



**KENDALL COUNTY
AGRICULTURAL AREAS COMMITTEE
PUBLIC HEARING/MEETING**

111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

March 28, 2023 – 6:00 p.m.

CALL TO ORDER – AGRICULTURAL AREAS COMMITTEE

ROLL CALL: Scott Cryder, Mike Homerding, Curt Mitchell, Dan Roberts, and Seth Wormley

SELECTION OF CHAIRMAN (Roll Call Vote After Nominations):

PETITIONS (Roll Call Vote on Findings of Fact and Recommendations):

1. **Petition 23 – 02 – Kirk Friestad, Phyllis Friestad, Friestad Farms, Inc., KEJ Farms, Scott Friestad, Kristin A. Friestad, Jared Friestad, Nicole Hughes, Dana Friestad and Laurie Friestad (Pages 2-25)**
Request: Creation of an Agricultural Area
PINs: 08-17-400-004, 08-17-400-003, 08-09-126-004, 08-09-126-005, 08-18-300-003, 08-18-300-008, 08-18-300-007 (Part), 08-18-300-010 (Part) 08-18-300-006, 08-18-400-017, 08-18-400-016, and 08-07-200-001
Location: Vicinity of Chicago Road and Route 52 in Lisbon Township
Purpose: Petitioners Want to Create an Agricultural Conservation Area as Allowed by the Illinois Agricultural Areas Conservation and Protection Act.

2. **Petition 23 – 03 – Kirk Friestad, Phyllis Friestad, C Robert Friestad and Sharon L. Friestad on Behalf of the C Robert Friestad and Sharon L Friestad Family Trust, and Scott Friestad (Pages 26-44)**
Request: Creation of an Agricultural Area
PINs: 08-33-300-001, 08-33-300-002, 08-33-200-001, 08-33-200-009, and 08-34-100-004
Location: Vicinity of Whitewillow Road and Route 47 in Lisbon Township
Purpose: Petitioners Want to Create an Agricultural Conservation Area as Allowed by the Illinois Agricultural Areas Conservation and Protection Act.

3. **Petition 23 – 04 – Dana Friestad, Laurie M. Friestad, C Robert Friestad and Sharon L Friestad on Behalf of the C Robert Friestad and Sharon L. Friestad Family Trust, Scott Friestad, Kristin A. Friestad, and Ralph E. Fletcher, Jr on Behalf of the Fletcher Family Trust (Pages 45-70)**
Request: Creation of an Agricultural Area
PINs: 08-28-400-018, 08-28-400-017, 08-28-400-016, 08-21-400-009, 08-21-400-008 (Part), 08-21-200-006, 08-21-200-009, 08-16-400-008, 08-15-400-001, 08-16-400-005, 08-16-400-009, 08-15-300-002 (Part), 08-15-300-001 (Part), and 08-28-200-004, and 08-27-100-001
Location: Vicinity of Route 52 and Route 47 in Lisbon Township
Purpose: Petitioners Want to Create an Agricultural Conservation Area as Allowed by the Illinois Agricultural Areas Conservation and Protection Act.

NEW BUSINESS/ OLD BUSINESS (Discussion)

1. Review of Minutes of Meeting

PUBLIC COMMENT:

ADJOURN AGRICULTURAL AREAS COMMITTEE (Voice Vote)

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.

**PUBLIC NOTICE
PROPOSED AGRICULTURAL AREA**

Notice is hereby given that proposals for three (3) agricultural areas have been filed with the Kendall County Board pursuant to the Illinois Agricultural Areas Conservation and Protection Act (505 ILCS 5/).

The three (3) proposals will be on file open to public inspection at the Kendall County Clerk's Office at 111 W. Fox Street, Yorkville, Illinois.

Any landowner, owning land adjacent to or partially encompassed by the proposed area may propose a modification of the area to include or exclude such lands, within thirty (30) days of the date of publication of this notice. Such application shall be made on forms prescribed by the Kendall County Board.

Any proposed modification must be filed with the Kendall County Clerk and the Clerk of the County Board within thirty (30) days after the publication this notice.

At the termination of the thirty (30) day period, the proposal and proposed modifications will be submitted to the County Committee, and that a public hearing will be held on the proposal, proposed modifications, and recommendations of the County Committee.

Kendall County Board

The attached legals and pin numbers are being submitted to the county to create Agricultural Conservation Areas under the Agricultural Areas Conservation and Protection Act (505 ILCS 5)

According to the statute of 5 Section 8 the following explains that the proposed acres as part of an Agriculture Conservation Area coincides with the factors for consideration.

1. The area in the proposed Agriculture Conservation Area is actively being farmed. The area consists of highly productive farmland with the ability to produce high yielding crops in an area with strong markets.
2. The areas in the proposed Agriculture Conservation Area are actively being farmed. There is land in the area that is being mined and land that is currently zoned for mining, but currently being farmed.
3. The acres in the proposed Agriculture Conservation Area are currently zoned agriculture. Some of the acres are overlaid with limestone consistent with the land in the area zoned mining. Putting land in the conservation area preserves the limestone and allows the county to save this resource for a future time if needed. The conservation area would not hinder the current mining operations in any way.
4. The area of the proposed Agriculture Conservation Area is zoned Agriculture and consistent with the current Lisbon Township Future Land Use Map.
5. The acres in the proposed Agriculture Conservation Area are not classified as Highly Erodible Land (HEL) by the U.S. Department of Agriculture (USDA); as such, they are not required to have a HEL conservation plan. The cropland acreage submitted to be included in the proposed Agriculture Conservation Area has been involved in conservation planning, in consultation with the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) along with the Kendall County Soil & Water Conservation District (SWCD), which has resulted in conservation practices being implemented, which will continue, while in the Agriculture Conservation Area. Conservation practices include NRCS approved grassed waterways and filter strips, U.S. Army Corps of Engineers approved two stage ditch drainage system and farming practices such as crop rotation, minimum tillage, and variable rate technology.

6. We understand at some point this area will be developed. However, as of now the agricultural use of the land serves many purposes. Farmland is a valuable, nonrenewable natural resource that serves several important economic and environmental functions:
- Provides food for domestic and foreign consumption
 - Provides raw materials used to manufacture building materials, paper, medicine, oils, fuel additives, polymers, resins and other goods
 - Absorbs rainwater, helping replenish groundwater supplies and reduce flooding
 - Provides wildlife habitat
 - Produces biomass for renewable energy sources such as ethanol
 - Provides outdoor recreational opportunities
 - Enhances quality and biological integrity of sensitive natural areas by acting as a buffer between development and natural areas
 - Provides open space, enhancing the quality of life in developing areas
 - Provides jobs for farmers and others working in ag-related industries
 - Serves as a source of local tax revenues, providing economic stability in rural areas

The land owners below are submitting the attached parcels of land to create an Ag Conservation Area West of Route 47.



Kirk Friestad



Phyllis Friestad



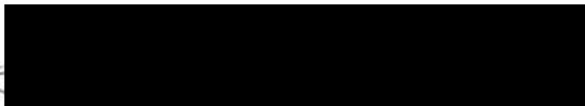
Friestad Farms Inc.



KEJ Farms



Scott Friestad



Kristin A Friestad



Jared Friestad



Nicole Hughes



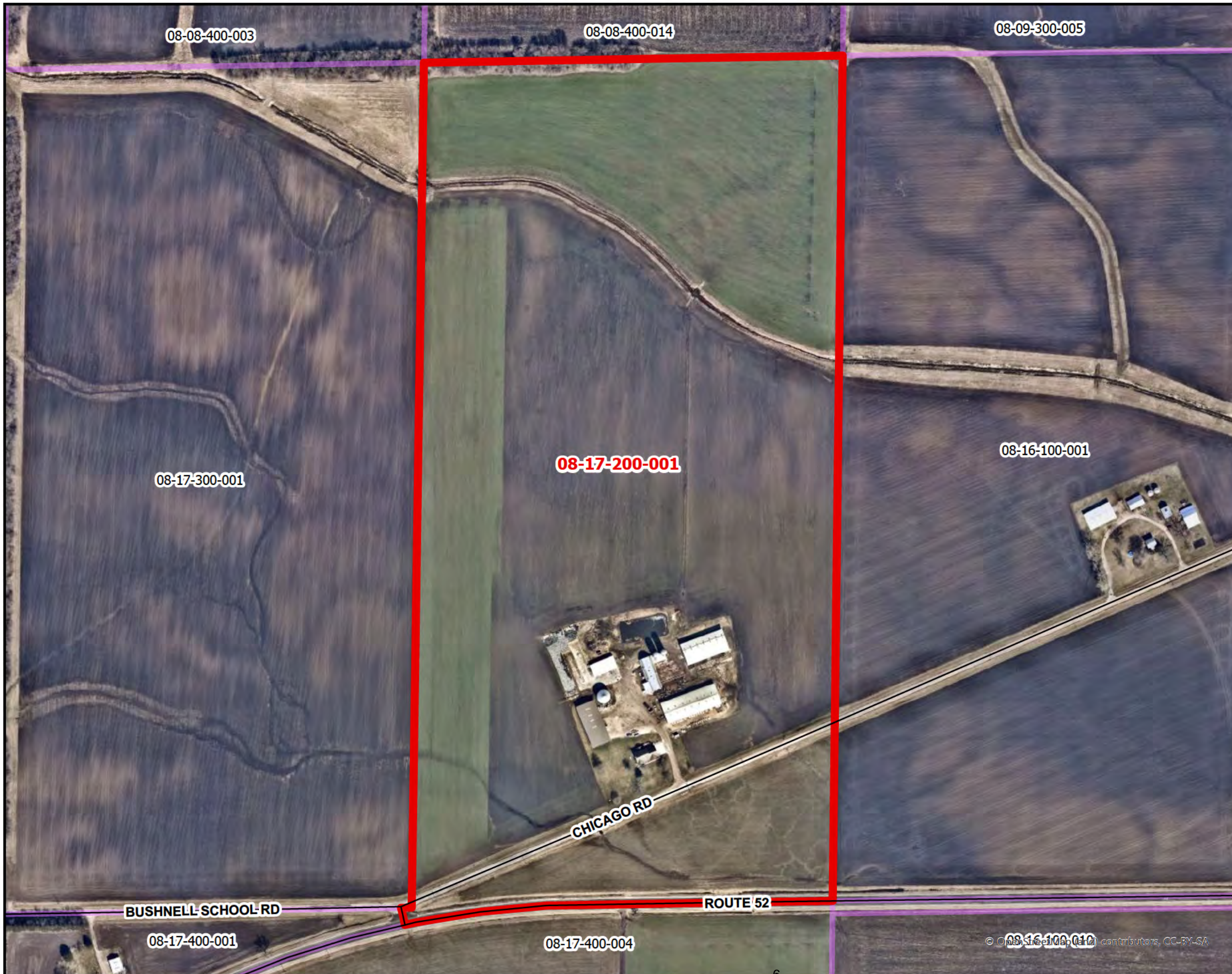
Dana Friestad



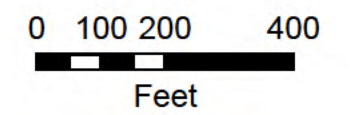
Laurie Friestad

Conservation Area Maps

Per "Dairy Farm legals" pdf,
page 1 describes:
08-17-200-001



-  Select Parcels
-  Parcels

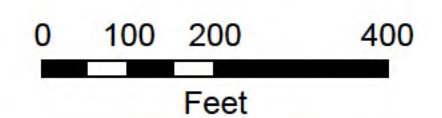


Conservation Area Maps

Per Friestad Application 1,
page 4 describes:
08-17-400-004

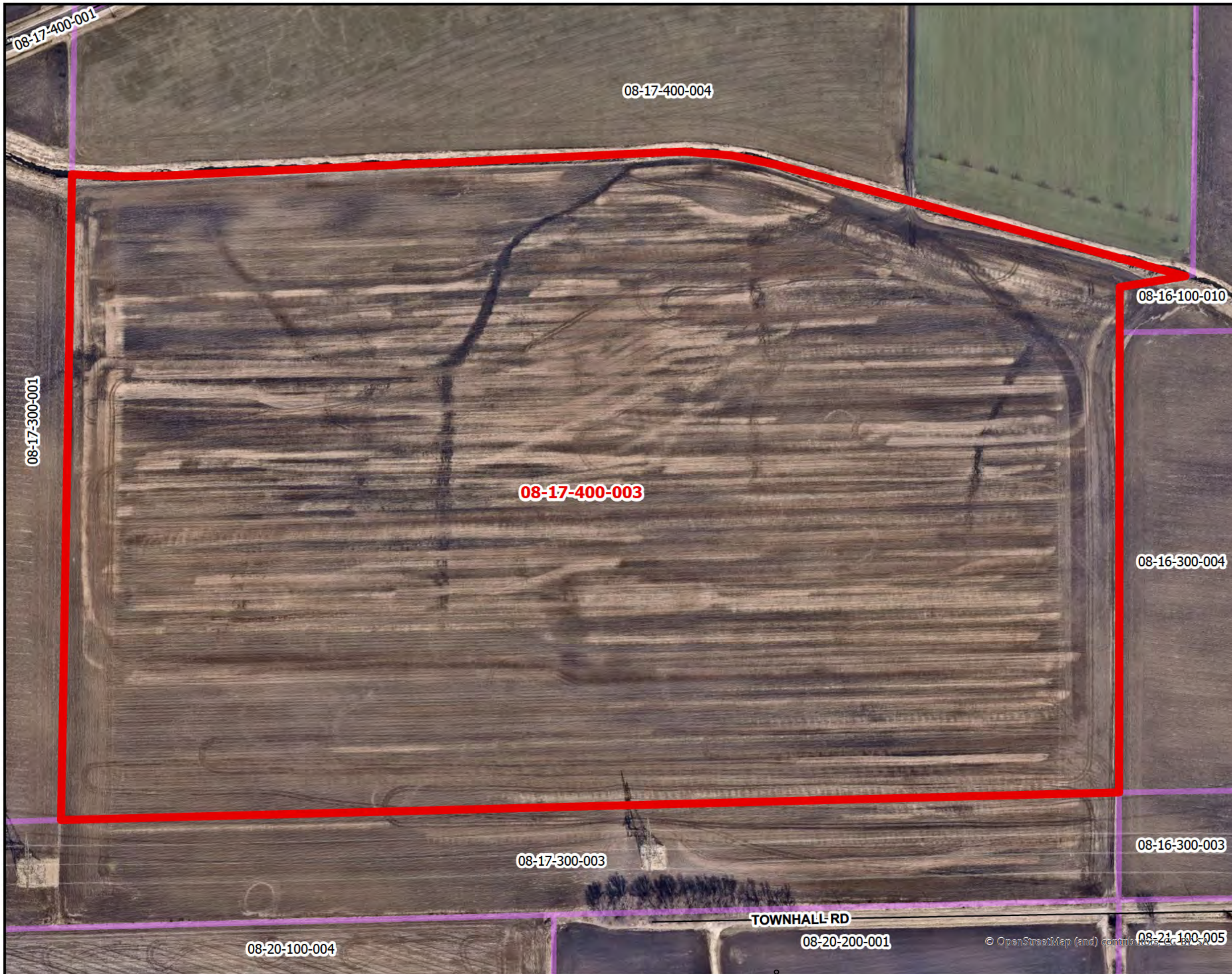


-  Select Parcels
-  Parcels

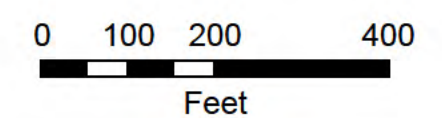


Conservation Area Maps

Per Friestad Application 1,
page 5-6 describes:
08-17-400-003

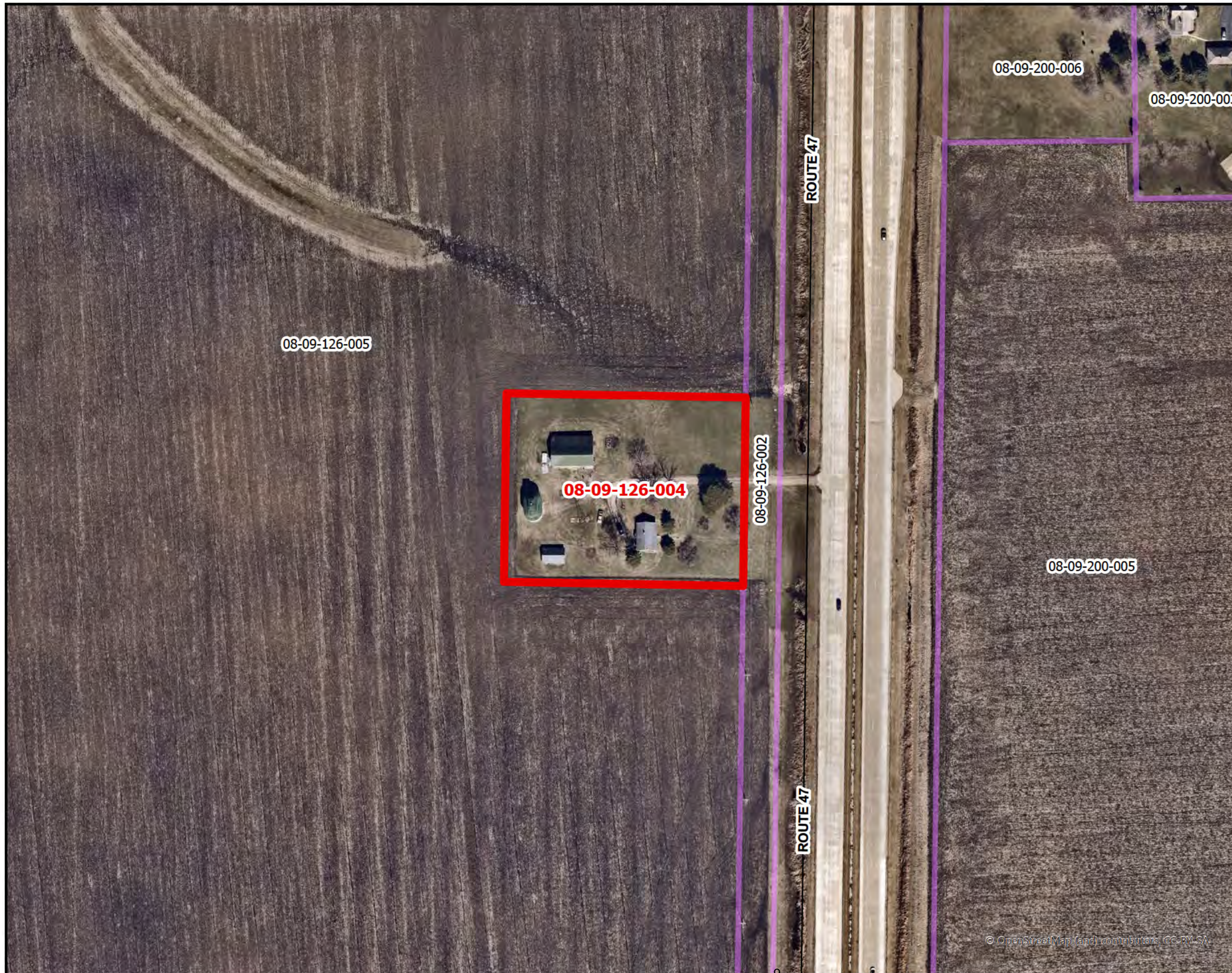


-  Select Parcels
-  Parcels

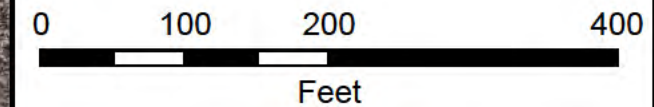


Conservation Area Maps

Per "47 kej house" pdf,
page 1 describes:
08-09-126-004

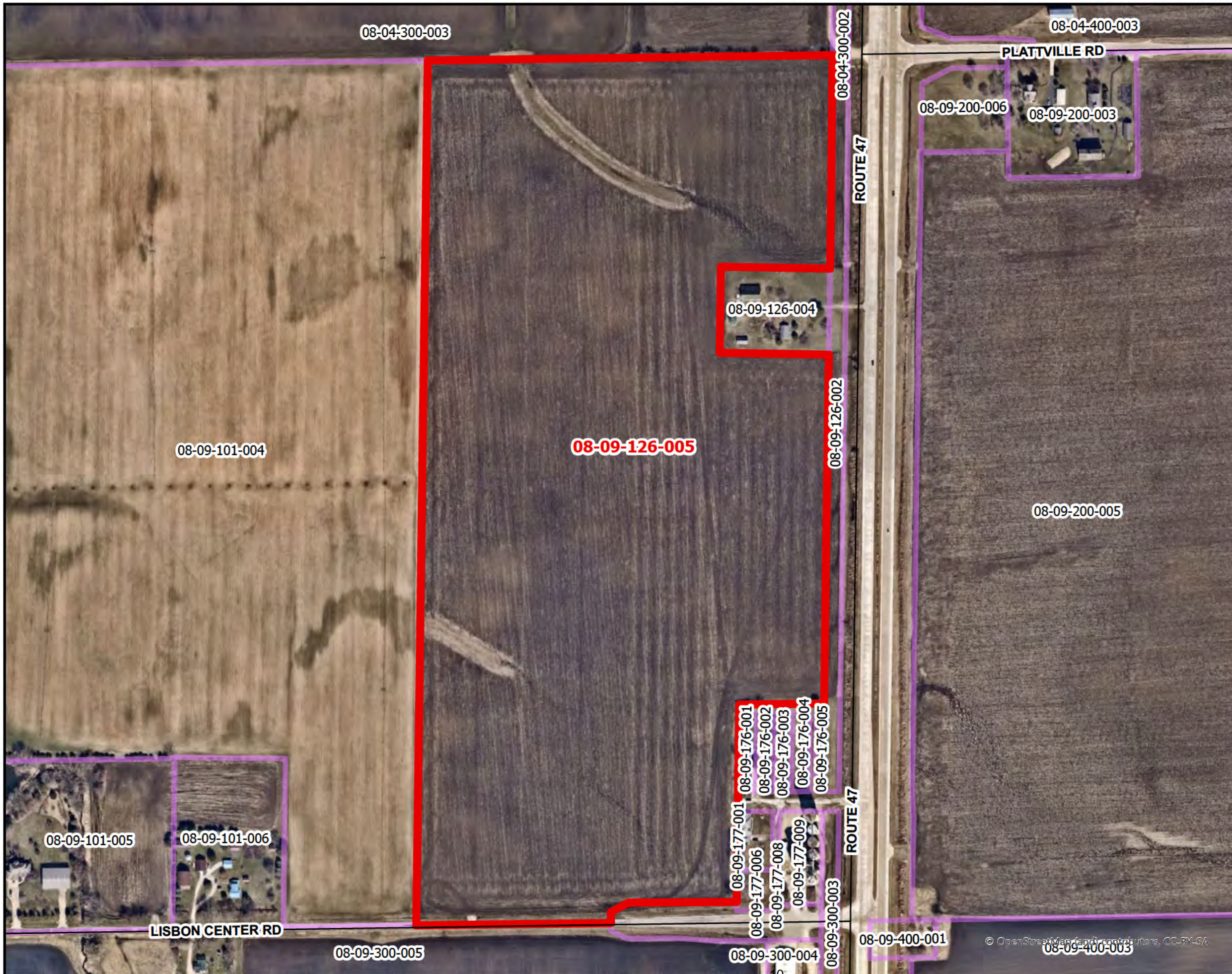


-  Select Parcels
-  Parcels

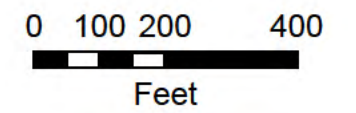


Conservation Area Maps

Per Friestad Application 1,
page 7 describes:
08-09-126-005



-  Select Parcels
-  Parcels



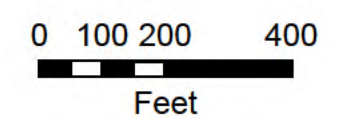
Conservation Area Maps

Per Friestad Application 1,
page 8, parcel 4 describes:

- 08-19-100-001
- 08-18-300-003
- 08-18-300-008



-  Select Parcels
-  Parcels






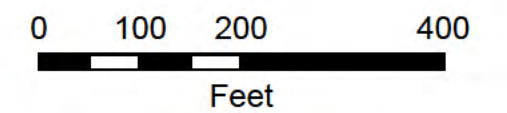
© OpenStreetMap (and) contributors, CC-BY-SA

Conservation Area Maps

Per Friestad Application 1, page 8, parcel 5 describes:
08-18-300-007
except any part lying in the southeast quarter



-  Exception
-  Select Parcels
-  Parcels

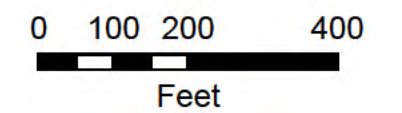


Conservation Area Maps

Per Friestad Application 1, page 9, parcel 1 describes:
08-18-300-006
08-18-300-010
except any part lying west of creek



- Exception
- Select Parcels
- Parcels

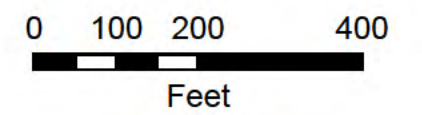


Conservation Area Maps

Per Friestad Application 1,
page 9, parcel 3 describes:
08-18-400-016
08-18-400-017



- Exception
- Select Parcels
- Parcels



**PUBLIC NOTICE
KENDALL COUNTY AGRICULTURAL AREAS COMMITTEE
PUBLIC HEARING**

Notice is hereby given that the Kendall County Agricultural Areas Committee will hold public hearings on March 28, 2023, at 6:00 p.m. at the Kendall County Office Building, in Rooms 209 and 210, at 111 W. Fox Street, Yorkville, IL.

The purpose of these hearings are to consider comments and make a recommendation regarding the following petitions related to the creation of three (3) agricultural areas:

Petition 23-02 A request from Kirk Friestad, Phyllis Friestad, Friestad Farms, Inc., KEJ Farms, Scott Friestad, Kristin A. Friestad, Jared Friestad, Nicole Hughes, Dana Friestad and Laurie Friestad to create one (1) agricultural area on the properties or portions of properties identified by the following parcel identification numbers: 08-17-400-004, 08-17-400-003, 08-09-126-004, 08-09-126-005, 08-18-300-003, 08-18-300-008, 08-18-300-007 (Part), 08-18-300-010 (Part) 08-18-300-006, 08-18-400-007, and 08-18-400-016 all located in Lisbon Township.

Petition 23-03 A request from Kirk Friestad, Phyllis Friestad, C Robert Friestad and Sharon L. Friestad on Behalf of the C Robert Friestad and Sharon L Friestad Family Trust, and Scott Friestad to create one (1) agricultural area on the properties or portions of properties identified by the following parcel identification numbers: 08-33-300-001, 08-33-300-002, 08-33-200-001, 08-33-200-009, and 08-34-100-004 (Part) all located in Lisbon Township.

Petition 23-04 A request from Dana Friestad, Laurie M. Friestad, C Robert Friestad and Sharon L Friestad on Behalf of the C Robert Friestad and Sharon L. Friestad Family Trust, Scott Friestad, Kristin A. Friestad, and Ralph E. Fletcher, Jr on Behalf of the Fletcher Family Trust to create one (1) agricultural area on the properties or portions of properties identified by the following parcel identification numbers: 08-28-400-018, 08-28-400-017, 08-28-400-016, 08-21-400-009, 08-21-400-008 (Part), 08-21-200-006, 08-16-400-008, 08-

15-400-001, 08-16-400-005, 08-15-300-002 (Part), 08-15-300-001 (Part), 08-28-200-004, and 08-27-100-001 all located in Lisbon Township.

The public hearings will be held concerning the original proposals, any written amendments proposed during the thirty (30) day review period, and any recommendations proposed by the county committee or the planning commission.

This petitions and related documents may be viewed at the Kendall County Clerk's Office at 111 W. Fox Street, Yorkville, Illinois 60560 or the Kendall County website: <https://www.kendallcountyil.gov/departments/planning-building-zoning/petitions>.

Questions can be directed to the Kendall County Planning, Building and Zoning Department telephone number: (630) 553-4139 Fax: (630) 553-4179.

All interested persons may attend and be heard. Written testimony should be directed to the Department, but shall only be entered as part of the record at the discretion of the Kendall County Agricultural Areas Committee.

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

Kendall County Agricultural Areas Committee



PLANNING, BUILDING & ZONING DEPARTMENT

111 WEST FOX STREET - ROOM 203 YORKVILLE, ILLINOIS 60560-1498

630/553-4141 • FAX 630/553-4179

www.kendallcountyil.gov

February 7, 2023

Paul Pope
Village of Lisbon
104 N Canal Street
Newark, IL 60541

Re: Notice of Proposed Agricultural Areas (Kendall County Petitions 23-02, 23-03, and 23-04)

Dear Village President Paul Pope:

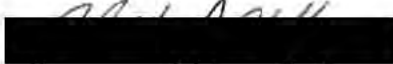
On or about January 20, 2023, Kendall County received three (3) applications for the creation of Agricultural Areas under the Illinois Agricultural Areas Conservation and Protection Act (505 ILCS 5/).

Pursuant to the requirements of Section 9 of this Act, the County Board of Kendall County wishes to notify you that these applications have been received and that you have thirty (30) days from date of receipt of this letter to object to the creation of the proposed Agricultural Area(s), if land proposed for inclusion in the Agricultural Area is located within one and one half (1 ½) miles of the corporate limits of the Village. If you wish to file an objection to the applicable proposal(s), please send the objection to Matt Asselmeier, Senior Planner, Kendall County Planning, Building and Zoning Department, 111 W. Fox Street, Yorkville, IL 60560.

Maps showing the proposed Agricultural Areas, as the proposal existed on January 27, 2023, are enclosed. Additional information can be found on the Petitions page of the Kendall County website, <https://www.kendallcountyil.gov/departments/planning-building-zoning/petitions>, and then clicking on Petitions 23-02, 23-03, and 23-04 respectively.

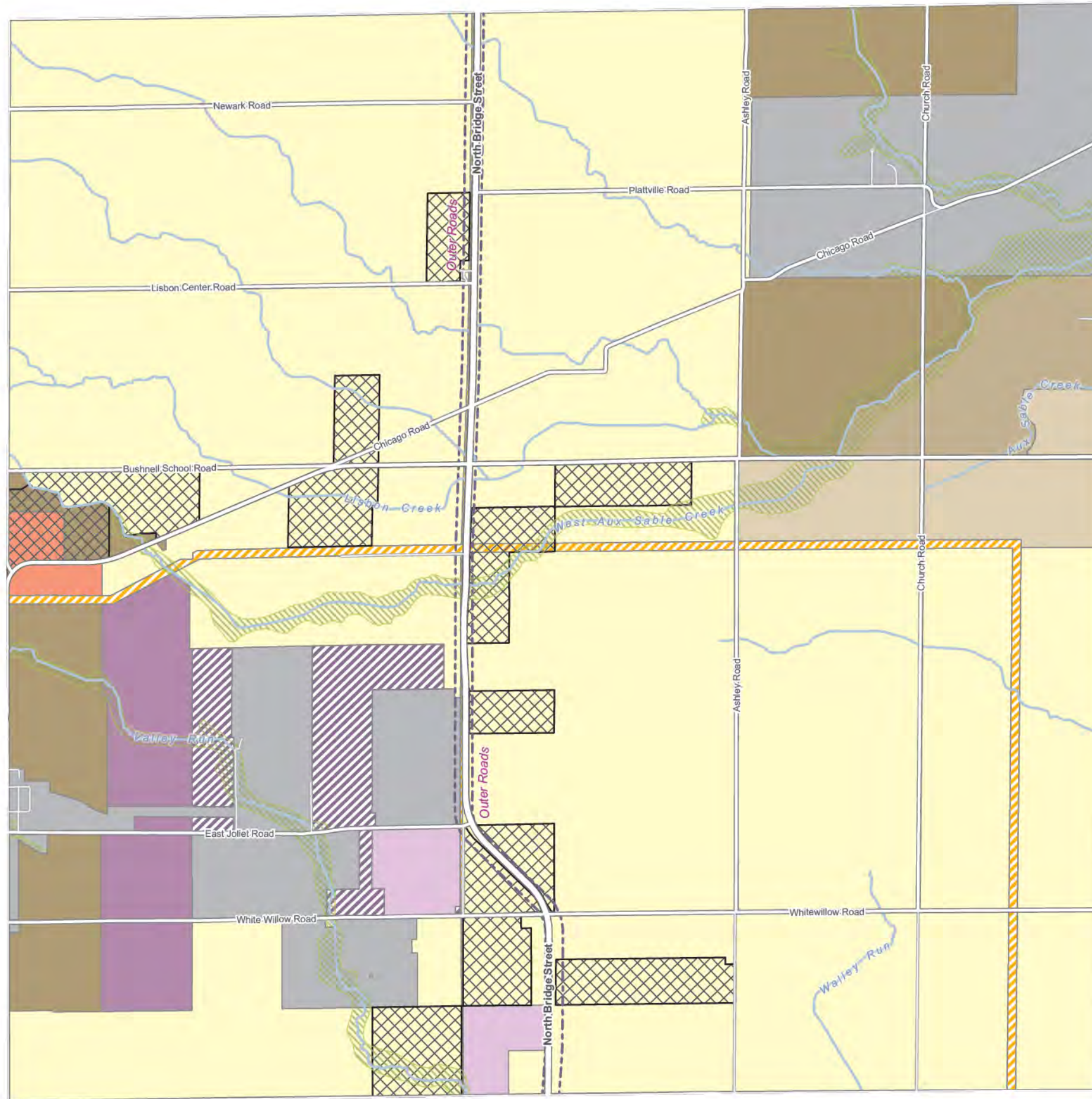
If you have any questions, please contact Mr. Asselmeier.

Thanks,


Matt Kellogg, Chairman
Kendall County Board

Encs.: Countywide Map
Lisbon Township Map

FUTURE LANDUSE LISBON TOWNSHIP 2022

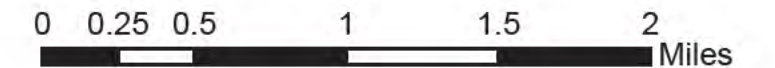
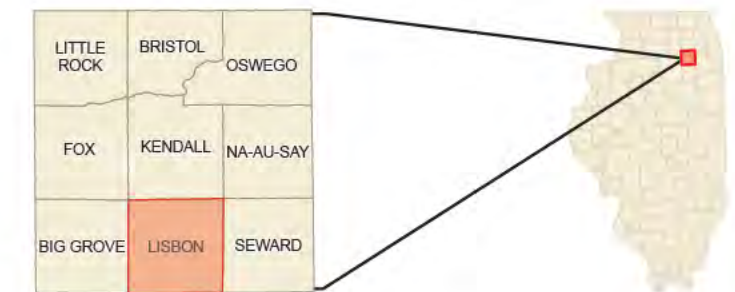


Legend

- Wetlands
- Floodplains
- Proposed Roadway Improvements

Land Resource Management Plan Management Areas

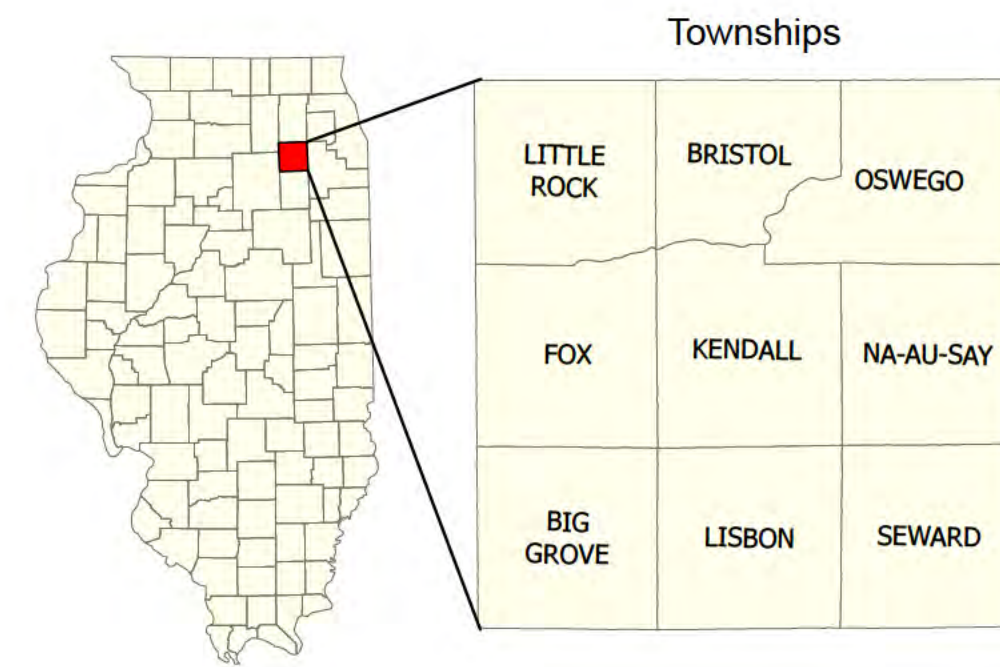
- | | | |
|---------------------------|--------------------------|--------------------|
| Utility Right of Way | Suburban Residential | Commercial |
| Potential Mining District | Rural Residential | Mixed Use Business |
| Urbanized Communities | Rural Estate Residential | Mining |
| | | Agriculture |



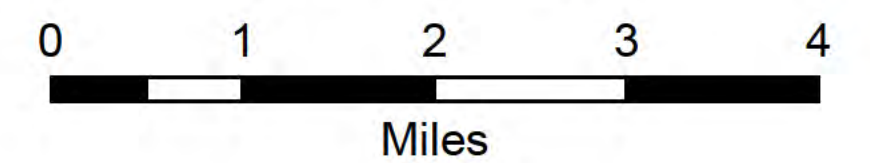
Kendall County
 Planning, Building & Zoning Department
 111 Fox Street
 Yorkville, Illinois 60560

Proposed Conservation Areas KENDALL COUNTY - 2023 -

www.kendallcountyil.gov



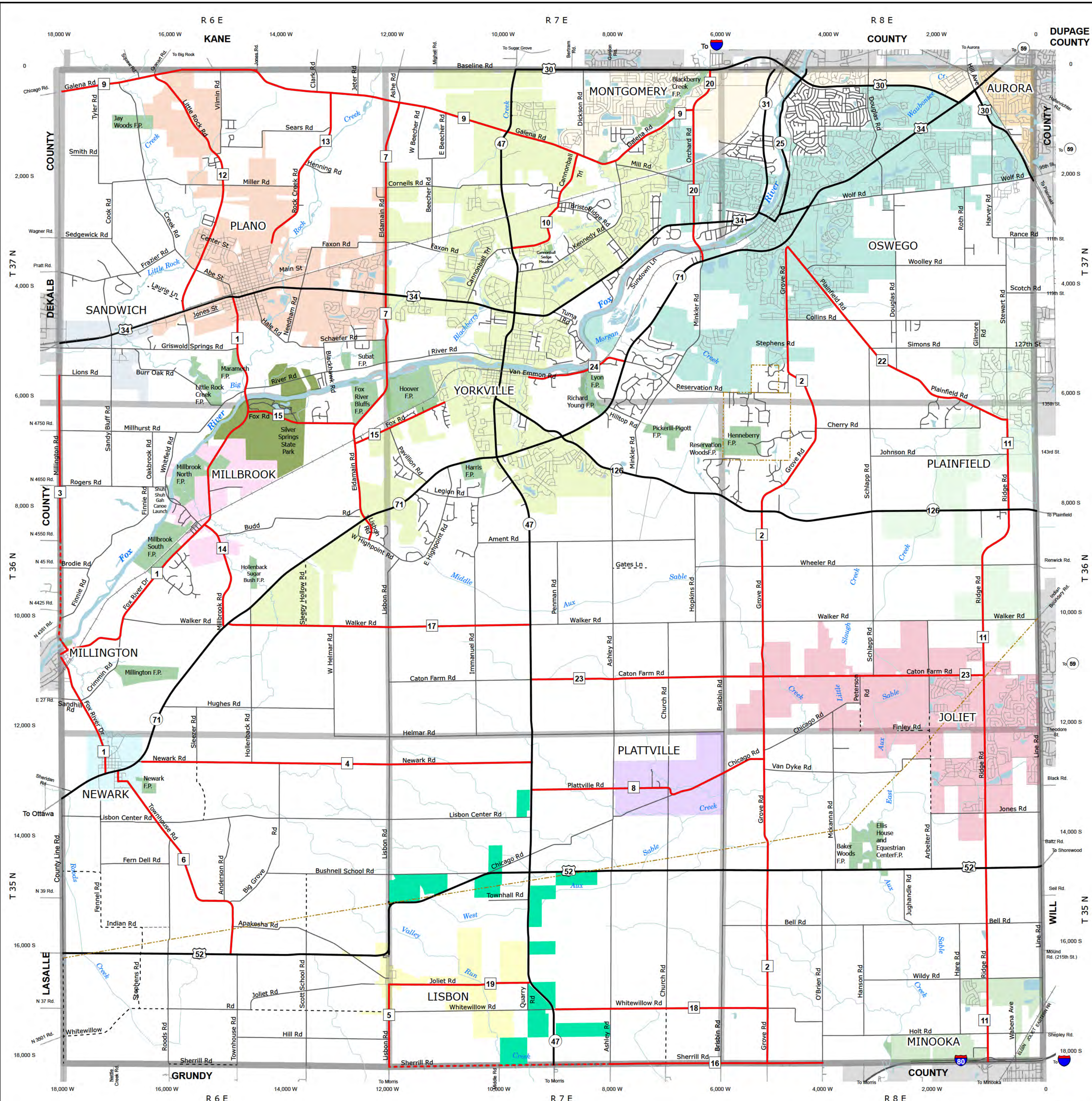
1 inch = 1 mile



- Adjacent County
- County
- Interstate
- State & Federal
- Bituminous
- - - Gravel
- - - Dirt
- Local
- Political Townships
- State Park
- County Forest Preserve
- Aurora
- Joliet
- Lisbon
- Millbrook
- Millington
- Minooka
- Montgomery
- Newark
- Oswego
- Plainfield
- Plano
- Plattville
- Sandwich
- Yorkville
- Friestad Proposed



Hydrology layers © OpenStreetMap contributors
NOTE: The Rural Roads Identification System employs a numbering system based on a grid-mile coordinate system. The mileage is measured from the northeast corner of the County. Each grid section west and south of that corner receives a 1000 number added consecutively across the County. Intermediate intersections would be proportionate parts of 1000.



**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

*Kendall County Office Building
Rooms 209 and 210
111 W. Fox Street, Yorkville, Illinois*

Meeting Minutes of January 25, 2023 - 7:00 p.m.

Chairman Bill Ashton called the meeting to order at 7:02 p.m.

ROLL CALL

Members Present: Bill Ashton, Eric Bernacki (Left at 8:04 p.m.), Tom Casey, Dave Hamman, Larry Nelson, Ruben Rodriguez, Bob Stewart, Claire Wilson (Arrived at 7:03 p.m.), and Seth Wormley

Members Absent: Karin McCarthy-Lange

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Michael Cook, Joan Soltwisch, Joe Chow, and Marissa Friestad

PETITION

Petition 23 – 02 – Kirk Friestad, Phyllis Friestad, Friestad Farms, Inc., KEJ Farms, Scott Friestad, Kristin A. Friestad, Jared Friestad, Nicole Hughes, Dana Friestad and Laurie Friestad

Petition 23 – 03 – Kirk Friestad, Phyllis Friestad, C Robert Friestad and Sharon L. Friestad on Behalf of the C Robert Friestad and Sharon L Friestad Family Trust, and Scott Friestad

Petition 23 – 04 – Dana Friestad, Laurie M. Friestad, C Robert Friestad and Sharon L Friestad on Behalf of the C Robert Friestad and Sharon L. Friestad Family Trust, Scott Friestad, and Kristin A. Friestad

Mr. Asselmeier explained the procedure for establishing Agricultural Areas. He stated that adjoining property owners can add properties to the Area or properties can be removed from the Area within thirty (30) days of the notice running in the newspaper (January 26, 2023). The Agricultural Areas Committee will hold the public hearing on the proposal after the initial thirty (30) day window has expired.

Mr. Asselmeier provided maps showing the locations of the proposed Areas. It was noted that the property identified by parcel number 08-28-400-007 was included in one (1) of the legal descriptions in Petition 23-04 and should not have been included.

Chairman Ashton asked if the acreage had to be contiguous. Mr. Asselmeier responded no.

Member Nelson asked about the impacts to the land. Mr. Asselmeier said that the land would be kept as agricultural for ten (10) years.

Member Nelson asked about impacts on adjacent land. Mr. Asselmeier said the County would be obliged to amend the Future Land Use Map to reflect the Agricultural Areas and examine adjacent land uses to ensure that the no incompatible land uses exists with the Agricultural Area. Agricultural special uses could still be placed on adjoining properties.

Member Hamman asked about the advantages to the landowner to establish an Agricultural Area. Mr. Asselmeier responded that the property owner was declaring that the properties in question would stay agricultural. He also stated that when the State does placements of certain projects, like roadways, the State must note that the Agricultural Area exists and plan accordingly.

Member Nelson asked if the Village of Lisbon would be prevented to developing land at the intersection of Routes 47 and 52. Mr. Asselmeier responded that the Agricultural Area would not prevent a neighboring property owner from rezoning their property.

Member Bernacki left at this time (8:04 p.m.).

Discussion occurred about withdrawing land from an Agricultural Area and the steps for withdrawing land. If an Agricultural Area falls below three hundred fifty (350) acres, the Agricultural Area would be dissolved.

No Agricultural Areas exist in Kendall County; two (2) areas previously existed.

The Villages of Plattville and Lisbon have not yet been notified.

Discussion occurred regarding the composition of the Agricultural Areas Committee.

Marissa Friestad, on behalf of the Petitioners, stated that Petition 23-02 consisted of five hundred sixty-six (566) acres; Petition 23-03 consisted of four hundred thirty-three (433) acres; Petition 23-04 consisted of four hundred seventy-nine (479) acres.

Member Stewart expressed support for the proposal. Members Wormley and Hamman concurred.

The proposed Findings as presented by the Petitioners were as follows:

The viability of active farming within the proposed area and in areas adjacent thereto.

The area in the proposed Agriculture Conservation Area is actively being farmed. The area consists of highly productive farmland with the ability to produce high yielding crops in an area with strong markets.

The presence of any viable farmlands within the proposed area and adjacent thereto that are not now in active farming.

The areas in the proposed Agriculture Conservation Area are actively being farmed. There is land in the area that is being mined and land that is currently zoned for mining, but currently being farmed.

The nature and extent of land uses other than active farming within the proposed area and adjacent thereto.

The acres in the proposed Agriculture Conservation are currently zoned agriculture. Some of the acres are underlaid with limestone consistent with the land in the area zoned mining. Putting land in the conservation area preserves the limestone and allows the County to save this resource for a future time, if needed. The conservation area would not hinder mining operations in any way.

County developmental patterns and needs.

The area of the proposed Agriculture Conservation Area is zoned Agriculture and consistent with the current Lisbon Township Future Land Use Map.

The existence of a conservation plan approved by the local soil and water conservation district.

The acres in the proposed Agriculture Conservation Area are not classified as Highly Erodible Land (HEL) by the U.S. Department of Agriculture (USDA); as such, they are not required to have a HEL conservation plan. The cropland acreage submitted to included in the proposed Agriculture Conservation Area has been involved in conservation planning, in consultation with the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) along with the Kendall County Soil and Water Conservation District (SWCD), which has resulted in conservation practices being implemented, which will continue, while in the Agriculture Conservation Area. Conservation practices include NRCS approved grassed waterways and filter strips, U.S.

Army Corps of Engineers approved two (2) state ditch drainage system and farming practices such as crop rotation, minimum tillage, and variable rate technology.

Any other matter which may be relevant.

The Petitioners understand at some point this area will be developed. However, as of now the agricultural use of the land serves many purposes. Farmland is a valuable, nonrenewable natural resource that serves several important economic and environmental functions:

1. Provides food for domestic and foreign consumption.
2. Provides raw materials used to manufacture building materials, paper medicine, oils, fuel additives polymers, resins, and other goods.
3. Absorbs rainwater, helping replenish groundwater supplies and reduce flooding.
4. Provides wildlife habitat.
5. Produces biomass for renewable energy sources such as ethanol.
6. Provides outdoor recreational opportunities.
7. Enhances quality and biological integrity of sensitive natural areas by acting as a buffer between development and natural areas.
8. Provides open space, enhancing the quality of life in developing areas.
9. Provides jobs for farmers and others working in ag-related industries.
10. Serve as a source of local tax revenues, providing economic stability in rural areas.

Member Stewart made a motion, seconded by Member Nelson, to recommend approval of the Agricultural Area.

The votes on were as follows:

Ayes (8): Ashton, Casey, Hamman, Nelson, Rodriguez, Stewart, Wilson, and Wormley

Nays (0): None

Absent (2): Bernacki and McCarthy-Lange

Abstain (0): None

The motion carried. The proposal will go to Agricultural Areas Committee.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

ADJOURNMENT

Member Wilson made a motion, seconded by Member Hamman, to adjourn. With a voice vote of eight (8) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 8:24 p.m.

Respectfully submitted by,
Matthew H. Asselmeier, AICP, CFM
Senior Planner

Findings of Fact

All impacted property owners consent to their property's inclusion in the proposed area.
This is true.

The viability of active farming within the proposed area and in areas adjacent thereto.

The area in the proposed Agriculture Conservation Area is actively being farmed. The area consists of highly productive farmland with the ability to produce high yielding crops in an area with strong markets.

The presence of any viable farmlands within the proposed area and adjacent thereto that are not now in active farming.

The areas in the proposed Agriculture Conservation Area are actively being farmed. There is land in the area that is being mined and land that is currently zoned for mining, but currently being farmed.

The nature and extent of land uses other than active farming within the proposed area and adjacent thereto.

The acres in the proposed Agriculture Conservation are currently zoned agriculture. Some of the acres are underlaid with limestone consistent with the land in the area zoned mining. Putting land in the conservation area preserves the limestone and allows the County to save this resource for a future time, if needed. The conservation area would not hinder mining operations in any way.

County developmental patterns and needs.

The area of the proposed Agriculture Conservation Area is zoned Agriculture and consistent with the current Lisbon Township Future Land Use Map.

The existence of a conservation plan approved by the local soil and water conservation district.

The acres in the proposed Agriculture Conservation Area are not classified as Highly Erodible Land (HEL) by the U.S. Department of Agriculture (USDA); as such, they are not required to have a HEL conservation plan. The cropland acreage submitted to included in the proposed Agriculture Conservation Area has been involved in conservation planning, in consultation with the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) along with the Kendall County Soil and Water Conservation District (SWCD), which has resulted in conservation practices being implemented, which will continue, while in the Agriculture Conservation Area. Conservation practices include NRCS approved grassed waterways and filter strips, U.S. Army Corps of Engineers approved two (2) state ditch drainage system and farming practices such as crop rotation, minimum tillage, and variable rate technology.

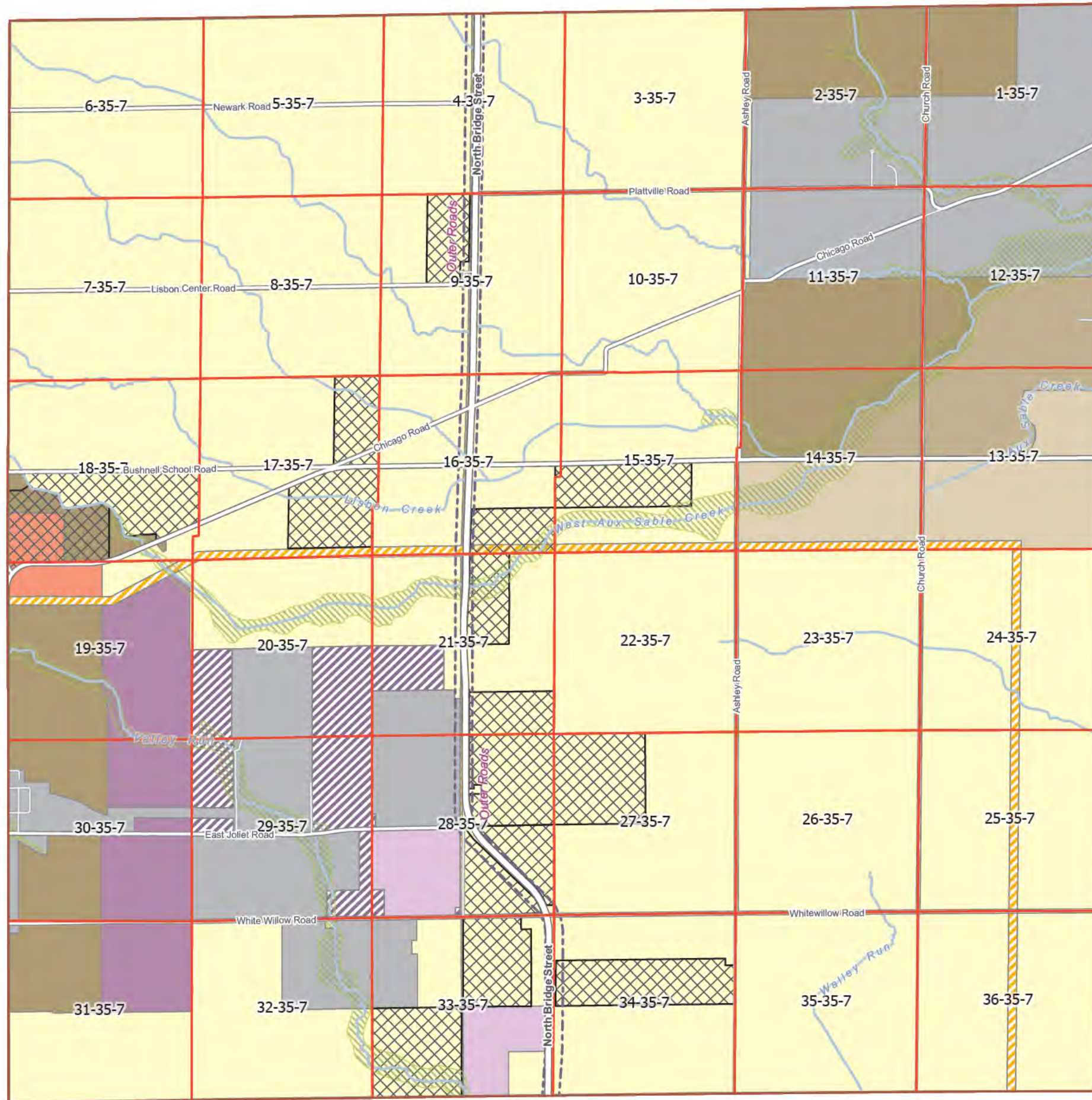
Any other matter which may be relevant.

The Petitioners understand at some point this area will be developed. However, as of now the agricultural use of the land serves many purposes. Farmland is a valuable, nonrenewable natural resource that serves several important economic and environmental functions:

- 1. Provides food for domestic and foreign consumption.**

2. **Provides raw materials used to manufacture building materials, paper medicine, oils, fuel additives polymers, resins, and other goods.**
3. **Absorbs rainwater, helping replenish groundwater supplies and reduce flooding.**
4. **Provides wildlife habitat.**
5. **Produces biomass for renewable energy sources such as ethanol.**
6. **Provides outdoor recreational opportunities.**
7. **Enhances quality and biological integrity of sensitive natural areas by acting as a buffer between development and natural areas.**
8. **Provides open space, enhancing the quality of life in developing areas.**
9. **Provides jobs for farmers and others working in ag-related industries.**
10. **Serve as a source of local tax revenues, providing economic stability in rural areas.**

FUTURE LANDUSE LISBON TOWNSHIP 2022

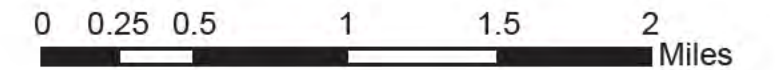
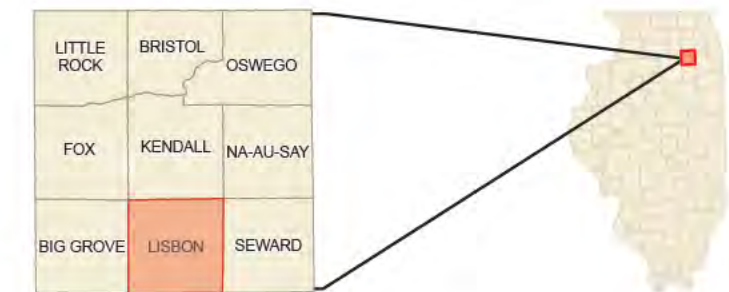


Legend

- Wetlands
- Floodplains
- Proposed Roadway Improvements

Land Resource Management Plan Management Areas

- | | | |
|---------------------------|--------------------------|--------------------|
| Utility Right of Way | Suburban Residential | Commercial |
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Kendall County
Planning, Building & Zoning Department
111 Fox Street
Yorkville, Illinois 60560

**PUBLIC NOTICE
PROPOSED AGRICULTURAL AREA**

Notice is hereby given that proposals for three (3) agricultural areas have been filed with the Kendall County Board pursuant to the Illinois Agricultural Areas Conservation and Protection Act (505 ILCS 5/).

The three (3) proposals will be on file open to public inspection at the Kendall County Clerk's Office at 111 W. Fox Street, Yorkville, Illinois.

Any landowner, owning land adjacent to or partially encompassed by the proposed area may propose a modification of the area to include or exclude such lands, within thirty (30) days of the date of publication of this notice. Such application shall be made on forms prescribed by the Kendall County Board.

Any proposed modification must be filed with the Kendall County Clerk and the Clerk of the County Board within thirty (30) days after the publication this notice.

At the termination of the thirty (30) day period, the proposal and proposed modifications will be submitted to the County Committee, and that a public hearing will be held on the proposal, proposed modifications, and recommendations of the County Committee.

Kendall County Board

The attached legals and pin numbers are being submitted to the county to create Agricultural Conservation Areas under the Agricultural Areas Conservation and Protection Act (505 ILCS 5)

According to the statute of 5 Section 8 the following explains that the proposed acres as part of an Agriculture Conservation Area coincides with the factors for consideration.

1. The area in the proposed Agriculture Conservation Area is actively being farmed. The area consists of highly productive farmland with the ability to produce high yielding crops in an area with strong markets.
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3. The acres in the proposed Agriculture Conservation Area are currently zoned agriculture. Some of the acres are underlaid with limestone consistent with the land in the area zoned mining. Putting land in the conservation area preserves the limestone and allows the county to save this resource for a future time if needed. The conservation area would not hinder the current mining operations in any way.
4. The area of the proposed Agriculture Conservation Area is zoned Agriculture and consistent with the current Lisbon Township Future Land Use Map.
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 - Provides open space, enhancing the quality of life in developing areas
 - Provides jobs for farmers and others working in ag-related industries
 - Serves as a source of local tax revenues, providing economic stability in rural areas

The land owners below are submitting the attached parcels of land to create an Ag Conservation Area South of White Willow Road



Kirk Friestad



Phyllis Friestad



C Robert Friestad and Sharon L Friestad Family Trust



C Robert Friestad and Sharon L Friestad Family Trust





Scott Friestad

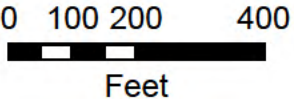
~~Kirk A Friestad~~



Conservation Area Maps

Per Friestad Application 2,
page 4 describes:
08-33-300-001
08-33-300-002

-  Select Parcels
-  Parcels



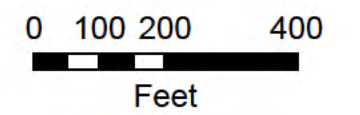
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Conservation Area Maps

Per Friestad Application 2,
page 5 describes:
08-33-200-001

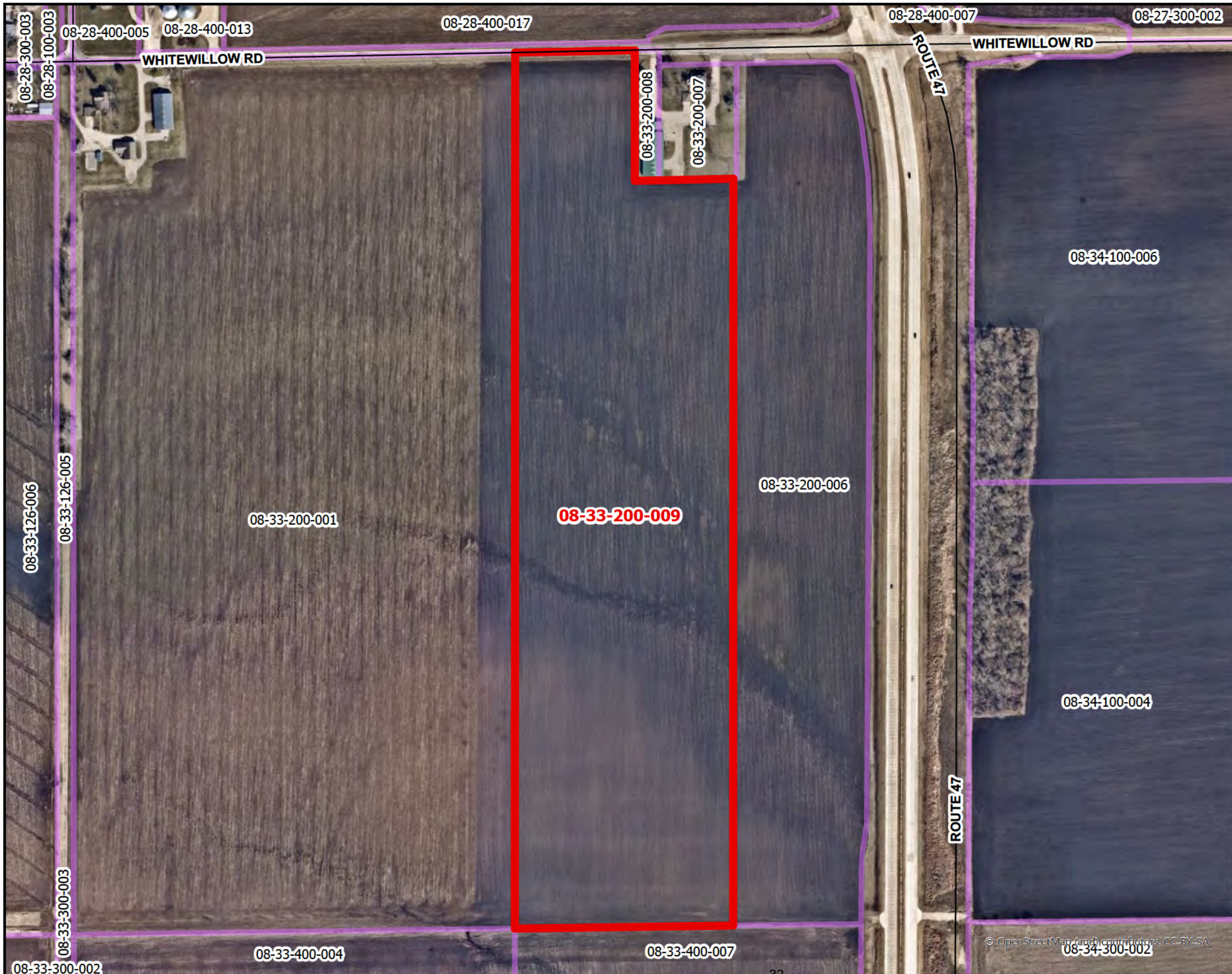


-  Select Parcels
-  Parcels

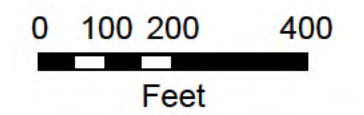


Conservation Area Maps

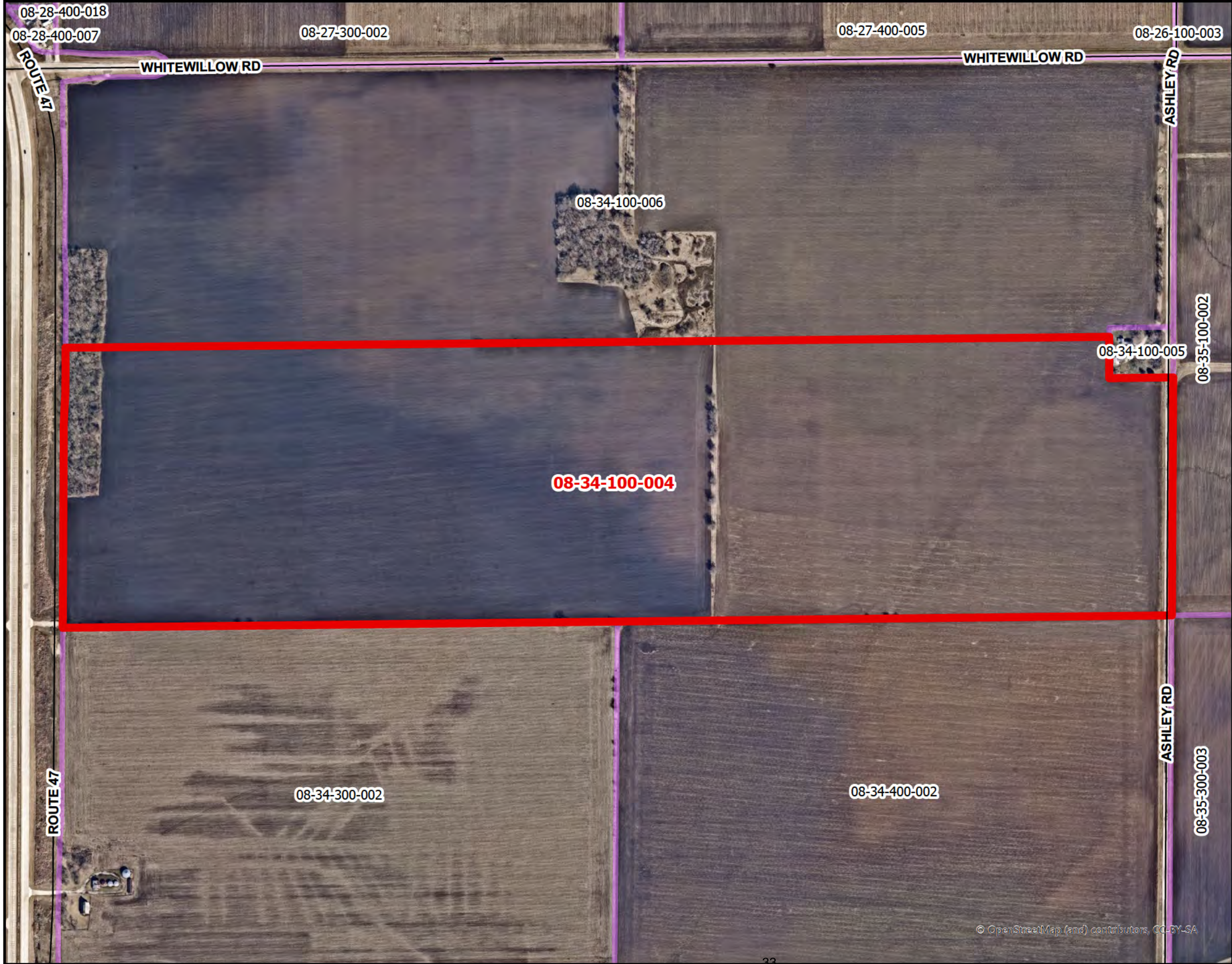
Per Friestad Application 2,
page 6 describes:
08-33-200-009



-  Select Parcels
-  Parcels



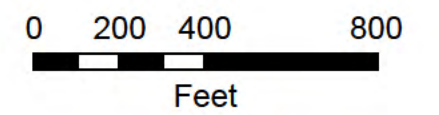
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Conservation Area Maps

Per "Cryder S Half Deed" pdf, page 1 describes:
08-34-100-004

-  Select Parcels
-  Parcels



**PUBLIC NOTICE
KENDALL COUNTY AGRICULTURAL AREAS COMMITTEE
PUBLIC HEARING**

Notice is hereby given that the Kendall County Agricultural Areas Committee will hold public hearings on March 28, 2023, at 6:00 p.m. at the Kendall County Office Building, in Rooms 209 and 210, at 111 W. Fox Street, Yorkville, IL.

The purpose of these hearings are to consider comments and make a recommendation regarding the following petitions related to the creation of three (3) agricultural areas:

Petition 23-02 A request from Kirk Friestad, Phyllis Friestad, Friestad Farms, Inc., KEJ Farms, Scott Friestad, Kristin A. Friestad, Jared Friestad, Nicole Hughes, Dana Friestad and Laurie Friestad to create one (1) agricultural area on the properties or portions of properties identified by the following parcel identification numbers: 08-17-400-004, 08-17-400-003, 08-09-126-004, 08-09-126-005, 08-18-300-003, 08-18-300-008, 08-18-300-007 (Part), 08-18-300-010 (Part) 08-18-300-006, 08-18-400-007, and 08-18-400-016 all located in Lisbon Township.

Petition 23-03 A request from Kirk Friestad, Phyllis Friestad, C Robert Friestad and Sharon L. Friestad on Behalf of the C Robert Friestad and Sharon L Friestad Family Trust, and Scott Friestad to create one (1) agricultural area on the properties or portions of properties identified by the following parcel identification numbers: 08-33-300-001, 08-33-300-002, 08-33-200-001, 08-33-200-009, and 08-34-100-004 (Part) all located in Lisbon Township.

Petition 23-04 A request from Dana Friestad, Laurie M. Friestad, C Robert Friestad and Sharon L Friestad on Behalf of the C Robert Friestad and Sharon L. Friestad Family Trust, Scott Friestad, Kristin A. Friestad, and Ralph E. Fletcher, Jr on Behalf of the Fletcher Family Trust to create one (1) agricultural area on the properties or portions of properties identified by the following parcel identification numbers: 08-28-400-018, 08-28-400-017, 08-28-400-016, 08-21-400-009, 08-21-400-008 (Part), 08-21-200-006, 08-16-400-008, 08-

15-400-001, 08-16-400-005, 08-15-300-002 (Part), 08-15-300-001 (Part), 08-28-200-004, and 08-27-100-001 all located in Lisbon Township.

The public hearings will be held concerning the original proposals, any written amendments proposed during the thirty (30) day review period, and any recommendations proposed by the county committee or the planning commission.

This petitions and related documents may be viewed at the Kendall County Clerk's Office at 111 W. Fox Street, Yorkville, Illinois 60560 or the Kendall County website: <https://www.kendallcountyil.gov/departments/planning-building-zoning/petitions>.

Questions can be directed to the Kendall County Planning, Building and Zoning Department telephone number: (630) 553-4139 Fax: (630) 553-4179.

All interested persons may attend and be heard. Written testimony should be directed to the Department, but shall only be entered as part of the record at the discretion of the Kendall County Agricultural Areas Committee.

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

Kendall County Agricultural Areas Committee



PLANNING, BUILDING & ZONING DEPARTMENT

111 WEST FOX STREET - ROOM 203 YORKVILLE, ILLINOIS 60560-1498

630/553-4141 • FAX 630/553-4179

www.kendallcountyil.gov

February 7, 2023

Paul Pope
Village of Lisbon
104 N Canal Street
Newark, IL 60541

Re: Notice of Proposed Agricultural Areas (Kendall County Petitions 23-02, 23-03, and 23-04)

Dear Village President Paul Pope:

On or about January 20, 2023, Kendall County received three (3) applications for the creation of Agricultural Areas under the Illinois Agricultural Areas Conservation and Protection Act (505 ILCS 5/).

Pursuant to the requirements of Section 9 of this Act, the County Board of Kendall County wishes to notify you that these applications have been received and that you have thirty (30) days from date of receipt of this letter to object to the creation of the proposed Agricultural Area(s), if land proposed for inclusion in the Agricultural Area is located within one and one half (1 ½) miles of the corporate limits of the Village. If you wish to file an objection to the applicable proposal(s), please send the objection to Matt Asselmeier, Senior Planner, Kendall County Planning, Building and Zoning Department, 111 W. Fox Street, Yorkville, IL 60560.

Maps showing the proposed Agricultural Areas, as the proposal existed on January 27, 2023, are enclosed. Additional information can be found on the Petitions page of the Kendall County website, <https://www.kendallcountyil.gov/departments/planning-building-zoning/petitions>, and then clicking on Petitions 23-02, 23-03, and 23-04 respectively.

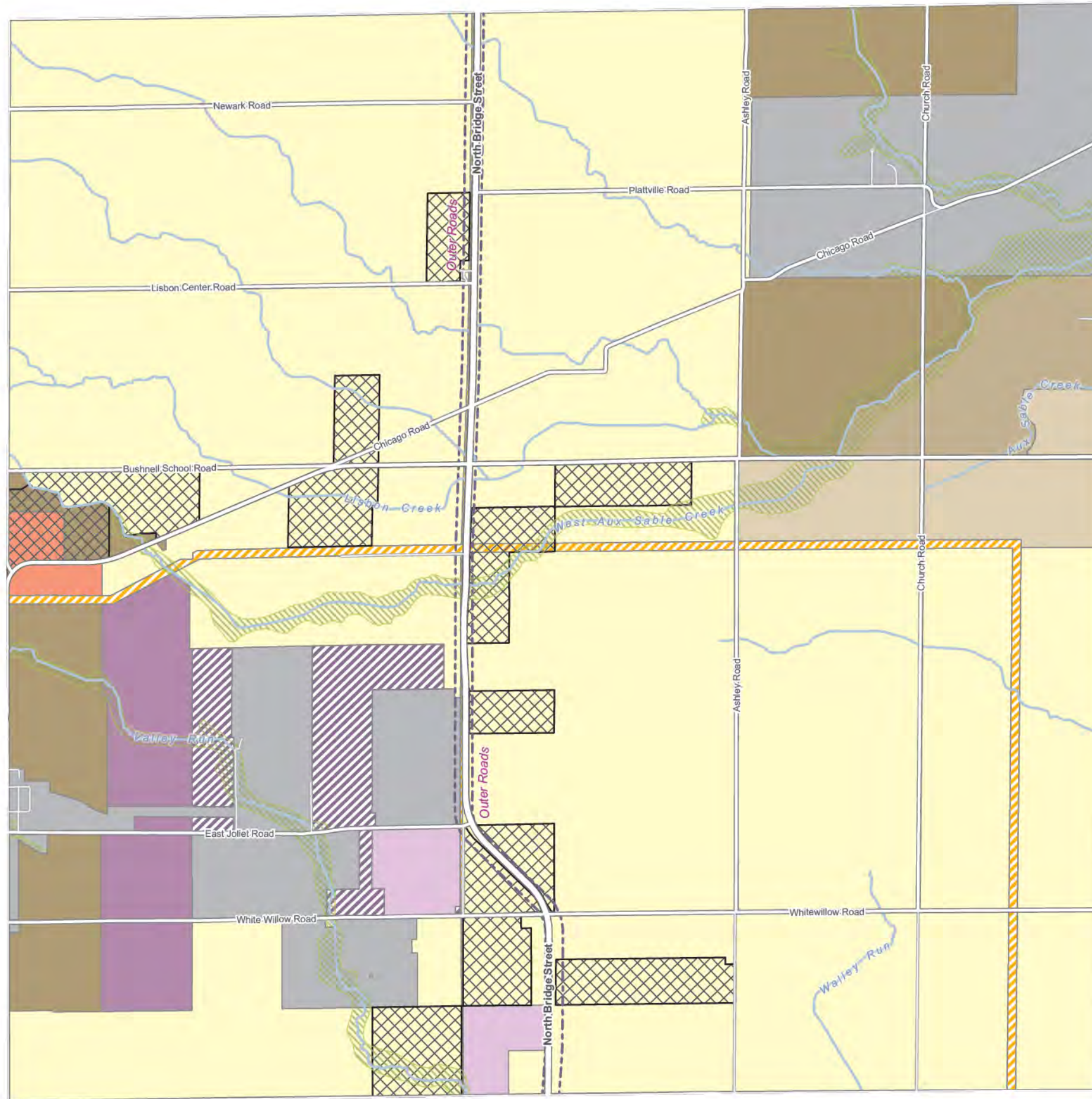
If you have any questions, please contact Mr. Asselmeier.

Thanks,

Matt Kellogg, Chairman
Kendall County Board

Encs.: Countywide Map
Lisbon Township Map

FUTURE LANDUSE LISBON TOWNSHIP 2022

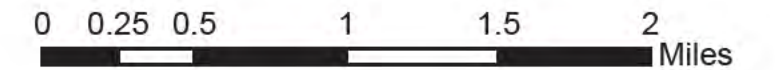
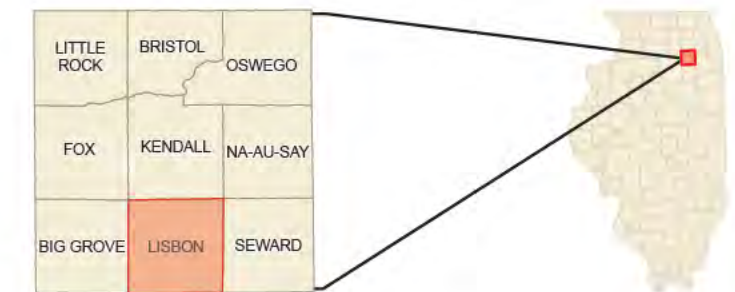


Legend

- Wetlands
- Floodplains
- Proposed Roadway Improvements

Land Resource Management Plan Management Areas

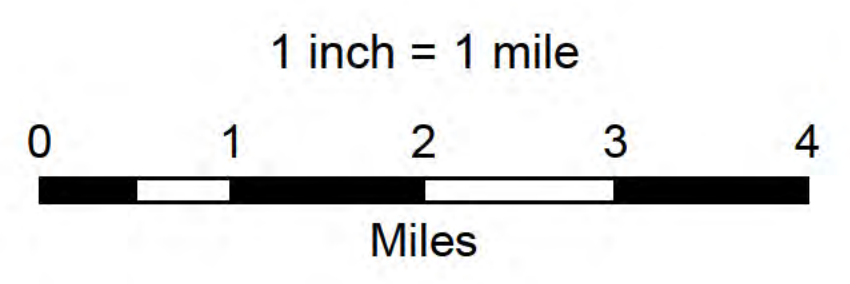
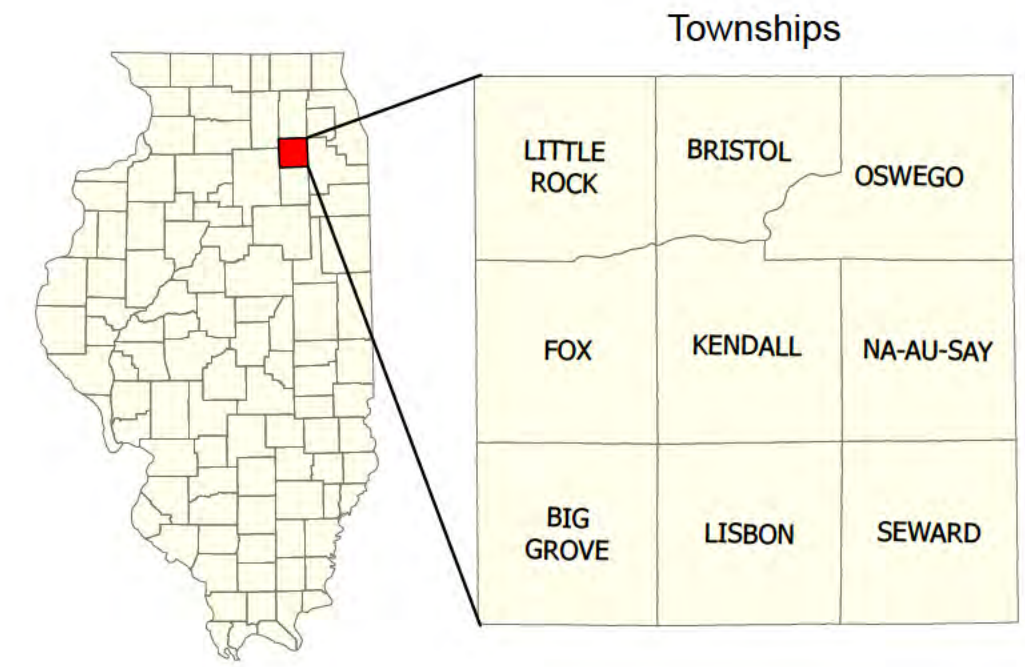
- | | | |
|---------------------------|--------------------------|--------------------|
| Utility Right of Way | Suburban Residential | Commercial |
| Potential Mining District | Rural Residential | Mixed Use Business |
| Urbanized Communities | Rural Estate Residential | Mining |
| | | Agriculture |



Kendall County
 Planning, Building & Zoning Department
 111 Fox Street
 Yorkville, Illinois 60560

Proposed Conservation Areas KENDALL COUNTY - 2023 -

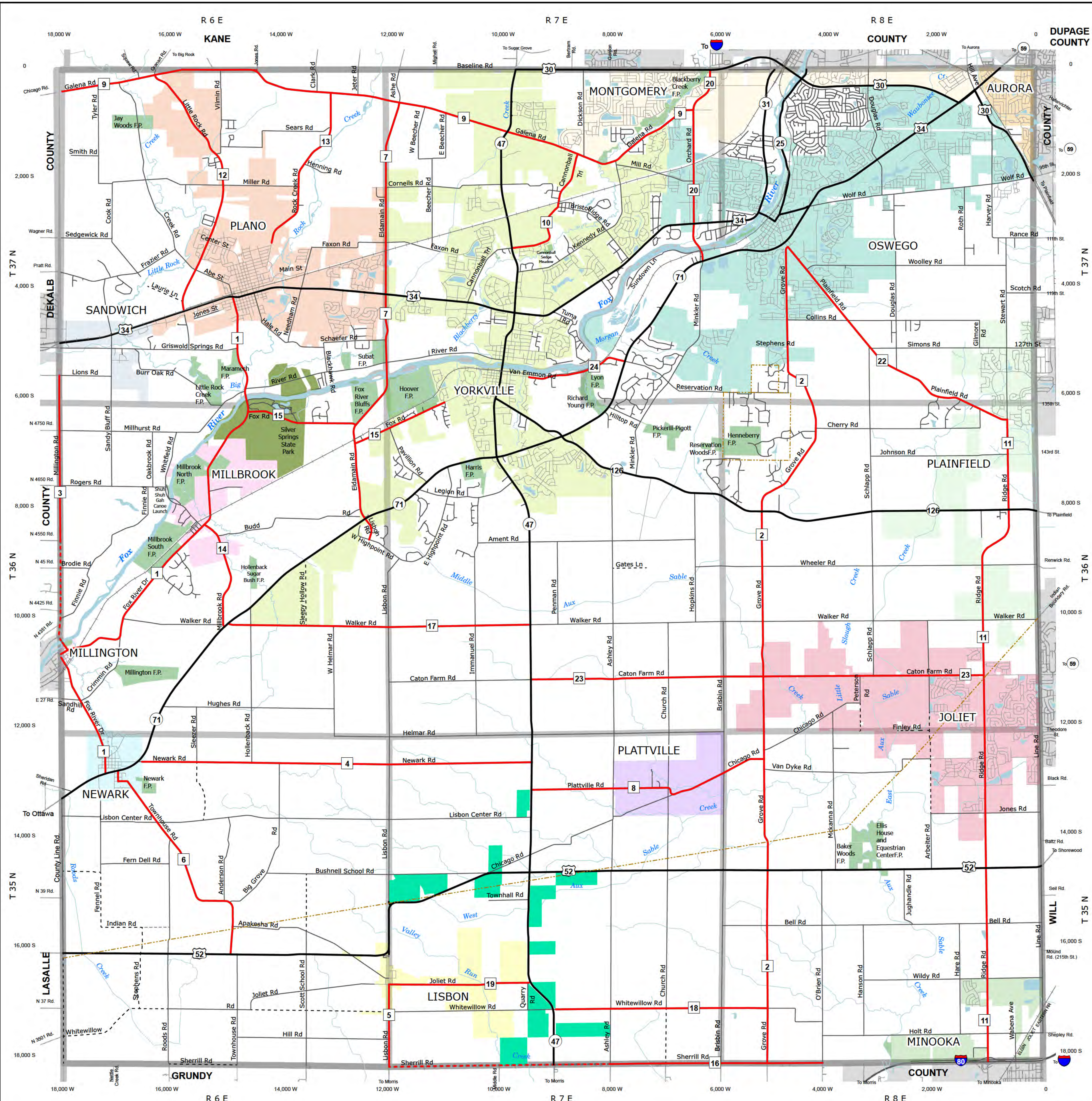
www.kendallcountyil.gov



- Adjacent County
- County
- Interstate
- State & Federal
- Bituminous
- Gravel
- Dirt
- Local
- Political Townships
- State Park
- County Forest Preserve
- Aurora
- Joliet
- Lisbon
- Millbrook
- Millington
- Minooka
- Montgomery
- Newark
- Oswego
- Plainfield
- Plano
- Plattville
- Sandwich
- Yorkville
- Friestad Proposed



Hydrology layers © OpenStreetMap contributors
NOTE: The Rural Roads Identification System employs a numbering system based on a grid-mile coordinate system. The mileage is measured from the northeast corner of the County. Each grid section west and south of that corner receives a 1000 number added consecutively across the County. Intermediate intersections would be proportionate parts of 1000.



**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

*Kendall County Office Building
Rooms 209 and 210
111 W. Fox Street, Yorkville, Illinois*

Meeting Minutes of January 25, 2023 - 7:00 p.m.

Chairman Bill Ashton called the meeting to order at 7:02 p.m.

ROLL CALL

Members Present: Bill Ashton, Eric Bernacki (Left at 8:04 p.m.), Tom Casey, Dave Hamman, Larry Nelson, Ruben Rodriguez, Bob Stewart, Claire Wilson (Arrived at 7:03 p.m.), and Seth Wormley

Members Absent: Karin McCarthy-Lange

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Michael Cook, Joan Soltwisch, Joe Chow, and Marissa Friestad

PETITION

Petition 23 – 02 – Kirk Friestad, Phyllis Friestad, Friestad Farms, Inc., KEJ Farms, Scott Friestad, Kristin A. Friestad, Jared Friestad, Nicole Hughes, Dana Friestad and Laurie Friestad

Petition 23 – 03 – Kirk Friestad, Phyllis Friestad, C Robert Friestad and Sharon L. Friestad on Behalf of the C Robert Friestad and Sharon L Friestad Family Trust, and Scott Friestad

Petition 23 – 04 – Dana Friestad, Laurie M. Friestad, C Robert Friestad and Sharon L Friestad on Behalf of the C Robert Friestad and Sharon L. Friestad Family Trust, Scott Friestad, and Kristin A. Friestad

Mr. Asselmeier explained the procedure for establishing Agricultural Areas. He stated that adjoining property owners can add properties to the Area or properties can be removed from the Area within thirty (30) days of the notice running in the newspaper (January 26, 2023). The Agricultural Areas Committee will hold the public hearing on the proposal after the initial thirty (30) day window has expired.

Mr. Asselmeier provided maps showing the locations of the proposed Areas. It was noted that the property identified by parcel number 08-28-400-007 was included in one (1) of the legal descriptions in Petition 23-04 and should not have been included.

Chairman Ashton asked if the acreage had to be contiguous. Mr. Asselmeier responded no.

Member Nelson asked about the impacts to the land. Mr. Asselmeier said that the land would be kept as agricultural for ten (10) years.

Member Nelson asked about impacts on adjacent land. Mr. Asselmeier said the County would be obliged to amend the Future Land Use Map to reflect the Agricultural Areas and examine adjacent land uses to ensure that the no incompatible land uses exists with the Agricultural Area. Agricultural special uses could still be placed on adjoining properties.

Member Hamman asked about the advantages to the landowner to establish an Agricultural Area. Mr. Asselmeier responded that the property owner was declaring that the properties in question would stay agricultural. He also stated that when the State does placements of certain projects, like roadways, the State must note that the Agricultural Area exists and plan accordingly.

Member Nelson asked if the Village of Lisbon would be prevented to developing land at the intersection of Routes 47 and 52. Mr. Asselmeier responded that the Agricultural Area would not prevent a neighboring property owner from rezoning their property.

Member Bernacki left at this time (8:04 p.m.).

Discussion occurred about withdrawing land from an Agricultural Area and the steps for withdrawing land. If an Agricultural Area falls below three hundred fifty (350) acres, the Agricultural Area would be dissolved.

No Agricultural Areas exist in Kendall County; two (2) areas previously existed.

The Villages of Plattville and Lisbon have not yet been notified.

Discussion occurred regarding the composition of the Agricultural Areas Committee.

Marissa Friestad, on behalf of the Petitioners, stated that Petition 23-02 consisted of five hundred sixty-six (566) acres; Petition 23-03 consisted of four hundred thirty-three (433) acres; Petition 23-04 consisted of four hundred seventy-nine (479) acres.

Member Stewart expressed support for the proposal. Members Wormley and Hamman concurred.

The proposed Findings as presented by the Petitioners were as follows:

The viability of active farming within the proposed area and in areas adjacent thereto.

The area in the proposed Agriculture Conservation Area is actively being farmed. The area consists of highly productive farmland with the ability to produce high yielding crops in an area with strong markets.

The presence of any viable farmlands within the proposed area and adjacent thereto that are not now in active farming.

The areas in the proposed Agriculture Conservation Area are actively being farmed. There is land in the area that is being mined and land that is currently zoned for mining, but currently being farmed.

The nature and extent of land uses other than active farming within the proposed area and adjacent thereto.

The acres in the proposed Agriculture Conservation are currently zoned agriculture. Some of the acres are underlaid with limestone consistent with the land in the area zoned mining. Putting land in the conservation area preserves the limestone and allows the County to save this resource for a future time, if needed. The conservation area would not hinder mining operations in any way.

County developmental patterns and needs.

The area of the proposed Agriculture Conservation Area is zoned Agriculture and consistent with the current Lisbon Township Future Land Use Map.

The existence of a conservation plan approved by the local soil and water conservation district.

The acres in the proposed Agriculture Conservation Area are not classified as Highly Erodible Land (HEL) by the U.S. Department of Agriculture (USDA); as such, they are not required to have a HEL conservation plan. The cropland acreage submitted to included in the proposed Agriculture Conservation Area has been involved in conservation planning, in consultation with the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) along with the Kendall County Soil and Water Conservation District (SWCD), which has resulted in conservation practices being implemented, which will continue, while in the Agriculture Conservation Area. Conservation practices include NRCS approved grassed waterways and filter strips, U.S.

Army Corps of Engineers approved two (2) state ditch drainage system and farming practices such as crop rotation, minimum tillage, and variable rate technology.

Any other matter which may be relevant.

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4. Provides wildlife habitat.
5. Produces biomass for renewable energy sources such as ethanol.
6. Provides outdoor recreational opportunities.
7. Enhances quality and biological integrity of sensitive natural areas by acting as a buffer between development and natural areas.
8. Provides open space, enhancing the quality of life in developing areas.
9. Provides jobs for farmers and others working in ag-related industries.
10. Serve as a source of local tax revenues, providing economic stability in rural areas.

Member Stewart made a motion, seconded by Member Nelson, to recommend approval of the Agricultural Area.

The votes on were as follows:

Ayes (8): Ashton, Casey, Hamman, Nelson, Rodriguez, Stewart, Wilson, and Wormley

Nays (0): None

Absent (2): Bernacki and McCarthy-Lange

Abstain (0): None

The motion carried. The proposal will go to Agricultural Areas Committee.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

ADJOURNMENT

Member Wilson made a motion, seconded by Member Hamman, to adjourn. With a voice vote of eight (8) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 8:24 p.m.

Respectfully submitted by,
Matthew H. Asselmeier, AICP, CFM
Senior Planner

Findings of Fact

All impacted property owners consent to their property's inclusion in the proposed area.
This is true.

The viability of active farming within the proposed area and in areas adjacent thereto.

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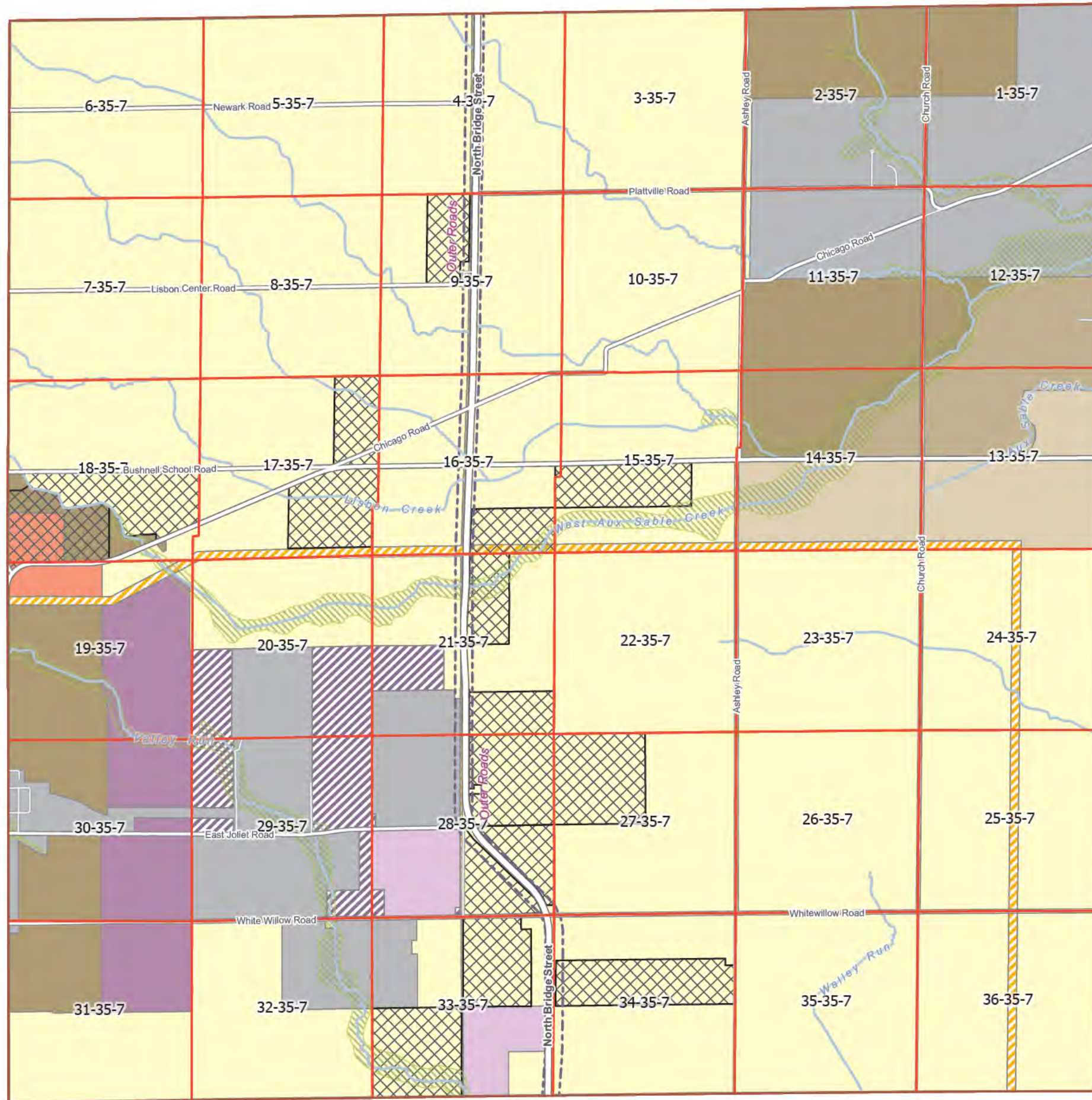
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FUTURE LANDUSE LISBON TOWNSHIP 2022

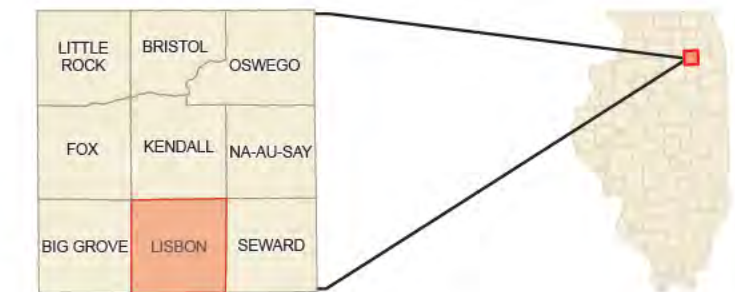


Legend

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- | | | |
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Kendall County
Planning, Building & Zoning Department
111 Fox Street
Yorkville, Illinois 60560

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Kendall County Board

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2. The areas in the proposed Agriculture Conservation Area are actively being farmed. There is land in the area that is being mined and land that is currently zoned for mining, but currently being farmed.
3. The acres in the proposed Agriculture Conservation Area are currently zoned agriculture. Some of the acres are overlaid with limestone consistent with the land in the area zoned mining. Putting land in the conservation area preserves the limestone and allows the county to save this resource for a future time if needed. The conservation area would not hinder the current mining operations in any way.
4. The area of the proposed Agriculture Conservation Area is zoned Agriculture and consistent with the current Lisbon Township Future Land Use Map.
5. The acres in the proposed Agriculture Conservation Area are not classified as Highly Erodible Land (HEL) by the U.S. Department of Agriculture (USDA); as such, they are not required to have a HEL conservation plan. The cropland acreage submitted to be included in the proposed Agriculture Conservation Area has been involved in conservation planning, in consultation with the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) along with the Kendall County Soil & Water Conservation District (SWCD), which has resulted in conservation practices being implemented, which will continue, while in the Agriculture Conservation Area. Conservation practices include NRCS approved grassed waterways and filter strips, U.S. Army Corps of Engineers approved two stage ditch drainage system and farming practices such as crop rotation, minimum tillage, and variable rate technology.

6. We understand at some point this area will be developed. However, as of now the agricultural use of the land serves many purposes. Farmland is a valuable, nonrenewable natural resource that serves several important economic and environmental functions:
- Provides food for domestic and foreign consumption
 - Provides raw materials used to manufacture building materials, paper, medicine, oils, fuel additives, polymers, resins and other goods
 - Absorbs rainwater, helping replenish groundwater supplies and reduce flooding
 - Provides wildlife habitat
 - Produces biomass for renewable energy sources such as ethanol
 - Provides outdoor recreational opportunities
 - Enhances quality and biological integrity of sensitive natural areas by acting as a buffer between development and natural areas
 - Provides open space, enhancing the quality of life in developing areas
 - Provides jobs for farmers and others working in ag-related industries
 - Serves as a source of local tax revenues, providing economic stability in rural areas

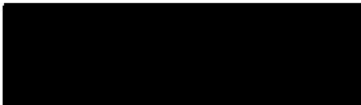
The land owners below are submitting the attached parcels of land to create an Ag Conservation Area West of Route 47.



Kirk Friestad



Phyllis Friestad



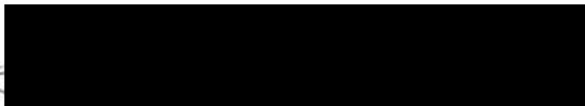
Friestad Farms Inc.



KEJ Farms



Scott Friestad



Kristin A Friestad



Jared Friestad



Nicole Hughes



Dana Friestad



Laurie Friestad

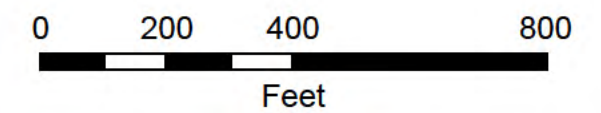
Conservation Area Maps

Per Friestad Application 3, page 5-6 describes:

- 08-28-400-005
- 08-28-400-013
- 08-28-400-015
- 08-28-400-016
- 08-28-400-017
- 08-28-400-018
- 08-28-400-007*




*not included in Conservation Area

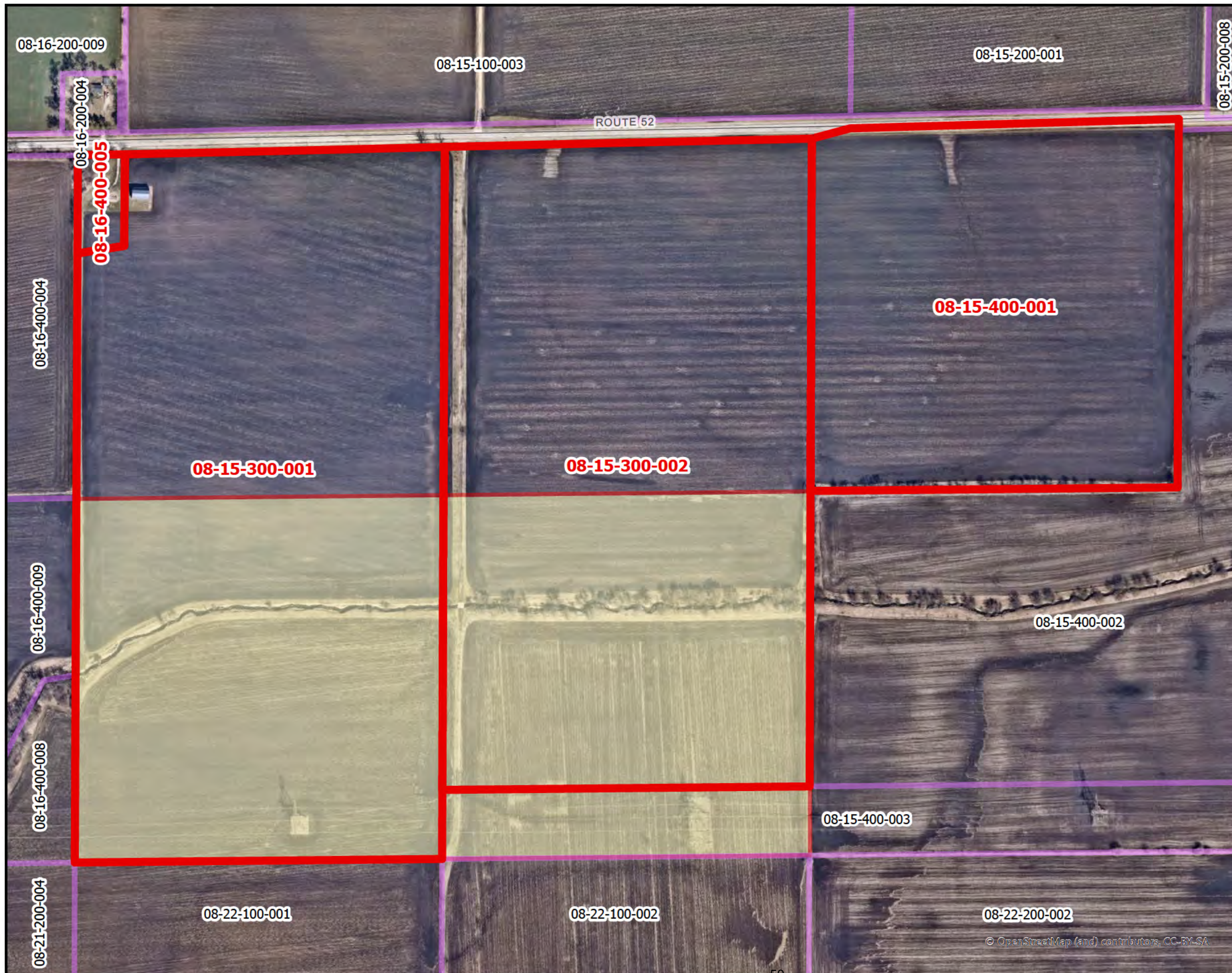
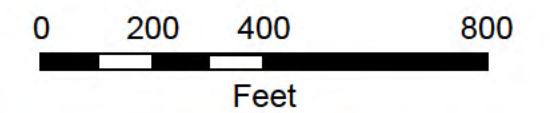
-  Select Parcels
-  Parcels



Conservation Area Maps

Per "DF legal" pdf,
page 1 describes:
08-15-300-001
except the south half
08-15-300-002
except the south half
08-15-400-001
and
per add'l legal provided
08-16-400-005




-  Exception
-  Select Parcels
-  Parcels

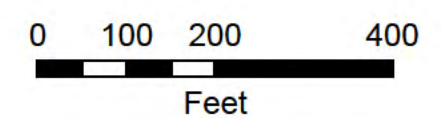


Conservation Area Maps

Per Friestad Application 3, page 7 describes:
08-21-400-009
08-21-400-008
except a 75' strip along north edge



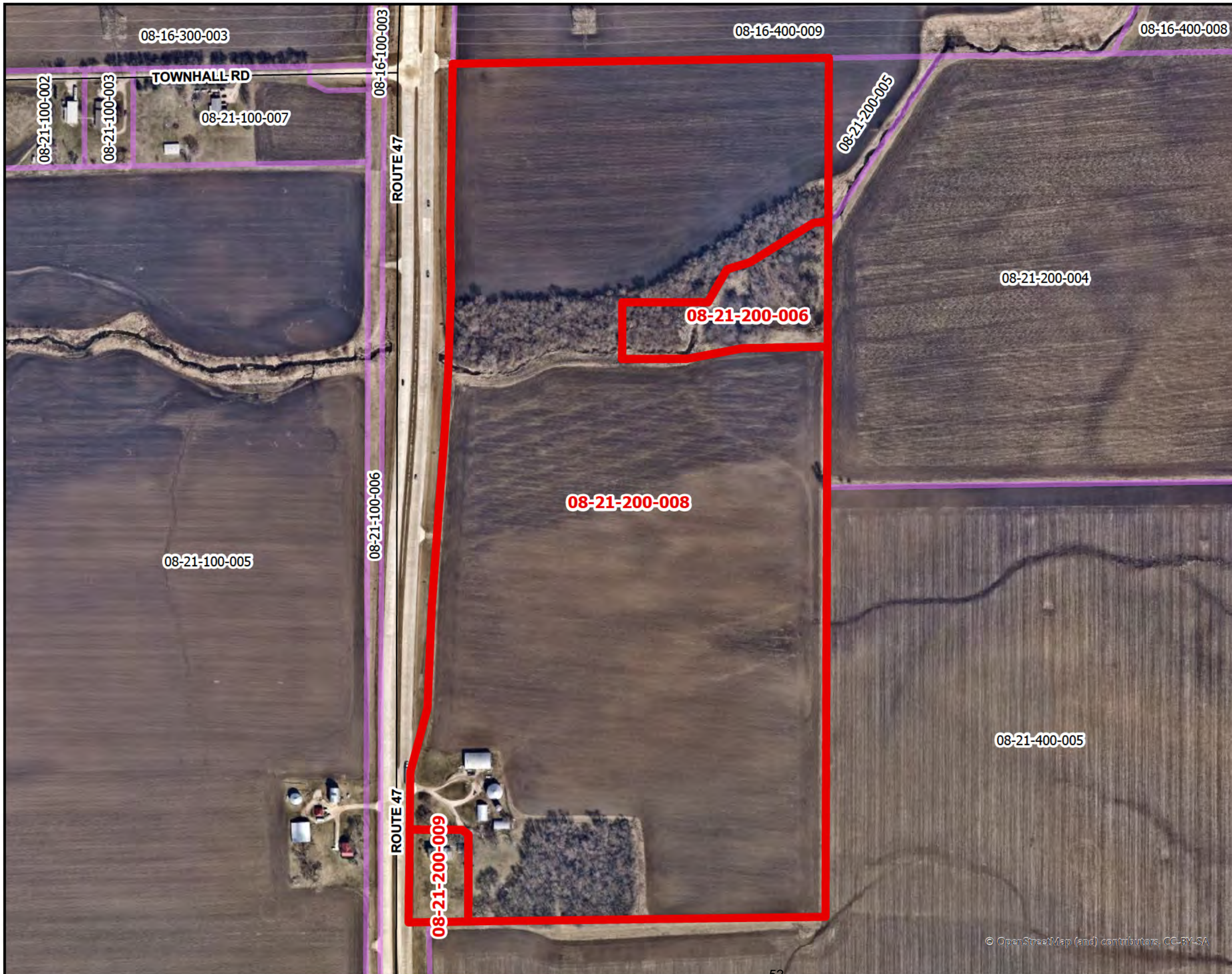
-  Exception
-  Select Parcels
-  Parcels



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Conservation Area Maps

Per Friestad Application 3,
page 8 describes:
08-21-200-006
08-21-200-008
08-21-200-009



 Select Parcels
 Parcels



0 100 200 400
Feet

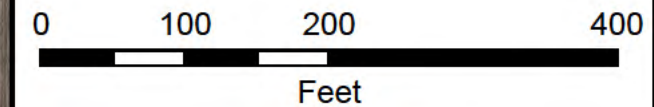


Conservation Area Maps

Per Friestad Application 3,
page 9 describes:
08-21-200-009



-  Select Parcels
-  Parcels



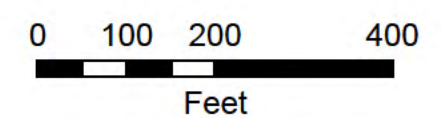
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Conservation Area Maps

Per Friestad Application 3,
page 10 describes:
08-16-400-008
08-16-400-009



-  Select Parcels
-  Parcels

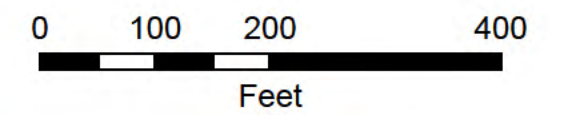


Conservation Area Maps

Per Friestad Application 3,
page 11 describes:
08-16-400-008

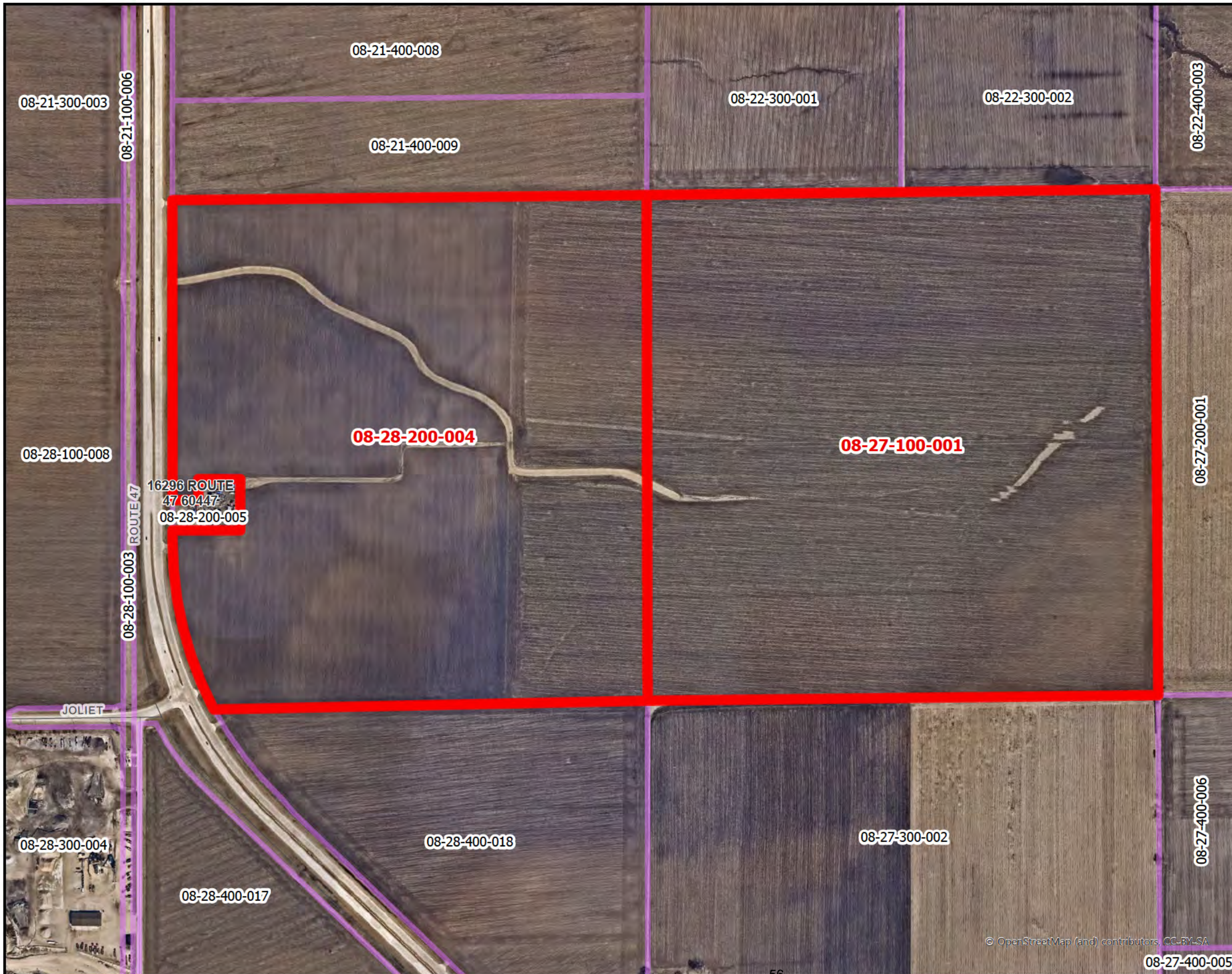


-  Select Parcels
-  Parcels

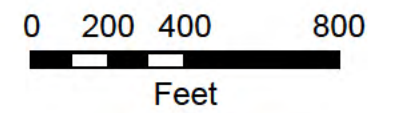


Conservation Area Maps

Fletcher Addition
to 23-04



-  Select Parcels
-  Parcels



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**PUBLIC NOTICE
KENDALL COUNTY AGRICULTURAL AREAS COMMITTEE
PUBLIC HEARING**

Notice is hereby given that the Kendall County Agricultural Areas Committee will hold public hearings on March 28, 2023, at 6:00 p.m. at the Kendall County Office Building, in Rooms 209 and 210, at 111 W. Fox Street, Yorkville, IL.

The purpose of these hearings are to consider comments and make a recommendation regarding the following petitions related to the creation of three (3) agricultural areas:

Petition 23-02 A request from Kirk Friestad, Phyllis Friestad, Friestad Farms, Inc., KEJ Farms, Scott Friestad, Kristin A. Friestad, Jared Friestad, Nicole Hughes, Dana Friestad and Laurie Friestad to create one (1) agricultural area on the properties or portions of properties identified by the following parcel identification numbers: 08-17-400-004, 08-17-400-003, 08-09-126-004, 08-09-126-005, 08-18-300-003, 08-18-300-008, 08-18-300-007 (Part), 08-18-300-010 (Part) 08-18-300-006, 08-18-400-007, and 08-18-400-016 all located in Lisbon Township.

Petition 23-03 A request from Kirk Friestad, Phyllis Friestad, C Robert Friestad and Sharon L. Friestad on Behalf of the C Robert Friestad and Sharon L Friestad Family Trust, and Scott Friestad to create one (1) agricultural area on the properties or portions of properties identified by the following parcel identification numbers: 08-33-300-001, 08-33-300-002, 08-33-200-001, 08-33-200-009, and 08-34-100-004 (Part) all located in Lisbon Township.

Petition 23-04 A request from Dana Friestad, Laurie M. Friestad, C Robert Friestad and Sharon L Friestad on Behalf of the C Robert Friestad and Sharon L. Friestad Family Trust, Scott Friestad, Kristin A. Friestad, and Ralph E. Fletcher, Jr on Behalf of the Fletcher Family Trust to create one (1) agricultural area on the properties or portions of properties identified by the following parcel identification numbers: 08-28-400-018, 08-28-400-017, 08-28-400-016, 08-21-400-009, 08-21-400-008 (Part), 08-21-200-006, 08-16-400-008, 08-

15-400-001, 08-16-400-005, 08-15-300-002 (Part), 08-15-300-001 (Part), 08-28-200-004, and 08-27-100-001 all located in Lisbon Township.

The public hearings will be held concerning the original proposals, any written amendments proposed during the thirty (30) day review period, and any recommendations proposed by the county committee or the planning commission.

This petitions and related documents may be viewed at the Kendall County Clerk's Office at 111 W. Fox Street, Yorkville, Illinois 60560 or the Kendall County website: <https://www.kendallcountyil.gov/departments/planning-building-zoning/petitions>.

Questions can be directed to the Kendall County Planning, Building and Zoning Department telephone number: (630) 553-4139 Fax: (630) 553-4179.

All interested persons may attend and be heard. Written testimony should be directed to the Department, but shall only be entered as part of the record at the discretion of the Kendall County Agricultural Areas Committee.

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

Kendall County Agricultural Areas Committee



PLANNING, BUILDING & ZONING DEPARTMENT

111 WEST FOX STREET - ROOM 203 YORKVILLE, ILLINOIS 60560-1498

630/553-4141 • FAX 630/553-4179

www.kendallcountyil.gov

February 7, 2023

Paul Pope
Village of Lisbon
104 N Canal Street
Newark, IL 60541

Re: Notice of Proposed Agricultural Areas (Kendall County Petitions 23-02, 23-03, and 23-04)

Dear Village President Paul Pope:

On or about January 20, 2023, Kendall County received three (3) applications for the creation of Agricultural Areas under the Illinois Agricultural Areas Conservation and Protection Act (505 ILCS 5/).

Pursuant to the requirements of Section 9 of this Act, the County Board of Kendall County wishes to notify you that these applications have been received and that you have thirty (30) days from date of receipt of this letter to object to the creation of the proposed Agricultural Area(s), if land proposed for inclusion in the Agricultural Area is located within one and one half (1 ½) miles of the corporate limits of the Village. If you wish to file an objection to the applicable proposal(s), please send the objection to Matt Asselmeier, Senior Planner, Kendall County Planning, Building and Zoning Department, 111 W. Fox Street, Yorkville, IL 60560.

Maps showing the proposed Agricultural Areas, as the proposal existed on January 27, 2023, are enclosed. Additional information can be found on the Petitions page of the Kendall County website, <https://www.kendallcountyil.gov/departments/planning-building-zoning/petitions>, and then clicking on Petitions 23-02, 23-03, and 23-04 respectively.

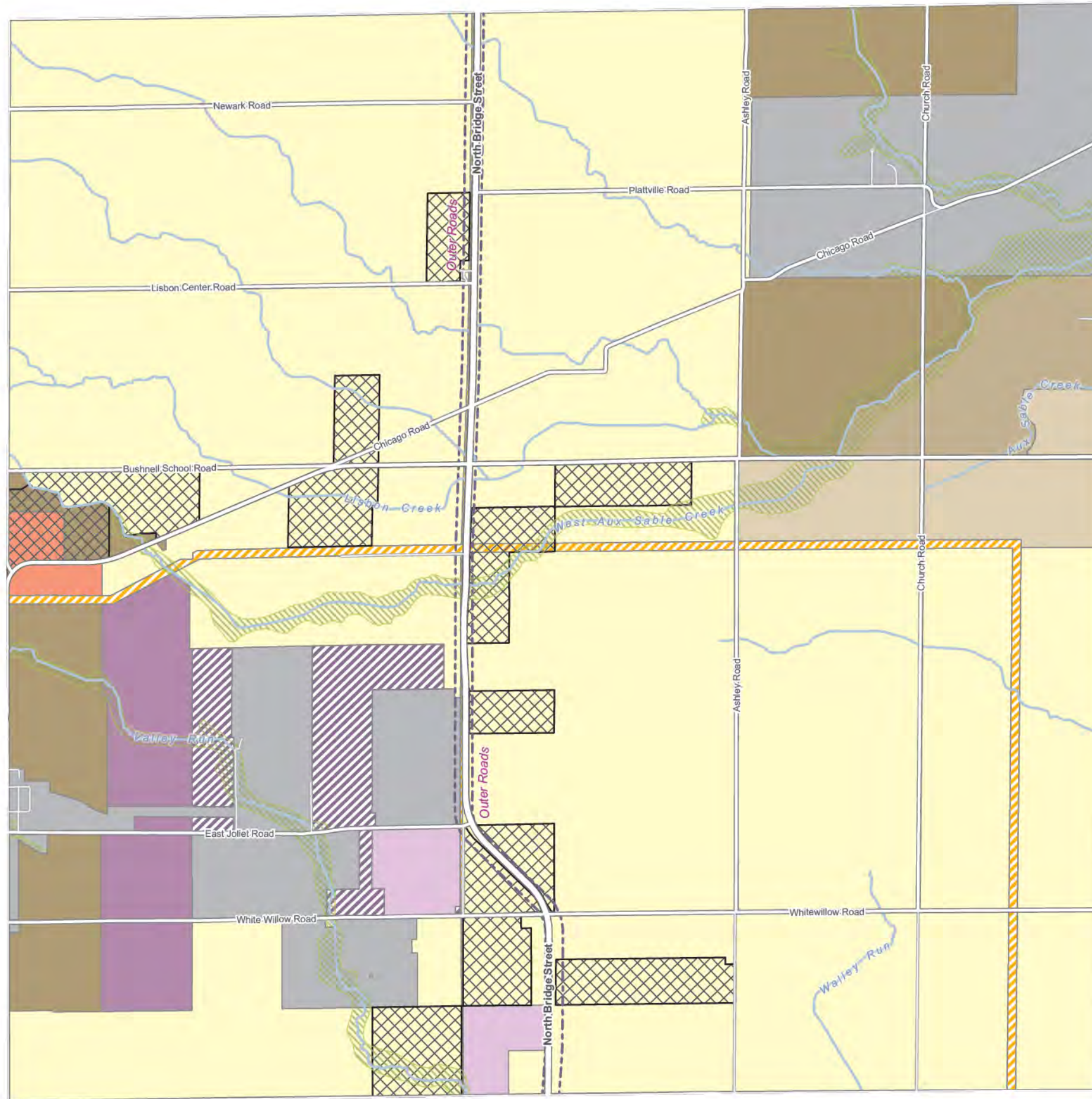
If you have any questions, please contact Mr. Asselmeier.

Thanks,

Matt Kellogg, Chairman
Kendall County Board

Encs.: Countywide Map
Lisbon Township Map

FUTURE LANDUSE LISBON TOWNSHIP 2022

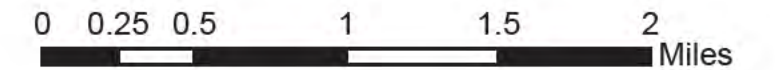
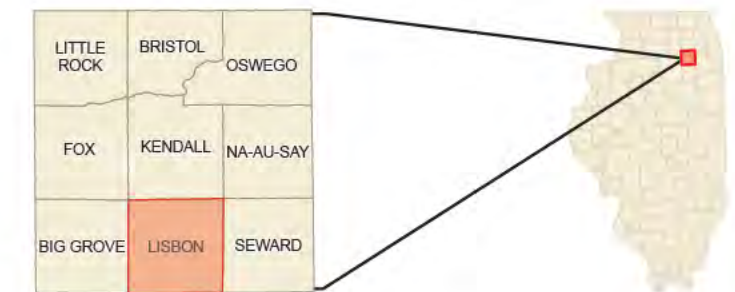


Legend

- Wetlands
- Floodplains
- Proposed Roadway Improvements

Land Resource Management Plan Management Areas

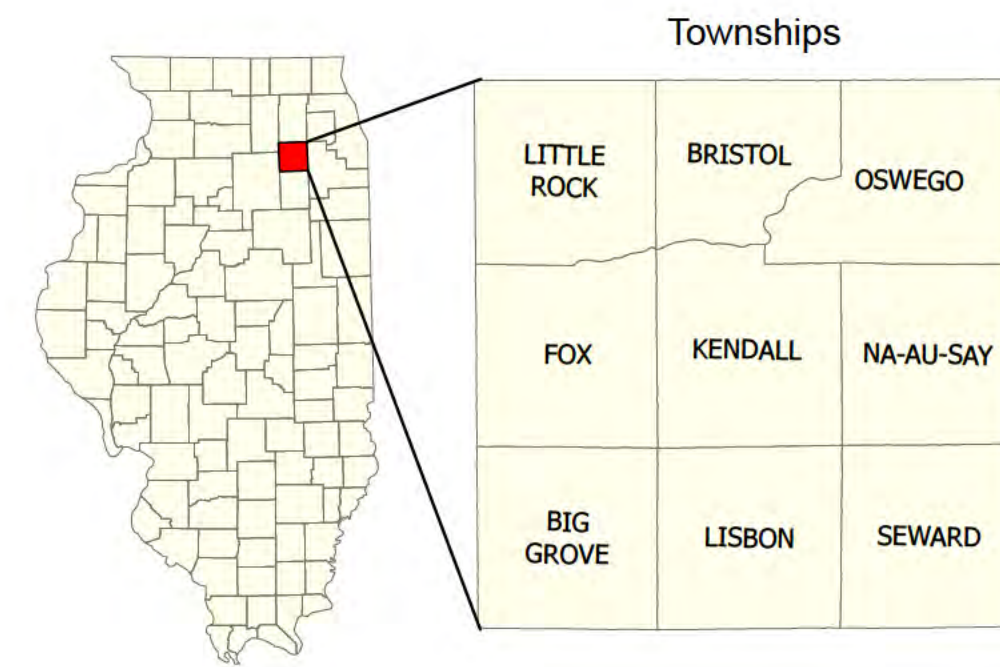
- | | | |
|---------------------------|--------------------------|--------------------|
| Utility Right of Way | Suburban Residential | Commercial |
| Potential Mining District | Rural Residential | Mixed Use Business |
| Urbanized Communities | Rural Estate Residential | Mining |
| | | Agriculture |



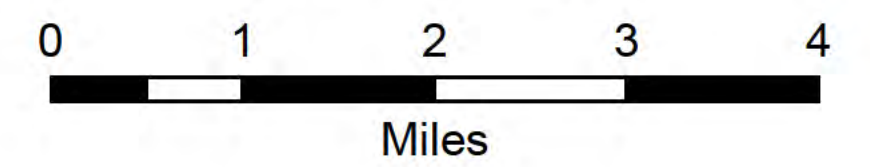
Kendall County
 Planning, Building & Zoning Department
 111 Fox Street
 Yorkville, Illinois 60560

Proposed Conservation Areas KENDALL COUNTY - 2023 -

www.kendallcountyil.gov



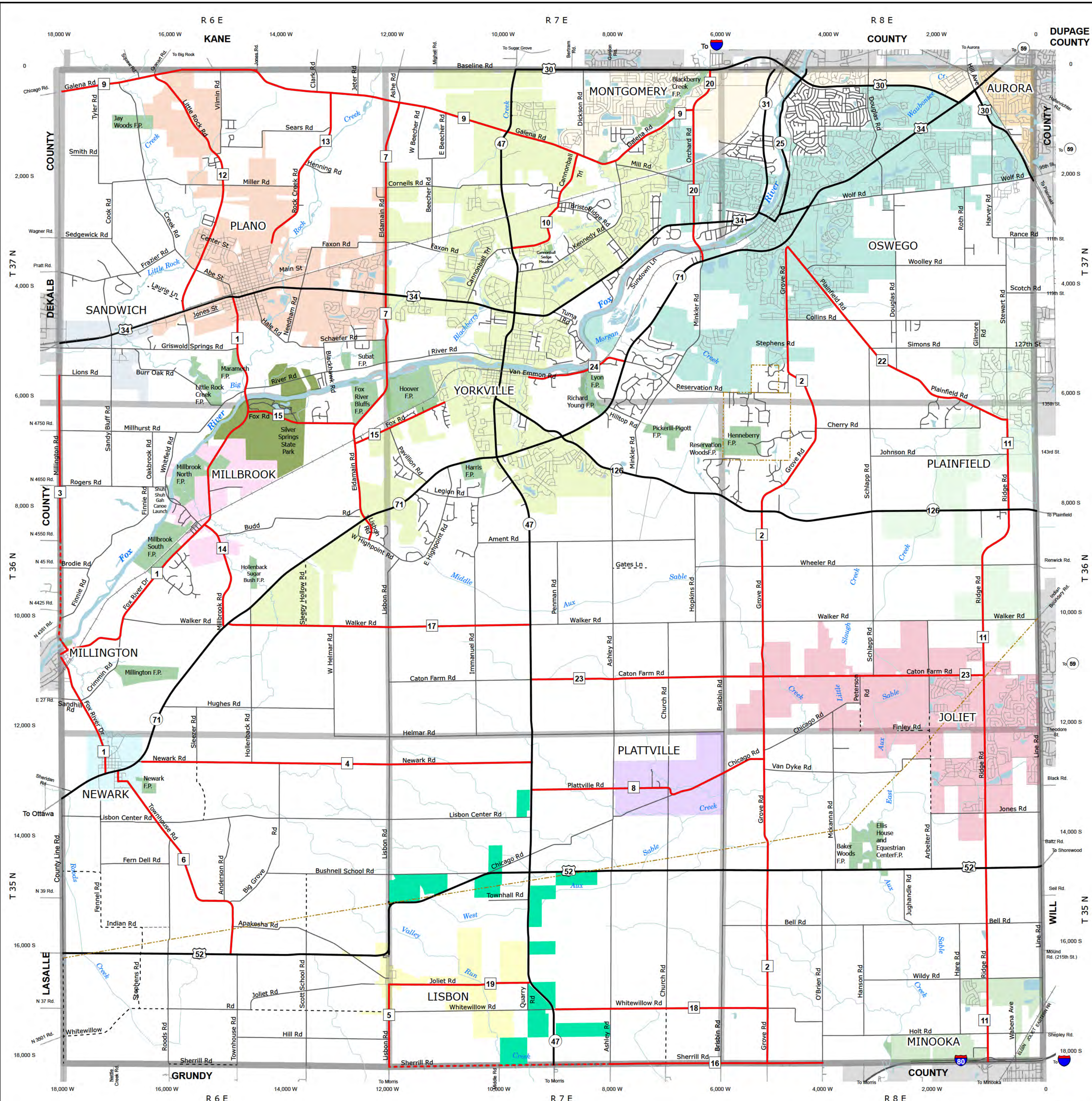
1 inch = 1 mile



- Adjacent County
- County
- Interstate
- State & Federal
- Bituminous
- Gravel
- Dirt
- Local
- Political Townships
- State Park
- County Forest Preserve
- Aurora
- Joliet
- Lisbon
- Millbrook
- Millington
- Minooka
- Montgomery
- Newark
- Oswego
- Plainfield
- Plano
- Plattville
- Sandwich
- Yorkville
- Friestad Proposed



Hydrology layers © OpenStreetMap contributors
NOTE: The Rural Roads Identification System employs a numbering system based on a grid-mile coordinate system. The mileage is measured from the northeast corner of the County. Each grid section west and south of that corner receives a 1000 number added consecutively across the County. Intermediate intersections would be proportionate parts of 1000.





PLANNING, BUILDING & ZONING DEPARTMENT

111 WEST FOX STREET - ROOM 203 YORKVILLE, ILLINOIS 60560-1498

630/553-4141 • FAX 630/553-4179

www.kendallcountyil.gov

February 7, 2023

June McCord
Village of Plattville
P.O. Box 1173
Yorkville, IL 60560

Re: Notice of Proposed Agricultural Areas (Kendall County Petitions 23-02, 23-03, and 23-04)

Dear Village President June McCord:

On or about January 20, 2023, Kendall County received three (3) applications for the creation of Agricultural Areas under the Illinois Agricultural Areas Conservation and Protection Act (505 ILCS 5/).

Pursuant to the requirements of Section 9 of this Act, the County Board of Kendall County wishes to notify you that these applications have been received and that you have thirty (30) days from date of receipt of this letter to object to the creation of the proposed Agricultural Area(s), if land proposed for inclusion in the Agricultural Area is located within one and one half (1 ½) miles of the corporate limits of the Village. If you wish to file an objection to the applicable proposal(s), please send the objection to Matt Asselmeier, Senior Planner, Kendall County Planning, Building and Zoning Department, 111 W. Fox Street, Yorkville, IL 60560.

Maps showing the proposed Agricultural Areas, as the proposal existed on January 27, 2023, are enclosed. Additional information can be found on the Petitions page of the Kendall County website, <https://www.kendallcountyil.gov/departments/planning-building-zoning/petitions>, and then clicking on Petitions 23-02, 23-03, and 23-04 respectively.

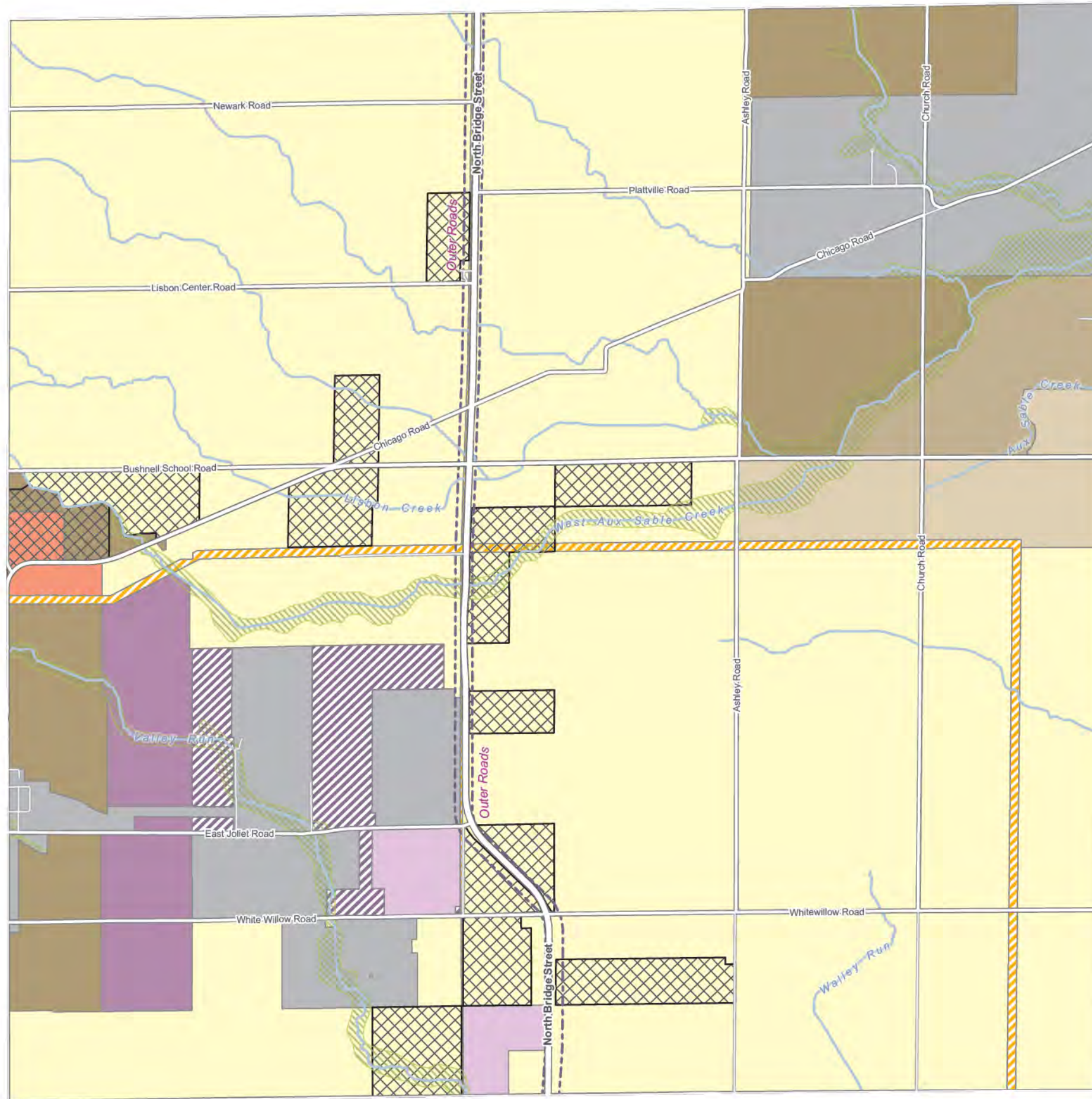
If you have any questions, please contact Mr. Asselmeier.

Thanks,

Matt Kellogg, Chairman
Kendall County Board

Encs.: Countywide Map
Lisbon Township Map

FUTURE LANDUSE LISBON TOWNSHIP 2022

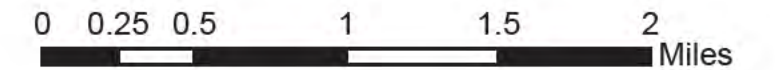
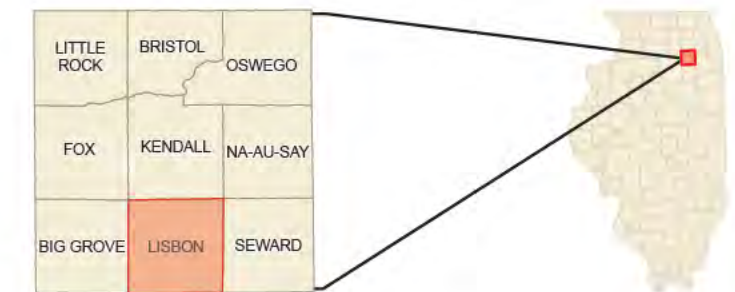


Legend

- Wetlands
- Floodplains
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Land Resource Management Plan Management Areas

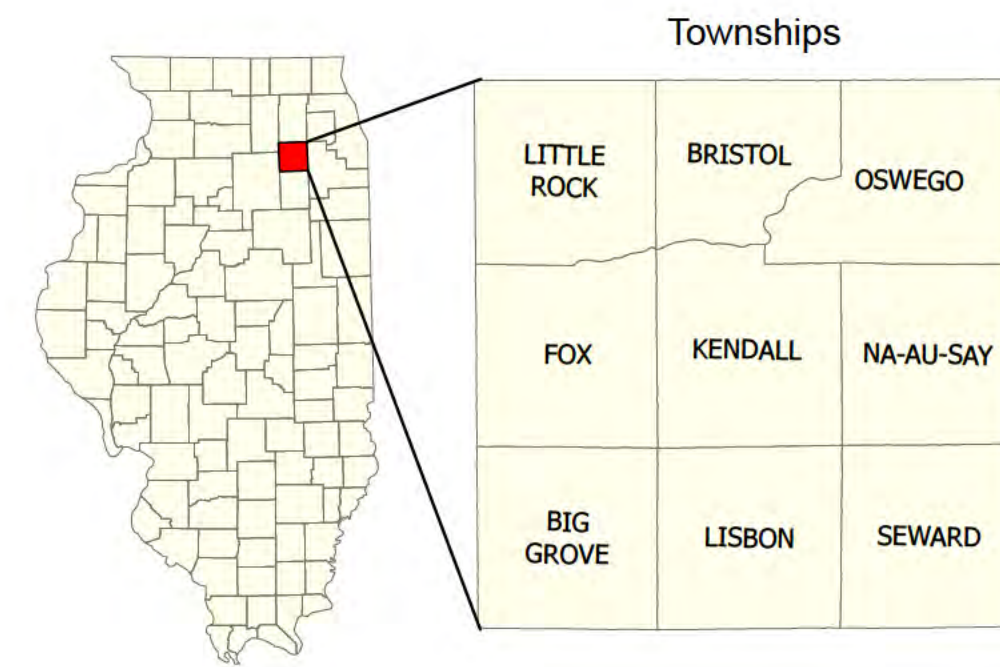
- | | | |
|---------------------------|--------------------------|--------------------|
| Utility Right of Way | Suburban Residential | Commercial |
| Potential Mining District | Rural Residential | Mixed Use Business |
| Urbanized Communities | Rural Estate Residential | Mining |
| | | Agriculture |



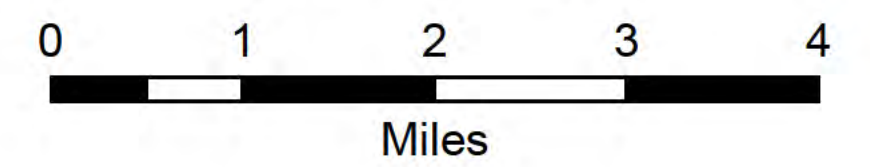
Kendall County
 Planning, Building & Zoning Department
 111 Fox Street
 Yorkville, Illinois 60560

Proposed Conservation Areas KENDALL COUNTY - 2023 -

www.kendallcountyil.gov



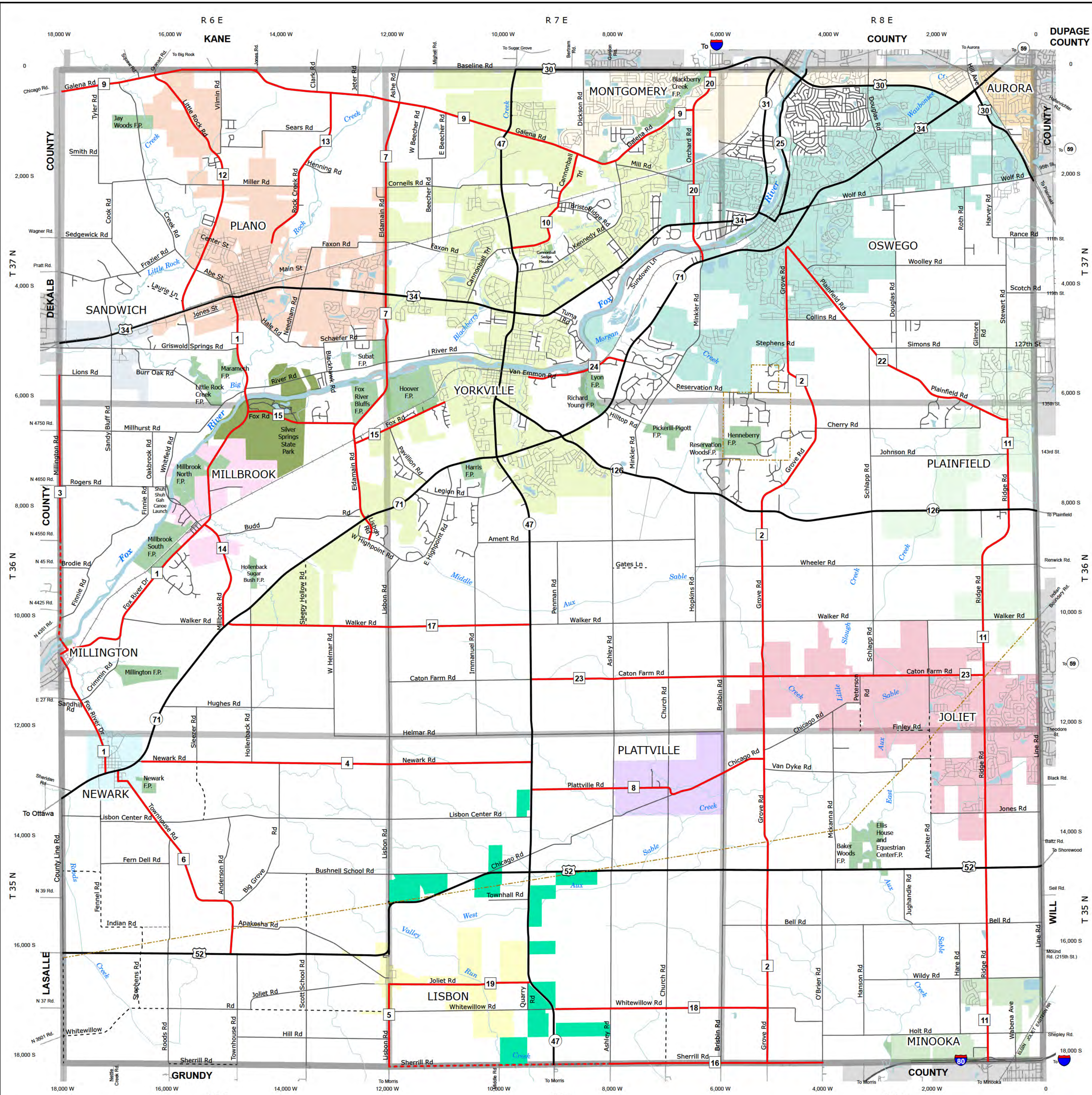
1 inch = 1 mile



- Adjacent County
- County
- Interstate
- State & Federal
- Bituminous
- Gravel
- Dirt
- Local
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- Minooka
- Montgomery
- Newark
- Oswego
- Plainfield
- Plano
- Plattville
- Sandwich
- Yorkville
- Friestad Proposed



Hydrology layers © OpenStreetMap contributors
NOTE: The Rural Roads Identification System employs a numbering system based on a grid-mile coordinate system. The mileage is measured from the northeast corner of the County. Each grid section west and south of that corner receives a 1000 number added consecutively across the County. Intermediate intersections would be proportionate parts of 1000.



**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

*Kendall County Office Building
Rooms 209 and 210
111 W. Fox Street, Yorkville, Illinois*

Meeting Minutes of January 25, 2023 - 7:00 p.m.

Chairman Bill Ashton called the meeting to order at 7:02 p.m.

ROLL CALL

Members Present: Bill Ashton, Eric Bernacki (Left at 8:04 p.m.), Tom Casey, Dave Hamman, Larry Nelson, Ruben Rodriguez, Bob Stewart, Claire Wilson (Arrived at 7:03 p.m.), and Seth Wormley

Members Absent: Karin McCarthy-Lange

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Michael Cook, Joan Soltwisch, Joe Chow, and Marissa Friestad

PETITION

Petition 23 – 02 – Kirk Friestad, Phyllis Friestad, Friestad Farms, Inc., KEJ Farms, Scott Friestad, Kristin A. Friestad, Jared Friestad, Nicole Hughes, Dana Friestad and Laurie Friestad

Petition 23 – 03 – Kirk Friestad, Phyllis Friestad, C Robert Friestad and Sharon L. Friestad on Behalf of the C Robert Friestad and Sharon L Friestad Family Trust, and Scott Friestad

Petition 23 – 04 – Dana Friestad, Laurie M. Friestad, C Robert Friestad and Sharon L Friestad on Behalf of the C Robert Friestad and Sharon L. Friestad Family Trust, Scott Friestad, and Kristin A. Friestad

Mr. Asselmeier explained the procedure for establishing Agricultural Areas. He stated that adjoining property owners can add properties to the Area or properties can be removed from the Area within thirty (30) days of the notice running in the newspaper (January 26, 2023). The Agricultural Areas Committee will hold the public hearing on the proposal after the initial thirty (30) day window has expired.

Mr. Asselmeier provided maps showing the locations of the proposed Areas. It was noted that the property identified by parcel number 08-28-400-007 was included in one (1) of the legal descriptions in Petition 23-04 and should not have been included.

Chairman Ashton asked if the acreage had to be contiguous. Mr. Asselmeier responded no.

Member Nelson asked about the impacts to the land. Mr. Asselmeier said that the land would be kept as agricultural for ten (10) years.

Member Nelson asked about impacts on adjacent land. Mr. Asselmeier said the County would be obliged to amend the Future Land Use Map to reflect the Agricultural Areas and examine adjacent land uses to ensure that the no incompatible land uses exists with the Agricultural Area. Agricultural special uses could still be placed on adjoining properties.

Member Hamman asked about the advantages to the landowner to establish an Agricultural Area. Mr. Asselmeier responded that the property owner was declaring that the properties in question would stay agricultural. He also stated that when the State does placements of certain projects, like roadways, the State must note that the Agricultural Area exists and plan accordingly.

Member Nelson asked if the Village of Lisbon would be prevented to developing land at the intersection of Routes 47 and 52. Mr. Asselmeier responded that the Agricultural Area would not prevent a neighboring property owner from rezoning their property.

Member Bernacki left at this time (8:04 p.m.).

Discussion occurred about withdrawing land from an Agricultural Area and the steps for withdrawing land. If an Agricultural Area falls below three hundred fifty (350) acres, the Agricultural Area would be dissolved.

No Agricultural Areas exist in Kendall County; two (2) areas previously existed.

The Villages of Plattville and Lisbon have not yet been notified.

Discussion occurred regarding the composition of the Agricultural Areas Committee.

Marissa Friestad, on behalf of the Petitioners, stated that Petition 23-02 consisted of five hundred sixty-six (566) acres; Petition 23-03 consisted of four hundred thirty-three (433) acres; Petition 23-04 consisted of four hundred seventy-nine (479) acres.

Member Stewart expressed support for the proposal. Members Wormley and Hamman concurred.

The proposed Findings as presented by the Petitioners were as follows:

The viability of active farming within the proposed area and in areas adjacent thereto.

The area in the proposed Agriculture Conservation Area is actively being farmed. The area consists of highly productive farmland with the ability to produce high yielding crops in an area with strong markets.

The presence of any viable farmlands within the proposed area and adjacent thereto that are not now in active farming.

The areas in the proposed Agriculture Conservation Area are actively being farmed. There is land in the area that is being mined and land that is currently zoned for mining, but currently being farmed.

The nature and extent of land uses other than active farming within the proposed area and adjacent thereto.

The acres in the proposed Agriculture Conservation are currently zoned agriculture. Some of the acres are underlaid with limestone consistent with the land in the area zoned mining. Putting land in the conservation area preserves the limestone and allows the County to save this resource for a future time, if needed. The conservation area would not hinder mining operations in any way.

County developmental patterns and needs.

The area of the proposed Agriculture Conservation Area is zoned Agriculture and consistent with the current Lisbon Township Future Land Use Map.

The existence of a conservation plan approved by the local soil and water conservation district.

The acres in the proposed Agriculture Conservation Area are not classified as Highly Erodible Land (HEL) by the U.S. Department of Agriculture (USDA); as such, they are not required to have a HEL conservation plan. The cropland acreage submitted to included in the proposed Agriculture Conservation Area has been involved in conservation planning, in consultation with the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) along with the Kendall County Soil and Water Conservation District (SWCD), which has resulted in conservation practices being implemented, which will continue, while in the Agriculture Conservation Area. Conservation practices include NRCS approved grassed waterways and filter strips, U.S.

Army Corps of Engineers approved two (2) state ditch drainage system and farming practices such as crop rotation, minimum tillage, and variable rate technology.

Any other matter which may be relevant.

The Petitioners understand at some point this area will be developed. However, as of now the agricultural use of the land serves many purposes. Farmland is a valuable, nonrenewable natural resource that serves several important economic and environmental functions:

1. Provides food for domestic and foreign consumption.
2. Provides raw materials used to manufacture building materials, paper medicine, oils, fuel additives polymers, resins, and other goods.
3. Absorbs rainwater, helping replenish groundwater supplies and reduce flooding.
4. Provides wildlife habitat.
5. Produces biomass for renewable energy sources such as ethanol.
6. Provides outdoor recreational opportunities.
7. Enhances quality and biological integrity of sensitive natural areas by acting as a buffer between development and natural areas.
8. Provides open space, enhancing the quality of life in developing areas.
9. Provides jobs for farmers and others working in ag-related industries.
10. Serve as a source of local tax revenues, providing economic stability in rural areas.

Member Stewart made a motion, seconded by Member Nelson, to recommend approval of the Agricultural Area.

The votes on were as follows:

Ayes (8): Ashton, Casey, Hamman, Nelson, Rodriguez, Stewart, Wilson, and Wormley

Nays (0): None

Absent (2): Bernacki and McCarthy-Lange

Abstain (0): None

The motion carried. The proposal will go to Agricultural Areas Committee.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

ADJOURNMENT

Member Wilson made a motion, seconded by Member Hamman, to adjourn. With a voice vote of eight (8) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 8:24 p.m.

Respectfully submitted by,
Matthew H. Asselmeier, AICP, CFM
Senior Planner

Findings of Fact

All impacted property owners consent to their property's inclusion in the proposed area.
This is true.

The viability of active farming within the proposed area and in areas adjacent thereto.

The area in the proposed Agriculture Conservation Area is actively being farmed. The area consists of highly productive farmland with the ability to produce high yielding crops in an area with strong markets.

The presence of any viable farmlands within the proposed area and adjacent thereto that are not now in active farming.

The areas in the proposed Agriculture Conservation Area are actively being farmed. There is land in the area that is being mined and land that is currently zoned for mining, but currently being farmed.

The nature and extent of land uses other than active farming within the proposed area and adjacent thereto.

The acres in the proposed Agriculture Conservation are currently zoned agriculture. Some of the acres are underlaid with limestone consistent with the land in the area zoned mining. Putting land in the conservation area preserves the limestone and allows the County to save this resource for a future time, if needed. The conservation area would not hinder mining operations in any way.

County developmental patterns and needs.

The area of the proposed Agriculture Conservation Area is zoned Agriculture and consistent with the current Lisbon Township Future Land Use Map.

The existence of a conservation plan approved by the local soil and water conservation district.

The acres in the proposed Agriculture Conservation Area are not classified as Highly Erodible Land (HEL) by the U.S. Department of Agriculture (USDA); as such, they are not required to have a HEL conservation plan. The cropland acreage submitted to included in the proposed Agriculture Conservation Area has been involved in conservation planning, in consultation with the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) along with the Kendall County Soil and Water Conservation District (SWCD), which has resulted in conservation practices being implemented, which will continue, while in the Agriculture Conservation Area. Conservation practices include NRCS approved grassed waterways and filter strips, U.S. Army Corps of Engineers approved two (2) state ditch drainage system and farming practices such as crop rotation, minimum tillage, and variable rate technology.

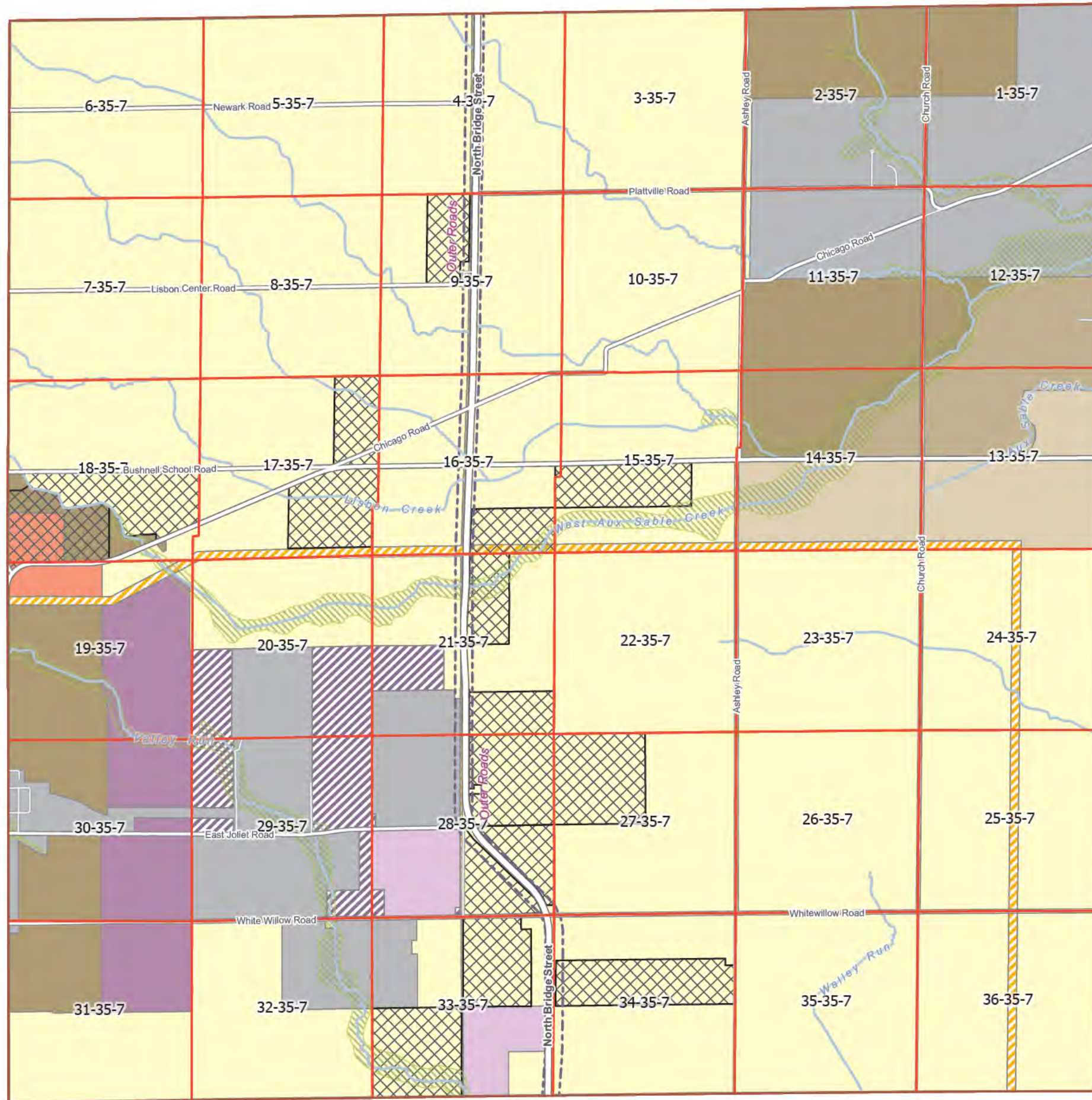
Any other matter which may be relevant.

The Petitioners understand at some point this area will be developed. However, as of now the agricultural use of the land serves many purposes. Farmland is a valuable, nonrenewable natural resource that serves several important economic and environmental functions:

- 1. Provides food for domestic and foreign consumption.**

2. **Provides raw materials used to manufacture building materials, paper medicine, oils, fuel additives polymers, resins, and other goods.**
3. **Absorbs rainwater, helping replenish groundwater supplies and reduce flooding.**
4. **Provides wildlife habitat.**
5. **Produces biomass for renewable energy sources such as ethanol.**
6. **Provides outdoor recreational opportunities.**
7. **Enhances quality and biological integrity of sensitive natural areas by acting as a buffer between development and natural areas.**
8. **Provides open space, enhancing the quality of life in developing areas.**
9. **Provides jobs for farmers and others working in ag-related industries.**
10. **Serve as a source of local tax revenues, providing economic stability in rural areas.**

FUTURE LANDUSE LISBON TOWNSHIP 2022

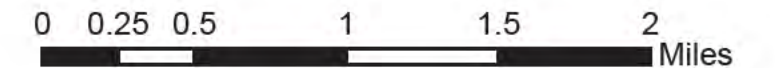
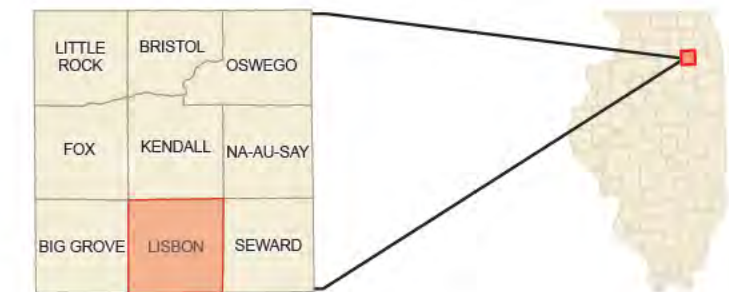


Legend

- Wetlands
- Floodplains
- Proposed Roadway Improvements

Land Resource Management Plan Management Areas

- | | | |
|---------------------------|--------------------------|--------------------|
| Utility Right of Way | Suburban Residential | Commercial |
| Potential Mining District | Rural Residential | Mixed Use Business |
| Urbanized Communities | Rural Estate Residential | Mining |
| | | Agriculture |



Kendall County
 Planning, Building & Zoning Department
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