), Tom Casey, Dave Hamman, Karin McCarthy-Lange (Secretary), Ruben Rodriguez, Bob Stewart, Claire Wilson, and Seth Wormley

Comprehensive Land Plan and Ordinance Committee Roll Call

Members Present: Keith Landovitz (Arrived at 6:12 p.m.) and Jeff Wehrli

Members Absent: Bill Ashton, Scott Gengler, Dave Hamman, Matt Kellogg, Randy Mohr, Alyse Olson, Matthew Prochaska, and Seth Wormley

Attendees: Karen Henry, Melissa McConnell, Hannah W, Pat Schwartz, Randy Roberts, Gayle Roberts, Patricia Healy, Christopher Sharp, Kathy Kennedy, Bill Kennedy, Cherie Bond, Mike Bond, Craig Stevenson, Thomas Johns, Barb Nadeau, Carolyn Cole, Matt Asselmeier, Mike Hoffman, and Yuchen Ding

A quorum was not present for either Committee.

Mike Hoffman from Teska Associates, Inc. explained what a comprehensive plan is, the steps in the planning process, the various committees and commissions involved in the process.

Yuchen Ding walked attendees through the website, <https://visionkendall.org/>. He explained the survey and interactive map. As documents are created, they will be placed on the website.

Chairman Landovitz arrived at this time (6:12 p.m.).

Attendees answered several questions about development and future vision of the County.

Discussion occurred regarding balancing development with preserving the agricultural atmosphere and agricultural businesses in the county.

Discussion occurred regarding having an adequate water supply.

Discussion occurred the lack of representation of rural residents on municipal councils and planning commissions.

Discussion occurred regarding co-operation and joint planning between the County and municipalities and between Kendall County and its neighboring counties, particularly in the area of transportation. Discussion also occurred regarding round-a-bouts.

Discussion occurred regarding strategies to improve communication and outreach, both in general government operations and for the comprehensive planning project specifically.

Mr. Ding discussed previous planning efforts in the County. He also discussed population trends in Kendall County as they relate to historic growth rates and growth rates throughout the State. He discussed economic, racial, education, employment, and housing statistics. He also discussed wetlands, water supply, and farmland preservation issues. He asked attendees to spread the word regarding the website and future workshops.

Discussion occurred regarding promotion of planning related meetings and lack of communication among the various units of government pertaining to the project.

The gathering adjourned at 7:25 p.m.

Respectfully Submitted by,
Matthew H. Asselmeier
Director

Enc.



8/13

SIGN-IN SHEET

visionkendall.org

NAME

EMAIL

SUBSCRIBE FOR EMAIL UPDATES

SIGN ME UP!

ALREADY SIGNED UP

NO THANKS

Karen Henry

Melissa McConnell

Hannah W

Pat Schwartz

Randy + Gayle Roberts

Patricia Healy

Christopher Sharp

Kathy + Bill Kennedy

Cherie + Mike Bond

Jeff Wehrli

Craig Stevenson

Thomas Johns

Barb Nadeau

Carolyn Cole

+ 6 more

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DEPARTMENT OF PLANNING, BUILDING & ZONING

807 West John Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

Petition 25-08

Jeremy M. and Samantha L. Dippold on Behalf of Best Budget Tree, LLC

A-1 Special Use Permit for Recreational Vehicle and Boat Storage Business

INTRODUCTION

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.

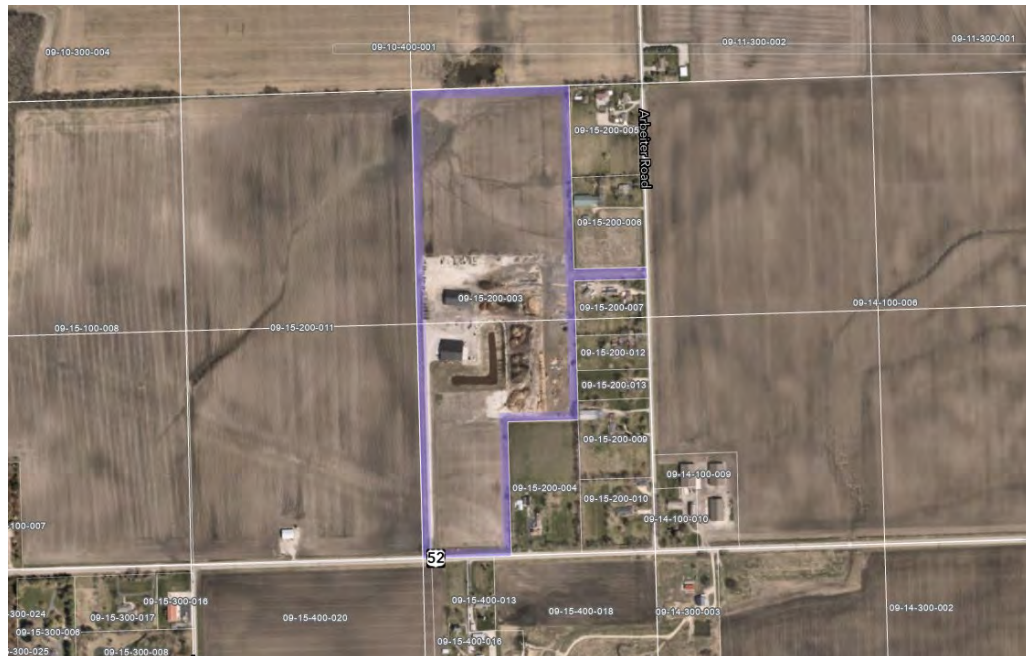
The application materials, including the business plan, are included as Attachment 1. The site plan, including the landscaping plan, is included as Attachment 2. The plat of survey is included as Attachment 3.

SITE INFORMATION

PETITIONERS: Jeremy M. and Samantha L. Dippold on Behalf of Best Budget Tree, LLC

ADDRESS: 2241 Route 52, Minooka

LOCATION: Approximately 0.1 Miles West of Arbeiter Road on the North Side of Route 52



TOWNSHIP: Seward

PARCEL #: 09-15-200-003

LOT SIZE: 48.3 +/- Acres (Total) 6.5 +/- (Parking Area)

EXISTING LAND USE: Agricultural/Forestry Business

ZONING: A-1

LRMP:	Future Land Use	Rural Residential (Max 0.65 DU/Acre) (County) Residential and Commercial (Shorewood)
	Roads	Route 52 is a State maintained Arterial. Arbeiter Road is a Major Collector Road maintained by Seward Township.
	Trails	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.
	Floodplain/ Wetlands	There are no floodplains on the property. There is a wetland near the northwest corner of the property.

REQUESTED ACTION: Special Use Permit for Storage of Recreational Vehicles and Boats

APPLICABLE REGULATIONS: Section 36-282 (54) – A-1 Special Uses
Chapter 36, Article II, Division 3 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Rural Residential (Max 0.65 Du/Acre) (County) Residential (Joliet) Residential and Institution (Shorewood)	A-1
South	Agricultural/Single-Family Residential	A-1	Rural Residential and Commercial (County) Residential and Commercial (Shorewood)	A-1
East	Agricultural/Single Family-Residential	A-1 and R-3	Suburban Residential (Max 1.00 Du/Acre) (County) Residential and Commercial (Shorewood)	A-1 and R-3
West	Agricultural	A-1	Rural Residential (County) Residential (Shorewood)	A-1, A-1 SU, and R-1

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.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

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, see Attachment 1, Pages 67-69.

NATURAL RESOURCES INVENTORY

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 is included as Attachment 1, Pages 21-66.

ACTION SUMMARY

SEWARD TOWNSHIP

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). The email with this information is included as Attachment 5.

The Seward Township Board met on August 12, 2025, and unanimously recommended denial of the proposal.

VILLAGE OF SHOREWOOD

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

MINOOKA FIRE PROTECTION DISTRICT

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. This letter is included as Attachment 6.

ZPAC

ZPAC reviewed the proposal at their meeting on August 6, 2025. Discussion occurred regarding the number of employees at the property, the use of Arbeiter Road, and the proposed hours of operations. ZPAC voted to forward the proposal to the Kendall County Regional Planning Commission by a vote of five (5) in favor, zero (0) in opposition, one (1) present, and four (4) absent. The minutes of the meeting are included as Attachment 7.

GENERAL INFORMATION

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.

BUSINESS OPERATIONS

According to the business plan (Attachment 1, Page 2), 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 (Attachment 2, Page 6), 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 (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 (Attachment 1, Page 2), 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.

BUILDINGS AND BUILDING CODES

Per the site plan (Attachment 2), 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.

ENVIRONMENTAL HEALTH

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 (Attachment 2, Pages, 3, 4, and 6) east of the parking area. No information was provided regarding the type of fence used for the dumpster enclosure.

STORMWATER

The property drains to the south and northwest.

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

The site plan (Attachment 2) 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. On August 18, 2025, WBK submitted a letter with questions and comments related to applicable permits, the stormwater management report, and engineer plans. This letter is included as Attachment 8.

ACCESS

Per the site plan (Attachment 2), 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 is included as Attachment 4.

PARKING AND INTERNAL TRAFFIC CIRCULATION

According to site plan (Attachment 2, Page 6), the Petitioners plan to install two (2) sixty foot wide (60') driving aisles with parking stalls on both sides of the aisles.

EASEMENTS

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

LIGHTING

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

SIGNAGE

According to the site plan (Attachment 2, Page 3, 4, and 6), 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.

SECURITY

According to the business plan (Attachment 1, Page 2) and site plan (Attachment 2), 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.

LANDSCAPING

According to the business plan (Attachment 1, Page 2) and the site plan (Attachment 2), two (2) rows of evergreens spaced at forty foot (40') centers exist along most of the perimeter of the property.

NOISE CONTROL

No information was provided regarding noise control.

ODORS

No new odors are foreseen by the proposed use.

RELATION TO OTHER SPECIAL USES

If approved, this would be the seventh (7th) 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.

FINDINGS OF FACT

§ 36-119 of the Kendall County Code outlines findings that the Zoning Board of Appeals must make in order to recommend in favor of the applicant on special use permit applications. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

*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”.

RECOMMENDATION

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

1. The site shall be developed substantially in accordance with the attached site plan (Attachment 2).
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. KenCom and other emergency responding organizations shall be provided the access code to the Knox Box (**Added after ZPAC**).
13. The operator(s) of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
14. 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.
15. 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.
16. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
17. 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.

ATTACHMENTS

1. Application Materials (Including the Business Plan, Petitioner's Findings of Fact, NRI Report, and EcoCat)
2. Site Plan (Including the Landscaping Plan)
3. Plat of Survey
4. July 25, 2025, Right-Of-Way Dedication Email
5. August 6, 2025, Seward Township Planning Commission Email
6. August 5, 2025, Letter from the Minooka Fire Protection District.
7. August 6, 2025, ZPAC Meeting Minutes (This Petition Only)
8. August 18, 2025, Letter from WBK Engineering



DEPARTMENT OF PLANNING, BUILDING & ZONING

807 West John Street • Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

APPLICATION

PROJECT NAME Best Budget Tree Site Plan

FILE #: _____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name) Best Budget Tree Service - Jeremy & Samantha Dippold		
CURRENT LANDOWNER/NAME(s) Best Budget Tree Service - Jeremy & Samantha Dippold		
SITE INFORMATION ACRES 48.59	SITE ADDRESS OR LOCATION 2241 US Highway 52, Minooka, IL	ASSESSOR'S ID NUMBER (PIN) 09-15-200-003
EXISTING LAND USE Ag	CURRENT ZONING A1	LAND CLASSIFICATION ON LRMP Rural Residential
REQUESTED ACTION (Check All That Apply): <input checked="" type="checkbox"/> SPECIAL USE <input type="checkbox"/> MAP AMENDMENT (Rezone to _____) <input type="checkbox"/> VARIANCE <input type="checkbox"/> ADMINISTRATIVE VARIANCE <input type="checkbox"/> A-1 CONDITIONAL USE for: _____ <input type="checkbox"/> SITE PLAN REVIEW <input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final) <input type="checkbox"/> ADMINISTRATIVE APPEAL <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.) AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
PRIMARY CONTACT Jeremy Dippold	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # [REDACTED]	PRIMARY CONTACT OTHER # (Cell, etc.) 630-880-9663
ENGINEER CONTACT John Tebrugge	ENGINEER MAILING ADDRESS [REDACTED]	ENGINEER EMAIL [REDACTED]
ENGINEER PHONE # [REDACTED]	ENGINEER FAX # [REDACTED]	ENGINEER OTHER # (Cell, etc.) [REDACTED]
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE DATE OF THE APPLICATION.		
SIGNATURE OF APPLICANT [REDACTED]		DATE 6.17.25

 FEE PAID: \$ _____
 CHECK #: _____

¹Primary Contact will receive all correspondence from County

²Engineering Contact will receive all correspondence from the County's Engineering Consultants

 Date Stamp Here If
 Checklist Is Complete

**Proposed Use and Business Plan
For Best Budget Tree RV/Boat Storage Special Use
2241 US Route 52
Minooka, IL 60447**

The Petitioners, Jeremy M Dippold and Samantha L Dippold, are requesting a Special Use Permit to operate an RV/Boat Storage Company. The RV/Boat Storage will be located in the northeast corner of the site utilizing the access drive off Arbeiter Road.

A. Employees:

There are currently no plans to hire additional employees for this business. Parking rentals will be made online and access to the site will be thru the gate with keypad control. Jeremy and Samantha Dippold will be available by phone for any customer questions.

B. Hours of Operation:

The Petitioners will operate between the hours of 7:00am to 4:30pm 7 days a week

The Petitioners plan to start operations by late Fall 2025.

C. Vehicles in Use:

The storage area will be for RV/Boat Storage traffic only.

D. Materials:

The RV/Boat Storage area will be covered with asphalt grindings and parking stalls will be numbered with signs at the front of each stall.

E. Lighting:

No lighting is proposed in the RV/Boat Storage area.

F. Site Plan:

The Petitioners shall develop the property in accordance with the Site Plan submitted with the Application. An 8' tall black chain-link fence will be installed on the north, east and south sides of the RV/Boat Storage area.

The perimeter of the property has been landscaped with 2 rows of evergreen trees spaced at 40' centers. No trees were installed near the pipeline crossing the property.

LEGAL DESCRIPTION

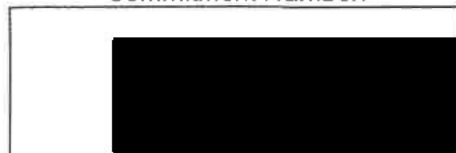
THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 1043.62 FEET OF THE EAST 417.40 FEET THEREOF AND ALSO EXCEPT THE SOUTH 417.42 FEET OF THE EAST 417.42 FEET THEREOF, AND ALSO EXCEPT THAT PART OF THE EAST 417.40 FEET LYING NORTH OF THE NORTH LINE OF THE SOUTH 417.42 FEET AND LYING SOUTH OF THE SOUTH LINE OF THE NORTH 1109.62 FEET THEREOF, AND ALSO EXCEPT THE WEST 402 FEET OF THE EAST 819.42 FEET OF THE SOUTH 417.42 FEET THEREOF, AND ALSO EXCEPT THE WEST 402.02 FEET OF THE EAST 819.42 FEET OF THE NORTH 341.07 FEET OF THE SOUTH 758.49 FEET THEREOF), IN THE TOWNSHIP OF SEWARD, IN KENDALL COUNTY, ILLINOIS.

ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:


Fidelity National Title
Insurance Company

Commitment Number:

**NOTICE**

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Countersigned By:

 Authorized Officer or Agent

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ALTA Commitment for Title Insurance (08/01/2016)



FIDELITY NATIONAL TITLE INSURANCE COMPANY**COMMITMENT NO.** [REDACTED]**Transaction Identification Data for reference only:**

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Fidelity National Title Company, LLC 674 Veterans Pkwy, Unit C Yorkville, IL 60560 Main Phone: (630)553-3041 Email: ilyorkville@fnf.com	Fidelity National Title Company, LLC 674 Veterans Pkwy, Unit C Yorkville, IL 60560 Main Phone: (630)553-3041 Main Fax: (630)553-3047

Name and Address of Title Insurance Agent: John Robert Felton
2804 Breckenridge Circle
Aurora, IL 60504

Order Number: [REDACTED]

Property Ref.: 48 US Highway 52, Minooka, IL 60447

SCHEDULE A

1. Commitment Date: March 7, 2022
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006
Proposed Insured: Jeremy Dippold and Samantha Dippold
Proposed Policy Amount: \$607,425.00
 - (b) ALTA Loan Policy 2006
Proposed Insured: Lender with a contractual obligation under a loan agreement with the Proposed Insured for an Owner's Policy, its successors and/or assigns as their respective interests may appear
Proposed Policy Amount: \$485,940.00
3. The estate or interest in the Land described or referred to in this Commitment is:
Fee Simple
4. The Title is, at the Commitment Date, vested in:
Fecht Brothers, Inc.
5. The Land is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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Attachment 1, Page 6
EXHIBIT "A"
Legal Description

The East 1/2 of the Northeast 1/4 of Section 15, Township 35 North, Range 8 East of the Third Principal Meridian, (except the North 1043.62 feet of the East 417.40 feet thereof and also except the South 417.42 feet of the East 417.42 feet thereof, and also except that part of the East 417.40 feet lying North of the North Line of the South 417.42 feet and lying South of the South Line of the North 1109.62 feet thereof and also except the West 402 feet of the East 819.42 feet of the South 417.42 feet thereof and also except the West 402.02 feet of the East 819.42 feet of the North 341.07 feet of the South 758.49 feet thereof), in the Township of Seward, in Kendall County, Illinois.

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ALTA Commitment for Title Insurance (08/01/2016)



FIDELITY NATIONAL TITLE INSURANCE COMPANY**COMMITMENT NO.** [REDACTED]

Name and Address of Title Insurance Agent: John Robert Felton
 2804 Breckenridge Circle
 Aurora, IL 60504

**SCHEDULE B, PART I
 REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The "Good Funds" section of the Title Insurance Act (215 ILCS 155/26) is effective January 1, 2010. This Act places limitations upon our ability to accept certain types of deposits into escrow. Please contact your local Fidelity National Title office regarding the application of this new law to your transaction.
6. Payment of real estate taxes affecting the land that may be due or payable prior to closing (or as may be required by a lender to be insured). Schedule B tax exception will be amended accordingly based on a later date search and payment as noted herein.
7. For all mortgages and liens referenced below, we should be furnished with proper payoff figures, authorizations, funds and documents sufficient to pay off and release said liens at or prior to closing.
8. We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.
9. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
10. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
11. The Company should be provided a statement from the borrower(s) relative to any mortgage identified in Schedule B disclosing whether the borrower(s) have entered into any forbearance or loan modification agreement with the lender relative to delayed or postponed payments or other restructuring of the debt secured by the mortgage.
12. A mortgage to secure an indebtedness as shown below
 Amount: \$500,000.00
 Dated: March 30, 2020

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**SCHEDULE B, PART I
REQUIREMENTS
(continued)**

Mortgagor: Fecht Brothers, Inc.
 Mortgagee: Compeer Financial, PCA
 Recording Date: April 9, 2020
 Recording No: 20200005551

(Affects land and other property)

13. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

Name of Corporation: Fecht Brothers, Inc.

- a) A Copy of the corporation By-laws and Articles of Incorporation
- b) An original or certified copy of a resolution authorizing the transaction contemplated herein
- c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- 14. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.
- 15. The Land described in Schedule A either is unsubdivided property or constitutes part of a subdivided lot. As a result, a Plat Act Affidavit should accompany any conveyance to be recorded. In the alternative, compliance should be had with the provisions of the Plat Act (765 ILCS 205/1 et seq.)
- 16. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
- 17. The Company will require a survey of the subject Land, which is in compliance with minimum technical standards, prepared by a duly registered and licensed surveyor. If the owner of the Land the subject of this transaction is in possession of a survey, the Company will require that said survey be submitted for review and approval; otherwise, a new survey, satisfactory to the Company, must be submitted to the Company for examination. In order to prevent delays, please furnish the survey at least 10 days prior to the close of this transaction.

If an existing survey is to be relied upon, an affidavit from the seller(s)/mortgagor(s) must be furnished to the Company stating that no improvements have been made on the Land the subject of this transaction or adjacent

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ALTA Commitment for Title Insurance (08/01/2016)



**SCHEDULE B, PART I
REQUIREMENTS**
(continued)

thereto subsequent to the survey presented to the Company.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

18. Note for Information regarding endorsement requests:

All endorsements requests should be made prior to closing to allow ample time for the Company to examine required documentation.

END OF SCHEDULE B, PART I

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FIDELITY NATIONAL TITLE INSURANCE COMPANY**COMMITMENT NO**

Name and Address of Title Insurance Agent: John Robert Felton
2804 Breckenridge Circle
Aurora, IL 60504

**SCHEDULE B, PART II
EXCEPTIONS**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

GENERAL EXCEPTIONS

1. **Rights or claims of parties in possession not shown by Public Records.**
2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
3. **Easements, or claims of easements, not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**
6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

A 7. Taxes for the years 2021 and 2022.

Taxes for the years 2021 and 2022 are not yet due or payable.

Permanent Tax No.: 09-15-200-003-0000

Note: Taxes for the year 2020 amounting to \$1,357.62 are paid of record.

H 8. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

B 9. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.

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ALTA Commitment for Title Insurance (08/01/2016)



**SCHEDULE B, PART II
EXCEPTIONS
(continued)**

- C 10. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes, including, but not limited to that part thereof falling within Route 52 and that part thereof falling within Arbeiter Road.
- D 11. Easement in favor of the Commonwealth Edison Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 81-3521, affecting that part of the Land falling within the road on the Southerly line.
- E 12. Grant dated July 23, 1949 and recorded August 29, 1949 in book 107 of deeds, page 62 made by Clifford Findlay and Dortha Findlay, his wife to Michigan-Wisconsin Pipeline Company, a Delaware, Corporation, its successors and/or assigns, of the right to lay, maintain, operate and remove a pipe line for the transportation of oil, gas, petroleum or any of its products with the right of ingress and egress to and from the same, on, over and through a strip of Land 75 feet in width extending in a Southeasterly direction across the Southwest 1/4 of the Land, and a grant dated February 4, 1960 and recorded February 29, 1960 for a new pipe line to be constructed two feet below the existing tile or at the same depth of the presently existing pipe line.
- F 13. Easement in favor of Lakehead Pipe Line Company for the purpose of an exclusive right-of-way and perpetual easement to construct, operate, maintain, inspect (including aerial patrol), remove, abandon in place, replace and reconstruct a pipeline, together with valves, fittings, protective apparatus and all other equipment and appurtenances, as may be convenient in connection therewith for the transportation of crude petroleum and any product, by-product and derivatives thereof, whether liquid or gaseous, or any material or substance which can be conveyed through a pipeline on, over under and across a strip of Land, recorded/filed June 12, 1998 as Document No. 9807782, and the terms and provisions contained therein. See Document for exact location.
- G 14. Easement in favor of Guardian pipeline, LLC for the purpose of an exclusive perpetual easement in, through, upon and over a strip of Land 50 feet in width to lay, construct, test, operate, inspect, maintain, patrol, replace, repair, reconstruct, alter, relocate, enlarge and remove a pipeline with any associated valves, connections and appurtenances for the transmission of gas and associated condensates in, through, upon and over said Strip of Land, together with the right of ingress and egress to said Strip of Land at convenient points recorded/filed June 21, 2002 as Document No. 200200014405, and the terms and provisions contained therein. See Document for exact location.
- I 15. Note: The only conveyance(s) affecting said Land recorded within 24 months of the date of this commitment are as follows:
- Grantor: Alan Leupold, as Trustee under Trust Agreement dated June 22, 2006 and known as the Wayne Leupold Revocable Trust
Grantee: Fecht Brothers, Inc.
Recording Date: May 2, 2011
Recording No: 201100007151

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**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

END OF SCHEDULE B, PART II

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FIDELITY NATIONAL TITLE INSURANCE COMPANY**COMMITMENT NO.****COMMITMENT CONDITIONS****1. DEFINITIONS**

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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FIDELITY NATIONAL TITLE INSURANCE COMPANY**COMMITMENT NO.** [REDACTED]

(continued)

- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
- 7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.
- 8. PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
- 9. ARBITRATION**
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars (\$2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

END OF CONDITIONS**1031 EXCHANGE SERVICES**

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

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- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

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- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

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- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

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- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

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We may disclose your Personal Information and Browsing Information in the following circumstances:

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- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

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For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

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Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Fidelity National Title Company, LLC
 674 Veterans Pkwy, Unit C
 Yorkville, IL 60560
 Phone: (630)553-3041 Fax: (630)553-3047

John Robert Felton
 2804 Breckenridge Circle
 Aurora, IL 60504

INITIAL FEE QUOTE

Order Number:	YK22006640	Invoice Date:	4/5/2022
Delivered:		Invoice Number:	
Buyer/Borrower(s):	Jeremy Dippold and Samantha Dippold	Seller(s):	Fecht Brothers, Inc
Lender:	Lender with a contractual obligation under a loan agreement with the Proposed Insured for an Owner's Policy		

Property Description (1):

48 US Highway 52, Minooka, IL 60447
 Parcel ID(s): 09-15-200-003-0000

Policies Applied For:	ALTA Loan Policy 2006	\$485,940.00
	ALTA Owner's Policy 2006	\$607,425.00

Description	Seller Charge	Buyer Charge
Owner's Policy (Coverage \$607,425.00) (ALTA Owner's Policy 2006)	2,695.00	0.00
Loan Policy (Coverage \$485,940.00) (ALTA Loan Policy 2006)	0.00	525.00
ALTA 8.1-06 - Environmental Protection Lien (CLTA 110.9-06)	0.00	175.00
ALTA 9-06 - Restrictions, Encroachments, Minerals	0.00	175.00
SE 32-06 - Homeowner's Inflation Protection (Residential)	0.00	175.00
Extended Coverage Endorsement	0.00	0.00
Escrow Fees - Borrower	0.00	2,000.00
CPL Fee to Buyer	0.00	25.00
CPL Fee to Seller	50.00	0.00
CPL Fee to Lender	0.00	25.00
Overnight Delivery & Handling	50.00	50.00
Recording Fees (Deed, Mortgage/Deed of Trust)	0.00	134.00
County Transfer Tax (Deed)	303.75	0.00
State Transfer Tax	607.50	0.00
Recording Service Fee	0.00	15.00
Commitment Update Fee	150.00	0.00
Policy Update Fee	0.00	150.00
Chain of Title 24 Month	0.00	250.00
State of Illinois Policy Registration Fee	3.00	3.00
Email Package Service Fee	0.00	50.00
Tax Paying Agent Fees	50.00	0.00
Wire Transfer Service Fee	50.00	50.00
TOTALS:	\$3,959.25	\$3,802.00
GRAND TOTAL:		\$7,761.25

Invoice Notes: 1. Recording Fees are an estimate. Please refer to www.FNTiweb.com for actual recording fees.
 2. Settlement Agent License ID: TA.13.1303663
 3. Preliminary Fee Quote includes an estimated Tax Paying Agent Fee in the event Fidelity is paying taxes at closing.

Matt Asselmeier

From: Alyse Olson <alyse@kendallswcd.org>
Sent: Friday, June 13, 2025 3:22 PM
To: Matt Asselmeier
Cc: info@tebruggeengineering.com
Subject: [External] Best Budget Tree Service NRI Report
Attachments: NRI_2202_Report.pdf

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.

Hi Matt,

I just spoke with John at Tebrugge Engineering regarding Best Budget Tree Service's special use permit application & the NRI requirement. The original NRI report was prepared in May 2022. The NRI report is good for a period of 3 years. Since we are only 1 month outside of that 3-year window, we can use the original report for their special use application. I have attached a copy of the original report to this email.

Please let me know if you have any questions.

Thanks,
Alyse

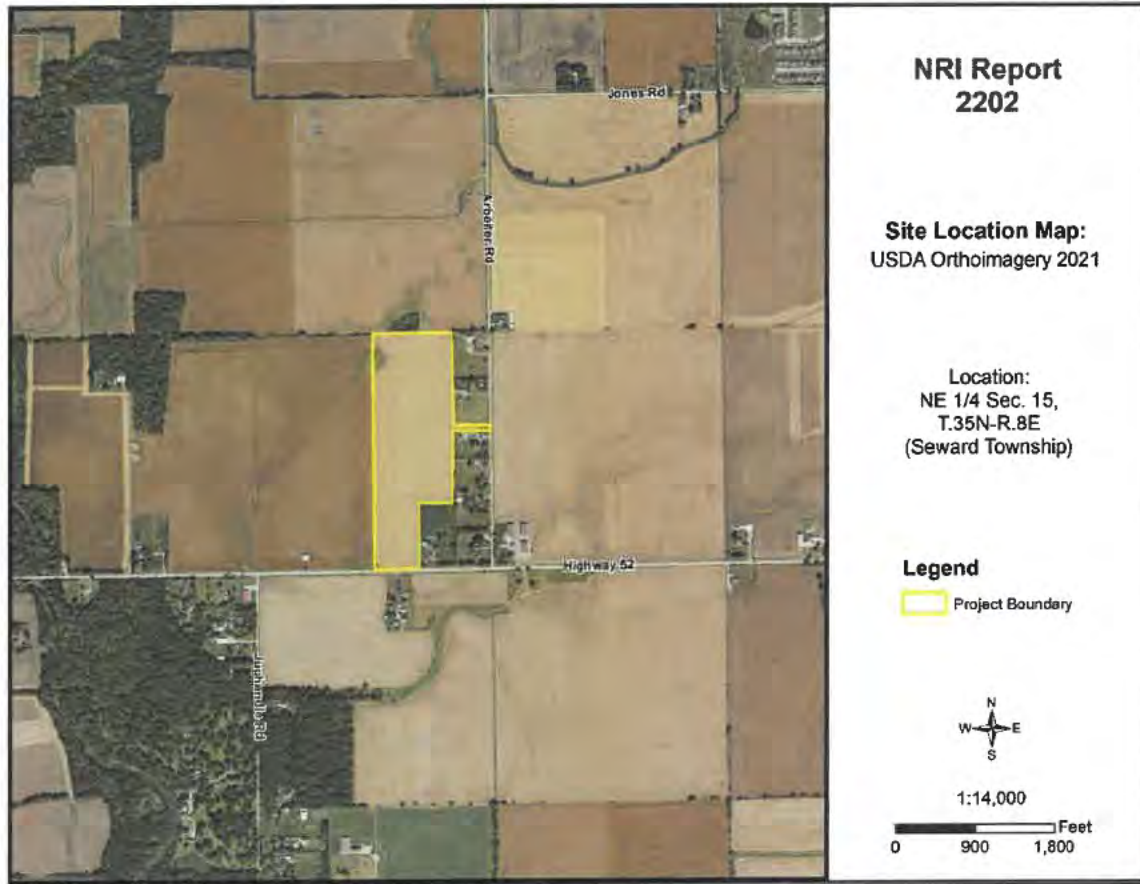
Alyse Olson
Resource Conservationist



**Kendall County Soil & Water
Conservation District**
7775A Route 47
Yorkville, IL 60560
Office: (630) 553-5821 x3
Direct: (630) 708-4009
www.kendallswcd.org

Please note my new email address: alyse@kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT: #2202



May
2022

Petitioner: Best Budget Tree Service
Contact: Jeremy Dippold

Prepared By:


Kendall County Soil & Water
Conservation District

7775A Route 47
Yorkville, Illinois 60560
Phone: (630) 553-5821 x3
www.kendallswcd.org

KENDALL COUNTY SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCE INFORMATION (NRI) REPORT

Natural Resource Information Report Number	2202
Date District Board Reviews Application	May 2022
Applicant's Name	Best Budget Tree Service
Size of Parcel	48.59 acres
Current Zoning & Use	A-1 Agricultural
Proposed Zoning & Use	A-1 SU Agricultural with Special Use Permit; Tree Service Business
Parcel Index Number(s)	09-15-200-003
Contact Person	Jeremy Dippold

Copies of this report or notification of the proposed land-use change was provided to:	Yes	No
The Applicant	X	
The Applicant's Legal Representation		X
The Local/Township Planning Commission	X	
The Village/City/County Planning and Zoning Department or Appropriate Agency	X	
The Kendall County Soil and Water Conservation District Files	X	

Report Prepared By: *Alyse Olson* Position: *Resource Conservationist*

PURPOSE AND INTENT

The purpose of this report is to provide officials of the local governing body and other decision-makers with natural resource information. This information may be useful when undertaking land use decisions concerning variations, amendments or relief of local zoning ordinances, proposed subdivision of vacant or agricultural lands and the subsequent development of these lands. This report is a requirement under Section 22.02a of the Illinois Soil and Water Conservation Districts Act.

The intent of this report is to present the most current natural resource information available in a readily understandable manner. It contains a description of the present site conditions, the present resources, and the potential impacts that the proposed change may have on the site and its resources. The natural resource information was gathered from standardized data, on-site investigations and information furnished by the petitioner. This report must be read in its entirety so that the relationship between the natural resource factors and the proposed land use change can be fully understood.

Due to the limitations of scale encountered with the various resource maps, the property boundaries depicted in the various exhibits in this report provide a generalized representation of the property location and may not precisely reflect the legal description of the PIQ (Parcel in Question).

This report, when used properly, will provide the basis for proper land use change decisions and development while protecting the natural resource base of the county. It should not be used in place of detailed environmental and/or engineering studies that are warranted under most circumstances, but in conjunction with those studies.

The conclusions of this report in no way indicate that a certain land use is not possible, but it should alert the reader to possible problems that may occur if the capabilities of the land are ignored. Any questions on the technical data supplied in this report or if anyone feels that they would like to see more additional specific information to make the report more effective, please contact:

Kendall County Soil and Water Conservation District
7775A Route 47, Yorkville, IL 60560
Phone: (630) 553-5821 ext. 3
E-mail: Alyse.Olson@il.nacdnet.net

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
PARCEL LOCATION	7
ARCHAEOLOGIC/CULTURAL RESOURCES INFORMATION	9
ECOLOGICALLY SENSITIVE AREAS	10
SOILS INFORMATION	12
SOILS INTERPRETATIONS EXPLANATION.....	14
BUILDING LIMITATIONS	15
SOIL WATER FEATURES	21
SOIL EROSION AND SEDIMENT CONTROL.....	24
PRIME FARMLAND SOILS	25
LAND EVALUATION AND SITE ASSESSMENT (LESA)	26
LAND USE PLANS.....	28
DRAINAGE, RUNOFF, AND FLOOD INFORMATION	28
WATERSHED PLANS	32
WETLAND INFORMATION	33
HYDRIC SOILS	35
WETLAND AND FLOODPLAIN REGULATIONS	37
GLOSSARY.....	38
REFERENCES.....	41

LIST OF FIGURES

FIGURE 1: Soil Map	2
FIGURE 2: Soil Limitations	4
FIGURE 3: 2021 Plat Map	7
FIGURE 4: 2019 Aerial Map with NRI Site Boundary	8
FIGURE 5: Soil Map	13
FIGURE 6A-6D: Maps of Building Limitations	17-20

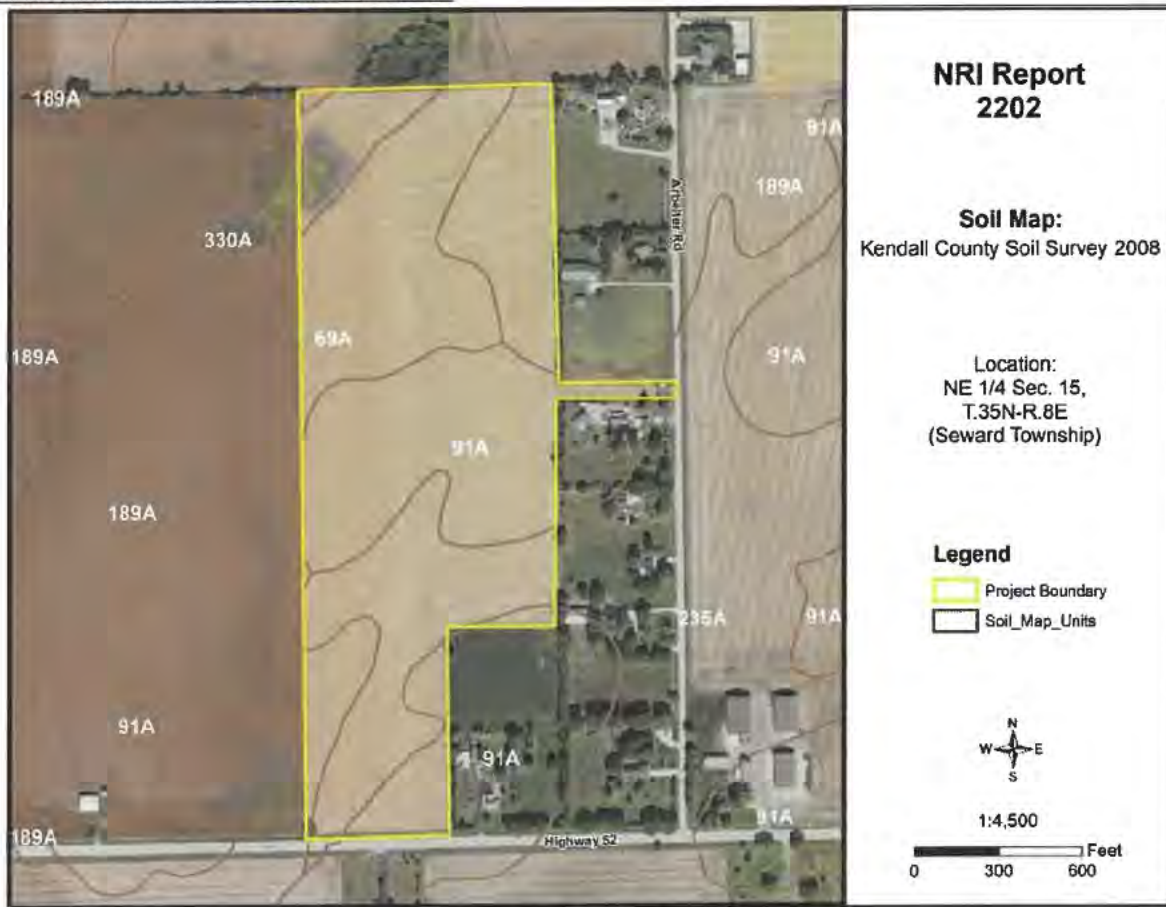
FIGURE 7: Map of Prime Farmland Soils	25
FIGURE 8: FEMA Floodplain Map	30
FIGURE 9: USGS Topographic Map	31
FIGURE 10: Wetland Map – USFWS National Wetland Inventory	34
FIGURE 11: Hydric Soils Map	36

LIST OF TABLES

TABLE 1: Soils Information	2
TABLE 2: Soil Limitations	4
TABLE 3: Soil Map Unit Descriptions	13
TABLE 4: Building Limitations	16
TABLE 5: Water Features	23
TABLE 6: Soil Erosion Potential	24
TABLE 7: Prime Farmland Soils	25
TABLE 8A: Land Evaluation Computation	26
TABLE 8B: Site Assessment Computation	27
TABLE 9: LESA Score Summary	27
TABLE 10: Hydric Soils	35

EXECUTIVE SUMMARY

Natural Resource Information Report Number	#2202
Petitioner	Best Budget Tree Service
Contact Person	Jeremy Dippold
County or Municipality the Petition is Filed With	Kendall County
Location of Parcel	NE ¼ of Section 15, Township 35 North, Range 8 East (Seward Township) of the 3 rd Principal Meridian
Project or Subdivision Name	Best Budget Tree Service
Existing Zoning & Land Use	A-1 Agricultural
Proposed Zoning & Land Use	A-1 SU Agricultural with Special Use Permit; Tree Service Business
Proposed Water Source	Well
Proposed Type of Sewage Disposal System	Septic
Proposed Type of Storm Water Management	Wet Bottom Detention Pond
Size of Site	48.59 acres
Land Evaluation Site Assessment Score	210 (Land Evaluation: 85; Site Assessment: 125)

NATURAL RESOURCE CONSIDERATIONS**Figure 1: Soil Map****SOIL INFORMATION**

Based on information from the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) 2008 Kendall County Soil Survey, this parcel is shown to contain the following soil types (please note this does not replace the need for or results of onsite soil testing; if completed, please refer to onsite soil test results for planning/engineering purposes):

Table 1: Soils Information

Map Unit	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation
69A	Milford silty clay loam, 0-2% slopes	Poorly Drained	C/D	Hydric	Prime Farmland if drained
91A	Swygert silty clay loam, 0-2% slopes	Somewhat Poorly Drained	C/D	Non-Hydric	Prime Farmland
189A	Martinton silt loam, 0-2% slopes	Somewhat Poorly Drained	C/D	Non-Hydric	Prime Farmland
235A	Bryce silty clay, 0-2% slopes	Poorly Drained	C/D	Hydric	Prime Farmland if drained
330A	Peotone silty clay loam, 0-2% slopes	Very Poorly Drained	C/D	Hydric	Prime Farmland if drained

Hydrologic Soil Groups – Soils have been classified into four (A, B, C, D) hydrologic groups based on runoff characteristics due to rainfall. If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D), the first letter is for drained areas and the second letter is for undrained areas.

- **Hydrologic group A:** Soils have a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- **Hydrologic group B:** Soils have a moderate infiltration rate when thoroughly wet, consist chiefly of moderately deep to deep, moderately well drained to well drained soils that have a moderately fine to moderately coarse texture. These soils have a moderate rate of water transmission.
- **Hydrologic group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- **Hydrologic group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Hydric Soils – A hydric soil is one that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that supports the growth or regeneration of hydrophytic vegetation. Soils with hydric inclusions have map units dominantly made up of non-hydric soils that may have inclusions of hydric soils in the lower positions on the landscape. Of the soils found onsite, three are classified as hydric soil (69A Milford silty clay loam, 235A Bryce silty clay, and 330A Peotone silty clay loam), and the remaining soils are classified as non-hydric soils with hydric inclusions likely (91A Swygert silty clay loam and 189A Martinton silt loam).

Prime Farmland – Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, all are designated as prime farmland.

Soil Limitations – The USDA-NRCS Web Soil Survey rates the limitations of soils for dwellings with basements, dwellings without basements, small commercial buildings, shallow excavations, lawns/landscaping, and local roads and streets. Soils have different properties which influence the development of building sites. The USDA-NRCS classifies soils as Not Limited, Somewhat Limited, and Very Limited. Soils that are Not Limited indicates that the soil has properties that are favorable for the specified use. They will perform well and will have low maintenance. Soils that are Somewhat Limited are moderately favorable, and their limitations can be overcome through special planning, design, or installation. Soils that are Very Limited have features that are unfavorable for the specified use, and their limitations cannot easily be overcome.

Table 2: Soil Limitations

Soil Type	Small Commercial Buildings	Shallow Excavations	Lawns/ Landscaping	Conventional Septic Systems
69A	Very Limited	Very Limited	Very Limited	Unsuitable / Very Limited
91A	Somewhat Limited	Very Limited	Somewhat Limited	Suitable / Not Limited
189A	Very Limited	Very Limited	Somewhat Limited	Suitable / Not Limited
235A	Very Limited	Very Limited	Very Limited	Unsuitable / Very Limited
330A	Very Limited	Very Limited	Very Limited	Unsuitable / Very Limited

Septic Systems – The factors considered for determining suitability are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. The major features considered are soil permeability, percolation rate, groundwater level, depth to bedrock, flooding hazards, and slope. Soils are deemed unsuitable per the Kendall County Subdivision Control Ordinance. Installation of an on-site sewage disposal system in soils designated as unsuitable may necessitate the installation of a non-conventional onsite sewage disposal system. For more information please contact the Kendall County Health Department (811 W. John Street, Yorkville, IL; (630) 553-9100 ext. 8026).

**Figure 2: Soil Limitations**

KENDALL COUNTY LAND EVALUATION AND SITE ASSESSMENT (LESA)

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

- **Land Evaluation (LE):** The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation is

based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.

- The Land Evaluation score for this site is **85**, indicating that this site is **well suited** for agricultural uses.
- **Site Assessment (SA):** The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Site Assessment value is based on a 200-point scale and accounts for 2/3 of the total score. The Kendall County LESA Committee is responsible for this portion of the LESA system.
 - The Site Assessment score for this site is **125**.

The **LESA Score for this site is 210 out of a possible 300, which indicates a medium level of protection** for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

WETLANDS

The U.S. Fish & Wildlife Service's National Wetlands Inventory map **indicates the presence** of a wetland(s) on the proposed project site. To determine if a wetland is present, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.

FLOODPLAIN

The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for Kendall County, Community Panel No. 17093C0145H (effective date January 8, 2014) was reviewed to determine the presence of floodplain and floodway areas within the project site. According to the map, the parcel is **not located within** the floodplain or floodway.

SEDIMENT AND EROSION CONTROL

Development on this site should include an erosion and sediment control plan in accordance with local, state, and federal regulations. Soil erosion on construction sites is a resource concern because suspended sediment from areas undergoing development is a primary nonpoint source of water pollution. Please consult the *Illinois Urban Manual* (<https://illinoisurbanmanual.org/>) for appropriate best management practices.

LAND USE FINDINGS:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed development plans for Petitioner Best Budget Tree Service for the Special Use Permit request to construct and operate a tree service and landscaping business on one parcel (Parcel Index Number 09-15-200-003) within Seward Township of Kendall County located in the NE ¼ of Section 15, Township 35N, and Range 8E of the 3rd Principal Meridian. Based on the information provided by the petitioner, and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board presents the following information.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible. Of the soils found onsite, 100% are classified as prime farmland. A land evaluation (LE), which is a part of the Land Evaluation and Site Assessment (LESA), was conducted on this parcel. The soils on this parcel scored an 85 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA Score for this site is 210 out of a possible 300, which indicates a medium level of protection for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

Soils found on the project site are rated for specific uses and can have potential limitations for development. Soil types with severe limitations do not preclude the ability to develop the site for the proposed use, but it is important to note that the limitation may require soil reclamation, special design/engineering, or maintenance to obtain suitable soil conditions to support development with significant limitations. This report indicates that for soils located on the parcel, 100% are very limited for shallow excavations, 68% are very limited for small commercial buildings, and 55% are very limited for lawns/landscaping. The remaining land is considered somewhat limited for these types of developments/uses. Additionally, 55% of the soils are considered unsuitable for conventional septic systems. This information is based on the soil in an undisturbed state. If the scope of the project may include the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within the Upper Illinois River watershed and the Minooka Branch Aux Sable Creek sub watershed. This development should include a soil erosion and sediment control plan to be implemented during construction. Sediment may become a primary non-point source of pollution; eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

For intense use, it is recommended that a drainage tile survey be completed on the parcel to locate the subsurface drainage tile and should be taken into consideration during the land use planning process. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

The information that is included in this Natural Resources Information Report is to assure that the Land Developers take into full consideration the limitations of that land that they wish to develop. Guidelines and recommendations are also a part of this report and should be considered in the planning process. The Natural Resource Information Report is required by the Illinois Soil and Water Conservation District Act (Ill. Compiled Statutes, Ch. 70, Par 405/22.02a).



SWCD Board Representative

5/2/2022
Date

PARCEL LOCATION

Location Map for Natural Resources Information Report #2202

NE ¼ of Section 15, Township 35 North, Range 8 East (Seward Township) on 48.59 acres. This parcel is located south of Van Dyke Road, north of U.S. Route 52, east of McKanna Road, and west of Arbeiter Road in Minooka, IL. The parcel is part of unincorporated Kendall County.

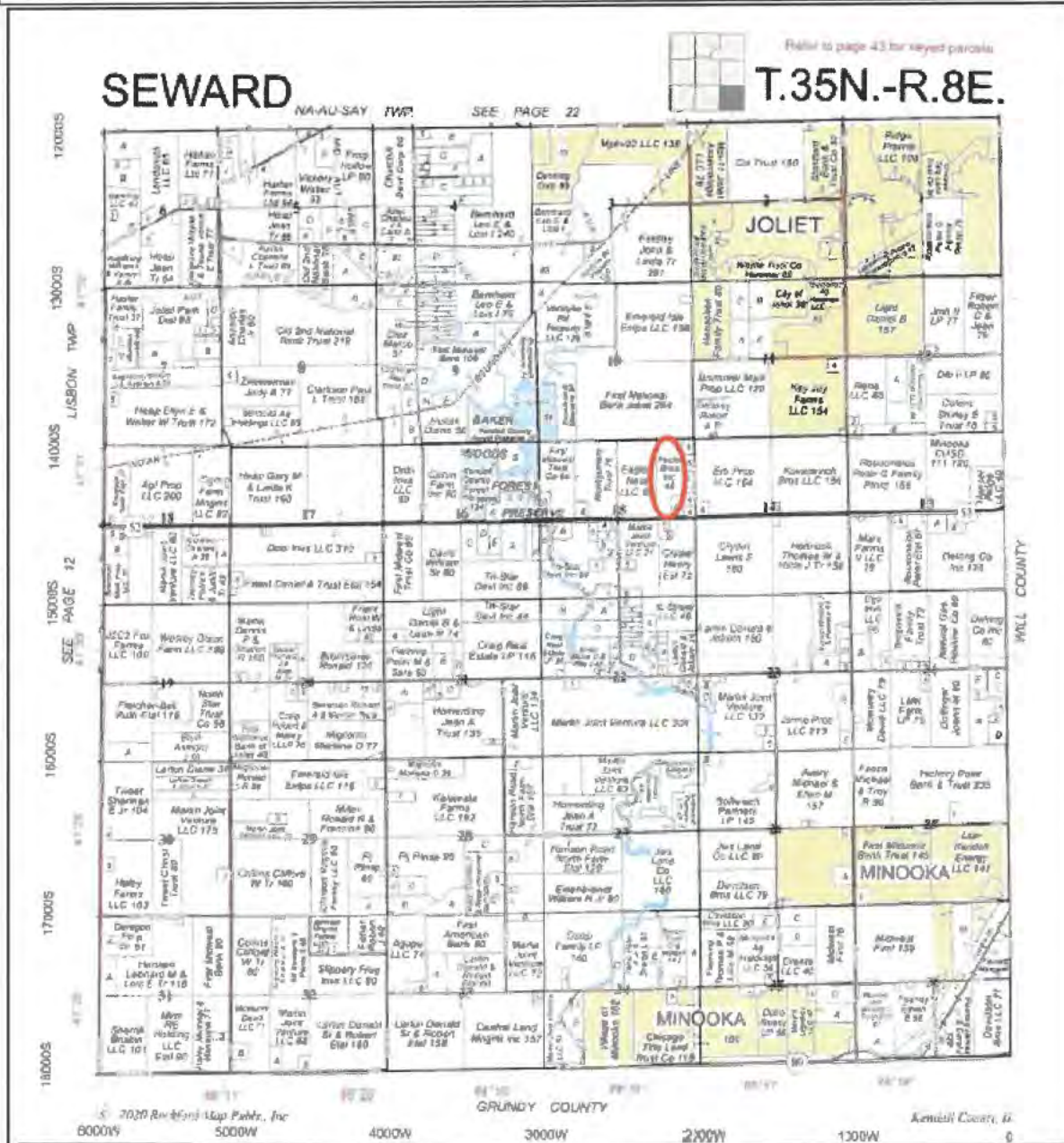


Figure 3: 2021 Plat Map

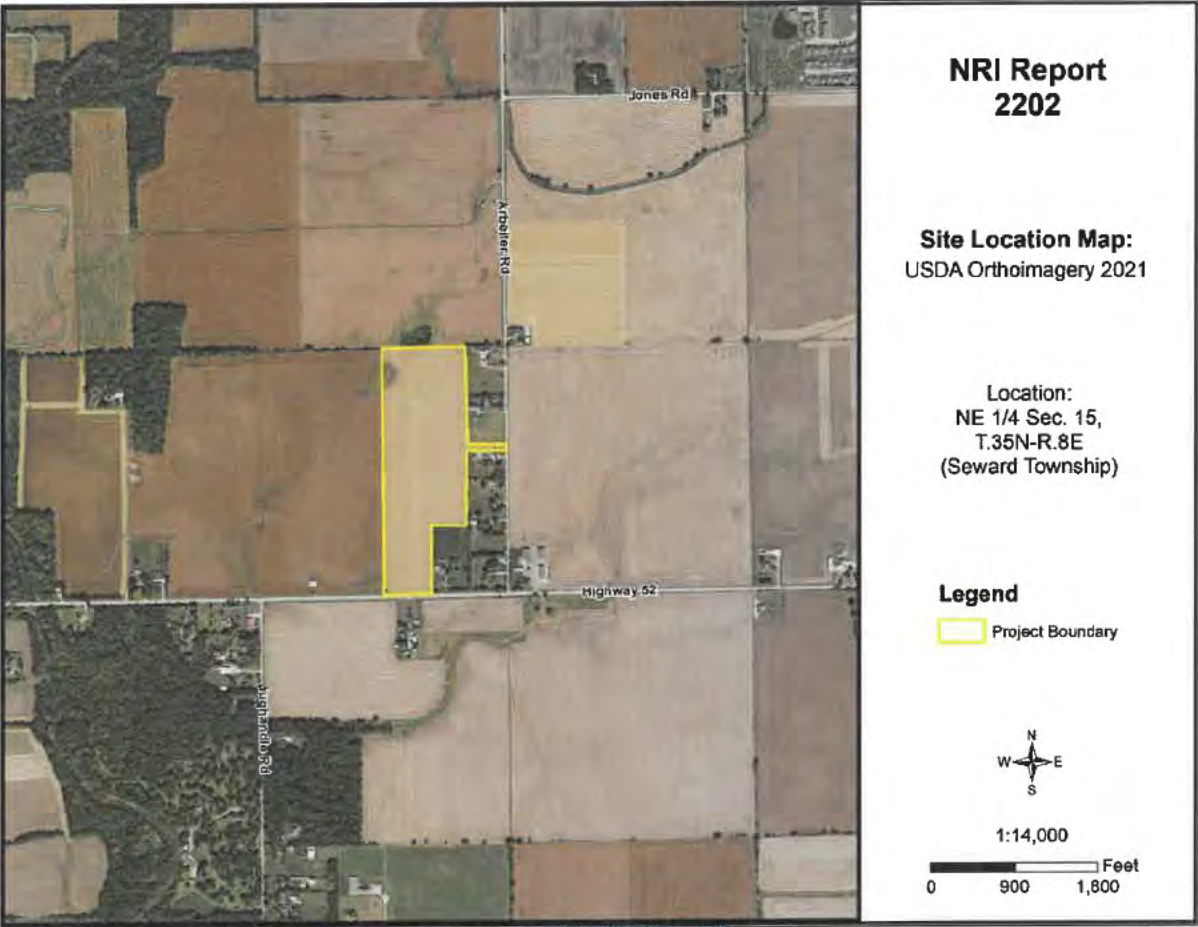


Figure 4: 2021 Aerial Map with NRI Site Boundary

ARCHAEOLOGIC/CULTURAL RESOURCES INFORMATION

Simply stated, cultural resources are all the past activities and accomplishments of people. They include the following: buildings; objects made or used by people; locations; and less tangible resources, such as stories, dance forms, and holiday traditions.

The Soil and Water Conservation District most often encounters cultural resources as historical properties. These may be prehistoric or historical sites, buildings, structures, features, or objects. The most common type of historical property that the Soil and Water Conservation District may encounter is non-structural archaeological sites. These sites often extend below the soil surface and must be protected against disruption by development or other earth moving activity if possible. Cultural resources are *non-renewable* because there is no way to "grow" a site to replace a disrupted site.

Landowners with historical properties on their land have ownership of that historical property. However, the State of Illinois owns all the following: human remains, grave markers, burial mounds, and artifacts associated with graves and human remains.

Non-grave artifacts from archaeological sites and historical buildings are the property of the landowner. The landowner may choose to disturb a historical property but may not receive federal or state assistance to do so. If an earth moving activity disturbs human remains, the landowner must contact the county coroner within 48 hours.

The Illinois Historic Preservation Agency has not been notified of the proposed land use change by the Kendall County SWCD. The applicant may need to contact the IHPA according to current Illinois law.

ECOLOGICALLY SENSITIVE AREAS

WHAT IS BIOLOGICAL DIVERSITY AND WHY SHOULD IT BE CONSERVED?¹

Biological diversity, or biodiversity, is the range of life on our planet. A more thorough definition is presented by botanist Peter H. Raven: "At the simplest level, biodiversity is the sum total of all the plants, animals, fungi and microorganisms in the world, or in a particular area; all of their individual variation; and all of the interactions between them. It is the set of living organisms that make up the fabric of the planet Earth and allow it to function as it does, by capturing energy from the sun and using it to drive all of life's processes; by forming communities of organisms that have, through the several billion years of life's history on Earth, altered the nature of the atmosphere, the soil and the water of our Planet; and by making possible the sustainability of our planet through their life activities now" (Raven 1994).

It is not known how many species occur on our planet. Presently, about 1.4 million species have been named. It has been estimated that there are perhaps 9 million more that have not been identified. What is known is that they are vanishing at an unprecedented rate. Reliable estimates show extinction occurring at a rate several orders of magnitude above "background" in some ecological systems (Wilson 1992, Hoose 1981).

The reasons for protecting biological diversity are complex, but they fall into four major categories. First, loss of diversity generally weakens entire natural systems. Healthy ecosystems tend to have many natural checks and balances. Every species plays a role in maintaining this system. When simplified by the loss of diversity, the system becomes more susceptible to natural and artificial perturbations. The chances of a system-wide collapse increase. In parts of the midwestern United States, for example, it was only the remnant areas of natural prairies that kept soil intact during the dust bowl years of the 1930s (Roush 1982).

Simplified ecosystems are almost always expensive to maintain. For example, when synthetic chemicals are relied upon to control pests, the target species are not the only ones affected. Their predators are almost always killed or driven away, exasperating the pest problem. In the meantime, people are unintentionally breeding pesticide-resistant pests. A process has begun where people become perpetual guardians of the affected area, which requires the expenditure of financial resources and human ingenuity to keep the system going.

A second reason for protecting biological diversity is that it represents one of our greatest untapped resources. Great benefits can be reaped from a single species. About 20 species provide 90% of the world's food. Of these 20, just three, wheat, maize, and rice supply over one half of that food. American wheat farmers need new varieties every five to 15 years to compete with pests and diseases. Wild strains of wheat are critical genetic reservoirs for these new varieties.

Further, every species is a potential source of human medicine. In 1980, a published report identified the market value of prescription drugs from higher plants at over \$3 billion. Organic alkaloids, a class of

chemical compounds used in medicines, are found in an estimated 20% of plant species. Yet only 2% of plant species have been screened for these compounds (Hoose 1981).

The third reason for protecting diversity is that humans benefit from natural areas and depend on healthy ecosystems. The natural world supplies our air, our water, our food and supports human economic activity. Further, humans are creatures that evolved in a diverse natural environment between forest and grasslands. People need to be reassured that such places remain. When people speak of “going to the country,” they generally mean more than getting out of town. For reasons of their own sanity and wellbeing, they need a holistic, organic experience. Prolonged exposure to urban monotony produces neuroses, for which cultural and natural diversity cure.

Historically, the lack of attention to biological diversity, and the ecological processes it supports, has resulted in economic hardships for segments of the basin’s human population.

The final reason for protecting biological diversity is that species and natural systems are intrinsically valuable. The above reasons have focused on the benefits of the natural world to humans. All things possess intrinsic value simply because they exist.

BIOLOGICAL RESOURCES CONCERNING THE SUBJECT PARCEL

As part of the Natural Resources Information Report, staff checks office maps to determine if any nature preserves or ecologically sensitive areas are in the general vicinity of the parcel in question. If there is a nature preserve in the area, then that resource will be identified as part of the report. The SWCD recommends that every effort be made to protect that resource. Such efforts should include, but are not limited to erosion control, sediment control, stormwater management, and groundwater monitoring.

Office maps indicate that ecologically sensitive area(s) are located on or near the parcel in question (PIQ). There is a freshwater emergent wetland located in the northwest corner of the PIQ. There is also the Aux Sable Creek and Baker Woods Forest Preserve within a mile of the PIQ to the west.

¹Taken from *The Conservation of Biological Diversity in the Great Lakes Ecosystem: Issues and Opportunities*, prepared by the Nature Conservancy Great Lakes Program 79W. Monroe Street, Suite 1309, Chicago, IL 60603, January 1994.

SOILS INFORMATION

IMPORTANCE OF SOILS INFORMATION

Soils information comes from the Natural Resources Conservation Service Soil Maps and Descriptions for Kendall County. This information is important to all parties involved in determining the suitability of the proposed land use change.

Each soil polygon is given a number, which represents its soil type. The letter found after the soil type number indicates the soils slope class.

Each soil map unit has limitations for a variety of land uses such as septic systems, buildings with basements, and buildings without basements. It is important to remember that soils do not function independently of each other. The behavior of a soil depends upon the physical properties of adjacent soil types, the presence of artificial drainage, soil compaction, and its position in the local landscape.

The limitation categories (not limited, somewhat limited, or very limited) indicate the potential for difficulty in using that soil unit for the proposed activity and, thus, the degree of need for thorough soil borings and engineering studies. A limitation does not necessarily mean that the proposed activity cannot be done on that soil type. It does mean that the reasons for the limitation need to be thoroughly understood and dealt with to complete the proposed activity successfully. Very limited indicates that the proposed activity will be more difficult and costly to do on that soil type than on a soil type with a somewhat limited or not limited rating.

Soil survey interpretations are predictions of soil behavior for specified land uses and specified management practices. They are based on the soil properties that directly influence the specified use of the soil. Soil survey interpretations allow users of soil surveys to plan reasonable alternatives for the use and management of soils.

Soil interpretations do not eliminate the need for on-site study and testing of specific sites for the design and construction for specific uses. They can be used as a guide for planning more detailed investigations and for avoiding undesirable sites for an intended use. The scale of the maps and the range of error limit the use of the soil delineation.

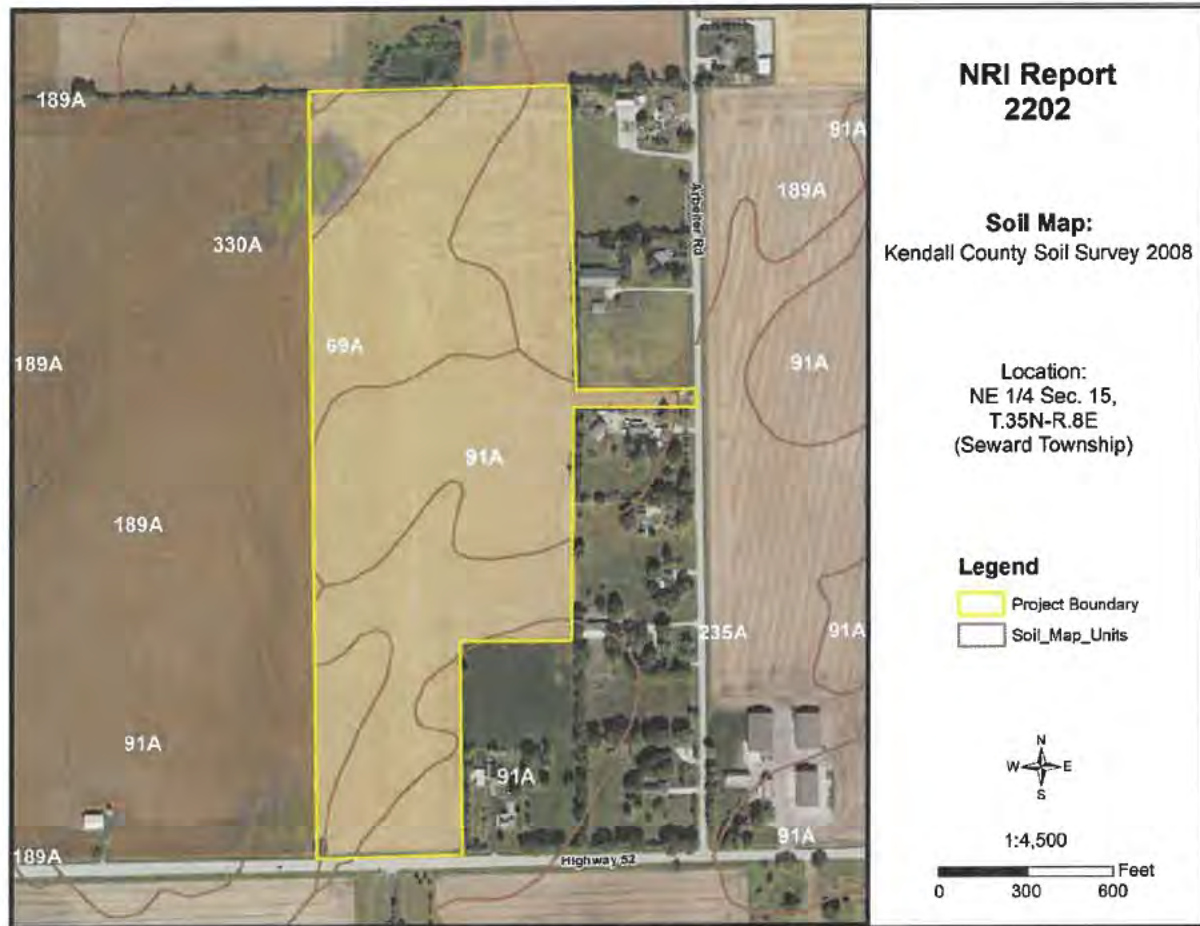


Figure 5: Soil Map

Table 3: Soil Map Unit Descriptions

Symbol	Descriptions	Acres	Percent
69A	Milford silty clay loam, 0-2% slopes	14.1	29.0%
91A	Swygert silty clay loam, 0-2% slopes	15.8	32.4%
189A	Martinton silt loam, 0-2% slopes	6.0	12.3%
235A	Bryce silty clay, 0-2% slopes	10.1	20.8%
330A	Peotone silty clay loam, 0-2% slopes	2.7	5.5%

Source: National Cooperative Soil Survey – USDA-NRCS

SOILS INTERPRETATIONS EXPLANATION

GENERAL – NONAGRICULTURAL

These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. This report gives ratings for proposed uses in terms of limitations and restrictive features. The tables list only the most restrictive features.

Other features may need treatment to overcome soil limitations for a specific purpose. Ratings come from the soil's "natural" state, that is, no unusual modification occurs other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. Most of these practices, however, are costly. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance. Soil properties influence development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. Soil limitation ratings of not limited, somewhat limited, and very limited are given for the types of proposed improvements that are listed or inferred by the petitioner as entered on the report application and/or zoning petition. The most common types of building limitation that this report gives limitations ratings for is septic systems. It is understood that engineering practices can overcome most limitations for buildings with and without basements, and small commercial buildings. Limitation ratings for these types of buildings are not commonly provided. Organic soils, when present on the parcel, are referenced in the hydric soils section of the report. This type of soil is considered unsuitable for all types of construction.

LIMITATIONS RATINGS

- **Not Limited:** This soil has favorable properties for the use. The degree of limitation is minor. The people involved can expect good performance and low maintenance.
- **Somewhat Limited:** This soil has moderately favorable properties for the use. Special planning, design, or maintenance can overcome this degree of limitation. During some part of the year, the expected performance is less desirable than for soils rated slight.
- **Very Limited:** This soil has one or more properties that are unfavorable for the rated use. These may include the following: steep slopes, bedrock near the surface, flooding, high shrink-swell potential, a seasonal high water table, or low strength. This degree of limitation generally requires major soil reclamation, special design, or intensive maintenance, which in most situations is difficult and costly.

BUILDING LIMITATIONS

BUILDING ON POORLY SUITED OR UNSUITABLE SOILS

Building on poorly suited or unsuitable soils can present problems to future property owners such as cracked foundations, wet basements, lowered structural integrity and high maintenance costs associated with these problems. The staff of the Kendall County SWCD strongly urges scrutiny by the plat reviewers when granting parcels with these soils exclusively.

Small Commercial Buildings – Ratings are for structures that are less than three stories high and do not have basements. The foundation is assumed to be spread footings of reinforced concrete built on disturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs.

Shallow Excavations – Trenches or holes dug to a maximum depth of 5 or 6 feet for utility lines, open ditches, or other purposes. Ratings are based on soil properties that influence the ease of digging and the resistance to sloughing.

Lawns and Landscaping – Require soils on which turf and ornamental trees and shrubs can be established and maintained (irrigation is not considered in the ratings). The ratings are based on the soil properties that affect plant growth and trafficability after vegetation is established.

Onsite Sewage Disposal – The factors considered are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. The major features considered are soil permeability, percolation rate, groundwater level, depth to bedrock, flooding hazards, and slope. The table below indicates soils that are deemed unsuitable per the Kendall County Subdivision Control Ordinance. Installation of an on-site sewage disposal system in soils designated as unsuitable may necessitate the installation of a non-conventional onsite sewage disposal system. For more information please contact the Kendall County Health Department – Environmental Health at (630) 553-9100 x8026.

NRI 2202

May 2022

Table 4: Building Limitations

Soil Type	Small Commercial Buildings	Shallow Excavations	Lawns & Landscaping	Onsite Conventional Sewage Systems	Acres	%
69A	Very Limited: Ponding Depth to saturated zone Shrink-swell	Very Limited: Ponding Depth to saturated zone Unstable excavation walls Dusty Too clayey	Very Limited: Ponding Depth to saturated zone Dusty	Unsuitable/Very Limited: Wet	14.1	29.0%
91A	Somewhat Limited: Depth to saturated zone Shrink-swell	Very Limited: Depth to saturated zone Too clayey Dusty Unstable excavation walls	Somewhat Limited: Depth to saturated zone Dusty	Suitable/Not Limited	15.8	32.4%
189A	Very Limited: Shrink-swell Depth to saturated zone	Very Limited: Depth to saturated zone Dusty Unstable excavation walls	Somewhat Limited: Depth to saturated zone Dusty	Suitable/Not Limited	6.0	12.3%
235A	Very Limited: Ponding Depth to saturated zone Shrink-swell	Very Limited: Ponding Depth to saturated zone Too clayey Unstable excavation walls Dusty	Very Limited: Ponding Depth to saturated zone Too clayey Dusty	Unsuitable/Very Limited: Wet	10.1	20.8%
330A	Very Limited: Ponding Depth to saturated zone Shrink-swell	Very Limited: Ponding Depth to saturated zone Unstable excavation walls Dusty Too clayey	Very Limited: Ponding Depth to saturated zone Dusty	Unsuitable/Very Limited: Wet	2.7	5.5%
% Very Limited	67.6%	100%	55.3%	55.3%		

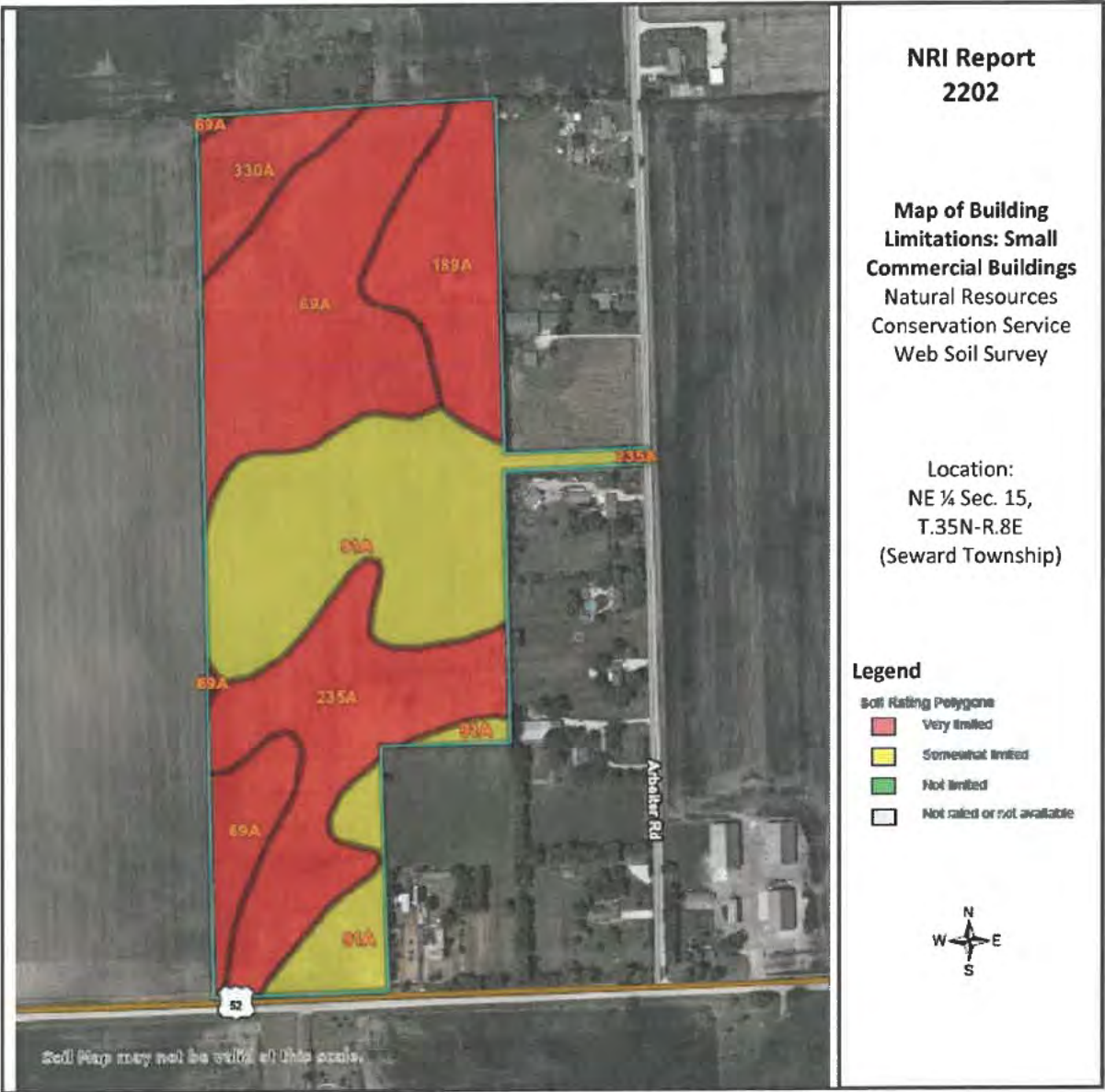


Figure 6A: Map of Building Limitations – Small Commercial Buildings

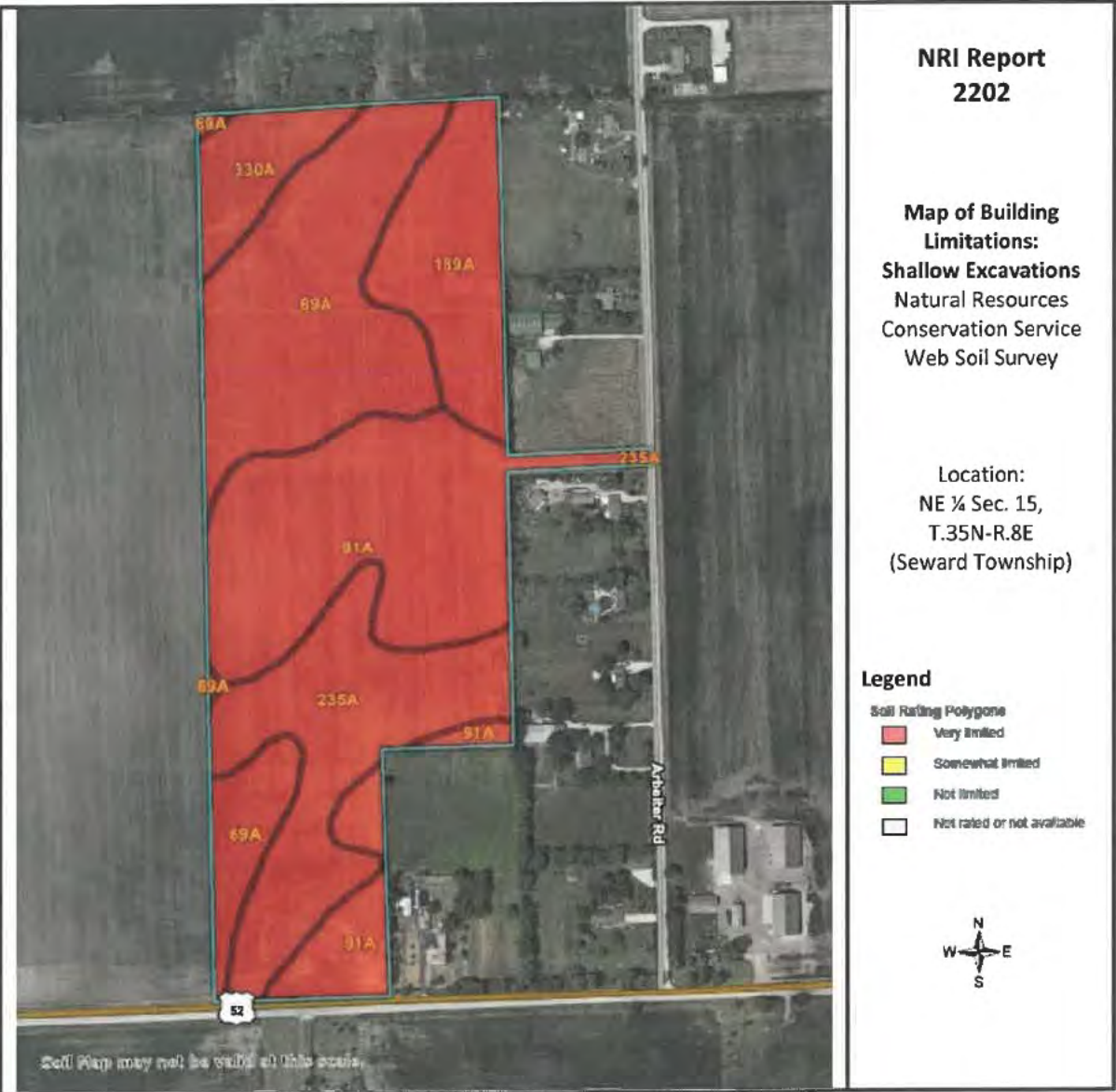


Figure 6B: Map of Building Limitations – Shallow Excavations

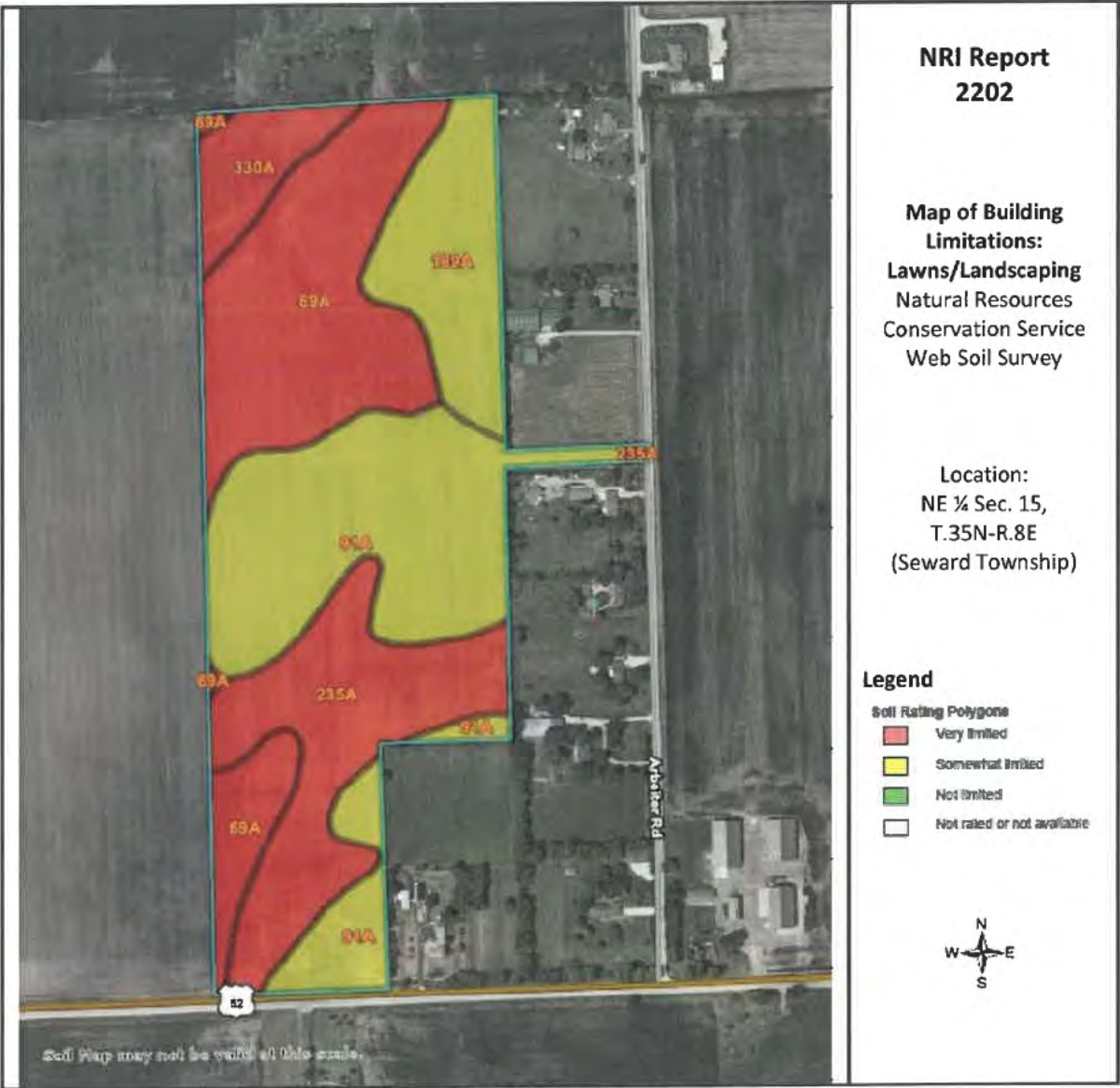


Figure 6C: Map of Building Limitations – Lawns/Landscaping

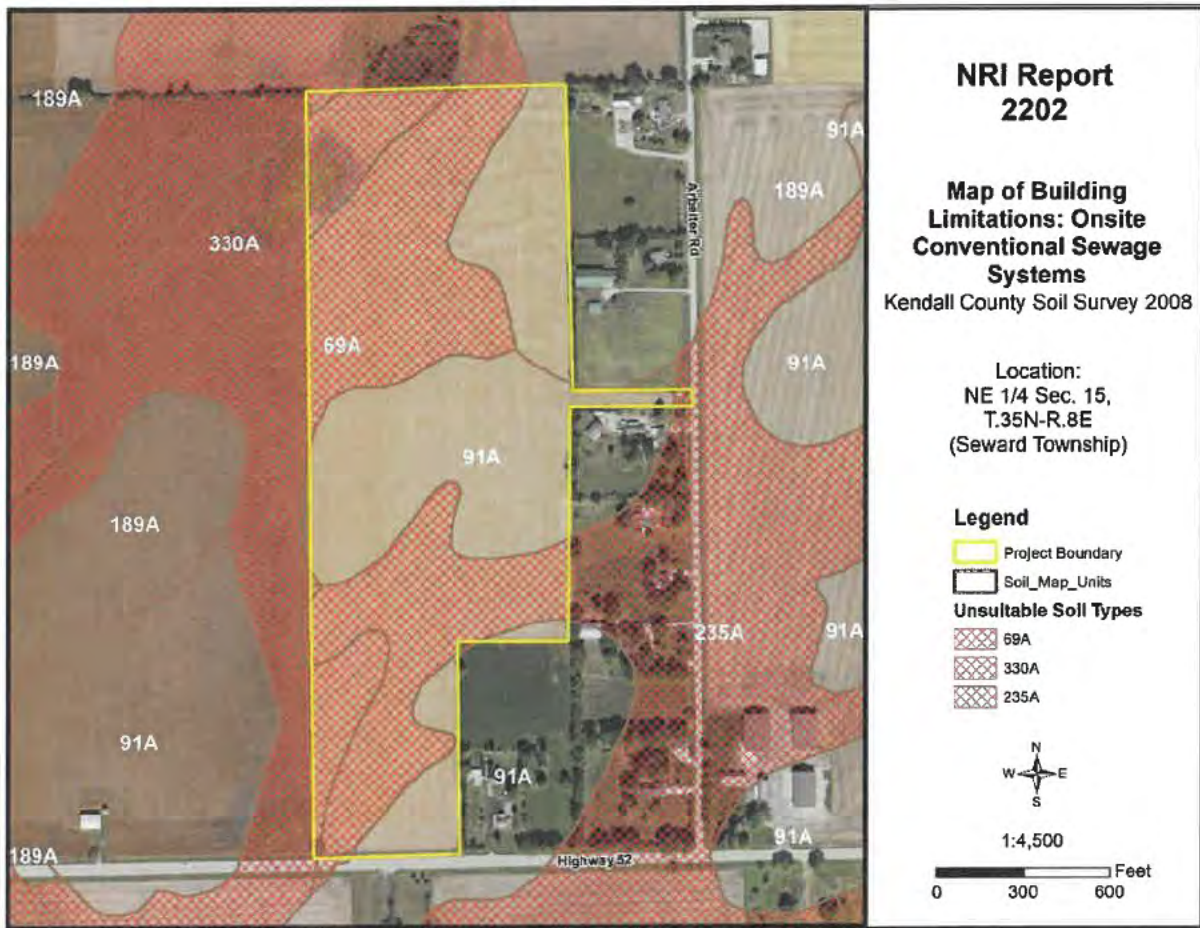


Figure 6D: Map of Building Limitations – Onsite Conventional Sewage System

SOIL WATER FEATURES

Table 5, below, gives estimates of various soil water features that should be taken into consideration when reviewing engineering for a land use project.

HYDROLOGIC SOIL GROUPS (HSGs) – The groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

- **Group A:** Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- **Group B:** Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained, or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.
- **Group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- **Group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Note: If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D) the first letter is for drained areas and the second is for undrained areas.

SURFACE RUNOFF – Surface runoff refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based upon slope, climate and vegetative cover and indicates relative runoff for very specific conditions (it is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal). The classes are negligible, very low, low, medium, high, and very high.

MONTHS – The portion of the year in which a water table, ponding, and/or flooding is most likely to be a concern.

WATER TABLE – Water table refers to a saturated zone in the soil and the data indicates, by month, depth to the top (upper limit) and base (lower limit) of the saturated zone in most years. These estimates are based upon observations of the water table at selected sites and on evidence of a saturated zone (grayish colors or mottles (redoximorphic features)) in the soil. Note: A saturated zone that lasts for less than a month is not considered a water table.

PONDING – Ponding refers to standing water in a closed depression, and the data indicates surface water depth, duration, and frequency of ponding.

- **Duration:** Expressed as *very brief* if less than 2 days, *brief* if 2 to 7 days, *long* if 7 to 30 days and *very long* if more than 30 days.
- **Frequency:** Expressed as: *none* meaning ponding is not possible; *rare* means unlikely but possible under unusual weather conditions (chance of ponding is 0-5% in any year); *occasional* means that it occurs, on the average, once or less in 2 years (chance of ponding is 5 to 50% in any year); and *frequent* means that it occurs, on the average, more than once in 2 years (chance of ponding is more than 50% in any year).

FLOODING – The temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding.

- **Duration:** Expressed as: *extremely brief* if 0.1 hour to 4 hours; *very brief* if 4 hours to 2 days; *brief* if 2 to 7 days; *long* if 7 to 30 days; and *very long* if more than 30 days.
- **Frequency:** Expressed as: *none* means flooding is not probable; *very rare* means that it is very unlikely but possible under extremely unusual weather conditions (chance of flooding is less than 1% in any year); *rare* means that it is unlikely but possible under unusual weather conditions (chance of flooding is 1 to 5% in any year); *occasional* means that it occurs infrequently under normal weather conditions (chance of flooding is 5 to 50% in any year but is less than 50% in all months in any year); and *very frequent* means that it is likely to occur very often under normal weather conditions (chance of flooding is more than 50% in all months of any year).

Note: The information is based on evidence in the soil profile. In addition, consideration is also given to local information about the extent and levels of flooding and the relation of each soil on the landscape to historic floods. Information on the extent of flooding based on soil data is less specific than that provided by detailed engineering surveys that delineate flood-prone areas at specific flood frequency levels.

Table 5: Water Features

Map Unit	Hydrologic Group	Surface Runoff	Water Table	Ponding	Flooding
69A	C/D	Negligible	<u>January – May</u> Upper Limit: 0.0'-1.0' Lower Limit: 6.0' <u>June – December</u> Upper Limit: -- Lower Limit: --	<u>January – May</u> Surface Water Depth: 0.0'-0.5' Duration: Brief (2 to 7 days) Frequency: Frequent <u>June – December</u> Surface Water Depth: -- Duration: -- Frequency: --	<u>January – December</u> Duration: -- Frequency: None
91A	C/D	Medium	<u>January – May</u> Upper Limit: 1.0'-2.0' Lower Limit: 2.9'-4.8' <u>June – December</u> Upper Limit: -- Lower Limit: --	<u>January – December</u> Surface Water Depth: -- Duration: -- Frequency: None	<u>January – December</u> Duration: -- Frequency: None
189A	C/D	Low	<u>January – May</u> Upper Limit: 1.0'-2.0' Lower Limit: 6.0' <u>June – December</u> Upper Limit: -- Lower Limit: --	<u>January – December</u> Surface Water Depth: -- Duration: -- Frequency: None	<u>January – December</u> Duration: -- Frequency: None
235A	C/D	Negligible	<u>January – May</u> Upper Limit: 0.0'-1.0' Lower Limit: 6.0' <u>June – December</u> Upper Limit: -- Lower Limit: --	<u>January – May</u> Surface Water Depth: 0.0'-0.5' Duration: Brief (2 to 7 days) Frequency: Frequent <u>June – December</u> Surface Water Depth: -- Duration: -- Frequency: --	<u>January – December</u> Duration: -- Frequency: None
330A	C/D	Negligible	<u>January – June</u> Upper Limit: 0.0'-1.0' Lower Limit: 6.0' <u>July – December</u> Upper Limit: -- Lower Limit: --	<u>January – May</u> Surface Water Depth: 0.0'-0.5' Duration: Brief (2 to 7 days) Frequency: Frequent <u>June – December</u> Surface Water Depth: -- Duration: -- Frequency: --	<u>January – December</u> Duration: -- Frequency: None

SOIL EROSION AND SEDIMENT CONTROL

Erosion is the wearing away of the soil by water, wind, and other forces. Soil erosion threatens the Nation's soil productivity and contributes the most pollutants in our waterways. Water causes about two thirds of erosion on agricultural land. Four properties, mainly, determine a soil's erodibility: texture, slope, structure, and organic matter content.

Slope has the most influence on soil erosion potential when the site is under construction. Erosivity and runoff increase as slope grade increases. The runoff then exerts more force on the particles, breaking their bonds more readily and carrying them farther before deposition. The longer water flows along a slope before reaching a major waterway, the greater the potential for erosion.

Soil erosion during and after this proposed construction can be a primary non-point source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, decrease the storage capacity of lakes, clog streams and drainage channels, cause deterioration of aquatic habitats, and increase water treatment costs. Soil erosion also increases the risk of flooding by choking culverts, ditches, and storm sewers and by reducing the capacity of natural and man-made detention facilities.

The general principles of erosion and sedimentation control measures include:

- Reducing or diverting flow from exposed areas, storing flows, or limiting runoff from exposed areas
- Staging construction to keep disturbed areas to a minimum
- Establishing or maintaining temporary or permanent groundcover
- Retaining sediment on site
- Properly installing, inspecting, and maintaining control measures

Erosion control practices are useful controls only if they are properly located, installed, inspected, and maintained.

The SWCD recommends an erosion and sediment control plan for all building sites, especially if there is a wetland or stream nearby.

Table 6: Soil Erosion Potential

Soil Type	Slope	Rating	Acreage	Percent of Parcel
69A	0-2%	Slight	14.1	29.0%
91A	0-2%	Slight	15.8	32.4%
189A	0-2%	Slight	6.0	12.3%
235A	0-2%	Slight	10.1	20.8%
330A	0-2%	Slight	2.7	5.5%

PRIME FARMLAND SOILS

Prime farmland soils are an important resource to Kendall County. Some of the most productive soils in the United States occur locally. Each soil map unit in the United States is assigned a prime or non-prime rating. Prime agricultural land does not need to be in the production of food & fiber.

Section 310 of the NRCS general manual states that urban or built-up land on prime farmland soils is not prime farmland. The percentages of soils map units on the parcel reflect the determination that urban or built up land on prime farmland soils is not prime farmland.

Table 7: Prime Farmland Soils

Soil Types	Prime Designation	Acreage	Percent
69A	Prime Farmland if drained	14.1	29.0%
91A	Prime Farmland	15.8	32.4%
189A	Prime Farmland	6.0	12.3%
235A	Prime Farmland if drained	10.1	20.8%
330A	Prime Farmland if drained	2.7	5.5%
% Prime Farmland	100%		

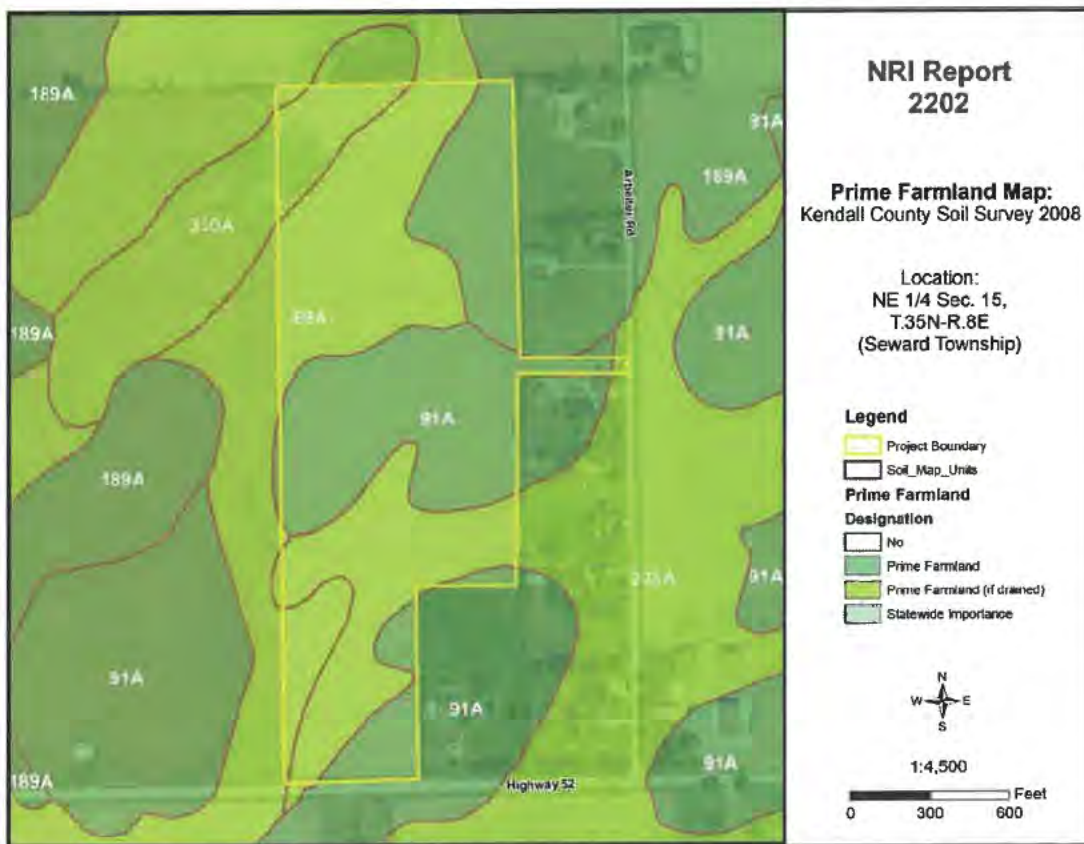


Figure 7: Map of Prime Farmland Soils

LAND EVALUATION AND SITE ASSESSMENT (LESA)

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

LAND EVALUATION (LE)

The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is assigned a value of 100, and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The LE score is calculated by multiplying the relative value of each soil type by the number of acres of that soil. The sum of the products is then divided by the total number of acres; the answer is the Land Evaluation score on this site. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.

SITE ASSESSMENT (SA)

The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The value group is a predetermined value based upon prime farmland designation. The Kendall County LESA Committee is responsible for this portion of the LESA system.

Please Note: A land evaluation (LE) score will be compiled for every project parcel. However, when a parcel is located within municipal planning boundaries, a site assessment (SA) score is not compiled as the scoring factors are not applicable. As a result, only the LE score is available, and a full LESA score is unavailable for the parcel.

Table 8A: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
69A	3	87	14.1	1,226.7
91A	4	79	15.8	1,248.2
189A	2	94	6.0	564
235A	3	87	10.1	878.7
330A	30	87	2.7	234.9
Totals			48.7	4,152.5
LE Calculation			(Product of relative value / Total Acres) 4,152.5 / 48.7 = 85.3	
LE Score			LE = 85	

The Land Evaluation score for this site is 85, indicating that this site is well suited for agricultural uses considering the Land Evaluation score is above 80.

Table 8B: Site Assessment Computation

A.	Agricultural Land Uses	Points
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	10
	2. Current land use adjacent to site. (30-20-15-10-0)	20
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	20
	4. Size of site. (30-15-10-0)	15
B.	Compatibility / Impact on Uses	
	1. Distance from city or village limits. (20-10-0)	0
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	20
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	7
C.	Existence of Infrastructure	
	1. Availability of public sewage system. (10-8-6-0)	8
	2. Availability of public water system. (10-8-6-0)	8
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	10
	Site Assessment Score:	125

The Site Assessment score for this site is 125. The Land Evaluation value (85) is added to the Site Assessment value (125) to obtain a LESA Score of 210. The table below shows the level of protection for the proposed project site based on the LESA Score.

Table 9: LESA Score Summary

LESA SCORE	LEVEL OF PROTECTION
0-200	Low
201-225	Medium
226-250	High
251-300	Very High

Land Evaluation Value: 85 + Site Assessment Value: 125 = LESA Score: 210

The LESA Score for this site is 210 which indicates a medium level of protection for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

LAND USE PLANS

Many counties, municipalities, villages, and townships have developed land-use plans. These plans are intended to reflect the existing and future land-use needs of a given community. Please contact the Kendall County Planning, Building & Zoning for information regarding the County's comprehensive land use plan and map.

DRAINAGE, RUNOFF, AND FLOOD INFORMATION

U.S.G.S Topographic maps give information on elevations, which are important mostly to determine slopes, drainage directions, and watershed information.

Elevations determine the area of impact of floods of record. Slope information determines steepness and erosion potential. Drainage directions determine where water leaves the PIQ, possibly impacting surrounding natural resources.

Watershed information is given for changing land use to a subdivision type of development on parcels greater than 10 acres.

WHAT IS A WATERSHED?

Simply stated, a watershed is the area of land that contributes water to a certain point. The watershed boundary is important because the area of land in the watershed can now be calculated using an irregular shape area calculator such as a dot counter or planimeter.

Using regional storm event information, and site-specific soils and land use information, the peak stormwater flow through the point marked "O" for a specified storm event can be calculated. This value is called a "Q" value (for the given storm event) and is measured in cubic feet per second (CFS).

When construction occurs, the Q value naturally increases because of the increase in impermeable surfaces. This process decreases the ability of soils to accept and temporarily hold water. Therefore, more water runs off and increases the Q value.

Theoretically, if each development, no matter how large or small, maintains their preconstruction Q value after construction by the installation of stormwater management systems, the streams and wetlands and lakes will not suffer damage from excessive urban stormwater.

For this reason, the Kendall County SWCD recommends that the developer for intense uses such as a subdivision calculate the preconstruction Q value for the exit point(s). A stormwater management system

should be designed, installed, and maintained to limit the postconstruction Q value to be at or below the preconstruction value.

IMPORTANCE OF FLOOD INFORMATION

A floodplain is defined as land adjoining a watercourse (riverine) or an inland depression (non-riverine) that is subject to periodic inundation by high water. Floodplains are important areas demanding protection since they have water storage and conveyance functions which affect upstream and downstream flows, water quality and quantity, and suitability of the land for human activity. Since floodplains play distinct and vital roles in the hydrologic cycle, development that interferes with their hydrologic and biologic functions should be carefully considered.

Flooding is both dangerous to people and destructive to their properties. The following maps, when combined with wetland and topographic information, can help developers and future homeowners to “sidestep” potential flooding or ponding problems.

FIRM is the acronym for the Flood Insurance Rate Map, produced by the Federal Emergency Management Agency (FEMA). These maps define flood elevation adjacent to tributaries and major bodies of water and superimpose that onto a simplified USGS topographic map. The scale of the FIRM maps is generally dependent on the size and density of parcels in that area. (This is to correctly determine the parcel location and floodplain location.) The FIRM map has three (3) zones. Zone A includes the 100-year flood, Zone B or Zone X (shaded) is the 100 to 500-year flood, and Zone C or Zone X (unshaded) is outside the floodplain.

The Hydrologic Atlas (H.A.) Series of the Flood of Record Map is also used for the topographic information. This map is different from the FIRM map mainly because it will show isolated or pocketed flooded areas. Kendall County uses both these maps in conjunction with each other for flooded area determinations. The Flood of Record maps show the areas of flood for various years. Both maps stress that the recurrence of flooding is merely statistical. A 100-year flood may occur twice in one year, or twice in one week, for that matter.

It should be noted that greater floods than those shown on the two maps are possible. The flood boundaries indicated provide a historic record only until the map publication date. Additionally, these flood boundaries are a function of the watershed conditions existing when the maps were produced. Cumulative changes in runoff characteristics caused by urbanization can result in an increase in flood height of future flood episodes.

Floodplains play a vital role in reducing the flood damage potential associated with an urbanizing area and, when left in an undisturbed state, also provide valuable wildlife habitat benefits. If it is the petitioner's intent to conduct floodplain filling or modification activities, the petitioner, and the Unit of Government responsible need to consider the potentially adverse effects this type of action could have on adjacent properties. The change or loss of natural floodplain storage often increases the frequency and severity of flooding on adjacent property.

If the available maps indicate the presence of a floodplain on the PIQ, the petitioner should contact the IDOT-OWR and FEMA to delineate a floodplain elevation for the parcel. If a portion of the property is indeed floodplain, applicable state, county, and local regulations will need to be reflected in the site plans.

Another indication of flooding potential can be found in the soils information. Hydric soils indicate the presence of drainageways, areas subject to ponding, or a naturally occurring high water table. These need to be considered along with the floodplain information when developing the site plan and the stormwater management plan. Development on hydric soils can contribute to the loss of water storage within the soil and the potential for increased flooding in the area.

This parcel is located on minimal topography (slopes 0 to 2%) and an elevation range of approximately 582'-588' above sea level. According to the FEMA Floodplain Map, the parcel in question does not contain floodway or floodplain. The parcel drains predominantly to the south.

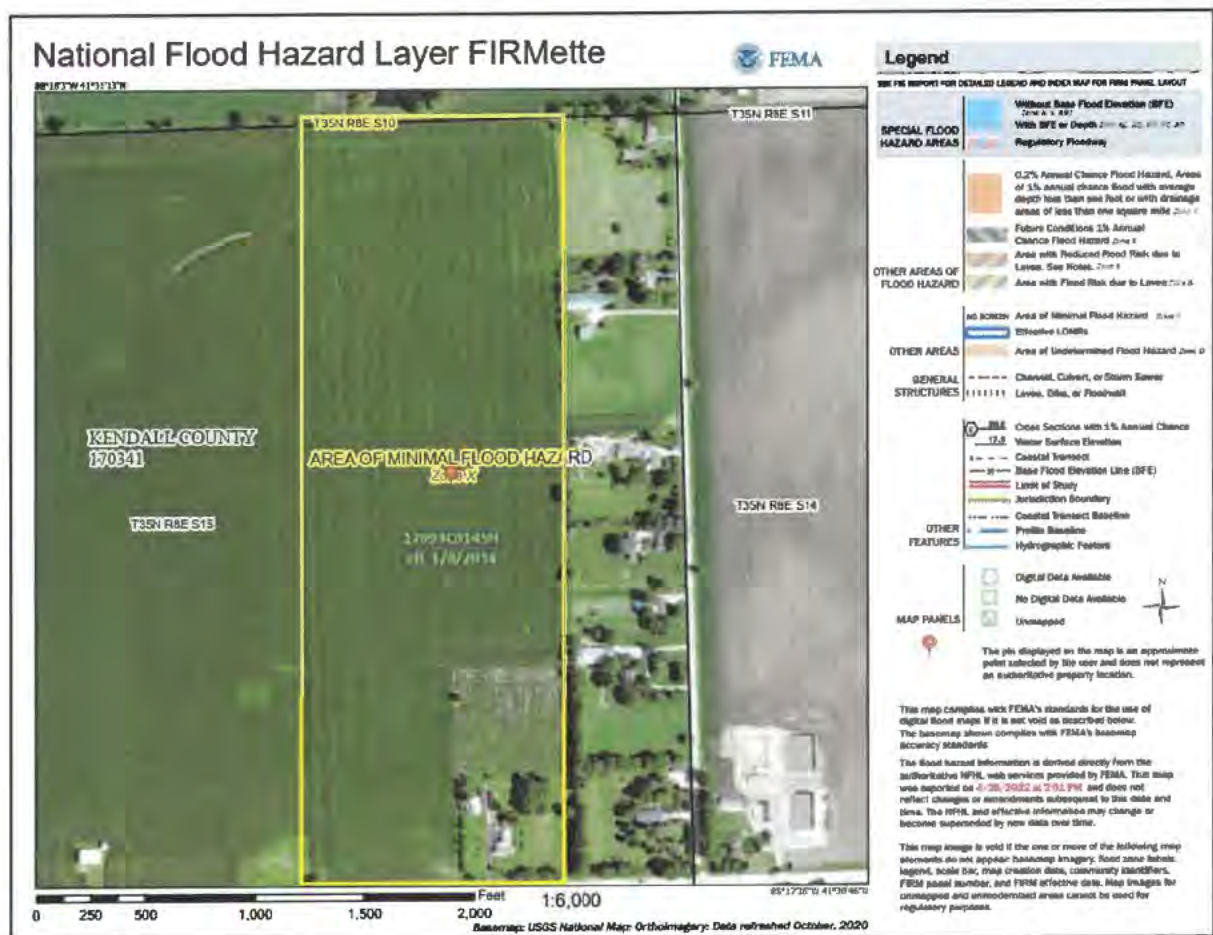


Figure 8: FEMA Floodplain Map

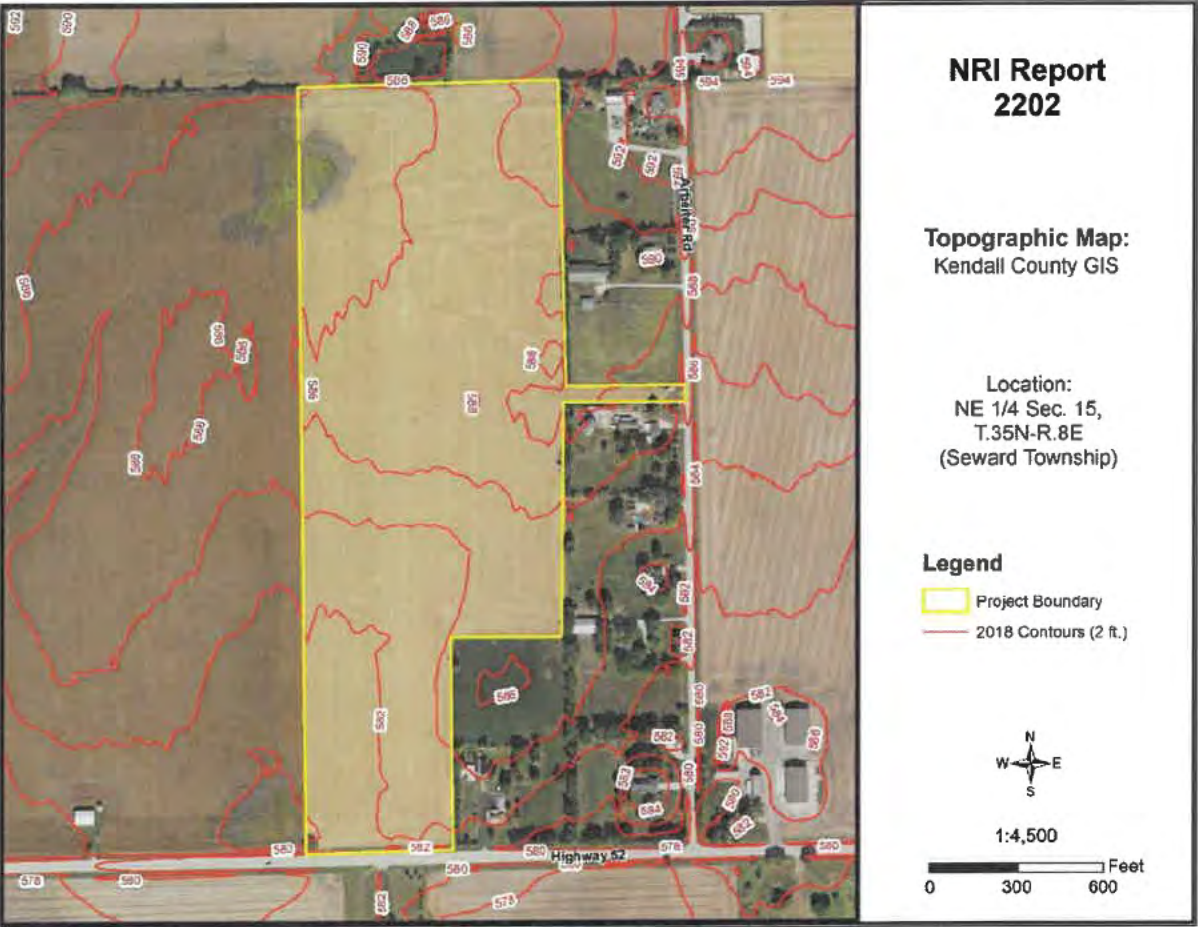


Figure 9: Topographic Map

WATERSHED PLANS

WATERSHED AND SUB WATERSHED INFORMATION

A watershed is the area of land that drains into a specific point including a stream, lake, or other body of water. High points on the Earth's surface, such as hills and ridges define watersheds. When rain falls in the watershed, it flows across the ground towards a stream or lake. Rainwater carries pollutants such as oils, pesticides, and soil.

Everyone lives in a watershed. Their actions can impact natural resources and people living downstream. Residents can minimize this impact by being aware of their environment and the implications of their activities, implementing practices recommended in watershed plans, and educating others about their watershed.

The following are recommendations to developers for protection of this watershed:

- Preserve open space
- Maintain wetlands as part of development
- Use natural water management
- Prevent soil from leaving a construction site
- Protect subsurface drainage
- Use native vegetation
- Retain natural features
- Mix housing styles and types
- Decrease impervious surfaces
- Reduce area disturbed by mass grading
- Shrink lot size and create more open space
- Maintain historical and cultural resources
- Treat water where it falls
- Preserve views
- Establish and link trails

<p>This parcel is located within the Upper Illinois River watershed and the Minooka Branch Aux Sable Creek sub watershed.</p>
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WETLAND INFORMATION

IMPORTANCE OF WETLAND INFORMATION

Wetlands function in many ways to provide numerous benefits to society. They control flooding by offering a slow release of excess water downstream or through the soil. They cleanse water by filtering out sediment and some pollutants and can function as rechargers of our valuable groundwater. They also are essential breeding, rearing, and feeding grounds for many species of wildlife.

These benefits are particularly valuable in urbanizing areas as development activity typically adversely affects water quality, increases the volume of stormwater runoff, and increases the demand for groundwater. In an area where many individual homes rely on shallow groundwater wells for domestic water supplies, activities that threaten potential groundwater recharge areas are contrary to the public good. The conversion of wetlands, with their sediment trapping and nutrient absorbing vegetation, to biologically barren stormwater detention ponds can cause additional degradation of water quality in downstream or adjacent areas.

It has been estimated that over 95% of the wetlands that were historically present in Illinois have been destroyed while only recently has the true environmental significance of wetlands been fully recognized. America is losing 100,000 acres of wetland a year and has saved 5 million acres total (since 1934). One acre of wetland can filter 7.3 million gallons of water a year. These are reasons why our wetlands are high quality and important.

This section contains the NRCS (Natural Resources Conservation Service) Wetlands Inventory, which is the most comprehensive inventory to date. The NRCS Wetlands Inventory is reproduced from an aerial photo at a scale of 1" equals 660 feet. The NRCS developed these maps in cooperation with U.S. EPA (Environmental Protection Agency,) and the U.S. Fish and Wildlife Service, using the National Food Security Act Manual, 3rd Edition. The main purpose of these maps is to determine wetland areas on agricultural fields and areas that may be wetlands but are in a non-agriculture setting.

The NRCS Wetlands Inventory in no way gives an exact delineation of the wetlands, but merely an outline, or the determination that there is a wetland within the outline. For the final, most accurate wetland **determination** of a specific wetland, a wetland delineation must be certified by NRCS staff using the National Food Security Act Manual (on agricultural land.) On urban land, a certified wetland delineator must perform the delineation using the ACOE 1987 Manual. *See the glossary section for the definitions of "delineation" and "determination."*

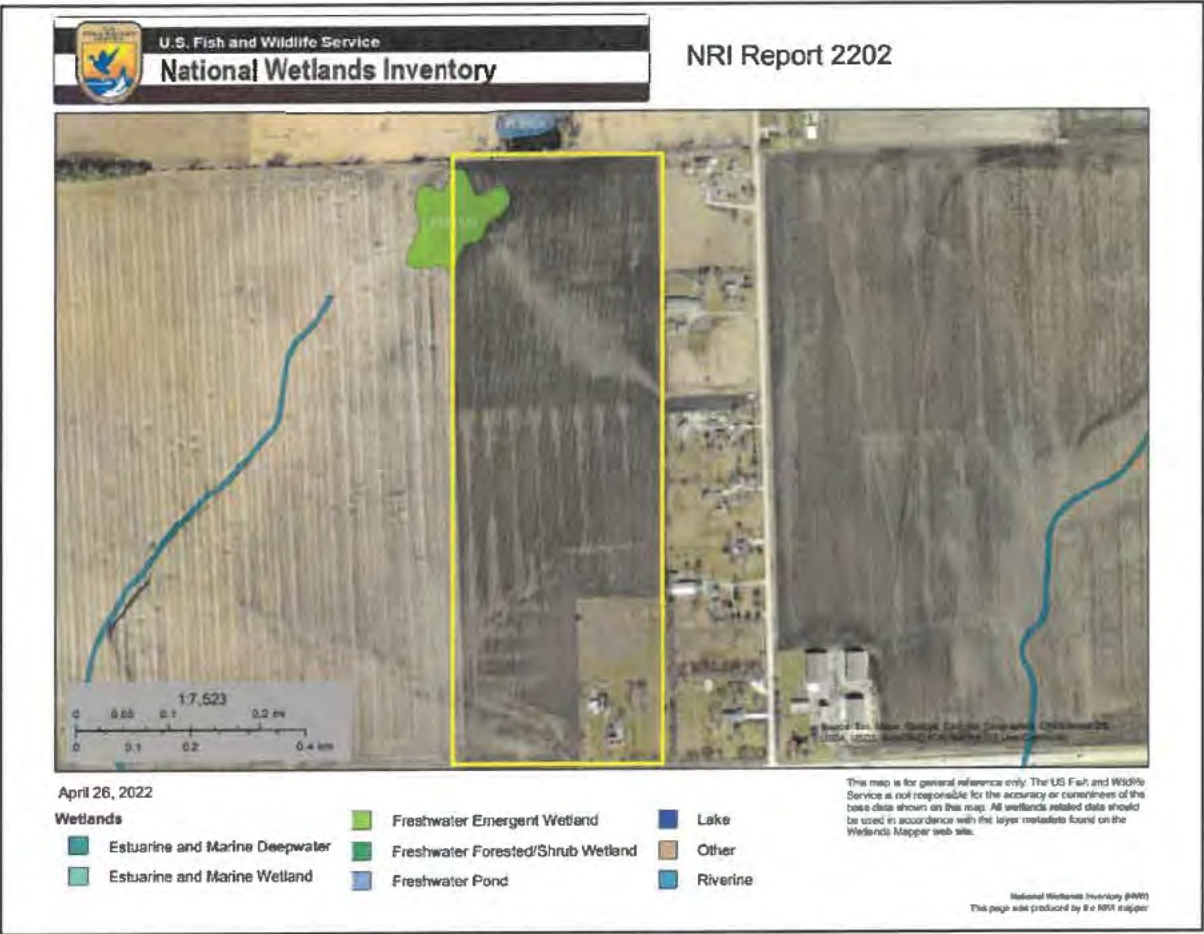


Figure 10: Wetland Map – USFWS National Wetland Inventory

Office maps indicate that a mapped freshwater emergent wetland is present near the northwest corner on the parcel in question (PIQ).

HYDRIC SOILS

Soils information gives another indication of flooding potential. The soils map on the following page indicates the soil(s) on the parcel that the Natural Resources Conservation Service indicates as hydric. Hydric soils, by definition, have seasonal high water at or near the soil surface and/or have potential flooding or ponding problems. All hydric soils range from poorly suited to unsuitable for building. One group of the hydric soils are the organic soils, which formed from dead organic material. Organic soils are unsuitable for building because of not only the high water table but also their subsidence problems.

It is important to add the possibility of hydric inclusions in a soil type. An inclusion is a soil polygon that is too small to appear on these maps. While relatively insignificant for agricultural use, hydric soil inclusions become more important to more intense uses such as a residential subdivision.

While considering hydric soils and hydric inclusions, it is noteworthy to mention that subsurface agriculture drainage tile occurs in almost all poorly drained and somewhat poorly drained soils. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. A damaged subsurface drainage tile may return original hydrologic conditions to all the areas that drained through the tile (ranging from less than one acre to many square miles.)

For an intense land use, such as a subdivision, the Kendall County SWCD recommends the following: a topographical survey with 1 foot contour intervals to accurately define the flood area on the parcel, an intensive soil survey to define most accurately the locations of the hydric soils and inclusions, and a drainage tile survey on the area to locate the tiles that must be preserved to maintain subsurface drainage.

Table 10: Hydric Soils

Soil Types	Drainage Class	Hydric Designation	Hydric Inclusions Likely	Acreage	Percent
69A	Poorly Drained	Hydric	No	14.1	29.0%
91A	Somewhat Poorly Drained	Non-Hydric	Yes	15.8	32.4%
189A	Somewhat Poorly Drained	Non-Hydric	Yes	6.0	12.3%
235A	Poorly Drained	Hydric	No	10.1	20.8%
330A	Very Poorly Drained	Hydric	No	2.7	5.5%

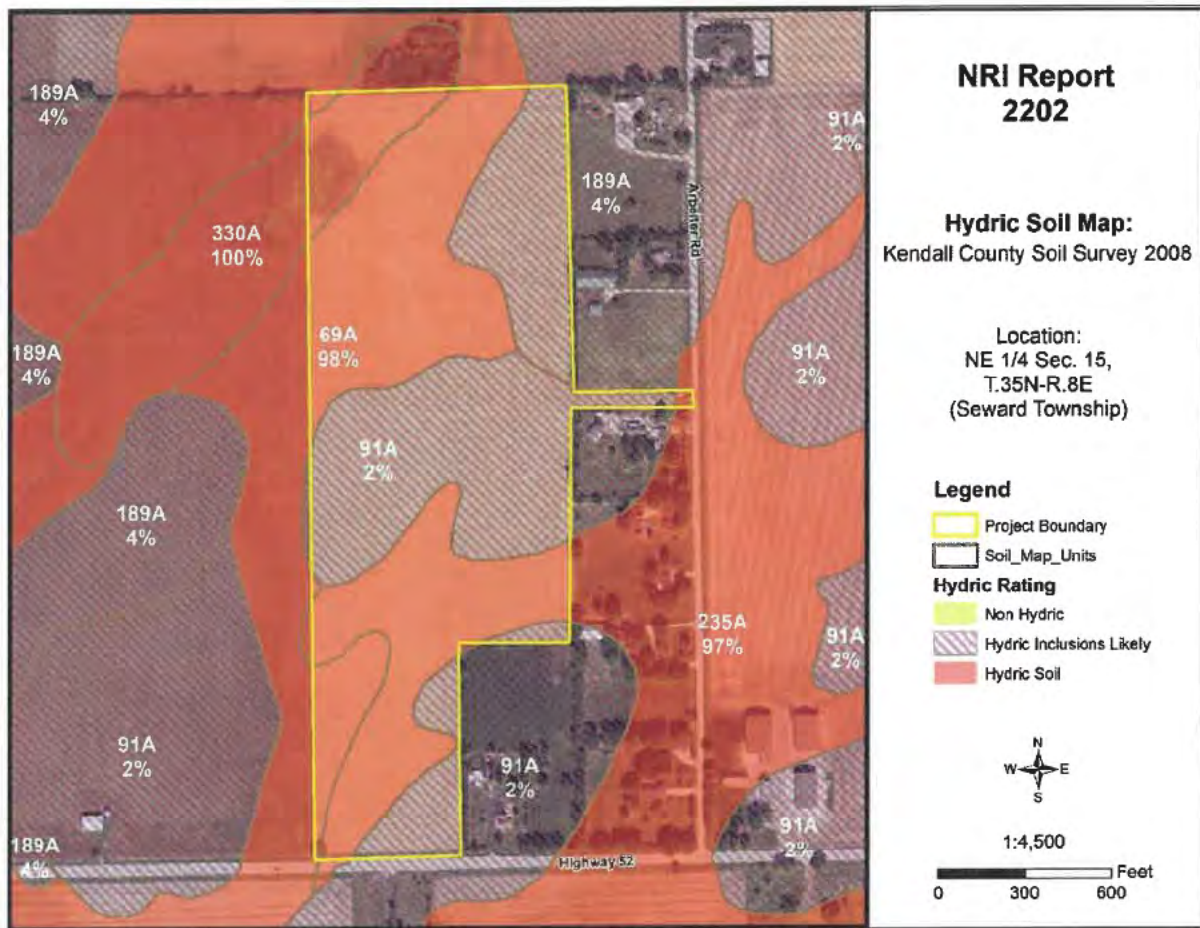


Figure 11: Hydric Soil Map

WETLAND AND FLOODPLAIN REGULATIONS

PLEASE READ THE FOLLOWING IF YOU ARE PLANNING TO DO ANY WORK NEAR A STREAM (THIS INCLUDES SMALL UNNAMED STREAMS), LAKE, WETLAND OR FLOODWAY.

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against floodway encroachments, maintenance and enhancement of water quality, protection of fish and wildlife habitat and recreational resources, and, in general, the protection of total public interest. Unregulated use of the waters within the State of Illinois could permanently destroy or alter the character of these valuable resources and adversely impact the public. Therefore, please contact the proper regulatory authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

WHO MUST APPLY?

Anyone proposing to dredge, fill, rip rap, or otherwise alter the banks or beds of, or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility, floodplain or floodway subject to State or Federal regulatory jurisdiction should apply for agency approvals.

REGULATORY AGENCIES

- **Wetland or U.S. Waters:** U.S. Army Corps of Engineers, Rock Island District, Clock Tower Building, Rock Island, IL
- **Floodplains:** Illinois Department of Natural Resources/Office of Water Resources, One Natural Resources Way, Springfield, IL 62702-1270.
- **Water Quality/Erosion Control:** Illinois Environmental Protection Agency, Springfield, IL

COORDINATION

We recommend early coordination with the regulatory agencies BEFORE finalizing work plans. This allows the agencies to recommend measures to mitigate or compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stages. This could reduce time required to process necessary approvals.

CAUTION: Contact with the United States Army Corps of Engineers is strongly advised before commencement of any work in or near a Waters of the United States. This could save considerable time and expense. Persons responsible for willful and direct violation of Section 10 of the River and Harbor Act of 1899 or Section 404 of the Federal Water Pollution Control Act are subject to fines ranging up to \$27,500 per day of violation and imprisonment for up to one year or both.

GLOSSARY

AGRICULTURAL PROTECTION AREAS (AG AREAS) - Allowed by P.A. 81-1173. An AG AREA consists of a minimum of 350 acres of farmland, as contiguous and compact as possible. Petitioned by landowners, AG AREAS protect for a period of ten years initially, then reviewed every eight years thereafter. AG AREA establishment exempts landowners from local nuisance ordinances directed at farming operations, and designated land cannot receive special tax assessments on public improvements that do not benefit the land, e.g. water and sewer lines.

AGRICULTURE - The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable including dairying, poultry, swine, sheep, beef cattle, pony and horse production, fur farms, and fish and wildlife farms; farm buildings used for growing, harvesting and preparing crop products for market, or for use on the farm; roadside stands, farm buildings for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm dwellings occupied by farm owners, operators, tenants or seasonal or year around hired farm workers.

B.G. - Below Grade. Under the surface of the Earth.

BEDROCK - Indicates depth at which bedrock occurs. Also lists hardness as rippable or hard.

FLOODING - Indicates frequency, duration, and period during year when floods are likely to occur.

HIGH LEVEL MANAGEMENT - The application of effective practices adapted to different crops, soils, and climatic conditions. Such practices include providing for adequate soil drainage, protection from flooding, erosion and runoff control, near optimum tillage, and planting the correct kind and amount of high-quality seed. Weeds, diseases, and harmful insects are controlled. Favorable soil reaction and near optimum levels of available nitrogen, phosphorus, and potassium for individual crops are maintained. Efficient use is made of available crop residues, barnyard manure, and/or green manure crops. All operations, when combined efficiently and timely, can create favorable growing conditions and reduce harvesting losses -- within limits imposed by weather.

HIGH WATER TABLE - A seasonal high water table is a zone of saturation at the highest average depth during the wettest part of the year. May be apparent, perched, or artesian kinds of water tables.

- **Water table, Apparent:** A thick zone of free water in the soil. An apparent water table is indicated by the level at which water stands in an uncased borehole after adequate time is allowed for adjustment in the surrounding soil.
- **Water table, Artesian:** A water table under hydrostatic head, generally beneath an impermeable layer. When this layer is penetrated, the water level rises in an uncased borehole.
- **Water table, Perched:** A water table standing above an unsaturated zone. In places an upper, or perched, water table is separated from a lower one by a dry zone.

DELINEATION - For Wetlands: A series of orange flags placed on the ground by a certified professional that outlines the wetland boundary on a parcel.

DETERMINATION - A polygon drawn on a map using map information that gives an outline of a wetland.

HYDRIC SOIL - This type of soil is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part (USDA Natural Resources Conservation Service 1987).

INTENSIVE SOIL MAPPING - Mapping done on a smaller more intensive scale than a modern soil survey to determine soil properties of a specific site, e.g. mapping for septic suitability.

LAND EVALUATION AND SITE ASSESSMENT (L.E.S.A.) - LESA is a systematic approach for evaluating a parcel of land and to determine a numerical value for the parcel for farmland preservation purposes.

MODERN SOIL SURVEY - A soil survey is a field investigation of the soils of a specific area, supported by information from other sources. The kinds of soil in the survey area are identified and their extent shown on a map, and an accompanying report describes, defines, classifies, and interprets the soils. Interpretations predict the behavior of the soils under different uses and the soils' response to management. Predictions are made for areas of soil at specific places. Soils information collected in a soil survey is useful in developing land-use plans and alternatives involving soil management systems and in evaluating and predicting the effects of land use.

PALUSTRINE - Name given to inland freshwater wetlands.

PERMEABILITY - Values listed estimate the range (in rate and time) it takes for downward movement of water in the major soil layers when saturated but allowed to drain freely. The estimates are based on soil texture, soil structure, available data on permeability and infiltration tests, and observation of water movement through soils or other geologic materials.

PIQ - Parcel in question

POTENTIAL FROST ACTION - Damage that may occur to structures and roads due to ice lens formation causing upward and lateral soil movement. Based primarily on soil texture and wetness.

PRIME FARMLAND - Prime farmland soils are lands that are best suited to food, feed, forage, fiber and oilseed crops. It may be cropland, pasture, woodland, or other land, but it is not urban and built up land or water areas. It either is used for food or fiber or is available for those uses. The soil qualities, growing season, and moisture supply are those needed for a well-managed soil economically to produce a sustained high yield of crops. Prime farmland produces in highest yields with minimum inputs of energy and economic resources and farming the land results in the least damage to the environment. Prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation. The temperature and growing season are favorable. The level of acidity or alkalinity is acceptable. Prime farmland has few or no rocks and is permeable to water and air. It is not excessively erodible or saturated

with water for long periods and is not frequently flooded during the growing season. The slope ranges mainly from 0 to 5 percent (USDA Natural Resources Conservation Service).

PRODUCTIVITY INDEXES - Productivity indexes for grain crops express the estimated yields of the major grain crops grown in Illinois as a single percentage of the average yields obtained under basic management from several of the more productive soils in the state. This group of soils is composed of the Muscatine, Ipava, Sable, Lisbon, Drummer, Flanagan, Littleton, Elburn and Joy soils. Each of the 425 soils found in Illinois are found in Circular 1156 from the Illinois Cooperative Extension Service.

SEASONAL - When used in reference to wetlands indicates that the area is flooded only during a portion of the year.

SHRINK-SWELL POTENTIAL - Indicates volume changes to be expected for the specific soil material with changes in moisture content.

SOIL MAPPING UNIT - A map unit is a collection of soil areas of miscellaneous areas delineated in mapping. A map unit is generally an aggregate of the delineations of many different bodies of a kind of soil or miscellaneous area but may consist of only one delineated body. Taxonomic class names and accompanying phase terms are used to name soil map units. They are described in terms of ranges of soil properties within the limits defined for taxa and in terms of ranges of taxadjuncts and inclusions.

SOIL SERIES - A group of soils, formed from a particular type of parent material, having horizons that, except for texture of the A or surface horizon, are similar in all profile characteristics and in arrangement in the soil profile. Among these characteristics are color, texture, structure, reaction, consistence, and mineralogical and chemical composition.

SUBSIDENCE - Applies mainly to organic soils after drainage. Soil material subsides due to shrinkage and oxidation.

TERRAIN - The area or surface over which a particular rock or group of rocks is prevalent.

TOPSOIL - That portion of the soil profile where higher concentrations of organic material, fertility, bacterial activity and plant growth take place. Depths of topsoil vary between soil types.

WATERSHED - An area of land that drains to an associated water resource such as a wetland, river or lake. Depending on the size and topography, watersheds can contain numerous tributaries, such as streams and ditches, and ponding areas such as detention structures, natural ponds and wetlands.

WETLAND - An area that has a predominance of hydric soils and that is inundated or saturated by surface or groundwater at a frequency and duration sufficient enough to support, and under normal circumstances does support, a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions.

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Kendall County Land Atlas and Plat Book. 21st Edition, 2021.

Potential For Contamination of Shallow Aquifers from Land Burial of Municipal Wastes. Illinois State Geological Survey.

Natural Resources Conservation Service National Wetland Inventory Map. United States Department of Agriculture.

Geologic Road Map of Illinois. Department of Natural Resources, Illinois State Geological Survey, Natural Resources Building, 615 East Peabody, Champaign IL 61820-6964.

Wetlands - The Corps of Engineers' Administration of the Section 404 Program (GAO/RCED-88-110).

Soil Erosion by Water - United States Department of Agriculture Natural Resources Conservation Service. Agriculture Information Bulletin 513.

The Conservation of Biological Diversity in the Great Lakes Ecosystem: Issues and Opportunities. prepared by the Nature Conservancy Great Lakes Program 79W. Monroe Street, Suite 1309, Chicago, IL 60603, January 1994.



Applicant: Best Budget Tree Service
 Contact: Jeremy Dippold
 Address: [REDACTED]

IDNR Project Number: 2514265
 Date: 06/16/2025

Project: Best Budget Tree RV/BOAT Storage Site Plan
 Address: 2241 US Route 52, Minooka

Description: Re--Zoning for a special use on an existing Agricultural/Forestry Business to have RV and Boat Storage in the rear of the lot with an additional entrance off Arbeiter Road in Minooka, IL

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

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

An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kendall

Township, Range, Section:

35N, 8E, 14

35N, 8E, 15



IL Department of Natural Resources
Contact
 Adam Rawe
 217-785-5500
 Division of Ecosystems & Environment

Government Jurisdiction
 Kendall County
 Matt Asselmeier
 807 West John Street
 Yorkville, Illinois 60560 -9249

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

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1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

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Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

IDNR Project Number: 2514265

**EcoCAT Receipt****Project Code** 2514265**APPLICANT****DATE**Best Budget Tree Service
Jeremy Dippold
[REDACTED]

6/16/2025

DESCRIPTION**FEE****CONVENIENCE FEE****TOTAL PAID**

EcoCAT Consultation

\$ 125.00

\$ 2.81

\$ 127.81

TOTAL PAID**\$ 127.81**

Illinois Department of Natural Resources
 One Natural Resources Way
 Springfield, IL 62702
 217-785-5500
dnr.ecocat@illinois.gov

Please fill out the following findings of fact to the best of your capabilities. §36-119 of the Kendall County Code outlines findings that the Zoning Board of Appeals shall consider in rendering a decision, but is not required to make an affirmative finding on all items in order to grant a **special use**. They are as follows:

That the establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare. True. The Petitioner has submitted a site plan detailing the measures to be taken to ensure

that the use will not have a negative impact on public health, safety, morals, comfort or general welfare.

The Petitioner agrees to follow all applicable public health and public safety related laws.

That the special use will not be substantially injurious to the use and enjoyment of other properties 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.

True. Conditions are proposed that will regulate the hours of operation and overall site layout for the

area of RV/Boat Storage. The Site Plan makes provisions for fencing, landscaping, open buffer space

and improvements to ensure the proposed use will not adversely impact the adjacent uses and is

compatible with the surrounding area and County.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided.

True. The property will have adequate utilities, access to the property with only one point of ingress and

egress off of Arbeiter Road for the RV/Boat Storage area located in the northeast corner of the site. The

property sheet flows east to west and a detention pond will be built in the northwest corner of the site to

handle storm flows off the storage area.

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 True. No variances will be requested.

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 pages 3-5 of the Kendall County Land

Resource Management Plan which calls for a "strong base of agricultural, commercial and industrial use

that provides a broad range of job opportunities, a healthy tax base and improved quality of services..."



DEPARTMENT OF PLANNING, BUILDING & ZONING
 807 West John Street • Yorkville, IL • 60560
 (630) 553-4141 Fax (630) 553-4179
ENGINEERING CONSULTANT FEES

I, Jeremy Dippold understand that Kendall County uses the services of a
Applicant Name

consultant for engineering reviews and inspections and that I will be responsible for
 payment of services on Best Budget Tree Service project. I authorize the consulting
Project Name
 services to proceed.

☒ IF THIS IS **NOT** PART OF A BUILDING PERMIT APPLICATION, PLEASE CHECK THE BOX AND
 COMPLETE THIS SECTION:

I hereby submit a deposit of _____ payable to the **Kendall County Treasurer**
\$ Amount

to be used by Kendall County to reimburse consultant for charges invoiced for work
 done in the review, approval and inspection of the proposed improvements.

I understand that if the deposit is depleted that I may be required to replenish the deposit
 to have work proceed.

I further understand that Kendall County will not issue a Building Permit or a Certificate of
 Occupancy as the case may be until I provide payment or proof of payment for the
 engineering services.

Signature of Applicant: _____

Date: 6/17/25

ENGINEERING PLANS
FOR
BEST BUDGET TREE
RV/BOAT STORAGE SITE PLAN

SECTION 15, TOWNSHIP 35 NORTH , RANGE 8 EAST
2241 US HIGHWAY 52
MINOOKA, IL 60447
KENDALL COUNTY
JULY, 2025

LEGEND

	PROPERTY BOUNDARY
	EXISTING CONTOUR LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER LINE
	EXISTING WATERMAIN
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD ELECTRIC
	EXISTING GAS SERVICE
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	PROPOSED CONTOUR LINE
	PROPOSED HIGH WATER LINE
	PROPOSED WATERMAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER LINE
	PROPOSED GREASE SERVICE LINE
	PROPOSED VENT LINE
	EXISTING FENCELINE
	PROPOSED SILT FENCE
	EXISTING SPOT SHOT
	PROPOSED SPOT GRADE
	AS-BUILT SPOT GRADE/TEXT
	WATER:
	STORM:
	SANITARY:
	PAVEMENT:
	R.O.W. MONUMENT
	PROPERTY PIN
	CHISELED MARK
	BENCHMARK
	HUB & TACK
	SOIL BORING
	OVERLAND RELIEF
	FLOW DIRECTION
	DS DOWNSPOUT
	UTILITY POLE
	GUY WIRE LOC.
	UTIL CABINET
	UTIL PEDESTAL
	LIGHT POLE
	TRAFFIC SIGNAL
	ELECTRIC VAULT
	GAS VALVE
	DOWNSPOUT SPLASH
	B-BOX
	HYDRANT
	VALVE
	VALVE VAULT
	INLET-CURB
	INLET OR MANHOLE
	FLARED END SECTION
	CLEANOUT
	MANHOLE
	GRAVEL
	ASPHALT
	CONCRETE



Know what's below.
Call before you dig.

Contractor and or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-892-0123 or dial 811.

UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

TOPOGRAPHY STATEMENT

EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY TEBRUGGE ENGINEERING. CONTRACTOR SHALL FIELD CHECK EXISTING HORIZONTAL AND VERTICAL SITE FEATURES AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.

INDEX TO SHEETS

1. COVER SHEET
2. EXISTING CONDITIONS & DEMOLITION PLAN
3. OVERALL CIVIL SITE PLANS
4. CIVIL SITE PLAN I
5. GENERAL NOTES & DETAILS

PROJECT LOCATION

LOCATION MAP

N.T.S.



BENCHMARKS:

1. NATIONAL GEODETIC SURVEY MONUMENT - PID - DP5485
THE STATION IS LOCATED 37 FT (11.3 M) NORTH OF THE EDGE OF PAVEMENT OF US HIGHWAY 52, 9.5 FT (2.9 M) SOUTH OF A CULTIVATED FIELD AND 8 FT (2.4 M) EAST OF THE EAST END OF A CORRUGATED METAL PIPE UNDER A FIELD ENTRANCE.
NAVD 88 DATUM
ELEVATION = 577.39

PLANS PREPARED FOR:

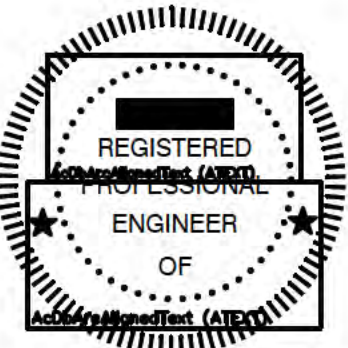
BEST BUDGET TREE SERVICE
2241 US ROUTE 52
MINOOKA, IL 60447
PHONE: (815) 786-0195

EMAIL: [REDACTED]

CIVIL ENGINEER:

TEBRUGGE ENGINEERING
410 E CHURCH ST - SUITE A
SANDWICH, ILLINOIS 60548
(815) 786-0195

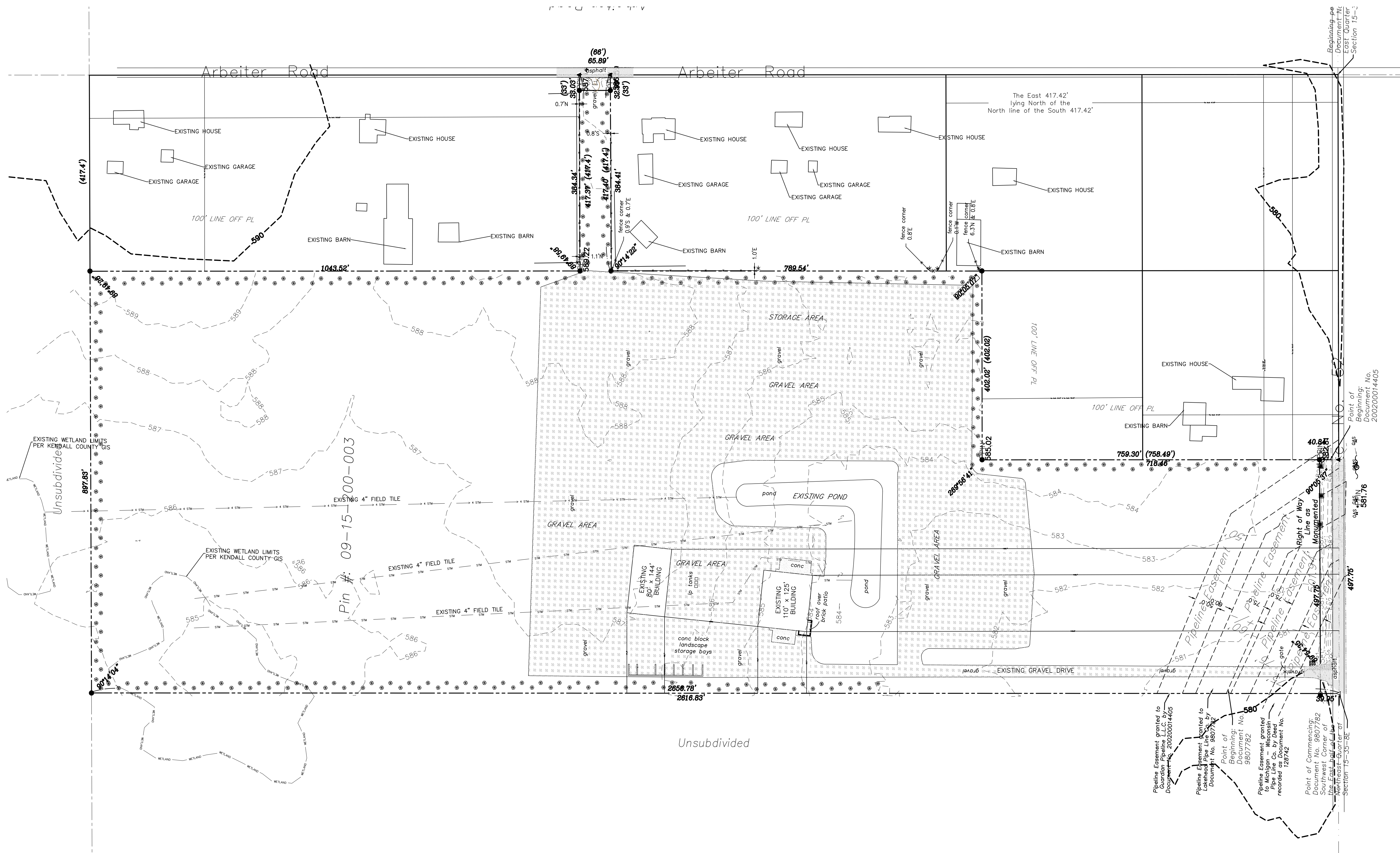
INFO@TEBRUGGEENGINEERING.COM
WWW.TEBRUGGEENGINEERING.COM



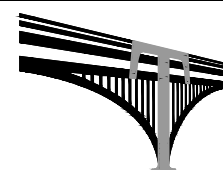
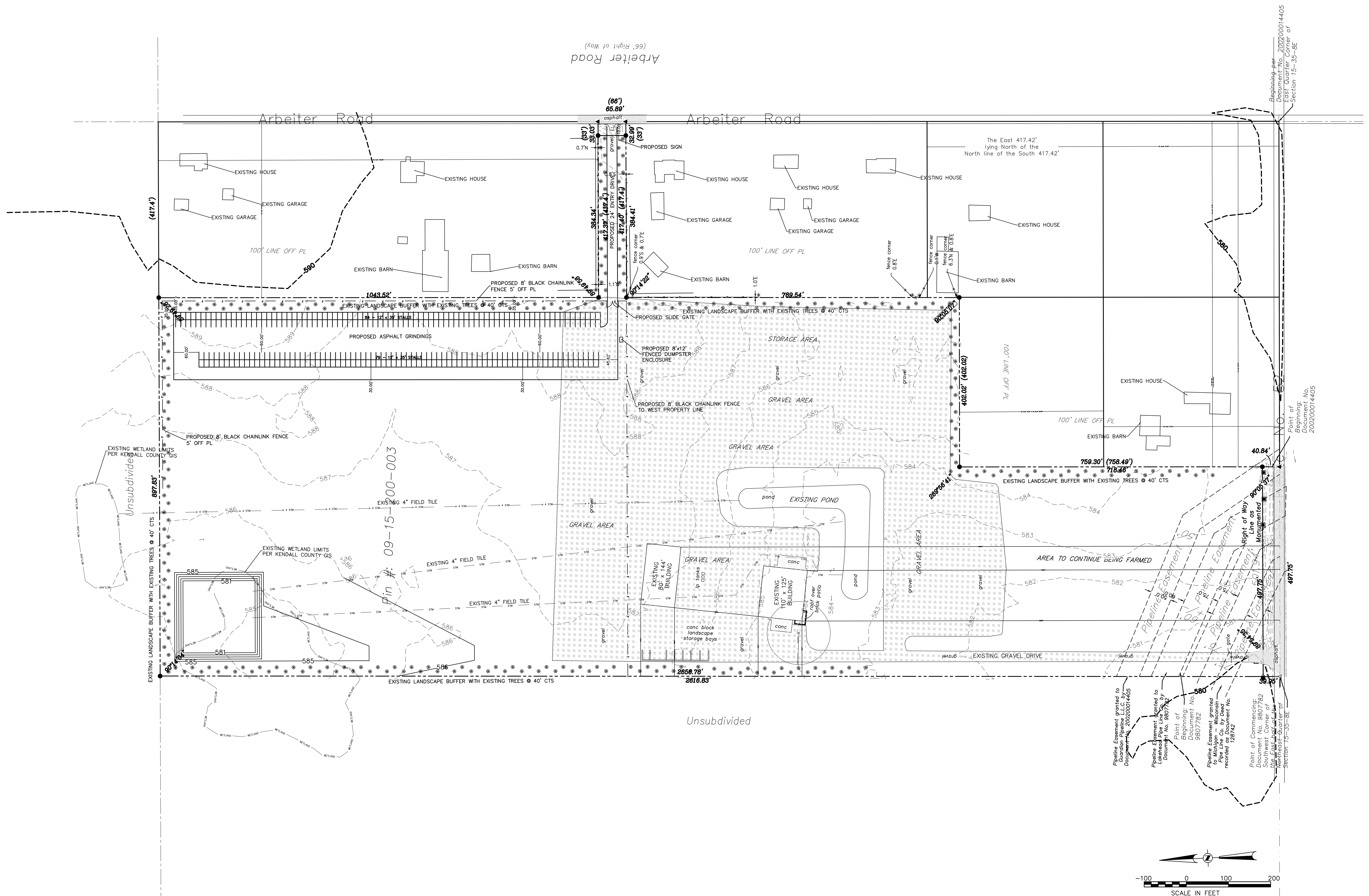
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
NO. [REDACTED] EXPIRES NOV. 30, 2025

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ALL RIGHTS RESERVED. NO PART OF THESE CIVIL ENGINEERING PLANS MAY BE REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR OTHER ELECTRONIC OR MECHANICAL METHODS, WITHOUT THE PRIOR WRITTEN PERMISSION OF TEBRUGGE ENGINEERING.

NO.	DATE	NOTES



NO.	DATE	NOTES



TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

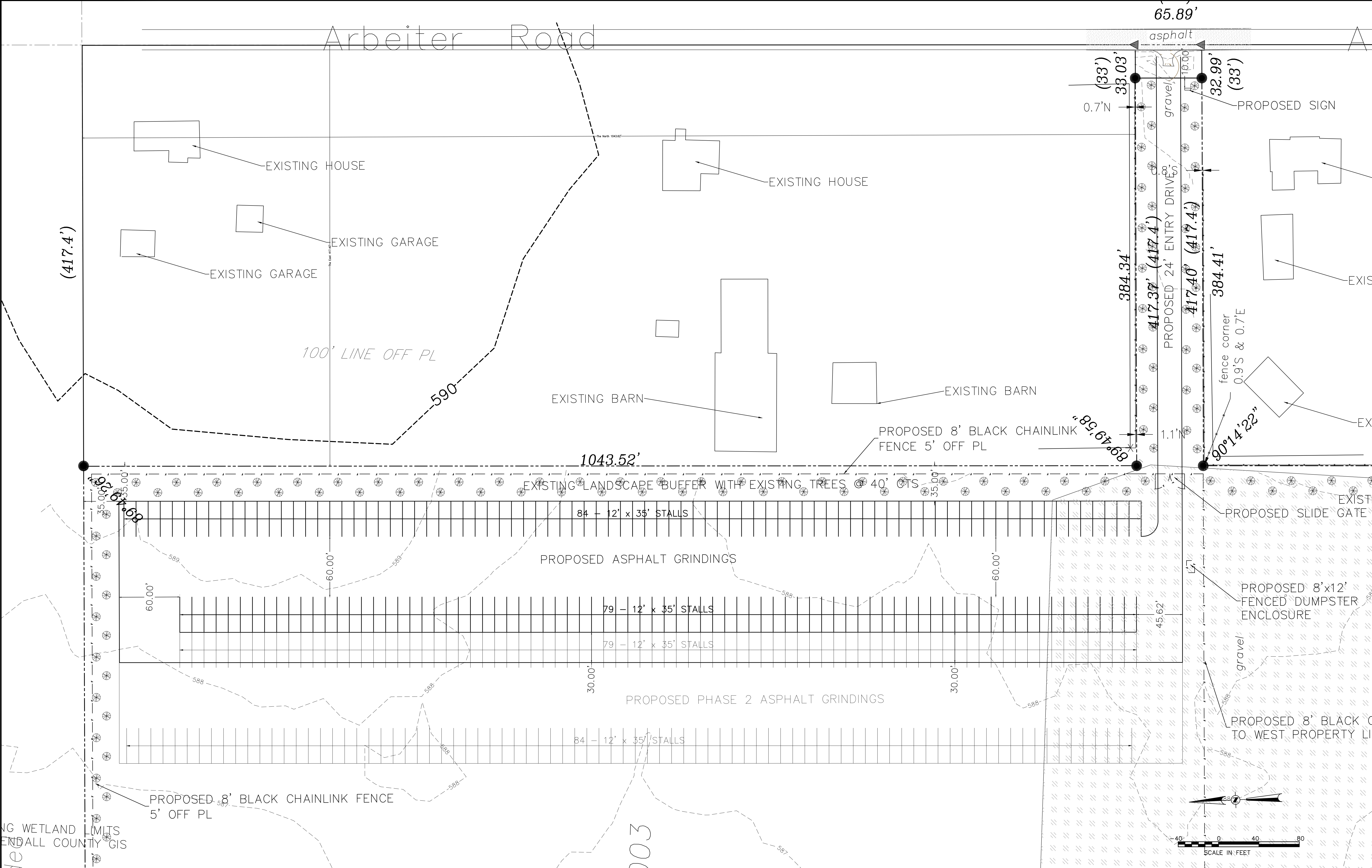
REVISIONS	NO.	DATE	NOTES

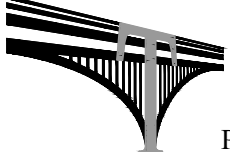
PREPARED FOR:
BEST BUDGET TREE SERVICE
2241 US ROUTE 52, MINOOKA, IL

BEST BUDGET TREE SITE PLAN

OVERALL CIVIL SITE PLAN

PROJECT NO. 24 424 03	SHEET NO.
SCALE: 1" = 100'	3
DATE: JUNE 16, 2025	OF 5 SHEETS





TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

REVISIONS	NO.	DATE	NOTES

PREPARED FOR:

BEST BUDGET TREE SERVICE
2241 US ROUTE 52, MINOOKA, IL

BEST BUDGET TREE SITE PLAN

CIVIL SITE PLAN

PROJECT NO.	24 424 03	SHEET NO. 4 OF 5 SHEETS
SCALE:	1" = 40'	
DATE:	JUNE 16, 2025	

GENERAL CONDITIONS

1. ALL EARTHWORK, ROADWAY WORK, DRAINAGE WORK OR STORM SEWER WORK SHALL BE PERFORMED UTILIZING MATERIALS AND METHODS IN STRICT ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.

2. ALL SANITARY SEWER AND WATER MAIN WORK SHALL BE PERFORMED USING METHODS AND MATERIALS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.

3. ANY SPECIFICATIONS WHICH ARE SUPPLIED ALONG WITH THE PLANS SHALL TAKE PRECEDENCE IN THE CASE OF A CONFLICT WITH THE STANDARD SPECIFICATIONS NOTED IN ITEMS NO. 1 AND 2 ABOVE. THE ABOVE STANDARD SPECIFICATIONS & THE CONSTRUCTION PLANS ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.

4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE GOVERNING MUNICIPALITY, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS, ALONG WITH ADEQUATE TRAFFIC CONTROL MEASURES. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

7. THE UTILITY LOCATIONS, AND THE DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO INITIATING CONSTRUCTION OPERATIONS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS.

8. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE OFFICE OF J.U.L.I.E. AT 1-800-892-0123 FOR EXACT FIELD LOCATION OF ALL UNDERGROUND UTILITIES IN THE PROXIMITY OF, AND ON, THE PROJECT SITE; IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE J.U.L.I.E. SYSTEM, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THIS AND MAKE ARRANGEMENTS TO HAVE THESE UTILITIES FIELD LOCATED.

9. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR RELOCATING THESE FACILITIES AT HIS EXPENSE TO ACCOMMODATE THE NEW CONSTRUCTION.

10. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

11. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THIS SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

12. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OF FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1926) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STELGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970(REVISED). THE CONTRACTOR, ENGINEERS, AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.

14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND ALL GOVERNING AUTHORITIES, THEIR AGENTS SUCCESSORS AND ASSIGNS FROM ANY AND ALL LIABILITY WITH RESPECT TO THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK REQUIRED ON THIS PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE WORK OF THIS CONTRACT IN A MANNER WHICH STRICTLY COMPLIES WITH ANY AND ALL PERTINENT LOCAL, STATE OR NATIONAL CONSTRUCTION AND SAFETY CODES; THE ENGINEER, OWNER, AND GOVERNING AUTHORITIES ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE BY THE CONTRACTOR WITH SAID CODES AND ASSUME NO LIABILITY FOR ACCIDENTS, INJURIES, OR DEATHS, OR CLAIMS RELATING THERETO WHICH MAY RESULT FROM LACK OF ADHERENCE TO SAID CODES.

UNDERGROUND UTILITIES

1. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME, AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6 OR CA-7) AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.

2. UNLESS OTHERWISE INDICATED ON THE PLANS, STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CULVERT PIPE OF THE CLASS AS INDICATED ON THE PLANS, AND CONFORMING TO ASTM C-76. JOINTS SHALL TYPICALLY BE A "TROWEL APPLIED" BITUMINOUS MASTIC COMPOUND IN ACCORDANCE WITH ASTM C-76 (OR C-14 AS MAY BE APPLICABLE) OR RUBBER "O"-RING GASKET JOINTS CONFORMING TO ASTM C-443). LOCATIONS WHERE THE STORM SEWER CROSSES WATERMAINS AN "O"-RING JOINT IN ACCORDANCE WITH ASTM C-361 SHALL BE USED.

3. STORM SEWER MANHOLES SHALL BE PRECAST STRUCTURES, WITH THE DIAMETER DEPENDENT ON THE PIPE SIZE AND WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION STANDARDS). LIDS SHALL BE IMPRINTED "STORM SEWER". ALL FLARED END SECTIONS SHALL HAVE A FRAME & GRATE INSTALLED.

4. THESE FRAME AND GRATES FOR STORM STRUCTURES SHALL BE USED UNLESS OTHERWISE INDICATED ON THE PLAN SET. USE NEENAH R-1712 OPEN LID (OR EQUAL) IN PAVEMENT AREAS, USE NEENAH R-1772-B OPEN OR CLOSED LID (OR EQUAL) IN GRASS AREAS, USE NEENAH R-3015 (OR EQUAL) FOR B6.12 CURB AREAS, AND NEENAH R-3509 (OR EQUAL) FOR DEPRESSED CURB AREAS.

5. STRUCTURES FOR SANITARY AND STORM SEWERS AND VALVE VAULTS FOR WATER SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.

6. ALL STORM SEWERS AND WATERMAINS SHALL HAVE COMPACTED CA-7 GRANULAR BEDDING, A MINIMUM OF 4" BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH. BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE. COST FOR THE BEDDING SHALL BE INCLUDED WITH THE UNIT PRICE BID FOR THE PIPE.

7. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION FOR THE INSTALLATION OF THE SEWER OR WATER SYSTEMS. ANY DEWATERING ENCOUNTERED SHALL BE INCIDENTAL TO THE RESPECTIVE UNDERGROUND UTILITY.

8. ALL STRUCTURES SHALL HAVE A MAXIMUM OF 8" OF ADJUSTING RINGS, UNLESS OTHERWISE NOTED.

9. ALL TOP FRAMES FOR STORM AND VALVE VAULT COVERS AND B-BOXES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE UPON COMPLETION OF FINISHED GRADING AND FINAL INSPECTIONS. THIS ADJUSTMENT IS TO BE MADE BY THE UNDERGROUND CONTRACTOR AND THE COST IS TO BE UNDERGROUND CONTRACTOR SHALL INSURE THAT ALL ROAD AND PAVEMENT INLETS OR STRUCTURES ARE AT FINISHED GRADE. ANY ADJUSTMENTS NECESSITATED BY THE CURB OR PAVING CONTRACTOR TO ACHIEVE FINAL RIM GRADE, RESULTING IN AN EXTRA FOR SAID ADJUSTMENTS, WILL BE CHARGED TO THE UNDERGROUND CONTRACTOR.

10. ALL FLOOR DRAINS AND FLOOR DRAIN SUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWER.

11. ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORM WATERS SHALL DISCHARGE INTO THE STORM SEWER OR ONTO THE GROUND AND BE DIRECTED TOWARDS A STORM SEWER STRUCTURE.

12. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.

13. THE CONTRACTOR SHALL INSTALL A 2"x4"x8" POST ADJACENT TO THE TERMINUS OF THE SANITARY SERVICE, WATERMAIN SERVICE, SANITARY MANHOLE, STORM STRUCTURES, AND WATER VAULTS. THE POST SHALL EXTEND A MINIMUM OF 4 FT. ABOVE THE GROUND. SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY-GREEN, WATER-BLUE, AND STORM-RED.

14. IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

EARTHWORK

1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS.

2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS WITH INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE.

5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.

6. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.

7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE, A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.

8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"). IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT A GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.

9. EMBANKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOIL ENGINEER.

10. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-157 (MODIFIED PROCTOR METHOD).

11. THE SUB GRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER.

12. SOIL BORING REPORTS, IF AVAILABLE, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.

13. IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

PAVING & WALKS

1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION: FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.

2. ALL PAVING AND SIDEWALK WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS (I.D.O.T.) AND PER LOCAL REGULATIONS.

3. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF THE PLAN ELEVATION. THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS, THE PAVING CONTRACTOR SHALL FINE GRADE THE SUBGRADE SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

4. THE PROPOSED PAVEMENT SHALL CONSIST OF THE SUB-BASE COURSE, BITUMINOUS AGGREGATE BASE COURSE, BITUMINOUS BINDER COURSE, AND BITUMINOUS SURFACE COURSE, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS. PRIME COAT SHALL BE APPLIED TO THE SUB-BASE COURSE AT A RATE OF 0.5 GALLONS PER SQUARE YARD. UNLESS SHOWN AS A BID ITEM, PRIME COAT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.

5. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC SHALL BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS LAID. AFTER INSTALLATION OF THE BINDER COURSE AND UPON INSPECTION AND APPROVAL BY GOVERNING AUTHORITY, THE PAVEMENT SHALL BE CLEANED, PRIMED AND THE SURFACE COURSE LAID. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE PAVING CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER IS NECESSARY, INCLUDING THE USE OF POWER BROOMS TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. EQUIPMENT AND MANPOWER TO CLEAN PAVEMENT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT. PRIME COAT ON THE BINDER COARSE SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.5 GALLONS PER SQUARE YARD.

6. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL DEVELOP A MINIMUM OF 3,500-PSI COMPRESSIVE STRENGTH AT 28 DAYS. CONSTRUCTION JOINTS SHALL BE SET AT 5' CENTERS, AND 3/4" PRE-MOLDED FIBER EXPANSION JOINTS SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR, ALL SIDEWALKS CONSTRUCTED OVER UTILITY TRENCHES SHALL BE REINFORCED WITH THREE NO. 5 REINFORCING BARS (10' MINIMUM LENGTH). ALL SIDEWALKS CROSSING DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK AND REINFORCED WITH 6X6 #6 WELDED WIRE MESH. ALL SIDEWALKS SHALL BE BROOM FINISHED. IF A MANHOLE FRAME FALLS WITHIN THE LIMITS OF A SIDEWALK, A BOX-OUT SECTION SHALL BE PLACED AROUND THE MANHOLE FRAME WITH A 3/4" EXPANSION JOINT.

8. BACKFILLING ALONG PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR.

9. IT SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIAL AND DEBRIS, WHICH RESULTS FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

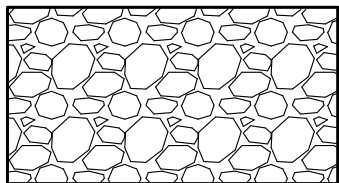
10. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION, AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE GOVERNING MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE OWNER TO PERFORM THE REQUIRED TESTS.

11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 1-502 OF SAME SPECIFICATIONS.

12. PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS 40 DEGREES FAHRENHEIT AND THE FORECAST CALL FOR RISING TEMPERATURES.

13. ALL EXISTING CURB AND PAVEMENT SHALL BE PROTECT DURING CONSTRUCTION. ANY DAMAGE TO THE CURB OR PAVEMENT WILL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

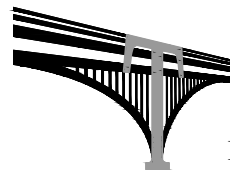
14. ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT, INCLUDING SIDEWALK RAMPS, MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.



12" AGGREGATE COURSE, CA-6 CRUSHED LIMESTONE OR ASPHALT GRINDINGS

GRAVEL STORAGE LOT DETAIL

N.T.S.



TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

REVISIONS

NO.	DATE	NOTES

PREPARED FOR:
BEST BUDGET TREE SERVICE
2241 US ROUTE 52, MINOOKA, IL

BEST BUDGET TREE SITE PLAN
GENERAL NOTES & DETAILS

PROJECT NO.	24 424 03
SCALE:	NTS
DATE:	JUNE 16, 2025

SHEET NO.
5
OF 5 SHEETS

SITE DATA:

Total Site Area: 48.59 ac.
Current Zoning: A1
Proposed Zoning: A1-SU
Current Land Use: Forestry
Proposed Land Use: Forestry-SU

PARKING:

Phase 1 12'x35' Stalls 163 stalls
Phase 2 12'x35' Stalls 163 stalls
Total 12'x35' Stalls 326 Stalls

PARKING AREA TABLE:

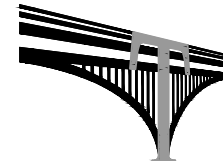
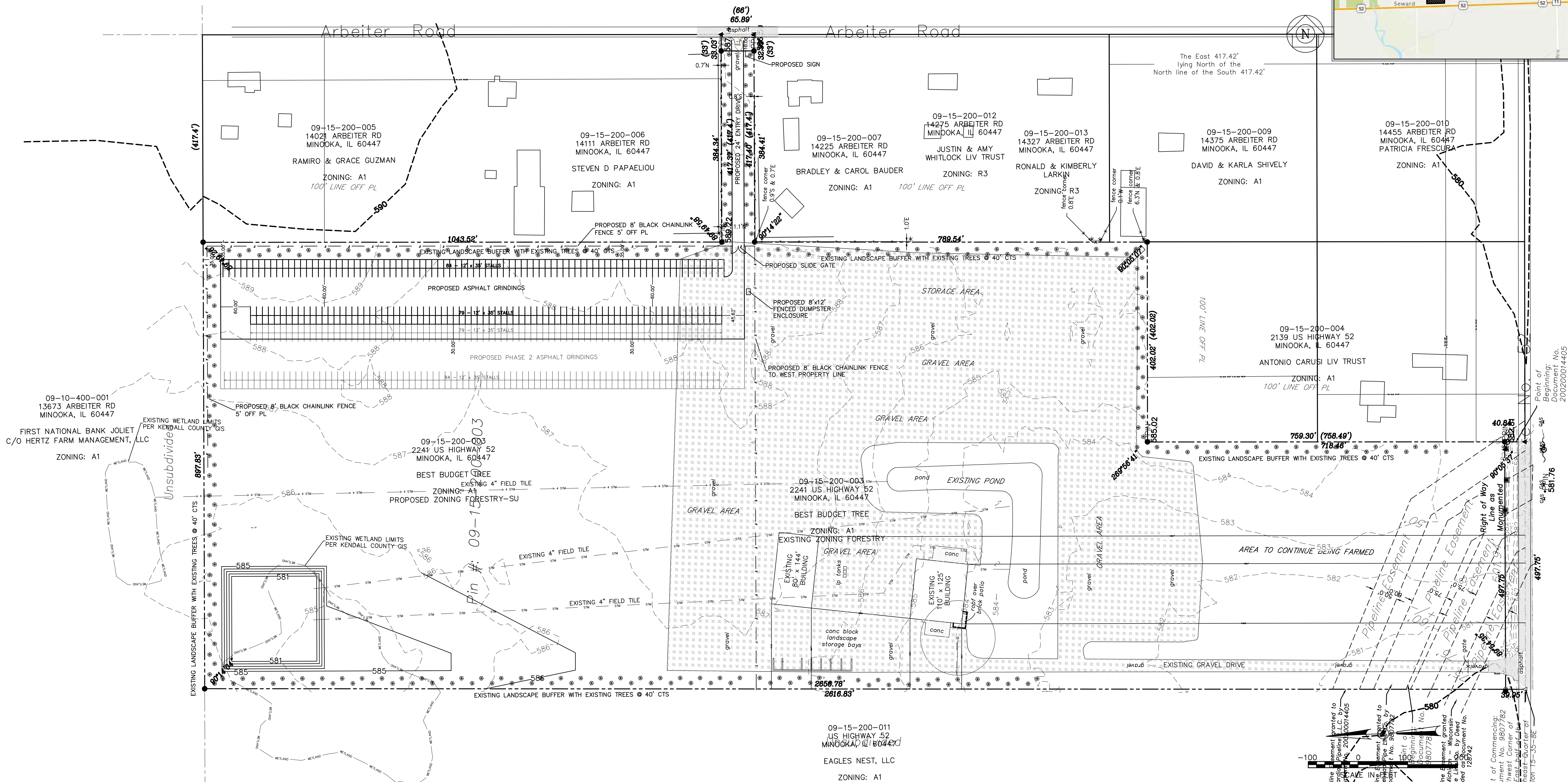
Total Site Area: 48.59 ac.
2,116,580 sf
Phase 1 Parking: 178,036 s.f.
4.09 ac
Phase 2 Parking: 105,352 s.f.
2.42 ac
Total Asphalt Grindings: 283,388 s.f.
6.51 ac

LOCATION MAP

N.T.S.



PROJECT LOCATION



TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

NO.	DATE	NOTES

PREPARED FOR:
BEST BUDGET TREE SERVICE
2241 US ROUTE 52, MINOOKA, IL

BEST BUDGET TREE SITE PLAN
FINAL PLAN

PROJECT NO. 24 424 03
SCALE: 1" = 100'
DATE: JUNE 16, 2025

SHEET NO. 1
OF 1 SHEET

Matt Asselmeier

From: Scott Cryder <sewardtwp@gmail.com>
Sent: Friday, July 25, 2025 9:27 AM
To: Matt Asselmeier
Subject: Re: FW: [External]Re: 2241 Route 52

Well, I guess it's time to do it huh? I've never done it before.

Scott Cryder
Highway Commissioner
14719 N. O' Brien Rd.
Minooka Il 60447
Phone 815-212-4723

On Fri, Jul 25, 2025 at 7:56 AM Matt Asselmeier <masselmeier@kendallcountyil.gov> wrote:

Do you want a ROW dedication so that the township would own the 33' on the west side of Arbeiter at this property?

Thanks,

Matthew H. Asselmeier, AICP, CFM

Director

Kendall County Planning, Building & Zoning

807 West John Street

Yorkville, IL 60560-9249

PH: 630-553-4139

Fax: 630-553-4179

From: Scott Cryder <sewardtwp@gmail.com>
Sent: Thursday, July 24, 2025 4:37 PM

Matt Asselmeier

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.

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



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,

A solid black rectangular box used to redact the handwritten signature of Matt Feinberg.

Matt Feinberg, Fire Inspector
Minooka Fire Protection District



Gate & Key Switches

Gate & Key Switches

Model: 3502

MSRP: ~~\$232~~ ⁸

Price: \$184.00

1. Lock & Mounting Type

- ☐ Dust Cover
☒ Single Lock on Plate
☐ Dual Lock on Plate

2. Switch Type

- ☒ Toggle (2-Position)

3. Signals

- ☒ One Signal per Lock (SPDT)
☐ Two Simultaneous Signals per Lock (DPDT)

Installation Address ?

The installation address is where this product will be installed. Do not enter the shipping address here.

Add to Cart



Available for:

Minooka Fire Dept - Minooka, IL

Choose installation address

For Ordering Support

Call: 800-552-5669

6:00 AM - 4:00 PM MST



Knox Chart



KNOX GATE & KEY SWITCH®

Eliminate perimeter barriers that delay emergency response with the Knox Gate & Key Switch. Override electronic gates and lower voltage equipment to allow emergency access into communities, apartment complexes, parking garages, pedestrian gates, industrial receiving areas and much more.



Dual Gate & Key Switch
on Mounting Plate
Model #3503

Single Gate & Key Switch
on Mounting Plate
Model #3502

Single Gate &
Key Switch
Model #3501

FEATURES

- ✓ One position, two position or momentary switch
- ✓ Face plate and lock cover ensure weather resistant operation
- ✓ Dual locks enable shared access with other agencies

BENEFITS

- ✓ Gain rapid access through electronic gates without forced entry
- ✓ Overrides electronic gates, motorized doors, electrical switches
- ✓ Can share access with multiple agencies
- ✓ Utilizes Knox Master Key solution

OPTIONS

- ✓ Single or dual key switch
- ✓ Fire, EMS, security or law enforcement identification labels

ELECTRICAL DATA

- ✓ Switch: SPDT or DPDT
- ✓ 7 A resistive, 4 A inductive, (sea level), 28 VDC
- ✓ 7 A resistive, 2.5 A inductive, (50,000 ft.), 28 VDC
- ✓ 7 A resistive or inductive, 115 VAC, 60 Hz
- ✓ UL* and CSA listed: 7 A, 250 VAC
- ✓ Temperature tolerance up to +180° F

ORDERING SPECIFICATIONS

To insure procurement and delivery of the Knox Gate & Key Switch, it is suggested that the following specification paragraph be used:

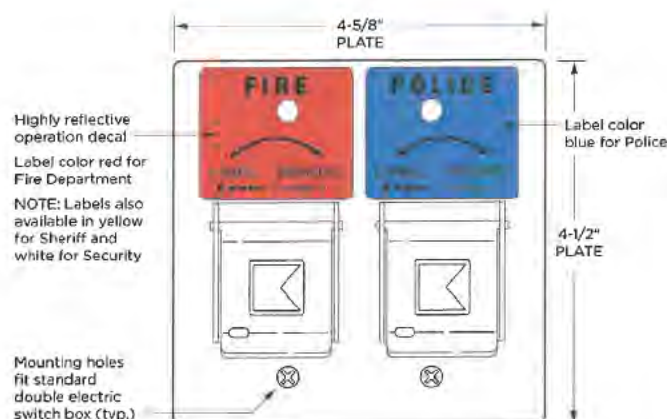
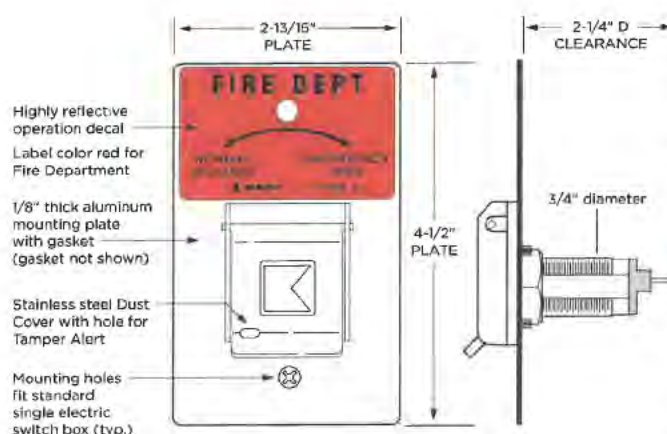
Dimensions: Requires 2 1/4" recessed depth x 3/4" diameter

Switch: SPDT or DPDT; 7 A resistive, 4 A inductive, key removable two position

Mounting: Key switch is designed to be recess mounted

P/N: 3500 Series Knox Gate & Key Switch (mfr's cat. ID)

Mfr's Name: KNOX COMPANY



ABOUT KNOX COMPANY

Since 1975, the Knox Company has successfully developed innovative rapid access solutions for first responders with products that provide fast, safe, and secure entry into commercial, industrial, and residential properties, while minimizing damage and maximizing safety. Today, more than 15,000 fire, EMS, and law enforcement departments/agencies depend on Knox products to gain access into over one million buildings/properties.

Turning Performance Analysis

02/20/2017

Bid Number: 16074TR
Department: MINOOKA

Chassis: Dash-2000 Chassis, Aerials/Tankers Tandem 48K
Body: Aerial, HD Ladder 105', Alum Body

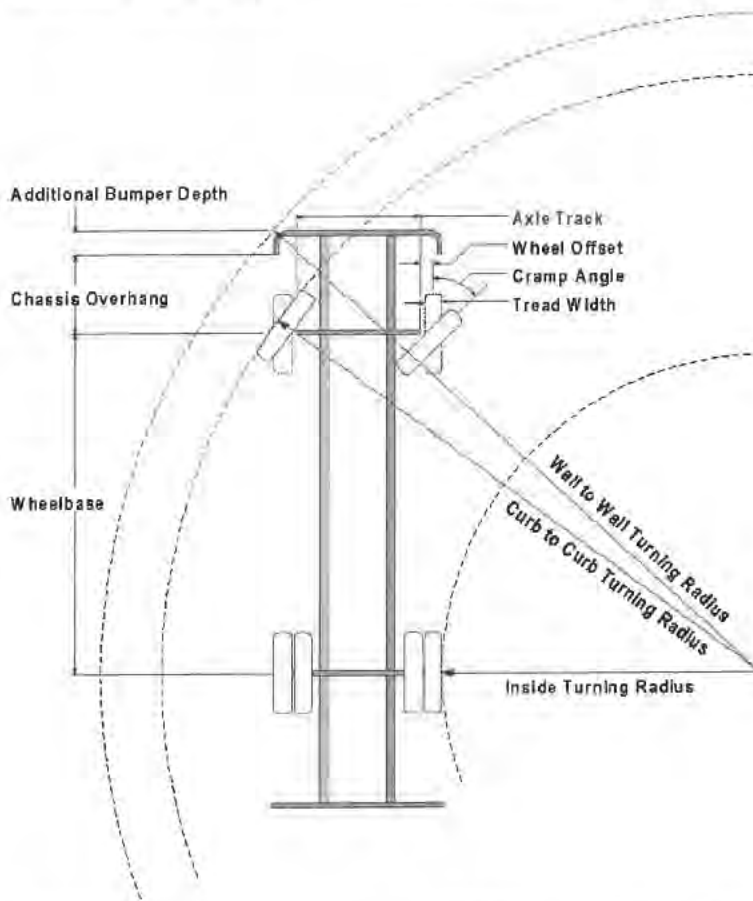
Parameters:

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	4.68 in.
Tread Width:	17.70 in.
Chassis Overhang:	65.99 in.
Additional Bumper Depth:	19.00 in.
Front Overhang:	84.99 in.
Wheelbase:	259.50 in.

Calculated Turning Radii:

Inside Turn:	20 ft. 6 in.
Curb to curb:	36 ft. 11 in.
Wall to wall:	41 ft. 3 in.

Comments:



Category:	Option:	Description:
Axle, Front, Custom	0018453	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, DLX/Enf/Qtm/AXT
Wheels, Front	0019611	Wheels, Frt, Alum, Alcoa, 22.50" x 12.25" (425/ & 385/)
Tires, Front	0001647	Tires, Michelin, 425/65R22.50 20 ply XTE2, Hiway Rib
Bumpers	0012245	Bumper, 19" extended - Sab/CC
Aerial Devices	0026900	Aerial, 105' Heavy Duty Ladder

Notes:

Actual inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.

Definitions:

Inside CrampAngle	Maximum turning angle of the front inside tire.
Axle Track	King-pin to King-pin distance of front axle.
Wheel Offset	Offset from the center line of the wheel to the King-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance of the center line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Wheel	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicles front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures takes into account any front overhang due to chassis , bumper extensions and or aerial devices.

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
August 6, 2025 – Unapproved 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

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 is 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 (7th) 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.

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.

**KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
AUGUST 6, 2025**

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
FRAN MILLER		
JOHN TEBRUGGE		

Matt Asselmeier

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.

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



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,

A large black rectangular box redacting the signature of Matt Feinberg.

Matt Feinberg, Fire Inspector
Minooka Fire Protection District



August 18, 2025

Mr. Matt Asselmeier
Kendall County Planning, Building, & Zoning
111 West Fox Street
Yorkville, IL 60560-1498

Subject: Best Budget Tree – 2241 Rte 52, Minooka, IL.
WBK Project 19-0102.CN

Dear Mr. Asselmeier:

We have received and reviewed the following information for the subject project:

- ZPAC packet prepared by Matt Asselmeier, dated July 25, 2025, and received August 5, 2025.
- Engineering Plans for Best Budget Tree RV/Boat Storage Site Plan, prepared by Tebrugge Engineering, dated July 2025, and received August 5, 2025.
- Plat of Survey for Best Budget Tree RV/Boat Storage Site Plan, prepared by Todd Surveying, dated July 11, 2025, and received August 5, 2025.

The following comments require resolution prior to plan approval and our recommendation for issuance of a stormwater permit. It is advised that the applicant seek assistance from a professional engineer to understand and facilitate the permit process based on the following comments.

Permits

1. Upon review, it appears the proposed improvements will disturb more than one acre. Thus, a NOI permit is required prior to construction. Please provide documentation and copies of submittals / correspondence for IEPA ILR10 (Notice of Intent) permit. Please provide documentation the permit is active once obtained.
2. Obtain approval of the proposed access to Arbeiter Road from the Township.

Stormwater Management Report:

1. Provide a stormwater permit application.
2. Provide a stormwater management report. Please ensure the stormwater permit application and report includes, but not limited to the following:
 - Exhibit that depicts the new impervious area and proposed pervious area provided
 - Existing outfall locations and proposed outfall location comparing pre and post development peak flows.
 - Identify all off-site tributary areas flowing to the site.
 - Curve Number calculations for the proposed development accounting for hydrologic soil group.
 - Details of stormwater basin and proposed project outfall.



3. Provide a site specific wetland delineation including jurisdictional determination, wetland limits and buffer requirements.
4. Provide a field tile survey for the site.

Engineering Plans:


1. Provide an erosion control plan sheet to include, but not limited to, silt fence, coir logs, stabilized construction entrance, and the proposed parkway restoration. Please include silt fence protection for the existing wetland on the northwest corner of the site and include an approved stockpile location if necessary.
2. There is an existing offsite wetland to the north outside of the property limits. Please consider erosion barriers along the northern property limits to protect the offsite wetland.
3. Provide callouts for tree species and seed type for landscape installation or restoration. The tree species shall be compatible with the site hydrology and soil type.
4. The Overall Civil Site Plan does not include the 84 - 12' x 35' Stalls to the West (Phase 2) as shown on Sheet 4. For clarity, revise Sheet accordingly or if the 84 Stalls are scheduled for Phase 2, indicate so on the sheet.
5. Verify roadway drainage at the new access location and if a culvert is necessary.
6. Provide stormwater control device details and overflow spillway elevation and details.
7. Sheet 2 - Include proposed elevations for the parking areas, add flow lines indicating drainage patterns and regrade the site to ensure all areas drain to the stormwater basin.
8. Sheet 2 - Indicate the overflow elevation of the adjacent wetland and determine what impact that has on the stormwater basin.
9. Sheet 4 - Please include proposed grading contours that tie into existing grade contours.

Plat of Dedication

1. Submit the final Plat of Dedication upon approval. It is understood that on July 25, 2025, Seward Township submitted an email requesting a thirty-three-foot (33') deep right-of-way dedication along Arbeiter Road and that the deadline shall be within ninety (90) days of the special use permit.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications. If you have any questions or comments, please contact us at (630) 443-7755.

Sincerely,


Greg Chismark PE
WBK Engineering, LLC

PARCEL 09-18-300-018

LOT SIZE 10.37 +/- Acres-Total; 3.2 +/- Acres-Total Proposed Rezoned Area

EXISTING LAND
USE Agricultural

ZONING A-1 Agricultural District

LRMP	Current Land Use	Agricultural
	Future Land Use	Rural Estate Residential (Max 0.45 Du/Acre)
	Roads	Brisbin Road is a Township Maintained Major Collector.
	Trails	None
	Floodplain/ Wetlands	None

REQUESTED

ACTION Map Amendment Rezoning Property from A-1 to R-1

APPLICABLE
REGULATIONS Section 36-42 – Amendments

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural/Farmstead	A-1	Rural Estate Residential (Max 0.45 DU/Acre) (County) Low Density Residential (Plattville)	A-1
South	Agricultural/Single-Family Residential	A-1	Rural Estate Residential and Agricultural	A-1 and R-1
East	Agricultural	A-1	Rural Estate Residential	A-1
West	Agricultural/Farmstead	A-1	Rural Estate Residential	A-1 and A-1 SU

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).

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCat submitted on July 22, 2025, and consultation was terminated (see Attachment 1, Page 13).

NATURAL RESOURCES INVENTORY

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 included as Attachment 1, Pages 8-12.

ACTION SUMMARY

SEWARD TOWNSHIP

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. An email with this information is included as Attachment 4.

The Seward Township Board met on August 12, 2025, reviewed the proposal on August 12, 2025, and recommended approval by a vote of three (3) in favor and two (2) in opposition.

VILLAGE OF PLATTVILLE

The Village of Plattville was emailed information on July 24, 2025.

LISBON-SEWARD FIRE PROTECTION DISTRICT

The Lisbon-Seward Fire Protection District was emailed information on July 24, 2025.

ZPAC

ZPAC reviewed this proposal at their meeting on August 6, 2025. Discussion occurred regarding the conflict between the Seward Township Plan and the County Land Resource Management Plan. ZPAC recommended approval of the proposal by a vote of six (6) in favor and zero (0) in opposition with four members absent. The minutes of the meeting are included as Attachment 5.

GENERAL INFORMATION

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

BUILDING CODES

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

UTILITIES

No public or private utilities are onsite.

ACCESS

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

PARKING AND INTERNAL TRAFFIC CIRCULATION

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

ODORS

No new odors are foreseen.

LIGHTING

Any new lighting would be for residential use only.

LANDSCAPING AND SCREENING

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

SIGNAGE

Any signage would be residential in nature.

NOISE CONTROL

No noise is anticipated.

STORMWATER

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

FINDINGS OF FACT

§36-42 (f) of the Kendall County Code outlines findings that the Zoning Board of Appeals must make in order to recommend in favor of the applicant on map amendment applications. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

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.**

RECOMMENDATION

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

ATTACHMENTS

1. Application Materials
2. Plat of Survey
3. Ordinance 2022-15
4. August 6, 2025, Email from the Seward Township Planning Commission
5. August 6, 2025, ZPAC Meeting Minutes (This Petition Only)



DEPARTMENT OF PLANNING, BUILDING & ZONING

807 West John Street • Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

APPLICATION

PROJECT NAME Quezada-Brisbin Rd.

FILE #: _____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name)

Irma L. Quezada

CURRENT LANDOWNER/NAME(s)

Irma L. Quezada

SITE INFORMATION

ACRES

SITE ADDRESS OR LOCATION

ASSESSOR'S ID NUMBER (PIN)

3.2008 acres

14874 Brisbin Rd., Minooka, IL 60447

09-18-300-018

EXISTING LAND USE

CURRENT ZONING

LAND CLASSIFICATION ON LRMP

farmland-vacant land

A-1

R-1

REQUESTED ACTION (Check All That Apply):

___ SPECIAL USE

☒ MAP AMENDMENT (Rezzone to R-1)

___ VARIANCE

___ ADMINISTRATIVE VARIANCE

___ A-1 CONDITIONAL USE for: _____

___ SITE PLAN REVIEW

___ TEXT AMENDMENT

___ RPD (___ Concept; ___ Preliminary; ___ Final)

___ ADMINISTRATIVE APPEAL

___ PRELIMINARY PLAT

___ FINAL PLAT

___ OTHER PLAT (Vacation, Dedication, etc.)

___ AMENDMENT TO A SPECIAL USE (___ Major; ___ Minor)

¹PRIMARY CONTACT

Claire M. Wilson, Attorney

PRIMARY CONTACT MAILING ADDRESS

[REDACTED]

PRIMARY CONTACT EMAIL

[REDACTED]

PRIMARY CONTACT PHONE #

[REDACTED]

PRIMARY CONTACT FAX #

[REDACTED]

PRIMARY CONTACT OTHER # (Cell, etc.)

²ENGINEER CONTACT

Phillip D. Young & Associates, Inc.

ENGINEER MAILING ADDRESS

[REDACTED]

ENGINEER EMAIL

[REDACTED]

ENGINEER PHONE #

[REDACTED]

ENGINEER FAX #

[REDACTED]

ENGINEER OTHER # (Cell, etc.)

[REDACTED]

I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE DATE OF THE APPLICATION.

SIGNATURE OF APPLICANT

[REDACTED] *Attorney*

DATE 7-21-25

FEE PAID: \$ _____

CHECK #: _____

¹Primary Contact will receive all correspondence from County

²Engineering Contact will receive all correspondence from the County's Engineering Consultants

Irma Loya Quezada

[REDACTED]

July 22, 2025

Kendall County Planning, Building & Zoning Dept.
807 John St.
Yorkville, IL 60560

ATTN: Matt Asselmeier, Director

VIA E-Mail: masselmeier@kendallcountyil.gov

RE: Petitions for Re-zoning- 14918 & 14874 Brisbin Rd., Minooka, IL 60447

Dear Mr. Asselmeier:

Please note that I have hired attorney Claire M. Wilson and her associate, Jonathan Grossi to represent me with filing, submission of information, and presentation of Petitions for re-zoning and to sign such petitions and all other documents needed to seek the re-zoning of the above-mentioned real estate.

I am authorizing Claire M. Wilson or her associate, Jonathan Grossi to speak to Kendall County officials and board members of all boards to which the Petitions will be reviewed and presented. My attorneys are also authorized to communicate with the various county office holders, employees, officials and board members regarding these petitions.

If you have any questions, please feel free to contact me.

Sincerely,

Irma Loya Quezada

[REDACTED]

Please fill out the following findings of fact to the best of your capabilities. § 36-42(f) of the Kendall County Code lists the Finding of Fact criteria the Zoning Board of Appeals must answer in order to make a recommendation to the County Board on any **map amendment** request. They are as follows:

Existing uses of property within the general area of the property in question.

Farmland, rural residential, small livestock, Church

The Zoning classification of property within the general area of the property in question.

14918 Brisbin: North- R-1
South-A-1
East- A-1
West- A-1

The suitability of the property in question for the uses permitted under the existing zoning classification.

The tract would be a division from a larger 10.4074 tract, of which the front was re-zoned to R-1 and the rear portion remained A-1 in 2022. Whereas the tract is suitable for residential use, it is not very suitable for farming due to its relatively small size to accommodate modern farm equipment. If the rear portion remains in A-1 zoning, it preserves some open space and would not be suitable for additional residences. By preserving the A-1 use for the rear portion, it allows for animals, gardens, the raising of hay, which is all a good blend for the land that is on the fringe of agricultural land.

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 is for rural residential uses interspersed in an agricultural area. There are approximately nine (9) single family residences from US Rt. 52 south to White Willow Rd. on the west side of Brisbin Rd. There is a single family residence on the east side of Brisbin Rd. just south of US Rt. 52 and a number of small tracts of approximately 5-10 acres between US Rt. 52 and White Willow Rd. Plattville Lutheran Church is located within approximately 2 miles to the SE on Bell Rd.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.

The most current Land Resource Management Plan shows the tract as rural residential. It should be noted that Brisbin Rd. is classified as a major collector and approximately 8 miles to the south there is an interchange with Interstate 80.

July 10, 2024

LEGAL DESCRIPTIONS OF IRMA LOYA QUEZADA REZONING TRACTS:

LEGAL DESCRIPTION OF TRACT TO BE REZONED – TRACT A:

That Part of the West Half of the Southwest Fractional Quarter of Section 18, Township 35 North, Range 8 East of the Third Principal Meridian described as follows:
Commencing at the Northwest Corner of said Southwest Fraction Quarter; thence Southerly, along the West Line of said Southwest Fractional Quarter, 1548.37 feet for the point of beginning; thence Southerly, along said West Line, 249.85 feet; thence Easterly, perpendicular to said West Line, 554.0 feet; thence Northerly, perpendicular to the last described course, 253.51 feet to a line drawn Easterly from the point of beginning which is parallel with said North Line of said Southwest Fractional Quarter; thence Westerly, along said North Line, 554.01 feet to the point of beginning in Seward Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT TO BE REZONED – TRACT B:

That Part of the West Half of the Southwest Fractional Quarter of Section 18, Township 35 North, Range 8 East of the Third Principal Meridian described as follows:
Commencing at the Northwest Corner of said Southwest Fraction Quarter; thence Southerly, along the West Line of said Southwest Fractional Quarter, 2399.05 feet for the point of beginning; thence Easterly, perpendicular to said West Line, 550.08 feet; thence Southerly, perpendicular to the last described course, 254.17 feet to the South Line of said Southwest Fractional Quarter; thence Westerly, along said South Line, 550.08 feet to the Southwest Corner of said Southwest Fractional Quarter; thence Northerly, along the West Line of said Southwest Fractional Quarter, 253.18 feet to the point of beginning, in Seward Township, Kendall County, Illinois.

202100012771

DEBBIE GILLETTE
 RECORDER - KENDALL COUNTY, IL
 RECORDED: 5/18/2021 3:47 PM
 REC FEE: 57.00 RHSPS: 10.00
 STATE TAX: 200.00
 COUNTY TAX: 100.00
 PAGES: 4

212-5014 842 1001
WARRANTY DEED

THIS INDENTURE WITNESSETH,
 That the Grantor,

**ERB PROPERTIES, LLC, an
 Illinois Limited Liability Company, as
 to an undivided 70.45% interest, and
 Mark Brummel, as to an undivided
 29.55% interest,**

of the [REDACTED] in the
 County of [REDACTED] and [REDACTED]
 for and in consideration of the sum of
 One Dollar and other good and valuable
 considerations, the receipt of which is
 hereby acknowledged, CONVEY and
 WARRANT to:

IRMA LOYA QUEZADA, *A Single person*

whose address is [REDACTED]

the following described real estate to-wit:

PARCEL 1: THAT PART OF THE WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, 1548.37 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHERLY, ALONG SAID WEST LINE, 551.93 FEET; THENCE EASTERLY, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, 817.41 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE NORTHERLY, ALONG SAID EAST LINE, 551.95 FEET TO A LINE DRAWN EASTERLY FROM THE POINT OF BEGINNING WHICH IS PARALLEL WITH SAID NORTH LINE; THENCE WESTERLY, PARALLEL WITH SAID NORTH LINE, 819.55 FEET TO THE POINT OF BEGINNING IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, 2100.30 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHERLY, ALONG SAID WEST LINE, 551.93 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, 815.23 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE NORTHERLY, ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST FRACTIONAL QUARTER, 558.79 FEET TO A LINE DRAWN EASTERLY FROM THE POINT OF BEGINNING WHICH IS PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE WESTERLY, PARALLEL WITH SAID NORTH LINE, 817.41 FEET TO THE POINT OF BEGINNING IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS.

SUBJECT TO covenants, conditions and restrictions of record, public and utility easements, general taxes for the tax year 2020 and 2021.

PIN #: 09-18-300-018 & 09-18-300-019

COMMON ADDRESS: 21 acres, Brisson Road, Minooka, IL 60447

and Illinois Route #52

situated in Kendall County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 4 day of May, 2021.

ERB PROPERTIES, LLC

BY: [REDACTED]

EDWARD J. BALTZ

ITS: MANAGER and as Trustee of the EDWARD J. BALTZ DESCENDANT TRUST

BY: [REDACTED]

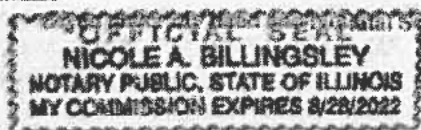
ROBERT D. BALTZ

MANAGER and as Trustee of the ROBERT D. BALTZ DESCENDANT TRUST

MARK BRUMMEL

STATE OF ILLINOIS)
COUNTY OF GRUNDY)

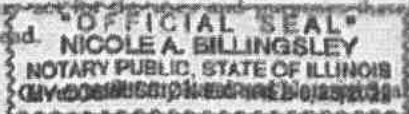
I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT EDWARD J. BALTZ, MANAGER OF ERB PROPERTIES, LLC AND TRUSTEE OF THE EDWARD J. BALTZ DESCENDANT TRUST, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF GRUNDY)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT ROBERT D. BALTZ, MANAGER OF ERB PROPERTIES, LLC AND TRUSTEE OF THE ROBERT D. BALTZ DESCENDANT TRUST, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



N

**RECORDER OF DEEDS
AFFIDAVIT - METES AND BOUNDS**

STATE OF ILLINOIS

)

) SS.

COUNTY OF KENDALL

)

ERB PROPERTIES, LLC being duly sworn on oath, states that he is the property owner of the real estate whose legal description is attached. The attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. The division of subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
4. The conveyance is of parcels of land or interest therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. The conveyance is made to correct descriptions in prior conveyances.
8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing in July 17, 1959 and not involving any new streets or easements of access.
9. The sale is of a single lot of less than five acres from a large tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of said single lot having been made by a registered land surveyor.
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

AFFIANT further states that he makes this Affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording.

ERB PROPERTIES, LLC

SUBSCRIBED AND SWORN TO
before me this 4 day of May, 2021.

NOTARY PUBLIC:





Kendall County Soil & Water Conservation District

July 14, 2025

Irma Loya Quezada

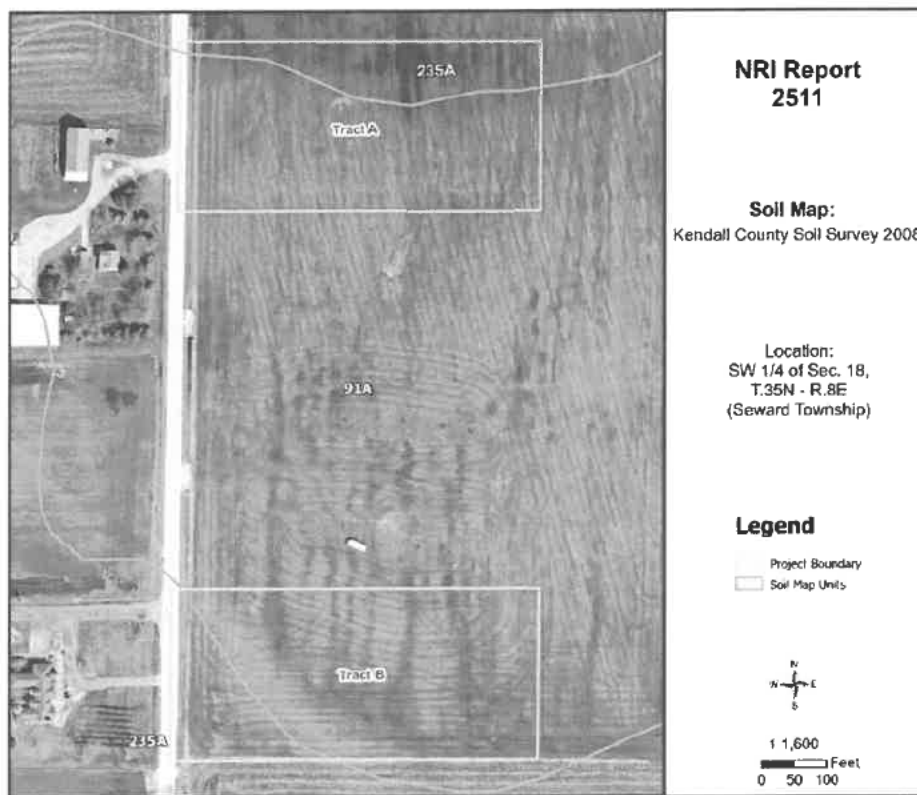
Dear Petitioner,

The Kendall County Soil & Water Conservation District (SWCD) received a Natural Resources Information (NRI) Report Application for a re-zoning request with Kendall County to change the zoning of two parcels (Parcel Index Numbers 09-18-300-019 and 09-18-300-018) from A-1 Agricultural District to R-1 One Family Residential District. The proposed project is in the southwest quarter of Section 18 in Seward Township (T.35N – R.8E).

After reviewing the application, it was determined that a *full NRI Report is not necessary at this time* for the proposed project. This location was previously reviewed by the Kendall County SWCD in December 2021 (please see NRI Report 2120). After a review of the available natural resources data, there have been no major changes.

The Kendall County SWCD has reviewed the two 3.2-acre parcels and would like to note the following natural resources considerations:

- **SOILS:** The 2008 Soil Survey for Kendall County as maintained by the United States Department of Agriculture – Natural Resource Conservation Service (USDA-NRCS) contains soil maps and descriptions for soil types throughout the county. The figure & table below show the soil map units that are present within the project site.



Soils Information (Tract A)

Soil Map Unit	Acreage	Percent of Parcel
91A Swygert silty clay loam, 0-2% slopes	2.5	78.9%
235A Bryce silty clay, 0-2% slopes	0.7	21.1%

Soils Information (Tract B)

Soil Map Unit	Acreage	Percent of Parcel
91A Swygert silty clay loam, 0-2% slopes	2.5	77.7%
235A Bryce silty clay, 0-2% slopes	0.7	22.3%

- Soil survey interpretations are predictions of soil behavior for specified land uses and specified management practices. These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. They are based on the soil properties that directly influence the specified use of the soil. Each soil map unit has limitations for a variety of land uses such as buildings with basements, buildings without basements, small commercial buildings, shallow excavations, onsite sewage disposal, and lawns/landscaping. It is important to remember that soils do not function independently of each other. The behavior of soil depends upon the physical properties of adjacent soil types, the presence of artificial drainage, soil compaction, and its position in the local landscape.

Soil Type	Dwellings with Basements	Dwellings without Basements	Shallow Excavations	Lawns/Landscaping	Onsite Sewage Disposal
91A	Very Limited: Depth to saturated zone, Shrink-swell	Somewhat Limited: Depth to saturated zone, Shrink-swell	Very Limited: Depth to saturated zone, Too clayey, Dusty, Unstable excavation walls	Somewhat Limited: Depth to saturated zone, Dusty	Suitable/Not Limited
235A	Very Limited: Ponding, Depth to saturated zone, Shrink-swell	Very Limited: Ponding, Depth to saturated zone, Shrink-swell	Very Limited: Ponding, Depth to saturated zone, Too clayey, Unstable excavation walls, Dusty	Very Limited: Ponding, Depth to saturated zone, Too clayey, Dusty	Unsuitable/Very Limited: Wet

- The information in the table below provides further detail on drainage class, hydrologic soil groups, and hydric soil designation of the soils present onsite.
 - **Drainage Class:** Refers to the frequency and duration of wet periods under similar conditions to those under which the soil formed.
 - **Hydrologic Soil Groups:** Soils have been classified into four (A, B, C, D) hydrologic groups based on runoff characteristics due to rainfall. If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D), the first letter is for drained areas and the second letter is for undrained areas. Group A soils have a high infiltration rate, low runoff potential and high rate of water transmission. Group B soils have a moderate infiltration rate and rate of water transmission. Group C soils have a slow infiltration rate and rate of water transmission. Group D soils have a very slow infiltration rate, high runoff potential and a very slow rate of water transmission.

- **Hydric Soil Designation:** A hydric soil is one that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that supports the growth or regeneration of hydrophytic vegetation.
- **Prime Farmland:** Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally.

Soil Type	Drainage Class	Hydrologic Group	Hydric Soil Designation	Prime Farmland
91A	Somewhat Poorly Drained	C/D	Non-Hydric w/ Hydric Inclusions Likely	Prime Farmland
235A	Poorly Drained	C/D	Hydric	Prime Farmland if Drained

- The information in the table below provides further detail on water features of the soils present onsite.
 - **Surface Runoff:** Refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based upon slope, climate and vegetative cover and indicates relative runoff for very specific conditions (it is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal). The surface runoff classes are identified as: negligible, very low, low, medium, high, and very high.
 - **Water Table:** Water table refers to a saturated zone in the soil and the data indicates, by month, depth to the top (upper limit) and base (lower limit) of the saturated zone in most years. These estimates are based upon observations of the water table at selected sites and on evidence of a saturated zone (grayish colors or mottles (redoximorphic features)) in the soil. Note: A saturated zone that lasts for less than a month is not considered a water table.
 - **Ponding:** Ponding is standing water in a closed depression. Unless a drainage system is installed, the water is removed only by percolation, transpiration, or evaporation. Duration is expressed as very brief (less than 2 days), brief (2 to 7 days), long (7 to 30 days), very long (more than 30 days). Frequency is expressed as none (ponding is not probable), rare (unlikely but possible under unusual weather conditions), occasional (occurs, on average, once or less in 2 years) and frequent (occurs, on average, more than once in 2 years).
 - **Flooding:** Temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding. Duration is expressed as brief (2 to 7 days) and frequent meaning that it is likely to occur often under normal weather conditions.

Soil Type	Surface Runoff	Water Table	Ponding	Flooding
91A	Medium	January - May Upper Limit: 1.0'-2.0' Lower Limit: 2.9'-4.8'	January - December Frequency: None	January - December Frequency: None
235A	Negligible	January - May Upper Limit: 0.0'-1.0' Lower Limit: 6.0'	January - May Surface Depth: 0.0'-0.5' Duration: Brief (2 to 7 days) Frequency: Frequent	January - December Frequency: None

- **DRAINAGE:** The sites are located on slopes of approximately 0-2% with an elevation of approximately 592'-594' above sea level. Topographic maps indicate that the sites drain primarily to the east/southeast. The sites are within the Upper Illinois River watershed and the Town of Seward - Aux Sable Creek sub watershed (HUC12

071200050104). The sub watershed comprises approximately 19,575 acres covering parts of Minooka, Morris, and Joliet.

- **WETLANDS & FLOOD HAZARD AREAS:** Based upon review of the U.S. Fish & Wildlife Service's National Wetlands Inventory Map, the sites do not appear to contain wetlands or waters of the U.S. To determine the presence of wetlands, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of wetlands. Based on an in-office review of the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for Kendall County, Community Panel No. 17093C0140H (effective date January 8, 2014), the site does not appear to be located within the 100-year floodplain. It is mapped as Zone X, an area of minimal flood hazard.

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. Waters and wetlands in Kendall County are regulated by the U.S. Army Corps of Engineers, Chicago District. Floodways and floodplains are regulated by the Illinois Department of Natural Resources – Office of Water Resources. Unregulated use of the waters within the State of Illinois could permanently destroy or alter the character of these valuable resources and adversely impact the public. Therefore, please contact the proper regulatory authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

- **SOIL EROSION & SEDIMENT CONTROL:** If construction is to occur onsite, a soil erosion and sediment control plan should be prepared and implemented in accordance with both Kendall County and Illinois Environmental Protection Agency requirements. The Illinois Urban Manual (<https://illinoisurbanmanual.org/>) can be used as a reference for proper selection and implementation of onsite soil erosion and sediment control practices to ensure that soil is properly maintained onsite from project initiation to completion.
- **LAND EVALUATION SITE ASSESSMENT (LESA):** The Land Evaluation Site Assessment (LESA) system, a land use planning tool, assists decision-makers in Kendall County in determining the suitability of a land use change and/or a zoning request. Specifically, the LESA system is designed to facilitate decision making by providing a rational process for assisting local officials in making farmland conversion decisions through the local land use process. It provides a technical framework to numerically rank land parcels based on local resource evaluation and site considerations. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land uses, and urban growth factors. The LESA system is a two-step procedure that includes Land Evaluation (LE) and Site Assessment (SA). The Land Evaluation is based on soils of a given area that are rated and placed in groups ranging from the best to worst suited for a stated agriculture use such as cropland and forestland. The best group is assigned a value of 100 and all other groups are assigned lower values (94, 87, 79, etc.). The Land Evaluation is based on data from the USDA Kendall County Soil Survey. The Site Assessment is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The overall score is based on a 300-point rating scale.

Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
91A	4	79	5.0	395.0
235A	3	87	1.4	121.8
			6.4	516.8
LE Calculation			(Product of relative value / Total Acres) 516.8 / 6.4 = 80.8	
LE Score			LE = 81	

The Land Evaluation score for this site is 81 out of a possible 100 points, indicating that the soils are well-suited for agricultural uses since the score is at least 80 or greater.

Site Assessment Computation

A.	Agricultural Land Uses	Points
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	20
	2. Current land use adjacent to site. (30-20-15-10-0)	10
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	20
	4. Size of site. (30-15-10-0)	0
B.	Compatibility / Impact on Uses	
	1. Distance from city or village limits. (20-10-0)	10
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	0
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	7
C.	Existence of Infrastructure	
	1. Availability of public sewage system. (10-8-6-0)	10
	2. Availability of public water system. (10-8-6-0)	10
	3. Transportation systems. (15-7-0)	15
	4. Distance from fire protection service. (10-8-6-2-0)	8
	Site Assessment Score:	110

The Site Assessment score for this site is 110 out of a possible 200 points. The Land Evaluation value (81) is added to the Site Assessment value (110) to obtain a LESA Score of 191. The table below shows the level of protection for the proposed project site based on the LESA Score.

LESA Score Summary

LESA SCORE	LEVEL OF PROTECTION
0-200	Low
201-225	Medium
226-250	High
251-300	Very High

The overall LESA Score for this site is 191, indicating a low level of protection for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

If you have any questions, please contact me at (630) 553-5821 extension 3 or alyse@kendallswcd.org.

Sincerely,



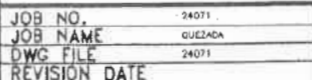
Alyse Olson
Resource Conservationist

Enter Another Project	Project: Quezada-Brisbin Rd. Address: 14874 & 14918 Brisbin Rd., Minooka	Find Next	Re
Enter	Application: Illinois Cuyana Quezada	Project Number: 200503	Date: 07/22/2025
Another Project	Contact: Claire M. Wilson Address: 1992 Westridge Court Romeoville, IL 60446	Alternate Number: unknown-submitted in 2021	
Exit	Description: Division of and re-zoning of two (2) approximate three acre parcels from A-1 to R-1 as follows: Tract A- 14874 Brisbin Rd.; division from and re-zoning of part of PIN: 09-18-300-018-3, 2008 acres Tract B- 14918 Brisbin Rd.; division from and re-zoning of part of PIN: 09-18-300-019 - 3, 2035 acres		
EcoCAT			

Natural Resource Review Results
Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years



1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580

State of Illinois
County of Kendall

Zoning Petition
#21-49

ORDINANCE NUMBER 2022- 15

**MAP AMENDMENT FOR APPROXIMATELY SIX POINT FOUR-EIGHT ACRES OF LAND
LOCATED ON THE EAST SIDE OF BRISBIN ROAD ACROSS FROM 14859 AND 14975
BRISBIN ROAD (PORTION OF PINS: 09-18-300-018 AND 09-18-300-019) IN
SEWARD TOWNSHIP
Rezone from A-1 to R-1**

WHEREAS, Section 13:07 of the Kendall County Zoning Ordinance permits the Kendall County Board to approve map amendments and provides the procedure through which map amendments are granted; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural Zoning District and consists of two parcels totaling approximately 20.7 more or less acres of which approximately 6.48 more less acres are subject to the map amendment and located on the east side of Brisbin Road across from 14859 and 14975 Brisbin Road and identified by portions of Parcel Identification Numbers 09-18-300-018 and 09-18-300-019, in Seward Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as "the subject property"; and

WHEREAS, the subject property is currently owned by Irma Loya Quezada and shall hereinafter be referred to as "Petitioner"; and

WHEREAS, on or about November 12, 2021, Petitioner's representative filed a petition for a Map Amendment rezoning the subject property from A-1 Agricultural District to R-1 One Family Residential District; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on November 25, 2021, the Kendall County Zoning Board of Appeals initiated a public hearing on December 13, 2021, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, and continued the public hearing to January 31, 2022, at 7:00 p.m., and continued the public hearing to February 28, 2022, at 7:00 p.m., and continued the public hearing to May 2, 2022, at 7:00 p.m., at the same location, at which the Petitioner's representative presented evidence, testimony, and exhibits in support of the requested Map Amendment and zero members of the public testified in favor or in opposition or expressed concerns regarding the requested Map Amendment; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended approval of the Map Amendment as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated May 2, 2022, a true and correct copy of which is attached hereto as Exhibit B; and

WHEREAS, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the testimony presented at the aforementioned public hearing and has considered the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has forwarded to the Kendall County Board a recommendation of approval of the requested Map Amendment; and

WHEREAS, the Kendall County Board has considered the recommendation of the Planning, Building and Zoning Committee and the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has determined that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

State of Illinois
County of Kendall

Zoning Petition
#21-49

NOW THEREFORE, BE IT ORDAINED, BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, as follows:

1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.
2. The Kendall County Board hereby grants approval of Petitioner's petition for a Map Amendment rezoning the subject property from A-1 Agricultural District to R-1 One Family Residential District.
3. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this Map Amendment.

IN WITNESS OF, this ordinance has been enacted by a supermajority vote of the Kendall County Board and is effective this 21st day of June, 2022.

Attest:



Kendall County Clerk
Debbie Gillette



Kendall County Board Chairman
Scott R. Gryder



Exhibit A

Legal Descriptions

Parcel 1A

That Part of the West Half of the Southwest Fractional Quarter of Section 18, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of said Southwest Fraction Quarter; thence Southerly, along the West Line of said Southwest Fractional Quarter, 2100.30 feet for the point of beginning; thence Northerly along said West Line, 302.08 feet; thence Easterly, perpendicular to said West Line, 470.00 feet; thence Southerly, perpendicular to the last ascribed course 298.98 feet to a line drawn Easterly from the point of beginning which is parallel to said North Line; thence Westerly parallel with said North Line, 470.01 feet to the point of beginning in Seward Township, Kendall County, Illinois.

Parcel 2A

That Part of the West Half of the Southwest Fractional Quarter of Section 18, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of said Southwest Fraction Quarter; thence Southerly, along the West Line of said Southwest Fractional Quarter, 2100.30 feet for the point of beginning; thence Southerly, along said West Line 298.75 feet; thence Easterly, perpendicular to said West Line, 470.0 feet; thence Northerly, perpendicular to the last described course, 301.85 feet to a line drawn Easterly from the point of beginning, which is parallel with the North Line of said Southwest Fractional Quarter; thence Westerly, parallel with said North Line, 470.01 feet to the point of beginning, in Seward Township, Kendall County, Illinois.

☐ Parcels



Kendall County GIS
111 West Fox Street - Room 308
Yorkville, Illinois 60560
630.553.4212

Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on May 2, 2022, by a vote of six (6) in favor and zero (0) in opposition. Member Mohr was absent.

FINDINGS OF FACT

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 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 zoned A-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.

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.

RECOMMENDATION

Approval

Matt Asselmeier

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.

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

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
August 6, 2025 – Unapproved 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

PETITIONS

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.

ZPAC Meeting Minutes 08.06.25

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.

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.

**KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
AUGUST 6, 2025**

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
FRAN MILLER		
JOHN TEBRUGGE		

Matt Asselmeier

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

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Matt,

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- 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

PARCEL 09-18-300-019

LOT SIZE 10.42 +/- Acres-Total; 3.2 +/- Acres-Total Proposed Rezoned Area

EXISTING LAND USE Agricultural/Single-Family Residential

ZONING A-1 Agricultural District

LRMP	Current Land Use	Agricultural/Single-Family Residential
	Future Land Use	Rural Estate Residential (Max 0.45 Du/Acre)
	Roads	Brisbin Road is a Township Maintained Major Collector.
	Trails	None
	Floodplain/Wetlands	None

REQUESTED

ACTION Map Amendment Rezoning Property from A-1 to R-1

APPLICABLE REGULATIONS Section 36-42 – Amendments

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Rural Estate Residential (Max 0.45 DU/Acre) (County) Low Density Residential (Plattville)	A-1 and R-1
South	Agricultural	A-1	Rural Estate Residential and Agricultural	A-1
East	Agricultural	A-1	Rural Estate Residential	A-1
West	Agricultural/Farmstead/Hogan's Market	A-1 and A-1 SU	Rural Estate Residential	A-1 and A-1 SU

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).

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCat submitted on July 22, 2025, and consultation was terminated (see Attachment 1, Page 13).

NATURAL RESOURCES INVENTORY

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 included as Attachment 1, Pages 8-12.

ACTION SUMMARY

SEWARD TOWNSHIP

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. An email with this information is included as Attachment 4.

The Seward Township Board met on August 12, 2025, reviewed the proposal on August 12, 2025, and recommended approval by a vote of three (3) in favor and two (2) in opposition.

VILLAGE OF PLATTVILLE

The Village of Plattville was emailed information on July 24, 2025.

LISBON-SEWARD FIRE PROTECTION DISTRICT

The Lisbon-Seward Fire Protection District was emailed information on July 24, 2025.

ZPAC reviewed this proposal at their meeting on August 6, 2025. Discussion occurred regarding the conflict between the Seward Township Plan and the County Land Resource Management Plan. ZPAC recommended approval of the proposal by a vote of six (6) in favor and zero (0) in opposition with four members absent. The minutes of the meeting are included as Attachment 5.

GENERAL INFORMATION

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

BUILDING CODES

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

UTILITIES

No public or private utilities are onsite.

ACCESS

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

PARKING AND INTERNAL TRAFFIC CIRCULATION

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

ODORS

No new odors are foreseen.

LIGHTING

Any new lighting would be for residential use only.

LANDSCAPING AND SCREENING

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

SIGNAGE

Any signage would be residential in nature.

NOISE CONTROL

No noise is anticipated.

STORMWATER

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

FINDINGS OF FACT

§36-42 (f) of the Kendall County Code outlines findings that the Zoning Board of Appeals must make in order to recommend in favor of the applicant on map amendment applications. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

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 northwest 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.

RECOMMENDATION

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

ATTACHMENTS

1. Application Materials
2. Plat of Survey
3. Ordinance 2022-15
4. August 6, 2025, Email from the Seward Township Planning Commission
5. August 6, 2025, ZPAC Meeting Minutes (This Petition Only)



Tracy B

Attachment 1, Page 1

DEPARTMENT OF PLANNING, BUILDING & ZONING

807 West John Street • Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

APPLICATION

PROJECT NAME Quezada-Brisbin Rd.

FILE #: _____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name)

Irma L. Quezada

CURRENT LANDOWNER/NAME(s)

Irma L. Quezada

SITE INFORMATION

ACRES

SITE ADDRESS OR LOCATION

ASSESSOR'S ID NUMBER (PIN)

3.2035 acres

14918 Brisbin Rd., Minooka, IL 60447

09-18-300-019

EXISTING LAND USE

CURRENT ZONING

LAND CLASSIFICATION ON LRMP

farmland-vacant land

A-1

R-1

REQUESTED ACTION (Check All That Apply):

☐ SPECIAL USE

☒ MAP AMENDMENT (Rezone to R-1)

☐ VARIANCE

☐ ADMINISTRATIVE VARIANCE

☐ A-1 CONDITIONAL USE for: _____

☐ SITE PLAN REVIEW

☐ TEXT AMENDMENT

☐ RPD (☐ Concept; ☐ Preliminary; ☐ Final)

☐ ADMINISTRATIVE APPEAL

☐ PRELIMINARY PLAT

☐ FINAL PLAT

☐ OTHER PLAT (Vacation, Dedication, etc.)

☐ AMENDMENT TO A SPECIAL USE (☐ Major; ☐ Minor)

¹PRIMARY CONTACT

Claire M. Wilson, Attorney

PRIMARY CONTACT MAILING ADDRESS

PRIMARY CONTACT EMAIL

PRIMARY CONTACT PHONE #

PRIMARY CONTACT FAX #

PRIMARY CONTACT OTHER # (Cell, etc.)

²ENGINEER CONTACT

Phillip D. Young & Associates, Inc.

ENGINEER MAILING ADDRESS

ENGINEER EMAIL

ENGINEER PHONE #

ENGINEER FAX #

ENGINEER OTHER # (Cell, etc.)

I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE DATE OF THE APPLICATION.

SIGNATURE OF APPLICANT

DATE 7/21/25

FEE PAID: \$ _____

CHECK #: _____

¹Primary Contact will receive all correspondence from County

²Engineering Contact will receive all correspondence from the County's Engineering Consultants

Irma Loya Quezada
[REDACTED]
Yorkville, IL 60560
July 22, 2025

Kendall County Planning, Building & Zoning Dept.
807 John St.
Yorkville, IL 60560

ATTN: Matt Asselmeier, Director

VIA E-Mail: masselmeier@kendallcountyil.gov

RE: Petitions for Re-zoning- 14918 & 14874 Brisbin Rd., Minooka, IL 60447

Dear Mr. Asselmeier:

Please note that I have hired attorney Claire M. Wilson and her associate, Jonathan Grossi to represent me with filing, submission of information, and presentation of Petitions for re-zoning and to sign such petitions and all other documents needed to seek the re-zoning of the above-mentioned real estate.

I am authorizing Claire M. Wilson or her associate, Jonathan Grossi to speak to Kendall County officials and board members of all boards to which the Petitions will be reviewed and presented. My attorneys are also authorized to communicate with the various county office holders, employees, officials and board members regarding these petitions.

If you have any questions, please feel free to contact me.

Sincerely,

Irma Loya Quezada
[REDACTED]

Please fill out the following findings of fact to the best of your capabilities. § 36-42(f) of the Kendall County Code lists the Finding of Fact criteria the Zoning Board of Appeals must answer in order to make a recommendation to the County Board on any **map amendment** request. They are as follows:

Existing uses of property within the general area of the property in question.

Farmland, rural residential, small livestock, Church

The Zoning classification of property within the general area of the property in question.

14874 Brisbin: North- A-1
South-R-1
East- A-1
West- A-1

The suitability of the property in question for the uses permitted under the existing zoning classification.

The tract would be a division from a larger 10.4074 tract, of which the front was re-zoned to R-1 and the rear portion remained A-1 in 2022. Whereas the tract is suitable for residential use, it is not very suitable for farming due to its relatively small size to accommodate modern farm equipment. If the rear portion remains in A-1 zoning, it preserves some open space and would not be suitable for additional residences. By preserving the A-1 use for the rear portion, it allows for animals, gardens, the raising of hay, which is all a good blend for the land that is on the fringe of agricultural land.

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 is for rural residential uses interspersed in an agricultural area. There are approximately nine (9) single family residences from US Rt. 52 south to White Willow Rd. on the west side of Brisbin Rd. There is a single family residence on the east side of Brisbin Rd. just south of US Rt. 52 and a number of small tracts of approximately 5-10 acres between US Rt. 52 and White Willow Rd. Plattville Lutheran Church is located within approximately 2 miles to the SE on Bell Rd.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.

The most current Land Resource Management Plan shows the tract as rural residential. It should be noted that Brisbin Rd. is classified as a major collector and approximately 8 miles to the south there is an interchange with Interstate 80.

July 10, 2024

LEGAL DESCRIPTIONS OF IRMA LOYA QUEZADA REZONING TRACTS:

LEGAL DESCRIPTION OF TRACT TO BE REZONED – TRACT A:

That Part of the West Half of the Southwest Fractional Quarter of Section 18, Township 35 North, Range 8 East of the Third Principal Meridian described as follows:
Commencing at the Northwest Corner of said Southwest Fraction Quarter; thence Southerly, along the West Line of said Southwest Fractional Quarter, 1548.37 feet for the point of beginning; thence Southerly, along said West Line, 249.85 feet; thence Easterly, perpendicular to said West Line, 554.0 feet; thence Northerly, perpendicular to the last described course, 253.51 feet to a line drawn Easterly from the point of beginning which is parallel with said North Line of said Southwest Fractional Quarter; thence Westerly, along said North Line, 554.01 feet to the point of beginning in Seward Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT TO BE REZONED – TRACT B:

That Part of the West Half of the Southwest Fractional Quarter of Section 18, Township 35 North, Range 8 East of the Third Principal Meridian described as follows:
Commencing at the Northwest Corner of said Southwest Fraction Quarter; thence Southerly, along the West Line of said Southwest Fractional Quarter, 2399.05 feet for the point of beginning; thence Easterly, perpendicular to said West Line, 550.08 feet; thence Southerly, perpendicular to the last described course, 254.17 feet to the South Line of said Southwest Fractional Quarter; thence Westerly, along said South Line, 550.08 feet to the Southwest Corner of said Southwest Fractional Quarter; thence Northerly, along the West Line of said Southwest Fractional Quarter, 253.18 feet to the point of beginning, in Seward Township, Kendall County, Illinois.

202100012771

DEBBIE GILLETTE
 RECORDER - KENDALL COUNTY, IL
 RECORDED: 5/18/2021 3:47 PM
 REC FEE: 57.00 RHSPS: 10.00
 STATE TAX: 200.00
 COUNTY TAX: 100.00
 PAGES: 4

21L504942 1001
WARRANTY DEED

THIS INDENTURE WITNESSETH,
 That the Grantor,

ERB PROPERTIES, LLC, an
Illinois Limited Liability Company, as
to an undivided 70.45% interest, and
Mark Brummel, as to an undivided
29.55% interest,

of the [REDACTED] in the

for and in consideration of the sum of
 One Dollar and other good and valuable
 considerations, the receipt of which is
 hereby acknowledged, CONVEY and
 WARRANT to:

IRMA LOYA QUEZADA, *A Single person*

whose address is [REDACTED]

the following described real estate to-wit:

PARCEL 1: THAT PART OF THE WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST FRACTION QUARTER; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, 1548.37 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHERLY, ALONG SAID WEST LINE, 551.93 FEET; THENCE EASTERLY, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, 817.41 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE NORTHERLY, ALONG SAID EAST LINE, 551.95 FEET TO A LINE DRAWN EASTERLY FROM THE POINT OF BEGINNING WHICH IS PARALLEL WITH SAID NORTH LINE; THENCE WESTERLY, PARALLEL WITH SAID NORTH LINE, 819.53 FEET TO THE POINT OF BEGINNING IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST FRACTION QUARTER; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, 2100.30 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHERLY, ALONG SAID WEST LINE, 551.93 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, 815.23 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE NORTHERLY, ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST FRACTIONAL QUARTER, 558.79 FEET TO A LINE DRAWN EASTERLY FROM THE POINT OF BEGINNING WHICH IS PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE WESTERLY, PARALLEL WITH SAID NORTH LINE, 817.41 FEET TO THE POINT OF BEGINNING IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS.

SUBJECT TO covenants, conditions and restrictions of record, public and utility easements, general taxes for the tax year 2020 and 2021.

PIN #: 09-18-300-018 & 09-18-300-019

COMMON ADDRESS: 21 acres, Brisson Road, Minooka, IL 60447

*and Illinois Route #52

situated in Kendall County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 4 day of May, 2021

ERB PROPERTIES, LLC

BY: [REDACTED]

EDWARD J. BALTZ

ITS: MANAGER and as Trustee of the EDWARD J. BALTZ DESCENDANT TRUST

BY: [REDACTED]

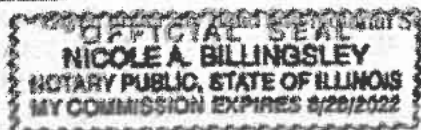
ROBERT D. BALTZ

MANAGER and as Trustee of the ROBERT D. BALTZ DESCENDANT TRUST

[REDACTED]
MARK BRUMMEL

STATE OF ILLINOIS)
COUNTY OF GRUNDY)

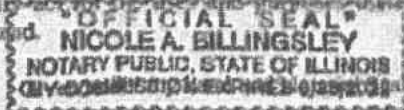
I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT EDWARD J. BALTZ, MANAGER OF ERB PROPERTIES, LLC AND TRUSTEE OF THE EDWARD J. BALTZ DESCENDANT TRUST, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF GRUNDY)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT ROBERT D. BALTZ, MANAGER OF ERB PROPERTIES, LLC AND TRUSTEE OF THE ROBERT D. BALTZ DESCENDANT TRUST, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



NOTARY PUBLIC

**RECORDER OF DEEDS
AFFIDAVIT - METES AND BOUNDS**

STATE OF ILLINOIS

)

) SS.

COUNTY OF KENDALL

)

ERB PROPERTIES, LLC being duly sworn on oath, states that he is the property owner of the real estate whose legal description is attached. The attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. The division of subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
4. The conveyance is of parcels of land or interest therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. The conveyance is made to correct descriptions in prior conveyances.
8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing in July 17, 1959 and not involving any new streets or easements of access.
9. The sale is of a single lot of less than five acres from a large tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of said single lot having been made by a registered land surveyor.
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

AFFIANT further states that he makes this Affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording.

ERB PROPERTIES, LLC

SUBSCRIBED AND SWORN TO
before me this 4 day of March, 2021.

NOTARY PUBLIC





Kendall County Soil & Water Conservation District

July 14, 2025

Irma Loya Quezada

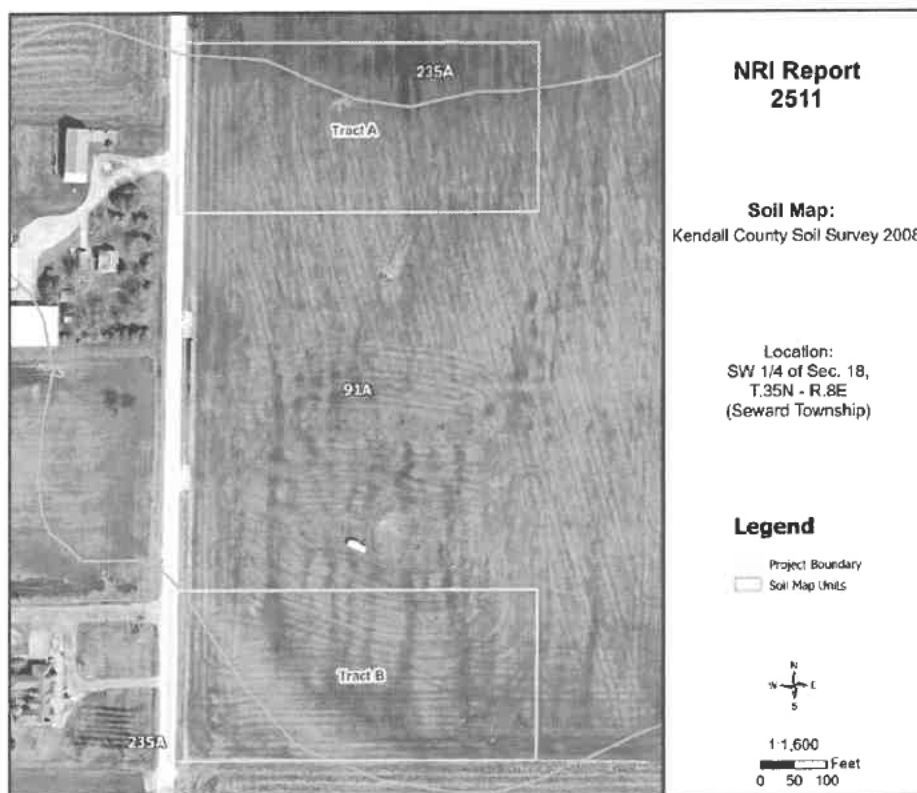
Dear Petitioner,

The Kendall County Soil & Water Conservation District (SWCD) received a Natural Resources Information (NRI) Report Application for a re-zoning request with Kendall County to change the zoning of two parcels (Parcel Index Numbers 09-18-300-019 and 09-18-300-018) from A-1 Agricultural District to R-1 One Family Residential District. The proposed project is in the southwest quarter of Section 18 in Seward Township (T.35N – R.8E).

After reviewing the application, it was determined that a *full NRI Report is not necessary at this time* for the proposed project. This location was previously reviewed by the Kendall County SWCD in December 2021 (please see NRI Report 2120). After a review of the available natural resources data, there have been no major changes.

The Kendall County SWCD has reviewed the two 3.2-acre parcels and would like to note the following natural resources considerations:

- **SOILS:** The 2008 Soil Survey for Kendall County as maintained by the United States Department of Agriculture – Natural Resource Conservation Service (USDA-NRCS) contains soil maps and descriptions for soil types throughout the county. The figure & table below show the soil map units that are present within the project site.



Soils Information (Tract A)

Soil Map Unit	Acreage	Percent of Parcel
91A Swygert silty clay loam, 0-2% slopes	2.5	78.9%
235A Bryce silty clay, 0-2% slopes	0.7	21.1%

Soils Information (Tract B)

Soil Map Unit	Acreage	Percent of Parcel
91A Swygert silty clay loam, 0-2% slopes	2.5	77.7%
235A Bryce silty clay, 0-2% slopes	0.7	22.3%

- Soil survey interpretations are predictions of soil behavior for specified land uses and specified management practices. These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. They are based on the soil properties that directly influence the specified use of the soil. Each soil map unit has limitations for a variety of land uses such as buildings with basements, buildings without basements, small commercial buildings, shallow excavations, onsite sewage disposal, and lawns/landscaping. It is important to remember that soils do not function independently of each other. The behavior of soil depends upon the physical properties of adjacent soil types, the presence of artificial drainage, soil compaction, and its position in the local landscape.

Soil Type	Dwellings with Basements	Dwellings without Basements	Shallow Excavations	Lawns/Landscaping	Onsite Sewage Disposal
91A	Very Limited: Depth to saturated zone, Shrink-swell	Somewhat Limited: Depth to saturated zone, Shrink-swell	Very Limited: Depth to saturated zone, Too clayey, Dusty, Unstable excavation walls	Somewhat Limited: Depth to saturated zone, Dusty	Suitable/Not Limited
235A	Very Limited: Ponding, Depth to saturated zone, Shrink-swell	Very Limited: Ponding, Depth to saturated zone, Shrink-swell	Very Limited: Ponding, Depth to saturated zone, Too clayey, Unstable excavation walls, Dusty	Very Limited: Ponding, Depth to saturated zone, Too clayey, Dusty	Unsuitable/Very Limited: Wet

- The information in the table below provides further detail on drainage class, hydrologic soil groups, and hydric soil designation of the soils present onsite.
 - **Drainage Class:** Refers to the frequency and duration of wet periods under similar conditions to those under which the soil formed.
 - **Hydrologic Soil Groups:** Soils have been classified into four (A, B, C, D) hydrologic groups based on runoff characteristics due to rainfall. If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D), the first letter is for drained areas and the second letter is for undrained areas. Group A soils have a high infiltration rate, low runoff potential and high rate of water transmission. Group B soils have a moderate infiltration rate and rate of water transmission. Group C soils have a slow infiltration rate and rate of water transmission. Group D soils have a very slow infiltration rate, high runoff potential and a very slow rate of water transmission.

- **Hydric Soil Designation:** A hydric soil is one that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that supports the growth or regeneration of hydrophytic vegetation.
- **Prime Farmland:** Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally.

Soil Type	Drainage Class	Hydrologic Group	Hydric Soil Designation	Prime Farmland
91A	Somewhat Poorly Drained	C/D	Non-Hydric w/ Hydric Inclusions Likely	Prime Farmland
235A	Poorly Drained	C/D	Hydric	Prime Farmland if Drained

- The information in the table below provides further detail on water features of the soils present onsite.
 - **Surface Runoff:** Refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based upon slope, climate and vegetative cover and indicates relative runoff for very specific conditions (it is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal). The surface runoff classes are identified as: negligible, very low, low, medium, high, and very high.
 - **Water Table:** Water table refers to a saturated zone in the soil and the data indicates, by month, depth to the top (upper limit) and base (lower limit) of the saturated zone in most years. These estimates are based upon observations of the water table at selected sites and on evidence of a saturated zone (grayish colors or mottles (redoximorphic features)) in the soil. Note: A saturated zone that lasts for less than a month is not considered a water table.
 - **Ponding:** Ponding is standing water in a closed depression. Unless a drainage system is installed, the water is removed only by percolation, transpiration, or evaporation. Duration is expressed as very brief (less than 2 days), brief (2 to 7 days), long (7 to 30 days), very long (more than 30 days). Frequency is expressed as none (ponding is not probable), rare (unlikely but possible under unusual weather conditions), occasional (occurs, on average, once or less in 2 years) and frequent (occurs, on average, more than once in 2 years).
 - **Flooding:** Temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding. Duration is expressed as brief (2 to 7 days) and frequent meaning that it is likely to occur often under normal weather conditions.

Soil Type	Surface Runoff	Water Table	Ponding	Flooding
91A	Medium	January - May Upper Limit: 1.0'-2.0' Lower Limit: 2.9'-4.8'	January - December Frequency: None	January - December Frequency: None
235A	Negligible	January - May Upper Limit: 0.0'-1.0' Lower Limit: 6.0'	January - May Surface Depth: 0.0'-0.5' Duration: Brief (2 to 7 days) Frequency: Frequent	January - December Frequency: None

- **DRAINAGE:** The sites are located on slopes of approximately 0-2% with an elevation of approximately 592'-594' above sea level. Topographic maps indicate that the sites drain primarily to the east/southeast. The sites are within the Upper Illinois River watershed and the Town of Seward - Aux Sable Creek sub watershed (HUC12

071200050104). The sub watershed comprises approximately 19,575 acres covering parts of Minooka, Morris, and Joliet.

- **WETLANDS & FLOOD HAZARD AREAS:** Based upon review of the U.S. Fish & Wildlife Service's National Wetlands Inventory Map, the sites do not appear to contain wetlands or waters of the U.S. To determine the presence of wetlands, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of wetlands. Based on an in-office review of the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for Kendall County, Community Panel No. 17093C0140H (effective date January 8, 2014), the site does not appear to be located within the 100-year floodplain. It is mapped as Zone X, an area of minimal flood hazard.

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. Waters and wetlands in Kendall County are regulated by the U.S. Army Corps of Engineers, Chicago District. Floodways and floodplains are regulated by the Illinois Department of Natural Resources – Office of Water Resources. Unregulated use of the waters within the State of Illinois could permanently destroy or alter the character of these valuable resources and adversely impact the public. Therefore, please contact the proper regulatory authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

- **SOIL EROSION & SEDIMENT CONTROL:** If construction is to occur onsite, a soil erosion and sediment control plan should be prepared and implemented in accordance with both Kendall County and Illinois Environmental Protection Agency requirements. The Illinois Urban Manual (<https://illinoisurbanmanual.org/>) can be used as a reference for proper selection and implementation of onsite soil erosion and sediment control practices to ensure that soil is properly maintained onsite from project initiation to completion.
- **LAND EVALUATION SITE ASSESSMENT (LESA):** The Land Evaluation Site Assessment (LESA) system, a land use planning tool, assists decision-makers in Kendall County in determining the suitability of a land use change and/or a zoning request. Specifically, the LESA system is designed to facilitate decision making by providing a rational process for assisting local officials in making farmland conversion decisions through the local land use process. It provides a technical framework to numerically rank land parcels based on local resource evaluation and site considerations. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land uses, and urban growth factors. The LESA system is a two-step procedure that includes Land Evaluation (LE) and Site Assessment (SA). The Land Evaluation is based on soils of a given area that are rated and placed in groups ranging from the best to worst suited for a stated agriculture use such as cropland and forestland. The best group is assigned a value of 100 and all other groups are assigned lower values (94, 87, 79, etc.). The Land Evaluation is based on data from the USDA Kendall County Soil Survey. The Site Assessment is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The overall score is based on a 300-point rating scale.

Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
91A	4	79	5.0	395.0
235A	3	87	1.4	121.8
			6.4	516.8
LE Calculation			(Product of relative value / Total Acres) 516.8 / 6.4 = 80.8	
LE Score			LE = 81	

The Land Evaluation score for this site is 81 out of a possible 100 points, indicating that the soils are well-suited for agricultural uses since the score is at least 80 or greater.

Site Assessment Computation

A.	Agricultural Land Uses	Points
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	20
	2. Current land use adjacent to site. (30-20-15-10-0)	10
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	20
	4. Size of site. (30-15-10-0)	0
B.	Compatibility / Impact on Uses	
	1. Distance from city or village limits. (20-10-0)	10
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	0
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	7
C.	Existence of Infrastructure	
	1. Availability of public sewage system. (10-8-6-0)	10
	2. Availability of public water system. (10-8-6-0)	10
	3. Transportation systems. (15-7-0)	15
	4. Distance from fire protection service. (10-8-6-2-0)	8
	Site Assessment Score:	110

The Site Assessment score for this site is 110 out of a possible 200 points. The Land Evaluation value (81) is added to the Site Assessment value (110) to obtain a LESA Score of 191. The table below shows the level of protection for the proposed project site based on the LESA Score.

LESA Score Summary

LESA SCORE	LEVEL OF PROTECTION
0-200	Low
201-225	Medium
226-250	High
251-300	Very High

The overall LESA Score for this site is 191, indicating a low level of protection for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

If you have any questions, please contact me at (630) 553-5821 extension 3 or alyse@kendallswcd.org.

Sincerely,



Alyse Olson
Resource Conservationist

Fir Prt 1 of 3 Ne La: Gc
Application: Illinois Loya Quezada
Contact: Claire M. Wilson
Address: 1992 Westridge Court
Romeoville, IL 60446

Re
IDNR Project Number: 2000903
Date: 07/22/2025
Alternate Number: unknown-submitted in 2021

Project: Quezada-Brisbin Rd.
Address: 14874 & 14918 Brisbin Rd., Minooka

Description: Division of and re-zoning of two (2) approximate three acre parcels from A-1 to R-1 as follows:

Tract A- 14874 Brisbin Rd.; division from and re-zoning of part of PIN: 09-18-300-018- 3.2008 acres
Tract B- 14918 Brisbin Rd.; division from and re-zoning of part of PIN: 09-18-300-019 - 3.2035 acres

Natural Resource Review Results

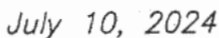
Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years

Enter
Another
Project

Exit
EcoCAT



That Part of the West Half of the Southwest Fractional Quarter of Section 18, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of the Southwest Fractional Quarter of the said Section 18, and going West, 1/4 mile of said Southwest Fractional Quarter, 2399.05 feet to the point of beginning; thence Easterly, perpendicular to said West Line, 550.03 feet; thence Southerly, perpendicular to the last described course, 254.17 feet to the South Line of said Southwest Fractional Quarter; thence Westerly, along said South Line, 550.03 feet to the Southwest Corner of said Southwest Fractional Quarter; thence Northerly, perpendicular to said South Line, 254.17 feet to the North Line of said Southwest Fractional Quarter; thence Easterly, perpendicular to the last described course, 550.03 feet to the Southeast Corner of said Southwest Fractional Quarter; thence Northerly, perpendicular to the last described course, 254.17 feet to the North Line of said Southwest Fractional Quarter; thence Easterly, perpendicular to the last described course, 550.03 feet to the point of beginning. Seward Township, Kendall County, Illinois.

JOB NO.	24071
JOB NAME	QUEZADA
DWG FILE	24071
REVISION DATE	

Phillip D. Young and Associates, Inc.
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic. [REDACTED]

1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580

State of Illinois
County of Kendall

Zoning Petition
#21-49

ORDINANCE NUMBER 2022- 15

**MAP AMENDMENT FOR APPROXIMATELY SIX POINT FOUR-EIGHT ACRES OF LAND
LOCATED ON THE EAST SIDE OF BRISBIN ROAD ACROSS FROM 14859 AND 14975
BRISBIN ROAD (PORTION OF PINS: 09-18-300-018 AND 09-18-300-019) IN
SEWARD TOWNSHIP
Rezone from A-1 to R-1**

WHEREAS, Section 13:07 of the Kendall County Zoning Ordinance permits the Kendall County Board to approve map amendments and provides the procedure through which map amendments are granted; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural Zoning District and consists of two parcels totaling approximately 20.7 more or less acres of which approximately 6.48 more less acres are subject to the map amendment and located on the east side of Brisbin Road across from 14859 and 14975 Brisbin Road and identified by portions of Parcel Identification Numbers 09-18-300-018 and 09-18-300-019, in Seward Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as "the subject property"; and

WHEREAS, the subject property is currently owned by Irma Loya Quezada and shall hereinafter be referred to as "Petitioner"; and

WHEREAS, on or about November 12, 2021, Petitioner's representative filed a petition for a Map Amendment rezoning the subject property from A-1 Agricultural District to R-1 One Family Residential District; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on November 25, 2021, the Kendall County Zoning Board of Appeals initiated a public hearing on December 13, 2021, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, and continued the public hearing to January 31, 2022, at 7:00 p.m., and continued the public hearing to February 28, 2022, at 7:00 p.m., and continued the public hearing to May 2, 2022, at 7:00 p.m., at the same location, at which the Petitioner's representative presented evidence, testimony, and exhibits in support of the requested Map Amendment and zero members of the public testified in favor or in opposition or expressed concerns regarding the requested Map Amendment; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended approval of the Map Amendment as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated May 2, 2022, a true and correct copy of which is attached hereto as Exhibit B; and

WHEREAS, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the testimony presented at the aforementioned public hearing and has considered the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has forwarded to the Kendall County Board a recommendation of approval of the requested Map Amendment; and

WHEREAS, the Kendall County Board has considered the recommendation of the Planning, Building and Zoning Committee and the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has determined that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

State of Illinois
County of Kendall

Zoning Petition
#21-49

NOW THEREFORE, BE IT ORDAINED, BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, as follows:

1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.
2. The Kendall County Board hereby grants approval of Petitioner's petition for a Map Amendment rezoning the subject property from A-1 Agricultural District to R-1 One Family Residential District.
3. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this Map Amendment.

IN WITNESS OF, this ordinance has been enacted by a supermajority vote of the Kendall County Board and is effective this 21st day of June, 2022.

Attest:



Kendall County Clerk
Debbie Gillette



Kendall County Board Chairman
Scott R. Gryder



Exhibit A

Legal Descriptions

Parcel 1A

That Part of the West Half of the Southwest Fractional Quarter of Section 18, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of said Southwest Fraction Quarter; thence Southerly, along the West Line of said Southwest Fractional Quarter, 2100.30 feet for the point of beginning; thence Northerly along said West Line, 302.08 feet; thence Easterly, perpendicular to said West Line, 470.00 feet; thence Southerly, perpendicular to the last ascribed course 298.98 feet to a line drawn Easterly from the point of beginning which is parallel to said North Line; thence Westerly parallel with said North Line, 470.01 feet to the point of beginning in Seward Township, Kendall County, Illinois.

Parcel 2A

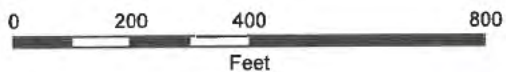
That Part of the West Half of the Southwest Fractional Quarter of Section 18, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of said Southwest Fraction Quarter; thence Southerly, along the West Line of said Southwest Fractional Quarter, 2100.30 feet for the point of beginning; thence Southerly, along said West Line 298.75 feet; thence Easterly, perpendicular to said West Line, 470.0 feet; thence Northerly, perpendicular to the last described course, 301.85 feet to a line drawn Easterly from the point of beginning, which is parallel with the North Line of said Southwest Fractional Quarter; thence Westerly, parallel with said North Line, 470.01 feet to the point of beginning, in Seward Township, Kendall County, Illinois.



Legend

Legal Descriptions

Parcels



Kendall County GIS
111 West Fox Street - Room 308
Yorkville, Illinois 60560
630.553.4212

Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on May 2, 2022, by a vote of six (6) in favor and zero (0) in opposition. Member Mohr was absent.

FINDINGS OF FACT

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 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 zoned A-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.

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.

RECOMMENDATION

Approval

Matt Asselmeier

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.

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

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
August 6, 2025 – Unapproved 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

PETITIONS

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.

ZPAC Meeting Minutes 08.06.25

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.

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.

**KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
AUGUST 6, 2025**

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
FRAN MILLER		
JOHN TEBRUGGE		

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