



**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

**Meeting Minutes of March 28, 2023
Unofficial until approved**

March 28, 2023 – 6:00 p.m.

CALL TO ORDER

Recorder Sally Seeger called the Agricultural Areas Committee meeting to order at 6:00 p.m.

ROLL CALL:

Members Present: Scott Cryder, Curt Mitchell, Dan Roberts, and Seth Wormley

Members Absent: Mike Homerding

Staff Present: Matt Asselmeier, AICP, CPM, Senior Planner

Others Present: Paul L. Pope and Scott Friestad

At this time, the floor was opened for nominations for the chair of this committee. Member Scott Cryder made a motion to nominate Seth Wormley as chairman of the Agricultural Areas Committee, seconded by Member Dan Roberts.

The votes were as follows:

Aye (4): Scott Cryder, Curt Mitchell, Dan Roberts, Seth Wormley

Nays (0): None

Abstain (0): None

Absent (1): Mike Homerding

Chairman Wormley swore in attendees.

PETITIONS:

The Agricultural Areas Committee started their review of Petition 23-02 at 6:03 p.m.

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

Request: Creation of an Agricultural Area

PIN's: 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.

Mr. Asselmeier summarized the request. He directed the committee to maps provided. The properties in this petition totals approximately 566 acres.

The Village of Lisbon was notified of this proposal, they reviewed, and they did not express any opposition to the properties within a 1.5-mile radius of the village's borders.

Regional Planning Commission (RPC) reviewed the proposal on January 25, 2023 and recommended approval. RPC discussed the advantages of having property in an agricultural area, impact on adjacent property, the procedures for withdrawing the land from the ag area and noted how much land is being proposed to be in the area. State law requires that this committee make findings of fact and those proposed findings can be found in the provided packet. These include: All impacted property owners' consent to their property's inclusion in the proposed area. The presence of any viable farmlands within the proposed area and adjacent thereto that are not now in active farming. The nature and extent of land uses other than active farming within the proposed areas and adjacent thereto. County developmental patterns and needs. The existence of a conservation plan approved by the local soil and water conservation district. Any other matter which may be relevant to the petition. The petitioners have submitted the finding of facts and can be found in the packet provided.

Rules for creating agricultural conservation areas are set by state law not by the county. All ag areas are reviewed every ten (10) years, currently there are no agricultural conservation areas in Kendall County.

Member Dan Roberts made a motion, seconded by Member Curt Mitchell to approve the Petition and concurring with the Findings of Fact for the Petition 23-02.

The votes were as follows:

Aye (4): Scott Cryder, Curt Mitchell, Dan Roberts, Seth Wormley

Nays (0): None

Abstain (0): None

Absent (1): Mike Homerding

The motion passed.

The Agricultural Areas committee completed their review of Petition 23-02 at 6:15 p.m.

The Agricultural Areas Committee started their review of Petition 23-03 at 6:15 p.m.

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

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.

Maps were provided in the packet for Petition 23-03, this ag area consists of 433 acres. The Findings of Fact that were presented in Petition 23-02 are the same for this Petition.

Member Scott Cryder made a motion, seconded by Member Curt Mitchell, to approve the Petition and concurring with the Findings of Fact for the Petition 23-03.

The votes were as follows:

Aye (4): Scott Cryder, Curt Mitchell, Dan Roberts, Seth Wormley

Nays (0): None

Abstain (0): None

Absent (1): Mike Homerding

The motion passed.

The Agricultural Areas committee completed their review of Petition 23-03 at 6:17 p.m.

The Agricultural Areas Committee started their review of Petition 23-04 at 6:18 p.m.

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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

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.

Maps were provided in the packet for Petition 23-04, this proposed conservation area consists of 787 acres along Route 47. This Petition is different in that under Illinois law neighboring property owners can choose to add their properties to the conservation area within a certain time limit. When RPC reviewed the Petitions, this area, owned by the Fletcher Family Trust, was not included in the review. They are requested to be included in this Petition. The Findings of Fact that were presented in Petition 23-02 and Petition 23-03 are the same for this Petition. Chairman Wormley asked, if after the ten (10)-year period, does the property fall out of ag conservation area? Matt Asselmeier answered that under a procedure by State Law the ag conservation areas can be petitioned for dissolution otherwise the County Board reviews the ag conservation areas every ten (10) years after creation and then every eight (8) years thereafter. They can decide to retain ag conservation areas or dissolve them. There is also a procedure in State Law for petitioning to have ag conservation areas withdrawn.

Member Curt Mitchell made a motion, seconded by Member Dan Roberts, to approve the Petition and concurring with the Findings of Fact for the Petition 23-04.

The votes were as follows:

Aye (4): Scott Cryder, Curt Mitchell, Dan Roberts, Seth Wormley
Nays (0): None
Abstain (0): None
Absent (1): Mike Homerding

The motion passed.

The Agricultural Areas committee completed their review of Petition 23-04 at 6:21 p.m.

NEW BUSINESS/ OLD BUSINESS

Review of Minutes of Meeting- the draft minutes will be sent to the committee for comments and then forwarded to the County Board for approval within a 45-day period.

PUBLIC COMMENT:

Paul Pope – Village of Lisbon, asked about regulations and rules for adjacent properties to the agriculture conservation areas. Matt Asselmeier answered that when the ag conservation area is approved by county board, then the next step RPC looks at plan and make sure adjoining parcels do not have land classifications that conflict with the ag conservation areas.

Scott Friestad- Petitioner – Stated that he appreciated the time that Matt Asselmeier put into helping with his petitions. He gave the committee a brief history of their reasoning for the petition.

ADJOURN AGRICULTURAL AREAS COMMITTEE

Member Scott Cryder made a motion to adjourn the meeting, seconded by Member Dan Roberts. With a Agricultural Areas Committee Minutes 03.28.23

voice vote of four (4) ayes, the motion carried.

At 6:31 p.m. the Ag Areas Committee adjourned.

Respectfully submitted by,
Sally A. Seeger
Administrative Assistant and Recording Secretary