



**KENDALL COUNTY
ZONING BOARD OF APPEALS
PUBLIC HEARING/MEETING**

110 West Madison Street • Court Room • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

September 2, 2025 – 7:00 p.m.

CALL TO ORDER – ZONING BOARD OF APPEALS

ROLL CALL for the Zoning Board of Appeals: Randy Mohr (Chair); Scott Cherry, Cliff Fox, Tom LeCuyer, Jillian Prodehl, Dick Thompson, and Dick Whitfield

MINUTES: Approval of Minutes from the June 30, 2025, Zoning Board of Appeals Hearing/Meeting (Pages 2-16)

PETITIONS:

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

Request: Special Use Permit for Outdoor Storage of Recreational Vehicles and Boats
PIN: 09-15-200-003
Location: 2241 Route 52, Minooka, in Seward Township
Purpose: Petitioner Wants To Operate an Outdoor Storage of Recreational Vehicles and Boats Business; Property is Zoned A-1

2. Petition 25 – 09 – Irma Loya Quezada (Pages 17-60)

Request: Map Amendment Rezoning the Northwest Corner of the Subject Property from A-1 Agricultural District to R-1 One Family Residential District
PIN: 09-18-300-018
Location: 14874 Brisbin Road, Minooka, in Seward Township
Purpose: Petitioner Wants To Rezone the Property in Order to Build a House

3. Petition 25 – 10 – Irma Loya Quezada (Pages 61-104)

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

NEW BUSINESS/ OLD BUSINESS

1. Update on Comprehensive Plan Update Project (Pages 105-106)

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

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

PUBLIC COMMENT:

ADJOURN ZONING BOARD OF APPEALS- Next hearing/meeting on September 29, 2025

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

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
110 WEST MADISON STREET, COURT ROOM
YORKVILLE, IL 60560
June 30, 2025 – 7:00 p.m.

CALL TO ORDER

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:00 p.m.

ROLL CALL:

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

Members Absent: Tom LeCuyer and Dick Whitfield

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

Others Present: Dan Gorman and Doug Winsor

MINUTES:

Member Cherry made a motion, seconded by Member Thompson, to approve the minutes of the June 2, 2025, hearing/meeting.

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

PETITIONS:

The Zoning Board of Appeals started their review of Petition 25-04 at 7:01 p.m.

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)

Request: Special Use Permit for a Commercial Solar Energy Facility and Variance to Section 36-282(17)(a) of the Kendall County Code to Allow a Commercial Solar Energy Facility on Land within One Point Five (1.5) Miles of Municipality without an Annexation Agreement

PIN: 02-09-400-007

Location: Between 9417 and 9221 Corneils Road, Bristol, in Bristol Township

Purpose: Petitioner Would Like to Install a Commercial Solar Energy Facility; Property is Zoned A-1

Mr. Asselmeier summarized the request.

The Petitioner is seeking a special use permit for a commercial solar energy facility and a variance to Section 36-282(17)a of the Kendall County Code to allow a commercial solar energy facility on land within one point five (1.5) miles of municipality without an annexation agreement.

The application materials, including the boundary survey, stormwater information, including the wetland delineation report, site plan, vegetative management plan, decommissioning information, and the Agricultural Impact Mitigation Agreement were provided.

The property is located between 9417 and 9221 Corneils Road in Bristol Township.

The property is approximately thirty-seven (37) acres in size with approximately twenty (20) acres inside the fence.

The existing land use is Agricultural and the property is zoned A-1.

The County's Future Land Use Map calls for the property to be Suburban Residential (Max 1.00 DU/Acre) and Yorkville's Future Land Use Map calls for the property to be Estate/Conservation Residential.

Corneils Road is a Minor Collector Road maintained by Bristol Township.

The United City of Yorkville has a trail planned along Corneils Road.

There are no floodplains on the property. There is one (1) farmed wetland on the property and two (2) additional wet areas on the property identified in the wetland delineation report.

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

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

The County's Land Resource Management Plan calls for the area to be Urbanized Communities, Suburban Residential, and Commercial.

Yorkville's Comprehensive Plan calls for the area to be Estate/Conservation Residential and Metra Station Transit Oriented Development.

Properties within one half (1/2) of a mile are zoned A-1, A-1 SU, R-3, B-1, and B-3 in the County and R-2, R-2D, R-3, R-4, and B-3 inside Yorkville.

The A-1 special use permit to the east is for a landscaping business. The A-1 special use permit to the west is for a welding business.

Approximately thirty-three (33) homes, not including the homes in the original town of Bristol Station are located within half (1/2) of a mile of the subject property. Raging Waves water park is also located within half (1/2) of a mile of the subject property.

EcoCAT Report identified protected resources in the area, but negative impacts were unlikely. The Illinois Department of Natural Resources recommended establishing pollinator friendly habitat as groundcover where feasible and the site should be de-compacted before planting. The letter from the Illinois Department of Natural Resources was provided.

The LESA Score was 179 indicating a low level of protection. The NRI Report was provided.

Petition information was sent to Bristol Township on April 23, 2025. Prior to submittal to Kendall County, the Bristol Township Board reviewed the proposal on April 7, 2025, but that meeting was for informational purposes only. Bristol Township reviewed the proposal at their meeting on May 7, 2025. Bristol Township recommended approval of the proposal. The minutes were provided.

Petition information was sent to the United City of Yorkville on April 23, 2025. Prior to formal application submittal, the United City of Yorkville submitted an email stating they would not pursue annexation at this time. The email notes the proximity of several homes to the subject property; the proposal does not meet Yorkville's one thousand foot (1,000') setback requirement from Corneils Road; the proximity to a wetland was noted; five (5) new utility poles were proposed. Yorkville's email was provided. On March 25, 2025, Yorkville submitted an email requesting a forty-foot (40') right-of-way dedication. On April 2, 2025, Bristol Township submitted an email agreeing to the requested dedication. These emails were provided. The United City of Yorkville's Planning and Zoning Commission reviewed the proposal at their meeting on June 11, 2025. The Planning and Zoning Commission recommended not to object to the proposal by a vote of five (5) in favor and one (1) in opposition. The proposal goes to the Yorkville Economic Development Committee on July 1, 2025, and the Yorkville City Council on July 8, 2025. An email explaining this information was provided.

Petition information was sent to the Bristol-Kendall Fire Protection District on April 23, 2025. No comments were received.

ZPAC reviewed the proposal at their meeting on May 6, 2025. It was clarified that the special use permit runs with the land. Soil tests had not occurred at the property. A condition adding a community impact agreement was discussed. Mr. Klaas did not agree that the project would generate no air, noise, or water pollution as outlined in the first finding of fact for the special use permit. He believed that the production, installation, and decommissioning of solar panels did create pollution. Mr. Guritz questioned the installation of Spruce trees as outlined in the landscaping plan. ZPAC issued a neutral recommendation with an amendment adding the community impact agreement to the list of conditions 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. Following the ZPAC meeting, the Petitioner offered to replace the Spruce trees with evergreens of a similar height and width.

The Kendall County Regional Planning Commission reviewed the proposal at their meeting on May 28, 2025. Discussion occurred regarding the timing of Yorkville's review of the proposal. Discussion also occurred regarding various setback requirements. Discussion occurred regarding the decommissioning bond amount. Discussion occurred regarding the future land uses planned for the area. Neighbors spoke in favor of the project; they favored having solar panels instead of homes in the area and that drainage will be addressed as part of site development. The Kendall County Regional Planning Commission voted to continue the project to their June meeting by a vote of seven (7) in favor and zero (0) in opposition. The minutes of the meeting were provided.

ZBA Meeting Minutes 6.30.25

(0) in opposition with three (3) members absent. The minutes of the meeting were provided. The reason for the continuance was to get comments from Yorkville and Bristol Township and to allow the State's Attorney Office to complete their review of a community impact agreement template. At their meeting on June 25, 2025, the Commission discussed the Community Benefit Agreement; the Petitioner was voluntarily entering into the agreement. Discussion occurred regarding spending the funds from the agreement; the specific expenditures would be County Board decisions. Discussion occurred regarding the amount of money in the decommissioning bond and using funds from the Community Benefit Agreement to cover decommissioning. The special use permit does not have a sunset clause, but does have a controlling site plan which dictates the layout of the site. 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 initiated a public hearing on this proposal on June 2, 2025. Discussion occurred regarding the timing of notifications and the possibility of Yorkville annexing the property. The matter was continued to the June 30, 2025, Zoning Board of Appeals hearing. The minutes for this hearing were provided.

Per § 36-282(17) of the Kendall County Code, commercial solar energy facilities businesses can be special uses on A-1 zoned property subject to the following conditions:

- a. All commercial solar energy facilities and test solar energy systems located within one point five (1.5) miles of a municipality shall either annex to the municipality or obtain an annexation agreement with the municipality requiring the municipality's regulations to flow through the property. Petitioner is requesting a variance.
- b. The setbacks for commercial solar energy facilities shall be measured from the nearest edge of any component of the facility as follows:

Occupied Community Buildings or Dwellings on Nonparticipating Properties-One hundred fifty feet (150') from the nearest point on the outside wall of the structure

Boundary Lines of Participating Properties-None

Boundary Lines of Nonparticipating Properties-Fifty feet (50') to the nearest point on the property line of the nonparticipating property

Public Road Rights-Of-Way-Fifty feet (50') from the nearest edge

The above setbacks do not exempt or excuse compliance with electric facility clearances approved or required by the National Electrical Code, the National Electrical Safety Code, Commerce Commission, Federal Energy Regulatory Commission, and their designees or successors. Per the site plan, the closet nonparticipating structure is greater than two hundred fifty feet (250') from the solar panels. The solar panels are greater than five hundred feet (500')

from Corneils Road.

- c. A commercial solar energy facility's perimeter shall be enclosed by fencing having a height of at least six feet (6') and no more than twenty-five feet (25'). This is true. Per the application materials, the fence is proposed to be six feet (6') in height. As noted in the site plan, the fence will be six inches (6") above the finished grade. The fence will be chain link topped with barbed wire.
- d. No component of a solar panel as part of a commercial solar energy facility shall have a height of more than twenty feet (20') above ground when the solar energy facility's arrays are at full tilt. This is true. Per the site plan, the maximum height will be ten feet, eleven and three-eighths inches (10'-11 3/8").
- e. The above setback, fencing, and component height requirements may be waived subject to written consent of the owner of each affected nonparticipating property. This written consent shall be submitted at the time of application submittal. No such consent requested or needed.
- f. Sound limitations for components in commercial solar energy facilities shall follow the sound limitations established by the Illinois Pollution Control Board. A noise study was provided.
- g. The County shall not require standards for construction, decommissioning, or deconstruction of a commercial solar energy system or related financial assurances to be more restrictive than an agricultural impact mitigation agreement set in State law. The amount of any decommissioning payment shall be limited to the cost identified in the decommissioning or deconstruction plan, as required by the agricultural impact mitigation agreement, minus the salvage value of the project. A copy of the agricultural impact mitigation agreement shall be submitted with the application materials. The decommissioning plan was provided and is outlined in the Agricultural Impact Mitigation Agreement, which was provided. As noted in the decommissioning plan, the Petitioner is offering a bond of Fifty Thousand Dollars (\$50,000). As suggested in the decommissioning plan, the Petitioner is agreeable to not fight the County in court, if the County wished to acquire title to the subject property in the event that the decommissioning bond is insufficient to cover all of the costs.
- h. A vegetative screening shall be placed around the commercial solar energy facility. The site plan references a row of Black Hills Spruce and a row of Buttonbush. The spruce will be six feet (6') minimum in height within three (3) years of planting and the Buttonbush will be four feet (4') minimum in height within three (3) years of planting, as outlined on the site plan. The vegetative management plan was provided. The types of vegetation, timing of planting, and maintenance plan are included in the vegetative management plan. Following the ZPAC meeting, the Petitioner offered to replace the Spruce trees with evergreens of a similar height and width.
- i. Commercial solar energy facility applicants shall provide the results and recommendations from consultations with the Illinois Department of Natural Resources obtained through the Ecological Compliance Assessment Tool (EcoCat) or a comparable successor tool. The commercial solar

energy facility applicant shall adhere to the recommendations provided through this consultation. The EcoCat was submitted and the recommendation was to establish pollinator friendly habitat as groundcover where feasible and the site should be de-compacted before planting. The letter from the Illinois Department of Natural Resources was provided.

- j. Commercial solar energy facility applicants shall provide the results of the United States Fish and Wildlife Service's Information for Planning and Consulting environmental review or a comparable successor toll that is consistent with the U.S. Fish and Wildlife Service's Land-Based Wind Energy Guidelines and any applicable United States Fish and Wildlife Service solar wildlife guidelines that have been subject to public review. This was provided. Five (5) threatened or endangered species were in the area.
- k. A facility owner shall demonstrate avoidance of protected lands as identified by the Illinois Department of Natural Resources and the Illinois Nature Preserve Commission or consider the recommendations of the Illinois Department of Natural Resources for setbacks from protected lands, including areas identified by the Illinois Nature Preserve Commission. While the site is designed around one (1) farmed wetland, there are other wet areas on the property that need to be examined through the stormwater permit review process.
- l. A facility owner shall provide evidence at the time of application submittal of consultation with the Illinois State Historic Preservation Office to assess potential impacts on State-registered historic sites under applicable State law. This information was provided. The State Historic Preservation Office is requesting a Phase I Archeological Survey.
- m. A commercial solar energy facility owner shall plant, establish, and maintain for the life of the facility vegetative ground cover consistent with State law and the guidelines of the Illinois Department of Natural Resources' vegetative management plans. The vegetation management plan shall be required at the time of application submittal. The vegetation management plan, including timelines for planting and maintenance of the vegetation, was provided.
- n. The facility owner shall enter into a road use agreement with the jurisdiction having control over the applicable roads. The road use agreement shall follow applicable law. The facility owner shall supply the Kendall County Planning, Building and Zoning Department with a copy of the road use agreement. This provision shall be waived if the jurisdiction having control over the applicable roads does not wish to enter into an agreement. To date, the road use agreement negotiations are ongoing. The application materials and the site plan show at a fifteen foot (15') wide gravel road inside a twenty foot (20') road easement on the southeast corner of the property. The entrance off of Corneils Road will be forty feet (40') wide.
- o. The facility owner shall repair or pay for the repair of all damage to the drainage system caused by the construction of the commercial solar energy system within a reasonable time after construction of the commercial solar energy facility is complete. The specific time shall be set in the special use permit. No drain tile information was provided. In the application material there is a statement that no drain tile exists on the property.

No buildings are planned for the site. Any structures proposed for the site, including the solar arrays, shall obtain applicable permits.

The property is presently farmland. No wells, septic systems, or refuse collection points were identified.

The proposed area of disturbance is approximately point six-five acres (0.65). The County has concerns regarding the wet areas identified in the wetland delineation report and the farmed wetland identified on the property. The Petitioner submitted a stormwater permit application.

The temporary laydown area shown on the site plan is not proposed to be gravel.

Four (4) infiltration basins are shown on the site plan. Three (3) of these basins would be installed if required by the stormwater pollution prevention plan. No information regarding the infiltration basin was provided.

WBK Engineering submitted a letter on May 27, 2025. They had six (6) comments including determining if the wetlands are jurisdictional, providing a narrative describing existing and proposed conditions, providing a drain tile study, and providing an easement over the property for vegetative management. WBK Engineering's letter was provided.

The application materials and the site plan show a fifteen foot (15') wide gravel road inside a twenty foot (20') road easement on the southeast corner of the property. The entrance off of Corneils Road will be forty feet (40') wide.

No permanent parking was proposed. There will be a staging area during construction.
No lighting was proposed.

The Petitioner proposed installing one (1) sign at the vehicular access gate stating emergency contact information.

A glare study was provided.

No information was provided regarding impacts on property values

No odors were foreseen.

A noise study was provided.

If approved, this would be the third special use permit for a commercial solar energy facility in unincorporated Kendall County.

At their meeting on June 17, 2025, the County Board approved the special use permit for the commercial solar project in the 10000 Block of Ament Road. The County Board also approved a community benefits agreement. In that agreement, the Petitioner agreed to pay the County ZBA Meeting Minutes 6.30.25

approximately Three Thousand Dollars (\$3,000) per megawatt annually with five percent (5%) increases every five (5) years. The Petitioner for the proposal on Corneils Road agreed to the same agreement, which was provided.

The proposed findings of fact for the special use permit were as follows:

The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The Project will generate clean, renewable electricity while producing no air, noise, or water pollution, or ground contamination. The front portion of the parcel closest to Corneils Road will be retained for agricultural use and/or future residential use. The Petitioner submitted a vegetative management plan outlining the types of vegetation that will be planted, the timing of planting, and a maintenance plan for the vegetation.

The special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use makes adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The proposal will not interfere with the use and enjoyment of nearby properties. The surrounding properties are zoned A-1 and various residential classifications and will not be prevented from continuing any existing use or from pursuing future uses. The proposal's operations would be quiet and minimal traffic will occur after installation is completed. The solar panels are setback from Corneils Road and screened by vegetation from neighboring houses to avoid negative visual impacts.

Adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The proposal will have adequate utility interconnections designed in collaboration with ComEd. The proposal does not require water, sewer, or any other public utility facilities to operate. The Petitioner will also build all roads and entrances at the facility and will enter into an agreement with Bristol Township regarding road use. After initial construction traffic, landscape maintenance and maintenance to the project components are anticipated to occur on an as-needed basis, consistent with the vegetative management plan. Existing traffic patterns will not be impacted in the post-construction operations phase. While no drain tile is believed to be on the subject property, damaged drain tile will be repaired as outlined in the Agricultural Impact Mitigation Agreement and a condition attached to this special use permit.

The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. If the requested variance is granted, the proposal meets all applicable regulations.

The special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The proposal is also consistent with a goal and objective found on page 3-4 of the Land Resource Management Plan, "Support the public and private use of sustainable energy systems (examples include wind, solar, and geo-thermal)." However, the proposal is located on property classified as Residential on the Future Land Use Map and the Kendall County Regional Planning Commission recommended denial of similar proposals.

The proposed findings of fact for the variance were as follows:

The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. The subject property is located within one point five (1.5) miles of the United City of Yorkville. Information was provided stating that the United City of Yorkville did not wish to annex the property or enter into a pre-annexation agreement.

The conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. Other A-1 zoned properties within one point five (1.5) miles of a municipality could request a similar variance, if the municipality refuses to annex or enter into a pre-annexation agreement.

The alleged difficulty or hardship has not been created by any person presently having an interest in the property. The difficulty was created because the United City of Yorkville did not wish to enter into a pre-annexation agreement or annex the property.

The granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. Granting the variance would not be detrimental to the public or substantially injurious to other properties.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. The proposed variance would not impair light or air on adjacent property, cause congestion, increase the danger of fire, or negatively impact property values.

Given that the Kendall County Regional Planning Commission previously recommended denial of proposals on properties classified as Residential on the County's Future Land Use Map, and because of lack of clarity in State law regarding using the LaSalle and Sinclair Factors in evaluating applications of special use permits for commercial solar facilities, Staff's recommendation is neutral. Assuming that conditions can be imposed on the special use permit, the proposed conditions and restrictions are as follows:

1. The site shall be developed substantially in accordance with the submitted site plan, vegetative management plan, decommissioning plan, road access plan, and Agricultural Impact Mitigation Agreement. The Black Hills Spruce shall be planted in one (1) row and the Buttonbush shall be planted in a second row.
2. A variance to section 36-282(17)(a) of the Kendall County Code is hereby granted allowing a commercial solar energy facility within one point five (1.5) miles of a municipality without an annexation or pre-annexation agreement.
3. The developer and/or owner of the subject property allowed by this special use permit shall enter into a community benefits agreement with Kendall County (**Added at ZPAC**).
4. In the event that the decommissioning bond is insufficient to cover the costs of decommissioning the site as outlined in the decommissioning plan, the owners of the subject property shall not contest in court if the County wishes to obtain title to the subject property to cover the costs of decommissioning the use allowed by this special use permit.
5. Within ninety (90) days of the approval of the special use permit, the owners of the subject property shall dedicate a strip of land forty feet (40') in depth along the southern property line to Bristol Township. The Kendall County Planning, Building and Zoning Committee may grant an extension to this deadline.
6. None of the vehicles or equipment parked or stored on the subject property allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
7. All of the vehicles and equipment stored on the subject property allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
8. Any structures, including solar arrays, constructed, installed, or used allowed by this special use permit shall not be considered for agricultural purposes and must secure applicable building permits.
9. One (1) warning sign shall be placed near or on the entrance gate. This sign shall include, at minimum, the address of the subject property and a twenty-four (24) hour emergency contact phone number. Additional signage may be installed, if required by applicable law.
10. KenCom and other applicable public safety agencies shall be supplied the access code to the Knox Box/security gate.
11. Damaged drain tile will be repaired on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
12. The operators of the use allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
13. The property owner and operator of the use allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.

14. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
15. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
16. This special use permit and variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

Chairman Mohr wanted to know why Yorkville would not annex the solar project. Mr. Asselmeier stated that Yorkville had issues regarding the setback from Corneils Road. Yorkville requires a one-thousand-foot (1000') setback. The County requires a fifty-foot (50') setback.

Chairman Mohr re-opened the public hearing at 7:18 p.m.

Chairman Mohr swore in Dan Gorman and Doug Winsor.

Dan Gorman, Senior Developer for USA Energy Independence, LLC, spoke about the outreach with the residents was positive. Mr. Gorman stated that he reached out to Yorkville and they did not want to annex the project due to the one-thousand-foot (1000') setback requirement. Mr. Gorman reached out to the residents and the residents were in favor of a solar farm. USA Energy Independence, LLC will be purchasing the land. At the end of the term for the solar panels the land value would be Two Million dollars (\$2,000,000) and could be given back to the County, if the decommissioning bond was insufficient. Mr. Gorman explained the Community Benefits Agreement; it will generate an additional Six Hundred Thousand Dollars (\$600,000) over and above the taxes to the County over the life of the project. Mr. Gorman stated that there will be very little equipment installed on the land; it will remain for twenty-five (25) to thirty-five (35) years. There will be a retention pond and a full survey for drain tiles. Decommissioning will occur after the twenty-five (25) to thirty-five (35) years and the land will be returned to farmland.

Chairman Mohr asked about a concrete pad and if the poles were going into the ground. Mr. Gorman stated that they are putting in a two hundred square foot (200 sq ft) pad and the poles will be placed directly into to ground.

Doug Winsor stated that eleven (11) households got together and felt that a solar farm would be a much better option than a housing development because the solar farm fits into the rural setting. Mr. Winsor wanted assurance that there would not be a drainage problem. Mr. Winsor was informed that USA Energy Independence, LLC would be required to obtain a stormwater permit so there should not be any drainage problems.

Chairman Mohr asked if there was anything that can be done if there is glare from the solar panels. Mr. Gorman answered that they have tools to identify glare. They perform glare studies and have ways to mitigate glare. Because the panels tilt towards the sun, any glare should be directed skyward.

Member Thompson stated that he hears residents speak about their electric bill getting lower once there is a solar farm nearby. Mr. Gorman stated that many residents don't know about the program. Mr. Gorman stated that he will send a letter to the residents informing them of the savings on their electric bill.

Member Thompson asked how resistant the panels are from hail and severe storms and if there was a possibility that chemicals that could leak into the ground. Mr. Gorman stated there are no toxic chemicals in these solar panels.

Member Thompson said that he has not observed any glare from solar panels during his travels.

Member Prodehl asked about the bond amount. Mr. Gorman explained the bond calculation and future land values. Mr. Asselmeier noted that the Agricultural Impact Mitigation Agreement outlines how counties renegotiate the bond amount.

Chairman Mohr asked if the Petitioner's competitors use solar panels that place toxic materials into the soil. Mr. Gorman said not for commercial solar projects.

Chairman Mohr asked about replacing solar panels as technology improves. Mr. Gorman discussed technological improvements. Mr. Asselmeier asked if the proposed road use agreement accounts for these changes. Mr. Gorman did not know the terms of the agreement.

Mr. Gorman requested that the right-of-way dedication occur prior to the application of the building permit instead of within ninety (90) days of approval of the special use permit. Chairman Mohr did not see Bristol Township doing any work on Corneils Road in the future.

Chairman Mohr adjourned the public hearing at 7:50 p.m.

Member Fox made a motion, seconded by Member Prodehl, to approve the findings of fact for the special use permit and variance.

The votes were as follows:

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

Nays (0): None

Abstain (0): None

Absent (2): LeCuyer and Whitfield

The motion carried.

Member Prodehl made a motion, seconded by Member Thompson, to recommend approval of the special use permit and variance with the conditions proposed by Staff with the amendment to set the

right-of-way dedication prior to the issuance of the building permit and to amend the landscaping plan to include evergreens of a similar height and width.

The votes were as follows:

Ayes (4): Cherry, Fox, Prodehl, and Thompson

Nays (1): Mohr

Abstain (0): None

Absent (2): LeCuyer and Whitfield

The motion carried.

The proposal will go back to the Kendall County Planning, Building and Zoning Committee on July 7, 2025.

Chairman Mohr is in favor of the proposal, but voted against the proposal because he believed the project should be annexed to Yorkville and this will be an island in the future.

The Zoning Board of Appeals completed their review of Petitions 25-04 at 7:56 p.m.

NEW BUSINESS/OLD BUSINESS

Update on Comprehensive Plan Update Project

Mr. Asselmeier reported on the open house in Newark. The next open house is July 14, 2025, at the Oswego Township meeting. There will also be a booth at National Night Out and there will be an open house at the Plano Library in August.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

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

PUBLIC COMMENTS

Mr. Asselmeier reported there will not be any petitions for the July hearing.

Chairman Mohr asked if the vote by Little Rock Township on solar panels regulations will have any impact. Mr. Asselmeier responded that State law says that a township located in a county where the county adopted zoning cannot create their own township zoning regulations.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member Thompson made a motion, seconded by Member Fox, to adjourn.

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

The Zoning Board of Appeals meeting adjourned at 8:00 p.m.

Respectfully submitted by,
Matthew H. Asselmeier

ZBA Meeting Minutes 6.30.25

Page 13 of 14

Director of Planning, Building and Zoning

Exhibits

1. Memo on Petition 25-04 Dated June 27, 2025
2. Certificate of Publication and Green Cards from Mailing for Petition 25-04 (Not Included with Report but on file in Planning, Building and Zoning Office)



**KENDALL COUNTY
ZONING BOARD OF APPEALS**

June 30, 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
Dan Gamm		
Doug Winsor		

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. 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.

GENERAL INFORMATION

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

BUILDING CODES

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

UTILITIES

No public or private utilities are onsite.

ACCESS

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

PARKING AND INTERNAL TRAFFIC CIRCULATION

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

ODORS

No new odors are foreseen.

LIGHTING

Any new lighting would be for residential use only.

LANDSCAPING AND SCREENING

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

SIGNAGE

Any signage would be residential in nature.

NOISE CONTROL

No noise is anticipated.

STORMWATER

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

FINDINGS OF FACT

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

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

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

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

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

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

RECOMMENDATION

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

ATTACHMENTS

1. Application Materials

ZBA Memo – Prepared by Matt Asselmeier – August 28, 2025

Page 4 of 5

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



DEPARTMENT OF PLANNING, BUILDING & ZONING

807 West John Street • Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

APPLICATION

PROJECT NAME Quezada-Brisbin Rd.

FILE #: _____

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

Irma L. Quezada

CURRENT LANDOWNER/NAME(s)

Irma L. Quezada

SITE INFORMATION

ACRES

SITE ADDRESS OR LOCATION

ASSESSOR'S ID NUMBER (PIN)

3.2008 acres

14874 Brisbin Rd., Minooka, IL 60447

09-18-300-018

EXISTING LAND USE

CURRENT ZONING

LAND CLASSIFICATION ON LRMP

farmland-vacant land

A-1

R-1

REQUESTED ACTION (Check All That Apply):

☐ SPECIAL USE

☒ MAP AMENDMENT (Rezoned to R-1)

☐ VARIANCE

☐ ADMINISTRATIVE VARIANCE

☐ A-1 CONDITIONAL USE for: _____

☐ SITE PLAN REVIEW

☐ TEXT AMENDMENT

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

☐ ADMINISTRATIVE APPEAL

☐ PRELIMINARY PLAT

☐ FINAL PLAT

☐ OTHER PLAT (Vacation, Dedication, etc.)

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

¹PRIMARY CONTACT

Claire M. Wilson, Attorney

PRIMARY CONTACT MAILING ADDRESS

[REDACTED]

PRIMARY CONTACT EMAIL

[REDACTED]

PRIMARY CONTACT PHONE #

[REDACTED]

PRIMARY CONTACT FAX #

[REDACTED]

PRIMARY CONTACT OTHER # (Cell, etc.)

²ENGINEER CONTACT

Phillip D. Young & Associates, Inc.

ENGINEER MAILING ADDRESS

[REDACTED]

ENGINEER EMAIL

[REDACTED]

ENGINEER PHONE #

[REDACTED]

ENGINEER FAX #

[REDACTED]

ENGINEER OTHER # (Cell, etc.)

[REDACTED]

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

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

SIGNATURE OF APPLICANT

[REDACTED] *Attorney*

DATE 7-21-25

FEE PAID: \$ _____

CHECK #: _____

¹Primary Contact will receive all correspondence from County

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

Irma Loya Quezada
[REDACTED]

July 22, 2025

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

ATTN: Matt Asselmeier, Director

VIA E-Mail: masselmeier@kendallcountyil.gov

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

Dear Mr. Asselmeier:

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

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

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

Sincerely,

Irma Loya Quezada
[REDACTED]

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

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

Farmland, rural residential, small livestock, Church

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

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

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

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

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

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

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

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

July 10, 2024

LEGAL DESCRIPTIONS OF IRMA LOYA QUEZADA REZONING TRACTS:

LEGAL DESCRIPTION OF TRACT TO BE REZONED – TRACT A:

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

LEGAL DESCRIPTION OF TRACT TO BE REZONED – TRACT B:

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

202100012771

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

211-5014 842 1001
WARRANTY DEED

THIS INDENTURE WITNESSETH,
 That the Grantor,

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

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

IRMA LOYA QUEZADA, *A Single person*

whose address is [REDACTED]

the following described real estate to-wit:

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

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

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

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

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

and Illinois Route #52

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

Dated this 4 day of May, 2021.

ERB PROPERTIES, LLC

BY: [REDACTED]

EDWARD J. BALTZ

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

BY: [REDACTED]

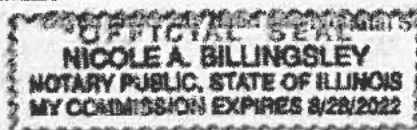
ROBERT D. BALTZ

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

MARK BRUMMEL

STATE OF ILLINOIS)
COUNTY OF GRUNDY)

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



NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF GRUNDY)

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



NOTARY PUBLIC

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

STATE OF ILLINOIS

)

) SS.

COUNTY OF KENDALL

)

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

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

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

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

ERB PROPERTIES, LLC

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

NOTARY PUBLIC:





Kendall County Soil & Water Conservation District

July 14, 2025

Irma Loya Quezada

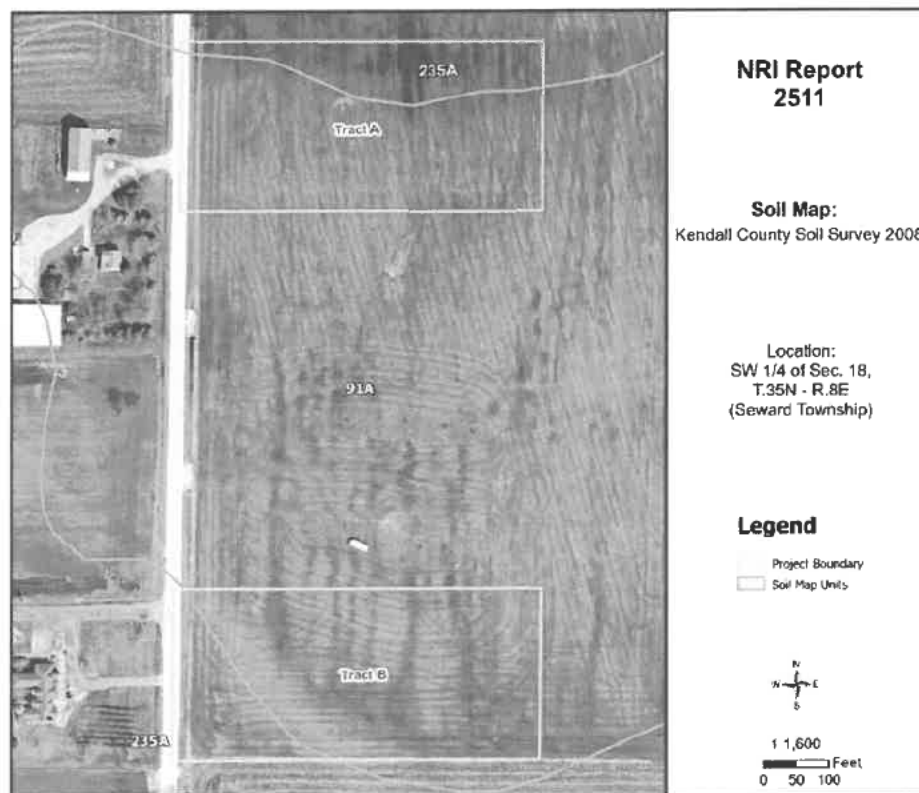
Dear Petitioner,

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.

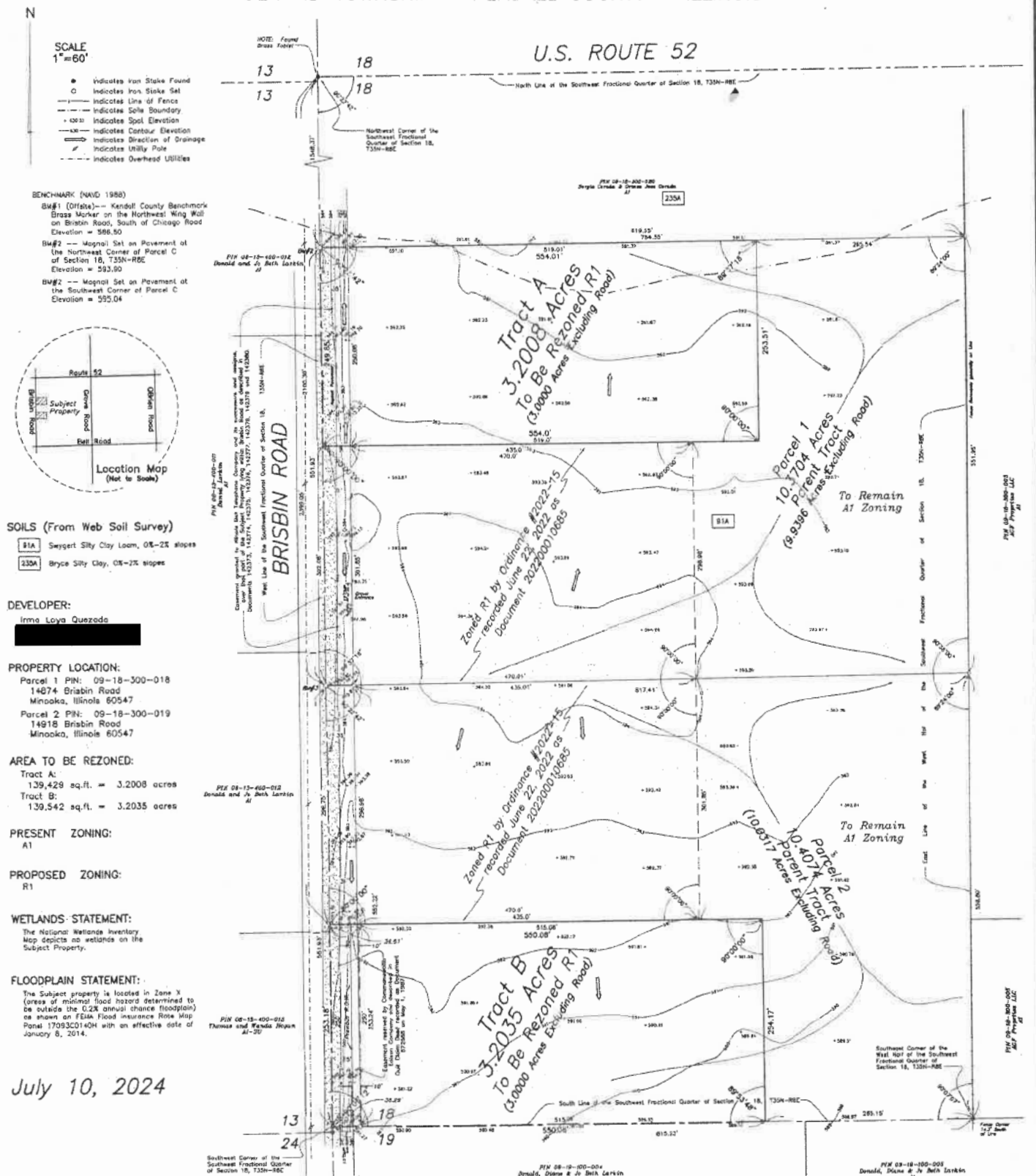
If you have any questions, please contact me at (630) 553-5821 extension 3 or alyse@kendallswcd.org.

Sincerely,



Alyse Olson
Resource Conservationist

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



LEGAL DESCRIPTION OF PARENT TRACT - PARCEL 2

LEGAL DESCRIPTION OF PARENT TRACT - PARCEL 1:

Tract Port of the West Half of the Southwest Fractional Quarter, of Section 18, Township 35 North, Range 8 East of the 1st Principal Meridian described as follows: Commencing at the Northwest Corner of said Southwest Fraction Quarter, thence Southward, along the West Line of said Southwest Fractional Quarter, 1548.37 feet for the point of beginning; thence Southerly, along said West Line, 531.93 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, 817.41 feet to the North Line of said Southwest Fractional Quarter; thence Northerly, along said North Line, 817.41 feet to the East Line of the West Half of said Southwest Fractional Quarter; thence Northerly, along said East Line, 817.41 feet to the point of beginning in Seward Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT TO BE REZONED - TRACT A:

This 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 Northeast Corner of said Southwest Fractional Quarter; thence South along the West Line of said Southwest Fractional Quarter, 1346.37 feet for the point of beginning; thence Southerly, along said West Line, 249.85 feet; thence Easterly, perpendicular to said West Line, 554.9 feet; thence Northerly, perpendicular to the last described course, 255.51 feet to a line drawn Easterly from the point of beginning which is parallel with said North Line; thence Easterly, along said line, 554.91 feet to the Southeast corner of said Southwest Fractional Quarter.

Witness my hand and seal of office, this 10th day of August, A.D. 1907.
JAMES M. HARRIS, Clerk of the Board of Supervisors, Kendall County, Illinois.

That Part of the West Half of the Southwest Fractional Quarter of Section 18, Township 35 North, Range 6 East of the First 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, 551.03 feet to the Southwest Corner of said Southwest Fractional Quarter; thence Easterly along the South Line of said Southwest Fractional Quarter, 615.43 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, 551.03 feet to a point on the West Line of said Southwest Fractional Quarter, which is parallel with the North Line of said Southwest Fractional Quarter; thence Westerly, parallel with said North Line, 617.41 feet to the point of beginning, in Secord 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 First 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, 550.03 feet; thence Southerly, perpendicular to the last described course, 254.17 feet to the South line of said Southwest Fractional Quarter; thence Westerly, along the South 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

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

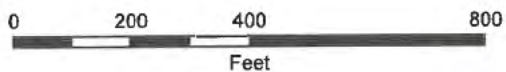
That Part of the West Half of the Southwest Fractional Quarter of Section 18, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of said Southwest Fraction Quarter; thence Southerly, along the West Line of said Southwest Fractional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

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. 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.

GENERAL INFORMATION

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

BUILDING CODES

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

UTILITIES

No public or private utilities are onsite.

ACCESS

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

proposed map amendment.

PARKING AND INTERNAL TRAFFIC CIRCULATION

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

ODORS

No new odors are foreseen.

LIGHTING

Any new lighting would be for residential use only.

LANDSCAPING AND SCREENING

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

SIGNAGE

Any signage would be residential in nature.

NOISE CONTROL

No noise is anticipated.

STORMWATER

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

FINDINGS OF FACT

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

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

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

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

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

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

RECOMMENDATION

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

ATTACHMENTS

1. Application Materials
2. Plat of Survey
3. Ordinance 2022-15
4. August 6, 2025, Email from the Seward Township Planning Commission
5. August 6, 2025, ZPAC Meeting Minutes (This Petition Only)
6. August 12, 2025, Seward Township Board Minutes
7. August 27, 2025, Kendall County Regional Planning Meeting Minutes



Tracy B

Attachment 1, Page 1

DEPARTMENT OF PLANNING, BUILDING & ZONING

807 West John Street • Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

APPLICATION

PROJECT NAME Quezada-Brisbin Rd.

FILE #: _____

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

Irma L. Quezada

CURRENT LANDOWNER/NAME(s)

Irma L. Quezada

SITE INFORMATION

ACRES

SITE ADDRESS OR LOCATION

ASSESSOR'S ID NUMBER (PIN)

3.2035 acres

14918 Brisbin Rd., Minooka, IL 60447

09-18-300-019

EXISTING LAND USE

CURRENT ZONING

LAND CLASSIFICATION ON LRMP

farmland-vacant land

A-1

R-1

REQUESTED ACTION (Check All That Apply):

☐ SPECIAL USE

☒ MAP AMENDMENT (Rezone to R-1)

☐ VARIANCE

☐ ADMINISTRATIVE VARIANCE

☐ A-1 CONDITIONAL USE for: _____

☐ SITE PLAN REVIEW

☐ TEXT AMENDMENT

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

☐ ADMINISTRATIVE APPEAL

☐ PRELIMINARY PLAT

☐ FINAL PLAT

☐ OTHER PLAT (Vacation, Dedication, etc.)

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

¹PRIMARY CONTACT

Claire M. Wilson, Attorney

PRIMARY CONTACT MAILING ADDRESS

PRIMARY CONTACT EMAIL

PRIMARY CONTACT PHONE #

PRIMARY CONTACT FAX #

PRIMARY CONTACT OTHER # (Cell, etc.)

²ENGINEER CONTACT

Phillip D. Young & Associates, Inc.

ENGINEER MAILING ADDRESS

ENGINEER EMAIL

ENGINEER PHONE #

ENGINEER FAX #

ENGINEER OTHER # (Cell, etc.)

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

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

SIGNATURE OF APPLICANT

DATE 7/21/25

FEE PAID: \$ _____

CHECK #: _____

¹Primary Contact will receive all correspondence from County

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

Irma Loya Quezada

[REDACTED]
Minooka, IL 60447

July 22, 2025

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

ATTN: Matt Asselmeier, Director

VIA E-Mail: masselmeier@kendallcountyil.gov

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

Dear Mr. Asselmeier:

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

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

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

Sincerely,

Irma Loya Quezada

[REDACTED]

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

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

Farmland, rural residential, small livestock, Church

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

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

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

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

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

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

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

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

July 10, 2024

LEGAL DESCRIPTIONS OF IRMA LOYA QUEZADA REZONING TRACTS:

LEGAL DESCRIPTION OF TRACT TO BE REZONED – TRACT A:

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

LEGAL DESCRIPTION OF TRACT TO BE REZONED – TRACT B:

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

202100012771

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

21L504942 1001
WARRANTY DEED

THIS INDENTURE WITNESSETH,
 That the Grantor,

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

of the [REDACTED] in the

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

IRMA LOYA QUEZADA, *A Single person*

whose address is [REDACTED]

the following described real estate to-wit:

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

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

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

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

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

**and Illinois Route #52*

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

Dated this 4 day of May, 2021.

ERB PROPERTIES, LLC

BY: 

EDWARD J. BALTZ

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

BY: 

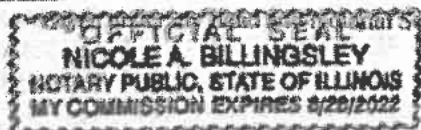
ROBERT D. BALTZ

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


MARK BRUMMEL

STATE OF ILLINOIS)
COUNTY OF GRUNDY)

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




NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF GRUNDY)

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




NOTARY PUBLIC

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

STATE OF ILLINOIS

)

) SS.

COUNTY OF KENDALL

)

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

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

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

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

ERB PROPERTIES, LLC

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

NOTARY PUBLIC





Kendall County Soil & Water Conservation District

July 14, 2025

Irma Loya Quezada

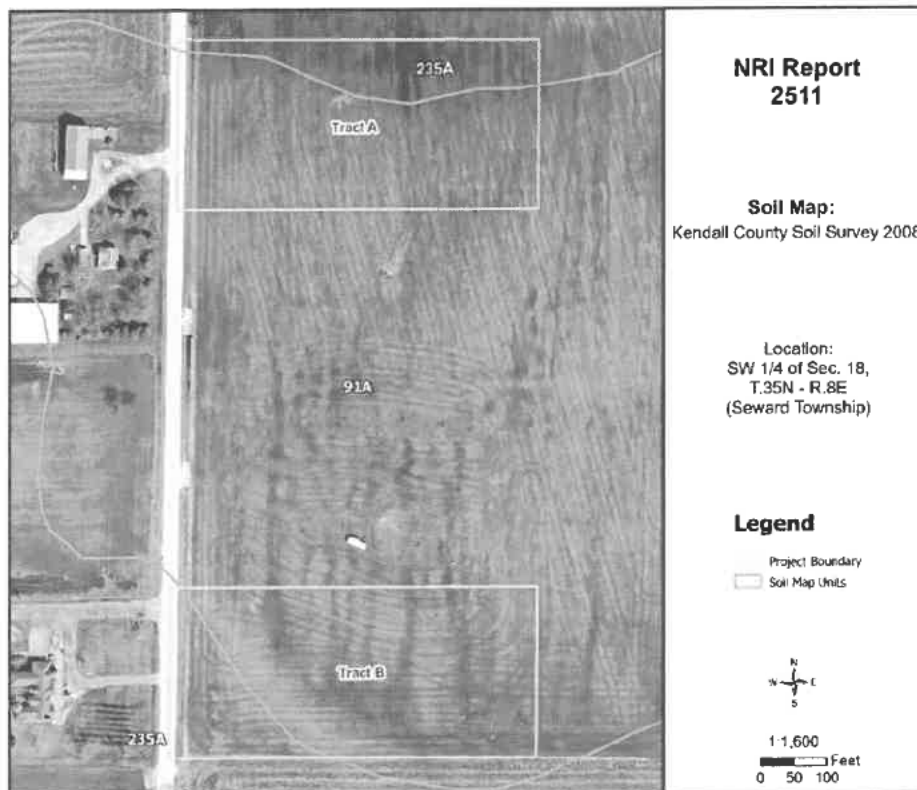
Dear Petitioner,

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

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

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

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



Soils Information (Tract A)

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

Soils Information (Tract B)

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

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

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

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

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

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

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

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

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

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

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

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

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

Land Evaluation Computation

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

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

Site Assessment Computation

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

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

LESA Score Summary

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

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

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

Sincerely,



Alyse Olson
Resource Conservationist

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

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

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

Description: Division of and re-zoning of two (2) approximate three acre parcels from A-1 to R-1 as follows:
Tract A- 14874 Brisbin Rd.; division from and re-zoning of part of PIN: 09-18-300-018- 3.2008 acres
Tract B- 14918 Brisbin Rd.; division from and re-zoning of part of PIN: 09-18-300-019 - 3.2035 acres

Natural Resource Review Results

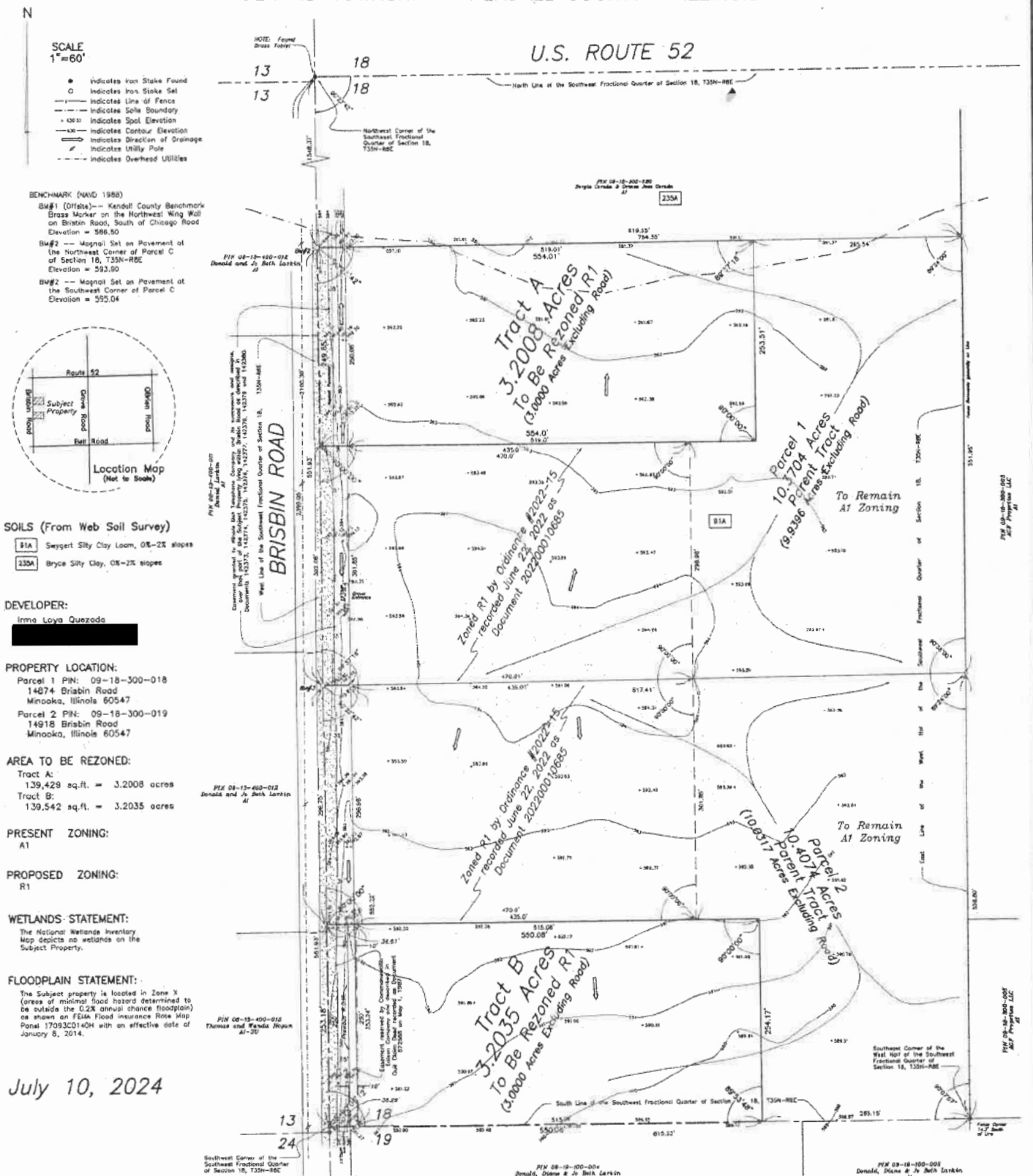
Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

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

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

Enter
Another
Project

Exit
EcoCAT



LEGAL DESCRIPTION OF PARENT TRACT - PARCEL 2

LEGAL DESCRIPTION OF PARENT TRACT - PARCEL 1:

That Principal Meridian described as follows: Commencing at the Northeast Corner of said Southeast 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, 871.41 feet to the East Line of the West Half of said Southwest Fractional Quarter; thence Northerly, along said East Line, 85.55 feet to the point of beginning of the Seward Township, Kendall County, Illinois; thence Northerly, parallel with said North-Line, 819.55 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 South, along the West Line of said Southwest Fractional Quarter, 1346.37 feet for the point of beginning; thence Southerly, along said West Line, 249.85 feet; thence Easterly, perpendicular to said West Line, 554.6 feet; thence Northerly, perpendicular to the last described course, 255.5 feet to a line drawn Easterly from the point of beginning which is parallel with said North Line; thence Easterly, along said line, 554.6 feet to the East Corner of said Southwest Fractional Quarter; thence Northerly, along said North Line, 554.6 feet to the Northeast Corner of said Southwest Fractional Quarter; thence Easterly, along said North Line, 554.6 feet to the East Corner of said Southwest Fractional Quarter; thence Southerly, along said East Line, 249.85 feet; thence Easterly, perpendicular to said East Line, 554.6 feet to the point of beginning.

That Part of the West Half of the Southwest Fractional Quarter of Section 18, Township 35 North, Range 6 East of the First 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, 551.03 feet to the Southwest Corner of said Southwest Fractional Quarter; thence Easterly along the South Line of said Southwest Fractional Quarter, 815.43 feet to the Southwest 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, 815.43 feet to a point on the West Line of said Southwest Fractional Quarter, 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 Secord 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 First 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, 550.03 feet; thence Southerly, perpendicular to the last described course, 254.17 feet to the South line of said Southwest Fractional Quarter; thence Westerly, along the South 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

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

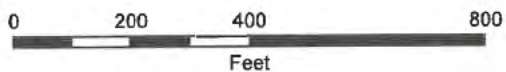
That Part of the West Half of the Southwest Fractional Quarter of Section 18, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of said Southwest Fraction Quarter; thence Southerly, along the West Line of said Southwest Fractional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

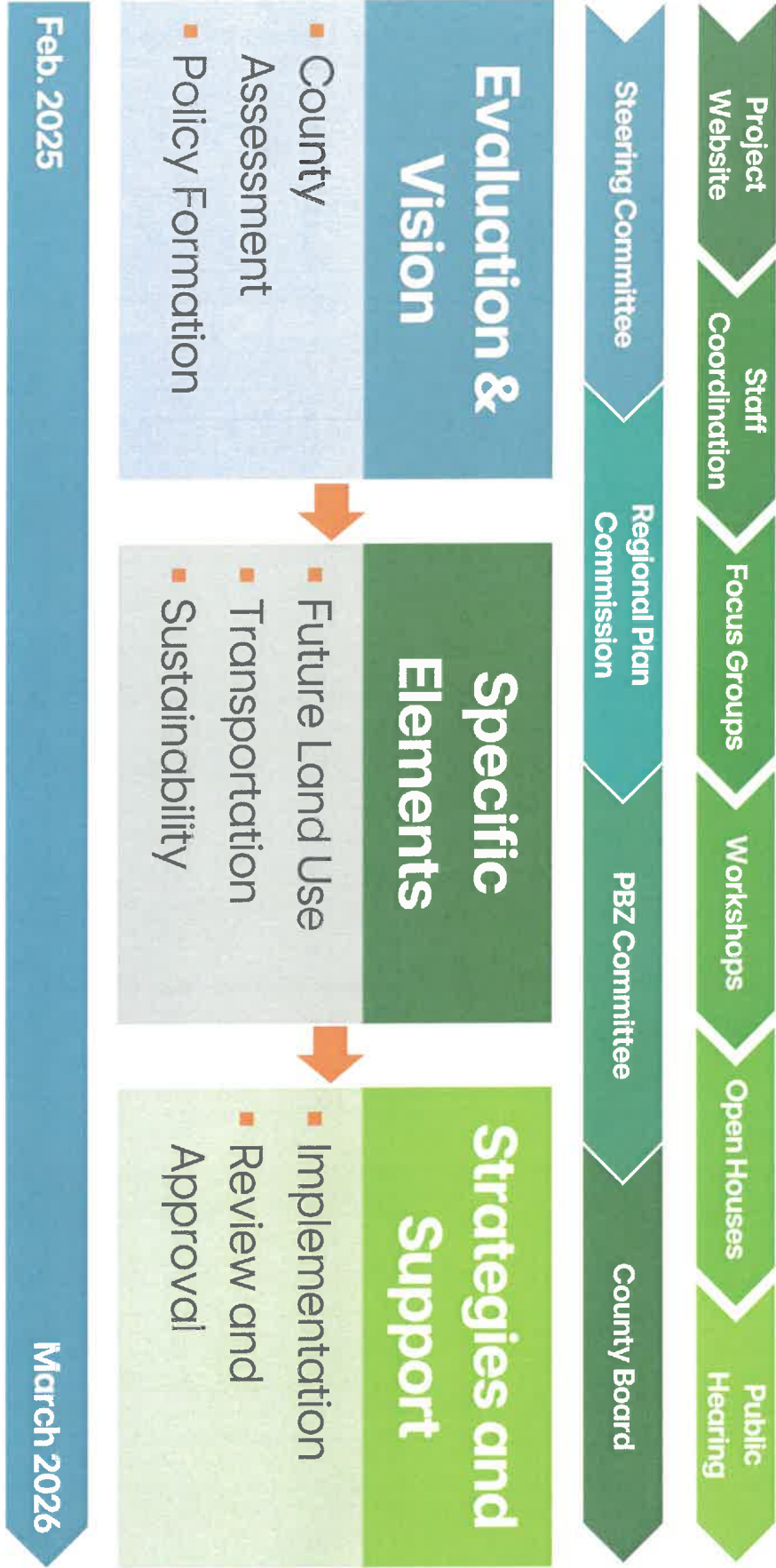
25-09/25-10 - petition to rezone from 3 acres of 2 parcels of property. Rezone tract A and tract B to R1. Currently it is zoned agricultural. Planning commission rezoned 3 years ago for R1 and now we are doing it again. Trustee Martin made a motion to recommend the petition as presented. Trustee Roberts - 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.

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