



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

AGENDA

Monday, September 8, 2025 – 6:30 p.m.

CALL TO ORDER:

ROLL CALL: Brian DeBolt, Elizabeth Flowers, Dan Koukol, Ruben Rodriguez (Vice-Chairman), and Seth Wormley (Chairman)

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes from August 14, 2025, Meeting (Pages 3-25)

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from the Previous Month (Pages 26-30)
Quarterly Expenditure Update (Pages 31-33)

PETITIONS:

1. **Petition 25 – 09 – Irma Loya Quezada (Pages 34-96)**
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
2. **Petition 25 – 10 – Irma Loya Quezada (Pages 97-107)**
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
3. **Petition 25 – 13 – Mikol's Construction on Behalf of Colt T. Neumann (Pages 108-126)**
Request: Plat of Vacation of Two Seven Point Five Feet Drainage and Utility Easements Along the Common Lot Lines of Lots 50 and 51 in Henneberry Woods Subdivision
PINs: 06-05-394-001 and 06-05-394-002
Location: 4771 Cherry Road and 4756 Waa-Kee-Sha Drive, Oswego, in Na-Au-Say Township
Purpose: Petitioner Wants To Vacate the Easements to Construct a House over the Common Lot Line; Property is Zoned RPD-2
4. **Petition 25 – 16 – Wayne J. Skoff on Behalf of 1st Midwest Trust #72-22350 (Pages 127-135)**
Request: Voluntary Revocation of a Special Use Permit for Indoor Storage of Boats, Recreational Vehicles, and Classic Cars Granted by Ordinance 2001-30
PIN: 08-24-100-001
Location: 15028 Church Road, Minooka, in Seward Township
Purpose: Petitioner Wants To Voluntarily Revoke the Special Use Permit; Property is Zoned A-1 With a Special Use Permit

NEW BUSINESS:

1. Special Use Enforcement Update (Page 136)
2. Approval to Change the October 2025 Kendall County Planning, Building and Zoning Committee Meeting Date and Time

OLD BUSINESS:

1. Update on the Comprehensive Plan Update Project (Page 137-138)
2. Update on Stormwater Permit at 13039 McKanna Road (PIN: 09-09-100-002) in Seward Township; Committee Could Approve the Issuance of a Citation (Page 139)
3. Updates on Amendments to the County-Wide Stormwater Management Ordinance Division of the Kendall County Code (Pages 140-141)

REVIEW PRE-VIOLATION AND VIOLATION REPORT (Pages 142-143):

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

REVIEW PERMIT REPORTS (Pages 144-165):

REVIEW REVENUE REPORT (Page 166):

CORRESPONDENCE:

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

None

ADJOURNMENT:

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum of 24-hours prior to the meeting time.

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE
Kendall County Historic Court House
Court Room
110 W. Madison Street, Yorkville, Illinois
4:00 p.m.

Meeting Minutes of August 14, 2025 – Unofficial until Approved

CALL TO ORDER

The meeting was called to order by Chairman Wormley at 4:50 p.m.

ROLL CALL

Committee Members Present: Brian DeBolt, Dan Koukol, Ruben Rodriguez, and Seth Wormley

Committee Members Absent: Elizabeth Flowers

Also Present: Matthew H. Asselmeier, Director, Wanda A. Rolf, and Dan Gorman

APPROVAL OF AGENDA

Member Rodriguez made a motion, seconded by Member Koukol, to approve the agenda as presented. With a voice vote of four (4) ayes, the motion carried.

APPROVAL OF MINUTES

Member Koukol made a motion, seconded by Member Rodriguez, to approve the minutes of the June 9, 2025, meeting. With a voice vote of four (4) ayes, the motion carried.

PUBLIC COMMENT

None

Expenditure Report

Review of Expenditures from June 2025

The Committee reviewed the Expenditure Report.

Review of Expenditures from July 2025

The Committee reviewed the Expenditure Report.

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 summarized the request.

On July 30, 2025, the Petitioner informed the Department that they wished to amend their site plan to reorient the positioning of the panels.

Since the site plan was not entered into evidence at the Zoning Board of Appeals hearing, Staff recommends that the proposal be referred back to the Zoning Board of Appeals for rehearing. The earliest a rehearing could occur is September 29, 2025.

Daniel J. Gorman, Senior Developer for USA Energy Independence, LLC, spoke about the change of site plan. The solar panels will be placed lower to the ground. The new racking will be seven feet (7') tall instead of the original ten feet (10') tall. Mr. Gorman stated that his company has always used domestic racking, but other companies have not used this type of racking. Other solar companies have switched to domestic racking which is causing a backlog.

Member Koukol asked how many projects the Petitioner is currently working on. Mr. Gorman responded he is working on four (4) at the present time.

Member Rodriguez asked when the project would start. Mr. Gorman stated the project would start in the spring of next year.

Member DeBolt made a motion, seconded by Member Rodriguez, to refer the proposal back the Zoning Board of Appeals.

The votes were as follows:

Yeas (4): DeBolt, Koukol, Rodriguez, and Wormley
Nays (0): None
Abstain (0): None
Absent (1): Flowers

The motion carried.

Assuming proper notification occurs, the proposal will be on the September 29, 2025, Zoning Board of Appeals agenda.

Petition 25-05 Kendall County Zoning Administrator

Mr. Asselmeier summarized the request.

In an effort to reduce the number of paper copies applicants are required to submit for certain zoning actions, Staff proposes the following amendments to the subdivision and *zoning portions of the Kendall County Code:

Section 30-98(c) (Final Plat Submittal)

An application for approval of the final plat, including all engineering drawings and specifications, shall be filed with the Planning, Building, and Zoning Department, and ~~ten (10)~~ **three (3)** copies of the petition shall be filed with the Plat Officer or designee. Attached to each copy shall be copies of the supporting documents and exhibits provided for herein.

Section 30-98(d) (Final Plat Submittal)

Accompanying the copy of the application for approval of the final plat shall be ~~four (4)~~ **three (3)** copies of the final engineering plans and specifications prepared, stamped, and signed by a State-registered professional engineer. Such plans and specifications shall be prepared as specified, and shall be submitted to the Plat Officer within one (1) year after approval of the preliminary plat; otherwise such approval shall become null and void unless application for an extension of time is made to and granted by KCRPC. Such extensions will not require an additional copy of the plat. Engineering plans and specifications must comply with all County ordinances in addition to the design standards in Article IV of this chapter and the improvement standards in Article V of this chapter. Following approval of the final engineering plans, the applicant shall supply the County with a copy of the approved final version in electronic CAD format, NAD 1983 State Plane Illinois East projected coordinate system, as required by the County.

Section 30-197(b)(2) (Standards and Requirements for Restoration, Planting, Maintenance, and Monitoring of Natural Open Space)

~~Five (5)~~ **Three (3)** printed copies and one (1) electronic copy (PDF) of all required submittals shall be provided to the KCPBZ, who shall forward copies to the Director of the County Forest Preserve District, the County Soil and Water Conservation District, and the County Engineer or consultant engineer. Each organization receiving a copy of the plans shall have twenty-one (21) days to provide written comments to the KCPBZ office. The KCPBZ office shall then compile all comments and inform the applicant if the plans are approved, or what changes are needed to receive approval. Within twenty-one (21) days of approval of the landscape/planting plan, the applicant shall provide the KCPBZ office a written cost estimate by a qualified contractor or contractors, including separate estimates for trees, ornamental plantings, and natural areas.

Section 36-155(c)(1) (Final Plan Approval for Residential Planned Developments)

A copy of the petition shall be filed with the PBZ Department, and ~~ten (10)~~ **three (3)** copies of the petition shall be filed with the Director of PBZ or designee. Attached to each copy shall be copies of the supporting documents and exhibits provided for herein.

Section 36-184(1) (Site Plan Approval)

ZPAC. One (1) copy of the complete application, along with ~~eight (8)~~ **three (3)** copies of the site plan, shall be submitted by the property owner or certified agent to the Zoning Administrator at least fourteen (14) days prior to the ZPAC meeting. The purpose of the ZPAC meeting will be to evaluate the completeness of the application and to provide the applicant with feedback/input on the proposed site plan. Prior to the ZPAC meeting, the Zoning Administrator shall distribute copies of the site plan to Committee members. After discussion on a proposed site plan, the ZPAC may approve, deny, or approve with modifications, or request that the applicant revise the plan and return to a future ZPAC meeting for further review.

Information was sent to the Townships on April 23, 2025. To date, no comments have been received.

ZPAC reviewed the proposal at their meeting on May 6, 2025. ZPAC recommended approval of the proposal by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed the proposal at their meeting on May 28, 2025. Discussion occurred regarding the application materials and application checklists; these will be reviewed by the Planning, Building and Zoning Committee at a future date. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of the meeting were provided.

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on June 2, 2025. Nobody from the public testified at the public hearing. Discussion occurred regarding the need for three (3) paper copies. The Kendall County Zoning Board of Appeals recommended approval of the proposal by a vote of six (6) in favor and zero (0) in opposition with one (1) Member absent. The minutes of the hearing were provided.

The draft ordinance was provided.

Member Rodriguez made a motion, seconded by Member DeBolt, to recommend approval of the text amendment.

The votes were as follows:

Yeas (4): DeBolt, Koukol, Rodriguez and Wormley
Nays (0): None
Abstain (0): None
Absent (1): Flowers

The motion carried.

The proposal goes to the Kendall County Board on August 19, 2025, on the consent agenda.

Petition 25-06 Kendall County Zoning Administrator

Mr. Asselmeier summarized the request.

In an effort to reduce the number of physical meetings required as part of the development and zoning processes, Staff has been asked to prepare a proposal which would abolish ZPAC as a formal committee of the County and transfer the duties of ZPAC to various Staff members.

A few items to note:

1. The present members of ZPAC and their successors in their respective positions would still receive notification of Petitions and would be allowed to submit comments on the Petitions in the timeframes stated in this proposed text amendment.
2. Since ZPAC would no longer be a formal committee, the Open Meetings Act would no longer apply to the correspondence and gatherings of former ZPAC members as they relate to Planning, Building and Zoning matters.
3. The Planning, Building and Zoning Committee probably would amend the application approval timeline to account for ZPAC not meeting. In such a case, the application deadline for map amendments, text amendments, special use permits, and major amendments to special use permits would be no later than thirty (30) days prior to the Zoning Board of Appeals hearing. For site plan reviews, no specific deadline would exist. For applications for plats of vacations, the deadline would effectively remain unchanged at three (3) weeks prior to the Planning, Building and Zoning Committee meeting.

The redlined proposal was provided.

Information was sent to the Townships on April 23, 2025. To date, no comments have been received.

ZPAC reviewed the proposal at their meeting on May 6, 2025. Discussion occurred regarding the process of reviewing applications, if the proposal was approved. The overall opinion was the proposal would improve efficiency for the various reviewing departments. Petition information would still be emailed. The earliest the proposal could be approved by the County Board is July 15, 2025. There could still be ZPAC meetings in June, July, and August. ZPAC recommended approval of the proposal by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed the proposal at their meeting on May 28, 2025. Discussion occurred regarding the importance of maximizing County Staff's time by having one (1) less meeting. Some of the recent ZPAC meetings have been under ten (10) minutes. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of the meeting were provided.

The Kendall County Zoning Board of Appeals conducted a public hearing on this proposal on June 2, 2025. Nobody from the public testified at the public hearing. The Kendall County Zoning Board of Appeals recommended approval of the proposal by a vote of six (6) in favor and zero (0) in opposition with one (1) Member absent. The minutes of the hearing were provided.

The draft ordinance was provided.

Subdivision Code

Section 30-37 Administration; organization

~~Eight (8)~~ **Seven (7)** offices in the County are concerned with the administration of this chapter. For the purposes of clarity these offices along with their pertinent functions are listed below:

(1) The Plat Officer. There is hereby created the Plat Officer who shall exercise the authority and have the responsibility provided in this chapter. The Plat Officer shall administer the provisions of this chapter and, in addition thereto, and in furtherance of said authority, shall:

- a. Maintain permanent and current records of this chapter, including amendments thereto.
- b. Receive and file all preliminary and final plats.
- c. Forward copies of the preliminary plat to other appropriate agencies for their recommendations and report.
- d. Receive and file all final plats and check their compliance with the preliminary plat.
- e. Make all other determinations required of the Plat Officer by the regulations herein.
- f. Discourage the subdividing of lands that are far in advance of the needs of the development of the County; or which, by their locations, cannot be efficiently served by public utilities, fire protection, or other community services; or which are located in areas subject to flooding, or are topographically unsuitable for development; or which, for any other reason, are being unwisely or prematurely subdivided.

(2) Township Highway Commissioner and County Engineer. The Township Highway Commissioner and County Engineer shall review with Plat Officer all preliminary subdivision plans and make determinations concerning street and drainage design standards and engineering specifications as stipulated herein.

(3) Planning, Building, and Zoning Committee (PBZC). The Planning, Building, and Zoning Committee shall review the preliminary plat and final plat and exercise the authority and have the responsibilities provided in this chapter.

(4) Kendall County Regional Plan Commission (KCRPC). The Kendall County Regional Plan Commission shall review the preliminary plat and exercise the authority and have the responsibilities provided in this chapter.

(5) County Soil and Water Conservation District. The County Soil and Water Conservation District shall review the preliminary plat and exercise the authority and have the responsibilities provided in this chapter.

(6) County Health Department. The County Health Department shall review the preliminary plat and exercise the authority and have the responsibilities provided in this chapter.

~~(7) Zoning and Platting Advisory Committee (ZPAC). The Zoning and Platting Advisory Committee shall review the preliminary plat and exercise the authority and have the responsibilities provided in this chapter.~~

~~(8)~~ (7) Sanitary and/or water reclamation districts. Sanitary and/or water reclamation districts shall review the preliminary plat and exercise the authority and have the responsibilities provided in this chapter.

Section 30-76 Preliminary Plat Procedure

The procedure for preliminary plats shall be as follows:

(1) The applicant shall prepare a preliminary plat, which shall include all of the property to be subdivided, properties that are adjacent and considered to be contiguous to the proposed subdivision, together with improvement plans and other supplementary material as specified.

(2) The applicant shall submit to the Plat Officer this preliminary plat accompanied with a completed application for a preliminary plat of subdivision with the appropriate filing fees.

~~(3) The application will be placed on the agenda for the next regularly scheduled meeting of the Zoning and Platting Advisory Committee (ZPAC) for review and recommendation.~~

~~(4)~~ (3) ~~At the same time, the~~ The Plat Officer and the County Engineer will collaborate with the subdivider in assembling plans for the design and construction of streets, drainage systems and other such improvements as may be required by ordinance.

~~(5)~~ (4) A copy of the application and preliminary plat shall also be submitted, by the applicant, to the plan Commission of the townships in which the proposed subdivision is located and submit to the nearest municipality, if the corporate limits of the municipality are not more than one and one-half (1½) miles from the property lines of the proposed development.

~~(6)~~ (5) The application shall be reviewed by ~~ZPAC~~ County Staff for compliance with the regulations of this chapter and all other ordinances of the County ~~during a regularly scheduled meeting~~ within thirty (30) days of the date of the submittal of the completed application of the preliminary plat.

~~(7)~~ (6) Following ~~a recommendation by ZPAC~~ review by County Staff, the application shall be placed on the agenda of the next regularly scheduled meeting of the Kendall County Regional Plan Commission (KCRPC).

~~(8)~~ (7) The application shall be reviewed by KCRPC for compliance with the regulations of this chapter and all other ordinances of the County within thirty (30) days of ~~the recommendation made by ZPAC~~ receipt of comments from County Staff, provided that all necessary revisions and/or supplemental information requested by ~~ZPAC~~ County Staff has been supplied to the Plat Officer.

~~(9)~~ (8) KCRPC, within a reasonable time after the first discussion of the proposal, shall:

a. Recommend approval or disapproval of the proposed preliminary subdivision plat and record in the official minutes its recommendation, which may include the recommendations of the County Engineer, the County Engineering Consultant, other affected agencies and/or the Plat Officer.

b. If KCRPC finds that changes, additions or corrections are required on the preliminary plat prior to a recommendation being made by KCRPC, KCRPC shall so advise the applicant. The applicant may resubmit the preliminary plat with revisions for its consideration at the next available regular meeting of KCRPC.

~~(10)~~ (9) Upon recommended approval of the preliminary plat by KCRPC, an application for the final plat of subdivision shall be filed within one (1) year, unless otherwise extended per the provisions of this chapter per [Section 30-98](#).

~~(11)~~ (10) The following qualifications shall govern approval of the preliminary plat:

a. Approval of a preliminary plat by KCRPC is tentative only, involving merely the general acceptability of the layout as submitted. Final approval of the preliminary plat shall be granted by the County Board at the time of final plat approval. An applicant may seek approval from KCRPC of the preliminary plat simultaneously with the final plat and/or rezoning petition at the applicant's choosing.

b. KCRPC shall require such changes or revisions as are deemed necessary in the interest of the needs of the County.

c. Approval of the preliminary plat shall be effective for a maximum period of one (1) year, unless upon application of the developer, KCRPC grants an extension. The application for said extension shall not require the submittal of additional copies of the plan of subdivision.

~~(12)~~ (11) The final approval of the preliminary plat is contingent upon payment of all fees for review and approval in accordance with [Section 30-39](#).

Section 30-78 Other Plat (vacation, dedication, etc.) procedure

(e) Upon receiving the complete application and review by the PBZ (Planning, Building and Zoning) staff for compliance with the regulations of this section and all other ordinances of the County the item will be ~~placed on the agenda for the next regularly scheduled meeting of the Zoning, Platting and Advisory Committee (ZPAC)~~ forwarded to appropriate departments for review and recommendation to the Planning, Building and Zoning Committee (PBZC) of the County Board. After ~~the ZPAC meeting review by appropriate departments~~, this item will be placed on the agenda for the next regularly scheduled meeting of the PBZ for review and recommendation to the full County Board.

(f) Upon completion of the review by the PBZC a recommendation shall be made and the minutes of the ~~ZPAC and~~ PBZC meeting containing such recommendations shall be submitted to the full County Board.

Section 30-98 Generally (Final Plats)

(d) Accompanying the copy of the application for approval of the final plat shall be ~~four (4)~~ **three (3)** copies of the final engineering plans and specifications prepared, stamped, and signed by a State-registered professional engineer. Such plans and specifications shall be prepared as specified, and shall be submitted to the Plat Officer within one (1) year after approval of the preliminary plat; otherwise such approval shall become null and void unless application for an extension of time is made to and granted by KCRPC. Such extensions will not require an additional copy of the plat. Engineering plans and specifications must comply with all County ordinances in addition to the design standards in Article IV of this chapter and the improvement standards in Article V of this chapter. Following approval of the final engineering plans, the applicant shall supply the County with a copy of the approved final version in electronic CAD format, NAD 1983 State Plane Illinois East projected coordinate system, as required by the County.

(f) The application will be ~~placed on the agenda of the next Zoning and Platting Advisory Committee (ZPAC) meeting~~ forwarded to other appropriate departments for review and comment.

(g) The application shall be reviewed by ~~ZPAC County Staff~~ within thirty (30) days of the date of the complete original submission of the final plat. ~~A recommendation shall be made by ZPAC and the minutes of ZPAC meeting containing such a recommendation~~ **Comments from County Staff** shall be submitted to KCRPC for review and recommendation.

(h) Following ~~a recommendation by ZPAC~~ **comments from County Staff**, the application shall be placed on the agenda for the next regular meeting of KCRPC.

(i) The application shall be reviewed by KCRPC within sixty (60) days of ~~ZPAC recommendation receipt of comments from County Staff by the Plat Officer~~ provided any necessary revisions or supplemental information requested by ~~ZPAC County Staff~~ have been supplied prior to KCRPC meeting.

Section 30-135 Blocks

(c) Pedestrian crosswalks not less than ten (10) feet wide shall be required where deemed necessary by the ~~Zoning and Platting Advisory Committee~~ **County Staff** to provide for pedestrian circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities.

Zoning Code

Section 36-2 Definitions

~~Zoning and Platting Advisory Committee (ZPAC) means an informal, strictly advisory committee and not a County Board committee comprised primarily of County staff and advisors. Membership includes, but is not limited to, representatives from the County PBZ Department, the Highway Department, the Health Department, the Sheriff's De-~~

~~partment, Forest Preserve District, Soil and Water Conservation District, and the County Engineer or consultants. The PBZ Chairman or designee, as needed, from the Planning, Building and Zoning (PBZ) Committee shall serve on ZPAC.~~

Section 36-35 (b) Zoning Administrator Powers and Duties

(5) Receive, file and forward applications for zoning map and text amendments, special uses, variances, planned developments and other matters which under this chapter require referral to the Regional Planning Commission, the ZBA, ~~the ZPAC~~, the PBZ Committee, or the full County Board.

Section 36-36 County Regional Planning Commission Duties

(1) To receive from the Zoning Administrator copies of all applications for amendments and special use permits along with the ~~Committee report from the ZPAC and report thereon with its recommendations~~ comments and recommendations of other appropriate departments.

Section 36-42 (c) Amendments

(2) A copy of such application shall thereafter be forwarded to ~~the ZPAC County Staff~~, the Regional Planning Commission and to the County ZBA with a request to hold a public hearing and submit to the County Board a report of its findings and recommendations.

Section 36-112 (Processing Special Use and Planned Developments)

a) An application for a special use shall be filed with the Zoning Administrator.

~~(b) A copy of such application shall be forwarded to the ZPAC for review, comment, and recommendation.~~

~~(c)~~ (b) A copy of such application ~~and the Committee report from the ZPAC~~ shall thereafter be forwarded to the Regional Planning Commission for review, comment, and recommendation.

~~(d)~~ (c) A copy of such application and the ~~reports~~ report from the ~~ZPAC and~~ Regional Planning Commission shall thereafter be forwarded to the ZBA with a request to hold a public hearing and submit to the County Board a report of its findings and recommendations.

~~(e)~~ (d) The recommendation and findings of the ZBA shall be forwarded to the PBZ Committee of the County Board for review and recommendation prior to final action by the County Board.

Section 36-125 (c) Planned Developments

(2) The applicant shall request a concept review of the planned development/special use, by letter addressed to the Secretary of the Regional Planning Commission, to be ~~placed on the agenda of ZPAC reviewed by County Staff~~ and the next regular meeting of the Regional Planning Commission for a preliminary discussion and concept review of

the proposed planned development at such meeting, which may be continued from time to time. The applicant shall present such exhibits and written information as may be necessary to fully acquaint the Regional Planning Commission with the proposed development, which shall include, but not necessarily be limited to, the following:

- a. A tentative sketch plan, which may be in freehand sketch form, showing the location and extent of the types of land uses proposed.
- b. The existing topography at five (5) foot contour intervals which may be taken from USGS information.
- c. Existing streets surrounding the subject property.
- d. Existing utilities, including storm drainage facilities.
- e. The following shall be provided by either graphic exhibits or written statement:
 1. The density of commercial uses, including maximum lot coverage and building height.
 2. The off-street parking and other service facilities proposed.
 3. The exception or variations to the County zoning or subdivision requirements being requested as part of the planned development application.

(4)

a. The formal petition for a planned development shall be filed with the Zoning Administrator. The Zoning Administrator or deputies shall be responsible for distributing the complete application to the following at the appropriate time:

~~1. ZPAC.~~

~~2. 1. Members of the Regional Planning Commission.~~

~~3. 2. ZBA.~~

~~4. 3. The County Board.~~

Section 36-154 (c) Preliminary Site Plan/Plat Approval

(1) The applicant shall request the preliminary plan/plat approval in addition to a petition for a zoning map amendment, by letter addressed to the PBZ or designee, ~~to be placed on the agenda of the next regular meeting of the ZPAC for a preliminary discussion of the proposed planned development. The applicant shall present such exhibits and written information as may be necessary to fully acquaint the ZPAC with the proposed development.~~

(4) The petition shall be reviewed by ~~the ZPAC~~ County Staff within thirty (30) days of the date of the complete original submission of the final plan, and a recommendation shall be made, accompanied by such plats, exhibits and supporting documents as shall have been presented by the petitioner, each identified for reference by letter or number, to-

gether with any suggested changes therein. The director or staff shall submit ~~minutes of the ZPAC meeting applicable documents~~ containing such recommendation ~~shall be submitted~~ to the Regional Planning Commission for review and recommendation, along with any written correspondence received from any municipality or township.

(5) The petition shall be heard by the Regional Planning Commission within sixty (60) days of ~~the ZPAC meeting receipt of comments from County Staff~~ provided any necessary revisions or supplemental information requested by ~~ZPAC have County Staff have~~ been supplied at least thirty (30) days in advance of the Regional Planning Commission meeting. Upon completion of their review of the preliminary plan or plat, a recommendation shall be made, accompanied by such plats, exhibits and supporting documents as shall have been presented by the petitioner, each identified for reference by letter or number, together with any suggested changes therein. The minutes of the Regional Planning Commission meeting containing such recommendation shall be submitted to the ZBA, along with any written correspondence received from any municipality or township.

Section 36-155 (c) Final Plat Approval

(4) The petition will be ~~placed on the agenda of the next regular meeting of the ZPAC for a preliminary discussion of the proposed planned development. The applicant shall present such exhibits and written information as may be necessary to fully acquaint the ZPAC with the final plat for the proposed development. forwarded to other appropriate departments for review and comment.~~

(5) The petition shall be reviewed by ~~the ZPAC County Staff~~ within thirty (30) days of the date of the complete original submission of the final plan, and a recommendation shall be made, accompanied by such plats, exhibits and supporting documents as shall have been presented by the petitioner, each identified for reference by letter or number, together with any suggested changes therein. The ~~minutes of the ZPAC meeting comments of County Staff~~ containing such recommendation shall be submitted to the Regional Planning Commission for review and recommendation, along with any written correspondence received from any municipality or township.

(6) The petition shall be reviewed by the Regional Planning Commission within sixty (60) days of the ~~date of the ZPAC meeting receipt of comments from County Staff by the Plat Officer~~ provided any necessary revisions or supplemental information requested by ~~ZPAC have County Staff has~~ been supplied at least thirty (30) days in advance the Regional Planning Commission meeting. Upon completion of their review of the final plat, a recommendation shall be made, accompanied by such plats, exhibits and agreements as shall have been presented by the petitioner, each identified for reference by letter or number, together with any suggested changes therein. The minutes of the Regional Planning Commission meeting containing such recommendation shall be submitted to the PBZ Committee of the County Board for review and recommendation to the County Board.

Section 36-182 (2) (d) Site Design Standards

Traffic studies may be required by the **ZPAC County Staff** or the PBZ Committee. Such traffic studies should address:

1. Projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels;
2. Projected traffic flow patterns, including vehicular movements at all major intersections likely to be affected by the proposed use of the site.

Existing and proposed daily and peak hour traffic levels as well as road capacity levels shall also be provided.

Section 36-183 (b) Filing (for Site Plan Approval)

(b) Filing. Petitions for site plan review shall be filed in writing with the Zoning Administrator and shall be accompanied by such documents and information as the **ZPAC County Staff** or the PBZ Committee may require. Such documents and information shall include, but are not limited to, the following:

- (1) Completed petition for site plan review in a format developed by the County;
- (2) Application fee;
- (3) Generalized location map;
- (4) Plats and drawings depicting compliance with the aforementioned site design standards.

Section 36-184 Procedure (Site Plan Approval)

A written application for site plan review shall be submitted to the PBZ Department, which will schedule the item for review. Consultation with the appropriate County staff and consultants is encouraged throughout this process to ensure a minimum delay. If requested by the applicant, the County will review applications for site plan review concurrently with separate requests for rezoning or platting. The review process will include the following:

- (1) **ZPAC. Zoning Administrator.** One (1) copy of the complete application, along with ~~eight (8)~~ **three (3)** copies of the site plan, shall be submitted by the property owner or certified agent to the Zoning Administrator. ~~at least fourteen (14) days prior to the ZPAC meeting. The purpose of the ZPAC meeting will be to evaluate the completeness of the application and to provide the applicant with feedback/input on the proposed site plan. Prior to the ZPAC meeting, the Zoning Administrator shall distribute copies of the site plan to Committee members. After discussion on a proposed site plan, the ZPAC may approve, deny, or approve with modifications, or request that the applicant revise the plan and return to a future ZPAC meeting for further review. Upon submittal of a complete application, the Zoning Administrator shall forward the application~~

and other relevant material to appropriate departments for review and comment. The appropriate departments will be given fourteen (14) days from the date that the Zoning Administrator submitted documents to them to submit comments to the Zoning Administrator. If all applicable regulations have been addressed, the Zoning Administrator shall approve the site plan. If changes are required to bring the site plan into compliance, the Zoning Administrator shall inform the applicant of the required changes and give the applicant an opportunity to amend the site plan. If the applicant fails to bring the site plan into compliance with applicable regulations, the site plan application will be denied.

(2) PBZ Committee. Site plan decisions by ~~ZPAC~~ the Zoning Administrator may be appealed to the PBZ Committee.

Member DeBolt asked why the members of ZPAC are relinquishing their commission. Mr. Asselmeier answered that most of the members of ZPAC are employees of the County or organizations associated with the County. It is easier for the members to receive materials electronically and submit their comments directly to Mr. Asselmeier, instead of having a meeting.

Member Koukol made a motion, seconded by Member Rodriguez, to recommend approval of the text amendment.

The votes were as follows:

Yeas (4): DeBolt, Koukol, Rodriguez, and Wormley
Nays (0): None
Abstain (0): None
Absent (1): Flowers

The motion carried.

The proposal goes to the Kendall County Board on August 19, 2025, on the consent agenda.

Petition 25-07 Brock VanAsdlen

Mr. Asselmeier summarized the request.

On May 9, 1989, the Kendall County Board granted a special use permit for an agricultural heliport at the subject property. Ordinance 1989-13 was provided.

Condition 1 of the special use permit stated the special use permit would terminate if the State rescinded the permit at the property.

On July 15, 2025, the Petitioner submitted a request for voluntary revocation of the special use permit. This request is attached to the draft revocation ordinance.

The draft revocation ordinance was provided.

The subject property is zoned A-1. If the special use permit is revoked, the property will retain its A-1 zoning classification.

Member Koukol asked if there would be a problem if the property owner kept the special use permit. Mr. Asselmeier answered that it would be a question regarding their taxes. In this case, the property owner voluntarily gave permission to revoke the special use permit.

Member Rodriguez asked how PBZ knew these property owners were not utilizing their special use permit. Mr. Asselmeier stated that if the special use permit was not used for two (2) years the County Board can revoke the special use permit. Mr. Asselmeier noted that the Department's Summer Intern examine site plans of special use permits against the County's aerials.

Some property owners opted to keep their special use permits.

Member Koukol made a motion, seconded by Member Rodriguez, to recommend approval of the revocation.

The votes were as follows:

Yeas (4): DeBolt, Koukol, Rodriguez, and Wormley

Nays (0): None

Abstain (0): None

Absent (1): Flowers

The motion carried.

The proposal goes to the Kendall County Board on August 19, 2025, on the consent agenda.

Petition 25-11 Nancy Updike

Mr. Asselmeier summarized the request.

On July 14, 1981, the Kendall County Board granted a special use permit for a private landing strip at the subject property. Ordinance 1981-06 was provided.

On July 24, 2025, the Petitioner submitted a request for voluntary revocation of the special use permit. This request is included with the draft revocation ordinance.

The draft revocation ordinance was provided.

The subject property is zoned A-1. If the special use permit is revoked, the property will retain its A-1 zoning classification.

Member DeBolt made a motion, seconded by Member Koukol, to recommend approval of the revocation.

The votes were as follows:

Yeas (4): DeBolt, Koukol, Rodriguez, and Wormley
Nays (0): None
Abstain (0): None
Absent (1): Flowers

The motion carried.

The proposal goes to the Kendall County Board on August 19, 2025, on the consent agenda.

NEW BUSINESS:

Approval of a Community Benefit Agreement Between USA Energy Independence 1, LLC and the County of Kendall, Illinois

Mr. Asselmeier summarized the request.

This proposal requires the developer of the solar project between 9417 and 9221 Corneils Road to pay the County to offset the loss of property tax revenue caused by the development of a solar farm instead of other uses on the subject property.

The developer shall pay the County Fifteen Thousand Dollars (\$15,000), the equivalent of approximately Three Thousand Dollars (\$3,000) per megawatt, annually. The payment shall increase five percent (5%) every five (5) years.

The first payment is due within thirty (30) days after the project achieves commercial operations and subsequent payments are due by the anniversary of the first payment or on a mutual agreed date.

This proposal has the same terms as the Community Benefit Agreement for the solar project in the 10000 Block of Ament Road.

The proposal was provided.

Member DeBolt asked how many acres are on the property. Mr. Asselmeier responded that the property is thirty-seven (37) acres and the fenced in area with the solar panels will be twenty (20) acres.

Member DeBolt made a motion, seconded by Member Koukol, to recommend approval of the proposal.

The votes were as follows:

Yeas (4): DeBolt, Koukol, Rodriguez, and Wormley
Nays (0): None
Abstain (0): None
Absent (1): Flowers

The motion carried.

The proposal goes to the Kendall County Board on August 19, 2025, on the consent agenda.

Approval of Updated Zoning Application Calendars for 2025

Mr. Asselmeier summarized the request.

With the pending passage of text amendments abolishing ZPAC (Petition 25-06), the application calendars for preliminary plats, final plats, RPD concept plans, RPD preliminary plats, RPD final plats, other plats, text amendments, map amendments, special use permits, and major amendments to special use permits needed to be amended to reflect the removal of ZPAC as a formal meeting.

The application calendar for site plans was abolished because ZPAC was the only committee that met to review the applications.

The proposed calendars were presented.

Member DeBolt made a motion, seconded by Member Rodriguez, to approve the amended calendars.

The votes were as follows:

Yeas (4): DeBolt, Koukol, Rodriguez, and Wormley

Nays (0): None

Abstain (0): None

Absent (1): Flowers

The motion carried.

Approval of an Agreement with Teska Associates, Inc. for Planning Services for a Period of One Year at a Cost Not to Exceed \$175 Per Hour; Related Invoices to be Paid from the Planning, Building and Zoning Department's Consultant Line Item (11001902-63630)

Mr. Asselmeier summarized the request.

Teska Associates, Inc. has been Kendall County's Planning Consultant for the last twenty plus (20+) years. They served the County when the Senior Planner/Director position was vacant and/or in a backup capacity.

The proposed contract would continue this practice for the next year. Teska Associates, Inc. would answer general zoning questions and provide staff for various committees in the absence of the Planning, Building and Zoning Director. The contract would be valid for one (1) year. Teska Associates, Inc. would bill the County on a bi-weekly basis when services are rendered.

The changes from the 2024-2025 contract are as follows:

1. In the first paragraph, the County's address is updated to 807 W. John Street.
2. In Item C, the pay rate for an Associate increased from One Hundred Fifteen Dollars (\$115) per hour to One Hundred Twenty Dollars (\$120) per hour.
3. In Attachment A, ZPAC is removed from the list of meetings in Number 2.

This proposal is different and separate than the contract that the County has with Teska Associates, Inc. to update the County' Comprehensive Plan.

As noted in Item B, Mike Hoffman is the assigned Staff member from Teska Associates, Inc. If Mike is unavailable, the contract would need to be amended.

The proposed contract was provided.

Member DeBolt made a motion, seconded by Member Rodriguez to recommend approval of the proposal.

The votes were as follows:

Yeas (4): DeBolt, Koukol, Rodriguez, and Wormley
Nays (0): None
Abstain (0): None
Absent (1): Flowers

The motion carried.

The proposal goes to the Kendall County Board on August 19, 2025, on the consent agenda.

Approval of a Request from Michael Isadore to Renew a Special Use Permit for Swimming Lessons Granted by Ordinance 1982-02 at 15331 Burr Oak Road, Plano

Mr. Asselmeier summarized the request.

On May 11, 1982, the County Board approved Ordinance 82-2 which granted a special use permit for swimming lessons at 15331 Burr Oak Road. Condition 1 required that the special use permit be renewed annually.

On July 1, 2025, the property owner, Michael Isadore, submitted a request to renew the special use permit.

On July 29, 2025, Staff emailed the Health Department and Sheriff's Department asking they had any objections to this renewal. To date, no objections have been received.

Member Koukol made a motion, seconded by Member DeBolt, to approve the renewal.

The votes were as follows:

Yeas (4): DeBolt, Koukol, Rodriguez, and Wormley
Nays (0): None
Abstain (0): None
Absent (1): Flowers

The motion carried.

NPDES Survey Results

Mr. Asselmeier summarized the results.

The County sent the NPDES survey to the townships at the end of June. 2025 was the seven (7th) time the County sent the survey.

Five townships responded this year compared to seven (7) townships in 2024 and four (4) townships in 2023, 2022, 2021, and 2020, and five (5) townships in 2019. Big Grove Township responded for the first time since 2020. Na-Au-Say Township responded for the first time since 2021. This was the first time that Oswego Township did not respond. Lisbon Township responded every year.

The topic of how to properly store and dispose common household products remained the most popular topics for increased learning among four (4) townships. However, this topic was the least popular topic in one (1) township. Incorporating green infrastructure was the topic of middle interest for three (3) townships; this topic historically has been the topic of middle interest. Composting was the topic of least interest for the three (3) other townships.

The Townships generally do not use the stormwater information on the County's website; this has been historically the case.

Five (5) townships felt that the quality of surface water was important to the residents of their township. Five (5) townships also felt that protecting the quality of surface water was important to their agency's work.

Over the years, respondents have not utilized volunteer information on the County's website and that remained true in 2025.

Respondents were least interested in river clean-ups and most interested in electronics recycling; this has been historically the case.

There were no illicit discharges in any of the responding townships.

The majority of respondents would like the County to perform more visual inspections and perform more grab samples downstream when illicit discharges occur. The Townships have historically responded the same way to this question.

Townships historically felt that the County does an adequate job of inspecting soil erosion and sediment control at construction sites and this remained true with in the 2025 survey with four (4) townships agreeing with this statement.

2025 was the second year with the question regarding good housekeeping. Only three (3) townships felt that they had a clear understanding of good housekeeping compared to one (1) township in 2023 and the County offered a training on the topic in 2024. Only one (1) township said they attended the training and four (4) townships said the training should be repeated.

2023 was the first year where the majority of responding townships felt the County was taking the necessary steps to reduce flooding and this trend continued in 2024 and 2025. Lisbon and Seward responded no to this question in 2024, but said yes in 2025. Na-Au-Say Township responded no to the flooding question.

The survey composite and comparison of the previous survey responses were provided.

The committee reviewed the NPDES survey results.

Discussion of Short-Term Rental Regulations; Committee Could Initiate Text Amendments to the Kendall County Code Related to Short-Term Rental Regulations

Mr. Asselmeier summarized the request.

The County Board approved the existing short-term rental regulations as part of the Zoning Ordinance Update Project in 2020 (Ordinance 2020-17).

The regulations are as follows:

Section 36-2 Definitions:

“Short-term rental means a one (1) family dwelling, two (2) family dwelling, or accessory structure with residentially allowed occupancy permits that are rented for a maximum thirty (30) days.”

Section 36-971 (a) (15) Accessory buildings, uses, and structures:

“Short-term rental provided the property is annually registered with the County Planning, Building and Zoning Department.”

There has been internal discussion about amending these regulations, including setting a maximum number of occupants at sixteen (16), clarifying revocation requirements, creating a penalty period where the property cannot obtain renewal, and requiring a pre-application meeting with various County departments. In addition, there has been discussion that the Department create an informational packet for prospective short-term rental property owners and add short-term rentals to the list of categories for Health Department site evaluations.

As of July 31, 2025, there are thirteen (13) short-term rentals registered with the County. None of the registered properties have a maximum occupancy greater than sixteen (16). The number of registered properties does not include the two (2) properties that have special use permits to be bed and breakfast establishments.

Member Koukol asked if the proposals were made from the Staff. Mr. Asselmeier responded that they were from internal discussions to obtain clarity on the short-term rentals who may not be following the rules.

Member Koukol asked how many short-term rentals the County currently has. Mr. Asselmeier stated there were thirteen (13) short term rentals registered with the County.

Member Koukol asked what types of complaints are made. Mr. Asselmeier stated that the biggest complaints were parking, noise, and the owners of the short-term rentals that are registered with the County would like to make sure their competitors are registered and properly inspected.

Member DeBolt asked about the short-term rental on Corneils Road. Mr. Asselmeier stated that that application stated there are nine (9) bedrooms but the septic system was designed for five (5) bedrooms.

Member DeBolt asked what the next step would be. Mr. Asselmeier stated the Department is gathering evidence that the owner is advertising the property as a short-term rental. Member DeBolt asked what the fines were. Mr. Asselmeier responded that the fine is Five Hundred Dollars (\$500) per week until it is resolved.

Chairman Wormley wanted to encourage all neighbors to attend meetings. Member DeBolt would like PBZ to issue certified letters to the neighbors of the short-term rentals notifying them of upcoming meetings.

The committee would like to initiate a plan for short term rentals. Mr. Asselmeier will contact other municipalities in the area that have short term rentals and discuss the regulations they have in place.

Member DeBolt made a motion, seconded by Member Rodriguez to recommend the initiation of a text amendment related to short-term rental regulations.

The votes were as follows:

Yeas (4): DeBolt, Koukol, Rodriguez, and Wormley
Nays (0): None
Abstain (0): None
Absent (1): Flowers

The motion carried.

Staff will work with Chairman Wormley on the final language of the proposal and bring the proposal back to the Committee if there are significant changes before running the proposal through the process. If there are no significant changes from what was discussed, the proposal will go through the process.

OLD BUSINESS:

Update on the Comprehensive Plan Update Project

Mr. Asselmeier reported that all of the workshops have been completed and the deadline to submit surveys online is August 17, 2025.

Update on Stormwater Permit at 13039 McKanna Road (PIN: 09-09-100-002) in Seward Township; Committee Could Approve the Issuance of a Citation

Mr. Asselmeier stated that, after two (2) months of waiting the on the update of the stormwater permit application, the County informed the property owner that a citation is pending. The Petitioner's engineer submitted the paperwork to IDNR and are working on resolving the issues they had with their application.

Updates on Amendments to the County-Wide Stormwater Management Ordinance Division of the Kendall County Code

Mr. Asselmeier stated there are no updates at this time. The state and the federal government are reviewing the proposal.

REVIEW PRE-VIOLATION AND VIOLATION REPORT:

The Committee reviewed the report.

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

Mr. Asselmeier reported that approximately twenty (25) people attended the meeting. The meeting was held at the Ellis House and Equestrian Center. Mr. Asselmeier stated Dave Guritz spoke about the history of the Ellis House. Ken Itle did a presentation on the historic structure surveys in Na-Au-Say and Seward Townships and how to landmark cemeteries. Members from other organizations spoke about the projects they were currently working on.

REVIEW PERMIT REPORTS FROM JUNE AND JULY:

The Committee reviewed the reports.

REVIEW REVENUE REPORT:

The Committee reviewed the report.

CORRESPONDENCE

June 11, 2025, Email from Alyse Olson from the Kendall County Soil and Water Conservation District Pertaining to NRI Application Form and Fees

The Committee reviewed the email. Their fees have increased and the County will be updating the application packets.

COMMENTS FROM THE PRESS:

One (1) of the members of the press asked about the number of people allowed in the short-term rentals. Mr. Asselmeier responded that there is no limit at this time. The way it's handled is if a property is on well and septic, the septic system was designed for a certain capacity and the County relies on that number to determine what is allowable. Mr. Asselmeier stated the County does not have a property maintenance code.

Mr. Asselmeier stated he will draft a text amendment and give it to Chairman Wormley to see if it's satisfactory.

EXECUTIVE SESSION

None

ADJOURNMENT:

Member DeBolt made a motion, seconded by Member Rodriguez to adjourn. With a voice vote of four (4) ayes, the motion carried.

Chairman Wormley adjourned the meeting at 5:59 p.m.

Minutes prepared by Wanda A. Rolf, Part-Time Office Assistant

Kendall County



Zoning-Econ 8-11-25

CLERK: WROlf BATCH: 5704

NEW INVOICES

VENDOR REMIT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

PENDING UNPAID INVOICES

1172 00000 KENDALL PRINTING 25-0722 081525 32.00 .00 .00

CASH 000008 2025/08 INV 07/28/2025 SEP-CHK: Y DISC: .00 11001902 62000 32.00 1099:N
ACCT 1Y210 DEPT 19 DUE 08/11/2025 DESC:Kenda11 Printing Doorhangers-50

CONDITIONS THAT PREVENT POSTING INVOICE 1172/65457

* Invoice must be approved or voided to post.
948 N BRIDGE ST YORKVILLE IL 60560

1849 00001 VERIZON 6119043038 081525 42.37 .00 .00

CASH 000008 2025/08 INV 07/28/2025 SEP-CHK: Y DISC: .00 131505 62070 42.37 1099:
ACCT 1Y210 DEPT 19 DUE 08/11/2025 DESC:Verizon-Economic Dev

CONDITIONS THAT PREVENT POSTING INVOICE 1849/65463

* Invoice must be approved or voided to post.
PO BOX 16810 NEWARK NJ 07101-6810

1849 00001 VERIZON 6119043038A 081525 127.11 .00 .00

CASH 000008 2025/08 INV 07/28/2025 SEP-CHK: Y DISC: .00 11001902 62070 127.11 1099:
ACCT 1Y210 DEPT 19 DUE 08/11/2025 DESC:Verizon-PBZ

CONDITIONS THAT PREVENT POSTING INVOICE 1849/65464

* Invoice must be approved or voided to post.
PO BOX 16810 NEWARK NJ 07101-6810

3883 00000 ANTHONY MAYER 7-30-25 081525 1,540.00 .00 .00

CASH 000008 2025/08 INV 07/28/2025 SEP-CHK: Y DISC: .00 11001902 63610 1,540.00 1099:N
ACCT 1Y210 DEPT 19 DUE 08/11/2025 DESC:Mayer Plumbing Qty-11

CONDITIONS THAT PREVENT POSTING INVOICE 3883/65519

* Invoice must be approved or voided to post.
4 HICKORY LANE OSWEGO IL 60543

107 00000 AUTOMOTIVE SPECI 26483 081525 163.08 .00 .00

CASH 000008 2025/08 INV 07/28/2025 SEP-CHK: Y DISC: .00 11001902 62170 163.08 1099:
ACCT 1Y210 DEPT 19 DUE 08/11/2025 DESC:2017 Chev Silverado Maint.

CONDITIONS THAT PREVENT POSTING INVOICE 107/65566

* Invoice must be approved or voided to post.

6/1 change

EDC N

Kendall County



Zoning-Econ 8-11-25

CLERK: WR01f BATCH: 5704

NEW INVOICES

VENDOR REMITT NAME		INVOICE		PO	CHECK RUN	NET AMOUNT	EXCEEDS	PO BY	PO BALANCE	CHK/WIRE
208 WOLF ST	YORKVILLE IL 60560									
1153	00000 KENDALL COUNTY H 8-5-25					081525	365.01	.00	.00	
CASH 000008	2025/08 INV 07/28/2025	SEP-CHK: Y	DISC: .00							
ACCT 1Y210	DEPT 19 DUE 08/11/2025	DESC:gasoline for PBZ trucks					11001902 62170		365.01	1099:
CONDITIONS THAT PREVENT POSTING INVOICE 1153/65653										
* Invoice must be approved or voided to post. 6780 ROUTE 47 YORKVILLE IL 60560										
1886	00001 WAREHOUSE DIRECT 5973588-0					081525	47.02	.00	.00	
CASH 000008	2025/08 INV 07/28/2025	SEP-CHK: Y	DISC: .00							
ACCT 1Y210	DEPT 19 DUE 08/11/2025	DESC:Office supplies					11001902 62000		47.02	1099:
CONDITIONS THAT PREVENT POSTING INVOICE 1886/65679										
* Invoice must be approved or voided to post. PO BOX 772570 CHICAGO IL 60677-2570										
135	00000 BUILDING & ZONIN 8-1-25					081525	32.61	.00	.00	
CASH 000008	2025/08 INV 07/28/2025	SEP-CHK: Y	DISC: .00							
ACCT 1Y210	DEPT 19 DUE 08/11/2025	DESC:Phone charger					11001902 62170		32.61	1099:
CONDITIONS THAT PREVENT POSTING INVOICE 135/65681										
* Invoice must be approved or voided to post. PBZ YORKVILLE IL 60560										
1508	00000 ROBIN GREEN INC. 225118					081525	17.00	.00	.00	
CASH 000008	2025/08 INV 07/28/2025	SEP-CHK: Y	DISC: .00							
ACCT 1Y210	DEPT 19 DUE 08/11/2025	DESC:Paradise Car Wash					11001902 62170		17.00	1099:
CONDITIONS THAT PREVENT POSTING INVOICE 1508/65746										
* Invoice must be approved or voided to post. 1010 N BRIDGE ST YORKVILLE IL 60560										
1928	00000 WBK ENGINEERING, 27160					081525	1,408.75	.00	.00	
CASH 000008	2025/08 INV 07/28/2025	SEP-CHK: Y	DISC: .00							
ACCT 1Y210	DEPT 19 DUE 08/11/2025	DESC:Kendall County Review Services					11001902 63630		1,408.75	1099:N
CONDITIONS THAT PREVENT POSTING INVOICE 1928/65751										
* Invoice must be approved or voided to post. 116 W MAIN ST STE 201 ST. CHARLES IL 60174										

Kendall County



Zoning-Econ 8-11-25

CLERK: WRO1f BATCH: 5704

NEW INVOICES

VENDOR	REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS	PO BY	PO BALANCE	CHK/WIRE
1928	00000 WBK ENGINEERING, 27174				081525	454.15			
CASH 000008	2025/08	INV 07/28/2025	SEP-CHK: Y	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 08/11/2025	DESC:8150	Schlapp Road					
CONDITIONS THAT PREVENT POSTING INVOICE			1928/65752						
* Invoice must be approved or voided to post.									
116 W MAIN ST STE 201 ST. CHARLES IL 60174									
1928	00000 WBK ENGINEERING, 27175				081525	1,330.00			
CASH 000008	2025/08	INV 07/28/2025	SEP-CHK: Y	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 08/11/2025	DESC:Arbeen LLC						
CONDITIONS THAT PREVENT POSTING INVOICE			1928/65781						
* Invoice must be approved or voided to post.									
116 W MAIN ST STE 201 ST. CHARLES IL 60174									
1928	00000 WBK ENGINEERING, 27176				081525	386.65			
CASH 000008	2025/08	INV 07/28/2025	SEP-CHK: Y	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 08/11/2025	DESC:7789	Route 47					
CONDITIONS THAT PREVENT POSTING INVOICE			1928/65785						
* Invoice must be approved or voided to post.									
116 W MAIN ST STE 201 ST. CHARLES IL 60174									
1928	00000 WBK ENGINEERING, 27178				081525	173.25			
CASH 000008	2025/08	INV 07/28/2025	SEP-CHK: Y	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 08/11/2025	DESC:flotto	Roofing					
CONDITIONS THAT PREVENT POSTING INVOICE			1928/65788						
* Invoice must be approved or voided to post.									
116 W MAIN ST STE 201 ST. CHARLES IL 60174									
1928	00000 WBK ENGINEERING, 27180				081525	1,780.00			
CASH 000008	2025/08	INV 07/28/2025	SEP-CHK: Y	DISC: .00					
ACCT 1Y210	DEPT 19	DUE 08/11/2025	DESC:ANR	SP 25-03					

Kendall County



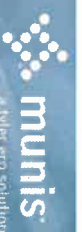
Zoning-Econ 8-11-25

CLERK: WR01f BATCH: 5704

NEW INVOICES

VENDOR REMITT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS	PO BY	PO BALANCE	CHK/WIRE
CONDITIONS THAT PREVENT POSTING INVOICE		1928/65789						
* Invoice must be approved or voided to post.								
116 W MAIN ST STE 201 ST. CHARLES IL 60174								
1928 00000 WBK ENGINEERING, 27181			081525	127.00	.00		.00	
CASH 000008 2025/08 INV 07/28/2025 SEP-CHK: Y			DISC: .00		180119 63150			
ACCT 1Y210 DEPT 19 DUE 08/11/2025 DESC:8475 Immanuel Road					25-05	-CONTSVC	-002 WBK	127.00 1099.N
CONDITIONS THAT PREVENT POSTING INVOICE		1928/65791						
* Invoice must be approved or voided to post.								
116 W MAIN ST STE 201 ST. CHARLES IL 60174								
1928 00000 WBK ENGINEERING, 27182			081525	122.50	.00		.00	
CASH 000008 2025/08 INV 07/28/2025 SEP-CHK: Y			DISC: .00		180119 63150			
ACCT 1Y210 DEPT 19 DUE 08/11/2025 DESC:GO PRO					20-16	-CONTSVC	-002 WBK	122.50 1099.N
CONDITIONS THAT PREVENT POSTING INVOICE		1928/65792						
* Invoice must be approved or voided to post.								
116 W MAIN ST STE 201 ST. CHARLES IL 60174								
17 PENDING UNPAID INVOICES				8,148.50				
0 INVOICE(S)			REPORT POST TOTAL	.00				
			REPORT TOTALS	.00				

Kendall County



Zoning-Econ 8-25-25

CLERK: wro1f BATCH: 5748

NEW INVOICES

VENDOR REMIT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

PENDING UNPAID INVOICES

1172	00000	KENDALL PRINTING 25-0814	083125	100.90	.00	.00	100.90	1099:N
CASH 000008	2025/09	INV 08/18/2025	SEP-CHK: Y	DISC: .00				
ACCT 1Y210	DEPT 19	DUE 08/25/2025	DESC:250 Inspection Forms		11001902 62000			
CONDITIONS THAT PREVENT POSTING INVOICE 1172/65981								
* Invoice must be approved or voided to post.								
948 N BRIDGE ST YORKVILLE IL 60560								
107	00000	AUTOMOTIVE SPECI 26512	083125	1,315.34	.00	.00	1,315.34	1099:
CASH 000008	2025/09	INV 08/18/2025	SEP-CHK: Y	DISC: .00				
ACCT 1Y210	DEPT 19	DUE 08/25/2025	DESC:Automotive Specialties Inc-Repair Serv		11001902 62170			
CONDITIONS THAT PREVENT POSTING INVOICE 107/66107								
* Invoice must be approved or voided to post.								
208 WOLF ST YORKVILLE IL 60560								
1172	00000	KENDALL PRINTING 25-08205	083125	92.20	.00	.00	92.20	1099:N
CASH 000008	2025/09	INV 08/18/2025	SEP-CHK: Y	DISC: .00				
ACCT 1Y210	DEPT 19	DUE 08/25/2025	DESC:Kendall Printing-200 Receipts		11001902 62000			
CONDITIONS THAT PREVENT POSTING INVOICE 1172/66133								
* Invoice must be approved or voided to post.								
948 N BRIDGE ST YORKVILLE IL 60560								
135	00000	BUILDING & ZONIN 8-25-25	083125	20.16	.00	.00	20.16	1099:
CASH 000008	2025/09	INV 08/18/2025	SEP-CHK: Y	DISC: .00				
ACCT 1Y210	DEPT 19	DUE 08/25/2025	DESC:Petty Cash		11001902 62160			
CONDITIONS THAT PREVENT POSTING INVOICE 135/66298								
* Invoice must be approved or voided to post.								
PBZ YORKVILLE IL 60560								
541	00000	FIRST NATIONAL B 51165	083125	713.00	.00	.00	713.00	1099:
CASH 000008	2025/09	INV 08/18/2025	SEP-CHK: Y	DISC: .00				
ACCT 1Y210	DEPT 19	DUE 08/25/2025	DESC:APA Dues		11001902 62030			
CONDITIONS THAT PREVENT POSTING INVOICE 541/66299								
* Invoice must be approved or voided to post.								

*Very busy
 and's hct seal
 Front distribution system*

Kendall County



YEAR-TO-DATE BUDGET REPORT

FOR 2025 13

ACCOUNTS FOR:		ORIGINAL	TRANSFERS/	REVISED	YTD ACTUAL	ENCUMBRANCES	AVAILABLE	PCT
1100	General Fund	APPROP	ADJUSTMTS	BUDGET			BUDGET	USE/COL
11001902 Planning, Building and Zoning								
11001902	41180	Building Fee / P	0	-100,000	-91,778.64	.00	-8,221.36	91.8%*
11001902	41190	PBZ - Recording	0	-1,200	-608.00	.00	-592.00	50.7%*
11001902	41200	Zoning Fee	0	-10,000	-4,427.00	.00	-5,573.00	44.3%*
11001902	41450	2012 NRA Source	0	-10	.00	.00	-10.00	.0%*
11001902	51030	Salaries - Cleri	0	51,590	35,443.31	.00	16,146.69	68.7%*
11001902	51070	Salaries - Manag	0	51,728	37,900.48	.00	13,827.52	73.3%*
11001902	51080	Salaries - Compl	0	145,715	80,961.68	.00	64,753.32	55.6%*
11001902	51090	Salaries - ZBA P	39,000	3,650	1,500.00	.00	2,150.00	41.1%*
11001902	62000	Office Supplies	0	2,500	1,558.83	.00	941.17	62.4%*
11001902	62010	Postage	0	3,100	508.81	.00	2,591.19	16.4%*
11001902	62030	Dues	0	960	50.00	.00	910.00	5.2%*
11001902	62040	Conferences	0	1,100	460.00	.00	640.00	41.8%*
11001902	62050	Mileage	0	1,500	.00	.00	50.00	.0%*
11001902	62060	Training	0	1,000	169.48	.00	830.52	16.9%*
11001902	62070	Cellular Phones	0	1,550	1,016.51	.00	533.49	65.6%*
11001902	62090	Legal Publicatio	0	500	362.70	.00	137.30	72.5%*
11001902	62160	Equipment	0	600	1,296.42	.00	-696.42	216.1%*
11001902	63610	Vehicle Maintena	0	3,900	3,959.11	.00	-59.11	101.5%*
11001902	63630	Plumbing Inspect	0	16,000	12,320.00	.00	3,680.00	77.0%*
11001902	63670	Consultants	0	20,000	13,614.25	.00	6,385.75	68.1%*
11001902	63700	NPDES Permit Fee	0	1,100	1,000.00	.00	100.00	90.9%*
11001902	63800	Recording Fees	0	1,200	114.00	.00	1,086.00	9.5%*
11001902	63810	Regional Plan Co	0	500	265.04	.00	234.96	53.0%*
11001902	63830	Zoning Board of	0	500	.00	.00	500.00	.0%*
11001902	63840	Historical Prese	0	500	566.54	.00	-66.54	113.3%*
11001902	63850	Ad Hoc Zoning	0	250	.00	.00	250.00	.0%*
11001902	63850	Refunds	0	50	1,075.84	.00	-1,025.84	2151.7%*
11001902	66500	Miscellaneous Ex	0	600	.00	.00	600.00	.0%*
TOTAL Planning, Building and Zoning		158,433	39,000	197,433	97,329.36	.00	100,103.64	49.3%*
TOTAL General Fund		158,433	39,000	197,433	97,329.36	.00	100,103.64	49.3%*
TOTAL REVENUES		-111,210	0	-111,210	-96,813.64	.00	-14,396.36	
TOTAL EXPENSES		269,643	39,000	308,643	194,143.00	.00	114,500.00	



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

MEMORANDUM

To: Planning, Building and Zoning Committee
From: Matthew H. Asselmeier, AICP, CFM, Director
Date: September 2, 2025
Re: Third Quarter Escrow/Bond Report

Below please find the balances of the various escrow accounts as of the close of business on August 31, 2025.

Tanglewood Trails	\$32,582.00 (On Going) (Punchlist on File)
2884 Route 126 (O'Donovan)	\$1,200.00 (No Permit)
Go Pro Baseball	\$938.13 (Permit 11/6/2020)
SW Corner of E. Beecher and Galena	\$877.50 (Permit 8/22/2025)
10744 Route 47 (Always Faithful)	\$2,214.51 (Permit 6/13/2023)
Yogi Bear Campground	\$3,070.00 (No Permit)
16901 O'Brien Road (Meadows)	\$941.68 (Permit 9/21/2023)
1270 E. Beecher	\$3,162.63 (No Permit)
13039 McKanna Road	\$1,447.50 (No Permit)
Arbeen Landscaping on Stewart Road	\$1,969.02 (Permit (6/3/2024)
Griswold Springs Road Foot Bridges	\$0.00 (Closed 3/10/2025)
Yorkville Project Center to River Streets	\$0.00 (Permit 4/28/2025)
1520 N. Cannonball	\$1,076.59 (Permit 8/23/2024)
7789 Route 47	\$3,042.98 (Permit 4/24/2025)
14719 O'Brien Road	\$662.50 (Permit 8/5/2024)
2142 Wooley Road	\$3,084.72 (Closed 8/15/2025)
Solar Project East of 2025 Simons	\$0.00 (Closed-Withdrawn)
Subat Forest Preserve	\$0.00 (Permit 6/25/2024)
7821 Route 71	\$0.00 (Closed 12/23/2024)
NICOR Project Corneils to Carpenter	\$911.50 (Permit 7/29/2024)
West of 276 Route 52	\$3,350.84 (Permit 5/6/2025)
Four Seasons Storage	\$177.50 (No Permit)
Yorkville Eldamain Road Water Loop Project	\$0.00 (Permit 11/18/2024)
8150 Schlapp (Sieder)	\$415.04 (Closed 7/22/2025)
10000 Block Ament Road Solar Project	\$1,618.50 (Permit 6/23/2025)
2511 Wildy Road (Fence, Fill in Floodplain, Etc.)	\$3,456.35 (No Permit)
2511 Wildy Road (Gazebo)	\$1,865.00 (No Permit)
Solar Project on Corneils	\$1,230.00 (No Permit)
Pipeline in the 15000 Block Ridge	\$720.00 (Permit 7/22/2025)
8475 Immanuel Road	\$2,373.00 (Closed 8/20/2025)
2241 Route 52	\$2,500.00 (No Permit)
27 Willow Lane	\$2,500.00 (No Permit)

The balance in the Fox River Watershed Stormwater Mitigation account was \$389,800.00.

The balance in the Upper Illinois River Watershed Stormwater Mitigation account was \$2,600.00.

The balance in the Henneberry Woods account was \$122,437.06. The funds are to be used for "park improvements."

The balance in the Ravine Woods account was \$9,930.00. The funds are to be used to construct a

bike path on the east side of Ravine Court towards Jeremy Lane.

The balance in the Land Cash account was \$71,619.39.

There is a bond on file for the decommissioning of the solar panel project in the 16000 block of Newark Road in the amount of \$230,000.

As of the date of this memo, there is not a bond on file for the decommissioning of the solar panel project in the 10000 block of Ament Road; this bond should be in the amount of \$425,897.37.

If you have any questions regarding this memo, please let me know.

MHA



Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 9/8/2025

Subject: Approval of Petition 25-09, Proposed Map Amendment Rezoning a Portion of 14874 Brisbin Road from A-1 to R-1

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

Approval of a Request from Irma Loya Quezada for a Map Amendment Rezoning the Northwest Corner of 14874 Brisbin Road, Minooka, (PIN: 09-18-300-018) in Seward Township from A-1 Agricultural District to R-1 One Family Residential District

Previous Board/Committee Review:

ZPAC-Forward (6-0-4) on August 6, 2025

Kendall County Regional Planning Commission-Forward (5-4-1) on August 27, 2025

Kendall County Zoning Board of Appeals-Approval (4-1-2) and September 2, 2025

Fiscal impact:

N/A

Background and Discussion:

See attached Staff Report.

Staff Recommendation:

Approval

Attachments:

Memo Dated September 4, 2025

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 on the advice of their attorney. The minutes of the meeting are included as Attachment 6.

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 voted to forward the proposal by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting are included as Attachment 5.

RPC

The Kendall County Regional Planning Commission reviewed the proposal at their meeting on August 27, 2025. Three (3) residents discussed drainage in the area and on the subject property, in particular. Discussion occurred regarding zoning and the buildability of property. Discussion occurred regarding traffic and the increased number of driveways on Brisbin Road. Discussion occurred regarding the difference between the County's plan and Seward Township's plan and the care taken to plan in the area. Discussion occurred regarding Seward Township assisting the County financially if a lawsuit arose from denying the request. Discussion occurred about spot zoning and incorporating primary and secondary growth areas in the County's new Comprehensive Plan. One (1) neighbor stated that she did not receive notice of the request; this will be investigated. The Kendall County Regional Planning Commission voted to forward the proposal to the Zoning Board of Appeals by a vote of five (5) in favor, four (4) in opposition and one (1) in abstention. The minutes of the meeting are included as Attachment 7.

ZBA

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on September 2, 2025. Discussion occurred regarding the forty (40) acre rule and Plat Act exemptions. Scott Cryder, Seward Township Highway Commissioner, discussed the drainage of the area and drain tile that runs through the southern parcel proposed for rezoning. Discussion occurred regarding zoning and buildability. Discussion also occurred about relocating drain tile. Fran Miller, Seward Township Trustee, noted that the Seward Township Planning Commission and Seward Township Board recommended denial of the original rezoning request in 2022. She noted that Seward Township's Plan calls for the area to be agricultural. She discussed if the Quezadas were aware when they purchased the property that no permits were available. She asked if inspections would occur as part of the building process. As R-1 properties, building inspections would occur. The Health Department would inspect the septic systems. Ms. Miller quoted the Petitioner's response from 2022 regarding drainage and the best areas to rezone to R-1; drainage was the reason only the original portions of the properties were rezoned in R-1. Jo Beth Larkin noted that one (1) of the findings of fact was that the proposal must be in the public's interest and not solely in the interest of the Petitioner. She discussed the importance of the

water situation in the area. She questioned if the back portions of the properties could be rezoned to R-1. Discussion occurred regarding access and frontage requirements. Don Larkin discussed the drainage through the northern parcel. Dan Larkin also discussed drainage and the difficulties of re-routing tile. The Petitioner's husband discussed how they currently handle drainage. The Petitioner's Attorney provided a letter from 2022 from HD Backhoe Service regarding drain tile. The Petitioner's Attorney also provided a plat of survey showing the locations of future houses. Aaron White felt that more attention should be paid regarding the water issue from a proactive standpoint instead of a reactive standpoint. Discussion occurred regarding the building permit review process. The Zoning Board of Appeals recommended approval of the proposal by a vote of four (4) in favor and one (1) in opposition; two (2) members were absent. Member Cherry voted no because of the drainage issues. The minutes of hearing are included as Attachment 8.

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

The proposed Findings of Fact were 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.

RECOMMENDATION

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

The draft ordinance is included as Attachment 9.

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)
6. August 12, 2025, Seward Township Board Minutes
7. August 27, 2025, Kendall County Regional Planning Meeting Minutes
8. September 2, 2025, Kendall County Zoning Board of Appeals Hearing Minutes
9. Draft Ordinance



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):		
<input type="checkbox"/> SPECIAL USE	<input checked="" type="checkbox"/> MAP AMENDMENT (Rezoned to <u>R-1</u>)	<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.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE (Major: _____ Minor: _____)		
¹PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Claire M. Wilson, Attorney	[REDACTED]	[REDACTED]
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER # (Cell, etc.)
[REDACTED]	[REDACTED]	
²ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
Phillip D. Young & Associates, Inc.	[REDACTED]	[REDACTED]
ENGINEER PHONE #	ENGINEER FAX #	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] <i>Attorney</i>	DATE <u>7-21-25</u>

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

21L5014 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]

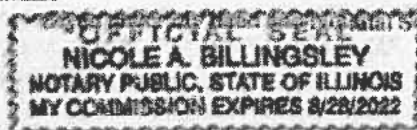
ROBERT D. BALTZ

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.



[REDACTED]
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.



[REDACTED]
NOTARY PUBLIC

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

STATE OF ILLINOIS

COUNTY OF KENDALL

)
) SS.
)

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).

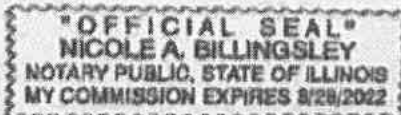
THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

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

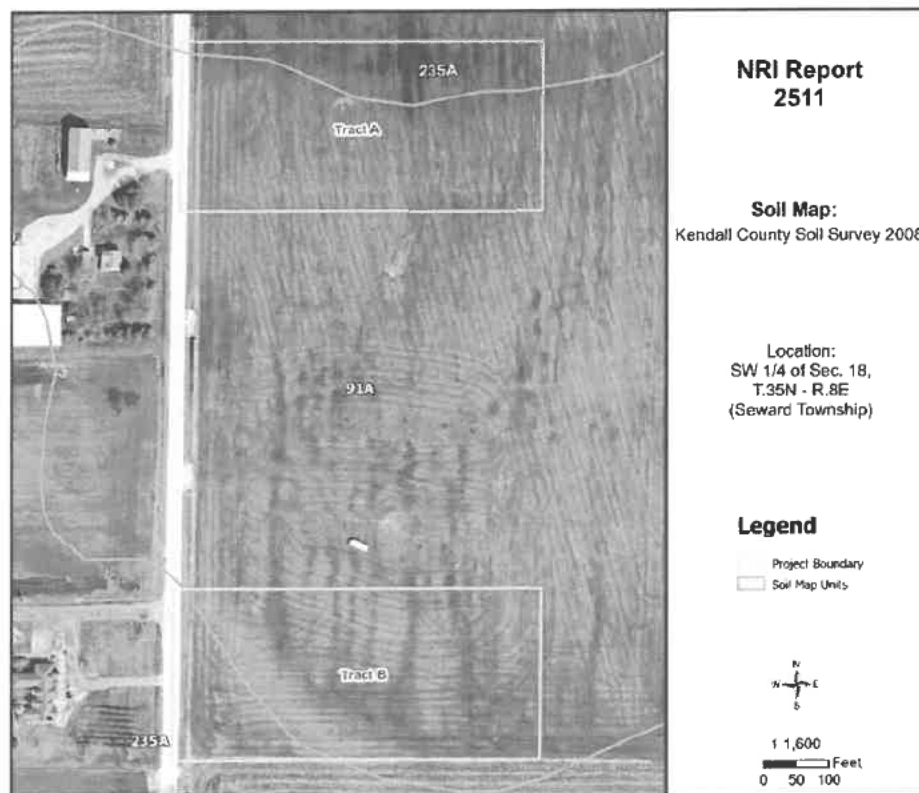
Dear Petitioner,

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.

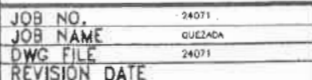
If you have any questions, please contact me at (630) 553-5821 extension 3 or alyse@kendallswcd.org.

Sincerely,



Alyse Olson
Resource Conservationist

file:///C:/Users/massemeier/AppData/Local/Microsoft/Windows/InternetCache/Content.Outlook/HQSR71L1/Quezada EcoCat NRI Review.html



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

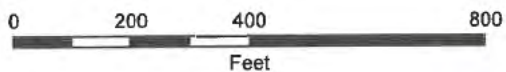
That Part of the West Half of the Southwest Fractional Quarter of Section 18, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of said Southwest Fraction Quarter; thence Southerly, along the West Line of said Southwest Fractional 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		

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

STATE OF ILLINOIS
Kendall County
Seward Township

The board of trustees met at the office of the Town Clerk at Seward Town Hall on August 12th, 2025 for a regularly scheduled board meeting. The meeting started at 7:30 p.m.

Present:

Tim O'Brien, Supervisor
Jim Martin, Trustee
Fran Miller, Trustee
Dan Roberts, Trustee
Sharleen Smith, Trustee
Michelle Salato, Clerk
Megan Lamb - Attorney

The pledge of allegiance was said.

Trustee Miller made a motion to approve the minutes from last month's meeting held on July 8th, 2025. Second by Trustee Martin, motion carried - 4 yes, 1 abstain, 0 no.

Account Balances

Corporate	\$1,594,684.64
General Assistance	\$4,890.88
Hard Road	\$846,139.45
Road & Bridge	\$802,297.89
Special Bridge	\$1,130,576.05
Cemetery Checking	\$6,518.75
Cemetery COD	\$15,641.62

Motion to accept account balances made by Trustee Martin, second by Trustee Smith, motion carried 5 yes, 0 no.

Expenditures

Corporate Fund	\$18,195.71	motion Roberts, second Smith - carries 5 yes, 0 no
Road & Bridge	\$17,648.58	motion Martin, second Smith - carries 5 yes, 0 no
Special Bridge	\$1075.00	motion Roberts, second Smith - carries 5 yes, 0 no
Permanent Road	\$1098.36	motion Roberts, second Smith - carries 5 yes, 0 no
Cemetery	\$2525.42	motion Martin, second Miller - carries 5 yes, 0 no
Road & Bridge Payroll	\$16,694.00	motion Martin, second Miller - carries 5 yes, 0 no
Reimbursement	\$31.12	motion Smith, second Miller - carries 5 yes, 0 no

Supervisors Report - If anyone wishes to attend the Education Workshop in September/October, I have a form that I can give you and you can register.

A public notice for audit review has been sent for publication to Shaw Media and will appear in the paper on Thursday, August 14th, 2025. If anyone wishes to view, please call me and we can arrange a time to meet.

I discussed with Macchietto the fee for Direct Deposit for the 3 Road & Bridge Employees and also the 3 Township Employees. They confirmed that it's a Quickbooks Charge. If you look at the statement that has been provided it does indicate that the charge is to Quickbooks. The bank statements also show the electronic funds transfer is paid to Quickbooks.

In the books, I have provided Expenses by Vendor Summary to the Trustee & Profit & Loss Budget Overview. Quickbooks has now been amended for these documents to be available.

Highway Commissioner's Report - none

Clerk's Report - none

Trustee's Report - none

Unfinished Business - recommend to put notice for cemetery in Kendall County Record and Joliet Herald News in the public service community news in brief. Let the public know that ownership has switched to the township. Update schedule of fees before we publish.

New Business - Matt Asselmeier - grant for the county historical preservation. The county did a survey in Kendall and Bristol townships. There is a book with narratives and maps. The county was awarded money for structure surveys for Seward and Na-Au-Say townships this year. Asking for volunteers to do surveys. 127 properties in Seward Township.

25-08 Dippold/Tebugge - Best Budget Tree LLC - want to do boat and RV storage - 35 foot stalls - want to use Arbeiter Road to access the storage area. Phase 1 - 3 acres. Phase 2 - 3 acres. The property is currently zoned age with forestry. Land Resource Plan Committee heard proposal regarding Dippold/Tebugge. This property was never intended for parking. Access zoned from Route 52 only. Decrease in home value on Arbeiter Road. No lighting. Land resource plan committee made a motion to deny and the motion was carried.

Discussion -

Romero Guzman - Is there any benefit to my property? Lots of noise. Traffic flies down Arbeiter already - this will add more traffic.

Steve Papaeliou - pollution is unbelievable

Ron Miller - it was stated that the boats and RV's would only move about 2-3 times a year. This is just a big parking lot.

Pat Frescura - traffic on Arbeiter is fast - more traffic will make it worse

Anne Vickery - Hope for the sake of the community and Arbeiter Road that Matt Asselmeier will take this to the county board.

Plan commission meeting is August 27th at 7pm.

Board of appeals meeting is September 2nd at 7pm.

Trustee Smith - we are listening, we can make a recommendation, we can make a statement to the county board

Dave Shively - can we invite the voters to come and see what he has going on there?

Trustee Roberts made a motion to not recommend approval of a special use permit. Trustee

Smith 2nd - motion carries 5 yes, 0 no.

25-09/25-10 - petition to rezone from 3 acres of 2 parcels of property. Rezone tract A and tract B to R1. Currently it is zoned agricultural. Planning commission rezoned 3 years ago for R1 and now we are doing it again. Trustee Martin made a motion to recommend the petition as presented. Trustee Roberts - 2nd. Motion carries 3 yes, 2 no.

Trustee Roberts made a motion to rehire Mack and Associates for the next three years. Trustee Smith - 2nd. Motion carries 5 yes, 0 no.

Motion to adjourn by Trustee Martin, second Trustee Smith, motion carried 5 yes, 0 no.

The meeting ended at 9:14 p.m.

Attachment 7, Page 1
**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

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

Unapproved - Meeting Minutes of August 27, 2025 - 7:00 p.m.

Chairman Keith Landovitz called the meeting to order at 7:20 p.m.

ROLL CALL

Members Present: Bill Ashton, Eric Bernacki, Tom Casey, Dave Hamman, Keith Landovitz, Karin McCarthy-Lange, Ruben Rodriguez, Bob Stewart, Claire Wilson, and Seth Wormley

Members Absent: None

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

Others Present: Mike Hoffman, Joan Soltwisch, JoBeth Larkin, Dan Larkin, and Fran Miller

APPROVAL OF AGENDA

Chairman Landovitz announced that the Petitioners for Petition 25-08 failed to post notice in a timely manner.

Member Wormley made a motion, seconded by Member Rodriguez, to approve the agenda with an amendment removing Petition 25-08 from the agenda.

Member Wilson stated that she had evidence that the Petitioners for Petition 25-08 were not operating a forestry business. She was asked to provide that information to Mr. Asselmeier. She encouraged Commissioners to visit the property and neighbors.

With a voice vote of ten (10) ayes, the motion carried.

APPROVAL OF MINUTES

Member McCarthy-Lange made a motion, seconded by Member Hamman, to approve the minutes of the June 25, 2025, meeting, July 14, 2025, gathering, and August 13, 2025, gathering. With a voice vote of ten (10) ayes, the motion carried.

PETITIONS

Petitions 25-09 and 25-10 Irma Loya Quezada

Without objections, Chairman Landovitz combined Petitions 25-09 and 25-10.

Mr. Asselmeier summarized the request.

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 the parcel was rezoned to R-1 in 2022 by Ordinance 2022-15.

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

The property at 14874 Brisbin Road 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 property at 14918 Brisbin Road is approximately ten point four-two plus or minus (10.42 +/-) acres total with approximately three point two plus or minus (3.2 +/-) acres proposed for rezoning.

The existing land uses are 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, Single-Family Residential, and Hogan's Market.

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

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

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

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

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

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

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

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. The minutes of the meeting were provided.

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

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

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 voted to forward the proposal by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting were provided.

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.

Member Wilson recused herself at this time (7:32 p.m.).

Member Bernacki requested clarification regarding which portions of the subject properties were already zoned R-1.

Member Wilson stated that she represented the Petitioner. She stated the proposal was consistent with the County's Future Land Use Map and the LaSalle Factors.

Joan Soltwisch said that the property is very wet. She said there were different interpretations to the LaSalle Factors. She discussed the care for planning the County has taken in this area. She believed the Petitioner was told incorrect information when she purchased the property. Member Wilson stated that the Petitioner was mislead by their Realtor. Member Wilson also noted that Seward Township changed their plan after the Petitioner purchased the property.

JoBeth Larkin stated that she and her family own property adjacent to the subject properties. She said the land was not well drained. She discussed the layout of drain tile in the area. She expressed concerns regarding placing more houses in the area and the impact on the draining. She said that Realtors still say that people can build houses on smaller lots. She asked if other properties in the area could ask for the same request; she believes the flooding will get worse. She asked how the eastern portions of the subject properties would be farmed.

Dan Larkin discussed the drainage in area. He believed that building more houses will make drainage worse.

Chairman Landovitz asked Mr. Asselmeier about the drainage aspect of the request. Mr. Asselmeier said the proposal was a rezoning request. Rezoning the property does not guarantee buildability. Drainage issues would have be addressed during the building permitting review process, including field tile review.

Member Ashton did not agree with Mr. Asselmeier; he asked why would a property be rezoned if they could not use it a certain way. Mr. Asselmeier responded that zoning allows people to lawfully engage in certain activities on their property, but it does not guarantee use. There are other parcels zoned for residential uses that have not had houses constructed on them because of drainage and other issues. Mr. Asselmeier also noted that, if the subject properties are rezoned to R-1, they cannot be rezoned back to A-1, unless the new Future Land Use Map is amended. Member Ashton felt this type of rezoning contradicted the forty (40) acre rule. Mr. Asselmeier stated that the new plan could change the classification of the properties in this area so they could not be rezoned to R-1. Mr. Asselmeier also said the division of land by five (5) acre is allowed by the Plat Act, but building on those properties is determined by the zoning of the property.

Member Wilson said the property is too small to farm. Member Ashton felt the Petitioner made the property too small to farm. Member Wilson said that the Petitioner must fix tiles if damaged. Member Ashton discussed a case where someone did not repair the tiles; he also discussed a time when people water-skied on Route 52 in the area.

Member Stewart expressed concerns regarding additional driveways on Brisbin Road. He felt this might be a case of spot zoning because it would no longer be country living.

Member Casey asked how many houses could be built if the proposals were approved. Mr. Asselmeier that a total of four (4) houses on the two (2) parcels.

Discussion occurred regarding sump pump usage in the area.

Ms. Soltwisch said she was not against the Quezadas; they are good people. She discussed the drainage of the property.

Member Wormley had a question regarding why the Seward Township Board voted for the proposal while the Seward Township Planning Commission voted against the proposal. Ms. Soltwisch discussed the LaSalle Factors as they related to what was best for the community. The Seward Township Attorney felt the County would not win a court case if they voted against the proposal. Member Wormley discussed the legal ramifications of voting against the proposal. Fran Miller discussed the legal precedent of approving rezonings in the area; she felt that the threat of litigation should prevent taking certain votes.

Chairman Landovitz asked if there was a request to rezone a property to a residential zoning classification that was consistent with the Comprehensive Plan that was denied by the County Board. Mr. Asselmeier discussed the mining cases, the rezoning of the Estates of Millbrook, and a rezoning in Oswego Township that were denied by the County Board, but were overturned by the court.

Chairman Landovitz asked if anyone felt that the request was inconsistent with the County's plan as it currently exists.

Member Wormley asked if Seward Township would assist the County financially in the court case. Ms. Miller felt that fear should dictate action. Chairman Landovitz discussed the potential for litigation in any case and the consequences of voting against the Comprehensive Plan. Chairman Landovitz noted that the rezoning might not be a good idea for the Petitioner because of potential basement flooding problems; he also wanted to make sure the building permit review process was followed correctly.

Member Bernacki discussed the need for following the plan.

Ms. Larkin discussed the drainage in area and the impact of a culvert under Brisbin Road that was installed by Seward Township in the area. The Seward Township Highway Commissioner did not submit any comments on the proposal. She also said that the eastern parts of the properties could be farmed. She asked what the residents could do to prevent future developments. She was advised to attend Vision Kendall meetings.

Discussion occurred regarding why the County was updating the Land Resource Management Plan at this time; the timing was based on the census and timing of municipalities updating their plans.

Ms. Larkin asked if she should attend the Zoning Board of Appeals. The response was that she should attend future meetings and get her information on record.

Member Wormley discussed the impact of State law on his decision-making process.

Ms. Larkin asked if the Petitioner could ask to rezone the eastern portion of the property. The properties would not have access to Brisbin Road.

Chairman Landovitz hoped that conflicts between the County's plan and Seward Township's plan are resolved.

Ms. Larkin said that she did not receive notice in the mail. Mr. Asselmeier said a notice was mailed to her; he would check on the status of the mailing.

Member Bernacki noted that the repairing of drain tile is a civil matter.

Member Wormley made a motion, seconded by Member Rodriguez, to forward the proposals to the Kendall County Zoning Board of Appeals.

The votes were as follows:

Ayes (5): Hamman, Landovitz, McCarthy-Lange, Rodriguez, and Wormley

Nays (0): None

Absent (4): Ashton, Bernacki, Casey, and Stewart

Abstain (1): Wilson

The motion carried.

The proposal goes to the Kendall County Zoning Board of Appeals on September 2, 2025.

Member Wormley said the Zoning Board of Appeals hearing is the legal hearing. Chairman Landovitz discussed the findings of fact made by the Zoning Board of Appeals.

Member Ashton discussed the importance of residents attending meetings.

Chairman Landovitz discussed the importance of the Future Land Use Map.

Member Stewart questioned jumping over farmland to rezone a parcel away from a municipality or other residential development. Discussion occurred regarding incorporating primary and secondary growth areas in the new plan and not allowing rezoning in secondary growth areas until a certain percentage of the primary growth area is rezoned.

Discussion occurred regarding the residential zoning districts currently in existence in the County.

Discussion occurred regarding the differences between the A-1 and R-1 districts.

Discussion occurred regarding the exemptions in the Plat Act.

Member Wilson returned to the meeting at this (9:07 p.m.).

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

NEW BUSINESS

None

OLD BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petitions 25-05 and 25-06 were approved by the County Board.

Mr. Asselmeier stated, that due to the passage of Petition 25-06 and the change to application calendar, the new application deadline would be after the monthly Regional Planning Commission meeting. To date, assuming that proper notice occurs, Petition 25-08 and a proposed text amendment related to short-term rental zoning regulations were the only agenda items for the September meeting.

OTHER BUSINESS/ANNOUNCEMENTS

None

ADJOURNMENT

Member Hamman made a motion, seconded by Member Rodriguez, to adjourn. With a voice vote of ten (10) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 9:10 p.m.

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

Enc.



**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
AUGUST 27, 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)
Joan Soltunich		
Harkin family Gabriel & Dan Harkin		
Donna M. Wilson		
Fran Miller		

STATE OF ILLINOIS
Kendall County
Seward Township

The board of trustees met at the office of the Town Clerk at Seward Town Hall on August 12th, 2025 for a regularly scheduled board meeting. The meeting started at 7:30 p.m.

Present:

Tim O'Brien, Supervisor
Jim Martin, Trustee
Fran Miller, Trustee
Dan Roberts, Trustee
Sharleen Smith, Trustee
Michelle Salato, Clerk
Megan Lamb - Attorney

The pledge of allegiance was said.

Trustee Miller made a motion to approve the minutes from last month's meeting held on July 8th, 2025. Second by Trustee Martin, motion carried - 4 yes, 1 abstain, 0 no.

Account Balances

Corporate	\$1,594,684.64
General Assistance	\$4,890.88
Hard Road	\$846,139.45
Road & Bridge	\$802,297.89
Special Bridge	\$1,130,576.05
Cemetery Checking	\$6,518.75
Cemetery COD	\$15,641.62

Motion to accept account balances made by Trustee Martin, second by Trustee Smith, motion carried 5 yes, 0 no.

Expenditures

Corporate Fund	\$18,195.71	motion Roberts, second Smith - carries 5 yes, 0 no
Road & Bridge	\$17,648.58	motion Martin, second Smith - carries 5 yes, 0 no
Special Bridge	\$1075.00	motion Roberts, second Smith - carries 5 yes, 0 no
Permanent Road	\$1098.36	motion Roberts, second Smith - carries 5 yes, 0 no
Cemetery	\$2525.42	motion Martin, second Miller - carries 5 yes, 0 no
Road & Bridge Payroll	\$16,694.00	motion Martin, second Miller - carries 5 yes, 0 no
Reimbursement	\$31.12	motion Smith, second Miller - carries 5 yes, 0 no

Supervisors Report - If anyone wishes to attend the Education Workshop in September/October, I have a form that I can give you and you can register.

A public notice for audit review has been sent for publication to Shaw Media and will appear in the paper on Thursday, August 14th, 2025. If anyone wishes to view, please call me and we can arrange a time to meet.

I discussed with Macchietto the fee for Direct Deposit for the 3 Road & Bridge Employees and also the 3 Township Employees. They confirmed that it's a Quickbooks Charge. If you look at the statement that has been provided it does indicate that the charge is to Quickbooks. The bank statements also show the electronic funds transfer is paid to Quickbooks.

In the books, I have provided Expenses by Vendor Summary to the Trustee & Profit & Loss Budget Overview. Quickbooks has now been amended for these documents to be available.

Highway Commissioner's Report - none

Clerk's Report - none

Trustee's Report - none

Unfinished Business - recommend to put notice for cemetery in Kendall County Record and Joliet Herald News in the public service community news in brief. Let the public know that ownership has switched to the township. Update schedule of fees before we publish.

New Business - Matt Asselmeier - grant for the county historical preservation. The county did a survey in Kendall and Bristol townships. There is a book with narratives and maps. The county was awarded money for structure surveys for Seward and Na-Au-Say townships this year. Asking for volunteers to do surveys. 127 properties in Seward Township.

25-08 Dippold/Tebugge - Best Budget Tree LLC - want to do boat and RV storage - 35 foot stalls - want to use Arbeiter Road to access the storage area. Phase 1 - 3 acres. Phase 2 - 3 acres. The property is currently zoned age with forestry. Land Resource Plan Committee heard proposal regarding Dippold/Tebugge. This property was never intended for parking. Access zoned from Route 52 only. Decrease in home value on Arbeiter Road. No lighting. Land resource plan committee made a motion to deny and the motion was carried.

Discussion -

Romero Guzman - Is there any benefit to my property? Lots of noise. Traffic flies down Arbeiter already - this will add more traffic.

Steve Papaeliou - pollution is unbelievable

Ron Miller - it was stated that the boats and RV's would only move about 2-3 times a year. This is just a big parking lot.

Pat Frescura - traffic on Arbeiter is fast - more traffic will make it worse

Anne Vickery - Hope for the sake of the community and Arbeiter Road that Matt Asselmeier will take this to the county board.

Plan commission meeting is August 27th at 7pm.

Board of appeals meeting is September 2nd at 7pm.

Trustee Smith - we are listening, we can make a recommendation, we can make a statement to the county board

Dave Shively - can we invite the voters to come and see what he has going on there?

Trustee Roberts made a motion to not recommend approval of a special use permit. Trustee

Smith 2nd - motion carries 5 yes, 0 no.

25-09/25-10 - petition to rezone from 3 acres of 2 parcels of property. Rezone tract A and tract B to R1. Currently it is zoned agricultural. Planning commission rezoned 3 years ago for R1 and now we are doing it again. Trustee Martin made a motion to recommend the petition as presented. Trustee Roberts - 2nd. Motion carries 3 yes, 2 no.

Trustee Roberts made a motion to rehire Mack and Associates for the next three years. Trustee Smith - 2nd. Motion carries 5 yes, 0 no.

Motion to adjourn by Trustee Martin, second Trustee Smith, motion carried 5 yes, 0 no.

The meeting ended at 9:14 p.m.

**MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING**

110 WEST MADISON STREET, COURT ROOM
YORKVILLE, IL 60560

September 2, 2025 – 7:00 p.m.

CALL TO ORDER

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:10 p.m.

ROLL CALL:

Members Present: Scott Cherry, Cliff Fox, Randy Mohr, Dick Thompson, and Dick Whitfield

Members Absent: Tom LeCuyer and Jillian Prodehl

Staff Present: Matthew Asselmeier, AICP, CFM, Director and Wanda Rolf, Office Assistant

Others Present: Claire Wilson, Scott Cryder, Fran Miller, Aaron White, Dan Larkin, Jo Beth Larkin, Don Larkin, and Mr. Quezada

Chairman Mohr announced that the Petitioners for Petition 25-08 had not published notice in a timely fashion and the matter would not be on the agenda.

MINUTES:

Member Whitfield made a motion, seconded by Member Fox, to approve the minutes of the June 30, 2025, hearing/meeting.

With a voice vote of five (5) ayes, the motion carried.

PETITIONS:

The Zoning Board of Appeals starts their reviews of Petitions 25-09 and 25-10 at 7:11 p.m.

Without objections, Chairman Mohr combined Petitions 25-09 and 25-10.

Petitions 25 – 09 – Irma Loya Quezada

Request: Map Amendment Rezoning the Northwest Corner of the Subject Property from 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

Petition 25 – 10 – Irma Loya Quezada

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

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 the northern parcel was rezoned to R-1 in 2022 by Ordinance 2022-15 and the northwest corner of the southern parcel was also rezoned to R-1 in 2022 by Ordinance 2022-15.

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

The northern 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 southern property is approximately ten point four-two plus or minus (10.42 +/-) acres total with approximately three-point two plus or minus (3.2 +/-) acres proposed for rezoning.

The existing land use for the northern parcel is Agricultural. The existing land use for the southern parcel 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, Single-Family Residential, and Hogan's Market.

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

The County's land 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. An email with this information was provided.

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 upon recommendation by their attorney. The minutes of the meeting were provided.

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

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

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 voted to forward the proposal by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting were provided.

RPC. The Kendall County Regional Planning Commission reviewed this proposal at their meeting on August 27, 2025. Three (3) residents discussed drainage in the area on the subject property, in particular. Discussion occurred regarding zoning and the buildability of property. Discussion occurred regarding traffic and the increased number of driveways on Brisbin Road. Discussion occurred regarding the difference between the County's plan and Seward Township's plan and the care taken to plan in the area. Discussion occurred regarding Seward Township assisting the County financially if a lawsuit arose

from denying the request. Discussion occurred about spot zoning and incorporating primary and secondary growth areas in the County's new Comprehensive Plan. One (1) neighbor stated that she did not receive notice of the request; this will be investigated. The Kendall County Regional Planning Commission voted to forward the proposal to the Zoning Board of Appeals by a vote of five (5) in favor, four (4) in opposition and one (1) abstention. The minutes of the meeting are included as Attachment 7.

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 properties front 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 for Petition 25-09 were 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.

The proposed findings of fact for Petition 25-10 were 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 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.

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

Chairman Mohr opened the public hearing at 7:21 p.m.

Chairman Mohr swore in Claire Wilson, Scott Cryder, Fran Miller, Aaron White, Dan Larkin, Jo Beth Larkin, Don Larkin, and Mr. Quezada.

Claire Wilson, Attorney for the Petitioner, spoke about petition fitting in with the County's Land Resource Management Plan. She noted Seward Township adopted a new comprehensive plan after the Petitioner rezoned a portion of the properties previously. She said the County did not adopt Seward Township's plan. The Seward Township Board approved the current proposal.

Aaron White said he thought Kendall County was a forty (40) acre county. Mr. Asselmeier stated that the forty (40) acre rule applies to properties zoned A-1. If a property is changed to R-1, a house may be built on the property, but the owner may lose some agricultural rights. Property owners can ask for their properties to be rezoned. If the Future Land Use Map says that a property can be rezoned to residential, Staff will recommend approval. If a property is classified as Agricultural on the Future Land Use, Staff will recommend denial of the request; Mr. Asselmeier gave the example of properties located in Big Grove Township and the lack of map amendment requests in that area. The two (2) areas proposed for rezoning are slightly over three (3) acres in size.

Mr. Asselmeier discussed the Plat Act and exemptions to the Plat Act as defined by State law.

Chairman Mohr said that he was OK with a ten (10) acre lot with one (1) house on it as was proposed in 2022. He was not in favor of three (3) acre lots in the area. He asked if the Petitioner was disingenuous in 2022 regarding their original request. Ms. Wilson responded that she was not present at the original conversation and she stated that the Petitioner is requesting the change at this time to be able to build houses for their children. She noted that other houses on similar sized lots were in the area.

Scott Cryder, Seward Township Highway Commissioner, discussed the drainage of the area. The area drains to the southeast. There is a main drain tile going through the southern parcel. It was unknown if the existing house had a mechanical septic. Chairman Mohr said that the Zoning Board could not guarantee any parcel was buildable. It was noted that the Kendall County Regional Planning Commission voted to forward the proposal to the Zoning Board of Appeals; the Kendall County Regional Planning Commission did not vote to recommend approval or denial of the proposal. Mr. Cryder said the Seward Township Plan called for the area to Agricultural; he was not in favor of three (3) acre lots in this area.

Chairman Mohr noted the parcels of similar size across the street from the subject properties.

Aaron White, asked how many ten (10) acre parcels were in the area. There are approximately five (5) lots of that size in the area. Some of the houses on the east side of Brisbin Road were built using the agricultural allocations from the larger farm. The neighboring parcels on the east side of Brisbin Road could be rezoned to R-1, if applications to do so were submitted prior to the County changing its Future Land Use Map, which might happen in 2026. The subject parcels could not be divided again without

going through the subdivision process unless they had two hundred feet (200') of road frontage and be at least three (3) acres.

Chairman Mohr asked about the fifteen inch (15") tile that runs through the southern property. Ms. Wilson discussed the drainage ditch along Brisbin Road. She said the drainage tile would be re-routed if necessary; the Petitioner would not want a drain tile draining into a basement. A new house would be setback at least as far back as the existing house. The lots do not hold water; they do drain. She also discussed the precedent of rezoning the area in 2022 and the potential that the Petitioner may not be able to build a house on the property. The rear portions of the property will remain in agricultural use for drainage. She provided a letter from Robert Davidson from HD Backhoe regarding drain tile; this letter was added to the record. There is a mechanical system on the existing house.

Fran Miller, Seward Township Trustee, noted that the Seward Township Planning Commission and Seward Township Board recommended denial of the original rezoning request in 2022. She noted that Seward Township's Plan calls for the area to be agricultural. She discussed if the Quezadas were aware when they purchased the property that no permits were available. She asked if inspections would occur as part of the building process. As R-1 properties, building inspections would occur. The Health Department would inspect the septic systems. Ms. Miller quoted the Petitioner's response from 2022 regarding drainage and the best areas to rezone to R-1; drainage was the reason only the original portions of the properties were rezoned in R-1.

Jo Beth Larkin noted that one (1) of the findings of fact was that the proposal must be in the public's interest and not solely in the interest of the Petitioner. She discussed the importance of the water situation in the area. She questioned if the back portions of the properties could be rezoned to R-1. Discussion occurred regarding access and frontage requirements. She said the property does not drain well.

Don Larkin discussed the drainage through the northern parcel.

Dan Larkin said that he has witnessed the water problems in the area. He runs two (2) sump pumps at his property. He discussed the impacts of broken tile. He explained the process of re-routing drain tile.

Mr. Quezada, the Petitioner's husband, discussed the proposed placement of new houses. He said the existing house has two (2) sump pumps. He also said the frontage of the lots was greater than the minimum requirements. There is a drainage ditch on the northern property. They are not proposing to change the layout of the ground.

Chairman Mohr asked if Bob Davidson viewed the aerial before he wrote the letter. Ms. Wilson responded no.

Ms. Wilson noted that Seward Township voted against the original proposal. She stated that Seward Township may have thought that dumping was occurring on the subject properties, which was not the case.
ZBA Meeting Minutes 9.2.25

case; the Township had concerns about properties further north. She also clarified that the engineer in 2022 did not say that the subject properties did not drain. She provided the Zoning Board with a copy of the plat showing the proposed locations of the new houses; discussion occurred regarding contour lines and drainage ditches. There is a drainage district along the northern property line of the northern parcel.

Chairman Mohr asked about the depth of the drainage ditch in front of both parcels. The response was that it was shallow and the property drains to the south.

Mr. White felt more attention should be paid to the water issue. Chairman Mohr discussed the difference between zoning and building. The amount of water coming off the property cannot be increased by building a house. Chairman Mohr said that subdivisions outside Oswego addressed flooding concerns in that portion of the County.

Mr. White asked about the process. Chairman Mohr said the Zoning Board will do a findings of fact and issue a recommendation to the County Board. The Zoning Board is a recommending body to the County Board. He would like to see more proactive measures taken to address drainage concerns.

Mr. Asselmeier discussed the building permit review process and the importance to the homeowner to have the property drain correctly. Drainage law is enforced civilly.

Ms. Larkin discussed the report prepared by the Soil and Water Conservation District. The report had recommended not building a house at the corner of Route 52 and Brisbin Road because of drainage and after the first storm, there was water in the basement. She noted that the County does not have to listen to the Soil and Water Conservation District's recommendation. She would like to see the County and Soil and Water Conservation District to get on the same page regarding developments. She would like to see County regulations related to drain tile and not have to do civil suits.

Mr. Quezada discussed the perc test that occurred for the existing house. They have a pump inside and outside. They had no water in their basement. They would like to build houses for their kids.

Chairman Mohr adjourned the public hearing at 8:24 p.m.

Member Whitfield made a motion, seconded by Member Cherry, to approve the findings of fact for Petition 25-09.

The votes were as follows:

Ayes (5): Cherry, Fox, Mohr, Thompson, and Whitfield

Nays (0): None

Abstain (0): None

Absent (2): LeCuyer and Prodehl

The motion carried.

Member Fox asked about Health Department approval of the perc test. The Health Department has to approve the septic permit.

Member Whitfield made a motion, seconded by Member Thompson, to recommend approval Petition 25-09

The votes were as follows:

Ayes (4): Fox, Mohr, Thompson, and Whitfield
Nays (1): Cherry
Abstain (0): None
Absent (2): LeCuyer and Prodehl

The motion carried.

Member Cherry voted no because of concerns regarding the water issue.

Member Fox made a motion, seconded by Member Whitfield to approve the findings of fact for Petition 25-10.

The votes were as follows:

Ayes (4): Fox, Mohr, Thompson, and Whitfield
Nays (1): Cherry
Abstain (0): None
Absent (2): LeCuyer and Prodehl

The motion carried.

Member Whitfield made a motion, seconded by Member Fox, to recommend approval of Petition 25-10.

The votes were as follows:

Ayes (3): Fox, Thompson, and Whitfield
Nays (2): Cherry and Mohr
Abstain (0): None
Absent (2): LeCuyer and Prodehl

The motion failed.

Chairman Mohr had concerns regarding drainage of the southern lot, particularly in relation to field tile. He was fine with a ten (10) acre lot, but was against a three (3) acre lot.

The proposals will go to the Kendall County Planning, Building and Zoning Committee on September 8, 2025.

The Zoning Board of Appeals completed their review of Petitions 25-09 and 25-10 at 8:31 p.m.

NEW BUSINESS/OLD BUSINESS

Update on Comprehensive Plan Update Project

Mr. Asselmeier reported that Teska provided an update to the Comprehensive Land Plan and Ordinance Committee and Regional Planning Commission. There were five (5) public input meetings throughout the County. Teska also presented the results of the survey. The next steps are to create a draft proposal for review in October and a second review in December. A draft proposal for public review should be ready for the February Kendall County Regional Planning Commission Annual Meeting. Four (4) workshops will be held in 2026 to gather feedback from residents on the proposal before an official proposal is finalized.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petitions 25-05 and 25-06 were approved by the County Board.

PUBLIC COMMENTS

Mr. Asselmeier reported the proposal for a solar farm on Corneils Road has been referred back to the Zoning Board because the Petitioner changed the site plan; this will be on the September 29th agenda. A special use permit for outdoor storage of boats and recreational vehicles at 2241 Route 52 and proposed text amendments related to the County's short-term rental zoning regulations will also be on the September 29th agenda.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member Whitfield made a motion, seconded by Member Cherry, to adjourn.

With a voice vote of five (5) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 8:36 p.m.

Respectfully submitted by,

Matthew H. Asselmeier

Director of Planning, Building and Zoning

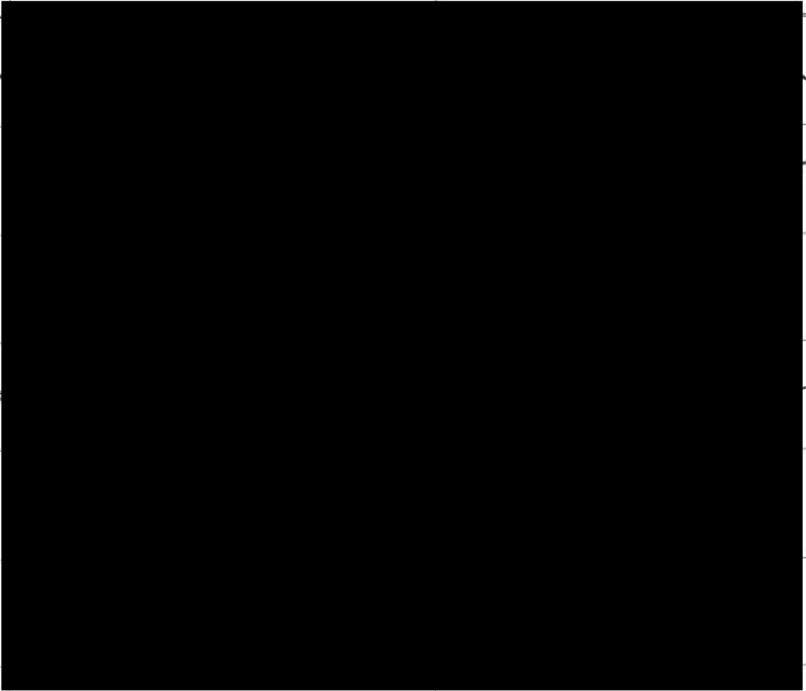
Exhibits

1. Memo on Petition 25-09 Dated August 28, 2025
2. Certificate of Publication and Green Cards from Mailing for Petition 25-09 (Not Included with Report but on file in Planning, Building and Zoning Office)
3. Memo on Petition 25-10 Dated August 28, 2025
4. Certificate of Publication and Green Cards from Mailing for Petition 25-10 (Not Included with Report but on file in Planning, Building and Zoning Office)
5. July 14, 2022, Letter from Bob Davidson of HD Backhoe Service RE: Drain Tile
6. Plat of the Subject Properties Showing Potential Housing Locations

KENDALL COUNTY ZONING BOARD OF APPEALS

September 2, 2025

In order to be allowed to present any testimony, make any comment, engage in cross-examination, or ask any question during this public hearing, you must enter your name, address, and signature on this form prior to the commencement of the public hearing. By signing this registration sheet, you agree that you understand that anything you say will be considered sworn testimony, and that you will tell the truth, the whole truth and nothing but the truth.

NAME	ADDRESS	SIGNATURE
Deane M. Watson		
Scott Cryder		
TRUSTEE FRAN MICHAEL		
JO BETH LARKIN		
Don Larkin		
Dan Larkin		

7/14/22



Kendall County Building & Zoning

To whom it may concern,

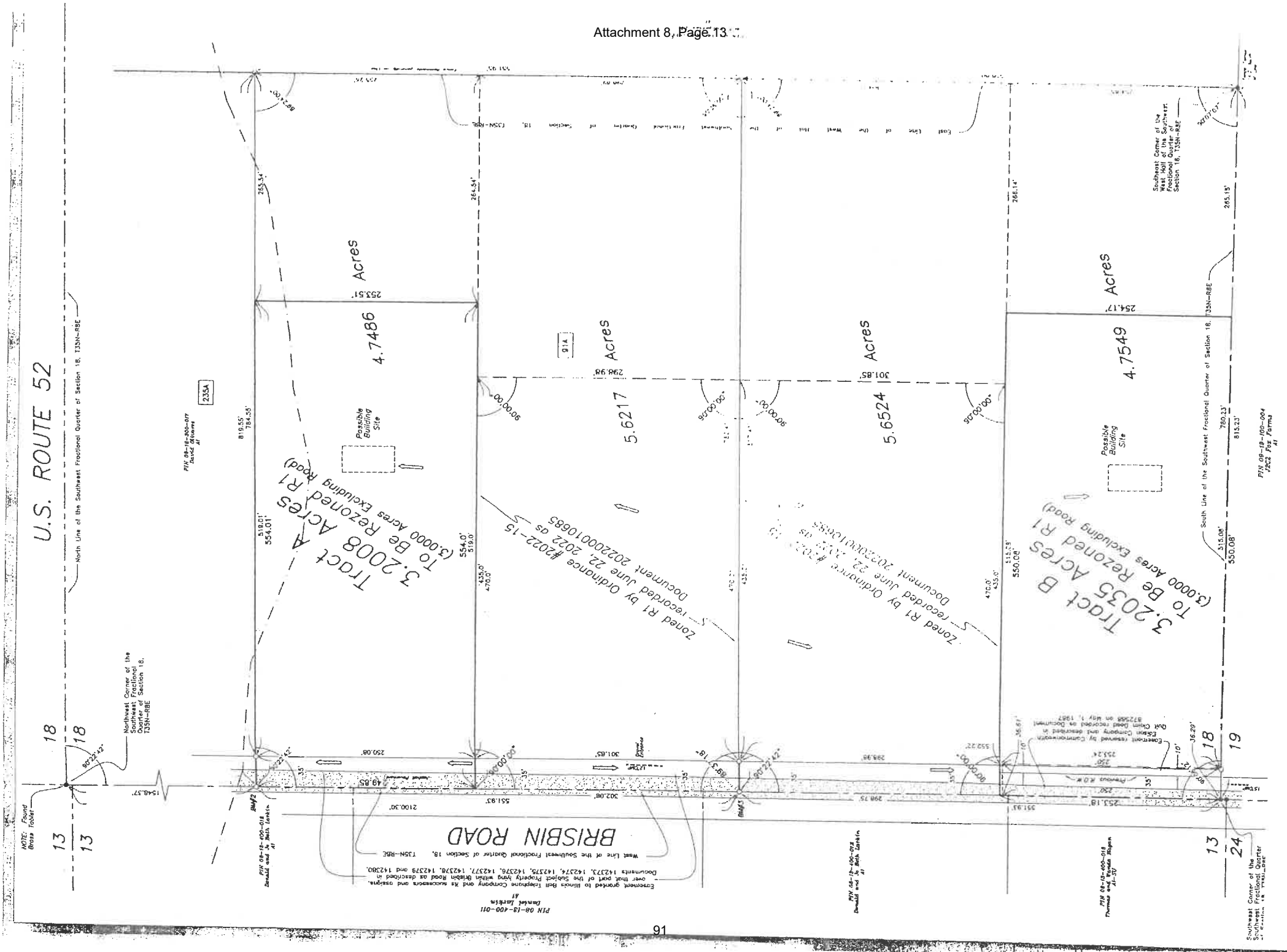
On July 3, 2022 I made a visit to Irma Loya property on Brisbin Rd in Minooka, PIN# 09-18-300-019 and PIN# 09-18-300-018 to locate field tile on their property. The farmer had already planted soy bean and they were up. I looked over property and don't believe there is any large tile on site.

Recommend when they strip site for driveway and building, return to site to locate tile at that time.

Sincerely,



Bob Davidson
HD Backhoe Service



State of Illinois
County of Kendall

Zoning Petition
#25-09

ORDINANCE NUMBER 2025-_____

**MAP AMENDMENT FOR APPROXIMATELY THREE POINT TWO ACRES OF LAND AT
THE NORTHWEST CORNER OR 14874 BRISBIN ROAD (PORTION OF PIN: 09-18-300-018)**

IN SEWARD TOWNSHIP

Rezone from A-1 to R-1

WHEREAS, Section 36-42 of the Kendall County Code permits the Kendall County Board to approve map amendments and provides the procedure through which map amendments are granted; and

WHEREAS, the southwest approximately 3.0 more or less acres of the property which is the subject of this Ordinance was rezoned to R-1 One Family Residential in 2022 by Ordinance 2022-15 while the balance of the property remained located within the A-1 Agricultural Zoning District; and

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

WHEREAS, the portion of the property that is subject to this Map Amendment consists of approximately 3.2 more less acres and is located on the northwest corner of the property addressed as 14874 Brisbin Road, Minooka and is identified by Parcel Identification Number 09-18-300-018, in Seward Township. The legal description for the subject property is set forth in Exhibit A as “Tract A” attached hereto and incorporated by reference, and is identified as “Tract A” on the Zoning Plat attached hereto and incorporated by reference as Exhibit B, and this property shall hereinafter be referred to as “the subject property”; and

WHEREAS, on or about July 22, 2025, 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 August 14, 2025, and following due and proper notification to the Village of Plattville on or about August 11, 2025, and following due and proper notification to Seward Township on or about August 11, 2025, and following due and proper notification to the property owners of record of properties located within five hundred feet of the subject property on or about August 11, 2025, the Kendall County Zoning Board of Appeals conducted a public hearing on September 2, 2025, at 7:00 p.m., in the Historic Courthouse at 110 W. John Street in Yorkville, at which the Petitioner’s representative presented evidence, testimony, and exhibits in support of the requested Map Amendment and 1 member of the public testified in favor of the proposal, 5 members of the public testified in opposition of the proposal and 1 member of the of public 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 September 2, 2025, a true and correct copy of which is attached hereto as Exhibit C; 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/denial/neutral** of the requested Map Amendment; and

WHEREAS, the Kendall County Board has considered the recommendation of the Planning, Building and

State of Illinois
County of Kendall

Zoning Petition
#25-09

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

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 C 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 16th day of September, 2025.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Matt Kellogg

July 10, 2024

LEGAL DESCRIPTIONS OF IRMA LOYA QUEZADA REZONING TRACTS:

LEGAL DESCRIPTION OF TRACT TO BE REZONED – TRACT A:

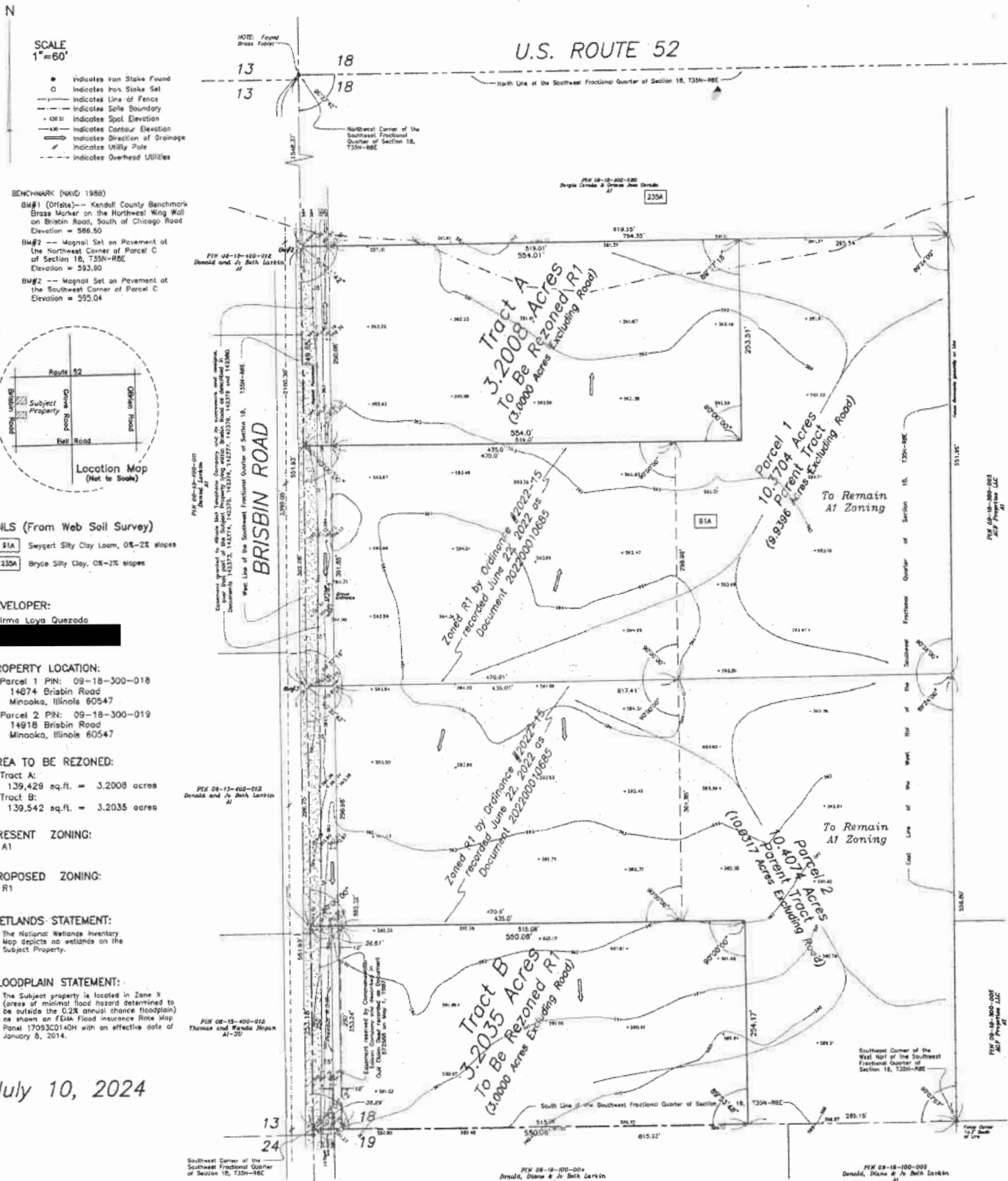
That Part of the West Half of the Southwest Fractional Quarter of Section 18, Township 35 North, Range 8 East of the Third Principal Meridian described as follows:
Commencing at the Northwest Corner of said Southwest Fraction Quarter; thence Southerly, along the West Line of said Southwest Fractional 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.

Exhibit A

ZONING PLAT OF
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, T35N-R8E, 3rd P.M.
SEWARD TOWNSHIP KENDALL COUNTY ILLINOIS



July 10, 2024

LEGAL DESCRIPTION OF PARENT TRACT - 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 to 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, 619.55 feet to the point of beginning in Seward Township, Kendall County, Illinois.

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 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, 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 PARENT TRACT - 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, 558.80 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.

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 Fractional 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.

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

Exhibit C

The Kendall County Zoning Board of Appeals held a public hearing on the Petition 25-09 on September 2, 2025. On September 2, 2025, the Kendall County Zoning Board of Appeals issued the following findings of fact by a vote of five (5) in favor and zero (0) in opposition. The same day, the Kendall County Zoning Board of Appeals issued the following recommendation by a vote of four (4) in favor and one (1) in opposition. Member Cherry voted against the recommendation. Members LeCuyer and Prodehl were absent.

FINDINGS OF FACT-MAP AMENDMENT

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

Approval



Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 9/8/2025

Subject: Approval of Petition 25-10, Proposed Map Amendment Rezoning a Portion of 14918 Brisbin Road from A-1 to R-1

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

Approval of a Request from Irma Loya Quezada for a Map Amendment Rezoning the Southwest Corner of 14918 Brisbin Road, Minooka, (PIN: 09-18-300-019) in Seward Township from A-1 Agricultural District to R-1 One Family Residential District

Previous Board/Committee Review:

ZPAC-Forward (6-0-4) on August 6, 2025

Kendall County Regional Planning Commission-Forward (5-4-1) on August 27, 2025

Kendall County Zoning Board of Appeals-Denial (3-2-2) and September 2, 2025

Fiscal impact:

N/A

Background and Discussion:

See attached Staff Report.

Staff Recommendation:

Approval

Attachments:

Memo Dated September 4, 2025

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 on the advice of their attorney. The minutes of the meeting are included as Attachment 6.

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 voted to forward the proposal by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting are included as Attachment 5.

RPC

The Kendall County Regional Planning Commission reviewed the proposal at their meeting on August 27, 2025. Three (3) residents discussed drainage in the area and on the subject property, in particular. Discussion occurred regarding zoning and the buildability of property. Discussion occurred regarding traffic and the increased number of driveways on Brisbin Road. Discussion occurred regarding the difference between the County's plan and Seward Township's plan and the care taken to plan in the area. Discussion occurred regarding Seward Township assisting the County financial if a lawsuit arose from denying the request. Discussion occurred about spot zoning and incorporating primary and secondary growth areas in the County's new Comprehensive Plan. One (1) neighbor stated that she did not receive notice of the request; this will be investigated. The Kendall County Regional Planning Commission voted to forward the proposal to the Zoning Board of Appeals by a vote of five (5) in favor, four (4) in opposition and one (1) in abstention. The minutes of the meeting are included as Attachment 7.

ZBA

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on September 2, 2025. Discussion occurred regarding the forty (40) acre rule and Plat Act exemptions. Scott Cryder, Seward Township Highway Commissioner, discussed the drainage of the area and drain tile that runs through the southern parcel proposed for rezoning. Discussion occurred regarding zoning and buildability. Discussion also occurred about relocating drain tile. Fran Miller, Seward Township Trustee, noted that the Seward Township Planning Commission and Seward Township Board recommended denial of the original rezoning request in 2022. She noted that Seward Township's Plan calls for the area to be agricultural. She discussed if the Quezadas were aware when they purchased the property that no permits were available. She asked if inspections would occur as part of the building process. As R-1 properties, building inspections would occur. The Health Department would inspect the septic

systems. Ms. Miller quoted the Petitioner's response from 2022 regarding drainage and the best areas to rezone to R-1; drainage was the reason only the original portions of the properties were rezoned in R-1. Jo Beth Larkin noted that one (1) of the findings of fact was that the proposal must be in the public's interest and not solely in the interest of the Petitioner. She discussed the importance of the water situation in the area. She questioned if the back portions of the properties could be rezoned to R-1. Discussion occurred regarding access and frontage requirements. Don Larkin discussed the drainage through the northern parcel. Dan Larkin also discussed drainage and the difficulties of re-routing tile. The Petitioner's husband discussed how they currently handle drainage. The Petitioner's Attorney provided a letter from 2022 from HD Backhoe Service regarding drain tile. The Petitioner's Attorney also provided a plat of survey showing the locations of future houses. Aaron White felt that more attention should be paid regarding the water issue from a proactive standpoint instead of a reactive standpoint. Discussion occurred regarding the building permit review process. The Zoning Board of Appeals recommended denial of the proposal by a vote of three (3) in favor and two (2) in opposition; two (2) members were absent. Four (4) positive votes is required to rule in favor of the applicant. Member Cherry voted no because of the drainage issues. Chairman Mohr also voted no on the drainage issues and he was against having houses on three (3) acre lots in this area. The minutes of hearing are included as Attachment 8.

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

The Findings of Fact were as follows; Member Cherry dissented:

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.

The draft ordinance is included as Attachment 9.

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)
6. August 12, 2025, Seward Township Board Minutes
7. August 27, 2025, Kendall County Regional Planning Meeting Minutes
8. September 2, 2025, Kendall County Zoning Board of Appeals Hearing Minutes
9. Draft Ordinance

State of Illinois
County of Kendall

Zoning Petition
#25-10

ORDINANCE NUMBER 2025-_____

**MAP AMENDMENT FOR APPROXIMATELY THREE POINT TWO ACRES OF LAND AT
THE SOUTHWEST CORNER OR 14918 BRISBIN ROAD (PORTION OF PIN: 09-18-300-019)**

IN SEWARD TOWNSHIP

Rezone from A-1 to R-1

WHEREAS, Section 36-42 of the Kendall County Code permits the Kendall County Board to approve map amendments and provides the procedure through which map amendments are granted; and

WHEREAS, the northwest approximately 3.0 more or less acres of the property which is the subject of this Ordinance was rezoned to R-1 One Family Residential in 2022 by Ordinance 2022-15 while the balance of the property remained located within the A-1 Agricultural Zoning District; and

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

WHEREAS, the portion of the property that is subject to this Map Amendment consists of approximately 3.2 more less acres and is located on the southwest corner of the property addressed as 14918 Brisbin Road, Minooka and is identified by Parcel Identification Number 09-18-300-019, in Seward Township. The legal description for the subject property is set forth in Exhibit A as "Tract B" attached hereto and incorporated by reference, and is identified as "Tract B" on the Zoning Plat attached hereto and incorporated by reference as Exhibit B, and this property shall hereinafter be referred to as "the subject property"; and

WHEREAS, on or about July 22, 2025, 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 August 14, 2025, and following due and proper notification to the Village of Plattville on or about August 11, 2025, and following due and proper notification to Seward Township on or about August 11, 2025, and following due and proper notification to the property owners of record of properties located within five hundred feet of the subject property on or about August 11, 2025, the Kendall County Zoning Board of Appeals conducted a public hearing on September 2, 2025, at 7:00 p.m., in the Historic Courthouse at 110 W. John Street in Yorkville, at which the Petitioner's representative presented evidence, testimony, and exhibits in support of the requested Map Amendment and 1 member of the public testified in favor of the proposal, 5 members of the public testified in opposition to the proposal and 1 member of the public 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 denial of the Map Amendment as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated September 2, 2025, a true and correct copy of which is attached hereto as Exhibit C; 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/denial/neutral** of the requested Map Amendment; and

WHEREAS, the Kendall County Board has considered the recommendation of the Planning, Building and

State of Illinois
County of Kendall

Zoning Petition
#25-10

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

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 C 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 16th day of September, 2025.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Matt Kellogg

July 10, 2024

LEGAL DESCRIPTIONS OF IRMA LOYA QUEZADA REZONING TRACTS:

LEGAL DESCRIPTION OF TRACT TO BE REZONED – TRACT A:

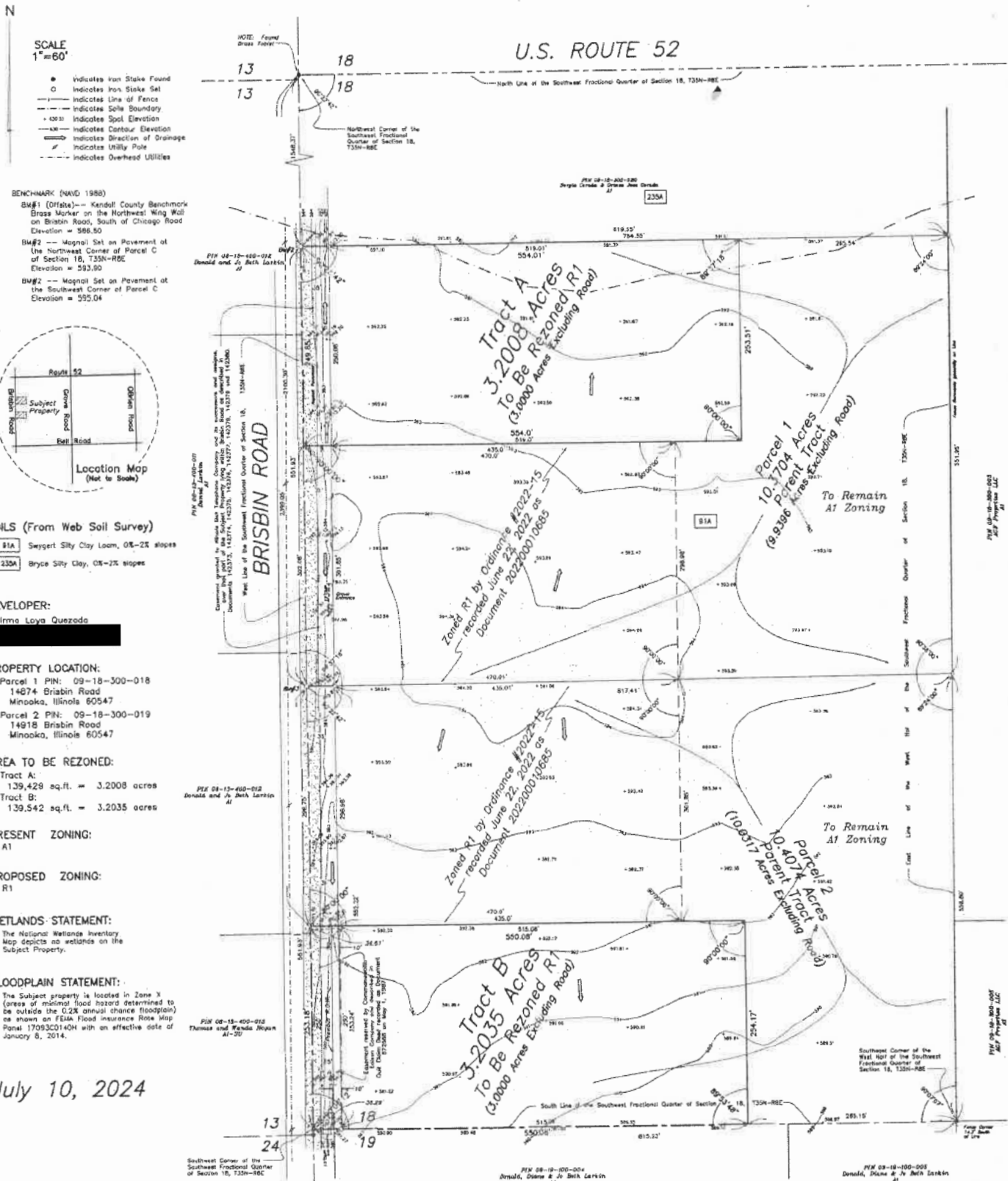
That Part of the West Half of the Southwest Fractional Quarter of Section 18, Township 35 North, Range 8 East of the Third Principal Meridian described as follows:
Commencing at the Northwest Corner of said Southwest Fraction Quarter; thence Southerly, along the West Line of said Southwest Fractional 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:

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ZONING PLAT OF
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, T35N-R8E, 3rd P.M.
SEWARD TOWNSHIP KENDALL COUNTY ILLINOIS



July 10, 2024

JOB NO.	24071
JOB NAME	QUEZADA
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Phillip D. Young and Associates, Inc.
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic. [REDACTED]
1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580

Exhibit C

The Kendall County Zoning Board of Appeals held a public hearing on the Petition 25-10 on September 2, 2025. On September 2, 2025, the Kendall County Zoning Board of Appeals issued the following findings of fact by a vote of four (4) in favor and one (1) in opposition; Member Cherry dissented. The same day, the Kendall County Zoning Board of Appeals issued the following recommendation by a vote of three (3) in favor and two (2) in opposition. Member Cherry and Chairman Mohr voted against the recommendation. Members LeCuyer and Prodehl were absent.

FINDINGS OF FACT-MAP AMENDMENT

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.

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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

Denial (Four (4) affirmative votes are required to rule in favor of the applicant.)



Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 9/8/2025

Subject: Approval of Petition 25-13, Request to Vacate Drainage and Utility Easements Along the Common Lot Lines of Lots 50 and 51 in Henneberry Woods Subdivision

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

Approval of Petition 25-13, a Request from Mikol's Construction on Behalf of Colt T. Neumann for a Plat of Vacation of Two Seven Point Five Feet Drainage and Utility Easements Along the Common Lot Lines of Lots 50 and 51 in Henneberry Woods Subdivision (4771 Cherry Road and 4756 Waa-Kee-Sha Drive, Oswego) (PINs: 06-05-394-001 and 06-05-394-002) in Na-Au-Say Township; Properties are Zoned RPD-2

Previous Board/Committee Review:

ZPAC-Approval (8-0-2) on September 2, 2025

Fiscal impact:

N/A

Background and Discussion:

See Attached Staff Report

Staff Recommendation:

Approval with Conditions

Attachments:

Staff Report Dated September 2, 2025, Including Draft Ordinance



DEPARTMENT OF PLANNING, BUILDING & ZONING

807 West John Street

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 25-13

**Mikol's Construction on Behalf of Colt T. Neumann
Plat of Vacation of a Drainage and Utility Easement
in Henneberry Woods Subdivision**

INTRODUCTION

A fifteen foot (15') drainage and utility easement presently exists between Lots 50 and 51 in Henneberry Woods Subdivision. The Petitioner owns the subject lots and would like to construct a home in the center of the combined lots.

SITE INFORMATION

PETITIONER Mikol's Construction on Behalf of Colt T. Neumann

ADDRESS 4771 Cherry Road and 4756 Waa-Kee-Sha Drive, Oswego (Lots 50 and 51 of Henneberry Woods)

LOCATION The Northeast Corner of the Intersection of Cherry Road and Waa-Kee-Sha Drive



TOWNSHIP Na-Au-Say Township

PARCEL #s 06-05-394-001 and 06-05-394-002

LOT SIZE 1.43 +/- Acres

EXISTING LAND USE Residential/Vacant

ZONING RPD-2

LRMP	Current Land Use	Vacant One-Family Residential
	Future Land Use	Rural Residential (Max 0.65 Du/Acre)
	Roads	Waa-Kee-Sha Drive and Cherry Road are Township Roads classified as Local Roads
	Trails	None
	Floodplain/Wetlands	None

REQUESTED ACTION Vacate a Fifteen Foot (15') Drainage and Utility Easement Between Lots 50 and 51

APPLICABLE REGULATIONS Section 30-78

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Single-Family Residential	RPD-2	Rural Residential (Max 0.65 DU/Acre)	N/A
South	Single-Family Residential	RPD-2	Rural Residential	N/A
East	Single-Family Residential	RPD-2	Rural Residential	N/A
West	Single-Family Residential	RPD-2	Rural Residential	N/A

ACTION SUMMARY

NA-AU-SAY TOWNSHIP

Na-Au-Say Township was emailed information on July 31, 2025. On August 4, 2025, Na-Au-Say Township Supervisor Eric Bernacki and Na-Au-Say Township Road Commissioner David Wheeler recommended the frontage of the combined lots being on Waa-Kee-Sha Drive. This email is included as Attachment 4. The Petitioner was agreeable to this request.

VILLAGE OF OSWEGO

The Village of Oswego was emailed information on August 11, 2025.

OSWEGO FIRE PROTECTION DISTRICT

The Oswego Fire Protection District was emailed information on August 11, 2025. The Oswego Fire Protection District submitted an email on August 13, 2025, expressing no comment on the proposal. This email is included as Attachment 6.

ZPAC

ZPAC reviewed the proposal at their meeting on September 2, 2025. It was assumed that, if the utilities signed off on the plat, no infrastructure was located or planned to be placed inside the subject easement. ZPAC recommended approval of the proposal by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting are included as Attachment 7.

GENERAL

The application materials are included as Attachment 1. The plat of vacation is included as Attachment 2.

All of the utilities signed the plat approving the vacation.

On July 29, 2025, a representative from the Henneberry Woods Homeowners' Association submitted a letter stating the HOA approved the combination of lots, contingent upon approval by the Architectural Review Committee. This letter is included as Attachment 3.

On July 31, 2025, WBK Engineering submitted an email expressing no opposition to the request.

RECOMMENDATION

Staff recommends approval of the requested plat of vacation provided that Lots 50 and 51 remain under the same ownership and that front yard access comes from Waa-Kee-Sha Drive.

The draft ordinance is included as Attachment 8.

ATTACHMENTS

1. Application Materials
2. Plat of Vacation
3. July 29, 2025, Letter from Homeowners' Association
4. August 4, 2025, Email from Na-Au-Say Township Supervisor Eric Bernacki
5. July 31, 2025, Email from Greg Chismark
6. August 13, 2025, Email from the Oswego Fire Protection District
7. September 2, 2025, ZPAC Meeting Minutes
8. Draft Ordinance



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME PLAT OF ABROGATION FILE #: 25-13

NAME OF APPLICANT (Including First, Middle Initial, and Last Name)		
<u>MIKOL'S CONSTRUCTION</u>		
CURRENT LANDOWNER/NAME(S)		
<u>COLT NEUMANN</u>		
SITE INFORMATION	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
ACRES	<u>4771 CHERRY RD</u>	
<u>LOT 50 = 0.72</u>	<u>4756 WAAGGESHA</u>	
<u>LOT 51 = 0.706</u>		
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
REQUESTED ACTION (Check All That Apply):		
<input 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 checked="" type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
1 PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
<u>(RANDY MELLER)</u>		
<u>MIKOL'S CONSTRUCTION</u>		
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
2 ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
<u>TONY RYNEARSON</u>		
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 <u>7/22/25</u>

FEE PAID:\$ _____
CHECK #: _____

¹Primary Contact will receive all correspondence from County

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

Authorization Agreement

I, Colt T. Neumann, hereby authorize Mikols Construction to act as my agent for the purpose of obtaining all necessary approvals and permits required for construction on Lots 50 and 51 in Hennenbury Woods. This authorization is effective from July 30, 2025, until the issuance of an occupancy permit for the constructed. Mikols Construction is authorized to submit applications, attend hearings, and take other necessary actions on my behalf to secure said approvals and permits.

This authorization may be revoked by me in writing with 10 days notice to Mikols Construction, unless otherwise prohibited by applicable law or agreement.

Signed:

A large black rectangular redaction box covering the signature area.

Colt T. Neumann

Date: 7/30/25

Accepted by:

Date:

KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

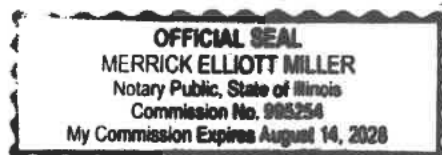
1. Applicant COLT T. NEUMAN
 Address [REDACTED]
 City OSAGE [REDACTED] State [REDACTED] Zip [REDACTED]
2. Nature of Benefit Sought VACATE BASEMENT
3. Nature of Applicant: (Please check one)
☐ Natural Person (a)
☒ Corporation (b)
☐ Land Trust/Trustee(c)
☐ Trust/Trustee (d)
☐ Partnership (e)
☐ Joint Venture (f)
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:
5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
RANDY MUEHL	[REDACTED]	OWNER
MIKALS CONSTRUCTION, INC		
6. Name, address, and capacity of person making this disclosure on behalf of the applicant:
RANDY MUEHL [REDACTED]; GC

I, [Signature] VERIFICATION, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 21ST day of JULY, A.D. 2025

(seal)



Notary Public

PLAT OF ABROGATION

FOR PUBLIC UTILITY EASEMENT

THE SOUTH 7.5 FEET OF LOT 51 AND THE NORTH 7.5 FEET OF LOT 50 IN HENNEBERRY WOODS - UNIT (EXCEPT THE EAST 10 FEET)
2, NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS.

Pin's: 4771 Cherry Road
06-05-394-001
4756 Waa-Kee-Sha Drive
06-05-394-002



COMMONWEALTH EDISON (EXCELON)

STATE OF ILLINOIS)
COUNTY OF Kendall

THIS IS TO ACKNOWLEDGE THAT COMMONWEALTH EDISON (EXCELON CORPORATION) ACCEPTS THE ABROGATION OF EASEMENT RIGHTS OVER THE LAND SHOWN HEREON.

DATED THIS 8th DAY OF July, 2025

[Signature]
AUTHORIZED REPRESENTATIVE

AT & T COMMUNICATIONS

STATE OF ILLINOIS)
COUNTY OF Kendall

THIS IS TO ACKNOWLEDGE THAT AT & T COMMUNICATIONS ACCEPTS THE ABROGATION OF EASEMENT RIGHTS OVER THE LAND SHOWN HEREON.

DATED THIS 16th DAY OF June, 2025

[Signature]
AUTHORIZED REPRESENTATIVE

NICOR GAS

STATE OF ILLINOIS)
COUNTY OF Kendall

THIS IS TO ACKNOWLEDGE THAT NICOR GAS ACCEPTS THE ABROGATION OF EASEMENT RIGHTS OVER THE LAND SHOWN HEREON.

DATED THIS 5th DAY OF June, 2025

[Signature]
AUTHORIZED REPRESENTATIVE

AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE

STATE OF ILLINOIS)
COUNTY OF Kendall

THIS IS TO ACKNOWLEDGE THAT AMERITECH A.K.A. ILLINOIS BELL TELEPHONE ACCEPTS THE ABROGATION OF EASEMENT RIGHTS OVER THE LAND SHOWN HEREON.

DATED THIS 16th DAY OF June, 2025

[Signature]
AUTHORIZED REPRESENTATIVE



KENDALL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL)

I, _____, COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

DATED THIS _____ DAY OF _____, A.D. 20____

COUNTY CLERK

KENDALL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL)

THIS INSTRUMENT _____, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS,

ON THE _____ DAY OF _____, A.D. 20____

AT _____ O'CLOCK _____ M

KENDALL COUNTY RECORDER

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF Kendall

THIS IS TO CERTIFY THAT Colt Neumann IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADMIT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT Naperville, ILLINOIS, THIS 4 DAY OF June, 2025

BY: [Signature]
Owner(s)

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPage

I, MERRICK ELLIOTT MILLER, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

COLT NEUMANN
Print Name(s)

WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS 4th DAY OF JUNE, A.D. 2025

[Signature]
NOTARY PUBLIC SIGNATURE

MERRICK ELLIOTT MILLER
PRINT NAME

MY COMMISSION EXPIRES ON AUGUST 14, A.D. 2028



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL)

THIS IS TO CERTIFY I, WILLIAM M. WINGSTEDT, HAVE PREPARED FROM PUBLIC RECORD, FOR THE PURPOSE OF ABROGATION, THE PROPERTY DESCRIBED AS FOLLOWS:

THE SOUTH 7.5 FEET OF LOT 51 AND THE NORTH 7.5 FEET OF LOT 50 IN HENNEBERRY WOODS-UNIT2 BEING A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10TH, 2006 AS DOCUMENT 2006-000904 IN KENDALL COUNTY, ILLINOIS.

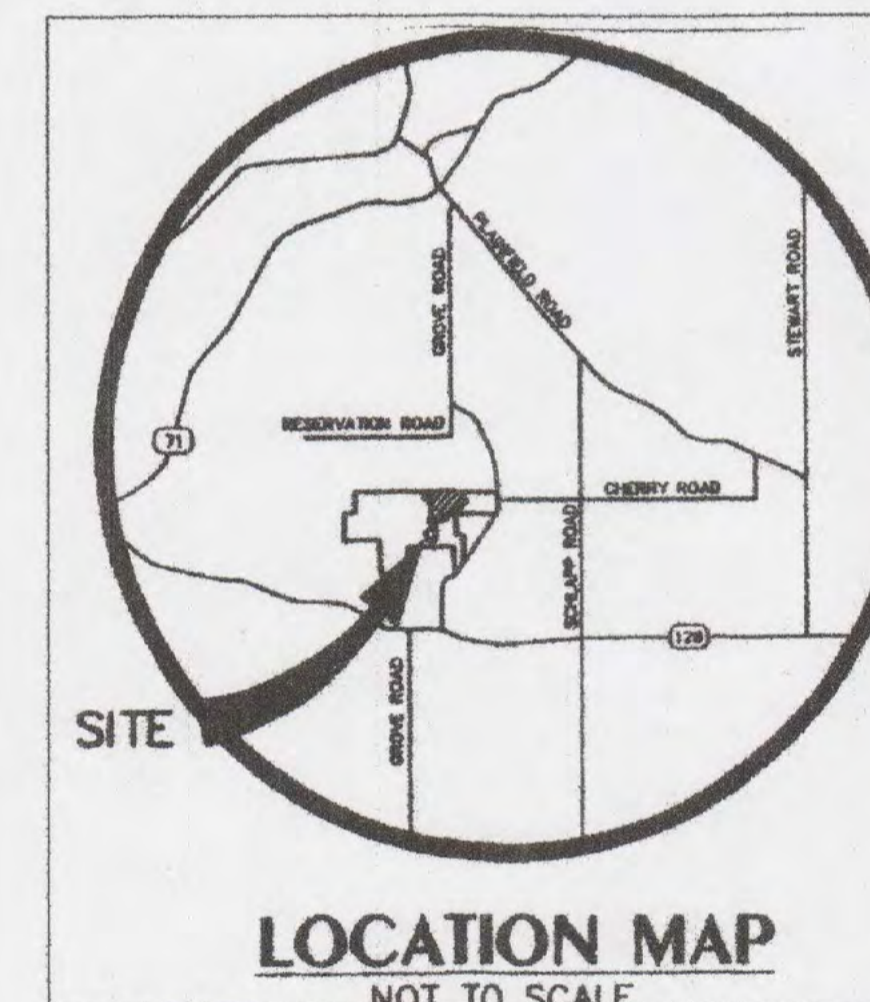
AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID VACATION.

GIVEN UNDER MY HAND AND SEAL AT OSWEGO, ILLINOIS,

THIS 16th DAY OF July, A.D. 2025

[Signature]
WILLIAM M. WINGSTEDT ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____
EXP. 11-30-26

Date of Preparation - 04-22-25



Owner:
Colt & Reena Neumann

Surveyor:
William M. Wingstedt



To: Colt Neumann

From: Henneberry Woods Homeowners Association

Date: July 29, 2025

On behalf of Henneberry Woods, this letter serves to confirm that Henneberry Woods Homeowners Association approves the proposed combination of Lots 51 and 52 by Colt Neumann. This approval is **contingent upon** the **Architectural Review Committee's** formal approval of the submitted design plans for the combined lot as described in Article VII of Henneberry Woods Declaration of Subdivision Covenants (the Covenants). Please ensure that all design documents are submitted in accordance with the HOA's architectural guidelines for timely review and consideration.

Regards,

A black rectangular redaction box covering the signature of David Burdo.

David Burdo

President, Henneberry Woods HOA

Matt Asselmeier

From: Eric Bernacki <naausaysupervisor@gmail.com>
Sent: Monday, August 4, 2025 1:44 PM
To: PBZ Intern; Matt Asselmeier; Gary Hostert
Subject: Re: [External]Re: Na-Au-Say Township Plat of Abrogation

Good Afternoon-

We could not find a better copy of the final plat for the subdivision, but based on what I see on the links below, these lots both appear to have the frontage on Waa-Kee-Sha.

I discussed this with our Road Commissioner David Wheeler and we have no issue with the lots being combined and would recommend the frontage being on Waa-kee-Sha.

<https://www.kendallcountyil.gov/home/showpublisheddocument/9060/637214422956300000>

<https://www.kendallcountyil.gov/home/showpublisheddocument/9574/637214461287370000>

On Thu, Jul 31, 2025 at 2:10 PM PBZ Intern <pbzintern@kendallcountyil.gov> wrote:

Yes, that is correct.

From: Eric Bernacki <naausaysupervisor@gmail.com>
Sent: Thursday, July 31, 2025 2:09 PM
To: PBZ Intern <pbzintern@kendallcountyil.gov>
Subject: [External]Re: Na-Au-Say Township Plat of Abrogation

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.

Good Afternoon-

I just wanted to clarify the request, is the petitioner looking to combine those two parcels for a new build and you're asking if the frontage should be on Cherry or Waa-Kee-Sha?

On Thu, Jul 31, 2025 at 1:54 PM PBZ Intern <pbzintern@kendallcountyil.gov> wrote:

Dear Eric Bernacki,

Matt Asselmeier

From: Greg Chismark <gchismark@bodwegroup.com>
Sent: Thursday, July 31, 2025 4:27 PM
To: Matt Asselmeier
Cc: PBZ Intern
Subject: RE: [External]RE: Plat of Abrogation

Agreed. I just wanted to double check storm sewer. There is an inlet in the rear yard but the sewer runs east and not down this sideyard.

All good. Do you need anything other than this message from me?

Greg

Greg Chismark, PE
Mobile 847-344-5619 | gchismark@bodwegroup.com
From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Thursday, July 31, 2025 4:15 PM
To: Greg Chismark <gchismark@bodwegroup.com>
Cc: PBZ Intern <pbzintern@kendallcountyil.gov>
Subject: RE: [External]RE: Plat of Abrogation

Greg:

I am going to assume the utilities had no issues because they signed the plat.

Attached are the engineering plans.

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: Greg Chismark <gchismark@bodwegroup.com>
Sent: Thursday, July 31, 2025 4:08 PM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Cc: PBZ Intern <pbzintern@kendallcountyil.gov>
Subject: [External]RE: Plat of Abrogation

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,

There is probably nothing in the easement...however, if you have the engineering plans for Henneberry it would be worthwhile to verify. Maybe the County GIS system could also do that.

Matt Asselmeier

From: ALEC KEENUM <AKEENUM@oswegofire.com>
Sent: Wednesday, August 13, 2025 9:16 AM
To: Matt Asselmeier
Subject: [External]RE: Kendall County Zoning Petition 25-13

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.

The Oswego Fire Protection District has no comments on the below petition.

Regards,

Capt. Alec J Keenum
Fire Marshal
Oswego Fire Protection District

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
September 2, 2025 – Unapproved Meeting Minutes**

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

Present:

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

Absent:

Greg Chismark – WBK Engineering, LLC
David Guritz – Forest Preserve

Audience:

None

AGENDA

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

With a voice vote of eight (8) ayes, the motion carried.

MINUTES

Mr. Klaas made a motion, seconded by Commander Langston, to approve the August 6, 2025, meeting minutes.

With a voice vote of eight (8) ayes, the motion carried.

PETITIONS

Petition 25-13 Mikol's Construction on Behalf of Colt T. Neumann

Mr. Asselmeier summarized the request.

A fifteen foot (15') drainage and utility easement presently exists between Lots 50 and 51 in Henneberry Woods Subdivision. The Petitioner owns the subject lots and would like to construct a home in the center of the combined lots.

The property is located at 4771 Cherry Road and 4756 Waa-Kee-Sha Drive, Oswego, in Na-Au-Say Township.

The property is approximately one point five (1.5) acres in size.

The property is zoned RPD-2 and is currently vacant residential land.

The County's Future Land Use Map calls for the property to be Rural Residential (Max 0.65 Du/Acre).

Waa-Kee-Sha Drive and Cherry Road are Township Roads classified as Local Roads.

There are no trails planned in the area.

There are no floodplains or wetlands on the property.

The adjacent land uses are Single-Family Residential.

The adjacent properties are zoned RPD-2.

The County's Future Land Use Map calls for the area to Rural Residential (Max 0.65 Du/Acre).

Na-Au-Say Township was emailed information on July 31, 2025. On August 4, 2025, Na-Au-Say Township Supervisor Eric Bernacki and Na-Au-Say Township Road Commissioner David Wheeler recommended the frontage of the combined lots being on Waa-Kee-Sha Drive. This email was provided. The Petitioner was agreeable to this request.

The Village of Oswego was emailed information on August 11, 2025.

The Oswego Fire Protection District was emailed information on August 11, 2025. The Oswego Fire Protection District submitted an email on August 13, 2025, with no comments on the proposal.

The application materials and the plat of vacation were provided.

All of the utilities signed the plat approving the vacation.

On July 29, 2025, a representative from the Henneberry Woods Homeowners' Association submitted a letter stating the HOA approved the combination of lots, contingent upon approval by the Architectural Review Committee. This letter was provided.

On July 31, 2025, WBK Engineering submitted an email expressing no opposition to the request. This email was provided.

Staff recommended approval of the requested plat of vacation provided that Lots 50 and 51 remain under the same ownership and that front yard access comes from Waa-Kee-Sha Drive.

Mr. Klaas asked if the signature of utilities meant that they approved the proposal. Mr. Asselmeier responded yes. It was assumed that, if the utilities signed the plat, no infrastructure was inside or planned to be inside the subject easement.

Ms. Briganti made a motion, seconded by Mr. Rybski, to recommend approval of the proposal with the conditions proposed by Staff.

The votes were follows:

Ayes (8): Asselmeier, Briganti, Holdiman, Klaas, Langston, Olson, Rybski, and Wormley

Nays (0): None

Present (0): None

Absent (2): Chismark and Guritz

The motion passed.

The proposal goes to the Kendall County Planning, Building and Zoning Committee on September 8, 2025.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier stated that Petitions 25-05 and 25-06 were approved by the County Board.

OLD BUSINESS/NEW BUSINESS

None

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

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

With a voice vote of eight (8) ayes, the motion carried.

The ZPAC, at 9:05 a.m., adjourned.

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

ZPAC Meeting Minutes 09.02.25

Matt Asselmeier

From: ALEC KEENUM <AKEENUM@oswegofire.com>
Sent: Wednesday, August 13, 2025 9:16 AM
To: Matt Asselmeier
Subject: [External]RE: Kendall County Zoning Petition 25-13

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.

The Oswego Fire Protection District has no comments on the below petition.

Regards,

Capt. Alec J Keenum
Fire Marshal
Oswego Fire Protection District

State of Illinois
County of Kendall

Zoning Petition
#25-13

ORDINANCE NUMBER 2025-_____

APPROVING A PLAT OF VACATION OF TWO SEVEN POINT FIVE FOOT DRAINAGE AND UTILITY EASEMENTS ON THE COMMON BOUNDARY LINES OF LOTS 50 AND 51 OF HENNEBERRY WOODS SUBDIVISION MORE COMMONLY KNOWN AS 4771 CHERRY ROAD AND 4756 WAA-KEE-SHA DRIVE, OSWEGO AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBERS 06-05-394-001 AND 06-05-394-002 IN NA-AU-SAY TOWNSHIP

WHEREAS, Section 30-78 of the Kendall County Code permits the Kendall County Board to approve plats of vacation and provides the procedure through which plats of vacation are approved; and

WHEREAS, the two seven-point-five-foot drainage and utility and easements which are the subject of this Ordinance were established by Ordinance 2005-23 which granted approval of a final plat of Henneberry Woods Subdivision Unit 2 and was approved by the Kendall County Board on April 19, 2004; and

WHEREAS, the final plat of Henneberry Woods Subdivision Unit 2 was recorded in the Kendall County Recorder of Deeds Office on January 10, 2006; and

WHEREAS, the two seven-point-five-foot drainage and utility easements which are the subject of this Ordinance are located along and parallel to the shared property line of Lots 50 and 51 in Henneberry Woods Subdivision Unit 2. The legal descriptions of the easements are set forth in Exhibit A attached hereto and incorporated by reference; and

WHEREAS, on or about August 7, 2024, Colt T. Neumann, as represented by Mikol's Construction, hereinafter referred to as "Petitioner", acquired ownership of Lots 50 and 51 of Henneberry Woods Subdivision Unit 2 and the property presently identified by Parcel Identification Numbers 06-05-394-001 and 06-05-394-002; and

WHEREAS, on or about July 31, 2025, Petitioner filed a petition for approval of a plat of vacation of two seven-point-five-foot drainage and utility easements located along the property line of Lots 50 and 51 of Henneberry Woods Subdivision Unit 2; and

WHEREAS, a registered surveyor or engineer has prepared said plat and the plat meets the requirements listed under Section 30-78 (c) of the Kendall County Code; and

WHEREAS, on September 2, 2025, the Kendall County Zoning, Platting and Advisory Committee reviewed this petition and has forwarded to the Kendall County Board a recommendation of approval of the requested plat of vacation; and

WHEREAS, on September 8, 2025, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board reviewed the information presented and recommendation of the Kendall County Zoning, Platting and Advisory Committee, and has forwarded to the Kendall County Board a recommendation of **approval/denial/neutral** of the requested plat of vacation; and

WHEREAS, on September 16, 2025, the Kendall County Board considered the recommendation of the Planning, Building and Zoning Committee and the recommendation of the Kendall County Zoning, Platting and Advisory Committee, and has determined that said petition is in conformance with the provisions and intent of the Kendall County Zoning Subdivision Control Ordinance and other applicable Ordinances; and

State of Illinois
County of Kendall

Zoning Petition
#25-13

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

1. The Kendall County Board hereby grants approval of Petitioners' petition for a plat of vacation of the easements legally described in Exhibit A attached hereto and shown on the site plan attached hereto as Exhibit B.
2. Lots 50 and 51 of Henneberry Woods Subdivision Unit 2 shall not be sold as individual lots upon the successful recording of Exhibit B. Within ninety (90) days of the effective date of this ordinance, the Petitioners shall submit a parcel consolidation request to Kendall County.
3. One (1) single-family residence may be constructed on Lots 50 and 51 of Henneberry Woods Subdivision Unit 2 combined and the front yard and driveway access shall be from Waa-Kee-Sha Drive
4. This vacation shall become effective upon the successful recording of Exhibit B in the timeframe outlined in Section 30-78 (h) of the Kendall County Code unless an extension is granted by the Kendall County Board.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 16th day of September, 2025.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Matt Kellogg

Exhibit A

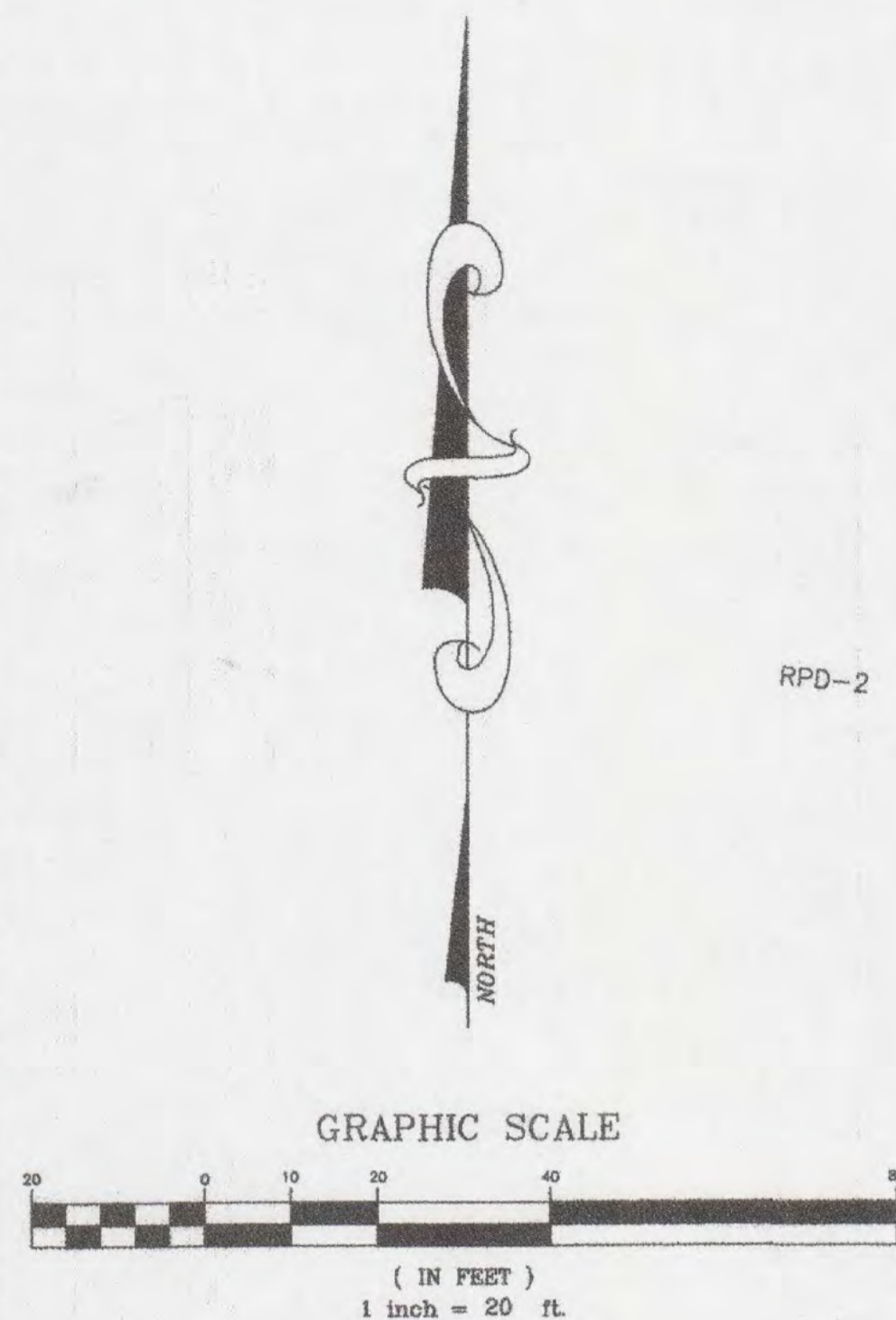
The South 7.5 Feet of Lot 51 and the North 7.5 Feet of Lot 50 Except the East 10.0 Feet of Both Lots in Henneberry Woods – Unit 2, Na-Au-Say Township, Kendall County, Illinois

PLAT OF ABROGATION

FOR PUBLIC UTILITY EASEMENT

THE SOUTH 7.5 FEET OF LOT 51 AND THE NORTH 7.5 FEET OF LOT 50 IN HENNEBERRY WOODS - UNIT (EXCEPT THE EAST 10 FEET)
2, NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS.

Pin's: 4771 Cherry Road
06-05-394-001
4756 Waa-Kee-Sha Drive
06-05-394-002



COMMONWEALTH EDISON (EXCELON)

STATE OF ILLINOIS)
COUNTY OF Kendall

THIS IS TO ACKNOWLEDGE THAT COMMONWEALTH EDISON (EXCELON CORPORATION) ACCEPTS THE ABROGATION OF EASEMENT RIGHTS OVER THE LAND SHOWN HEREON.

DATED THIS 8th DAY OF July, 2025

[Signature]
AUTHORIZED REPRESENTATIVE

AT & T COMMUNICATIONS

STATE OF ILLINOIS)
COUNTY OF Kendall

THIS IS TO ACKNOWLEDGE THAT AT & T COMMUNICATIONS ACCEPTS THE ABROGATION OF EASEMENT RIGHTS OVER THE LAND SHOWN HEREON.

DATED THIS 16th DAY OF June, 2025

[Signature]
AUTHORIZED REPRESENTATIVE

NICOR GAS

STATE OF ILLINOIS)
COUNTY OF Kendall

THIS IS TO ACKNOWLEDGE THAT NICOR GAS ACCEPTS THE ABROGATION OF EASEMENT RIGHTS OVER THE LAND SHOWN HEREON.

DATED THIS 5th DAY OF June, 2025

[Signature]
AUTHORIZED REPRESENTATIVE

AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE

STATE OF ILLINOIS)
COUNTY OF Kendall

THIS IS TO ACKNOWLEDGE THAT AMERITECH A.K.A. ILLINOIS BELL TELEPHONE ACCEPTS THE ABROGATION OF EASEMENT RIGHTS OVER THE LAND SHOWN HEREON.

DATED THIS 16th DAY OF June, 2025

[Signature]
AUTHORIZED REPRESENTATIVE



KENDALL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF Kendall

I, _____, COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

DATED THIS _____ DAY OF _____, A.D. 20____

COUNTY CLERK

KENDALL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF Kendall

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS,

ON THE _____ DAY OF _____, A.D. 20____

AT _____ O'CLOCK _____ M

KENDALL COUNTY RECORDER

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF Kendall

THIS IS TO CERTIFY THAT Colt Neumann IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADMIT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT Naperville, ILLINOIS, THIS 4 DAY OF June, 2025

BY: [Signature]
Owner(s)

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPage

I, MERRICK MILLER, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

COLT NEUMANN
Print Name(s)

WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

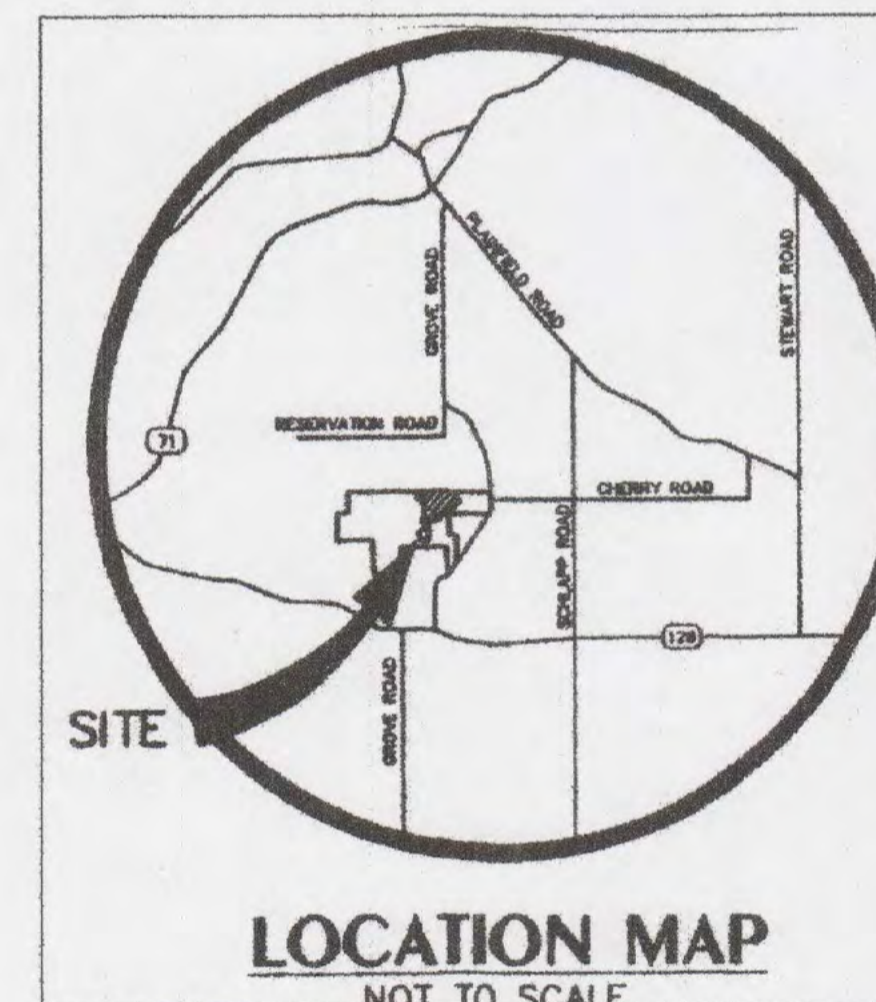
GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS 4th DAY OF JUNE, A.D. 2025

[Signature]
NOTARY PUBLIC SIGNATURE

MERRICK ELLIOTT MILLER
PRINT NAME

MY COMMISSION EXPIRES ON AUGUST 14, A.D. 2028



Owner:
Colt & Reena Neumann

Surveyor:
William M. Wingstedt

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF Kendall

THIS IS TO CERTIFY I, WILLIAM M. WINGSTEDT, HAVE PREPARED FROM PUBLIC RECORD, FOR THE PURPOSE OF ABROGATION, THE PROPERTY DESCRIBED AS FOLLOWS:

THE SOUTH 7.5 FEET OF LOT 51 AND THE NORTH 7.5 FEET OF LOT 50 IN HENNEBERRY WOODS-UNIT2 BEING A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10TH, 2006 AS DOCUMENT 2006-000904 IN KENDALL COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID VACATION.

GIVEN UNDER MY HAND AND SEAL AT OSWEGO, ILLINOIS,

THIS 16th DAY OF July, A.D. 2025

[Signature]
WILLIAM M. WINGSTEDT ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____
EXP. 11-30-26

Date of Preparation - 04-22-25





Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 9/8/2025

Subject: Approval of Petition 25-16, Revocation of a Special Use Permit for Indoor Storage of Boats, Recreational Vehicles and Classic Cars at 15028 Church Road

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

Approval of Petition 25-16, a Request from Wayne J. Skoff on Behalf of 1st Midwest Trust #72-22350 for the Voluntary Revocation of a Special Use Permit for Indoor Storage of Boats, Recreational Vehicles, and Classic Cars Granted by Ordinance 2001-30 at 15028 Church Road, Minooka, (PIN: 08-24-100-001) in Lisbon Township; Property is Zoned A-1 with a Special Use Permit

Previous Board/Committee Review:

N/A

Fiscal impact:

N/A

Background and Discussion:

On November 20, 2001, the Kendall County Board granted a special use permit for indoor storage of boats, recreational vehicles, classic cars at the subject property. Ordinance 2001-30 is attached.

Ordinance 2001-30 revoked a previously granted special use permit for a commercial poultry farm. That revocation would remain in effect.

Condition 10 of the special use permit required a right-of-way dedication. Staff is unsure if the dedication occurred.

On August 26, 2025, the Petitioner submitted a request for voluntary revocation of the special use permit. This request is attached to the draft revocation ordinance.

The draft revocation ordinance is also attached.

The subject property is zoned A-1. If the special use permit is revoked, the property will retain its A-1 zoning classification.

Staff Recommendation:

Approval

Attachments:

Ordinance 2001-30

Draft Revocation Ordinance

ORDINANCE NUMBER 2001 - 30

GRANTING SPECIAL USE
15028-15076 CHURCH ROAD
SKOFF

WHEREAS, Sally Skoff, Wayne J. Skoff, and Glenn F. Skoff filed a petition for a Special Use within the A-1 district, for property located at 15028-15076 Church Road in Lisbon Township; and

WHEREAS, said petition is to allow Parcel A to be used to operate an indoor storage facility for boats, RV's and other seasonal and/or recreational vehicles, including antique or classic cars as provided in Section 7.01.D of the Kendall County Zoning Ordinance and rescind the A-1 Special Use on Parcel B; and

WHEREAS, said property is zoned A-1 Special Use; and

WHEREAS, said property is legally described as:

Parcel A

That part of the Northwest 1/4 of Section 24, Township 35 North, Range 7 East of the Third Principal Meridian, Kendall County, Illinois bounded and described as follows: Beginning at the Northwest corner of said Northwest 1/4, and running; thence South, along the West line of said Northwest 1/4, 1277.75 feet; thence East, parallel with the north line of said Northwest 1/4, 2159.00 feet; thence North, parallel with said west line 902.50 feet; thence East parallel with said north line, 517.50 feet to the east line of said Northwest 1/4; thence North along said east line, 375.30 feet to the northeast corner of said Northeast 1/4; and thence West, along the north line of said Northwest 1/4, 2678.53 feet to the point of beginning. Containing 67.78 acres of land, more or less.

Parcel B

The Northwest 1/4 of Section 24, Township 35 North, Range 7 East of the Third Principal Meridian, Kendall County, Illinois except that part bounded and described as follows: Beginning at the Northwest corner of said Northwest 1/4, and running; thence South, along the west line of said Northwest 1/4, 1277.75 feet; thence East, parallel with the north line of said Northwest 1/4 2159.00 feet; thence North, parallel with said west line, 902.50 feet; thence East parallel with said north line, 517.50 feet to the east line of said Northwest 1/4; thence North along said east line, 375.30 feet to the northeast corner of said Northwest 1/4; and thence West, along the north line of said Northwest 1/4, 2678.53 feet to the point of beginning. Containing 94.74 acres of land, more or less.

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Zoning Board of Appeals; and

WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby rescinds the special use for operation of a commercial poultry farm on parcels A and B and grants approval of a special use zoning permit to operate an indoor storage facility for boats, RV's and other seasonal and/or recreational vehicles, including antique or classic cars, within a maximum of two (2) existing sheds and the necessary acreage thereof and subject to the following conditions:

1. All boats, RV's, other seasonal/recreation vehicles and antique cars must be licensed.
2. All items being stored must be parked on an improved surface.
3. No work is to be done on vehicles, boats, RV's, antique cars or other items stored on the property.
4. All batteries must be removed from storage items.
5. No outdoor storage will be permitted.
6. No additional access may be created for the property.
7. Any signs shall conform to the sign regulations for the A-1 zoning district and shall not be illuminated.
8. No off-premise signage shall be allowed.
9. Sheds used for storage shall meet all building code standards for commercial occupancy.
10. The petitioner shall dedicate thirty-three (33) feet of Parcel A for public right of way on Church Road.
11. A sign will be posted directing customers to use Route 52 ("Please respect neighbors and exit to Route 52.")
12. Prior to issuing an occupancy permit, the petitioner must submit a lease agreement to prove the once in, once out policy will be used. Subsequent changes of the lease shall include the once in, once out policy. The lease must be provided at staff's request.
13. The facility may operate April 1 through October 1 and the hours of operation during said season shall be as follows: Fridays 4-8 p.m., Saturdays 8-5 p.m., and Sundays 10-5 p.m.
14. The petitioner may petition the Planning, Building and Zoning Committee after three (3) years to review and amend this special use permit in order to expand the operation. Public notice, as required for the Zoning Board of Appeals, must be given by the petitioner prior any review by the Committee.


State of Illinois
County of Kendall

Zoning Petition
#0130

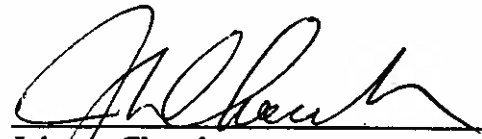
Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on November 20, 2001.

Attest:



Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman

ORDINANCE NUMBER 2025-_____

**REVOKING A SPECIAL USE PERMIT FOR INDOOR STORAGE OF BOATS,
RECREATIONAL VEHICLES, AND CLASSIC CARS GRANTED BY ORDINANCE 2001-30 AT
15028 CHURCH ROAD (PIN: 08-24-100-001) IN LISBON TOWNSHIP**

WHEREAS, Subdivision I of Division 3 of Article II of Chapter 36 of the Kendall County Code permits the Kendall County Board to issue special use permits and place conditions on special use permits and provides the procedure through which special use permits are granted; and

WHEREAS, Section 36-115 (b) of the Kendall County Code allows a special use permit holder to request revocation of said special use by written request to the County Board; and

WHEREAS, pursuant to Section 36-115 (b) of the Kendall County Code, no public hearing is required for an owner-initiated revocation; 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 District and consists of approximately 160 +/- acres and is identified by Parcel Identification Number 08-24-100-001, also known as 15028 Church Road, in Lisbon Township. The legal description for the special use area 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 Kendall County Board granted a special use permit through Ordinance 2001-30 on the subject property on November 20, 2001, for the operation of an indoor storage of boats, recreational vehicles and classic cars business on the subject property; and

WHEREAS, Ordinance 2001-30 rescinded a previously issued special use permit for a commercial poultry farm on the subject property; and

WHEREAS, 1st Midwest Trust #72-22350, as represented by Wayne J. Skoff, is the owner of record of the subject property and shall hereinafter be referred to as “The Petitioner”; and

WHEREAS, The Petitioner no longer desires the special use permit and has stated in a letter as provided in attached Exhibit “B” that they voluntarily request that Kendall County revoke the special use permit on the above-referenced property; and

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

1. The Kendall County Board hereby revokes the special use permit for an indoor storage of boats, recreational vehicles, and classic cars business granted by Ordinance 2001-30 and revokes Ordinance 2001-30 in its entirety.
2. The special use permit for a commercial poultry farm rescinded by Ordinance 2001-30 shall remain rescinded.
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 the revocation of the special use permit granted by Ordinance 2001-30.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 16th day of September, 2025.

State of Illinois
County of Kendall
Attest:

Zoning Petition
#25-16

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Matt Kellogg

Parcel A

That part of the Northwest 1/4 of Section 24, Township 35 North, Range 7 East of the Third Principal Meridian, Kendall County, Illinois bounded and described as follows: Beginning at the Northwest corner of said Northwest 1/4, and running; thence South, along the West line of said Northwest 1/4, 1277.75 feet; thence East, parallel with the north line of said Northwest 1/4, 2159.00 feet; thence North, parallel with said west line 902.50 feet; thence East parallel with said north line, 517.50 feet to the east line of said Northwest 1/4; thence North along said east line, 375.30 feet to the northeast corner of said Northeast 1/4; and thence West, along the north line of said Northwest 1/4, 2678.53 feet to the point of beginning. Containing 67.78 acres of land, more or less.

Parcel B

The Northwest 1/4 of Section 24, Township 35 North, Range 7 East of the Third Principal Meridian, Kendall County, Illinois except that part bounded and described as follows: Beginning at the Northwest corner of said Northwest 1/4, and running; thence South, along the west line of said Northwest 1/4, 1277.75 feet; thence East, parallel with the north line of said Northwest 1/4 2159.00 feet; thence North, parallel with said west line, 902.50 feet; thence East parallel with said north line, 517.50 feet to the east line of said Northwest 1/4; thence North along said east line, 375.30 feet to the northeast corner of said Northwest 1/4; and thence West, along the north line of said Northwest 1/4, 2678.53 feet to the point of beginning. Containing 94.74 acres of land, more or less.

August 13, 2025

Kendall County
Planning, Building and Zoning
Attn: Matthew H. Asselmeier
807 West John Street
Yorkville, IL 60560-9249
Phone: 630-553-4139 Fax: 630.553.4179

I, Wayne Skoff, 1st Midwest Trust #72-22350, am the owner of the parcel 08-24-100-001.

On November 20, 2001, the property was granted a special use (Ordinance 01-30). The special use granted in 2001 was granted for the indoor storage of boats, RVs, and other recreational vehicles.

Pursuant to Section 36-115 (b) of the Kendall County Code, I hereby voluntarily request that Kendall County revoke my special use on the above-referenced property. By signing below, I acknowledge that no public hearing shall be conducted for revocation of the special use. I understand that the requested revocation shall not become effective unless and until approved by a majority vote of the Kendall County Board. By signing below, I hereby waive my right to a public hearing and formally request the above-referenced special use be removed from my property.


(Signature)

8/26/2025
(Date)

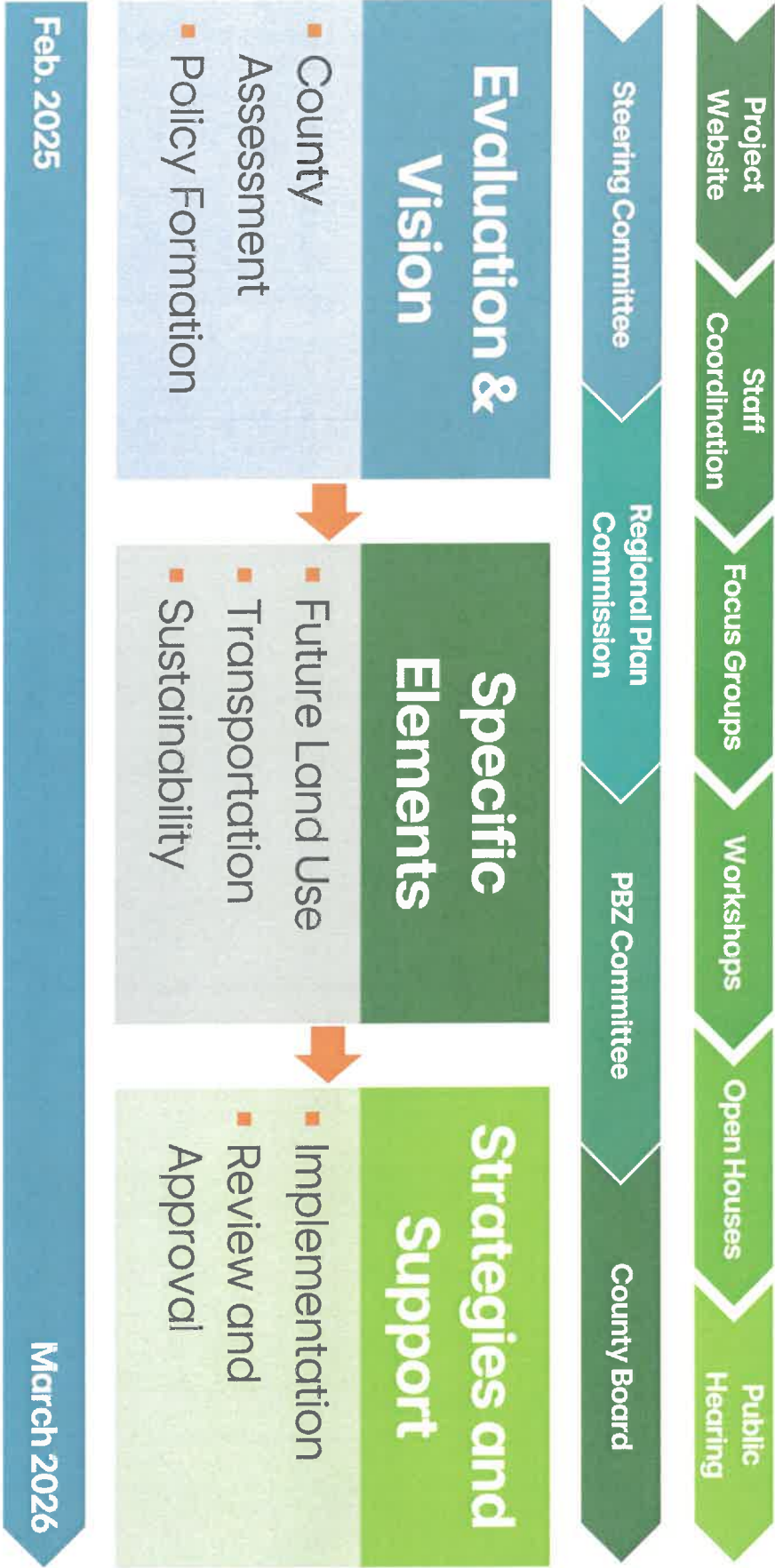
Wayne J. Skoff
(Printed Name)

Attest: 
Notary Public



Zoning	Ord #	Previous Ord	Address	Special Use Description	Check Frequency	Last Check
		Millbrook 2004-0001				
B2-SU	23-35		6891 Fox River Drive	Landscaping Business	Seth Wormley or Related Trust Must Maintain Ownership	7/1/2025
B3-SU	23-01		1270 E. Beecher	Composting Facility	Manager Information by July 1st; Permit Expires in 2033	6/16/2025
B3-SU	22-25		5375 Route 34	Dwelling Unit for Watchman Church	Annually	7/1/2025
A1-SU	21-16		67 Boulder Hill Pass	Hogan Market	Annually (Restricted to Olang Woshio Foundation)	7/16/2025
A1-SU	21-21		14975 British Road	Landscaping Business	Annually (Expires When Thomas or Wanda Hogan No Long Own Property or Oct. 31, 2031)	7/1/2025
A1-SU	21-11		12830 Ashley Road	Product and Sale of Wine	Annually (Owner or Operator Must Reside at the Property)	7/16/2025
A1-SU	21-10		5936 Riverville Road	Barquet Hall	Annually (Owner or Operator Must Reside at the Property)	7/16/2025
B3-SU	20-14		4405 Van Dyke	Indoor/Outdoor Storage	Annually (Check at Beginning of October)	11/14/2023
A1-SU	18-15		NW Corner of Route 52 and County Line in Seward Township	Solar Panels	Annually (Production Frequency)	3/3/2025
A1-SU	16-02		8573 Fox River Drive	Dog Kennel	Annually (Pete and Mary Stelby Must Retain Ownership)	7/1/2025
A1-SU	15-03		655 Woodley Road	Landscaping Business	Annually (Andrew and Audra Sybert Must Own Property)	7/16/2025
B3-SU	15-02		71 Boulder Hill Pass	Church	Annually (Restricted to Rivers' Edge Fellowship)	7/16/2025
A1-SU	15-16		3485 Route 126	DK Truck and Tractor Only	Annually	7/16/2025
A1-SU	09-24	97-06	1072 Tyler Road	Ag Housing	Annually	8/11/2025
A1-SU	09-38	13-22349	6139 Canon Farm Road	Implement Sales and Service Motor Repair	Annually	7/16/2025
A1-SU	05-28	2005	12624 McKenna Road	Occupancy Letter for Groomsman	Annually (Review as Necessary)	7/16/2025
A1-SU	05-52	13-22355	3428 Roth Road	Occupancy Letter for Groomsman	Annually (Wilson's Must Maintain Pilot's License)	7/28/2025
A1-SU	02-26		3478 Route 52	Auto Truck and Tractor Repair	Annually (Property Must be Owned by Only Ingenuity, LLC or Northern Tradition Farms)	7/17/2025
A1-SU	02-16		14270 Fennel Road	Watchman's Quarters	Annually (Property Must be Owned by David and Lori Chelsen)	7/1/2025
A1-SU	98-31		14313 Route 52	Swimming Classes	Annually	7/16/2025
A1-SU	87-25		1626 Route 31	Church Camp	Annually (Must Maintain Similar Mission as LDS Camp) (Sold in 2022)	7/12/2021
A1-SU	82-02		15331 Burr Oak Road	Implement Repair and Service	Annually	8/15/2025
A1-SU	77-05		10017 Lisbon Road (331-725-4464)	Gravel Mining	Inspect Annually (No Business in 2022) (Wants to Keep SU 2025)	7/16/2025
A1-SU	72-08		Corner of Beecher and E. Beecher			7/16/2025
A1-SU	72-08		02-07-200-013			7/16/2025
A1-SU	72-08		02-06-400-006 (Green Buffer)			7/16/2025
A1-SU	72-08		02-07-200-015			7/16/2025
A1-SU	72-08		02-07-200-008 (Comply with Road District Commissioner)			7/16/2025
A1-SU	72-08		02-08-100-007 (Green Buffer and Comply with Road District Commissioner)			7/16/2025
A1-SU	72-08		02-08-100-005 (Comply with Road District Commissioner)			7/16/2025
A1-SU	72-08		02-08-300-015 (Comply with Road District Commissioner)			7/16/2025
A1-SU	72-08		02-08-300-014 (Comply with Road District Commissioner)			7/16/2025

Kendall County Land Resource Management Plan Update



What's Next

- Develop Draft Land Use, Transportation and Sustainability Elements (Teska)
- WIKADUKE Trail Meeting – Sept/Oct.
- Review with Committee – Oct. 22
- Revisions, Strategies (Teska)
- Review with Committee – Dec. 10
- Schedule Next Round of Workshops

Matt Asselmeier

From: Carlos Moreno <[REDACTED]>
Sent: Tuesday, August 26, 2025 2:20 PM
To: Matt Asselmeier
Cc: Greg Chismark; Michael R. Rogina
Subject: Re: [External]Re: 13039 McKanna Road

Hi Matt,

I spoke to Mike yesterday and he mentioned that the application to IDNR was submitted on 8/12. I asked that he provide an update and touch base with Springfield on the timelines on the application.

Thanks,

CM

On Wed, Aug 13, 2025 at 4:23 PM Matt Asselmeier <masselmeier@kendallcountyil.gov> wrote:

Mike:

Could you send me the date the application was sent to IDNR?

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

Matt Asselmeier

From: Greg Chismark <gchismark@bodwegroup.com>
Sent: Tuesday, August 26, 2025 2:57 PM
To: Conley, Erin C.; Staff, Michelle
Cc: Matt Asselmeier
Subject: [External]RE: Kendall County Stormwater Management Ordinance Update

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.

Michelle,
Matt and I are wondering if there is any update to the response from Erin below. Let us know if you would like to get on a call to talk through.
Thanks,
Greg

Greg Chismark, PE
Mobile 847-344-5619 | gchismark@bodwegroup.com

From: Conley, Erin C. <Erin.C.Conley@Illinois.gov>
Sent: Friday, May 30, 2025 3:45 PM
To: Greg Chismark <gchismark@bodwegroup.com>; Staff, Michelle <michelle.staff@fema.dhs.gov>
Cc: masselmeier@kendallcountyil.gov
Subject: RE: Kendall County Stormwater Management Ordinance Update
Importance: High

Michelle
I was able to sit down with Greg and Matt today to go over the portions of the county's proposed changes to their floodplain ordinance that were identified as being non-compliant. Below is a summary of our review and the next steps for both the county and for you and me – there were some areas identified as non-compliant that I didn't agree with so we will need to talk about those. I want to have a clear summary for all of us to reference so the county can make changes to their ordinance proposal where necessary. In this summary the federal minimum standard is listed first, FEMA review comments are shown in red font, and the response from our meeting today is shown in green.

1. Framework for administering the ordinance (including permit system, establishment of the office for administering the ordinance, record keeping, etc.) [60.2(h) and 59.22(a)(9)(iii)]: **The language for a permit system is missing: Adding language to 16-138**
2. Adopt or reference correct Map and date. [60.3(b)]/ Adopt or reference correct Flood Insurance Study and date. [60.3(c), (d), and/or (e)] : **Section 16-52 definitions Floodplain or SFHA. (Including this in definitions is an old format). Sec. 16-139 (5).a Out of Date maps There are 2014 maps in parts of Kendall county. Please review state model ord. to see language for adopting maps. This is located in 16-139 (5)(a) - Kendall has multiple map dates and they seem to all be included in the body of the ordinance (not just in the definitions).**
3. Require permits for all proposed construction and other development within SFHAs. [60.3(b)(1)]: **16-174 is unclear. Sec. 16-174 (b) undermines the requirements. The necessary language or its equivalent is missing from the ordinance. Please edit "16-174 (g)" as FEMA does not issue permits. The language in 174(b) is intended to apply only to stormwater permits, but it needs to be modified to exclude**

floodplain permits, the county will review and make a change here. The FEMA approval reference is intended to refer to CLOMRs, this may need some clarification too.

4. Require base flood elevation data for subdivision proposals or other developments greater than 50 lots or 5 acres. [60.3(b)(3)]: **Missing language, Will add to 16-140 (a)(6)**
5. Where BFE data are utilized in Zone A, obtain and maintain records of the lowest floor and floodproofing elevations for new and substantially improved construction. [60.3(b)(5)]: **Sec. 16-341 (c) (1); Sec. 16-140 (c)(1).g Insufficient: Need FEMA clarification on this, the language tracks closely to the model ordinance.**
6. Substantial Improvement/Substantial Damage determination procedures (Cost of work, Market Value, Calculate %, issue determination letters) [59.1]: **Sec 16-343 (22)- (24) Insufficient; Disagree – this language tracks the model ordinance language, need FEMA clarification**
7. Require, for all new construction and substantial improvements, that fully enclosed areas below the lowest floor that are used solely for parking of vehicles, building access or storage in an area other than a basement and which is subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing the entry and exit of floodwaters in accordance with the specifications in 60.3(c)(5). (Openings requirement): **16-140 (c)(2).b-c Does not satisfy Openings requirement: Disagree – this language is the same as the model ordinance and meets requirements**
8. In Zones AO and AH, require drainage paths around structures on slopes to guide water away from structures. [60.3(c)(11)]: **Missing.** County is checking to see if they have AO/AH zones and will add the new model ordinance language if those zones are present.
9. Designate a regulatory floodway which will not increase the Base Flood level more than 1 foot. [60.3(d)(2)]: **16-139 (2) Insufficient the ordinance must adopt explicit maps: Found in same section, sub section 5**
10. In a regulatory floodway, prohibit any encroachment, which would cause any increase in the Base Flood level unless hydrologic and hydraulic analyses prove that the proposed encroachment would not increase flood levels during the Base Flood discharge. [60.3(d)(3)]: **16-140 (f) please define “certifications as required by FEMA” FEMA does not enforce regulations: This refers to CLOMRS and LOMRs, additional clarification may be needed**

I think this summarizes our meeting today, but Greg and Matt please feel free to add any additional comments or details. We will need to look more closely at the areas where we didn't agree with the FEMA comments, but I think this was helpful in getting the proposed modifications to the floodplain ordinance reviewed.

Erin Conley, CFM
Illinois State NFIP Coordinator
Illinois Department of Natural Resources
Office of Water Resources
1 Natural Resources Way
Springfield, IL 62702

Office: 217-782-4428
Cell: 217 -843-1683

complaint_date	complaint_complaint_followup_date	date_notice_sent	date_citation_date	last_edited_date	complaint_addr_street_addr_city	addr_zip	complaint_municipality_township
26-Aug-25	2422	Possible 20 Monitoring		26-Aug-25 01-10-301- 1700 Little Plano	60545 SNYDER	UNINCORP LITTLE ROCK	
25-Aug-25	2419	A complain Monitoring	25-Sep-25	25-Aug-25 02-34-157- 8901 Van E Yorkville	60560 HRUBYS	UNINCORP KENDALL	
24-Aug-25	2417	Vehicles ar Monitoring	5-Sep-25	26-Aug-25 02-16-228- 37 West St Bristol	60512	UNINCORP BRISTOL	
19-Aug-25	2416	Commeric: 30 Day Not	1-Sep-25	26-Aug-25 03-05-404- 132 Boule Montgomei	60538 BOULDER0	UNINCORF OSWEGO	
19-Aug-25	2415 PBZ	possible st Monitoring	27-Aug-25	19-Aug-25 09-04-300- 3610 Van D Minnoka	60447	UNINCORF SEWARD	
15-Aug-25	2408	Driveway n Monitoring	15-Aug-25	15-Aug-25 03-04-377- 82 Pueblo l Montgomei	60538 BOULDER1	UNINCORF OSWEGO	
13-Aug-25	2405	Non-Permit 30 Day Notice	20-Aug-25	19-Aug-25 06-06-251- 51 Chippew Oswego	60543 null	UNINCORF NA-AU-SAY	
13-Aug-25	2404	Non-Permit 30 Day Notice	20-Aug-25	19-Aug-25 06-08-100- 7479 Grove Oswego	60543	UNINCORF NA-AU-SAY	
13-Aug-25	2403	Non-Permit 30 Day Notice	20-Aug-25	19-Aug-25 03-04-428- 24 Sonora l Montgomei	60538 BOULDER2	UNINCORF OSWEGO	
13-Aug-25	2402	Non-Permit 30 Day Notice	20-Aug-25	19-Aug-25 06-36-100- 580 Caton l Plainfield	60586	UNINCORF NA-AU-SAY	
13-Aug-25	2401	Non-Permit 30 Day Notice	20-Aug-25	19-Aug-25 03-08-103- 19 West An Oswego	60543	UNINCORF OSWEGO	
13-Aug-25	2398	Car parked Monitoring	11-Sep-25	25-Aug-25 03-08-280- 8 Barclay C Montgomei	60538 BOULDER1	UNINCORF OSWEGO	
13-Aug-25	2395	Car parked Monitoring	3-Sep-25	22-Aug-25 03-05-279- 58 Barclay C Montgomei	60538 BOULDER1	UNINCORF OSWEGO	
13-Aug-25	2394	Car parked Monitoring	27-Aug-25	22-Aug-25 03-05-279- 54 Barclay C Montgomei	60538 BOULDER0	UNINCORF OSWEGO	
13-Aug-25	2392 KCSO	Unsafe Str: 30 Day Notice	15-Aug-25	14-Aug-25 04-31-200- 11090 Crr Newark	60541	UNINCORF FOX	
13-Aug-25	2391 PBZ	The white u Monitoring	4-Sep-25	22-Aug-25 03-07-429- 134 Dolore Oswego	60543 SHORE	UNINCORF OSWEGO	
12-Aug-25	2390	Car parked Monitoring	4-Sep-25	22-Aug-25 03-04-351- 33 Hampto Montgomei	60538 BOULDER0	UNINCORF OSWEGO	
12-Aug-25	2389	Car parked Monitoring	5-Sep-25	22-Aug-25 03-04-379- 77 Hubbard Montgomei	60538 BOULDER1	UNINCORF OSWEGO	
12-Aug-25	2386	Trailer park Monitoring	1-Sep-25	21-Aug-25 03-04-329- 39 Whitney Montgomei	60538 BOULDER1	UNINCORF OSWEGO	
12-Aug-25	2382	Car and Bo 30 Day Not	19-Aug-25	26-Aug-25 03-05-426- 8 Greenbri Montgomei	60538 BOULDER0	UNINCORF OSWEGO	
12-Aug-25	2381 PBZ	Please live Monitoring	27-Aug-25	12-Aug-25 08-28-200- 16296 Roui Yorkville	60447	UNINCORF LISBON	
12-Aug-25	2379 County Boc	Illegal Shor 30 Day Notice	15-Aug-25	14-Aug-25 02-16-201- 9439 Corri Bristol	60512 BRISTOLW	UNINCORF BRISTOL	
11-Aug-25	2375	Inoperable <u>Monitoring</u>	15-Aug-25	20-Aug-25 03-04-378- 69 Pueblo Road			
11-Aug-25	2370	Chickens ic Monitoring	15-Aug-25	11-Aug-25 03-09-101- 21 Cayman Drive		VILL OF MONTGOMERY	
11-Aug-25	2365	2 Cars park Monitoring	2-Sep-25	19-Aug-25 03-05-201- 13 Woodcliff			
5-Aug-25	2357	Inoperable Monitoring	8-Aug-25	5-Aug-25 01-29-452- 30 Lynwood Plano	60545 GRISWOLD	UNINCORF LITTLE ROCK	
31-Jul-25	2351	Gravel Divr 30 Day Not	27-Aug-25	26-Aug-25 03-04-477- 54 Springd: Montgomei	60538 BOULDER2	UNINCORF OSWEGO	
23-Jul-25	2341	Big boat pa Monitoring	22-Aug-25	31-Jul-25 03-04-303- 40 Marnett Montgomei	60538 BOULDER1	UNINCORF OSWEGO	
18-Jul-25	2333 PBZ	special use Monitoring	18-Aug-25	18-Jul-25 03-27-200- 2073 Collin Oswego	60543	UNINCORF OSWEGO	
1-Jul-25	2307 PBZ	Possible la 30 Day Not	15-Jul-25	13-Aug-25 03-12-203- 39 Gastville Aurora	60503 GASTVILLE	UNINCORF OSWEGO	
26-Jun-25	2306 Anonomou	Landscape Citation	10-Jul-25	26-Aug-25 06-02-177- 1551 Cherr Oswego	60543 COUNTRY C	UNINCORF NA-AU-SAY	
3-Jun-25	2294 PBZ	Possible tit Monitoring	12-Aug-25	15-Jul-25 09-09-300- 13825 McKenna Road	60538 BOULDER1	UNINCORF OSWEGO	
29-May-25	2285 Submitted	Shed no Pe 30 Day Not	4-Aug-25	18-Aug-25 03-04-307- 27 Wynnda Montgomei	60538 null	UNINCORF OSWEGO	
22-May-25	2273 Submitted	Parking Lot 30 Day Not	12-Aug-25	29-Aug-25 03-05-401- 69 Boulder Montgomei	60538 BOULDER2	UNINCORF OSWEGO	
22-May-25	2266 Submitted	Cars in divr 30 Day Not	16-Jul-25	13-Aug-25 03-09-155- 149 Circle l Montgomei	60538 BOULDER0	UNINCORF OSWEGO	
22-May-25	2262 Submitted	White car a 30 Day Not	17-Jul-25	14-Aug-25 03-04-355- 190 Boule Montgomei	60538 BOULDER2	UNINCORF OSWEGO	
22-May-25	2259 Submitted	Trucks in dt 30 Day Notice	15-Aug-25	14-Aug-25 03-09-105- 118 Circle l Montgomei	60538 BOULDER0	UNINCORF OSWEGO	
22-May-25	2255	Two big yell Monitoring	17-Jul-25	15-Aug-25 03-05-428- 10 Hampto Montgomei	60538 BOULDER0	UNINCORF OSWEGO	
22-May-25	2253 Submitted	Backyard a 30 Day Not	22-Jul-25	15-Aug-25 03-04-305- 16 Wynnda Montgomei	60538 BOULDER1	UNINCORF OSWEGO	
20-May-25	2278 Anonymou:	Has differe <u>Monitoring</u>	4-Aug-25	12-Aug-25 03-04-307- 62 Circle D Montgomei	60538 BOULDER0	UNINCORF OSWEGO	
14-May-25	2291 Kevin Neisk	Soccer par Monitoring	1-Dec-25	26-Aug-25 03-04-476- 93 Long Be: Montgomei	60538 BOULDER2	UNINCORF OSWEGO	
2-May-25	2202 Submitted	Trucks ar Citation	16-May-25	15-Jul-25 06-13-300- 609 Wheate: Plainfield	60544	UNINCORF NA-AU-SAY	
1-May-25	2198 Submitted	Trucks in dt 30 Day Notice	27-May-25	26-Aug-25 03-04-327- 29 Surrey R Montgomei	60538 BOULDER1	UNINCORF OSWEGO	
1-May-25	2197 Public Dasi	Inoperable Citation	8-May-25	26-Aug-25 03-09-105- 118 Circle l Montgomei	60538 BOULDER0	UNINCORF OSWEGO	
29-Apr-25	2211 Bruce Smit	Abandonee <u>Hold on Prop</u> <u>Maintenance Code</u>	9-Sep-25	26-Aug-25 03-04-379- 77 Hubbarr Montgomei	60538 BOULDER1	UNINCORF OSWEGO	
29-Apr-25	2214	Illegal Busi Citation	14-May-25	13-Jun-25 02-13-479- 19 Center l Oswego	60543	UNINCORF BRISTOL	
28-Apr-25	2215 Andy Seibe	Illegal Busi Citation	14-May-25	26-Aug-25 03-24-100- 640 D Ranc Oswego	60543	UNINCORF OSWEGO	
28-Apr-25	2209 June McCord	Monitoring	6-Aug-25	26-Aug-25 03-24-100- 640 E Ranc Oswego	60543	UNINCORF OSWEGO	
				15-Jul-25 08-12-126- 6547 Chica Yorkville	60560 PLATTVILLE	PLATTVILLE LISBON	

26-Apr-25	2204 Bob Walker Towing Bus Monitoring	7-Aug-25		15-Jul-25	02-15-302-2 South Str. Bristol	60512	UNINCORF BRISTOL
27-Apr-25	2175 My neighbor Monitoring	10-Sep-25		13-Aug-25	03-04-378-43 Saugatun Montgomei	60538	
24-Apr-25	2182 Esther Vasi Junk Yard / 30 Day Not	20-Oct-25	10-Jul-25	25-Aug-25	01-25-300-12811 Scht: Plano	60545	UNINCORF LITTLE ROCK
18-Apr-25	2166 Jen 630-73 Abandonec Hold	Property Maintenance	14-Aug-25	13-Jun-25	03-02-276-316 Route : Aurora	60504	UNINCORF OSWEGO
9-Apr-25	2183 Alexandria Shipping Ct Citation			26-Aug-25	02-16-229-22 North St Bristol	60512	UNINCORF BRISTOL
12-Mar-25	2151 Matt - PBZ Landscape Citation		8-May-25	13-Aug-25	03-24-400-3900 Stewc Oswego	60543	UNINCORF OSWEGO
27-Feb-25	2293 Andy Seibe Landscape Monitoring	12-Aug-25	12-Mar-25 - MTB we go 10/14	15-Jul-25	03-15-251-2300 Wolfi Oswego	60543	UNINCORF OSWEGO
20-Feb-25	2137 County Board Citation		13-Mar-25	11-Aug-25	06-28-300-3505 CATO MINOOKA	60447	UNINCORF NA-AU-SAY
11-Feb-25	2164 Bob Vander Commerce Citation		25-Apr-25	26-Aug-25	06-13-151-8342 Old R Plainfield	60544	UNINCORF NA-AU-SAY
15-Oct-24	2170 PBZ Comm Parking Are Citation		5-May-25	12-Aug-25	04-31-452-11850 Foxi Newark	60541	UNINCORF FOX
18-Sep-24	2069 Junk and Di 30 Day Notice		26-Aug-25	26-Aug-25	03-16-176-009	60543	UNINCORF OSWEGO
18-Sep-24	2070 Anonymous Building po 30 Day Notice		26-Aug-25	26-Aug-25	03-16-176-009	60543	UNINCORF OSWEGO
10-Oct-23	2220 neighbor semi parki	11-Aug-25	27-Aug-25	15-Jul-25	09-09-100-13039 Mck Minooka	60447	UNINCORF SEWARD
14-Sep-23	2186 June McCo Junk and Di 30 Day Notice		10/30	26-Aug-25	08-11-100-PIN 08-11: Plattville	60447	PLATTVILLE LISBON
1-Aug-22	2219 Seward Tow Work in Flo Citation			15-Jul-25	09-27-200-2511 Wildy Minooka	60447	UNINCORF SEWARD
13-Jul-21	2218 Neighborc abandoned Citation			12-Aug-25	03-26-100-1539 Collin Oswego	60543	UNINCORF OSWEGO

Court Dates Aug Change Pending Service

Permit Summary by Category Kendall County

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	2	\$1,450,000	\$9,555	\$6,605
Accessory Buildings	6	\$186,994	\$921	\$0
Remodeling	1	\$36,008	\$570	\$0
Commercial - M Zone	1	\$11,097,500	\$449	\$0
Barns/Farm Buildings	4	\$470,000	\$100	\$0
Swimming Pools	4	\$430,400	\$800	\$0
Decks	2	\$39,771	\$400	\$0
Electrical Upgrades	2	\$13,828	\$300	\$0
Driveway	2	\$14,100	\$400	\$0
Fire Restoration	1	\$50,000	\$0	\$0
Solar	5	\$202,219	\$1,100	\$0
	30	\$13,990,820	\$14,595	\$6,605

August 2024 - 4 House
32 Total
2024
YTD - 26 Houses
249 Total

Permit Summary by Category by Month

Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	25	3	3	5	0	1	8	3	2	0	0	0	0
Garage	1	0	0	0	0	0	1	0	0	0	0	0	0
Accessory Buildings	36	5	0	3	4	2	13	3	6	0	0	0	0
Additions	7	1	1	2	1	0	1	1	0	0	0	0	0
Remodeling	17	2	3	3	4	1	2	1	1	0	0	0	0
Commercial - M Zone	1	0	0	0	0	0	0	0	1	0	0	0	0
Commercial - B Zone	2	0	0	0	1	0	1	0	0	0	0	0	0
Barns/Farm Buildings	18	1	2	2	4	1	3	1	4	0	0	0	0
Swimming Pools	19	1	2	2	4	0	2	4	4	0	0	0	0
Decks	26	0	2	1	10	2	6	3	2	0	0	0	0
Demolitions	3	1	1	0	0	0	1	0	0	0	0	0	0
Electrical Upgrades	14	1	1	2	1	0	6	1	2	0	0	0	0
Driveway	9	0	0	0	3	0	2	2	2	0	0	0	0
Fire Restoration	5	0	0	0	0	1	2	1	1	0	0	0	0
Patio	3	0	0	0	0	0	1	2	0	0	0	0	0
Generator	5	0	0	0	1	0	4	0	0	0	0	0	0
Solar	32	2	3	2	6	5	1	7	5	1	0	0	0
	223	17	18	22	39	13	54	29	30	1	0	0	0

Permit Approval Date Report Kendall County

Issue Date	Permit ID		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
	Permit Category	Permit Number					
2/6/2025	01 House	012025036	05-12-277-015	SIEMIANOWSKI JOSEPH R & JULIE T	5929 LEGACY CIR YORKVILLE, IL 60560-	WHITETAIL RIDGE	KING'S COURT BUILDERS
1/28/2025	01 House	012025017	06-07-374-002	ESCOBEDO LARRY & KELLY R	5778 CHAMPIONSHIP CT. YORKVILLE, IL. 60560	WHITETAIL RIDGE	JAKE MENARD
4/8/2025	01 House	012025076	09-29-400-007	AARON WHITE	16947 OBRIEN ROAD MINOOKA, IL. 60447		WHITE & SONS BUILDERS
3/4/2025	01 House	012025052	02-35-401-002	FROEHLICH ADAM & KELLY	5603 FIELDS DRIVE YORKVILLE	FIELDS OF FARM COLONY UNIT 3	SILVERTHORNE DEVELOPMENT
3/24/2025	01 House	012025054	06-07-402-011	HEAVENS CRAIG & DEBORAH	7854 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SILVERTHORNE DEVELOPMENT CO
1/15/2025	01 House	012025015	02-23-303-012	PFLIPSEN DAVID & RASHIDA	26 TIMBER RIDGE DR. YORKVILLE, IL. 60560	TIMBER RIDGE SUB UNIT 1	ED SALOGA DESIGN BUILD
4/1/2025	01 House	012025042	06-07-374-007	MCCUE DEVELOPMENT INC	5918 CHAMPIONSHIP CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	MCCUE BUILDERS INC.
3/4/2025	01 House	012025027	05-12-228-014	TRATTNER STEVEN & COLLEEN	7161 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	DJK CUSTOM HOMES, INC.
2/10/2025	01 House	012025032	06-07-405-002	PARNELL RYAN & EUGENIA	5516 LEGEND DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	REVOLUTION BUILDERS CUSTOM HOMES
7/3/2025	01 House	012025179	02-06-100-021	KONICEK FAMILY LIMITED PARTNERSHIP	345 ASHE ROAD PLANO, IL. 60545		
1/7/2025	01 House	012025012	04-02-227-005	HOGAN MICHAEL & SHERRY	6195 SOUTH WOODS CT YORKVILLE, IL 60560-	THE WOOD OF SILVER SPRINGS PHASE 2	JEFF HAZDRA HOMES & REMODELING

Permit Approval Date Report
Kendall County

Issue Date	Permit ID		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
	Permit Category	Permit ID					
6/3/2025	01 House	012025132	02-35-414-013	GTH LIVING TRUST & EAH LIVING TRUST	7442 THORNHILL COURT YORKVILLE, IL. 60560	ROSEHILL	JAMES MENARD
7/18/2025	01 House	012025196	02-36-300-002	COURTIER MICHAEL & MEGHAN	6717 RESERVATION RD YORKVILLE, IL 60560-		
6/30/2025	01 House	012025153	04-21-102-010	LORENTSEN ELLIOTT & CAMBRIA	9197 LEE HILL CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	REVOLUTION BUILDERS CUSTOM
5/20/2025	01 House	012025129	02-35-413-002	WASZAK ROBERT T & WASZAK NANCY A	5596 FIELDS DR. YORKVILLE, IL. 60560	FIELDS OF FARM COLONY UNIT 4	OWNER
3/12/2025	01 House	012025038	06-02-125-001	CARRESCIA BLAKE & MICHAELA	6192 DOVER CT OSWEGO, IL 60543-	IL SOUTHFIELD ESTATES	NICK NAHAS
6/27/2025	01 House	012025174	02-23-176-011	TULLOCH JOHN R & BERNICE E	7630 ROUTE 34 OSWEGO, IL 60543-		JMK CONSTRUCTION 5 INC.
8/18/2025	01 House	012025225	06-07-130-016	THIES JOINT LIVING TRUST	7170 GOLFVIEW CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	KINGS COURT BUILDERS
3/31/2025	01 House	012025073	05-12-276-010	MEADOR JASON & TINA	7653 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	OVERSTREET BUILDERS
6/10/2025	01 House	012025133	01-36-100-033	SONG ALBERT C & AMY A	12784 RIVER ROAD PLANO, IL. 60545		AM KITCHEN & BATH
6/24/2025	01 House	012025152	06-07-402-008	KANGAS SEAN & ANNETTE	7776 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	
7/3/2025	01 House	012025175	04-21-102-003	AMWOZA SHANE & SARAH	9219 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	SAME

Permit Approval Date Report
Kendall County

Issue Date	Permit ID		Parcel Number		Property Address	Subdivision	Contractor Name
	Permit Category	Owner Name	Owner Name	Owner Name			
4/7/2025	012025074 01 House	05-02-202-001 GREEN KENNEDY E & CASSANDRA M	05-02-202-001 GREEN KENNEDY E & CASSANDRA M	6006 AUDREY AVENUE YORKVILLE, IL. 60560	ROSEHILL	MCCUE BUILDERS INC.	
2/26/2025	012024351 01 House	02-35-301-007 MARKS MICHAEL	02-35-301-007 MARKS MICHAEL	5971 FIELDS DRIVE YORKVILLE, IL. 60560	FIELDS OF FARM COLONY UNIT 2	MICHAEL ANTHONY BUILDERS	
8/28/2025	012025189 01 House	01-33-101-005 ERGO TED W & LISA G	01-33-101-005 ERGO TED W & LISA G	5336 OAK MEADOW COURT PLANO, IL. 60545	DEER RIDGE PUD		
7/3/2025	012025184 01 House	04-21-125-021 SCHOFIELD TIMOTHY J & JESSICA R	04-21-125-021 SCHOFIELD TIMOTHY J & JESSICA R	9295 N STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	SAME	
7/28/2025	012025205 01 House	01-23-100-002 CAMPBELL TIM	01-23-100-002 CAMPBELL TIM	2970 C ROCK CREEK RD PLANO, IL 60545-			
1/3/2025	012025007 01 House	05-12-226-003 BURNETT PTOSHIA A	05-12-226-003 BURNETT PTOSHIA A	6005 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	REVOLUTION BUILDERS CUSTOM HOMES	
6/26/2025	022025160 02 Garage	03-09-153-016 RENNER DONALD	03-09-153-016 RENNER DONALD	33 PICKFORD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	STANLEY GARAGE BUILDERS	
5/5/2025	032025121 03 Accessory Buildings	01-25-376-004 GORMLEY RICK L & DENISE J	01-25-376-004 GORMLEY RICK L & DENISE J	12446 MITCHELL DR PLANO, IL 60545-	SCHAEFER WOODS SOUTH UNIT 2		
1/13/2025	032025021 03 Accessory Buildings	08-01-300-003 MACKENZIE MARK A	08-01-300-003 MACKENZIE MARK A	, -			
1/31/2025	032025029 03 Accessory Buildings	02-15-327-004 BRUDERLE K CHARLES	02-15-327-004 BRUDERLE K CHARLES	88 BRISTOL RIDGE RD BRISTOL, IL 60512-		SELF	
1/23/2025	032025026 03 Accessory Buildings	06-08-101-027 MORRIS PATRICK J & MICHELE R	06-08-101-027 MORRIS PATRICK J & MICHELE R	7251 JOYCE CT OSWEGO, IL 60543-	GROVE ESTATES		

Permit Approval Date Report
Kendall County

Issue Date	Permit ID		Parcel Number		Property Address	Subdivision	Contractor Name
	Permit Category	Owner Name	Owner Name				
3/12/2025	032025059 03 Accessory Buildings	02-35-384-004 VAN FLEET LIVING TRUST	02-35-384-004 VAN FLEET LIVING TRUST	7645 MADELINE DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	BOONDOCK BARNS	
8/14/2025	032025222 03 Accessory Buildings	06-02-103-008 LOPEZ MELISSA & SANCHEZ IVAN D LOPEZ	06-02-103-008 LOPEZ MELISSA & SANCHEZ IVAN D LOPEZ	6189 DOVER CT OSWEGO, IL 60543-	IL SOUTHFIELD ESTATES	MILMAR BUILDINGS	
4/15/2025	032025089 03 Accessory Buildings	04-02-227-002 WARREN BRANDON M	04-02-227-002 WARREN BRANDON M	6202 POLO CLUB DR YORKVILLE, IL 60560-	THE WOOD OF SILVER SPRINGS PHASE 2	CLEARY BUILDING CORP	
8/26/2025	032025232 03 Accessory Buildings	02-24-177-005 LICHTER EDWARD	02-24-177-005 LICHTER EDWARD	6626 SUNDOWN LN YORKVILLE, IL 60560-		MIDWEST STEEL	
4/18/2025	032025062 03 Accessory Buildings	02-26-401-002 AGUIRRE LUIS JR & RAMIREZ JAZEL I	02-26-401-002 AGUIRRE LUIS JR & RAMIREZ JAZEL I	11 OAK CREEK DR YORKVILLE, IL 60560-	OAK CREEK SUB	THE LANDSCAPING EXPERTS, INC.	
8/19/2025	032025229 03 Accessory Buildings	02-11-102-005 HERNANDEZ DAVID J	02-11-102-005 HERNANDEZ DAVID J	117 WILLOW LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 2 AMNDED PLAT	TUFF SHED	
7/28/2025	032025204 03 Accessory Buildings	03-05-253-021 RITTER BARRY L & MARGARET J	03-05-253-021 RITTER BARRY L & MARGARET J	25 N BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15 REUSB		
3/20/2025	032025063 03 Accessory Buildings	02-22-427-001 SPRATLEY BRETT S & GINA E	02-22-427-001 SPRATLEY BRETT S & GINA E	36 TIMBERVIEW LN YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2		
4/7/2025	032025081 03 Accessory Buildings	03-08-227-024 DOSSETT JILL L & BRIAN L	03-08-227-024 DOSSETT JILL L & BRIAN L	72 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17		
7/15/2025	032025195 03 Accessory Buildings	01-10-101-004 CHIHUAHUA HOLDING COMPANY LLC	01-10-101-004 CHIHUAHUA HOLDING COMPANY LLC	1182 VILMAN RD PLANO, IL 60545-		Jose Rodriguez/Chihuahua Holdings Co.	
6/29/2025	032025171 03 Accessory Buildings	02-30-300-009 BECK RYAN & SHANNON	02-30-300-009 BECK RYAN & SHANNON	4518 ELDAMAIN RD PLANO, IL 60545-			

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6/29/2025	032025169 03 Accessory Buildings	03-04-303-026 DILLENBURG CHERYL & ERICH P	03-04-303-026	DILLENBURG CHERYL & ERICH P	34 MARNEL RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	
6/30/2025	032025178 03 Accessory Buildings	06-33-300-004 WILSON MICHAEL JEAN & PAMELA	06-33-300-004	WILSON MICHAEL JEAN & PAMELA	11995 MCKANNA RD MINOOKA, IL 60447-		
6/26/2025	032025161 03 Accessory Buildings	05-06-352-002 SERAPHIN JOHN P & SHEILA M	05-06-352-002	SERAPHIN JOHN P & SHEILA M	3 CHALLY DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 4	TUFF SHED
6/26/2025	032025162 03 Accessory Buildings	08-12-151-002 NAVA SERGIO MEDINA & MATTHEWS	08-12-151-002	NAVA SERGIO MEDINA & MATTHEWS	6986 CHICAGO RD. MINOOKA, IL. 60447		
6/10/2025	032025138 03 Accessory Buildings	05-02-128-008 VICTORIA MADIE NESS JEFFREY S & DEBRA L	05-02-128-008	NESS JEFFREY S & DEBRA L	6200 SAVANNA CT YORKVILLE, IL 60560-	ROSEHILL	BACKYARD STORAGE SOLUTIONS
7/28/2025	032025168 03 Accessory Buildings	03-07-276-002 RAMIREZ MARIO R & MARISOL	03-07-276-002	RAMIREZ MARIO R & MARISOL	15 SHELL CT OSWEGO, IL 60543-	MARINA TERRACE	
6/2/2025	032025140 03 Accessory Buildings	02-23-303-002 STANISZEWSKI MEGAN A & THADDEUS J	02-23-303-002	STANISZEWSKI MEGAN A & THADDEUS J	17 CANYON CT YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 1	
6/13/2025	032025154 03 Accessory Buildings	01-10-352-004 MCLAIN MARK R & LUCINDA LEE	01-10-352-004	MCLAIN MARK R & LUCINDA LEE	1900 LITTLE ROCK RD PLANO, IL 60545-	SNYDER SUB	CLEARY BUILDING CORP
4/23/2025	032025103 03 Accessory Buildings	05-02-128-002 HALL DAVID	05-02-128-002	HALL DAVID	7482 AUDREY AVE YORKVILLE, IL 60560-	ROSEHILL	
1/13/2025	032025024 03 Accessory Buildings	02-34-127-002 DEBOLT BRIAN & ARMELINDA	02-34-127-002	DEBOLT BRIAN & ARMELINDA	4 ACORN LN YORKVILLE, IL 60560-	FOX RIVER GARDENS	SAME AS OWNER
6/9/2025	032025149 03 Accessory Buildings	03-08-280-028 WASZKOWIAK RICHARD F & BETH A	03-08-280-028	WASZKOWIAK RICHARD F & BETH A	5 FIELDCREST DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	COACH HOUSE GARAGES

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6/29/2025	032025167	03 Accessory Buildings	03-18-428-009 JOHNSON LINDA & KEITH		5118 B ROUTE 34 OSWEGO, IL 60543-		
5/13/2025	032025127	03 Accessory Buildings	02-14-428-006 SPAARGAREN RODGERS BRENT CIVRE		29 CHARLES ST OSWEGO, IL LYNWOOD EXTENSION 6 60543-		
6/26/2025	032025163	03 Accessory Buildings	02-16-227-003 RUSS JOHN & DEBBIE		2042 CORNEILS RD BRISTOL, IL 60512-	GLAD-ELL SUB	BOB LEE CONSTRUCTION
1/13/2025	042025022	04 Additions	07-16-400-006 MARTINEZ DAVID M & BOBBI JO		14560 TOWNHOUSE RD NEWARK, IL 60541-		
6/25/2025	042024259	04 Additions	02-24-151-005 BOCZKO KENYATTA		6800 SUNDOWN LN YORKVILLE, IL 60560-	HERRENS RIVERSIDE ACRES UNIT 1	
8/1/2025	042025212	04 Additions	05-08-376-009 MILLER TERENCE R & BARBARA L B		15 JULIUS CT YORKVILLE, IL 60560-	RONHILL ESTATES	JAMES P CONSTRUCTION
6/3/2025	042025145	04 Additions	05-12-220-006 RAHN AARON B & LAUREN M		6306 VALLEYVIEW CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	JPM CUSTOM HOMES
4/21/2025	042025097	04 Additions	05-07-176-008 BARKER JERAD T & RACHELA		31 HIGHVIEW DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 1	J&R CONSTRUCTION SERVICES
3/12/2025	042025058	04 Additions	02-21-151-013 CLARK THOMAS WILLIAM & SHEGA JESSICA & DAVID 01-31-300-001		19 AMANDA LN YORKVILLE, IL 60560-	ASHLEY WOODS	GREAT DAY IMPROVEMENTS LLC
3/5/2025	042025051	04 Additions	FRIEDERS, JOSPEH; GENE R FRIEDERS		17710 LIONS RD SANDWICH, IL 60548-		
4/21/2025	052025096	05 Remodeling	02-28-301-003 JONES JASON D		205 GEORGEANNA ST YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 7	WELL EXPERT

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4/14/2025	052025091 05 Remodeling	03-32-131-002 MAGO MICHAEL J	5380 OLD RESERVE RD OSWEGO, IL 60543-	OLD RESERVE HILLS UNIT 1	TRANQUILITY BUILDERS INC.	
3/25/2025	052025068 05 Remodeling	03-05-176-004 FOX METRO WATER REC DIST	682 ROUTE 31 OSWEGO, IL. 60543			
3/11/2025	052025056 05 Remodeling	03-05-253-032 OSWEGOLAND PARK DISTRICT	0 BOULDER HILL PASS MONTGOMERY, IL 60538-		LEOPARDO CONSTRUCTION	
2/7/2025	052025037 05 Remodeling	05-12-228-003 TESTONE VINCENT & CAROL WESTPHAL	6004 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	ACCULEVEL, INC.	
2/5/2025	052025035 05 Remodeling	03-18-328-007 PATULA ROBERT R & KATHRYN L	9 N CHERRY DR OSWEGO, IL 60543-	OWNERS 2ND SUB SEC 18-37-8	LEADS CONSTRUCTION	
1/27/2025	052025028 05 Remodeling	02-21-151-004 GOSCINIAK TOMASZ	20 PATRICIA LN YORKVILLE, IL 60560-	RICHARDS BLACKBERRY ESTATES		
1/13/2025	052025023 05 Remodeling	02-34-127-002 DEBOLT BRIAN & ARMELINDA	4 ACORN LN YORKVILLE, IL 60560-	FOX RIVER GARDENS	SAME AS OWNER	
9/2/2025	052025241 05 Remodeling	04-02-231-004 DEVORAK MATTHEW & JENNIFER	6232 SOUTH WOODS CT YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS	MATRIX HOME SOLUTIONS	
6/5/2025	052025141 05 Remodeling	05-07-427-002 JEPSEN RICHARD M JR	11130 A LEGION RD YORKVILLE, IL 60560-			
7/7/2025	052025180 05 Remodeling	02-34-176-005 MUND RONALD G & STUDLER D M	34 RIVERSIDE ST YORKVILLE, IL 60560-		THOMAS HOME REPAIR LLC	
5/6/2025	052025123 05 Remodeling	03-04-303-011 SEAN DENNIS	16 MARNEL RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5		

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3/25/2025	052025069 05 Remodeling	02-35-413-011 RUMSHAS LEISA D	7388 GILDA CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	SYNERGY BUILDERS INC.	CAHILL CONTRACTORS LLC	
4/28/2025	052025114 05 Remodeling	02-15-252-001 GLASGOW DAVID M & KAREN M	14 N ROYAL OAKS DR BRISTOL, IL 60512-	THE WOODS OF BLACKBERRY OAKS			
4/23/2025	052025106 05 Remodeling	03-05-176-004 FOX METRO WATER REC DIST	682 RTE 31 OSWEGO, IL. 60543		FOX METRO		
7/28/2025	052025202 05 Remodeling	03-08-102-003 LUNA JUAN	1056 ROUTE 31 OSWEGO, IL 60543-		ACCULEVEL INC.		
8/26/2025	062025223 06 Commercial - M Zone	03-05-176-001 FOX METRO WATER REC DIST	682 ROUTE 31 OSWEGO, IL. 60543		WHITTAKER CONSTRUCTION & EXCAVATING INC		
4/25/2025	072025110 07 Commercial - B Zone	09-13-200-014 FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE RD SHOREWOOD, IL 60404-	GO PRO SPORTS	WICK BUILDINGS		
1/8/2025	072025010 07 Commercial - B Zone	02-10-300-019 FOX VALLEY FAMILY YMCA INC	1520 N CANNONBALL TRL BRISTOL, IL 60512-				
8/15/2025	072025157 07 Commercial - B Zone	09-13-400-011 OAKLAND AVE STORAGE LLC/ ELECTRIC	484 ROUTE 52 MINOOKA, IL. 60447				
8/6/2025	082025216 08 Barns/Farm Buildings	07-35-300-003 LARSON MAYNARD & SUZANNE TRS	13574 HILL RD NEWARK, IL 60541-				
7/9/2025	082025190 08 Barns/Farm Buildings	05-19-100-003 HAWKINSON STEVEN DOUGLAS	9420 LISBON RD YORKVILLE, IL 60560-				
8/12/2025	082025220 08 Barns/Farm Buildings	07-20-400-026 JEFFREY A & SANDRA L SPANG	15968 STEPHENS ROAD NEWARK, IL. 60541				

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6/2/2025	08 Barns/Farm Buildings	082025143	03-24-100-010	ROSALES YOLANDA & ISAIAS	640 E RANCE RD OSWEGO, IL 60543-		
6/2/2025	08 Barns/Farm Buildings	082025137	06-10-100-003	KELLER MARTIN J & NICOLE C	7426 B SCHLAPP RD OSWEGO, IL 60543-		
6/2/2025	08 Barns/Farm Buildings	082025136	05-21-400-008	LUDWIG ADAM E	9239 WALKER RD YORKVILLE, IL 60560-		
5/5/2025	08 Barns/Farm Buildings	082025120	06-10-200-006	KELLER FRANK	7426 SCHLAPP RD OSWEGO, IL 60543-		
4/28/2025	08 Barns/Farm Buildings	082025109	04-31-200-009	ALLEN JEFFREY D & BRITTANY	11313 B CRIMMIN RD NEWARK, IL 60541-		
5/2/2025	08 Barns/Farm Buildings	082025100	02-36-300-004	ABBAS ALAA	6605 RESERVATION RD YORKVILLE, IL 60560-	MORGANS SUB	
4/15/2025	08 Barns/Farm Buildings	082025092	01-30-100-006	TOWNSEND JASON S	4505 SANDY BLUFF RD PLANO, IL 60545-		
8/20/2025	08 Barns/Farm Buildings	082025230	07-07-300-003	UPDIKE, WILEY TR & UPDIKE, NANCY TR	13820 COUNTY LINE RD NEWARK, IL 60541-		
3/17/2025	08 Barns/Farm Buildings	082025061	07-29-200-004	FRIESTAD JOSHUA & SARAH	16187 ROODS RD NEWARK, IL 60541-		
3/5/2025	08 Barns/Farm Buildings	082025053	01-03-100-001	VARGAS TEODORO & VARGAS THEODORE	14780 GALENA RD PLANO, IL 60545-		
4/10/2025	08 Barns/Farm Buildings	082025082	02-26-400-023	DEL TORO MARCO & IMELDA	7404 ROUTE 71 YORKVILLE, IL 60560-		

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8/14/2025	082025226 08 Barns/Farm Buildings	ROSS JASON K & KRISTINA L	01-18-300-008	17773 SEDGEWICK ROAD SANDWICH, IL. 60548			
2/25/2025	082025047 08 Barns/Farm Buildings	HIGENS NICHOLAS & MARJORIE	03-27-200-008	4050 DOUGLAS RD OSWEGO, IL 60543-			
6/3/2025	082025044 08 Barns/Farm Buildings	PLJ PARTNERSHIP LP	09-29-400-010	-			
1/28/2025	082025031 08 Barns/Farm Buildings	BEST BUDGET TREE SERVICE LLC	09-15-200-003	2241 ROUTE 52 MINOOKA, IL 60447-			
7/15/2025	122025192 12 Swimming Pools	SIEMIANOWSKI JOSEPH R & JULIE T	05-12-277-015	5929 LEGACY CIR YORKVILLE, IL 60560-	WHITETAIL RIDGE	DESROCHERS BACKYARD POOLS	
7/3/2025	122025183 12 Swimming Pools	ROSIER CHRISTOPHER A & CHRISTOPHER M	06-02-177-003	7 CHEROKEE DR OSWEGO, IL 60543-	OSWEGO PLAINS		
5/2/2025	122025117 12 Swimming Pools	LOPEZ SAMANTHA	03-08-276-005	6 FIELDPOINT RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17		
5/6/2025	122025098 12 Swimming Pools	WIESCHHAUS KRISTOPHER T & JULIA ADYAN	02-21-200-028	9261 KENNEDY RD YORKVILLE, IL 60560-			
4/22/2025	122025095 12 Swimming Pools	RODRIGUEZ JOSE	02-35-127-009	34 MORGAN CT YORKVILLE, IL 60560-	FARM COLONY		
4/14/2025	122025085 12 Swimming Pools	ROCEN SHERI	02-16-276-012	25 NORTH ST BRISTOL, IL 60512-			
4/4/2025	122025075 12 Swimming Pools	YENTER KELLI & CHRIS	04-21-252-002	15536 PROSPECT HILL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	10X POOLS	

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3/31/2025	122025070 12 Swimming Pools	03-18-376-007 RAMIREZ SALVADOR C & ANGELA	03-18-376-007	6 W PLEASANTVIEW DR OSWEGO, IL 60543-	RIVERVIEW HEIGHTS		
3/4/2025	122025049 12 Swimming Pools	05-12-220-009 FULTON STEPHEN D JR	05-12-220-009	7365 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SWIM SHACK INC.	
2/5/2025	122025033 12 Swimming Pools	05-12-228-002 FISHER JUSTIN & RACHELLE	05-12-228-002	5976 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	ALL PROPERTY SERVICES INC.	
8/20/2025	122025233 12 Swimming Pools	06-07-401-006 BENZING JESSICA & GEORGE	06-07-401-006	7667 BENTGRASS CIR YORKVILLE, IL 60560-	WHITETAIL RIDGE	BAJA BART, INC.% BRIAN BART	
8/25/2025	122025231 12 Swimming Pools	05-12-227-005 MURRAY KYLE & ANNA	05-12-227-005	7221 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	PARADISE POOLS INC	
8/14/2025	122025221 12 Swimming Pools	03-32-130-001 CURIEL ALEJANDRO & TOMASA LYNN	03-32-130-001	5345 GOLDENROD DR OSWEGO, IL 60543-	OLD RESERVE HILLS UNIT 1	PARADISE POOLS INC.	
8/11/2025	122025217 12 Swimming Pools	06-07-374-002 ESCOBEDO LARRY & KELLY R	06-07-374-002	5778 CHAMPIONSHIP CT. YORKVILLE, IL. 60560	WHITETAIL RIDGE	SUNCO POOLS	
6/5/2025	122025147 12 Swimming Pools	06-33-300-004 WILSON MICHAEL JEAN & PAMELA	06-33-300-004	11995 MCKANNA RD MINOOKA, IL 60447-			
7/18/2025	122025199 12 Swimming Pools	02-13-352-006 CINTO CHRISTOPHER J & EVANGELINE M	02-13-352-006	122 RIVERWOOD DR OSWEGO, IL 60543-	RIVER WOOD FARMS		
8/4/2025	122025213 12 Swimming Pools	06-07-374-001 HATCH MICHAEL & ANGELA	06-07-374-001	5750 CHAMPIONSHIP CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	SUNCO POOLS INC.	
7/28/2025	122025200 12 Swimming Pools	02-23-302-004 SLADEK ZACHARY	02-23-302-004	7 TIMBER VIEW LN YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	DUTCH BARN LLC	

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6/2/2025	132025134 13 Decks	05-06-276-003 SPEROS JON		88 POPLAR RD YORKVILLE, IL 60560-	FOXLAWN UNIT 4	UPPERDECK DESIGN & CONSTRUCTION
5/15/2025	132025130 13 Decks	03-07-403-007 SANCHEZ ROY & JOLEIGH		175 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	
6/3/2025	132025119 13 Decks	03-18-376-007 RAMIREZ SALVADOR C & ANGELA		6 W PLEASANTVIEW DR OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	
5/1/2025	132025118 13 Decks	04-21-252-002 YENTER KELLI & CHRIS		15536 PROSPECT HILL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	COMPLETE CONSTRUCTION
5/2/2025	132025116 13 Decks	02-35-276-010 DRAPER ROSS & AMY		187 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	
4/28/2025	132025113 13 Decks	02-15-252-001 GLASGOW DAVID M & KAREN M		14 N ROYAL OAKS DR BRISTOL, IL 60512-	THE WOODS OF BLACKBERRY OAKS	CAHILL CONTRACTORS LLC
8/26/2025	132025237 13 Decks	06-06-226-018 BERGER GREGG R & LILA J		40 CHIPPEWA DR OSWEGO, IL 60543-		PLATINUM DECKING
8/11/2025	132025214 13 Decks	06-33-300-004 WILSON MICHAEL JEAN & PAMELA		11995 MCKANNA RD MINOOKA, IL 60447-		
7/30/2025	132025207 13 Decks	04-21-105-001 STERIOTI FRANK & AUDREY		16026 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	
4/25/2025	132025108 13 Decks	01-35-428-013 SCHILTZ DANIEL		32 WILLOW SPRINGS LN PLANO, IL 60545-	THE WILLOWS SUB	
4/22/2025	132025101 13 Decks	03-08-302-002 LECHUGA LORENZO & TERESA		115 LAURIE LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	

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5/6/2025	132025099	13 Decks	02-21-200-028	WIESCHHAUS KRISTOPHER T & LILLADYMA	9261 KENNEDY RD YORKVILLE, IL 60560-		
4/15/2025	132025090	13 Decks	04-21-125-022	PADILLA FAMILY TRUST	9315 N STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	MI-TER BUILT HOMES INC.
4/14/2025	132025086	13 Decks	02-16-276-012	ROCEN SHERI	25 NORTH ST BRISTOL, IL 60512-		
4/8/2025	132025084	13 Decks	01-16-427-009	KANTOR MATTHEW E & AUDRA MAE	40 MEYER RD PLANO, IL 60545-	MEYERBROOK UNIT 3	RLK BUILDERS INC.
3/31/2025	132025072	13 Decks	01-32-101-002	AVENARIUS DAVID & LAURIE H	16700 GRISWOLD SPRINGS RD PLANO, IL 60545-	SANDY BLUFF DUTCH ACRES	UPPERDECK DESIGNS & CONSTRUCTION
2/19/2025	132025043	13 Decks	04-21-125-008	FREEMAN JON & JAYMIE	15715 HOODS CIR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 2	WEST SUBURBAN DECKS., LLC
2/13/2025	132025041	13 Decks	06-02-400-005	POTTS BRIAN D & KENDRA H	1430 CHERRY RD OSWEGO, IL 60543-		WARNER'S DECKING, INC.
7/28/2025	132025201	13 Decks	03-07-229-007	BROEFFLE STEPHEN J & LAURA L	7 MARLIN DR OSWEGO, IL 60543-	MARINA TERRACE	PARTIPILO CUSTOM DECKS
7/7/2025	132025185	13 Decks	03-18-379-007	JONES SEAN ROBERT	42 S CHERRY DR OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	J&E RESTORATIONS
4/24/2025	132025111	13 Decks	01-25-461-002	BERRIOS LAURIE ANN & WILLIAM	12156 MITCHELL DR PLANO, IL 60545-	SCHAEFER WOODS SOUTH UNIT 1	ROONEY BUILDERS
7/3/2025	132025182	13 Decks	06-02-177-003	ROSIER CHRISTOPHER A & OLIVERA ANQUEMI	7 CHEROKEE DR OSWEGO, IL 60543-	OSWEGO PLAINS	

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6/30/2025	132025172	13 Decks		02-22-476-002 BURNETT PHILLIP D & ROSEANN		35 TIMBER VIEW LN YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	REVAMP FENCE & DECK
6/2/2025	132025148	13 Decks		03-32-131-002 MAGO MICHAEL J		5380 OLD RESERVE RD OSWEGO, IL 60543-	OLD RESERVE HILLS UNIT 1	PARTIPILO CUSTOM DECKS
5/29/2025	132025146	13 Decks		06-25-400-005 SCHROEDER HAROLD & CAROL		10893 LINE RD PLAINFIELD, IL 60586-		STAN'S ROOFING & SIDING
6/26/2025	142025159	14 Demolitions		09-16-200-006 ROBINSON ROBERT		3035 ROUTE 52 MINOOKA, IL 60447-		US HOME SERVICES
6/13/2025	142025025	14 Demolitions		03-25-400-001 ROUSONELOS AGRI & INVEST PARTN		4560 STEWART RD OSWEGO, IL 60543-		
3/12/2025	152025060	15 Electrical Upgrades		02-34-157-002 HEIMSOOTH MARK E & BETHANY A		8935 VAN EMMON RD YORKVILLE, IL 60560-	HRUBYS PLAT	THOMAS A AGUIRRE
2/25/2025	152025048	15 Electrical Upgrades		02-22-126-004 LEIFHEIT ELMER B & NANCY		26 LAKEVIEW DR YORKVILLE, IL 60560-		TIMOTHY J MCHENRY
1/9/2025	152025019	15 Electrical Upgrades		06-13-129-004 JOHNSON RYAN A & JESSICA L		33 VIKING BLVD PLAINFIELD, IL 60586-	EVERGREEN GROVE UNIT HI - 1	LITE ELECTRIC INC.
8/12/2025	152025218	15 Electrical Upgrades		03-05-279-005 KIRAL RAYMOND & NANCY		14 KNOLLWOOD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	HI-LITE ELECTRIC
7/7/2025	152025187	15 Electrical Upgrades		06-02-177-002 RENDINA BRUNO & LAURAL		103 OSWEGO PLAINS DR OSWEGO, IL 60543-	OSWEGO PLAINS	DELTA PRO ELECTRIC LLC.
6/30/2025	152025177	15 Electrical Upgrades		06-16-400-002 BEAM MARK		8555 S SCHLAPP RD PLAINFIELD, IL 60544-		ECO ENERGY SERVICES LLC

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6/30/2025	152025176 15 Electrical Upgrades	02-34-151-017 GREISMANN KENNETH J & ROXANNE	02-34-151-017 GREISMANN KENNETH J & ROXANNE	96 QUINSEY RD YORKVILLE, IL 60560-		ECO ENERGY SERVICES LLC	
6/19/2025	152025166 15 Electrical Upgrades	01-20-376-002 GOMEZ ERIC & MISTY	01-20-376-002 GOMEZ ERIC & MISTY	87 WOODLAND DR PLANO, IL 60545-	SUGAR BROOK ESTATES RESUB UNIT 2		
6/13/2025	152025158 15 Electrical Upgrades	01-33-100-025 CIOFANI EDWARD	01-33-100-025 CIOFANI EDWARD	15646 C GRISWOLD SPRINGS RD PLANO, IL 60545-	THE BLUFFS PUD	RED STAR ELECTRIC	
9/2/2025	152025242 15 Electrical Upgrades	02-22-126-003 KINSEY ERIC C & JULIE	02-22-126-003 KINSEY ERIC C & JULIE	34 LAKEVIEW DR YORKVILLE, IL 60560-	BRISTOL LAKE SUB	AESTHETIC AIR & ELECTRIC	
6/9/2025	152025150 15 Electrical Upgrades	02-35-431-010 SMITH KELLY A	02-35-431-010 SMITH KELLY A	5748 AUDREY AVE YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	NU-TREND EV & ELECTRICAL SERVICES	
6/2/2025	152025135 15 Electrical Upgrades	03-31-302-002 HER TAO & PANG	03-31-302-002 HER TAO & PANG	9 SETTLERS LN OSWEGO, IL 60543-	HATTNER SUB	MISTER SPARKY	
4/23/2025	152025102 15 Electrical Upgrades	06-18-200-015 VILLA JOSE D & TOVAR GLADYS S	06-18-200-015 VILLA JOSE D & TOVAR GLADYS S	8200 GROVE ROAD YORKVILLE, IL. 60560			
3/20/2025	152025064 15 Electrical Upgrades	04-16-376-011 DEPAULO BUILDERS INC % ESTATES OF MARI DE PAULO LUGA	04-16-376-011 DEPAULO BUILDERS INC % ESTATES OF MARI DE PAULO LUGA	-		JJJ COMMUNICATIONS LLC	
8/26/2025	182025235 18 Driveway	03-32-326-002 MELCHOR ROBERTO M & SANCHEZ HEIDI L	03-32-326-002 MELCHOR ROBERTO M & SANCHEZ HEIDI L	71 CRESTVIEW DR OSWEGO, IL 60543-	CRESTVIEW WOODS		
7/18/2025	182025194 18 Driveway	03-04-455-006 PEGUES JOSEPHINE	03-04-455-006 PEGUES JOSEPHINE	66 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 19	AV CONCRETE	
7/9/2025	182025191 18 Driveway	02-21-178-002 ALVAREZ RAMON & FOX AMY ELIZABETH	02-21-178-002 ALVAREZ RAMON & FOX AMY ELIZABETH	3416 ROUTE 47 YORKVILLE, IL 60560-		LUIS NUNEZ - DAVID G LANSCAPING	

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7/1/2025	18 Driveway	182025181	06-02-177-003	ROSIER CHRISTOPHER A & CIVERA NICOLE M	7 CHEROKEE DR OSWEGO, IL 60543-	OSWEGO PLAINS	
6/25/2025	18 Driveway	182025156	03-04-151-018	KUNZ JOSEPH F JR & KATHARINE S	78 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	BLUE CONSTRUCTION
4/15/2025	18 Driveway	182025094	03-18-451-004	DALE EDMUND & DALE MARK	33 PLEASANTVIEW DR OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	DALTON HENNINGER
5/14/2025	18 Driveway	182025080	01-10-101-004	CHIHUAHUA HOLDING COMPANY LLC	1182 VILMIN ROAD PLANO, IL. 60545		
8/26/2025	18 Driveway	182025236	03-04-354-015	HAUSER KATHY	97 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	PUEBLO CONCRETE
4/7/2025	18 Driveway	182025078	03-07-403-007	SANCHEZ ROY & JOLEIGH	175 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	
8/6/2025	19 Fire Restoration	192025215	08-21-200-009	CHAPMAN PHILIP D & SHARIL	15450 ROUTE 47 NEWARK, IL 60541-		
8/4/2025	19 Fire Restoration	192025210	02-14-428-001	PRATT JOHN J & JOYCE A	74 W RICKARD DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 5	
6/4/2025	19 Fire Restoration	192025144	01-06-100-006	EDLEBECK TERRI LYNN	17609 GALENA RD BIG ROCK, IL 60511-		BELFOR PROPERTY RESTORATION
6/2/2025	19 Fire Restoration	192025125	03-04-280-007	WELCH STEPHEN R & KATHERINE M	156 HEATHGATE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	PLEASANT HILL CO INC.
7/28/2025	20 Patio	202025203	03-05-452-087	COOK LINDA L	39 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	CEMENTRIX CONCRETE

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7/15/2025	202025193 20 Patio	03-04-352-033 PENLEY NATHAN M & CARRIE L	67 HAMPTON RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	AV CONCRETE		
6/13/2025	202025155 20 Patio	03-04-176-001 RUSH SHAUN & MADISON	80 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	BLUE CONSTRUCTION CORP.		
6/30/2025	232025170 23 Generator	04-16-350-015 AUGUSTINE JOHN & CHERYL M	9021 WILCOX CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 1			
6/26/2025	232025165 23 Generator	05-18-228-003 DOLIN JULIE A	8019 WILSON CT YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	LEE LEGLER CONSTRUCTION		
6/26/2025	232025164 23 Generator	02-36-102-006 SIMANDLE JEROME J & BALUK JANET L	405 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	LEE LEGLER CONSTRUCTION & PLUMBING		
6/10/2025	232025151 23 Generator	03-18-428-003 HAFENRICHTER CARL	5232 ROUTE 34 OSWEGO, IL 60543-	OWNERS SUB SE 1/4 SEC 18-37-8	LEE LEGLER CONSTRUCTION & PLUMBING		
4/7/2025	232025083 23 Generator	04-21-125-032 BRATLAND JAY S & MICHELLE J	9204 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3			
4/28/2025	242025115 24 Solar	01-19-376-011 BEYER JOSHUA J SR & SUMMER ANN	54 WILLIAM LN SANDWICH, IL 60548-	HOLLIS PARK UNIT 2	LGCY INSTALLATION SERVICES LLC		
4/25/2025	242025112 24 Solar	03-09-153-002 MORALES BRENDA L	36 FIELDPOINT RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	FREEDOM FOREVER IL LLC		
4/25/2025	242025107 24 Solar	03-04-406-015 KELLOGG PAUL E & KELLOGG CAROLYN DITZ DOUGLAS	107 TEALWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	FIBONACCI ENERGY LLC		
4/9/2025	242025088 24 Solar	03-04-307-024 HERRERA ELIEL	32 LONGBEACH RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	FREEDOM FOREVER IL LLC		

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4/10/2025	242025087 24 Solar		03-05-276-024 PEINADO RUBEN & PEINADO EDWIGES		23 ALDON RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15 REUSB	FREEDOM FOREVER IL LLC
4/7/2025	242025079 24 Solar		06-13-126-005 TAYLOR JUSTIN MARK & INTHA D		14 ANDY CT PLAINFIELD, IL 60586-	EVERGREEN GROVE UNIT 1	FREEDOM FOREVER IL LLC
7/30/2025	242025208 24 Solar		03-05-454-022 BREESE NANCY		14 CURTMAR CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	FREEDOM FOREVER IL LLC
7/30/2025	242025206 24 Solar		02-29-276-012 KRITZBERG SUSAN		1217 GAME FARM RD YORKVILLE, IL 60560-		VOLT LLC
7/18/2025	242025198 24 Solar		01-16-426-009 RICE NICOLE M		24 N LINDEN DR PLANO, IL 60545-	MEYERBROOK UNIT 1	SUNRUN INSTALLATION SERVICES
7/7/2025	242025188 24 Solar		06-13-126-004 DELARA JOSEPH & JANICE		18 ANDY CT PLAINFIELD, IL 60586-	EVERGREEN GROVE UNIT 1	FREEDOM FOREVER LLC
6/2/2025	242025139 24 Solar		03-04-253-020 PONCE YENI ANGELICA		64 INGLESIRE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	1 EARTH SOLAR LLC
5/20/2025	242025131 24 Solar		06-13-128-001 CLINE DAVID B & TRACY ANN		17 ANDY CT PLAINFIELD, IL 60586-	EVERGREEN GROVE UNIT 1	FREEDOM FOREVER IL LLC
5/15/2025	242025128 24 Solar		04-21-126-013 JENSEN TIMOTHY R & CAROL M		9290 N STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	SUNRUN INSTALLATION SERVICES LLC
5/12/2025	242025126 24 Solar		05-07-176-009 HUGHES TANYA		37 HIGHVIEW DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 1	FREEDOM FOREVER IL LLC
5/8/2025	242025124 24 Solar		06-13-127-002 NOTTKE BRYAN P & AMY L		15 BETTY LN PLAINFIELD, IL 60586-	EVERGREEN GROVE UNIT 1	FREEDOM FOREVER IL LLC

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5/5/2025	242025122 24 Solar		03-04-181-016 HENNE ROBERT T & ELIZABETH H		4 INGLESIRE CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	SUNRUN INSTALLATION SERVICES
8/28/2025	242025240 24 Solar		05-21-400-008 LUDWIG ADAM E		9239 WALKER RD YORKVILLE, IL 60560-		GARETT SCHWEILEHOFFER
8/27/2025	242025239 24 Solar		06-08-101-025 KAY CHRISTOPHER N & JANINE LIV TRUST		7141 JOYCE CT OSWEGO, IL 60543-	IL GROVE ESTATES	CERTASUN LLC
7/18/2025	242025197 24 Solar		08-02-476-012 EATON JEFFREY H & TAMARA L		12944 MACKENZIE RD YORKVILLE, IL 60560-	MURDO T MACKENZIE SUB	GREENGRIDS
8/18/2025	242025228 24 Solar		08-11-276-006 FRIEL MARK S & LISA		13421 CHURCH RD MINOOKA, IL 60447-	SOUTHCOMBE UNIT 2	OFF GRID ENERGY SOLUTIONS LLC
8/13/2025	242025219 24 Solar		08-01-200-002 SHARP EDDIE W & GUYLA L		12485 BRISBIN RD YORKVILLE, IL 60560-		OFF GRID ENERGY SOLUTIONS LLC, DBA AURORA
8/4/2025	242025211 24 Solar		06-13-101-002 GOSHEVA DEAN & VIOLETKA		8100 OLD RIDGE RD PLAINFIELD, IL 60586-		RIBONACCI ENERGY LLC
7/30/2025	242025209 24 Solar		08-02-476-010 GORGES TIMOTHY A & SARAH M		12888 MACKENZIE RD YORKVILLE, IL 60560-	MURDO T MACKENZIE SUB	FREEDOM FOREVER IL LLC
2/19/2025	242025045 24 Solar		02-10-400-006 IBARRA JOSE ANTONIO		8371 GALENA RD BRISTOL, IL 60512-		ION DEVELOPER LLC
1/27/2025	242025030 24 Solar		03-08-276-004 LOVELACE PATRICK M		4 FIELDPOINT RD MONTGOMERY, IL. 60538	BOULDER HILL UNIT 17	SUNRUN INSTALLATION SERVICES
1/3/2025	242025016 24 Solar		03-08-202-014 CLEMENTI JOHN P & KAREN K		5 WESTLEIGH CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 14	INDEPENDENCE RENEWABLE ENERGY LLC

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3/26/2025	242025066 24 Solar			03-31-477-007 COLLIER JOSH & COLLIER ANDREA	10 TOMAHAWK TRL OSWEGO, IL 60543-			ONE EARTH SOAR LLC
3/24/2025	242025065 24 Solar			02-10-400-006 IBARRA JOSE ANTONIO	8371 GALENA RD BRISTOL, IL 60512-			ION DEVELOPER LLC
3/3/2025	242025050 24 Solar			06-07-226-012 TJ BAUMGARTNER CUSTOM HOMES CORP	7295 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE		CERTASUN LLC
2/25/2025	242025046 24 Solar			06-14-200-017 COUGAR TRUST	8493 OLD RIDGE RD PLAINFIELD, IL 60586-			BRS FIELDS OPS LLC

PLANNING BUILDING & ZONING RECEIPTS 2025

DATE	BUILDING FEES	ZONING FEES	LAND- CASH	OFFSITE ROADWAY	MONTHLY FY 2025	TOTAL FY 2025	MONTHLY FY 24	TOTAL FY 24
December	\$8,244.00	\$0.00	\$3,163.48	\$1,000.00	\$12,407.48	\$12,407.48	\$10,759.44	\$10,759.44
January	\$9,122.50	\$425.00	\$8,141.06	\$2,000.00	\$19,688.56	\$32,096.04	\$6,128.44	\$16,887.88
February	\$7,170.00	\$0.00	\$8,434.67	\$2,000.00	\$17,604.67	\$49,700.71	\$12,449.55	\$29,337.43
March	\$10,925.84	\$74.00	\$10,208.53	\$1,000.00	\$22,208.37	\$71,909.08	\$15,542.46	\$44,879.89
April	\$16,024.58	\$1,279.00	\$17,132.39	\$3,000.00	\$37,435.97	\$109,345.05	\$36,410.16	\$81,290.05
May	\$5,588.20	\$0.00	\$0.00	\$0.00	\$5,588.20	\$114,933.25	\$13,067.18	\$94,357.23
June	\$9,106.48	\$0.00	\$6,604.73	\$0.00	\$15,711.21	\$130,644.46	\$27,571.20	\$121,928.43
July	\$17,340.00	\$1,927.00	\$16,664.75	\$1,000.00	\$36,931.75	\$167,576.21	\$33,948.83	\$155,877.26
August	\$8,257.04	\$648.00	\$0.00	\$0.00	\$8,905.04	\$176,481.25	\$31,821.36	\$187,698.62
September							\$27,597.57	\$215,296.19
October							\$42,701.26	\$257,997.45
November							\$46,441.83	\$304,439.28
YR END TOTAL	\$91,778.64	\$4,353.00	\$70,349.61	\$10,000.00	\$176,481.25			