KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE MEETING
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENGA

Monday, November 8, 2021 – 6:30 p.m.

CALL TO ORDER:
ROLL CALL: Elizabeth Flowers, Scott Gengler (Chairman), Judy Gilmour (Vice-Chair), Dan Koukol, and Robyn Vickers

APPROVAL OF AGENDA:
APPROVAL OF MINUTES: Approval of Minutes from October 12, 2021, Meeting (Pages 3-32)
Approval of Minutes from October 21, 2021, Meeting in Boulder Hill (Pages 33-39)

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from the Prior Month (Pages 40-43)

PETITIONS:

1. **Petition 21 – 26 – Robert Bright on Behalf of the Madison Trust and Castle Bank N A and JoAnn Bright-Theis (Pages 44-72)**
Request: Major Amendments to the Special Use Permit for a Banquet Facility Granted by Ordinance 2019-23 by Dividing the Building Allowed to be a Banquet Facility into Separate Event Spaces, Setting the Maximum Capacities of the Event Spaces, Setting the Days of and Hours of Operation for the Event Spaces, Amending the Landscaping Plan, and Removing the Requirement that the Barn Doors be Closed by 7:00 p.m. at Events with Music
PINs: 04-29-300-010, 04-29-300-012, 04-30-400-007, 04-30-400-012, 04-30-400-013, 04-30-400-018, 04-30-400-019, 04-31-200-013, 04-31-200-014, 04-32-100-006, and 04-32-100-008
Location: 10978 Crimmin Road, Newark, Fox Township
Purpose: Petitioners Wish to Amend the Existing Special Use Permit; Property is Zoned A-1 with a Special Use Permit

2. **Petition 21 – 32 – Gilbert L. Niznik on Behalf of the Gilbert L. Niznik Revocable Trust Dated September 15, 2017 and Michael and Eryn Ruffatto (Pages 73-163)**
Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural District to R-1 One Family Residential District
PIN: 06-13-101-011
Location: East and South of 800 Route 126 in Na-Au-Say Township
Purpose: Ruffattoes Wish to Construct a Single-Family Home on the Property

3. **Petition 21 – 36 – Brenda and Gary Zeiter and Devan and Brady Woolverton (Pages 164-286)**
Request: Special Use Permit for a Landscaping Business
PIN: 09-21-100-009
Location: 3549 and 3527 Bell Road in Seward Township
Purpose: Petitioner Wishes to Operate a Landscaping Business at the Property; Property is Zoned A-1

NEW BUSINESS:

1. Recommendation on 2021 Noxious Weed Annual Report (Pages 287-291)

2. Approval to Change the December 2021 Planning, Building and Zoning Committee Meeting Date and Time

OLD BUSINESS:

1. Follow-Up Discussion of October 21, 2021, Meeting in Boulder Hill

REVIEW VIOLATION REPORT (Pages 292-294):

REVIEW NON-VIOLATION REPORT (Pages 295-297):

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

REVIEW PERMIT REPORT (Pages 298-327):

REVIEW REVENUE REPORT (Pages 328):

CORRESPONDENCE:

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

ADJOURNMENT:

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

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE
Kendall County Office Building
Rooms 209 and 210
111 W. Fox Street, Yorkville, Illinois
6:30 p.m.
Meeting Minutes of October 12, 2021 – Unofficial until Approved

CALL TO ORDER
The meeting was called to order by Chairman Gengler at 6:30 p.m.

ROLL CALL
Committee Members Present: Elizabeth Flowers, Scott Gengler (Chairman), Judy Gilmour (Vice-Chairwoman), Dan Koukol, and Robyn Vickers
Committee Members Absent: None
Also Present: Matt Asselmeier (Senior Planner), Scott Richmond, Lorena Gutierrez, and John Tebrugge

APPROVAL OF AGENDA
Member Flowers made a motion, seconded by Member Koukol, to approve the agenda as presented. With a voice vote of five (5) ayes, the motion carried.

APPROVAL OF MINUTES
Member Gilmour made a motion, seconded by Member Vickers, to approve the minutes of the September 13, 2021, meeting. With a voice vote of five (5) ayes, the motion carried.

PUBLIC COMMENT
None

EXPENDITURE REPORT
The Committee reviewed the expenditure report from September 2021.

PETITIONS
Petition 21-29 Lorena and Jose DeJesus Gutierrez and Refugio and Etelvina Alvarez on Behalf of JJ Gutierrez Lawn Care, LLC
Mr. Asselmeier summarized the request.

In January 2021, Lorena and Jose DeJesus Gutierrez and Refugio and Etelvina Alvarez purchased the subject property and wished to operate JJ Gutierrez Lawn Care, LLC at the property.

The application materials, survey of the property, site plan, aerial of the property with site plan superimposed, and topographic survey were provided.

Based on the information provided, a variance to allow parking in the front yard setback was also required.

The property was located at 12830 Ashley Road and consisted of approximately one point five (1.5) acres.

The existing land use was Agricultural/Farmstead and the property was zoned A-1.

The Land Resource Management Plan called for the property to be Agriculture in the County and Plattville's Future Land Use Map called for the property to be Low Density Residential.

Ashley Road was a Township maintained major collector.

There were no trails planned in the area.

There were no floodplains or wetlands on the property.

The adjacent land uses were Agricultural and Farmstead.

The adjacent lands were zoned either A-1 in the County or A-1 inside the Village of Plattville.

The Land Resource Management Plan called for the area to the west to be Agricultural. Plattville's Future Land Use Map called for the area to be Low Density Residential.

The zoning districts within one half (1/2) mile were A-1, A-1 SU, and R-1 in the County and A-1 and R-1 inside the Village of Plattville.

Pictures of the property were provided.

The A-1 special use permit to the west is for electromagnetic compatibility testing.

EcoCAT Report was submitted on July 7, 2021, and consultation was terminated.

The NRI application was submitted on July 16, 2021. The LESA Score was 193 indicating a low level of protection.

Petition information was sent to Lisbon Township on August 5, 2021. The Lisbon Township Planning Commission reviewed this proposal at their meeting on September 14, 2021. The Commission voted to approve the proposal by a vote of three (3) in favor and one (1) in opposition. The Lisbon Township Board reviewed this proposal at their meeting on September 14, 2021. The motion to approve the proposal with the condition that the culvert be inspected by the Township Highway Commissioner was rejected by a vote of one (1) in favor and three (3) in opposition. The draft minutes of the Lisbon Township Board meeting were provided.

Petition information was sent to the Village of Plattville on August 5, 2021.

Petition information was sent to the Lisbon-Seward Fire Protection District on August 5, 2021. The Fire District sent an email on August 30, 2021 requesting one (1) fire extinguisher and one (1) first aid kit with applicable signage. The email was provided. The Petitioners were agreeable to this request.

ZPAC reviewed this proposal at their meeting on September 7, 2021. The Kendall County Soil and Water Conservation District noted the location of hydric soils on the property. The Kendall County Health Department stated their preference to have a dedicated well on the site or have clear language in any easements related to the well regarding usage of the well. The Petitioners indicated they were working on addressing the stormwater detention requirements. ZPAC recommended approval of the request by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of this meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on September 22, 2021. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of eight (8) in favor and one (1) in opposition with one (1) member absent. Chairman Ashton voted no because the Petitioner previously started

operations at the property without securing proper zoning. The minutes of this meeting were provided.

The Kendall County Zoning Board of Appeals held a public hearing on the proposal on September 27, 2021. Other than the Petitioners and the Petitioners' Attorney, no members of the public testified at the public hearing. Member Cherry questioned the County's ability to enforce the restrictions contained in the special use permit. The Kendall County Zoning Board of Appeals recommended approval of the proposal by a vote of five (5) in favor and zero (0) in opposition with two (2) members absent. The minutes of the hearing were provided.

The Petitioners purchased the property in 2021 and started running a landscaping business on the premises without proper zoning. Upon receiving the warning letter, the Petitioners ceased operations of the business and started applying for the special use permit. The Petitioners continue to live at the property.

According to the business plan, JJ Gutierrez Lawn Care has been in business since 2016. The business has five (5) employees. Employees arrive at the property at approximately 6:00 a.m., go to work sites by 7:00 a.m., finish at work sites by 4:00 p.m., and return to the property and leave to go home by 6:00 p.m. The business operates Monday through Saturday. Business equipment presently consists of three (3) six (6) wheel dump trucks, one (1) pickup truck, and five (5) trailers for carrying lawn equipment. The Petitioners did not anticipate adding additional employees or equipment.

If approved, the Petitioners plan to start operations immediately.

One (1) two (2) story, approximately two thousand (2,000) square foot house, constructed in 1936 was located on the property.

According to the site plan and the site plan superimposed over the aerial, the Petitioners planned to install one (1) forty foot by eight foot by six foot (40'X8'X6') storage container. The container would be used to store small landscaping equipment such as weed trimmers, power washers, ladders, blowers, and similar equipment.

The site plan and aerial also showed three (3) open storage areas; one (1) for gravel, one (1) for mulch, and one (1) for compost. The storage areas individually were ten feet (10') wide and eighteen feet (18') in depth. The piles of materials stored in these areas would be a maximum of seven feet (7') height.

Any structures related to the landscaping business would be required to obtain applicable building permits.

Per the site survey, the property was served by a shared well. The well was located northwest of the existing house. There was a septic system on the premises. Employees would not be able to use the well on the property and no onsite restrooms would be provided.

There was also a propane tank on the premises located northeast of the house.

No outdoor refuse area was planned as part of the special use.

The property drained to the southeast.

A stormwater management permit will be required. The topographic survey was provided.

WBK reviewed this proposal and provided comments in a letter dated August 9, 2021, which was provided. The Petitioners amended the site plan from their original submittal to include a raingarden. The Petitioners were also in discussions with the County to pay a fee-in-lieu in addition to the raingarden to address the detention requirements. The specific information regarding the raingarden will be addressed as part of the stormwater management permit.

Member Gilmour asked for a description of the raingarden. Mr. Asselmeier responded that the specific design of the raingarden had not yet been determined. The raingarden would have appropriate plans and soils to absorb, slow, and clean the rainwater. Scott Richmond, Attorney for the Petitioners, confirmed that the raingarden was still under design. The specific layout of the raingarden will be finalized as part of the stormwater management permit. The Petitioners are required to have a raingarden per condition one (1) of the special use permit.

Member Koukol asked the size of the property. Mr. Asselmeier responded approximately one point five (1.5) acres. The Petitioners purchased the property from the property owner to the east and north. The Petitioners did not own the adjoining buildings.

Member Koukol asked, when the Petitioners stopped operations at the subject property, where did they place their equipment. Mr. Richmond responded that the Petitioners rented space from a neighbor. The neighbor's property is not zoned for a landscaping business.

Member Koukol asked about the pallet factory to the east of the subject property. The Petitioner were not associated with the pallet business.

Member Koukol asked if Mr. Richmond had reviewed County regulations. Mr. Richmond responded yes.

Per the survey, access to the existing house was by an easement with the properties to the north and east of the subject property.

According to the site plan and the site plan superimposed over the aerial, the Petitioners proposed to install a new twenty foot (20') wide driveway five (5') feet to the north of the south property line. They also planned to install a culvert under the new driveway. Lisbon Township would have to approve this new access point.

According to the site plan and the site plan superimposed over the aerial, the Petitioners planned to install a gravel area approximately two hundred feet (200') in depth and one hundred fifteen feet (115') wide. There were five (5) parking spaces available on the west side of the gravel area for employee parking. The parking stalls would be ten feet (10') wide by twenty feet (20') long. There would also be a five (5) parking spaces on the east side of the property for trailers and trucks.

According to the site plan and the site plan superimposed over the aerial, the parking lot would be approximately forty-seven feet (47') from the centerline of Ashley Road. The right-of-way for Ashley Road has not been dedicated in this area. Per Sections 4:05.B and 7:01.G.2 of the Kendall County Zoning Ordinance, the parking area cannot encroach into the required one hundred fifty foot (150') front yard setback. The Petitioners were seeking a variance to allow the parking area as shown on the site plan.

No customers of the business would be invited onto the property.

If there is a motor vehicle or equipment related leak, the area impacted gravel and dirt would be removed and replaced with clean gravel and dirt.

Other than lighting related to signage, no additional lighting was planned as part of the special use.

According to the site plan superimposed over the aerial, the Petitioners planned to install one (1) two (2)-sided sign north of the arborvitae along the west side of the property. The sign would be six feet (6') wide and three feet (3') tall. The sign would be elevated approximately one point five feet (1.5') above grade.

The Petitioners would like the sign to be illuminated. Per Section 12:08.A.2.a of the Kendall County Zoning Ordinance, the sign could be illuminated between 6:00 a.m. and 11:00 p.m.

Two (2) existing A-1 zoned properties with special use permits for landscaping businesses, 1996 Cannonball Trail and 997 Harvey Road, had illuminated signs.

No security gates or fencing were planned as part of the special use.

The Petitioners had already planted sixteen (16) arborvitaes on the west side of the property as shown on the site plan and aerial. They were approximately three feet to four feet (3'-4') in height. They would grow to approximately sixteen feet (16') in height.

Fifteen (15) blue spruce trees would be planted near the southern property line in spring of 2022. The height at the time of planting would be five feet to six feet (5'-6') and they would grow to approximately twenty to twenty-five feet (20'-25') in height.

No information was provided regarding noise control.

No new odors were foreseen by the proposed use.

If approved, this would be the sixteenth (16^{th}) special use permit for a landscaping business in unincorporated Kendall County.

The Findings of Fact for the special use permit are as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Provided the site is developed in accordance with the submitted site plan and provided a variance is granted regarding the location of the parking area, the operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The owners of the business allowed by the special use permit will not invite the public onto the property. Only landscape related materials and equipment will be stored at the subject property.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements

necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Appropriate restrictions may be placed in the special use permit to regulate the number of employees, hours of operation, site landscaping, and noise. Therefore, the neighboring property owners should not suffer loss in property values and the use will not negatively impact the adjacent land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. If Lisbon Township approves the new access point, then adequate points of ingress and egress will be provided. No customers will be allowed on the property and employees will not be able to use the well or restrooms in the existing house. The owners of the business allowed by the special use permit have applied for the applicable stormwater permit.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. Provided a variance is granted for the location of the parking area, the special use shall conform to the applicable regulations of the district.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 9-21 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents”.

The Findings of Fact for the variance are as follows:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. The subject property is approximately two hundred feet (200’) deep as measured from west to east. It would be difficult to have off-street parking and the proposed business on the subject property without a variance for parking.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. Most A-1 zoned properties, including properties that have existing special use permits for landscaping businesses, are larger and wider and do not have a need for a variance with regards to parking in the front yard setback.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The owners did not create the size or configuration of the subject property.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. The requested variance should not negatively impact any of the neighbors and will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. Allowing the parking encroachment will not impair any of the above items.

Staff recommended approval of the special use permit for a landscaping business and variance to allow parking in the front yard setback subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the submitted site plan and aerial showing the site plan, including the addition of a raingarden as shown on the site plan.
2. A variance to Sections 4:05.B and 7:01.G.2 of the Kendall County Zoning Ordinance shall be granted allowing off-street parking no closer than forty-seven feet (47') from the centerline of Ashley Road.
3. The owners of the business allowed by the special use permit shall maintain the parking area shown on the site plan and in substantially the same location as depicted on the submitted site plan. The parking area shall be gravel.
4. The owners of the businesses allowed by this special use permits shall diligently monitor the property for leaks from equipment and vehicles parked and stored items stored on the subject property and shall promptly clean up the site if leaks occur.
5. Any new structures and signs constructed or installed on the property shall not be considered for agricultural purposes and must secure applicable building permits.
6. Equipment and vehicles related to the business allowed by the special use permit may be stored outdoors.
7. None of the vehicles or equipment parked or stored on the subject property related to the business allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
8. All of the vehicles and equipment stored on the subject property related to the business allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
9. Except for the purposes of loading and unloading, all landscape related materials shall be stored indoors or in the designated storage areas shown on the submitted site plan. The maximum height of the piles of landscaping related material shall be seven feet (7'), provided a Stormwater Management Permit is issued.
10. One (1) two (2)-sided business related sign may be installed in substantial the location shown on the submitted site plan. The sign shall be a maximum of six feet (6') wide and three feet (3') tall. The sign may be elevated no greater than one point five feet (1.5') from the ground.
11. A minimum of sixteen (16) arborvitae shall be planted and maintained in substantially the locations shown on the submitted site plan. The arborvitae shall be a minimum of three feet (3') tall at the time of planting and shall grow to approximately twelve feet (12'). Damaged or dead arborvitaes shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.

12. A minimum of fifteen (15) blue spruce trees shall be planted by June 30, 2022, and maintained in substantially the locations shown on the submitted site plan. The blue spruce trees shall be a minimum of five feet (5') tall at the time of planting and shall grow to approximately twenty feet (20'). Damaged or dead blue spruce trees shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.

13. No landscape waste generated off the property can be burned on the subject property.

14. A maximum of five (5) employees of the business allowed by this special use permit, including the owners of the business allowed by this special use permit, may report to this site for work. No employees shall engage in the sale of landscaping related materials on the property.

15. No customers of the business allowed by this special use permit shall be invited onto the property by anyone associated with the use allowed by this special use permit.

16. The hours of operation of the business allowed by this special use permit shall be Monday through Saturday from 6:00 a.m. until 6:00 p.m. The owners of the business allowed by this special use permit may reduce these hours of operation.

17. The noise regulations are as follows:

    Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

    Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

    EXEMPTION**:** Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

18. At least one (1) functioning fire extinguisher and one (1) first aid kit shall be on the subject property. Applicable signage stating the location of the fire extinguisher and first aid kit shall be placed on the subject property.

19. The owners of the business allowed by this special use shall reside at the subject property as their primary place of residence.

20. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.

21. The property owner and operator of the business allowed by this special use permit shall

follow all applicable Federal, State, and Local laws related to the operation of this type of business.

22. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.

23. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

24. This special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

The draft ordinance was provided.

Mr. Richmond reiterated that the site is not used for customers coming to the site. Also, the sign will be lit by landscape lights.

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

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

The proposal goes to the County Board on October 19, 2021, on the regular agenda.

Petitions 21-30 and 21-31 Robert Velazquez on Behalf of Always Faithful Properties, LLC
Mr. Asselmeier summarized the request.

Robert Velazquez, on behalf of Always Faithful Properties, LLC, was requesting a map amendment rezoning approximately thirteen point seven (13.7) more or less acres from A-1 Agricultural District with a special use permit to B-3 Highway Business District in order to operate a landscaping business on the subject property after rezoning and after securing a special use permit to operate a landscaping business on the subject property.

The application materials, aerial of the property, plat of survey and site plan, and Ordinance 1982-10, which granted a special use permit for the storage of recreation vehicles, boats, and antique cars, were provided.

Route 47 is a State maintained Arterial Road. Yorkville has a trail planned along Route 47 in this area. IDOT has bicycle accommodations planned on the roadway.

There were no floodplains or wetlands on the property.

The adjacent land uses were Agricultural, Commercial and Utility.

The Future Land Use Map called for the area to be Transportation Corridor and Commercial.

The nearby zoning districts were A-1 and A-1 SU.

The A-1 special use permit to the south is for agricultural implement sales and service. The parcel to the southeast is owned by the Federal Aviation Administration and is used for a communication tower.

The subject property is over two (2) miles from the United City of Yorkville and the Village of Plattville. Yorkville's Comprehensive Plan calls for this area to be Estate/Conservation Residential. Plattville's Comprehensive Plan calls for this area to be commercial.

EcoCAT Report submitted and consultation terminated.

The application for NRI was submitted on July 7, 2021. The LESA Score was 235 indicating a high level of protection. The NRI was provided.

Petition information was sent to Kendall Township on August 27, 2021. The Kendall Township Planning Commission reviewed these proposals at their meeting on September 14, 2021. Discussion centered on stormwater drainage. The Kendall Township Planning Commission recommended approval of the proposal with a request that the County Stormwater Engineer examine the stomwater outlet elevation of the pond with consideration given to the impact of drainage on the surrounding properties by vote of five (5) in favor and zero (0) in opposition. The Kendall Township Board recommended approval of this proposal on September 21, 2021. The email stating their position was provided.

Petition information was sent to the Bristol-Kendall Fire Protection District on August 27, 2021.

ZPAC reviewed these proposals at their meeting on September 7, 2021. The Petitioner requested that the maximum number of employees be increased from forty (40) to fifty (50) and the deadline to install landscaping be extended from May 15th to June 1st. The Kendall County Soil and Water Conservation District requested that the Petitioner install proper soil erosion and sediment control measures during construction and secure an NPDES Permit. The Kendall County Health Department requested that the Petitioner work with them on well and septic information. The Petitioner stated that he planned to consolidate operations and move from his current location on Route 71 to the subject property. ZPAC recommended approval of the requests by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of this meeting were provided.

The Kendall County Regional Planning Commission reviewed these proposals at their meeting on September 22, 2021. Discussion occurred regarding having illuminated signage because of the high volume and speed of traffic on Route 47. Discussion also occurred regarding the stormwater drainage plan. The Kendall County Regional Planning Commission recommended approval of the proposals with the change to allow the sign to be illuminated by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of this meeting were provided.

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on September 27, 2021. The Petitioner's Attorney was the only person that testified at the public hearing. It was noted that the house and trees along the old driveway had been removed. The Petitioner's Attorney explained the drainage plan. The portion of the property that will not be used for the landscaping business will be used be planted with a low fescue cover crop. The Petitioner has outgrown his current location on Route 71 and wants to consolidate operations at this property. The Kendall County Zoning Board of Appeals recommended approval of the map amendment and special use permit by a vote of five (5) in favor and zero (0) in opposition with two (2) members absent. The minutes of the hearing were provided.

According to the business plan, the business has a maximum of fifty (50) employees during the busy summer season and as few as three (3) employees during the off-season. Of these, approximately four (4) employees would be onsite constantly. The normal anticipated hours of operation for employees would be on Monday through Friday from 5:00 a.m. until 7:00 p.m. and from 7:00 a.m. until 1:00 p.m. on Saturdays. The Petitioner acknowledged that, during the winter, employees may arrive at the property anytime to clear snow from customers' properties. Hours of operation for members of the public would be Monday through Friday from 7:00 a.m. until 5:00 p.m. Hours of operation for deliveries would be Monday through Friday from 7:00 a.m. until 5:00 p.m. with limited Saturday hours.

No information was provided regarding the number of company trucks or other business related equipment that would be stored at the property.

If approved, the Petitioner planned to start construction immediately and start operations as quickly as possible.

According to the site plan, the Petitioner plans to construct the following buildings:

1. One (1) approximately four thousand (4,000) square foot, two (2) story office.

2. Two (2) approximately three thousand one hundred seventy-four (3,174) square foot, three (3) bay garages.

3. One (1) approximately one thousand one hundred fifty (1,150) square foot drive thru maintenance bay.

4. One (1) approximately one thousand two hundred fifty (1,250) square foot storage bay.

5. Three (3) nursery/hoop houses. The hoop houses would be approximately one thousand two hundred (1,200) square feet, one thousand six hundred (1,600) square feet, and two thousand six hundred (2,600) square feet in size respectively.

In addition to the above new structures, the site plan also shows the retention and repurpose of the following structures already located on the property:

1. Two (2) existing barns located near the northeast corner of the site. The barns are approximately nine thousand two hundred sixty-five (9,265) square feet and nine thousand two hundred fifty (9,250) square feet in size respectively. The barns will be used for storage.

2. One (1) existing barn located south of the development area. This barn is approximately one thousand four hundred sixty-five (1,465) square feet in size and will be used for bulk salt storage.

In addition to the proposed and existing buildings, the site plan shows twenty-two (22) concrete block bulk storage bins. The storage bins would be approximately fifteen feet (15') wide, thirty (30') feet deep, and eight feet (8') tall. The materials stored in these bins shall be a maximum ten feet (10') tall.

Any structures related to the landscaping business would be required to obtain applicable building permits.

Electricity is presently onsite.

No information was provided regarding the existing well or septic system. According to the site plan, an approximately five thousand (5,000) square foot septic field was planned northeast of Garage Building 2.

The site plan also showed three (3)-five hundred (500) gallon fuel tanks southeast of Garage Building 1.

One (1) trash dumpster surrounded by a six foot (6') wooden fence was also shown on the site plan southeast of Garage Building 1.

The property drains to the southeast. One (1) stormwater detention pond is planned at the southeast corner of the property.

A stormwater management permit will be required. Stormwater related information is included with the site plan. WBK submitted a comment letter dated September 8, 2021, which was provided. As noted in the letter, WBK was requesting additional information on the pond.

At the Regional Planning Commission meeting, the Petitioner's Attorney noted there would not be a pond per se. A four foot (4') tall berm would be constructed at the southeast corner of the property to manage stormwater flow/evaporation to ensure the neighboring property did not receive additional runoff.

The property fronts Route 47.

According to the site plan, the existing gravel driveway will be removed and a twenty-four foot (24') wide paved drive will be installed.

The Illinois Department of Transportation had no concerns regarding this proposal; the emails regarding this proposal were provided.

According to the site plan, there are (2) two parking lots. The parking lot west of the Office Building has nineteen (19) parking spaces. The parking lot west of Existing Building 2 has sixteen (16) parking spaces. There is one (1) handicapped parking space in each parking lot. The site plan also shows outdoor parking spaces for company vehicles.

The westernmost parking lot is paved and the easternmost parking lot will be composed of limestone or asphalt screenings.

None of the parking areas are located in the required setbacks.

According the photometric plan, there will ten (10) RAR2-320L-165-4K7-4W(1) pole mounted lights located mostly around the perimeter of the developed area. Four (4) RAR2-320L-165-4K7-5QW(1) pole mounted lights will be located west and southwest of Existing Building 2. Three (3) RWL1-48L-25-4K7-4W lights will be located on Existing Storage Buildings 1 and 2. Two (2) RWL2-160L-80-4K7-WW lights will be located on the Garage Buildings 1 and 2. The pole mounted lights will be lowered to twenty feet (20') in height to comply with the Zoning Ordinance.

The anticipated foot-candles at the property lines will be 0.8 which is less than the 5.0 foot-candle maximum allowed by the Zoning Ordinance for adjoining properties planned to be commercial.

According to the site plan, there will be one (1) monument sign located approximately fifteen (15') east of the right-of-way line. The sign will be approximately five feet (5') in height and ten feet (10') feet in width, including supports.

The Kendall County Regional Planning Commission requested that the sign be illuminated. The sign may be lit between the hours of 6:00 a.m. and 8:00 p.m.

According to the site plan, there will be one (1) six foot (6') wooden screen fence located along the northern property line north of the Existing Storage Buildings. The Petitioner also plans to install security cameras and an alarm system in all buildings. The Petitioner may install a gate at the main entrance if necessary.

According to the landscaping plan, the Petitioner plans to install the following landscaping around the western parking lot:

1. Three (3) Red Sunset Maples
2. Two (2) Skyline Honeylocusts
3. Fifteen (15) Annabella Hydrangeas
4. Ten (10) Alpine Currants
5. Twenty (20) Double Knock Out Roses
6. Eight (8) Blue Muffin Viburnum
7. One Hundred Forty (140) Autumn Joy Sedums
8. Three Hundred Eighty (380) Russian Stonecrops
9. Two Hundred Ten (210) Dart's Blue Perwinkle

The Petitioner also plans to install eight (8) Techny Arborvitaes around refuse area.

The shrubs shall be two feet (2') in height at the time of planting. The canopy trees will be two point five inch (2.5") caliber at the time of planting and shall grow to fifty feet (50') in height. The Techny Arborvitaes shall be a minimum six feet (6') in height at the time of planting. The Petitioner plans to install all landscaping by June 1, 2022.

In addition to the landscaping mentioned previously, the Petitioner plans to install two (2) hardscape courtyards and two (2) landscape garden showcase areas on the property as shown on the site plan. The site plan also shows a nursery stock area.

No information was provided regarding noise control.

No new odors are foreseen by the proposed use.

If approved, this would be the sixteenth (16th) special use permit for a landscaping business in unincorporated Kendall County.

The Findings of Fact for the map amendment were as follows:

Existing uses of property within the general area of the property in question. The surrounding properties are used for agricultural purposes or communication purposes.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1 or A-1 with a special use permit for agricultural implement sales and service.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently zoned A-1 and could be used for many uses presently permitted under the A-1 zoning classification.

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The trend of development in the area is a mix of agricultural and commercial uses. Commercial uses in the area probably will increase as the Illinois Department of Transportation widens Route 47.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The Future Land Use Map in the Land Resource Management Plan classifies this property as Transportation Corridor and Commercial. The B-3 Highway Business Districts is consistent with the Commercial classification. The Land Resource Management Plan calls for limited B-3 Highway Business District zoned property on lands classified as Transportation Corridor.

The Findings of Fact for the special use permit were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Provided the site is developed in accordance with the submitted site plan, the operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Appropriate restrictions may be placed in the special use permit to regulate the number of employees, hours of operation, site landscaping, and noise. Therefore, the neighboring property owners should not suffer loss in property values and the use will not negatively impact the adjacent land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Adequate utilities are planned for the site. The property has direct access to Route 47 and the Illinois Department of Transportation expressed no concerns regarding the proposed use. A stormwater management permit is required and that permit will address drainage.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. The Petitioner is not requesting any variances to the applicable regulations of the district.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with a goal found on Page 7-26 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents." An objective under this goal further states, "Explore economic development opportunities along Route 47 Corridor to enhance the tax base and to encourage local employment and shopping opportunities."

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

Staff recommended approval of the special use permit for a landscaping business subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the site plan, landscaping plan, and photometric plan, including allowing for illuminated signage. The gravel parking lot noted on the site plan shall be composed of either limestone or asphalt screenings. The fourteen (14) light poles shown on the site plan and mentioned in the photometric plan shall be a maximum twenty feet (20') feet in height. The owner of the business allowed by this special use permit may also install a security gate at the main driveway entrance.
2. All of the structures shown on the site plan shall be constructed and occupied by December 31, 2022. This date may be extended upon approval by the Kendall County Planning, Building and Zoning Committee. The business allowed by this special use permit may commence operations starting upon approval of the special use permit. However, customers shall not be invited onto the property until an occupancy permit has been issued for the office building.
3. The owners of the business allowed by this special use permit shall diligently monitor the property for leaks from equipment and vehicles parked and stored on the subject property and shall promptly clean up the site if leaks occur.
4. Any new structures and signs constructed or installed on the property shall not be considered for agricultural purposes and must secure applicable building permits.
5. Equipment and vehicles related to the business allowed by the special use permit may be stored outdoors.
6. None of the vehicles or equipment parked or stored on the subject property related to

the business allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.

7. All of the vehicles and equipment stored on the subject property related to the business allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
8. Except for the purposes of loading and unloading, all landscape related materials shall be stored indoors or in the designated storage areas shown on the site plan. The maximum height of the piles of landscaping related material shall be ten feet (10'), provided a Stormwater Management Permit is issued.
9. One (1) two (2)-sided business related sign may be installed in substantially the location shown on the site plan. The sign shall be a maximum of ten (10') wide and five feet (5') tall, including supports. The sign may be illuminated between the hours of 6:00 a.m. and 8:00 p.m.
10. The landscaping shown on the landscaping plan shall be installed no later than June 1, 2022. This date may be extended upon approval by the Kendall County Planning, Building and Zoning Committee. The Red Sunset Maples shall be a minimum of two point five inch (2.5") caliber at the time of planting. The Skyline Honeylocusts shall be a minimum of two point five inch (2.5") caliber at the time of planting. The Techny Arborvitaes shall be a minimum six feet (6') tall at the time of planting. Damaged or dead plants that are part of the landscaping plan shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. Nursery stock shall be exempt from this provision.
11. No landscape waste generated off the property can be burned on the subject property.
12. A maximum of fifty (50) employees of the business allowed by this special use permit, including the owners of the business allowed by this special use permit, may report to this site for work.
13. The hours of operation of the business allowed by this special use permit for the members of the public shall be Monday through Friday from 7:00 a.m. until 5:00 p.m. The owners of the business allowed by this special use permit may reduce these hours of operation.
14. The hours of operation of the business allowed by this special use permit for employees of the business shall be Monday through Friday from 5:00 a.m. until 7:00 p.m. and Saturday from 7:00 a.m. until 1:00 p.m. The owner of the business allowed by this special use permit may expand these hours of operation for employees to address the needs of customers impacted by snowfall. Business related deliveries may occur during these hours of operation. The owners of the business allowed by this special use permit may reduce these hours of operation.
15. The noise regulations are as follows:

    Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving

residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

EXEMPTION**:** Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

16. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.

17. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.

18. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.

19. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

20. This special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

The draft ordinance was provided.

Chairman Gengler asked about the difference between an A-1 special use permit and a B-3 special use permit. Mr. Asselmeier responded that, if the use were ever to leave the site, the property could be marketed as a commercial site and any use allowed in the B-3 district could be placed on the property. Chairman Gengler felt that having business zoning at that location made sense.

Member Koukol made a motion, seconded by Member Flowers, to recommend approval of the map amendment and special use permit with the conditions proposed by Staff.

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

The proposal goes to the County Board on October 19, 2021, on the regular agenda.

John Tebrugge, Engineer for the Petitioner, noted their work on the property and they have addressed WBK's concerns related to stormwater.

Member Koukol noted the history and projects of Semper Fi Landscaping. He felt this project would look nice coming into Yorkville.

Petition 21-33 Elizabeth Bowyer on Behalf of Doragon Properties, LLC
Mr. Asselmeier summarized the request.

The Petitioner would like to operate a monthly craft fair (sale of agricultural products not grown on premises and the sale of pottery, art, and home décor not produced on the premises) one (1) Saturday per month between April 1st and November 1st.

The Petitioner has been operating the craft fair without a special use and would like to come into compliance.

The Zoning Ordinance required the sale of pottery, art, and home décor products to be located on properties not designated as Agricultural on the Future Land Use Map. The Petitioners were seeking a variance to this provision.

The application materials, plat of survey, aerial of the entire property, and aerial of the area where craft fair/market would occur were provided.

The property was granted a special use permit for a landscaping business in 2005. This special use permit was also provided.

The property was approximately fifty (50) acres in size.

The Current and Future Land Uses are Agricultural.

Whitewillow Road is a County maintained Major Collector. Brisbin Road is a Township maintained Major Collector.

Minooka has trails planned along Whitewillow and Brisbin Roads.

There were no floodplains or wetlands on the property. The pond was permitted as part of the development of the landscaping business.

The adjacent land uses were Agricultural and Farmstead.

The adjacent zoning districts and nearby zoning districts were A-1.

The County's Future Land Use Map called for the area to be Agricultural. The Village of Minooka's Future Land Use Map called for the area to the north and south to be Traditional Neighborhood and the area to the east to be Light Industrial.

EcoCat submitted on August 24, 2021, and consultation was terminated.

The Petitioner did an NRI application as part of a proposed cannabis business at the subject property in April 2020. The LESA Score was 220 indicating a medium level of protection. The NRI Report was provided.

Seward Township was emailed information on August 27, 2021. Seward Township was emailed information on August 27, 2021. The Seward Township Planning Commission reviewed this proposal at their meeting on September 7, 2021. The Seward Township Planning Commission recommended approval of the request with the amendment to allow the Petitioners to increase the number of vendors to forty (40) upon notice to the Township. The minutes of this meeting were provided. The Seward Township Board concurred with the Seward Township Planning Commission at their meeting on September 14, 2021.

The Village of Minooka was emailed information on August 27, 2021.

Lisbon-Seward Fire Protection District was emailed information on August 27, 2021. They requested two (2) strategically placed fire extinguishers and first aid kits with related signage. The email from the Fire Protection District was provided.

ZPAC reviewed this proposal at their meeting on September 7, 2021. Discussion occurred regarding signage; the Petitioners' Attorney agreed to discuss having one (1) stationary sign only at the corner of Whitewillow and Brisbin Roads with his clients. The number of vendors was increased from thirty-one (31) to thirty-five (35). The Kendall County Health Department requested that the Petitioners contact them regarding the placement of the septic field in relation to the parking lot. ZPAC recommended approval of the request by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of this meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on September 22, 2021. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of eight (8) in favor and one (1) in opposition with one (1) member absent. Chairman Ashton voted no because the Petitioner previously started operations at the property without securing proper zoning. The minutes of this meeting were provided.

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on September 27, 2021. Other than the Petitioners' Attorney, nobody testified at the public hearing. Discussion occurred regarding fencing around the pond. The Kendall County Zoning Board of Appeals recommended approval of this proposal by vote of five (5) in favor and zero (0) in opposition with two (2) members absent. The minutes of this hearing were provided.

According to information provided to the County, the Petitioner would like to operate a thirty-five (35) stall craft fair west of the existing main building as identified in the provided aerial. The vendor stalls are approximately twelve foot by fourteen foot (12' X 14'). The stalls are made of wood with an area to erect a tent. The stalls are also numbered; a picture of an example stall was provided. Pictures of the vendor row were provided.

No new buildings are planned for the site. No existing structures are planned for demolition.

Vendors sell a variety of craft products.

Section 7:01.D.48 places several conditions and restrictions on special use permits regarding the sale of pottery, art, and home décor. These include:

1. A sit-down food area is allowed if incidental to the primary operation of retail sales.

2. The subject parcel must not be less than three (3) acres in size.

3. Must be along a hard surfaced road classified as an arterial or major collector in the Land Resource Management Plan.

4. Is located in an area not designated as Agricultural on the Land Resource Management Plan. The Petitioner is seeking a variance to this requirement.

5. Must occur in a manner that will preserve the existing farmhouse, barns, related

structures, and the pastoral setting.

6. Must serve as a transitional use between agricultural areas and advancing suburban development.

7. Must serve to prevent spot zoning.

8. Retail and wholesale must occur in an existing building, unless otherwise approved by the County Board.

9. Any new structures must reflect the current architecture of the existing structures.

10. No outside display of goods.

11. Cannot generate noise, vibrations, glare, fumes, odors, or electrical interference beyond which normally occurs on A-1 zoned property.

12. Limited demolition of farmhouse and outbuildings is allowed.

13. Site plan is required.

14. Signage must follow the requirements in the Zoning Ordinance.

15. Off-street parking must follow the requirements in the Zoning Ordinance.

Assuming the County Board approves sales outside existing buildings, all of the above requirements of the Zoning Ordinance are addressed.

If approved, this would be the tenth (10th) special use permit for the sale of products not grown on the premises in the unincorporated area.

According to the business plan provided to the County, the Petitioner would like to operate the craft fair one (1) Saturday per month between April 1st and November 1st. Vendors start setting up at 6:00 a.m. The craft fair is open to the public from 8:00 a.m. until about 4:00 p.m. Vendors leave the site by 6:00 p.m.

After the Zoning Board of Appeals hearing, the Petitioner requested the option to have a Christmas craft fair. No information was provided on when the Christmas craft fair would occur.

The Petitioner has five (5) full-time employees that monitor the craft fair, including herself and her husband.

The usual number patrons on the property at a given time for the craft fair is approximately fifty (50).

No new structures are planned for the property.

There are existing restrooms inside the building used for the landscaping business. There are two (2) porta-johns available for the vendors and patrons at the craft fair.

There is a private well onsite.

The Petitioner would make accommodations for vendors that want electricity.

The property drains to the southeast.

The Petitioners secured applicable permits in 2004 for the construction of the pond on the premises.

Based on the information provided, no stormwater permits are required because the Petitioner does not plan to add any impervious surface.

The property has access from Whitewillow Road.

According to the provided aerial, there are approximately eighty (80) parking spaces on the property. These include parking spaces east and south of the building used for the landscaping business. There is also parking available for vendors west of the vendor row. There were six (6) identified handicapped parking spaces on the property.

No additional lighting was planned as part of this project. The craft fair ends by dusk. If additional lighting were added, a photometric plan would be required because the number of parking spaces exceeds thirty (30).

The Petitioner plans to have one (1) mobile sign placed at the southeast corner of Whitewillow and Brisbin Roads. A picture of the sign was provided. The Petitioners would like the sign to remain at the intersection between May 1st and December 1st of each year. The sign would not be illuminated.

There are other directional signs located on the property and the landscaping business/nursery has separate signage for that portion of the business.

No additional landscaping is planned. Nursery materials along Whitewillow Road presently serve as screening.

No information regarding noise control was provided.

After the Zoning Board of Appeals hearing, the Petitioner indicated that they may want to have music as part of a Christmas craft fair. Staff responded by saying that, if music was played, the requirements of the Kendall County Noise Ordinance would have to be followed. The Petitioner had not indicated if they were agreeable to following the noise regulations.

The Findings of Fact for the special use permit were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. True. The subject property already has an established landscaping and nursery business. The proposed use will complement the existing special use and will minimally impact the area.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is

compatible with the surrounding area and/or the County as a whole. True. Conditions are proposed that will regulate hours of operation, site layout, and noise. No new buildings or other significant alterations away from the current appearance of the property or general area are planned.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Utilities are already available at the property. Parking areas are already established. The property previously secured a stormwater management permit.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true provided the variance to allowing the use on property designated as Agricultural on the Land Resource Management Plan is approved.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 9-21 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents."

The Findings of Fact for the variance were as follows:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. There is no topographical hardship.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. Very few A-1 zoned properties have an existing commercial use as intense as the use located on the subject property. Most properties zoned A-1 and classified as Agricultural on the Land Resource Management Plan do not have the existing facilities to support this type of use.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The owners did not create or request the land designation contained in the Land Resource Management Plan.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. The subject property already has a special use permit. The proposed use would only operate for a very brief time of the year. No improvements to the property are planned as part of the proposal. Therefore, no injury to the public welfare or other properties is foreseen.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. Because of the limited operations proposed and because no new structures are

planned, the proposal will not impair the supply of light or air to adjacent properties, cause increased congestion on local streets, endanger public safety, or impair property values.

Staff recommended approval of the requested special use permit and variance subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the submitted aerial. Other than parking and signage, the craft fair shall be limited to area designated as "Vendor Area" on the aerial. Any new structures related to the uses allowed by this special use permit shall require a major amendment to the special use permit and any new structures must reflect the current architecture of the existing structures.

2. A variance to Section 7:01.D.48 shall be granted to allow the sale of pottery, art, and home décor not produce on the premises to occur on property designated as Agricultural on the Future Land Use Map.

3. The subject parcel must remain at least three (3) acres in size.

4. The uses allowed by this special use permit must occur in a manner that will preserve the existing pastoral setting. To that end, no vendor stall located in the northern row of the vending area shall be open toward the north.

5. Retail and wholesale sales may occur outside existing buildings.

6. The uses allowed by this special use permit cannot generate noise, vibrations, glare, fumes, odors, or electrical interference beyond which normally occurs on A-1 zoned property.
7. A maximum of thirty-five (35) vendors may be on the subject property.
8. The uses allowed by this special use permit may operate a maximum of one (1) Saturday per month. The uses may be open for sale between the hours of 8:00 a.m. and 4:00 p.m. The property owner may reduce these hours of operation. Vendors may setup no earlier than two (2) hours prior to opening and must be offsite within two (2) hours of closing. The uses allowed by this special use permit may be operational between April 1st and November 1st.
9. A maximum of five (5) people, including the property owner and their family members, shall be employees of the business allowed by this special use permit.
10. The owners of the business allowed by this special use permit may install one (1) sign on the subject property at the southeast corner of Whitewillow and Brisbin Roads in substantially the size and appearance of the sign shown in the sign picture. The sign shall not be illuminated. The sign may be in place May 1st until December 1st. The owners of the business allowed by this special use permit may install additional directional signage for patrons inside the property.
11. The owner(s) or operator(s) of the business allowed by this special use permit shall ensure that garbage and trash shall be removed from the property at least one (1) time per week or as necessary to maintain the property clear of garbage and trash.
12. No music shall be generated by the uses allowed this special use permit.
13. Two (2) strategically placed operating fire extinguishers and first aid kits shall be placed on the subject property along with applicable signage for the fire extinguishers and first

aid kits.

14. The operator(s) of the uses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
15. The operator(s) of the uses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of these types of uses.
16. The conditions and restrictions contained in this special use permit shall be separate from the conditions and restrictions contained in Ordinance 2005-37.
17. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
18. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
19. This special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

The draft ordinance was provided.

Discussion occurred regarding the frequency of events at the subject property compared to the similar use at the Hogan property on Brisbin Road. The Petitioner on Whitewillow Road was asking to operate for one (1) Saturday per month only.

Member Koukol noted all of the activity at the property.

Member Flowers asked how long the activity has been occurring. Mr. Asselmeier said the craft fair has been operation since at least 2020.

Chairman Gengler asked about having multiple signs. Discussion occurred regarding the composition of the signs. Several Members suggested having only one (1) sign at the property. Member Koukol suggested moving the portable sign out of the ditch.

Discussion occurred about restricting garage sales in certain areas. Member Flowers expressed concerns about other property owners engaging in this type of business.

Discussion occurred about having an inclement weather plan and having an emergency meeting spot. The consensus of the Committee was not to include an inclement weather plan.

Member Gilmour made a motion, seconded by Member Koukol, to recommend approval of the special use permit and variance with the conditions proposed by Staff with the changes to allow the northern most vendor stalls to open to the north and to allow the Petitioners to have one (1) additional holiday event in December with music provided that the noise regulations were followed.

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

The proposal goes to the County Board on October 19, 2021, on the regular agenda.

NEW BUSINESS

Recommendation on Fiscal Year 2021-2022 Meeting Calendar

Mr. Asselmeier presented the proposed calendar. He noted that the December 2021 meeting may need to change if the Zoning Board of Appeals hearing occurs December 13th.

Member Flowers made a motion, seconded by Member Vickers, to recommend approval of the meeting calendar with the October 2022 meeting moved to October 6, 2022.

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

Recommendation on the 2021 Comprehensive Noxious Weed Work Plan

Mr. Asselmeier summarized the request.

Kendall County is required by Illinois law to submit an annual Noxious Weed Comprehensive Work Plan to the State by November 1st of each year. This proposal is the same as the 2021 Noxious Weed Comprehensive Work Plan.

Member Koukol made a motion, seconded by Member Vickers, to recommend approval of the meeting work plan.

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

The proposal goes to the County Board on October 19, 2021, on the consent agenda.

Discussion of Amendments to the Future Land Use Map Regarding Properties Along the Eldamain Road and Highpoint Road Corridors South of the Fox River

Mr. Asselmeier summarized the issue.

Starting in October 2020, the Kendall County Comprehensive Land Plan and Ordinance Committee initiated discussions regarding changing the Future Land Use Map for properties located along the Eldamain Road Corridor south of the Fox River, in light of the funding for the Eldamain Road Bridge and the abandonment of the centerline for the Prairie Parkway. In particular, the Committee discussed possible commercial and/or manufacturing investment in this area. A map showing the access points along the corridor was provided.

The Kendall County Future Land Use Map currently calls for this area to be Rural Residential (Max Density 0.65 DU/Acre) and Mixed Use Business. The Comprehensive Land Plan and Ordinance Committee requested maps be prepared reclassifying most of the Rural Residential lands to Mixed Use Business. Copies of the existing Future Land Use Map and draft Future Land Use Map were provided.

The Yorkville Future Land Use Map currently calls for this area to be Estate Residential. The Millbrook Future Land Use Map currently calls for this area to be Business Park Office and Commercial with Industrial near the former Prairie Parkway alignment. The Plano Future Land Use Map currently calls for the area in their planning jurisdiction to be Estate Residential (0-0.8 DU/Acre). Copies of all of the Future Land Use Maps for this area were provided.

The Comprehensive Land Plan and Ordinance Committee contacted the municipalities and Fox Township. The Village President of Millbrook has attended meetings of the Comprehensive Land Plan and Ordinance Committee and is working with the other impacted municipalities in

the initial discussion of establishing boundary agreements with Millbrook. Staff from Yorkville prepared a memo on the subject which was provided.

At their meeting on October 1, 2021, the Kendall County Economic Development Committee recommended approval of moving forward with the project.

The Comprehensive Land Plan and Ordinance Committee would like to obtain advice from the Kendall County Planning, Building and Zoning Committee regarding whether or not the Comprehensive Land Plan and Ordinance Committee should continue pursuing changing the Future Land Use Map in this area. If no objections to continue the process are raised, the Comprehensive Land Plan and Ordinance Committee's next step is to have a meeting with impacted property owners and other stakeholders on October 27th.

Mr. Asselmeier explained the procedure for amending the Future Land Use Map.

Discussion occurred regarding the alignment of Eldamain Road.

The consensus of the Committee was that the Comprehensive Land Plan and Ordinance Committee should continue their work and meet with the impacted property owners. The Comprehensive Land Plan and Ordinance Committee will meet with impacted property owners at 5:00 p.m. on October 27, 2021.

OLD BUSINESS

Review of Agenda for October 21, 2021 Kendall County Planning, Building and Zoning Committee Meeting in Boulder Hill

The Committee reviewed the draft agenda.

The meeting will cover home occupations, general business regulations, trailer parking regulations, noise regulations, junk and debris regulations, and the rules related to inoperable vehicles.

Discussion occurred regarding the advertising of the meeting.

REVIEW VIOLATION REPORT

The Committee reviewed the violation report.

REVIEW NON-VIOLATION REPORT

The Committee reviewed the non-violation report.

UPDATE FOR HISTORIC PRESERVATION COMMISSION

Recommendation on Application for a Certified Local Government Grant from the Illinois Department of Natural Resources to Fund a Structure Survey in Unincorporated Kendall and Bristol Townships in the Amount of $42,500; The Grant would Reimburse Kendall County 70% of Project Costs and Kendall County Funds the Remaining 30% of Project Costs

Mr. Asselmeier noted that the grant application window had opened and he was working with Ken Itle of WJE on assembling the Certified Local Government Grant application.

If the grant was awarded, the County would start work in February or March and the County has to complete the project by September 30, 2022.

If the County was not awarded the grant, another round of grants would open in January 2022.

Member Gilmour made a motion, seconded by Member Flowers, to recommend approval for applying for the grant.

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

The grant application will go to the County Board on November 2, 2021.

REVIEW PERMIT REPORT
The Committee reviewed the report.

REVIEW REVENUE REPORT
The Committee reviewed the report.

CORRESPONDENCE
None

COMMENTS FROM THE PRESS
None

EXECUTIVE SESSION
Chairman Gengler made a motion, seconded by Member Koukol, to enter into executive session for the purposes of reviewing minutes of meetings lawfully closed under the Illinois Open Meetings Act (5 ILCS 120/2(c)(21)).

The votes were as follows:
Yeas (4): Flowers, Gengler, Koukol, and Vickers
Nays (1): Gilmour
Abstain (0): None
Absent (0): None

The motion carried.

The Committee recessed at 8:02 p.m.

Chairman Gengler called the Committee back to order at 8:05 p.m.

ROLL CALL
Committee Members Present: Elizabeth Flowers, Scott Gengler (Chairman), Judy Gilmour (Vice-Chairwoman), Dan Koukol, and Robyn Vickers
Committee Members Absent: None
Also Present: Matt Asselmeier (Senior Planner)

NEW BUSINESS
Approval to Release Executive Session Minutes of October 12, 2021
Member Vickers made a motion, seconded by Member Flowers, to recommend approval of the release of the Executive Session Minutes of October 12, 2021.

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

The proposal goes to the County Board on October 19, 2021, on the consent agenda.

ADJOURNMENT

Member Flowers made a motion, seconded by Member Koukol, to adjourn. With a voice vote of five (5) ayes, the motion carried.

Chairman Gengler adjourned the meeting at 8:06 p.m.

Minutes prepared by Matthew H. Asselmeier, AICP, CFM Senior Planner

Enc.

KENDALL COUNTY
PLANNING, BUILDING, & ZONING COMMITTEE
OCTOBER 12, 2021

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Scott Richmond	[redacted] Petition 21-29	

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE
Kendall County Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois
6:30 p.m.
Executive Session Minutes of October 12, 2021

CALL TO ORDER
The executive session was called to order by Chairman Scott Gengler at 8:04 p.m.

ROLL CALL
Committee Members Present: Elizabeth Flowers, Scott Gengler (Chairman), Judy Gilmour (Vice-Chairwoman), Dan Koukol, and Robyn Vickers
Committee Members Absent: None
Also Present: Matt Asselmeier (Senior Planner)

The purpose of this executive session was to review minutes of meetings lawfully closed under the Illinois Open Meetings Act (5 ILCS 120/2(c)(21)).

The Committee reviewed the minutes from the following meetings:
December 19, 2016
August 7, 2017

The consensus of the Committee was to release the minutes of October 12, 2021. The other minutes shall remain confidential for personnel reasons.

Motion by Member Gilmour, seconded by Member Flowers, to adjourn executive session.

The votes were as follows:

Yeas (5):	Flowers, Gengler, Gilmour, Koukol, and Vickers
Nays (0):	None
Abstain (0):	None
Absent (0):	None

Chairman Gengler adjourned the executive session at 8:05 p.m.

Minutes prepared by Matthew H. Asselmeier, AICP, CFM Senior Planner

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE
Oswego Township Office
99 Boulder Hill Pass, Montgomery, Illinois
6:30 p.m.
Meeting Minutes of October 21, 2021 – Unofficial until Approved

Chairman Gengler led attendees in the reciting of the Pledge of Allegiance.

CALL TO ORDER
The meeting was called to order by Chairman Gengler at 6:32 p.m.

ROLL CALL
Committee Members Present: Elizabeth Flowers, Scott Gengler (Chairman), Judy Gilmour (Vice-Chairwoman), Dan Koukol, and Robyn Vickers
Committee Members Absent: None
Also Present: Matt Asselmeier (Senior Planner), Brian Holdiman (Code Official), Pat Mason, Rick Mason, Joe West, Craig Clark, Carole Clark, Mark Foster, Scott Puggley, Darren Chrisop, Jim Reiland, Ronald Morris, Donna Stanley, Bruce Stanley, Diane Selmar, Rod Gatenby, Paula Paradis, Jim Bush, Judy Bush, Joe Breiling, Mina Hermann, Gary Hermann, Donald VanRiper, Diana Baker, Richard Baker, Linda Bastida, Claude Ainsworth, Bill Penley, George Hayner and Rob DeLong

Chairman Gengler thanked everyone for attending.

APPROVAL OF AGENDA
Member Koukol made a motion, seconded by Member Flowers, to approve the agenda as presented. Without dissent, the agenda was approved.

PUBLIC COMMENT
Richard Baker stated that he got a warning notice for parking his bus in his driveway. Mr. Baker was advised to call the Planning, Building and Zoning Department.

Dee asked about water issues. Member Vickers noted that the Village of Montgomery handles water in Boulder Hill.

Donald VanRiper requested that Realtors be given phone numbers for the building regulations. He discussed the escape window requirements. A permit is not required to install a ladder. Mr. Holdiman asked that Mr. VanRiper call the Planning, Building and Zoning Department to obtain copies of regulations.

Bruce Stanley asked about the drainage in the Rosehill Subdivision. He requested a meeting with Mr. Asselmeier to discuss the drainage in the subdivision. Mr. Asselmeier asked Mr. Stanley to call him and a meeting will be scheduled.

George Hayner asked if there was a maximum number of dogs allowed on a residential property. Mr. Asselmeier said there were no zoning regulations related to the number of dogs.

Rod Gatenby asked about car and recreational vehicle parking requirements. Mr. Holdiman explained that no parking of vehicles parked on grass was allowed.

NEW BUSINESS

Introduction of Planning, Building and Zoning Department Staff

Chairman Gengler introduced Matt Asselmeier and Brian Holdiman.

Mr. Holdiman explained his duties.

Mr. Asselmeier explained his duties.

Mr. Asselmeier noted that the Department also consists of one (1) part-time secretary and one (1) part-time inspector. He also noted that the County Administrator is the official director of the Department.

Chairman Gengler noted the population and business growth in Kendall County compared to other counties in Illinois.

Overview of Zoning Ordinance

Mr. Asselmeier provided information on the Kendall County's home occupation rules, short-term rental rules, recreational vehicle parking rules, and fence rules.

Overview of Noise Ordinance

Mr. Asselmeier explained the noise ordinance.

Overview of Junk and Debris and Inoperable Vehicle Ordinance

Mr. Holdiman explained the junk and debris and inoperable vehicle ordinance. There is no limit on the number vehicles allowed on a property. Discussion occurred regarding 43 Saugatuck.

Ordinance Enforcement Procedures

Mr. Holdiman explained the ordinance enforcement procedures. Attendees were encouraged to call or email the Department, if they see a violation.

Chairman Gengler noted the Department was complaint based.

Member Koukol encouraged attendees to meet and talk to their neighbors.

Member Koukol surveyed attendees regarding how long they lived in Boulder Hill.

Discussion occurred regarding farm animals in Boulder Hill.

Member Koukol thanked everyone for attending.

REVIEW VIOLATION REPORT

The Committee reviewed the violation report.

Discussion occurred regarding 1038 Harvey Road and the process that led to this property going to the court.

REVIEW PRE-VIOLATION REPORT

The Committee reviewed the pre-violation report.

Mr. Asselmeier explained that some calls do not produce a violation.

Mr. Holdiman stated that it usually takes seven to ten (7-10) business days from the time of complaint to investigation.

PUBLIC COMMENT

Chairman Gengler thanked Joe West, Oswego Township Supervisor, for allowing the meeting to occur at their building. He also noted the history of previous attempts to have this meeting. The Planning, Building and Zoning Committee normally meets the Monday prior to the second County Board meeting of the month. He invited attendees to attend County meetings and to visit the calendar on the County's website.

Chairman Gengler and Member Koukol explained the boundaries between Districts 1 and 2 and the terms of the various County Board members.

Members Vickers, Flowers, and Gilmour thanked everyone for attending and for asking questions.

Chairman Gengler encouraged attendees to contact the Department with questions.

Jim Breiling, Fernwood Gardens Homeowners Association, asked about fireworks.

Mina Hermann discussed the uniqueness of Boulder Hill. She expressed concerns regarding leaf burning. She questioned how people are informed of regulations. It was noted that Oswego Township distributes a newsletter.

Diane Selmar explained where attendees can obtain meeting packets and meeting information on the County website. She also noted Oswego Township's website.

Joe West, Oswego Township Supervisor, thanked everyone for attending. He requested that the Committee hold a question and answer meeting in the future. He noted the Oswego Township Code Enforcement Officer. Chairman Gengler suggested having a joint meeting with the County. He requested enforcement action for the cars parked on Saugatuck.

Member Gilmour encouraged everyone to attend the County Board meetings. The County Board meets twice per month.

Scott Puggley asked about the relationship between Kendall County and Oswego Township. Chairman Gengler explained the townships of Kendall County. Mr. Asselmeier explained the role of the townships in reviewing zoning matters. He also stated that State law gives townships and counties different roles and responsibilities. Member Vickers encouraged attendees to contact Donna Stanley at Oswego Township or any County Board member if they needed assistance in raising issues with the proper parties.

Jim Bush asked about the size of Boulder Hill in relation to the 60538 ZIP Code. Chairman Gengler said residents use Montgomery water and post office. He also explained the population of Boulder Hill and unincorporated Kendall County.

A female resident requested additional meetings in Boulder Hill.

Joe West asked about jurisdictional responsibilities. Mr. Holdiman said the County is responsible for enforcement actions on private property and the Township regulates actions in the public way.

Chairman Gengler thanked everyone for attending.

ADJOURNMENT

Member Flowers made a motion, seconded by Member Gilmour, to adjourn. With a voice vote of five (5) ayes, the motion carried.

Chairman Gengler adjourned the meeting at 7:38 p.m.

Minutes prepared by Matthew H. Asselmeier, AICP, CFM Senior Planner

Enc.

KENDALL COUNTY
PLANNING, BUILDING, & ZONING COMMITTEE
OCTOBER 21, 2021

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Pat & Rick Mason		
Joe West	[redacted]	
Craig and Carole Clark	[redacted]	
Mark Foster	Oswego Ledger	
Scott Ruddy		[redacted]
Darren Chrisop	[redacted]	
Jim Reiland		
RONALD MORRIS		

KENDALL COUNTY
PLANNING, BUILDING, & ZONING COMMITTEE
OCTOBER 21, 2021

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Donna Stanley		[redacted]
Bruce Stanley		
Diane Schoe		
Rod Stokenberg		
Paula Paradis	[redacted]	
Jim & Lucy Bush		
Joe Breiling		
Nina + Gary Herrmann		

KENDALL COUNTY
PLANNING, BUILDING, & ZONING COMMITTEE
OCTOBER 21, 2021

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Donald VanRiper	[redacted]	
Diana & Richard Baker		
Linda Bastida		

CLERK: pherber BATCH: 1934 NEW INVOICES

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

PENDING UNPAID INVOICES

1153 00000 KENDALL CO HIGHW September 2021 101521 78.75 .00 .00

CASH 000008 2021/11 INV 10/11/2021 SEP-CHK: N DISC: .00 11001902 62170 78.75 1099:
ACCT 1Y210 DEPT 19 DUE 10/11/2021 DESC:PBZ Truck Fuel

CONDITIONS THAT PREVENT POSTING INVOICE 1153/21771

* Invoice must be approved or voided to post.

1665 00000 SHAW MEDIA 092110101009 101521 73.78 .00 .00

CASH 000008 2021/11 INV 10/11/2021 SEP-CHK: N DISC: .00 11001902 63830 73.78 1099:
ACCT 1Y210 DEPT 19 DUE 10/11/2021 DESC:Historic Preservation Legal Notice

CONDITIONS THAT PREVENT POSTING INVOICE 1665/21773

* Invoice must be approved or voided to post.

1665 00000 SHAW MEDIA 092110101009-1 101521 92.38 .00 .00

CASH 000008 2021/11 INV 10/11/2021 SEP-CHK: N DISC: .00 11001902 62090 92.38 1099:
ACCT 1Y210 DEPT 19 DUE 10/11/2021 DESC:Legal Publication Notice Stormwater Meeting

CONDITIONS THAT PREVENT POSTING INVOICE 1665/21774

* Invoice must be approved or voided to post.

1849 00001 VERIZON 9888886043 101521 84.74 .00 .00

CASH 000008 2021/11 INV 10/11/2021 SEP-CHK: N DISC: .00 11001902 62070 84.74 1099:
ACCT 1Y210 DEPT 19 DUE 10/11/2021 DESC:PBZ CELL PHONE - 8/21 - 9/20/21

CONDITIONS THAT PREVENT POSTING INVOICE 1849/21768

* Invoice must be approved or voided to post.

1849 00001 VERIZON 9888886043-1 101521 25.08 .00 .00

CASH 000008 2021/11 INV 10/11/2021 SEP-CHK: Y DISC: .00 11001902 62070 25.08 1099:
CVD19 -PBZ -EQUIP -
ACCT 1Y210 DEPT 19 DUE 10/11/2021 DESC:PBZ CELL PHONE

CONDITIONS THAT PREVENT POSTING INVOICE 1849/21769

* Invoice must be approved or voided to post.

CLERK: pherber BATCH: 1934 NEW INVOICES

VENDOR	REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
1969	00000 RANDY ERICKSON	September 2021		101521	1,950.00	.00	.00	
CASH 000008	2021/11	INV 10/11/2021	SEP-CHK: N	DISC: .00		11001902 63610	1,950.00	1099:7
ACCT 1Y210	DEPT 19	DUE 10/11/2021	DESC:September 2021 Plumbing Inspections					
CONDITIONS THAT PREVENT POSTING INVOICE			1969/21770					
* Invoice must be approved or voided to post.								
2063	00000 RUNCO OFFICE SUP	842415-0		101521	117.00	.00	.00	
CASH 000008	2021/11	INV 10/11/2021	SEP-CHK: N	DISC: .00		11001902 62000	117.00	1099:
ACCT 1Y210	DEPT 19	DUE 10/11/2021	DESC:Office Supplies					
CONDITIONS THAT PREVENT POSTING INVOICE			2063/21772					
* Invoice must be approved or voided to post.								

7 PENDING UNPAID INVOICES TOTAL 2,421.73

0 INVOICE(S) REPORT POST TOTAL .00

REPORT TOTALS .00

CLERK: pherber BATCH: 1968 NEW INVOICES

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

PENDING UNPAID INVOICES

1165 00000 KENDALL COUNTY R 281 103121 268.00 .00 .00

CASH 000008 2021/11 INV 10/24/2021 SEP-CHK: N DISC: .00 11001902 63700 268.00 1099:
ACCT 1Y210 DEPT 19 DUE 10/24/2021 DESC:SEPTEMBER RECORDINGS

CONDITIONS THAT PREVENT POSTING INVOICE 1165/22085

* Invoice must be approved or voided to post.

1928 00000 WBK ENGINEERING, 22395 103121 860.00 .00 .00

CASH 000008 2021/11 INV 10/24/2021 SEP-CHK: N DISC: .00 11001902 63630 860.00 1099:
ACCT 1Y210 DEPT 19 DUE 10/24/2021 DESC:Kendall Review Services 8.29 - 10.2.2021

CONDITIONS THAT PREVENT POSTING INVOICE 1928/22078

* Invoice must be approved or voided to post.

1928 00000 WBK ENGINEERING, 22416 103121 430.00 .00 .00

CASH 000008 2021/11 INV 10/24/2021 SEP-CHK: N DISC: .00 180119 63150 430.00 1099:
21-36 -CONTSVC -002 WBK -
ACCT 1Y210 DEPT 19 DUE 10/24/2021 DESC:3548 BELL ROAD

CONDITIONS THAT PREVENT POSTING INVOICE 1928/22079

* Invoice must be approved or voided to post.

1928 00000 WBK ENGINEERING, 22415 103121 537.50 .00 .00

CASH 000008 2021/11 INV 10/24/2021 SEP-CHK: N DISC: .00 180119 63150 537.50 1099:
21-36 -CONTSVC -002 WBK -
ACCT 1Y210 DEPT 19 DUE 10/24/2021 DESC:10744 ROUTE 47-PET#21-31

CONDITIONS THAT PREVENT POSTING INVOICE 1928/22080

* Invoice must be approved or voided to post.

1928 00000 WBK ENGINEERING, 22414 103121 430.00 .00 .00

CASH 000008 2021/11 INV 10/24/2021 SEP-CHK: N DISC: .00 180119 63150 430.00 1099:
21-03 -CONTSVC -002 WBK -
ACCT 1Y210 DEPT 19 DUE 10/24/2021 DESC:83 S. LINDEN SW PERMIT

CONDITIONS THAT PREVENT POSTING INVOICE 1928/22081

* Invoice must be approved or voided to post.

CLERK: pherber BATCH: 1968 NEW INVOICES

VENDOR	REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
1928	00000 WBK ENGINEERING,	22413		103121	322.50	.00	.00	
CASH 000008	2021/11	INV 10/24/2021	SEP-CHK: N	DISC: .00		180119 63150	322.50	1099:
ACCT 1Y210	DEPT 19	DUE 10/24/2021	DESC:9025 CHICAGO ROAD			21-01 -CONTSVC	-002 WBK -	
CONDITIONS THAT PREVENT POSTING INVOICE			1928/22082					
* Invoice must be approved or voided to post.								
1928	00000 WBK ENGINEERING,	22411		103121	430.00	.00	.00	
CASH 000008	2021/11	INV 10/24/2021	SEP-CHK: N	DISC: .00		180119 63150	430.00	1099:
ACCT 1Y210	DEPT 19	DUE 10/24/2021	DESC:12830 ASHLEY ROAD			21-29 -CONTSVC	-002 WBK -	
CONDITIONS THAT PREVENT POSTING INVOICE			1928/22083					
* Invoice must be approved or voided to post.								
1928	00000 WBK ENGINEERING,	22412		103121	430.00	.00	.00	
CASH 000008	2021/11	INV 10/24/2021	SEP-CHK: N	DISC: .00		11001902 63630	430.00	1099:
ACCT 1Y210	DEPT 19	DUE 10/24/2021	DESC:WHITETAIL RIDGE					
CONDITIONS THAT PREVENT POSTING INVOICE			1928/22084					
* Invoice must be approved or voided to post.								

8 PENDING UNPAID INVOICES TOTAL 3,708.00

0 INVOICE(S) REPORT POST TOTAL .00

REPORT TOTALS .00

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 203
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

Petition 21-26
Robert Bright on Behalf of the Madison Trust and Castle Bank N A and JoAnn Bright-Theis
Major Amendment to A-1 Special Use for a Banquet Facility

INTRODUCTION
On August 27, 2019, the County Board adopted Ordinance 2019-23 which granted a special use permit for a banquet facility at 10978 Crimmin Road. The special use permit included seventeen (17) conditions.

The Petitioners would like to change their use of the approximately nineteen thousand seven hundred (19,700) square foot building to allow for smaller events and allow for events throughout the year. In particular, the Petitioners would like to make the following changes:

1. Divide the building allowed for events into Event Space A with approximately nine thousand six hundred (9,600) square feet, Event Space B with approximately two thousand nine hundred (2,900) square feet, and the remaining approximately seven thousand two hundred forty-two (7,242) square feet into non-project space not used for events.

2. Event Space A would have a maximum two hundred eighty (280) guests and Event Space B would have a maximum sixty (60) guests. Only (1) event would take place at a given time and total allowable number of guests shall not exceed two hundred eighty (280). The present maximum number of guests is two hundred eighty (280).

3. Remove the requirement that the north and south barns doors close by 7:00 p.m. at events with music.

4. Remove the requirement that events can be held on weekends only.

5. Remove the cap on the number of events per year at the property; the cap is thirty (30) events.

6. Change the concluding time of events from 10:00 p.m. to 11:00 p.m. The requirement that customers have one (1) hour to vacate the premise upon the conclusion of an event would be retained. The Petitioners originally requested that events end at Midnight; the time was changed at the Regional Planning Commission meeting.

7. Originally, the Petitioners requested that Event Space A would close on November 1st and reopen April 1st. On October 7, 2021, they submitted an email requesting that Event Space A close on November 15th and reopen April 15th to accommodate events rescheduled because of the COVID-19 pandemic. Event Space B may operate year round.

8. Setup for events would occur at 9:00 a.m. on the day of the event.

9. Tours of the facility for prospective customers shall be by appointment and could occur outside the listed hours of operation. This requirement is unchanged.

10. Originally, the landscaping plan shall be amended to include the planting of twelve (12) cedar trees. The Petitioners would instead like to plant six (6) white pine trees and six (6) blue spruce trees. The trees shall be approximately twelve feet (12') in height at the time of planting. The trees shall be planted by November 30, 2021.

11. Musicians and disc jockeys shall be required to plug into a sound system provided and controlled by the owners of the business allowed by the special use permit. This condition was added at the Zoning Board of Appeals hearing.

The draft ordinance, including the site plan, original landscaping plan, and revised landscaping plan, is attached.

The minutes of all meetings and other materials associated with this Petition can be found at https://www.co.kendall.il.us/home/showpublisheddocument/20679/637636608620100000.

ACTION SUMMARY

FOX TOWNSHIP

The Fox Township Planning Commission reviewed this Petition at their meetings on July 6, 2021, and July 21, 2021. The Fox Township Planning Commission recommended in favor of dividing the space and setting the maximum number of guests for Event Space A at two hundred eighty (280) and sixty (60) for Event Space B. They recommended against deleting the requirement that the barn doors close at 7:00 p.m. They recommended that weekday events conclude by 10:00 p.m. with guests allowed one (1) extra hour to vacate the property; weekend events conclude at 11:00 p.m. with allowed one (1) extra hour to vacate the property. They defined weekends as Fridays and Saturdays. They recommended keeping the maximum number of large events at thirty (30) per year and the small event space be available to rent on weekends on an unlimited basis. The above recommendations were approved unanimously of the three (3) Commissioners in attendance on July 21st. The Commission also recommended that the smaller event space be available to rent on weekdays on an unlimited basis by a vote of two (2) in favor and one (1) in opposition; two (2) Commissioners were absent. The Commissioner that voted no felt that allowing an unlimited number of events at the property would transform the property from a primarily agricultural use to a primarily non-agricultural business use.

The Fox Township Board reviewed this proposal at their meeting on July 12, 2021. The Township Board had concerns regarding whether or not the Petitioners were following the current restrictions, the direction of speakers, extending the hours of operation, extending the operating season, noise level, and traffic.

NEWARK FIRE PROTECTION DISTRICT

No comments received.

VILLAGE OF NEWARK

No comments received.

ZPAC

ZPAC reviewed this proposal at their meeting on July 6, 2021. The Health Department noted that the Petitioners were working with them to ensure that the septic system was sized appropriately. The septic system was severely undersized. There has not been a failure of the septic system. The septic system has been mapped and a design was proposed. The Health Department requested a condition in the special use permit stating that the Petitioners shall submit an application and secure a permit for the septic system renovation with the Kendall County Health Department before approval of the amendment by the County Board. A permit could be secured in one (1) or two (2) weeks. The Petitioners did not object to the condition be added to the list of conditions. The Health Department also noted that the well qualified as a non-community well and must follow the rules of that program. Discussion occurred regarding having live music events at the property. Live music events have occurred ancillary to other banquet center events and can occur inside the building. ZPAC recommended approval of the requested amendments by a vote of six (6) in favor and zero (0) in opposition; four (4) members were absent. An email stating that the Petitioners applied for septic permit is included with the rest of the materials online.

RPC

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on July 28, 2021. The Petitioners agreed to change the end time of events from Midnight to 11:00 p.m. Guests would still have one (1) hour to leave the property. Steve Knutson, Fox Township Planning Commission Chairman, explained the Commission's opinion on the proposal. Kurt Buhle stated that he moved to

the area for peace and quiet; the banquet facility was not a quiet operation. He stated that the north barn doors were currently not closed, events were occurring during the non-operating time of the year, and events were occurring after 10:00 p.m. John Vogt expressed concerns about noise and increase traffic. Robert Bright invited everyone, including his neighbors, onto the subject the property and that installing the sound system was on the priority list. Members Rodriguez and Wormley visited the subject property. Member Nelson suggested planting additional evergreen type trees in addition to the plantings required by the landscaping plan. The Petitioners were agreeable with this suggestion. Member Wilson suggested installing a fence in addition to the evergreens. The Kendall County Regional Planning Commission recommended approval of the Petition with the requirement that the Petitioners submit a landscaping plan with evergreen type trees planted and a timeframe for planting the evergreens. The landscaping plan should be submitted prior to the Kendall County Planning, Building and Zoning Committee meeting. The vote was eight (8) in favor and zero (0) in opposition with two (2) members absent. Member Wilson made a motion to add the fencing requirement, but that motion died for lack of second.

ZBA

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on August 2, 2021. The Petitioners reiterated their reasons for requesting the amendments. Chairman Mohr and Member Clementi expressed concerns that the Petitioners were not following the existing regulations regarding hours of operation and having the barn doors closed. The Petitioners provided an updated landscaping plan and stated that the new trees would be planted by November 30, 2021. Steve Knutson, Fox Township Planning Commission Chairman, explained the Commission's recommendations. Steve Knutson, as a private resident, felt that the Petitioners have not been following the existing regulations completely and neighbors should be given a right to have at least a few nights of quiet. Kurt Buhle expressed concerns regarding the Petitioners not following existing regulations; he was also concerned about noise, traffic, safety, security, and property values. The Kendall County Zoning Board of Appeals recommended approval of the request by vote of four (4) in favor and zero (0) in opposition with three (3) members absent subject to the following conditions:

1. The building shall be divided as requested by the Petitioners.

2. The landscaping plan shall be amended to reflect the planting of the twelve (12) cedar trees as shown on the revised landscaping plan. The trees shall be approximately twelve feet (12') tall at the time of planting and shall be planted by November 30, 2021.

3. As requested by the Petitioners, the maximum number of guests in Event Space A shall be two hundred eighty (280) and the maximum number of guests in Event Space B shall be sixty (60). There shall be only one (1) event on the property at a given time and the total allowable number of guests shall not exceed two hundred eighty (280) guests.

4. The Petitioners' request that the barn doors be open after 7:00 p.m. be denied.

5. A condition should be added requiring musicians and disc jockeys to plug into a sound system provided and controlled by the business owners.

6. Events in either space should conclude by 10:00 p.m. on weekdays and 11:00 p.m. on weekends with customers given one (1) hour to vacate the premises. Tours of the facility shall be by appointment. The definition of weekend and weekday would not change from the existing ordinance.

7. As requested by the Petitioners, setup for events in either space would start at 9:00 a.m. on the day of the event.

8. As requested by the Petitioners, Event Space A would close on November 1st and reopen April 1st. Event Space B may operate year round.

9. As requested by the Petitioners, the cap on the number of events per weekend and the cap on the number events in a season should be removed.

10. All other conditions and restrictions in Ordinance 2019-23 shall remain effective.

11. Failure to comply with one or more of the above conditions or restrictions or the conditions and restrictions contained in Ordinance 2019-23 could result in the amendment or revocation of the special use permit.

12. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

PBZ COMMITTEE
The PBZ Committee reviewed this proposal at their meeting on September 13, 2021. A letter from the Petitioners' Attorney was provided explaining why the barn doors were open after the allotted time and why an event continued after 10:00 p.m. Updated information on the septic system had not been provided. The Committee voted to forward the proposal to the Committee of the Whole with a neutral recommendation in order to obtain the input of the other County Board members by a vote of five (5) in favor and zero (0) in opposition.

COUNTY BOARD
The County Board reviewed this proposal at their meeting on October 19, 2021. The matter was forwarded to the Planning, Building and Zoning Committee until the septic system issues could be addressed. An email stating that the septic tank was installed and meeting code is attached.

STAFF RECOMMENDATION
Staff recommended approval of the requested major amendment to an existing special use permit subject to the following conditions and restrictions:

1. The approximately nineteen thousand seven hundred (19,700) square foot building shall be divided as requested.

2. The landscaping plan referenced in Condition 2.A is amended to include the amended landscaping provided at the Zoning Board of Appeals hearing. The twelve (12) cedar trees or six (6) white pine and six (6) blue spruce trees shall be approximately twelve feet (12') in height at the time of planting. The trees shall be planted by November 30, 2021.

3. Condition 2.C of Ordinance 2019-23 shall be deleted and replaced with the following:

C. A maximum of two hundred eighty (280) guests shall be allowed in attendance within Event Space A at a given time. A maximum of sixty (60) guests shall be allowed in attendance within Event Space B at a given time. There shall only be one (1) event taking place at a given time and the total allowable guests shall not exceed a total of two hundred eighty (280) guests.

4. Condition 2.I of Ordinance 2019-23 shall be deleted and replaced with the following:

I. No music shall originate outside of any building. This exemption shall not apply to non-amplified music used or performed as part of a wedding ceremony. All speakers shall be pointed towards the inside of buildings. Musicians and disc jockeys shall be required to plug into a sound system provided and controlled by the owners of the business allowed by the special use permit.

5. Condition 2.J of Ordinance 2019-23 shall be deleted and replaced with the following:

J. Events in either event spaces shall conclude by 11:00 p.m. Tours of the facility for prospective customers shall be by appointment. Setup for events in either event spaces would start at 9:00 a.m. on the day of the event and customers would have one (1) hour to vacate the premises after the conclusion of the event. Event Space A would close on November 15th and reopen April 15th. Event Space B may operate year round.

6. All other conditions and restrictions contained in Ordinance 2019-23 shall remain effective.

7. Failure to comply with one or more of the above conditions or restrictions or the conditions and restrictions contained in Ordinance 2019-23 could result in the amendment or revocation of the

special use permit.

8. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

FINDINGS OF FACT

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **The Kendall County Zoning Board of Appeals did not make a finding of this fact. Chairman Mohr and Member Thompson voted for a positive finding and Members Clementi and Fox voted for a negative finding.**

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **The proposed use will be injurious to the enjoyment of other property in the immediate vicinity due to noise, light created from the proposed use, and increased traffic. Some of the negative impacts of the proposed use on properties in the immediate vicinity cannot be mitigated by establishing restrictions related to the number of guests allowed on the property, the days and hours of operation, and buffering within the ordinance granting the special use permit and major amendment to the special use permit. Chairman Mohr and Members Clementi and Fox voted for the negative finding and Member Thompson voted for a positive finding.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **True, the Petitioner's approved site plan from Ordinance 2019-23 addresses utilities, drainage, and points of ingress and egress. Finding approved by all members present.**

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **The site conforms to the regulations of the A-1 Agricultural Zoning District. Members Clementi, Fox, and Thompson voted for the positive finding and Chairman Mohr voted for a negative finding.**

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **True, the proposed use is consistent with an objective found on Page 3-6 of the Kendall County Land Resource Management Plan which states as an objective "Encourage Agriculture and Agribusiness." Chairman Mohr and Members Clementi and Fox voted for the positive finding and Member Thompson vote for a negative finding.**

SITE INFORMATION

PETITIONER Robert Bright on Behalf of the Madison Trust and Castle Bank NA and JoAnn Bright Theis

ADDRESS 10978 Crimmin Road, Newark

LOCATION Approximately 0.54 Miles South of the Intersection of Fox River Drive and Crimmin Road on the East Side of Crimmin Road



TOWNSHIP Fox

PARCEL #s 04-29-300-010, 04-29-300-012, 04-30-400-007, 04-30-400-012, 04-30-400-013, 04-30-400-018, 04-30-400-019, 04-31-200-013, 04-31-200-014, 04-32-100-006, and 04-32-100-008

LOT SIZE 38.34 +/- Acres

EXISTING LAND USE Agricultural/Farmstead/Banquet Facility

ZONING A-1 Agricultural District with a Special Use Permit for a Banquet Facility

LRMP

Future Land Use	Agricultural
Roads	Crimmin Road is a Major Collector Road and is also classified as a Scenic Route.
Trails	None
Floodplain/ Wetlands	A riverine wetland is located along the southwest edge of the subject property.

REQUESTED ACTION Major Amendment to A-1 Special Use to Operate a Banquet Facility

APPLICABLE REGULATIONS §7:01 D.12 – A-1 Special Uses – Permits Banquet Facilities to be Located in the A-1 District with Approval of a Special Use Provided that the Facility Meets Certain Criteria

§ 13:08 – Special Use Procedures and Procedure for Approving Major Amendments to Existing Special Uses

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural/Wooded/ Millington Forest Preserve	A-1	Rural Residential (Max 0.65 DU/Acre) and Forest Preserve	A-1
South	Agricultural/Religious	A-1	Agricultural	A-1
East	Millington Forest Preserve	A-1	Forest Preserve	A-1
West	Agricultural/Farmstead	A-1	Rural Residential (Max 0.65 DU/Acre)	A-1, A-1 SU, R-2, and R-3

The special use permit to the west is for the operation of a fur-bearing animal farm.

Based on the aerial of the site, there are six (6) homes within a half mile of the subject property.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

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

Millington Fen INAI Site
Millington Railroad Fen Natural Landmark
Tucker-Millington Fen Natural Preserve
River Redhorse (Moxostoma carinatum)

Consultation was terminated

NATURAL RESOURCES INVENTORY

The LESA Score was 181 indicating a low level of protection.

GENERAL

Ordinance 2019-23, included as Attachment 2, placed the following restrictions on the special use permit for a banquet facility at the subject property:

A. The site shall be developed substantially in accordance with the Site Plan attached hereto as Exhibit C, Landscaping Plan attached hereto as Exhibit D, and Parking Illumination Plan attached hereto as Exhibit E.

B. Permanent restroom facilities shall be installed by 2021. When the permanent restroom facilities are installed, the portable bathrooms shown on the attached site plan shall be removed.

C. A maximum of two hundred eighty (280) guests in attendance at a banquet center related event may be on the subject property at a given time.

D. The subject parcel must follow the site plan configuration with the exception of the right-of-way dedication listed in condition L.

E. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the Zoning Ordinance.

F. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance. The signage shall be developed in accordance to the attached site plan. Any signage provided will not be illuminated. The owners of the business allowed by this special use permit

may install additional non-illuminated traffic directional signs not shown on the approved site plan within their property.

G. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.

H. The noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

I. No music shall originate outside of any building. This exemption shall not apply to non-amplified music used or performed as part of a wedding ceremony. All speakers shall be pointed towards the inside of buildings. For events with music, the north and south barn doors shall close by 7:00 p.m.

J. Events shall be held on weekends only and shall conclude by 10:00 p.m. Only one (1) event per weekend may occur. For the purposes of this special use permit, weekends shall be Fridays, Saturdays, Sundays, Mondays, and any Federal or State Holiday falling on a Thursday or Tuesday. Tours of the facility for prospective customers shall be by appointment and could occur outside the listed hours of operation. Setup for events would start at 9:00 a.m. on the day prior to the event and 9:00 a.m. on the day of the event and customers would have one (1) hour to vacate the premises after the conclusion of the event. The facility would close on November 1st and reopen April 1st. The number of events per year shall be capped at thirty (30).

K. A new certificate of occupancy must be issued for the barn.

L. Within ninety (90) days of the approval of this special use permit ordinance, the owners of the subject property shall dedicate a strip of land along the entire western boundary of the property at a depth of forty-five feet (45') as measured from the centerline of Crimmin Road to Fox Township to be used as Crimmin Road right-of-way.

M. No patron or other entity associated with the business allowed by this special use permit shall be allowed to park on Crimmin Road.

N. The operator(s) of the banquet facility acknowledge and agree to follow Kendall County's Right to Farm Clause.

O. The operator(s) of the banquet facility allowed by this special use permit shall follow all applicable Federal, State, and Local laws including, but not limited to Fox Township's laws, related to the operation of this type of business.

P. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.

Q. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

BUILDING CODES

An updated Occupancy Permit will be required reflecting the change of use.

ENVIRONMENTAL HEALTH
The Petitioners were working with Environmental Health regarding the size of the septic system.

ROAD ACCESS
The property fronts Crimmin Road.

PARKING AND INTERNAL TRAFFIC CIRCULATION
According to the site plan approved with Ordinance 2019-23, patrons will enter the property through the driveway north of the existing house. Traffic will drive southeast along the one (1) way driveway to the existing barn, a distance of approximately seven hundred feet (700'). There are thirty-four (34) parking spaces and four (4) additional handicapped accessible parking spaces by the barn. An additional seventy-five (75) parking spaces are located east of the barn and will be accessible via a gravel driveway; these parking spaces will be served by shuttle. Traffic will exit the property through a one (1) way driveway leading to the north end of the property.

LIGHTING
Two (2) new lights were proposed for the site. According to the parking illumination plan approved with Ordinance 2019-23, no light will leave the property. All lights will be turned off within one (1) hour of the conclusion of events.

SIGNAGE
One entrance and one exit sign are shown on the site plan attached to Ordinance 2019-23. The signs will be approximately four hundred thirty-two (432) square inches. Neither sign will be illuminated.

LANDSCAPING
As shown on the site plan attached to Ordinance 2019-23, the site contains approximately one hundred sixty-six (166) trees of varying heights encircling the venue. At the Zoning Board of Appeals hearing, the Petitioners submitted a revised landscaping plan showing the planting of twelve (12) additional cedar trees that will be approximately twelve feet (12') in height at the time of planting. The Petitioners changed the landscaping plan to from cedar trees to six (6) white pine and six (6) blue spruce trees.

NOISE CONTROL
All music and noise shall originate inside the venue except for processionals and recessionals at weddings. The facility shall follow the noise regulations for banquet facilities. Speakers will face inside the building and speakers on the ceiling will be pointed downward. The Petitioners also require disc jockeys to plug into the venue's sound system so the Petitioners can control the noise level.

With the combination of distance, plantings, and control of the sound system, the Petitioners believe noise will not be an issue.

Since the issuance of the special use permit in 2019, the Kendall County Sheriff's Department has responded to one (1) noise complaint at the property. The Sheriff's Department responded to the complaint, but the decibel level was not confirmed to be in violation of the special use permit.

ATTACHMENTS
1. Draft Ordinance
2. Ordinance 2019-23
3. October 27, 2021 Rybski Email

ORDINANCE NUMBER 2021-_____

GRANTING MAJOR AMENDMENTS TO THE SPECIAL USE PERMIT FOR A BANQUET FACILITY GRANTED BY ORDINANCE 2019-23 BY DIVIDING THE BUILDING ALLOWED TO BE A BANQUET FACILITY INTO SEPARATE EVENTS SPACES, SETTING THE MAXIMUM CAPACITIES OF THE EVENT SPACES, SETTING THE DAYS OF AND HOURS OF OPERATION FOR THE EVENT SPACES, AMENDING THE LANDSCAPING PLAN, AND REMOVING THE REQUIREMENT THAT THE BARN DOORS BE CLOSED BY 7:00 P.M. AT EVENTS WITH MUSIC ON A 38.34 ACRE +/- PARCEL LOCATED AT 10978 CRIMMIN ROAD ON THE PROPERTY IDENTIFIED BY PARCEL IDENTIFICATION NUMBERS 04-29-300-010, 04-29-300-012, 04-30-400-007, 04-30-400-012, 04-30-400-013, 04-30-400-018, 04-30-400-019, 04-31-200-013, 04-31-200-014, 04-32-100-006, AND 04-32-100-008 IN FOX TOWNSHIP

WHEREAS, Section 13:08 of the Kendall County Zoning Ordinance permits the Kendall County Board to issue special use permits, place conditions on special use permits, amend special use permits, and provides the procedure through which special use permits are granted and amended; and

WHEREAS, Section 7:01.D.12 of the Kendall County Zoning Ordinance permits the operation of banquet halls as a special use with certain restrictions in the A-1 Agricultural Zoning District; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural Zoning District and consists of approximately 38.34 acres located at 10978 Crimmin Road (PINs: 04-29-300-010, 04-29-300-012, 04-30-400-007, 04-30-400-012, 04-30-400-013, 04-30-400-018, 04-30-400-019, 04-31-200-013, 04-31-200-014, 04-32-100-006, AND 04-32-100-008) in Fox Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as "the subject property."; and

WHEREAS, on August 27, 2019, the Kendall County Board adopted Ordinance 2019-23 which granted a special use permit for a banquet facility with restrictions at the subject property; and

WHEREAS, Condition 2.A of Ordinance 2019-23 established a landscaping plan at the subject property; and

WHEREAS, Condition 2.C of Ordinance 2019-23 set the maximum number of guests in attendance at a banquet center related event at two hundred eighty (280); and

WHEREAS, Condition 2.I of Ordinance 2019-23 required that the north and south barn doors be closed by 7:00 p.m. at events with music; and

WHEREAS, Condition 2.J of Ordinance 2019-23 established the hours of operation, a season of operation, and set a maximum number of events allowed at the subject property at thirty (30);

WHEREAS, the subject property is currently owned by Madison Trust and Castle Bank N A as represented by Robert Bright and JoAnn Bright-Theis has permission to operate a banquet facility on the subject property and shall hereinafter be referred to as "Petitioner"; and

WHEREAS, on or about June 22, 2021, the Petitioner's representative filed a petition for a major amendment to Ordinance 2019-23 which granted a special use permit allowing the operation of a banquet facility at the

subject property by dividing the building allowed to be a banquet facility into separate event spaces, setting the maximum capacities of the event spaces, setting the days of and hours of operation for the event spaces, and removing the requirement that the barn doors be closed by 7:00 p.m. at events with music; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on July 15, 2021, the Kendall County Zoning Board of Appeals conducted a public hearing on August 2, 2021, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner presented evidence, testimony, and exhibits in support of the requested major amendments to an existing special use permit and zero members of the public testified in favor, one member of the public testified in opposition, and one member of the public expressed concerns regarding the requested major amendments; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended approval of the major amendments to an existing special use permit with conditions as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated August 2, 2021, a true and correct copy of which is attached hereto as Exhibit B; and

WHEREAS, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the testimony presented at the aforementioned public hearing and has considered the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has forwarded to the Kendall County Board a neutral recommendation of the requested major amendments to an existing special use permit; and

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

WHEREAS, these major amendments to an existing special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property; and

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

1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.

2. The Kendall County Board hereby grants approval of Petitioner's petition for major amendments to the special use permit granted by Ordinance 2019-23 which allowed for the operation of a banquet facility on the subject property subject to the following conditions:

    A. The approximately nineteen thousand seven hundred (19,700) square foot building shall be divided in substantial the way shown on building diagram attached hereto as Exhibit C.

    B. The landscaping plan referenced in Condition 2.A of Ordinance 2019-23 is amended to include the amended landscaping attached hereto as Exhibit D. The twelve (12) cedar trees shall be approximately twelve feet (12') in height at the time of planting. The trees shall be planted by November 30, 2021.

C. Condition 2.C of Ordinance 2019-23 shall be deleted and replaced with the following:

"A maximum of two hundred eighty (280) guests shall be allowed in attendance within Event Space A at a given time. A maximum of sixty (60) guests shall be allowed in attendance within Event Space B at a given time. There shall only be one (1) event taking place at a given time and the total allowable guests on the property for banquet center events shall not exceed a total of two hundred eighty (280) guests."

D. Condition 2.I of Ordinance 2019-23 shall be deleted and replaced with the following:

"No music shall originate outside of any building. This exemption shall not apply to non-amplified music used or performed as part of a wedding ceremony. All speakers shall be pointed towards the inside of buildings. Musicians and disc jockeys shall be required to plug into a sound system provided and controlled by the owners of the business allowed by the special use permit."

E. Condition 2.J of Ordinance 2019-23 shall be deleted and replaced with the following:

"Events in either event spaces shall conclude by 11:00 p.m. Tours of the facility for prospective customers shall be by appointment and may occur at any time. Setup for events in either event spaces would start at 9:00 a.m. on the day of the event and customers would have one (1) hour to vacate the premises after the conclusion of the event. Event Space A would close on November 15th and reopen April 15th. Event Space B may operate year round."

F. All other conditions and restrictions contained in Ordinance 2019-23 shall remain effective.

G. Failure to comply with one or more of the above conditions or restrictions or the conditions and restrictions contained in Ordinance 2019-23 could result in the amendment or revocation of the special use permit.

H. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

3. These major amendments to an existing special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

4. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect these major amendments to an existing special use permit.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 16th day of November, 2021.

Attest:

Kendall County Clerk	Kendall County Board Chairman
Debbie Gillette	Scott R. Gryder

Exhibit A

LEGAL DESCRIPTION OF ROBERT BRIGHT TRACT (38.3391 Acres):

That part of the Southwest Quarter of Section 29, that part of the Southeast Quarter of Section 30, that part of the Northeast Quarter of Section 31 and that part of the Northwest Quarter of Section 32, Township 36 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter of Section 31; thence Southerly, along the East Line of said Northeast Quarter, 412.50 feet for a point of beginning; thence West, along a line which is parallel with the North Line of said Northeast Quarter and which forms an angle of 88°55'20" with the last described course, measured counter-clockwise therefrom, 628.98 feet; thence Northwesterly, along a line which forms an angle of 136°30'40" with the last described course, measured counter-clockwise therefrom, 506.73 feet to the centerline of Crimmins Road; thence Northeasterly, along said centerline which forms an angle of 105°18'51" with the last described course, measured counter-clockwise therefrom, 50.50 feet; thence Northeasterly, along said centerline being a tangential curve to the right with a radius of 2300.0 feet, an arc distance of 1058.74 feet; thence Northeasterly, along said centerline which is tangent to the last described curve at the last described point, 299.42 feet; thence Northeasterly, along said centerline being a curve to the left with a radius of 730.0 feet, an arc distance of 8.76 feet to the West Line of said Southwest Quarter of Section 29; thence Southerly, along said West Line, 22.82 feet; thence Southeasterly, along a line which forms an angle of 136°53'45" with the last described course, measured clockwise therefrom, 1066.40 feet; thence Southeasterly, along a line which forms an angle of 148°16'44" with the last described course, measured counter-clockwise therefrom, 889.54 feet to a point on a Southerly Line of a Tract conveyed to Robert A. Bright as Trustee of the Robert A. Bright Declaration of Trust by Trustee's Deed recorded as Document 9801248 on February 4, 1998; thence Southwesterly along said Southerly Line which forms an angle of 89°59'40" with the last described course, measured counter-clockwise therefrom, 197.0 feet to a Southerly Corner of said Bright Tract; thence Northwesterly, along a line which forms an angle of 95°37'45" with the last described course, measured counter-clockwise therefrom, 359.61 feet to a point on a line drawn Easterly, parallel with the North Line of said Northwest Quarter of Section 32, from the point of beginning and which is 607.20 feet from the point of beginning; thence Westerly, along said parallel line which forms an angle of 107°48'12" with the last described course, measured clockwise therefrom, 607.20 feet to the point of beginning in Fox Township, Kendall County, Illinois and containing 38.3391 acres.

Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on August 2, 2021. Members Cherry, LeCuyer, and Whitfield were absent.

FINDINGS OF FACT
§ 13:08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order recommend in favor of the applicant on special use permit applications.

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **The Kendall County Zoning Board of Appeals did not make a finding of this fact. Chairman Mohr and Member Thompson voted for a positive finding and Members Clementi and Fox voted for a negative finding.**

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **The proposed use will be injurious to the enjoyment of other property in the immediate vicinity due to noise, light created from the proposed use, and increased traffic. Some of the negative impacts of the proposed use on properties in the immediate vicinity cannot be mitigated by establishing restrictions related to the number of guests allowed on the property, the days and hours of operation, and buffering within the ordinance granting the special use permit and major amendment to the special use permit. Chairman Mohr and Members Clementi and Fox voted for the negative finding and Member Thompson voted for a positive finding.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **True, the Petitioner's approved site plan from Ordinance 2019-23 addresses utilities, drainage, and points of ingress and egress. Finding approved by all members present.**

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **The site conforms to the regulations of the A-1 Agricultural Zoning District. Members Clementi, Fox, and Thompson voted for the positive finding and Chairman Mohr voted for a negative finding.**

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **True, the proposed use is consistent with an objective found on Page 3-6 of the Kendall County Land Resource Management Plan which states as an objective "Encourage Agriculture and Agribusiness." Chairman Mohr and Members Clementi and Fox voted for the positive finding and Member Thompson vote for a negative finding.**

RECOMMENDATION
Approval by vote of four (4) in favor and zero (0) in opposition subject to the following conditions:

1. The building shall be divided as requested by the Petitioners.

2. The landscaping plan shall be amended to reflect the planting of the twelve (12) cedar trees as shown on the revised landscaping plan. The trees shall be approximately twelve feet (12') tall

at the time of planting and shall be planted by November 30, 2021.

3. As requested by the Petitioners, the maximum number of guests in Event Space A shall be two hundred eighty (280) and the maximum number of guests in Event Space B shall be sixty (60). There shall be only one (1) event on the property at a given time and the total allowable number of guests shall not exceed two hundred eighty (280) guests.

4. The Petitioners' request that the barn doors be open after 7:00 p.m. be denied.

5. A condition should be added requiring musicians and disc jockeys to plug into a sound system provided and controlled by the business owners.

6. Events in either space should conclude by 10:00 p.m. on weekdays and 11:00 p.m. on weekends with customers given one (1) hour to vacate the premises. Tours of the facility shall be by appointment. The definition of weekend and weekday would not change from the existing ordinance.

7. As requested by the Petitioners, setup for events in either space would start at 9:00 a.m. on the day of the event.

8. As requested by the Petitioners, Event Space A would close on November 1st and reopen April 1st. Event Space B may operate year round.

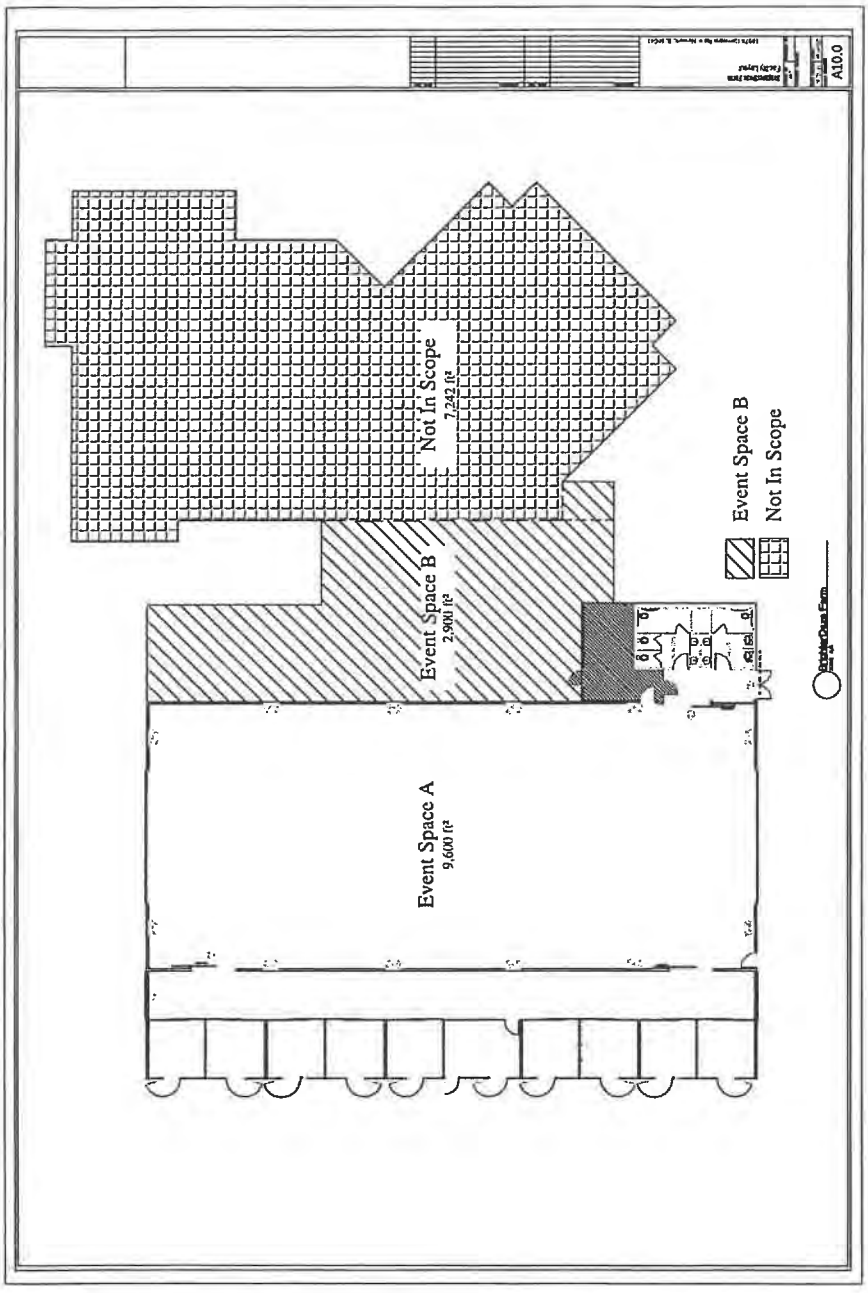
9. As requested by the Petitioners, the cap on the number of events per weekend and the cap on the number events in a season should be removed.

10. All other conditions and restrictions in Ordinance 2019-23 shall remain effective.

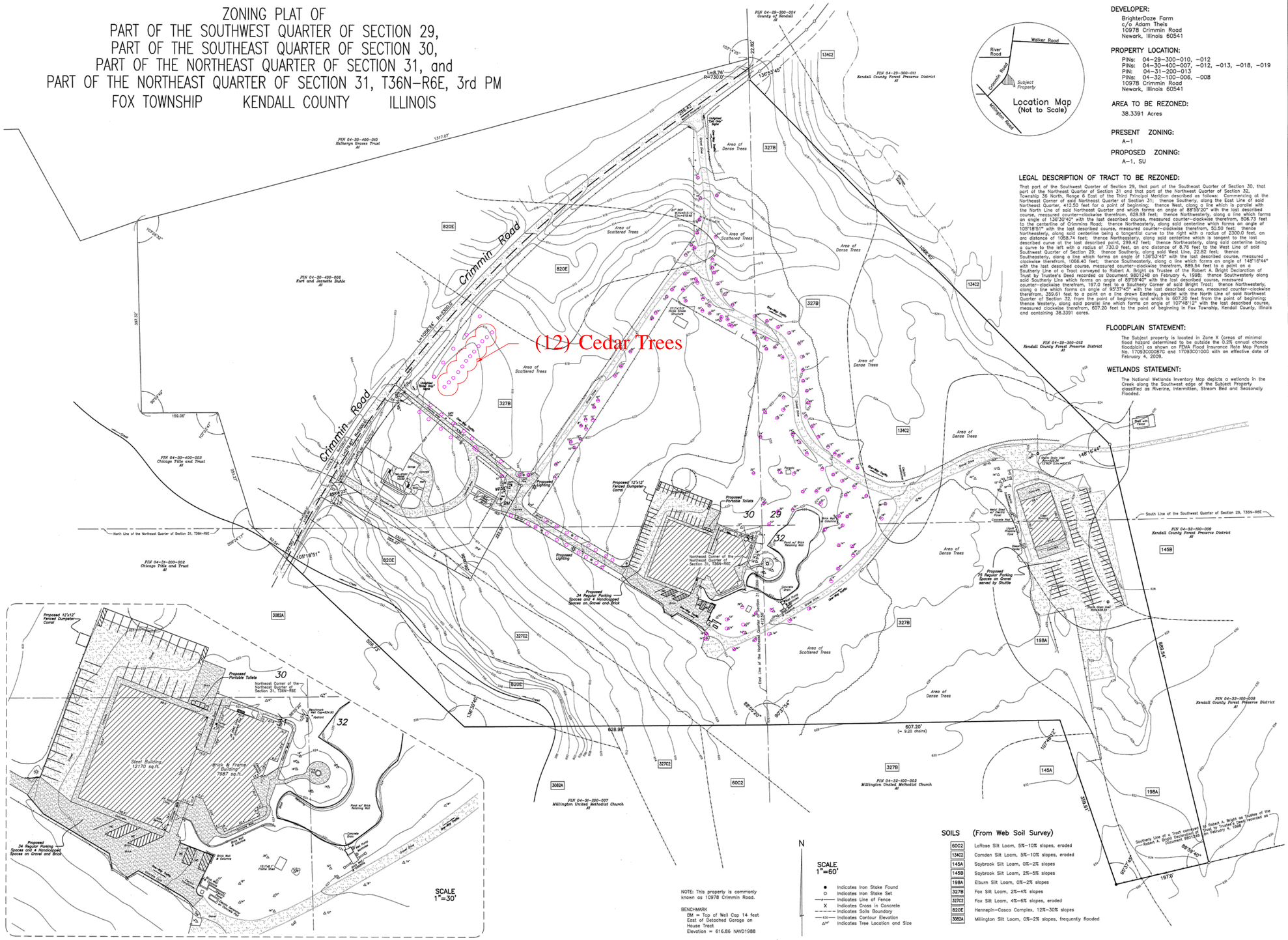
11. Failure to comply with one or more of the above conditions or restrictions or the conditions and restrictions contained in Ordinance 2019-23 could result in the amendment or revocation of the special use permit.

12. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Exhibit C


A10.0
Not In Scope
2,242 ft²
Event Space B
2,900 ft²
Event Space B
Not In Scope
Event Space A
9,600 ft²

ZONING PLAT OF
PART OF THE SOUTHWEST QUARTER OF SECTION 29, PART OF THE SOUTHEAST QUARTER OF SECTION 30, PART OF THE NORTHEAST QUARTER OF SECTION 31, and PART OF THE NORTHEAST QUARTER OF SECTION 31, T36N–R6E, 3rd PM
FOX TOWNSHIP KENDALL COUNTY ILLINOIS



DEVELOPER:
BrighterDaze Farm
c/o Adam Theis
10978 Crimmin Road
Newark, Illinois 60541

PROPERTY LOCATION:
PINs: 04-29-300-010, -012
PINs: 04-30-400-007, -012, -013, -018, -019
PIN: 04-31-200-013
PINs: 04-32-100-006, -008
10978 Crimmin Road
Newark, Illinois 60541

AREA TO BE REZONED:
38.3391 Acres

PRESENT ZONING:
A-1

PROPOSED ZONING:
A-1, SU

LEGAL DESCRIPTION OF TRACT TO BE REZONED:

That part of the Southwest Quarter of Section 29, that part of the Southeast Quarter of Section 30, that part of the Northeast Quarter of Section 31 and that part of the Northwest Quarter of Section 32, Township 36 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter of Section 31; thence Southerly, along the East Line of said Northeast Quarter, 412.50 feet for a point of beginning; thence West, along a line which is parallel with the North Line of said Northeast Quarter and which forms an angle of 88°59'20" with the last described course, measured counter–clockwise therefrom, 628.98 feet; thence Northwesterly, along a line which forms an angle of 136°30'40" with the last described course, measured counter–clockwise therefrom, 506.73 feet to the centerline of Crimmin Road; thence Northeasterly, along said centerline which forms an angle of 105°18'51" with the last described course, measured counter–clockwise therefrom, 50.50 feet; thence Northeasterly, along said centerline being a tangential curve to the right with a radius of 2300.0 feet, an arc distance of 1058.74 feet; thence Northeasterly, along said centerline which is tangent to the last described curve at the last described point, 299.42 feet; thence Northeasterly, along said centerline being a curve to the left with a radius of 730.0 feet, an arc distance of 8.76 feet to the West Line of said Southwest Quarter of Section 29; thence Southerly, along said West Line, 22.82 feet; thence Southeasterly, along a line which forms an angle of 136°53'45" with the last described course, measured clockwise therefrom, 1066.40 feet; thence Southeasterly, along a line which forms an angle of 148°16'44" with the last described course, measured counter–clockwise therefrom, 889.54 feet to a point on a Southerly Line of a Tract conveyed to Robert A. Bright as Trustee of the Robert A. Bright Declaration of Trust by Trustee's Deed recorded as Document 98017248 on February 4, 1998; thence Southwesterly along said Southerly Line which forms an angle of 89°59'40" with the last described course, measured counter–clockwise therefrom, 197.0 feet to a Southerly Corner of said Bright Tract; thence Northwesterly, along a line which forms an angle of 95°37'45" with the last described course, measured counter–clockwise therefrom, 330.61 feet to a point on a line drawn Easterly, parallel with the North Line of said Northeast Quarter of Section 32, from the point of beginning and which is 607.20 feet from the point of beginning; thence Westerly, along said parallel line which forms an angle of 107°48'12" with the last described course, measured clockwise therefrom, 607.20 feet to the point of beginning in Fox Township, Kendall County, Illinois and containing 38.3391 acres.

FLOODPLAIN STATEMENT:
The Subject property is located in Zone X (areas of minimal flood hazard determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map Panels No. 17093C0008G and 17093C0100G with an effective date of February 4, 2009.

WETLANDS STATEMENT:
The National Wetlands Inventory Map depicts a wetlands in the Creek along the Southwest edge of the Subject Property classified as Riverine, Intermitten, Stream Bed and Seasonally Flooded.

SOILS (From Web Soil Survey)

60C2	LaRose Silt Loam, 5%–10% slopes, eroded
134C2	Camden Silt Loam, 5%–10% slopes, eroded
145A	Saybrook Silt Loam, 0%–2% slopes
145B	Saybrook Silt Loam, 2%–5% slopes
198A	Elburn Silt Loam, 0%–2% slopes
327B	Fox Silt Loam, 2%–4% slopes
327C2	Fox Silt Loam, 4%–6% slopes, eroded
820E	Hennepin–Casco Complex, 12%–30% slopes
3082A	Millington Silt Loam, 0%–2% slopes, frequently flooded

NOTE: This property is commonly known as 10978 Crimmin Road.

BENCHMARK
BM = Top of Well Cap 14 feet East of Detached Garage on House Tract
Elevation = 616.86 NAVD1988

SCALE 1"=60'

- ● Indicates Iron Stake Found
- O Indicates Iron Stake Set
- Indicates Line of Fence
- X Indicates Cross in Concrete
- Indicates Soils Boundary
- 630 Indicates Contour Elevation
- Δ¼" Indicates Tree Location and Size

SCALE 1"=30'

December 7, 2018

JOB NO.	18107
JOB NAME	BRIGHTERDAZE FARM
DWG FILE	18107
REVISION DATE	

Plat revised 12/07/18 per Client, comments dated 12/06/18 regarding parking spaces, building area, and portable toilet and dumpster corral locations.

REVISIONS:

Phillip D. Young and Associates, Inc.
LAND SURVEYING – TOPOGRAPHIC MAPPING – Lic.#184–002775
11078 South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553–1580

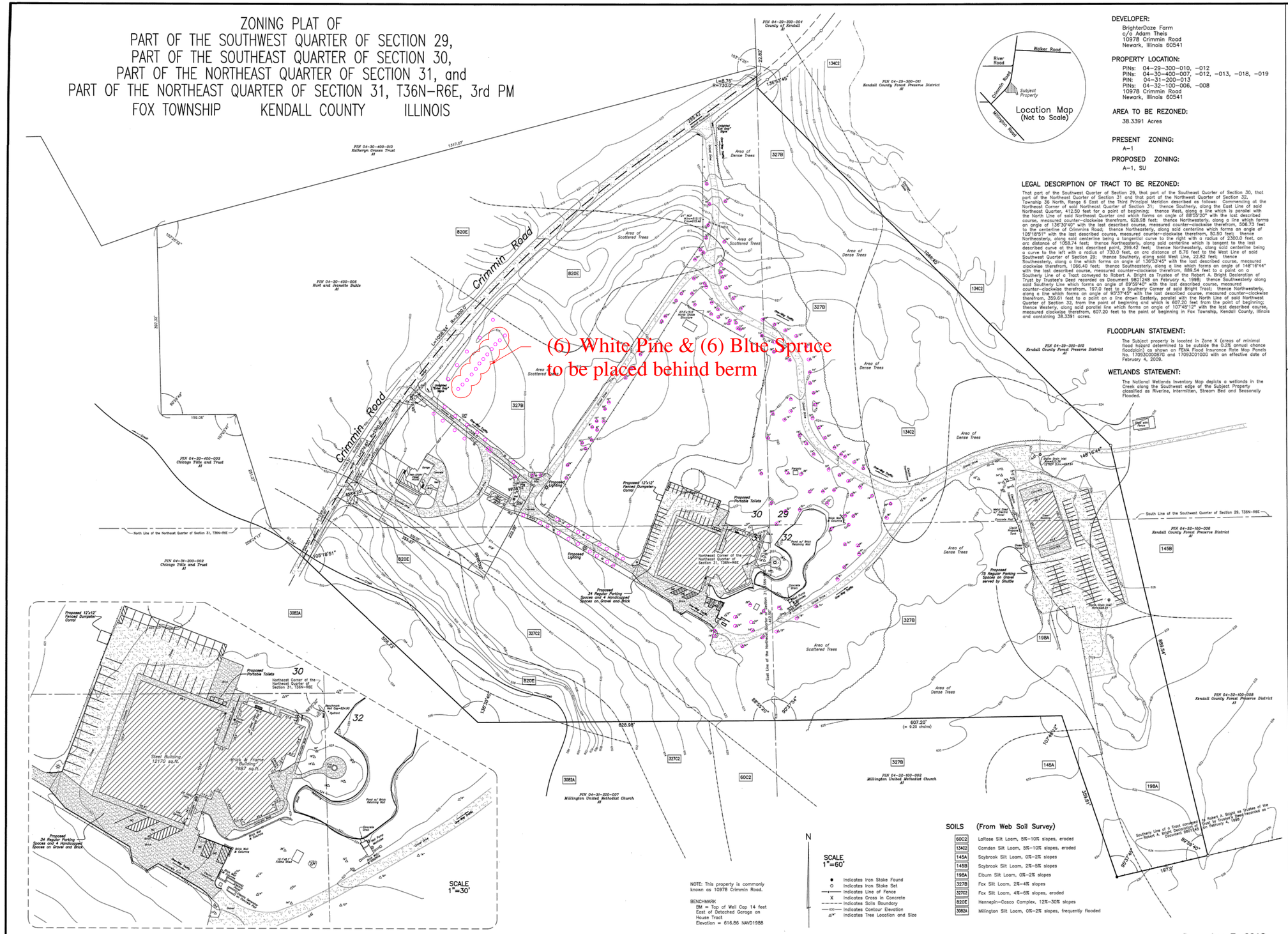
DATE REV. | DATE REV. | REVISIONS:

BrighterDaze Farm
Landscaping Plan
10978 Crimmins Rd ● Newark, IL 60541

DRAWN BY	CHECKED BY
ART	
PROJECT NUMBER	
DATE ISSUED	SCALE
07/29/21	N/A
SHEET NUMBER	
1.0	

Brighter Daze Farm Landscaping Plan
SCALE: Not to Scale

ZONING PLAT OF
PART OF THE SOUTHWEST QUARTER OF SECTION 29, PART OF THE SOUTHEAST QUARTER OF SECTION 30, PART OF THE NORTHEAST QUARTER OF SECTION 31, and PART OF THE NORTHEAST QUARTER OF SECTION 31, T36N–R6E, 3rd PM
FOX TOWNSHIP KENDALL COUNTY ILLINOIS



DEVELOPER:
BrighterDaze Farm
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PINs: 04–29–300–010, –012
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NOTE: This property is commonly known as 10978 Crimmin Road.

BENCHMARK
BM = Top of Well Cap 14 feet East of Detached Garage on House Tract
Elevation = 616.86 NAVD1988

- ● Indicates Iron Stake Found
- O Indicates Iron Stake Set
- Indicates Line of Fence
- X Indicates Cross in Concrete
- Indicates Soils Boundary
- 630 Indicates Contour Elevation
- Δ¼" Indicates Tree Location and Size

December 7, 2018

JOB NO.	18197
JOB NAME	BRIGHTERDAZE FARM
DWG FILE	18197
REVISION DATE	

Plat revised 12/07/18 per Client, comments dated 12/06/18 regarding parking spaces, building area, and portable toilet and dumpster corral locations.

REVISIONS: DATE REV.

Phillip D. Young and Associates, Inc.
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DRAWN BY	CHECKED BY
ART	
PROJECT NUMBER	
DATE ISSUED	SCALE
07/29/21	N/A
SHEET NUMBER	
1.0	

Brighter Daze Farm Landscaping Plan
SCALE: Not to Scale

State of Illinois
County of Kendall

Zoning Petition
#19-12

ORDINANCE NUMBER 2019-23

GRANTING A SPECIAL USE PERMIT ON PROPERTY ZONED A-1 AGRICULTURAL FOR A BANQUET FACILITY ON A 38.34 ACRE +/- PARCEL LOCATED AT 10978 CRIMMIN ROAD ON THE PROPERTY IDENTIFIED BY PARCEL IDENTIFICATION NUMBERS 04-29-300-010, 04-29-300-012, 04-30-400-007, 04-30-400-012, 04-30-400-013, 04-30-400-018, 04-30-400-019, 04-31-200-013, 04-32-100-006, AND 04-32-100-008 IN FOX TOWNSHIP

WHEREAS, Section 13.08 of the Kendall County Zoning Ordinance permits the Kendall County Board to issue special use permits and place conditions on special use permits and provides the procedure through which special use permits are granted; and

WHEREAS, Section 7.01.D.10 of the Kendall County Zoning Ordinance permits the operation of banquet facilities as a special use with certain restrictions in the A-1 Agricultural Zoning District; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural Zoning District and consists of approximately 38.34 acres located at 10978 Crimmin Road (PINs: 04-29-300-010, 04-29-300-012, 04-30-400-007, 04-30-400-012, 04-30-400-013, 04-30-400-018, 04-30-400-019, 04-31-200-013, 04-32-100-006, and 04-32-100-008) in Fox Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as "the subject property."; and

WHEREAS, the subject property is currently owned by Madison Trust and Castle Bank N A as represented by Robert Bright and JoAnn Bright-Theis has permission to operate a banquet facility on the subject property and shall hereinafter be referred to as "Petitioner"; and

WHEREAS, on or about March 19, 2019, Petitioner filed a petition for a special use permit allowing the operation of a banquet facility at the subject property; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on June 6, 2019, the Kendall County Zoning Board of Appeals conducted a public hearing on July 1, 2019, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner and their representative presented evidence, testimony, and exhibits in support of the requested special use permit and zero members of the public testified in favor, one member of the public testified in opposition, and two members of the public expressed concerns regarding the petition; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended approval of the special use permit with conditions as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated July 1, 2019, a true and correct copy of which is attached hereto as Exhibit B; and

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

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

WHEREAS, this special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property; and

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

1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.

2. The Kendall County Board hereby grants approval of Petitioner's petition for a special use permit allowing the operation of a banquet facility on the subject property subject to the following conditions:

   A. The site shall be developed substantially in accordance with the Site Plan attached hereto as Exhibit C, Landscaping Plan attached hereto as Exhibit D, and Parking Illumination Plan attached hereto as Exhibit E.

   B. Permanent restroom facilities shall be installed by 2021. When the permanent restroom facilities are installed, the portable bathrooms shown on the attached site plan shall be removed.

   C. A maximum of two hundred eighty (280) guests in attendance at a banquet center related event may be on the subject property at a given time.

   D. The subject parcel must follow the site plan configuration with the exception of the right-of-way dedication listed in condition L.

   E. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the Zoning Ordinance.

   F. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance. The signage shall be developed in accordance to the attached site plan. Any signage provided will not be illuminated. The owners of the business allowed by this special use permit may install additional non-illuminated traffic directional signs not shown on the approved site plan within their property.

   G. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.

   H. The noise regulations are as follows:

      Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

      Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

      EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

I. No music shall originate outside of any building. This exemption shall not apply to non-amplified music used or performed as part of a wedding ceremony. All speakers shall be pointed towards the inside of buildings. For events with music, the north and south barn doors shall close by 7:00 p.m.

J. Events shall be held on weekends only and shall conclude by 10:00 p.m. Only one (1) event per weekend may occur. For the purposes of this special use permit, weekends shall be Fridays, Saturdays, Sundays, Mondays, and any Federal or State Holiday falling on a Thursday or Tuesday. Tours of the facility for prospective customers shall be by appointment and could occur outside the listed hours of operation. Setup for events would start at 9:00 a.m. on the day prior to the event and 9:00 a.m. on the day of the event and customers would have one (1) hour to vacate the premises after the conclusion of the event. The facility would close on November 1st and reopen April 1st. The number of events per year shall be capped at thirty (30).

K. A new certificate of occupancy must be issued for the barn.

L. Within ninety (90) days of the approval of this special use permit ordinance, the owners of the subject property shall dedicate a strip of land along the entire western boundary of the property at a depth of forty-five feet (45') as measured from the centerline of Crimmin Road to Fox Township to be used as Crimmin Road right-of-way.

M. No patron or other entity associated with the business allowed by this special use permit shall be allowed to park on Crimmin Road.

N. The operator(s) of the banquet facility acknowledge and agree to follow Kendall County's Right to Farm Clause.

O. The operator(s) of the banquet facility allowed by this special use permit shall follow all applicable Federal, State, and Local laws including, but not limited to Fox Township's laws, related to the operation of this type of business.

P. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.

Q. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

3. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this special use permit.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 27th day of August, 2019.

Attest:

Debbie Gillette

Kendall County Clerk
Debbie Gillette

Scott R. Gryder

Kendall County Board Chairman
Scott R. Gryder

Exhibit A

LEGAL DESCRIPTION OF ROBERT BRIGHT TRACT (38.3391 Acres):

That part of the Southwest Quarter of Section 29, that part of the Southeast Quarter of Section 30, that part of the Northeast Quarter of Section 31 and that part of the Northwest Quarter of Section 32, Township 36 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter of Section 31; thence Southerly, along the East Line of said Northeast Quarter, 412.50 feet for a point of beginning; thence West, along a line which is parallel with the North Line of said Northeast Quarter and which forms an angle of 88°55'20" with the last described course, measured counter-clockwise therefrom, 628.98 feet; thence Northwesterly, along a line which forms an angle of 136°30'40" with the last described course, measured counter-clockwise therefrom, 506.73 feet to the centerline of Crimmins Road; thence Northeasterly, along said centerline which forms an angle of 105°18'51" with the last described course, measured counter-clockwise therefrom, 50.50 feet; thence Northeasterly, along said centerline being a tangential curve to the right with a radius of 2300.0 feet, an arc distance of 1058.74 feet; thence Northeasterly, along said centerline which is tangent to the last described curve at the last described point, 299.42 feet; thence Northeasterly, along said centerline being a curve to the left with a radius of 730.0 feet, an arc distance of 8.76 feet to the West Line of said Southwest Quarter of Section 29; thence Southerly, along said West Line, 22.82 feet; thence Southeasterly, along a line which forms an angle of 136°53'45" with the last described course, measured clockwise therefrom, 1066.40 feet; thence Southeasterly, along a line which forms an angle of 148°16'44" with the last described course, measured counter-clockwise therefrom, 889.54 feet to a point on a Southerly Line of a Tract conveyed to Robert A. Bright as Trustee of the Robert A. Bright Declaration of Trust by Trustee's Deed recorded as Document 9801248 on February 4, 1998; thence Southwesterly along said Southerly Line which forms an angle of 89°59'40" with the last described course, measured counter-clockwise therefrom, 197.0 feet to a Southerly Corner of said Bright Tract; thence Northwesterly, along a line which forms an angle of 95°37'45" with the last described course, measured counter-clockwise therefrom, 359.61 feet to a point on a line drawn Easterly, parallel with the North Line of said Northwest Quarter of Section 32, from the point of beginning and which is 607.20 feet from the point of beginning; thence Westerly, along said parallel line which forms an angle of 107°48'12" with the last described course, measured clockwise therefrom, 607.20 feet to the point of beginning in Fox Township, Kendall County, Illinois and containing 38.3391 acres.

Exhibit B

FINDINGS OF FACT

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, or general welfare, provided that the site is developed in accordance with an approved site plan, landscaping plan, and lighting plan. Proper buffering and noise controls will be necessary to prevent noise from negatively impacting neighboring properties. The Kendall County Sheriff's Department has not submitted comments expressing concerns for public health and safety, based on the information provided by the Petitioners.**

Member Clementi dissented with the above Finding and stated that the proposed special use permit would be detrimental and will endanger the public health.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **The proposed use could be injurious to the enjoyment of other property in the immediate vicinity due to noise, light created from the proposed use, and increased traffic. Some of the negative impacts of the proposed use on properties in the immediate vicinity could be mitigated by restrictions related to hours and days of operation, and buffering within the ordinance granting the special use permit.**

Chairman Mohr and Member Clementi dissented with the above Finding.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **True, the Petitioner's site plan addresses utilities, drainage, and points of ingress and egress.**

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **The site conforms to the regulations of the A-1 Agricultural Zoning District.**

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **True, the proposed use in consistent with an objective found on Page 3-6 of the Kendall County Land Resource Management Plan which states as an objective "Encourage Agriculture and Agribusiness."**

Recommendation

The Kendall County Zoning Board of Appeals recommends approval of the requested special use permit with the conditions:

A. The site shall be developed substantially in accordance with the attached Site Plan, Landscaping Plan, and Parking Illumination Plan.

B. Permanent restroom facilities shall be installed by 2021. When the permanent restroom facilities are installed, the portable bathrooms shown on the attached site plan shall be removed.

C. A maximum of two hundred eighty (280) guests in attendance at a banquet center related event may be on the subject property at a given time.

D. The subject parcel must maintain a minimum of five (5) acres.

E. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)

F. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the Zoning Ordinance.

G. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance. The signage shall be developed in accordance to the attached site plan. Any signage provided will not be illuminated. The owners of the business allowed by this special use permit may install additional non-illuminated traffic directional signs not shown on the approved site plan within their property.

H. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.

I. The noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

J. No music shall originate outside of any building. This exemption shall not apply to non-amplified music used or performed as part of a wedding ceremony. All speakers shall be pointed towards the inside of buildings. For events with music, barn doors shall close by 7:00 p.m.

K. Events shall be held on weekends only and shall conclude by 10:00 p.m. Only one (1) event per weekend may occur. For the purposes of this special use permit, weekends shall be Fridays, Saturdays, Sundays, Mondays, and any Federal or State Holiday falling on a Thursday or Tuesday. Tours of the facility for prospective customers shall be by appointment and could occur outside the listed hours of operation. Setup for events would start at 9:00 a.m. on the day of the event and customers would have one (1) hour to vacate the premises after the conclusion of the event. The facility would close on November 1st and reopen April 1st. The number of events per year shall be capped at thirty (30).

L. A new certificate of occupancy must be issued for the barn.

M. Within ninety (90) days of the approval of this special use permit ordinance, the owners of the subject property shall dedicate a strip of land along the entire western boundary of the property at a depth of forty-five feet (45') as measured from the centerline of Crimmin Road to Fox Township to be used as Crimmin Road right-of-way.

N. No patron or other entity associated with the business allowed by this special use permit shall

be allowed to park on Crimmin Road.

O. The operator(s) of the banquet facility acknowledge and agree to follow Kendall County's Right to Farm Clause.

P. The operator(s) of the banquet facility allowed by this special use permit shall follow all applicable Federal, State, and Local laws including, but not limited to Fox Township's laws, related to the operation of this type of business.

Q. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.

R. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

The Kendall County Zoning Board of Appeals issues this recommendation by a vote of four (4) in favor, one (1) opposed, and two (2) absent.

July 1, 2019

ZONING PLAT OF
PART OF THE SOUTHWEST QUARTER OF SECTION 29,
PART OF THE SOUTHEAST QUARTER OF SECTION 30,
PART OF THE NORTHEAST QUARTER OF SECTION 31, and
PART OF THE NORTHEAST QUARTER OF SECTION 31, T36N–R6E, 3rd PM
FOX TOWNSHIP KENDALL COUNTY ILLINOIS

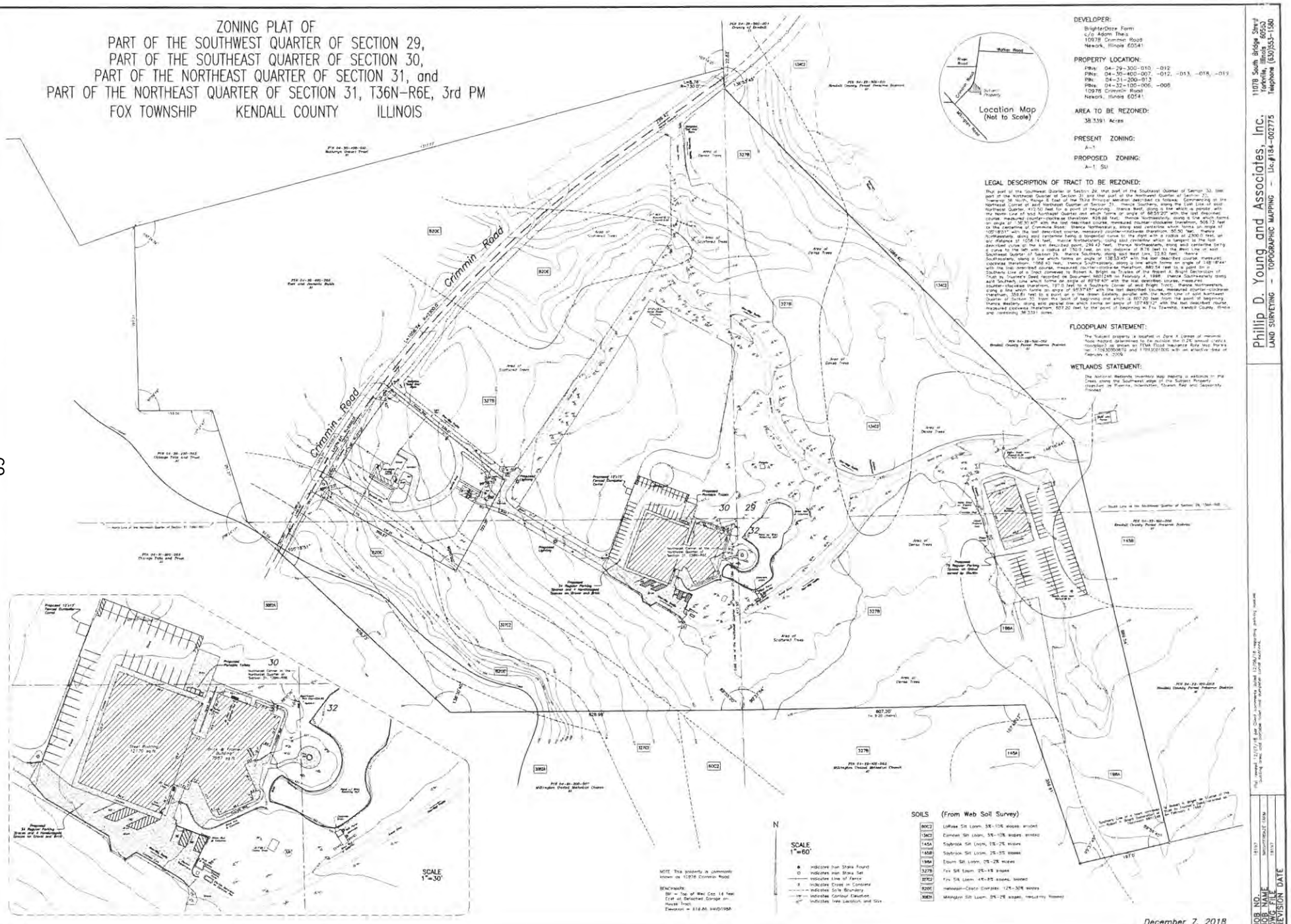

Grimmin Road
Grimmin Road
Location Map
(Not to Scale)
Walter Road
River Road
Grimmin Road
Subject Property
Area of Conifer Trees
Area of Deciduous Trees
Area of Scattered Trees
Area of Dense Trees
Proposed 12'x15' Covered Dumpster Corner
Proposed Portable Toilets
Proposed 31 Regular Parking Spaces on Gravel and Brick
Proposed Lighting
Proposed 18'x15' Covered Dumpster Corner
Proposed 12'x15' Covered Dumpster Corner
Steel Building 1270 sq ft
Brick & Frame Building 7997 sq ft
Well
Septic
Septic Tank
Well
Septic
Septic Tank
Well
Septic
Septic Tank

Exhibit D



B Main Entrance Drive



C Middle Drive



D Main Drive

ZONING PLAT OF
PART OF THE SOUTHWEST QUARTER OF SECTION 29,
PART OF THE SOUTHEAST QUARTER OF SECTION 30,
PART OF THE NORTHEAST QUARTER OF SECTION 31, and
PART OF THE NORTHEAST QUARTER OF SECTION 31, T36N-R6E, 3rd PM
FOX TOWNSHIP KENDALL COUNTY ILLINOIS



A Main Entrance

Notes:
1) (166)Trees Ranging from 3" – 36"

Brighter Daze Farm Landscaping Plan
SCALE: Not to Scale



E NE View

Phillip D. Young and Associates, Inc.
LAND SURVEYING – TOPOGRAPHIC MAPPING – Lic.#184-002775

Location Map
(Not to Scale)

DEVELOPER:

PROPERTY LOCATION:

AREA TO BE REZONED:

PRESENT ZONING:

PROPOSED ZONING:

LEGAL DESCRIPTION OF TRACT TO BE REZONED:

FLOODPLAIN STATEMENT:

WETLANDS STATEMENT:

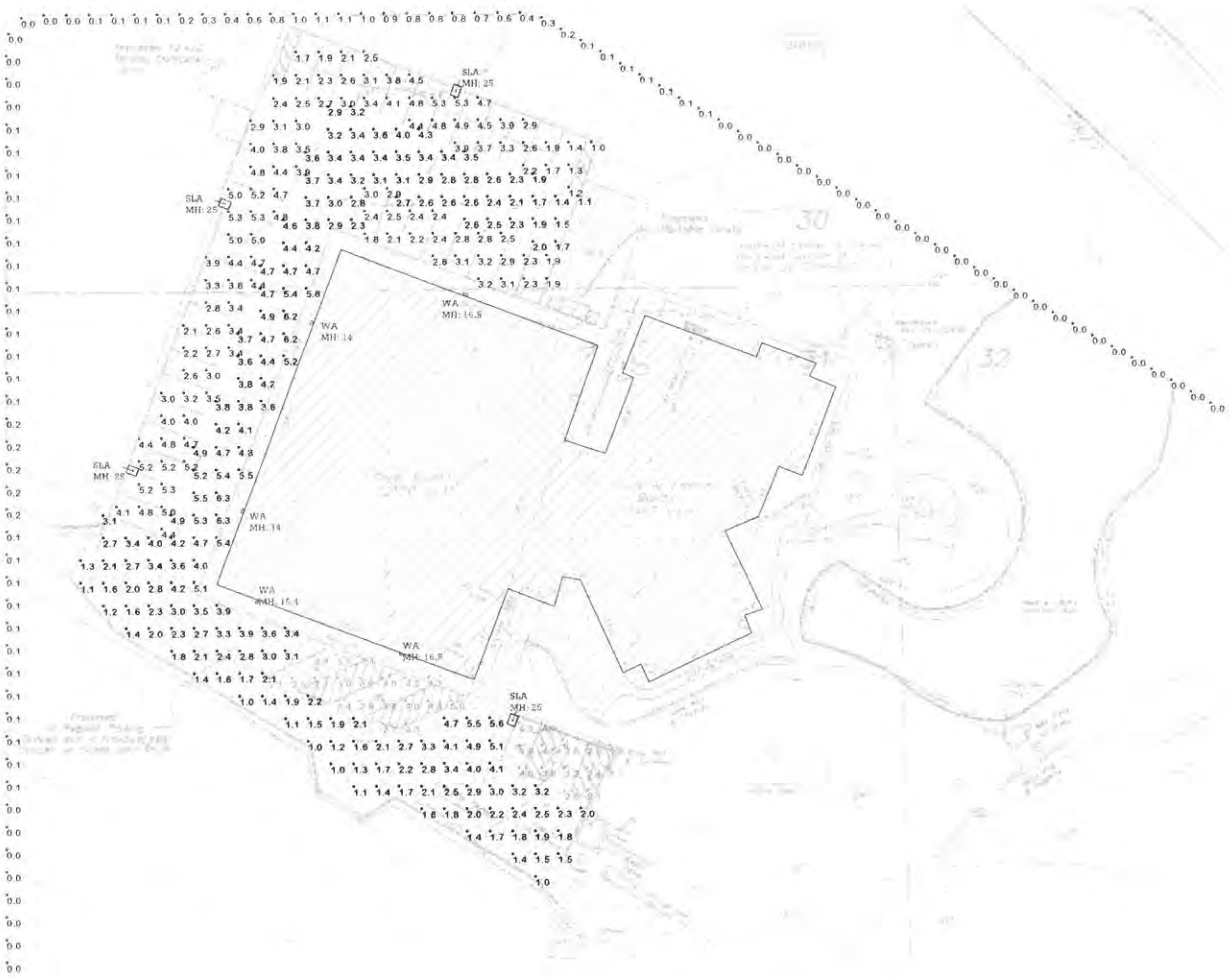
SOILS (From Web Soil Survey)

December 7, 2018

BrighterDaze Farm
Landscaping Plan
10978 Cimmins Rd • Newark, IL 60541

DRAWN BY: ABS
CHECKED BY:
PROJECT NUMBER:
DATE ISSUED/ SCALE: 01/15/19 N/A
SHEET NUMBER: 1.0

70



Luminaire Data							
Label	Qty	Symbol	Manufacture	Description	Lum. Lumens	LLF	Lum. Watts
SLA	4		PHILIPS GARDCO	ECF-S-64L-1A-NW-G2-3	23936	0.850	205.9
WA	5		PHILIPS STONCO	LPW32-7	6910	0.850	70.5

Calculation Values							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Handicap Spaces (Orange)	Illuminance	Fc	3.32	5.0	1.5	2.21	3.33
Parking Spaces (Blue)	Illuminance	Fc	3.40	5.3	1.0	3.40	5.30
Property Line (Green)	Illuminance	Fc	0.17	1.1	0.0	N.A.	N.A.
Traffic Lanes (Black)	Illuminance	Fc	3.07	6.3	1.0	3.07	6.30
All Hardscape	Illuminance	Fc	3.24	6	1	3.24	6.00

NOTES:
1. The calculated results of this lighting simulation represent a prediction of system performance and are not guaranteed.
2. Actual measured results may vary from the anticipated performance and are subject to means and conditions which are beyond the control of DB Lighting Consultation.
3. Illumination values shown (in foot-candles) are horizontal at grade level based on Mounting Height marked MH=??
4. Calculation points are on an 8' x 8' spacing

Scale: 1 inch= 20 Ft.

DB Lighting Consultation (DBLC) assumes no responsibility for any errors in the IES files, background images, or other information provided to DBLC to be used in these calculations.
Actual or measured results may vary due to manufacturer tolerances, component malfunctions, obstructions, varying surface reflectance's and other field conditions.
The owner assumes all responsibility for compliance with federal, state and/or local codes and regulations.

Prepared For:
Brittany Willer

Prepared by:
DB Lighting Consultation
407-924-4113

Chicago Lightworks
505 Warrenville Rd.
Suite 101
Lisle, IL 60532

Rev	Date	Comments

Revisions

Project Name:
BrighterDaze Farms Parking

Project ID Number: **2019-151**

Date: **03/14/2019**

24" x 36"
Page 1 of 1

Matt Asselmeier

From: Aaron Rybski
Sent: Wednesday, October 27, 2021 3:37 PM
To: Matt Asselmeier
Cc: Scott Koeppel; Scott Gengler
Subject: RE: November 8 PBZ Committee Meeting

Hello Matt,

This afternoon, the septic system for Brighter Daze was installed and it meets code, thereby correcting the problem and bringing it into compliance with local and state private sewage disposal law. This system also is sized to accommodate the additional load they are proposing in their expanding operation so they are ready for that as well.

The paperwork will be completed by our inspectors shortly and the permit will be closed out.

Do you know if the PBZ board is still interested in having me come in now that the issue is resolved?

Thank you.

A.R.

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 203
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

Petition 21-32
Gilbert L. Niznik on Behalf of the Gilbert L. Niznik Trust Dated September 15, 2017 and Michael and Eryn Ruffatto Map Amendment Rezoning Property from A-1 to R-1

INTRODUCTION

Michael and Eryn Ruffatto would like to purchase the subject property from the Gilbert L. Niznik Trust Dated September 15, 2017 and construct one (1) house.

The western one hundred feet (100') of the subject property is part of a landing strip per Ordinance 1992-6 and is not part of the rezoning request.

The application materials are included as Attachment 1. The aerial of the property is included as Attachment 2. The plat of survey is included as Attachment 3. Ordinance 1992-6 is included as Attachment 4.

SITE INFORMATION

PETITIONER: Gilbert L. Niznik on Behalf of the Gilbert L. Niznik Trust Dated September 15, 2017 and Michael and Eryn Ruffatto

ADDRESS: East and South of 800 Route 126, Plainfield

LOCATION: Approximately 0.25 Miles West of Ridge Road on the South Side of Route 126

TOWNSHIP: Na-Au-Say

PARCEL #: 06-13-101-011

LOT SIZE: 27.15 +/-

EXISTING LAND USE: Agricultural

ZONING: A-1 Agricultural District

LRMP:

Future Land Use	Suburban Residential (Max 1.00 DU/Acre)
Roads	Route 126 is a State Maintained Arterial.
Trails	The County has a trail planned along Route 126.
Floodplain/ Wetlands	There is no floodplain on the property. There is a riverine wetland along the southeast corner of the property.

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

APPLICABLE REGULATIONS: Section 13:07 – Map Amendment Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural/Single-Family Residential	A-1	Suburban Residential (Max 1.00 DU/Acre)/Commercial (County) Medium Density Residential/Village Residential (Plainfield)	A-1
South	Agricultural	A-1	Suburban Residential (County) Village Residential (Plainfield)	A-1
East	Agricultural/Single-Family Residential	A-1 and R-3	Suburban Residential (County) Village Residential (Plainfield)	A-1 and R-3
West	Single-Family Residential/Airstrip	A-1 and R-1 SU	Suburban Residential (County) Low Density Residential (Plainfield)	A-1, A-1 SU, and R-1 SU (County) Low Density Single-Family Residential PUD (Plainfield)

The A-1 special use permit to the west is for professional offices. The R-1 special use to the west is for an airstrip.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report submitted (see Attachment 1, Pages 17-18) and consultation was terminated.

NATURAL RESOURCES INVENTORY

The application for NRI was submitted on August 12, 2021 (see Attachment 1, Page 16). The LESA Score was 185 indicating a low level of protection. The NRI Report is included as Attachment 7.

ACTION SUMMARY

NA-AU-SAY TOWNSHIP

Petition information was sent to Na-Au-Say Township on August 27, 2021. The Na-Au-Say Township Planning Commission met on October 14, 2021, and unanimously recommended approval of the request.

VILLAGE OF PLAINFIELD

Petition information was sent to the Village of Plainfield on August 27, 2021.

PLAINFIELD FIRE PROTECTION DISTRICT

Petition information was sent to the Plainfield Fire Protection District on August 27, 2021. The Plainfield Fire Protection District submitted an email on August 28, 2021, expressing no opposition to the request. The email is included as Attachment 5.

ZPAC
ZPAC reviewed this proposal at their meeting on September 7, 2021. ZPAC recommended approval of the request by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of this meeting are included as Attachment 6.

RPC
The Kendall County Regional Planning Commission reviewed this proposal at their meeting on September 22, 2021. Neighbors David Cline, William Sales, Robert VanderBeek, and June Alice spoke in favor of the request. The Kendall County Regional Planning Commission recommended approval of the request by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of this meeting are included as Attachment 8.

ZBA
The Kendall County Zoning Board of Appeals held a public hearing on this proposal on September 27, 2021. Other than the Petitioner's Attorney, no one testified at the public hearing regarding the proposed map amendment. The Kendall County Zoning Board of Appeals recommended approval of the request by a vote of five (5) in favor and zero (0) in opposition with two (2) members absent. The minutes of the hearing are included as Attachment 9.

GENERAL INFORMATION
The Petitioners desire to rezone the subject property in order to build one (1) house on the subject property.

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

UTILITIES
No public or private utilities are onsite.

ACCESS
The property fronts Route 126. Staff has no concerns regarding the ability of Route 126 to support the proposed map amendment.

PARKING AND INTERNAL TRAFFIC CIRCULATION
Any new driveways constructed would be for residential purposes. Any new driveways would have to meet applicable regulations and secure proper permits.

ODORS
No new odors are foreseen.

LIGHTING
Any new lighting would be for residential use only.

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

SIGNAGE
Any signage would be residential in nature.

NOISE CONTROL
No noise is anticipated.

STORMWATER
Any new homes would have to be constructed per Kendall County's Stormwater Management Ordinance.

FINDINGS OF FACT
The Findings of Fact were as follows:

Existing uses of property within the general area of the property in question. **The surrounding properties**

are used for agricultural purposes or larger lot single-family residential uses. An airstrip is located on the subject property.

The Zoning classification of property within the general area of the property in question. **The surrounding properties are zoned A-1, R-3, and R-1 with a special use permit. Nearby properties inside the Village of Plainfield also have residential zoning.**

The suitability of the property in question for the uses permitted under the existing zoning classification. **The property is presently zoned A-1. Due to the property's size, a single-family home cannot be constructed on the property under A-1 zoning regulations.**

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

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

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

The draft ordinance is included as Attachment 10.

ATTACHMENTS
1. Application Materials (Including the Petitioner's Findings of Fact, NRI, and EcoCat)
2. Aerial
3. Plat of Survey
4. Ordinance 1992-6
5. August 28, 2021 Plainfield Fire Protection District Email
6. September 7, 2021 ZPAC Minutes (This Petition Only)
7. NRI Report
8. September 22, 2021 Kendall County Regional Planning Commission Minutes (This Petition Only)
9. September 27, 2021 Kendall County Zoning Board of Appeals Minutes (This Petition Only)
10. Draft Ordinance

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME Ruffato **FILE #:** 21-32

NAME OF APPLICANT		
Michael Ruffatto and Eryn Ruffatto		
CURRENT LANDOWNER/NAME(s)		
Gilbert L. Niznik as Trustee of the Gilbert L. Niznik Revocable Trust dated 9/15/2017		
SITE INFORMATION		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
27.15	Plainfield Road, Na-Au-Say Township	06-13-101-011
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
vacant land	A-1	

REQUESTED ACTION (Check All That Apply):

___ SPECIAL USE	X MAP AMENDMENT (Rezone to R-1)	___ VARIANCE
___ ADMINISTRATIVE VARIANCE	___ A-1 CONDITIONAL USE for:	___ SITE PLAN REVIEW
___ TEXT AMENDMENT	___ RPD (___Concept; ___ Preliminary; ___ Final)	___ ADMINISTRATIVE APPEAL
___ PRELIMINARY PLAT	___ FINAL PLAT	___ OTHER PLAT (Vacation, Dedication, etc.)
___ AMENDMENT TO A SPECIAL USE	___ Major; ___ Minor	

[1]PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Daniel J. Kramer	[redacted]	[redacted]
PRIMARY CONTACT PHONE #	**PRIMARY CONTACT FAX #**	**PRIMARY CONTACT OTHER #(Cell, etc.)**
[redacted]	[redacted]	
[2]ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	**ENGINEER FAX #**	**ENGINEER OTHER # (Cell, etc.)**

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

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.

SIGNATURE OF APPLICANT [redacted] **DATE** 8/12/21

FEE PAID:$ 500.00
CHECK #: 5288

[1]*Primary Contact will receive all correspondence from County*
[2]*Engineering Contact will receive all correspondence from the County's Engineering Consultants*

RECEIVED
AUG 25 2021
KENDALL COUNTY PLANNING, BUILDING & ZONING
Date Stamp Here If Checklist Is Complete

Last Revised:
12.15.20

AUTHORIZATION FOR MAP AMENDMENT

I, Gilbert L. Niznik, hereby authorize the requested map amendment for the property currently owned by my trust that is in the rezoning process.

[redacted]

Gilber L. Niznik

Given under my hand and notarial seal, this 26th day of August, 2021.

[redacted]

Notary Public

OFFICIAL SEAL
C M LONG
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 11/21/24

Please fill out the following findings of fact to the best of your capabilities. § 13:07.F of the Zoning Ordinance lists the Finding of Fact criteria the Zoning Board of Appeals must answer in order to make a recommendation to the County Board on any **map amendment** request. They are as follows:

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

There is a mix of residential and agricultural zoning in the area. However, the predominant use in the area is large lot single family residential that was developed either under prior Kendall County Ordinances since 1973 allowing various sizes of real property parcels to serve as permissible splits to construct residential residences or residences built pursuant to the Allocation Ordinance in the Kendall County Agricultural Zone. Large Lot Estate Residential type housing.

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

Matches the above description of the zoning with a some R-1 Rural Residential as well.

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

The subject real property is suitable for building of large lot single family homes above the 100 year flood elevation. The area is not suitable for modern row crop farming due to the small size and proximity to landing strip and surrounding residential uses which is not conducive to modern day large scale farm equipment.

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

There is a mix of residential and agricultural zoning in the area. However, the predominant use in the area is large lot single family residential that was developed either under prior Kendall County Ordinances since 1973 allowing various sizes of real property parcels to serve as permissible splits to construct residential residences or residences built pursuant to the Allocation Ordinance in the Kendall County Agricultural Zone. Large Lot Estate Residential type housing.

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

The application for the residential zoning with large lot single family residential is consistent with the residential class provided for the area in which the real property is located for this application under the Kendall County Land Resource Management Plan.

The West Half of the Northwest Quarter of Section 13, Township 36 North, Range 8 East of the Third Principal Meridian, Excepting the West 925 Feet thereof, And Also Excepting therefrom the following described Parcel as follows:

That Part of the West Half of the West Half of the Northwest Quarter of Section 13, Township 36 North, Range 8 East of the Third Principal Meridian, Na-Au-Say Township, Kendall County, Illinois, described as follows: Beginning on the North Line of said West Half of the Northwest Quarter at a point 70.00 feet West of the Northeast Corner of said Northwest Quarter; thence South along a line 70.00 feet West of and parallel to the East Line of said West Half of the Northwest Quarter, 381.33 feet; thence West along a line parallel to the said North Line of the West Half of the Northwest Quarter, 324.71 feet, thence North along a line, which is 925.00 feet East of and parallel to the West Line of the said West Half of the Northwest Quarter, thence East along the said North Line, 325.55 feet to the point of beginning.

ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:

Fidelity National Title
Insurance Company

Commitment Number:

[redacted]

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

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

Fidelity National Title Insurance Company

By: [redacted]

President

Countersigned By:

Attest: [redacted]

Authorized Officer or Agent

Secretary

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

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

Transaction Identification Data for reference only:

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

Name and Address of Title Insurance Agent: Gregg Ingemunson [redacted]

Order Number: [redacted]

Property Ref.: 0 Plainfield Rd, Plainfield, IL 60544

SCHEDULE A

1. Commitment Date: May 19, 2020
2. Policy to be issued:

   (a) ALTA Owner's Policy 2006
   Proposed Insured: Mike Ruffalo
   Proposed Policy Amount: $200,000.00

3. The estate or interest in the Land described or referred to in this Commitment is:

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   Gilbert L. Niznik, as Trustee of the Gilbert L. Niznik Revocable Trust dated September 15, 2017

5. The Land is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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

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EXHIBIT "A"
Legal Description

THE WEST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE WEST 825 FEET THEREOF) OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO EXCEPTING THEREFROM THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4 AT A POINT 70.00 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST 1/4, THENCE SOUTH ALONG A LINE 70.00 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST 1/4, THENCE SOUTH ALONG A LINE 70.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4, 381.33 FEET, THENCE WEST ALONG A LINE PARALLEL TO THE SAID NORTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4, 324.71 FEET, THENCE NORTH ALONG A LINE, WHICH IS 925.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SAID WEST 1/2 OF THE NORTHWEST 1/4, 381.32 FEET TO THE SAID NORTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4, THENCE EAST ALONG THE SAID NORTH LINE 325.55 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS

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

Name and Address of Title Insurance Agent: Gregg Ingemunson
[redacted]

SCHEDULE B, PART I
REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. The "Good Funds" section of the Title Insurance Act (215 ILCS 155/26) is effective January 1, 2010. This Act places limitations upon our ability to accept certain types of deposits into escrow. Please contact your local Fidelity National Title office regarding the application of this new law to your transaction.

6. Payment of real estate taxes affecting the land that may be due or payable prior to closing (or as may be required by a lender to be insured). Schedule B tax exception will be amended accordingly based on a later date search and payment as noted herein.

7. For all mortgages and liens referenced below, we should be furnished with proper payoff figures, authorizations, funds and documents sufficient to pay off and release said liens at or prior to closing.

8. We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.

9. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.

10. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

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

Name and Address of Title Insurance Agent: Gregg Ingemunson
[redacted]

SCHEDULE B, PART I
REQUIREMENTS
(continued)

11. The Company should be furnished the following:

a) A Certification of Trust executed by the trustee in accordance with 760 ILCS 5/8.5, together with excerpts of the trust agreement and amendments thereto relating to the designation of trustees and the power of the trustee to act in the current transaction, or
b) In the alternative, the trustee, in his or her sole discretion, may deliver to the Company a full copy of the trust agreement together with all amendments thereto.

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

12. The Company should be provided a copy of the death certificate (certified or uncertified) of the decedent named below:

Name of Decedent: Mary Lou Niznik, deceased

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

13. The Land described in Schedule A either is unsubdivided property or constitutes part of a subdivided lot. As a result, a Plat Act Affidavit should accompany any conveyance to be recorded. In the alternative, compliance should be had with the provisions of the Plat Act (765 ILCS 205/1 et seq.)

14. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.

15. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

16. Due to office closures in place or that might occur, we should be provided with our standard form of indemnity (GAP Indemnity) for defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date but prior to the date of recording of the instruments under which the Proposed Insured acquires the estate or interest or mortgage covered by this commitment. Note: Due to office closures related to COVID-19 we may be temporarily unable to record documents in the normal course of business.

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Name and Address of Title Insurance Agent: Gregg Ingemunson [redacted]

SCHEDULE B, PART I
REQUIREMENTS
(continued)

17. Note for Information regarding endorsement requests:

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

END OF SCHEDULE B, PART I

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

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FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. [redacted]

Name and Address of Title Insurance Agent: Gregg Ingemunson
[redacted]

SCHEDULE B, PART II
EXCEPTIONS

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

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

GENERAL EXCEPTIONS

1. **Rights or claims of parties in possession not shown by Public Records.**

2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**

3. **Easements, or claims of easements, not shown by the Public Records.**

4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**

5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**

6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

A 7. Taxes for the year(s) 2020 and thereafter, not yet due and payable.
Permanent index number(s): 06-13-101-011

Note: 2019 first installment of $275.63 is paid.

Note: 2019 final installment of $275.63 is paid.

C 8. Terms, powers, provisions, and limitations of the Trust under which title to the Land is held.

E 9. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes.

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

Name and Address of Title Insurance Agent: Gregg Ingemunson [redacted]

SCHEDULE B, PART II
EXCEPTIONS
(continued)

D 10. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.

F 11. Rights of adjoining and contiguous owners to have maintained the uninterrupted flow of the waters of any stream which may flow on or through the Land.

G 12. Rights of the people of the State of Illinois in and to that part of the Land dedicated for public highway by instrument made by Jessie L. Bethel dated April 5, 1935 and recorded April 1, 1936 in book 87 pages 578-9.

H 13. Easement for taxiway over the East 100 feet of the Land as created in the declaration recorded January 19, 1973 as document 73-294 for the mutual benefit of adjoining owners in connection with the Landing strip immediately East of the Land reserving to the developer and/or the Aero Ridge Association Inc. the right to assess costs for the maintenance of same.

I 14. Grant of easement dated September 8, 1972 and recorded September 25, 1972 as document 72-4482 granted by Gilbert L. Niznik and Mary Lou Niznik, his wife to Northern Illinois Gas Company, its successors and assigns, for the public utility purposes described therein, together with the right of access thereto for said purposes, in, upon, under, along, and across the South 1/2 of Route 126.

J 15. Grant of easement dated January 11, 1974 and recorded March 11, 1974 as document 74-964 granted by Gilbert L. Niznik and Mary Lou Niznik, his wife to the Commonwealth Edison Company, its successors and assigns, for the public utility purposes described therein, together with the right of access thereto for said purposes, in, over, under, across, along, and upon that part of the Land described as follows: the East 10 feet of the East 505 feet of the South 10 feet of the North 50 feet of the West 1/2 Northwest 1/4; and also the West 10 feet of the East 300 feet of the South 10 feet of the North 50 feet of the West 1/2 Northwest 1/4.

K 16. Grant of easement dated May 28, 1974 and recorded June 17, 1974 as document 74-2864 granted by Gilbert L. Niznik and Mary Lou Niznik, his wife to the Commonwealth Edison Company, its successors and assigns, for the public utility purposes described therein, together with the right of access thereto for said purposes, in, over, under, across, along and upon that part of the Land falling in Route 126 and also the

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Name and Address of Title Insurance Agent: Gregg Ingemunson
[redacted]

SCHEDULE B, PART II
EXCEPTIONS
(continued)

South 10 feet of the North 50 feet of the Land.

B 17. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.

(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.

(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.

(h) "Title": The estate or interest described in Schedule A.

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

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

(a) the Notice;

(b) the Commitment to Issue Policy;

(c) the Commitment Conditions;

(d) Schedule A;

(e) Schedule B, Part I-Requirements;

(f) Schedule B, Part II-Exceptions; and

(g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

(i) comply with the Schedule B, Part I-Requirements;

(ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or

(iii) acquire the Title or create the Mortgage covered by this Commitment.

(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

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(continued)

(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

(d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars ($2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

END OF CONDITIONS

1031 EXCHANGE SERVICES

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

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Kendall County Soil & Water Conservation District

7775A Route 47, Yorkville, Illinois 60560 • (630)553-5821 extension 3

www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Michael Ruffatto and Erin Ruffatto
Address: [redacted]
City, State, Zip: [redacted]
Phone Number
Email: [redacted]

Contact Person: Daniel J. Kramer
[redacted]

Please select: How would you like to receive a copy of the NRI Report? ☐ Email ☐ Mail

Site Location & Proposed Use

Township Name Na-Au-Say Township 36 N, Range 8 E, Section(s) 13
Parcel Index Number(s) 06-13-101-011
Project or Subdivision Name Ruffatto Number of Acres 27.15
Current Use of Site vacant land Proposed Use 1 single family home
Proposed Number of Lots 1 Proposed Number of Structures 1
Proposed Water Supply well Proposed type of Wastewater Treatment septic
Proposed type of Storm Water Management

Type of Request

☑ Change in Zoning from A-1 to R-1
☐ Variance (Please describe fully on separate page)
☐ Special Use Permit (Please describe fully on separate page)
Name of County or Municipality the request is being filed with: Kendall County Planning, Building, and Zoning

In addition to this completed application form, please including the following to ensure proper processing:

☐ **Plat of Survey/Site Plan** – showing location, legal description and property measurements
☐ **Concept Plan** - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.
☐ If available: topography map, field tile map, copy of soil boring and/or wetland studies
☑ **NRI fee** (Please make checks payable to Kendall County SWCD)

The NRI fees, as of July 1, 2010, are as follows:

Full Report: $375.00 for five acres and under, plus $18.00 per acre for each additional acre or any fraction thereof over five.
Executive Summary Report: $300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

Fee for first five acres and under	$ 375.00
23 Additional Acres at $18.00 each	$ 414.00
Total NRI Fee	$ 789.00

NOTE: Applications are due by the 1st of each month to be on that month's SWCD Board Meeting Agenda. Once a completed application is submitted, please allow 30 days for inspection, evaluation and processing of this report.

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 3 years after the date reported.

X [redacted] 8/12/21
Petitioner or Authorized Agent **Date**

This report will be issued on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap or marital status.

FOR OFFICE USE ONLY

NRI# Date initially rec'd Date all rec'd Board Meeting
Fee Due $ Fee Paid $ Check # Over/Under Payment Refund Due

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Applicant: Mike and Eryn Ruffatto
Contact: Attorney Daniel J. Kramer
Address: [redacted]

IDNR Project Number: 2202727
Date: 08/17/2021

Project: Ruffato
Address: 27 acres vacant land on Route 126, Plainfield

Description: rezone property to allow one single family permit to build 1 home

Natural Resource Review Results

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

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

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

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

County: Kendall

Township, Range, Section:
36N, 8E, 12
36N, 8E, 13



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

Government Jurisdiction
Kendall County Planning, Building, & Zoning
Matt Asselmeier
111 W Fox Street
Yorkville, Illinois 60560

Disclaimer

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

IDNR Project Number: 2202727

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

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

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

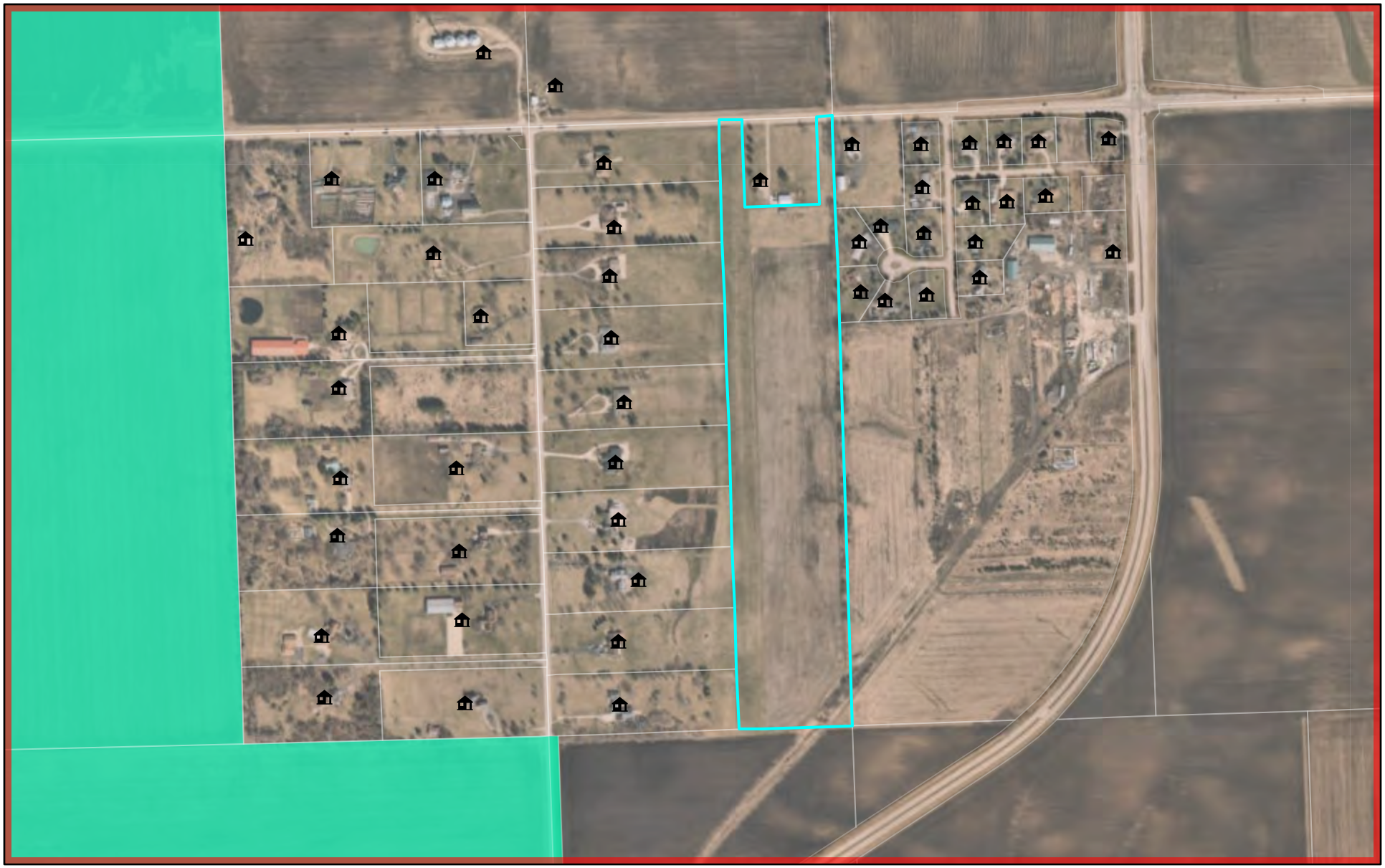
EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

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

Attachment 2



August 25, 2021

Kendall County Address Points

Parcels

Ownership Parcel

Incorporated Areas

Plainfield

1:9,600

0 0.05 0.1 0.2 mi

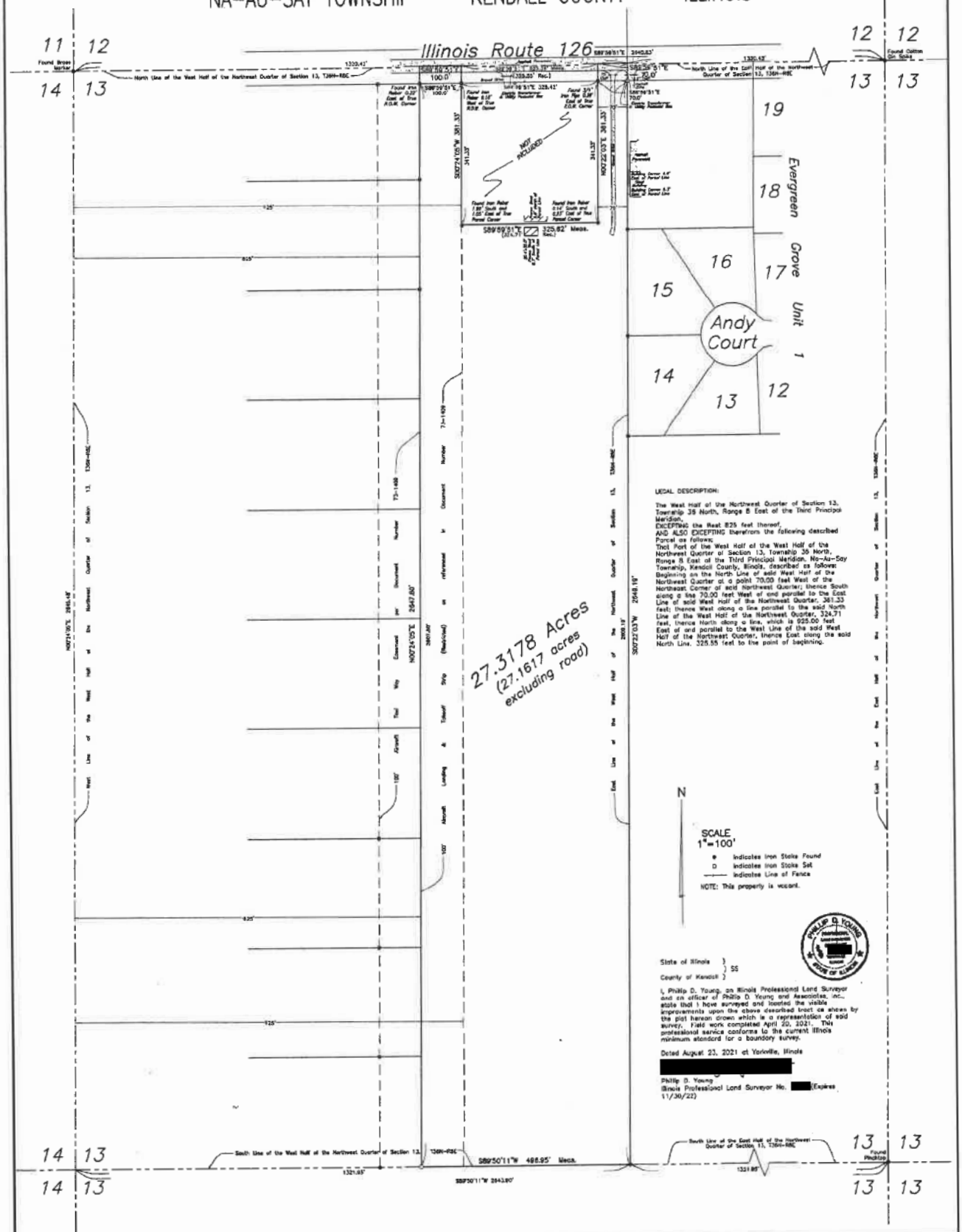
0 0.07 0.15 0.3 km

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Kendall County Web GIS

View GIS Disclaimer at https://www.co.kendall.il.us/departments/geographic-information-systems/gis-disclaimer-page/.

PLAT OF SURVEY OF
PART OF THE WEST HALF OF NORTHWEST QUARTER OF SECTION 13, T36N–R8E, 3rd P.M.
NA–AU–SAY TOWNSHIP KENDALL COUNTY ILLINOIS



JOB NO.	20102
JOB NAME	BRUMMEL
DWG FILE	20102
REVISION DATE	

Phillip D. Young and Associates, Inc.
LAND SURVEYING – TOPOGRAPHIC MAPPING – Lic.#184-002775

11078 South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580

check 72-11 (R1SU or R2SU) ??? map says R2-SU

wrong section & range NAAUSAY 36-8

Ord 92-6

#9121

ORDINANCE
AMENDING KENDALL COUNTY ZONING ORDINANCE AS AMENDED

WHEREAS, Aero Ridge Homeowners Association did petition the Zoning Board of Appeals of Kendall County for a public hearing in the manner required by law and the ordinances of Kendall County, Illinois for a proposed amendment to the Kendall County Zoning Ordinance adopted January 16, 1940; and

WHEREAS, said Zoning Board of Appeals did thereupon publish notice of a hearing on said proposed amendment to said Zoning Ordinance as provided by the Statures of the State of Illinois, and did then hold a public hearing on said proposed amendment on the 22nd day of November, 1991, A.D., in the Kendall County Board Room and at the conclusion of said hearing said Zoning Board of Appeals voted not in favor of recommending to the County Board of Kendall County, Illinois that the special use be amended in the manner required by law; and

NOW THEREFORE, BE IT ORDAINED by the County Board of Kendall County, Illinois that the following described property has an existing R1SU, Residential Special Use for use of aircraft landing field:

The West 825 feet of the West half of the Northwest quarter of Section 13, Township 37 North, Range 8 East of the Third Principal Meridian, located in Na-Au-Say Township, Kendall County, Illinois, except the North 100 feet and the West 200 feet thereof.

BE IT FURTHER ORDAINED that the above special use classification shall be expressly made subject to the following conditions:

Conditions to Special Use Amendment

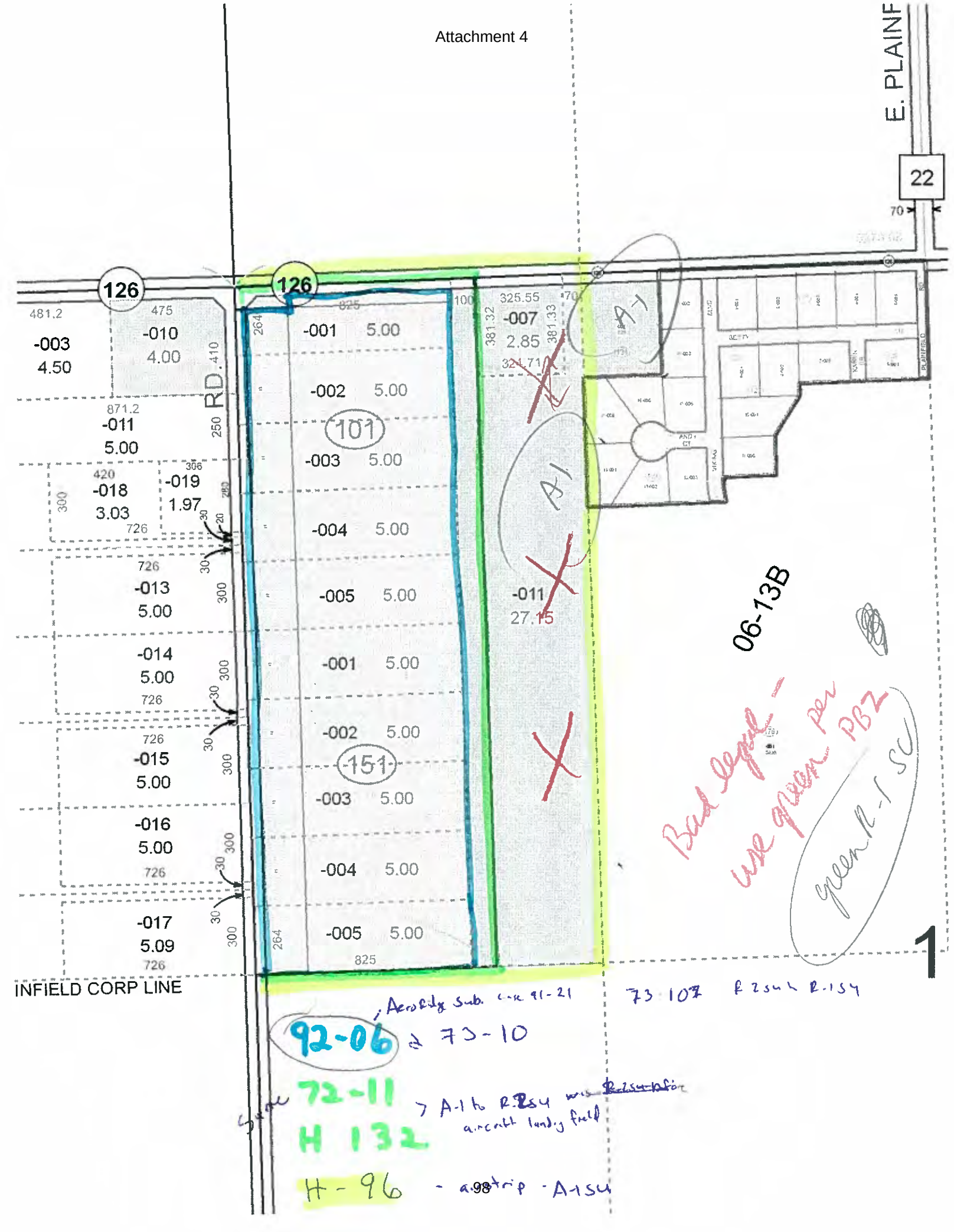
1. That the foregoing "Special Use' shall be subject to further review of the Zoning Board of Appeals and the Board of Supervisors upon notice directed to the owner of the premises herein described and a proper publication as required by law not less than fifteen days prior to date of hearing.
2. All lot owners are restricted to two airplanes which must be stored in their own hanger.
3. No airplane kept on the property unless wholly owned by a lot owner or an occupant of a dwelling in the development.
4. Each unit of this development subject to review before approval of plat.
5. There shall be no more than two airplanes per lot in the development.
6. Each individual lot and the home owners association shall be responsible for the continued maintenance of drainage tile now located in the real estate.
7. A copy of plane registrations shall be kept with the Building and Zoning office in the petitioners file #9121.

Passed this 9th day of June, 1992.

Chairman, County Board of
Kendall County, Illinois

ATTEST:

Paul P. Anderson
County Clerk
by Diana L Heck deputy


E. PLAINF
22
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481.2
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151
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-005 5.00
825
325.55
-007
2.85
381.32
381.33
321.71
A1
A1
-011
27.15
06-13B
Bad legal - use green per PBZ
green-1 SC
1
INFIELD CORP LINE
Aerofield Sub. case 91-21
73-107 R-2SM R-1SM
92-06 ≥ 73-10
72-11 > A-1 to R-2SM was R-2SM for aircraft landing field
H 132
H-96 - airstrip - A-1SM

Matt Asselmeier

From: Jon Stratton <JKStratton@Plainfieldfpd.com>
Sent: Saturday, August 28, 2021 6:20 AM
To: Matt Asselmeier
Subject: [External]Re: Kendall County Zoning Petition 21-32

Thanks for the information Matthew. The Plainfield Fire District has no issues with the change in land use to build a single family residence.

Chief Jon K. Stratton
Plainfield Fire Protection District
23748 W 135th Street
PO Box 911
Plainfield, IL 60544
815.405.8301 cell
815.436.5335 office
815.436.6420 fax

ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
September 7, 2021 – Unapproved Meeting Minutes

PBZ Chairman Scott Gengler called the meeting to order at 9:00 a.m.

Present:
Matt Asselmeier – PBZ Department
Meagan Briganti – GIS Department
Scott Gengler – PBZ Committee Chair
Brian Holdiman – PBZ Department
Commander Jason Langston – Sheriff's Department
Alyse Olson – Soil and Water Conservation District
Aaron Rybski – Health Department

Absent:
Greg Chismark – WBK Engineering, LLC
David Guritz – Forest Preserve
Fran Klaas – Highway Department

Audience:
Scott Richmond, Lorena Gutierrez, Jose DeJesus Gutierrez, Dan Kramer, Mike Schoppe, and Robert Velazquez

PETITIONS

Petition 21-32 Gilbert L. Niznik on Behalf of the Gilbert L. Niznik Revocable Trust Dated September 15, 2017 and Michael and Eryn Ruffatto

Mr. Asselmeier summarized the request.

Michael and Eryn Ruffatto would like to purchase the subject property from the Gilbert L. Niznik Trust Dated September 15, 2017 and construct one (1) house.

The western one hundred feet (100') of the subject property was part of a landing strip per Ordinance 1992-6 and was not part of the rezoning request.

The application materials, aerial of the property, plat of survey, and Ordinance 1992-6 were provided.

The property was approximately twenty-seven (27) acres.

The Future Land Use Map called for the property to be Suburban Residential (Max 1.00 DU/Acre).

Route 126 was a State maintained Arterial.

The County had a trail planned along Route 126.

There is no floodplain on the property. There is a riverine wetland along the southeast corner of the property.

The adjacent land uses were Agricultural, Single-Family Residential, and an Airstrip.

The adjacent zoning districts were A-1, R-1 SU, and R-3.

The County's Future Land Use Map called for the area to be Suburban Residential (Max 1.00 DU/Acre) and Commercial. The Village of Plainfield's Future Land Use Map called for the area to be Medium Density Residential, Village Residential, and Low Density Residential.

The nearby zoning districts in the unincorporated area were A-1, A-1 SU, R-1 SU, and R-3. The nearby zoning districts in the Village of Plainfield were Low Density Single-Family Residential PUD.

The A-1 special use permit to the west was for professional offices. The R-1 special use to the west was for an airstrip.

EcoCAT Report submitted and consultation was terminated.

The application for NRI was submitted on August 12, 2021.

Petition information was sent to Na-Au-Say Township on August 27, 2021.

Petition information was sent to the Village of Plainfield on August 27, 2021.

Petition information was sent to the Plainfield Fire Protection District on August 27, 2021, and they had no concerns about the request; their email was provided.

The Petitioners desired to rezone the subject property in order to build one (1) house on the subject property.

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

No public or private utilities were onsite.

The property fronted Route 126. Staff had no concerns regarding the ability of Route 126 to support the proposed map amendment.

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

No new odors are foreseen.

Any new lighting would be for residential use only.

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

Any signage would be residential in nature.

No noise was anticipated.

Any new homes would have to be constructed per Kendall County's Stormwater Management Ordinance.

The proposed Findings of Fact were as follows:

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

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1, R-3, and R-1 with a special use permit. Nearby properties inside the Village of Plainfield also have residential zoning.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently zoned A-1. Due to the property's size, a single-family home cannot be constructed on the property under A-1 zoning regulations.

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

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

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

Discussion occurred regarding the location and use of the airstrip.

Dan Kramer, Attorney for the Petitioner, explained the history of the residential development to the west of the subject property, the airstrip, and the history of the subject property.

Ms. Olson noted that the southern portion of the site has soils with some limitations. She also requested a soil erosion and sediment control plan.

Mr. Rybski made a motion, seconded by Commander Langston, to recommend of the requested map amendment.

With a voice vote of seven (7) ayes, the motion carried.

The proposal goes to the Kendall County Regional Planning Commission on September 22, 2021.

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Rybski made a motion, seconded by Ms. Briganti, to adjourn.

With a voice vote of seven (7) ayes, the motion carried.

The ZPAC, at 10:21 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP, CFM
Senior Planner

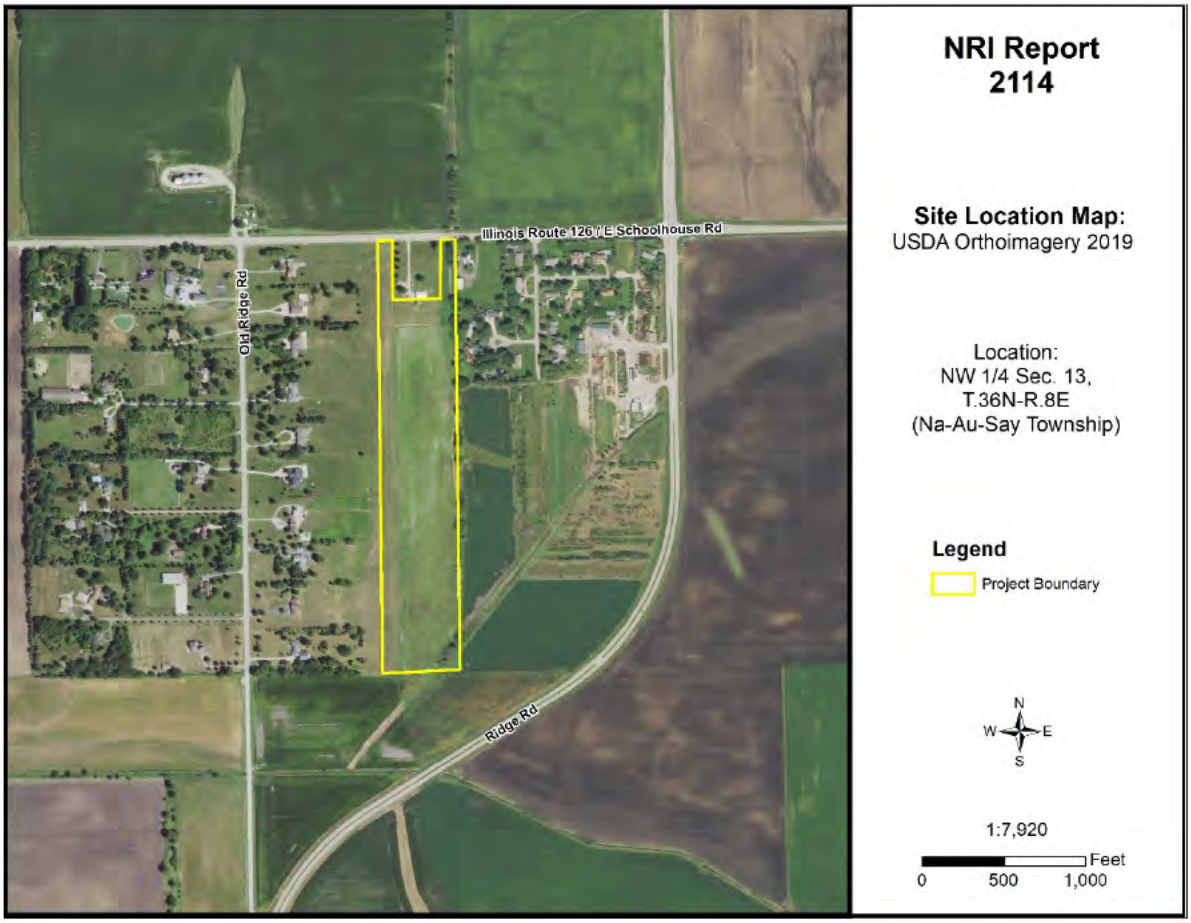
Enc.

KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
SEPTEMBER 7, 2021

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Dan Kramer 21-30	[redacted]	
Scott Richmond, Esq. 21-29		

NATURAL RESOURCE INFORMATION (NRI) REPORT: #2114



Sept. 2021

Petitioner: Michael & Eryn Ruffatto
Contact: Attorney Daniel J. Kramer

Prepared By:

Kendall County Soil & Water Conservation District
7775A Route 47
Yorkville, Illinois 60560
Phone: (630) 553-5821 x3
Fax: (630) 553-7442
www.kendallswcd.org

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

Natural Resource Information Report Number	2114
Date District Board Reviews Application	September 2021
Applicant's Name	Michael & Eric Ruffatto
Size of Parcel	27.15 acres
Current Zoning & Use	A-1 Agricultural; Cropland
Proposed Zoning & Use	R-1 Residential; One Single-Family Home
Parcel Index Number(s)	06-13-101-011
Contact Person	Attorney Daniel J. Kramer

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

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

PURPOSE AND INTENT

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

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

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

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

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

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

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EXECUTIVE SUMMARY

Natural Resource Information Report Number	#2114
Petitioner	Michael & Eryn Ruffatto
Contact Person	Attorney Daniel J. Kramer
County or Municipality the Petition is Filed With	Kendall County
Location of Parcel	NW ¼ of Section 13, Township 36 North, Range 8 East (Na-Au-Say Township) of the 3rd Principal Meridian
Project or Subdivision Name	Ruffatto Residence
Existing Zoning & Land Use	A-1 Agricultural; Cropland
Proposed Zoning & Land Use	R-1 Residential; One Single-Family Home
Proposed Water Source	Well
Proposed Type of Sewage Disposal System	Septic
Proposed Type of Storm Water Management	N/A
Size of Site	27.15 acres
Land Evaluation Site Assessment Score	185 (Land Evaluation: 88; Site Assessment: 97)

NATURAL RESOURCE CONSIDERATIONS

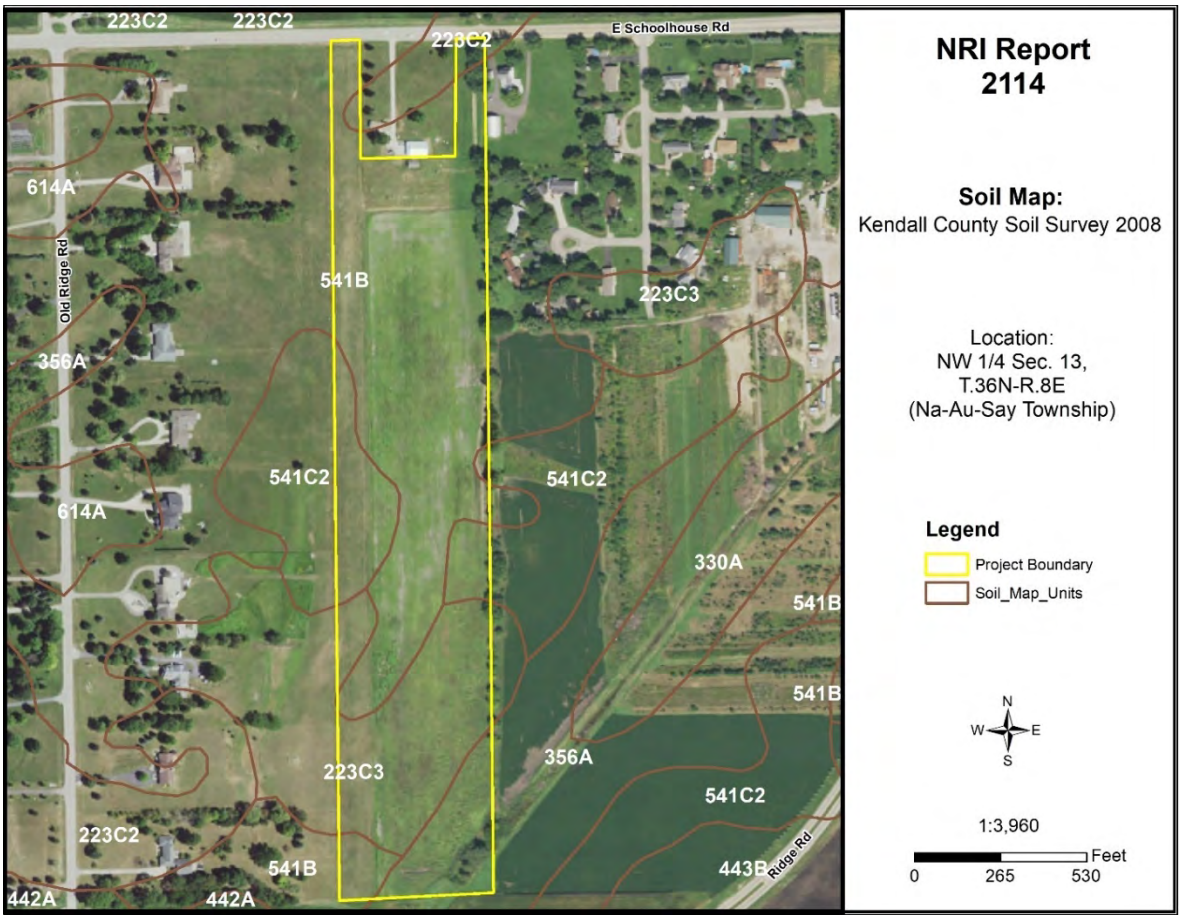


Figure 1: Soil Map

SOIL INFORMATION

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

Table 1: Soils Information

Map Unit	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation
223C2	Varna silt loam, 4-6% slopes, eroded	Moderately Well Drained	C	Non-Hydric	Prime Farmland
223C3	Varna silty clay loam, 4-6% slopes, severely eroded	Moderately Well Drained	C	Non-Hydric	Farmland of Statewide Importance
356A	Elpaso silty clay loam, 0-2% slopes	Poorly Drained	B/D	Hydric	Prime Farmland if drained
541B	Graymont silt loam, 2-5% slopes	Moderately Well Drained	C	Non-Hydric	Prime Farmland
541C2	Graymont silt loam, 5-10% slopes, eroded	Moderately Well Drained	C	Non-Hydric	Farmland of Statewide Importance

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

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

Hydric Soils – A hydric soil is one that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that supports the growth or regeneration of hydrophytic vegetation. Soils with hydric inclusions have map units dominantly made up of non-hydric soils that may have inclusions of hydric soils in the lower positions on the landscape. Of the soils found onsite, one is classified as hydric soil (356A Elpaso silty clay loam), and the remaining four are classified as non-hydric soils (223C2 Varna silt loam, 223C3 Varna silty clay loam, 541B Graymont silt loam, and 541C2 Graymont silt loam).

Prime Farmland – Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, two are designated as prime farmland (223C2 Varna silt loam and 541B Graymont silt loam), two are designated as farmland of statewide importance (223C3 Varna silty clay loam and 541C2 Graymont silt loam), and the remaining soil is designated as prime farmland if drained (356A Elpaso silty clay loam).

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

Table 2: Soil Limitations

Soil Type	Dwellings with Basements	Dwellings without Basements	Shallow Excavations	Lawns/ Landscaping	Conventional Septic Systems
223C2	Somewhat Limited	Somewhat Limited	Somewhat Limited	Somewhat Limited	Suitable/Not Limited
223C3	Very Limited	Somewhat Limited	Very Limited	Somewhat Limited	Suitable/Not Limited
356A	Very Limited	Very Limited	Very Limited	Very Limited	Unsuitable/ Very Limited
541B	Somewhat Limited	Somewhat Limited	Somewhat Limited	Somewhat Limited	Suitable/Not Limited
541C2	Very Limited	Somewhat Limited	Very Limited	Somewhat Limited	Suitable/Not Limited

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

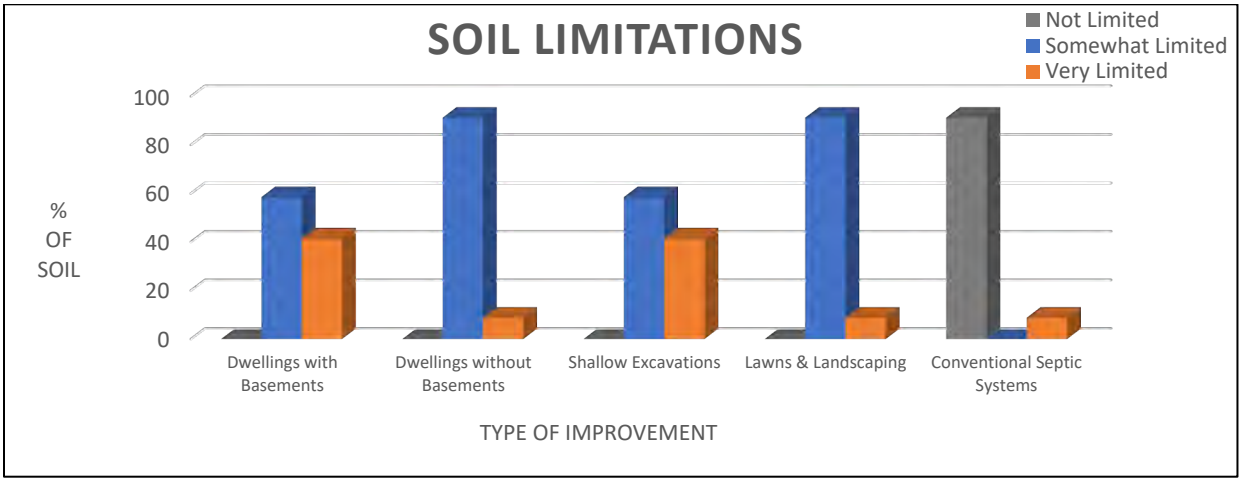


Figure 2: Soil Limitations

KENDALL COUNTY LAND EVALUATION AND SITE ASSESSMENT (LESA)

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

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

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

- The Land Evaluation score for this site is **88**, indicating that this site is **well suited** for agricultural uses.

- **Site Assessment (SA)**: The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Site Assessment value is based on a 200-point scale and accounts for 2/3 of the total score. The Kendall County LESA Committee is responsible for this portion of the LESA system.
    - The Site Assessment score for this site is **97**.

The **LESA Score for this site is 185 out of a possible 300, which indicates a low level of protection** for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

WETLANDS

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

FLOODPLAIN

The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for Kendall County, Community Panel No. 17093C0135H (effective date January 8, 2014) was reviewed to determine the presence of floodplain and floodway areas within the project site. According to the map, the parcel **is not located within** the floodplain and floodway.

SEDIMENT AND EROSION CONTROL

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

LAND USE FINDINGS:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed development plans for Petitioners Michael & Eryn Ruffatto for the proposed change in zoning from A-1 Agricultural to R-1 Residential to construct one single-family home on the parcel within Na-Au-Say Township of Kendall County located in the NW ¼ of Section 13, Township 36N, and Range 8E of the 3rd Principal Meridian. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board presents the following information.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible. Of the soils found onsite, 100% are classified as prime farmland, prime farmland if drained, or farmland of statewide importance. A land evaluation (LE), which is a part of the Land Evaluation and Site Assessment (LESA), was conducted on this parcel. The soils on this parcel scored an 88 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA Score for this site is 185 out of a possible 300, which indicates a low level of protection for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

Soils found on the project site are rated for specific uses and can have potential limitations for development. Soil types with severe limitations do not preclude the ability to develop the site for the proposed use, but it is important to note that the limitation may require soil reclamation, special design/engineering, or maintenance to obtain suitable soil conditions to support development with significant limitations. This report indicates that for soils located on the parcel, 41.5% are very limited for dwellings with basements and shallow excavations, and 8.8% are very limited for dwellings without basements and lawns/landscaping. The remaining land is considered somewhat limited for these types of developments/uses. Additionally, 8.8% of the soils are considered unsuitable for conventional septic systems. This information is based on the soil in an undisturbed state. If the scope of the project may include the use of onsite septic systems, please consult with the Kendall County Health Department.

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

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

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

[redacted]
SWCD Board Representative

9/13/2021
Date

PARCEL LOCATION

Location Map for Natural Resources Information Report #2114

NW ¼ of Section 13, Township 36 North, Range 8 East (Na-Au-Say Township) on 27.15 acres. This parcel is located west and north of Ridge Road, east of Old Ridge Road, and south of E. Schoolhouse Road in Plainfield, IL. The parcel is part of unincorporated Kendall County.

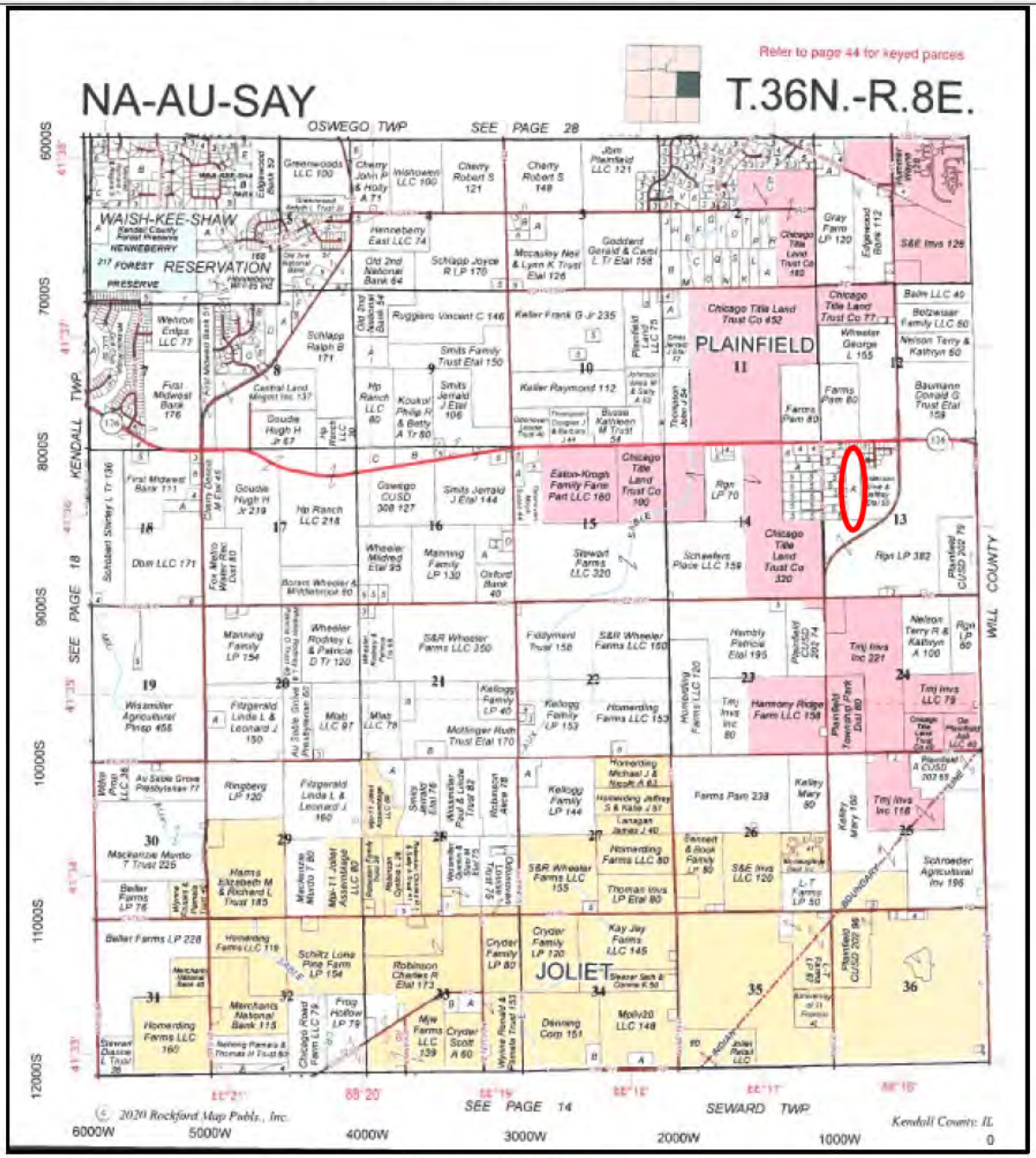


Figure 3: 2021 Plat Map

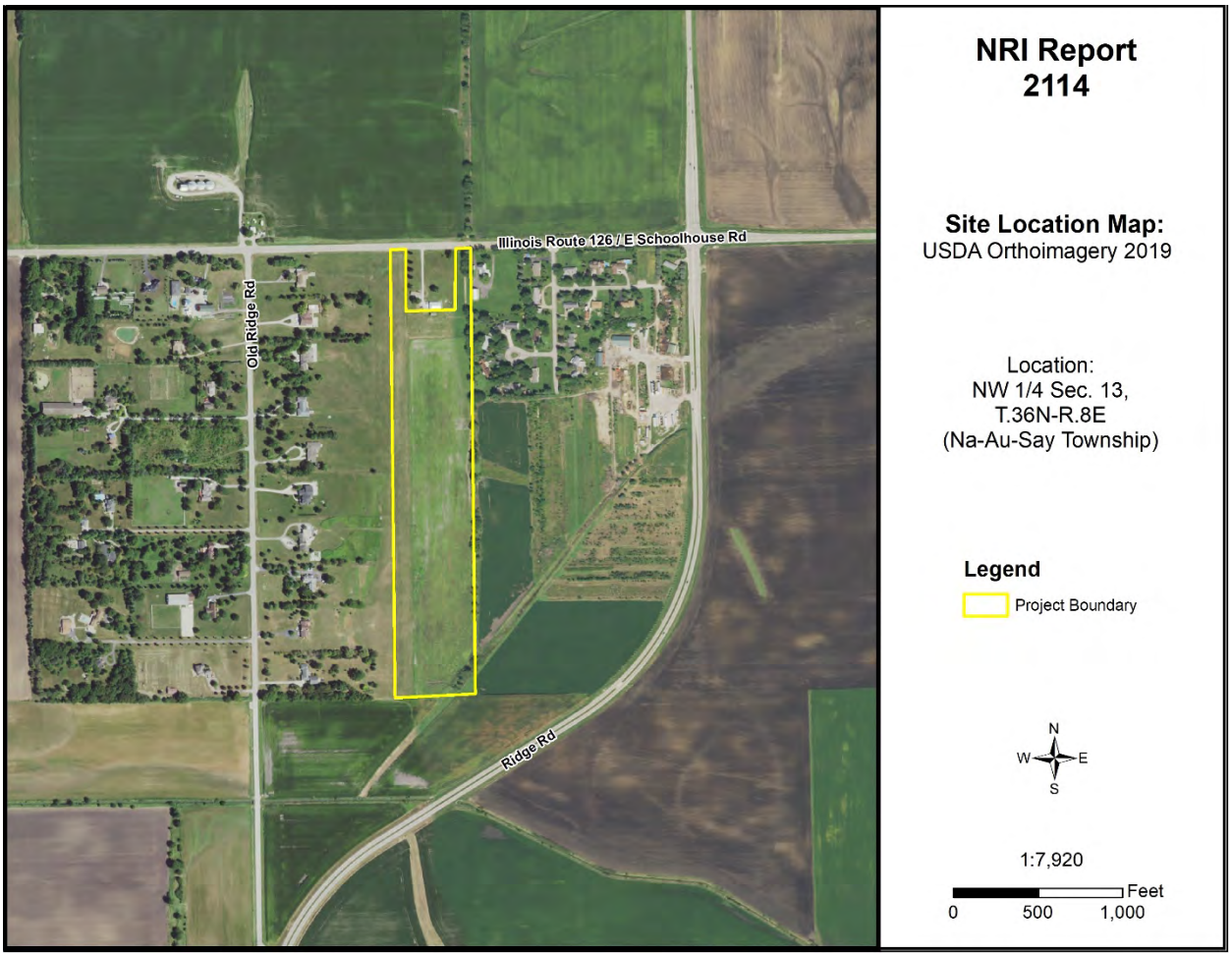


Figure 4: 2019 Aerial Map with NRI Site Boundary

ARCHAEOLOGIC/CULTURAL RESOURCES INFORMATION

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

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

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

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

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

ECOLOGICALLY SENSITIVE AREAS

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

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

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

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

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

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

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

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

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

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

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

BIOLOGICAL RESOURCES CONCERNING THE SUBJECT PARCEL

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

Office maps indicate that ecologically sensitive area(s) <u>are</u> located on or near the parcel in question (PIQ). According to the U.S. Fish & Wildlife Service's National Wetlands Inventory, a riverine wetland is located along the southeast corner of the property.

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

SOILS INFORMATION

IMPORTANCE OF SOILS INFORMATION

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

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

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

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

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

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

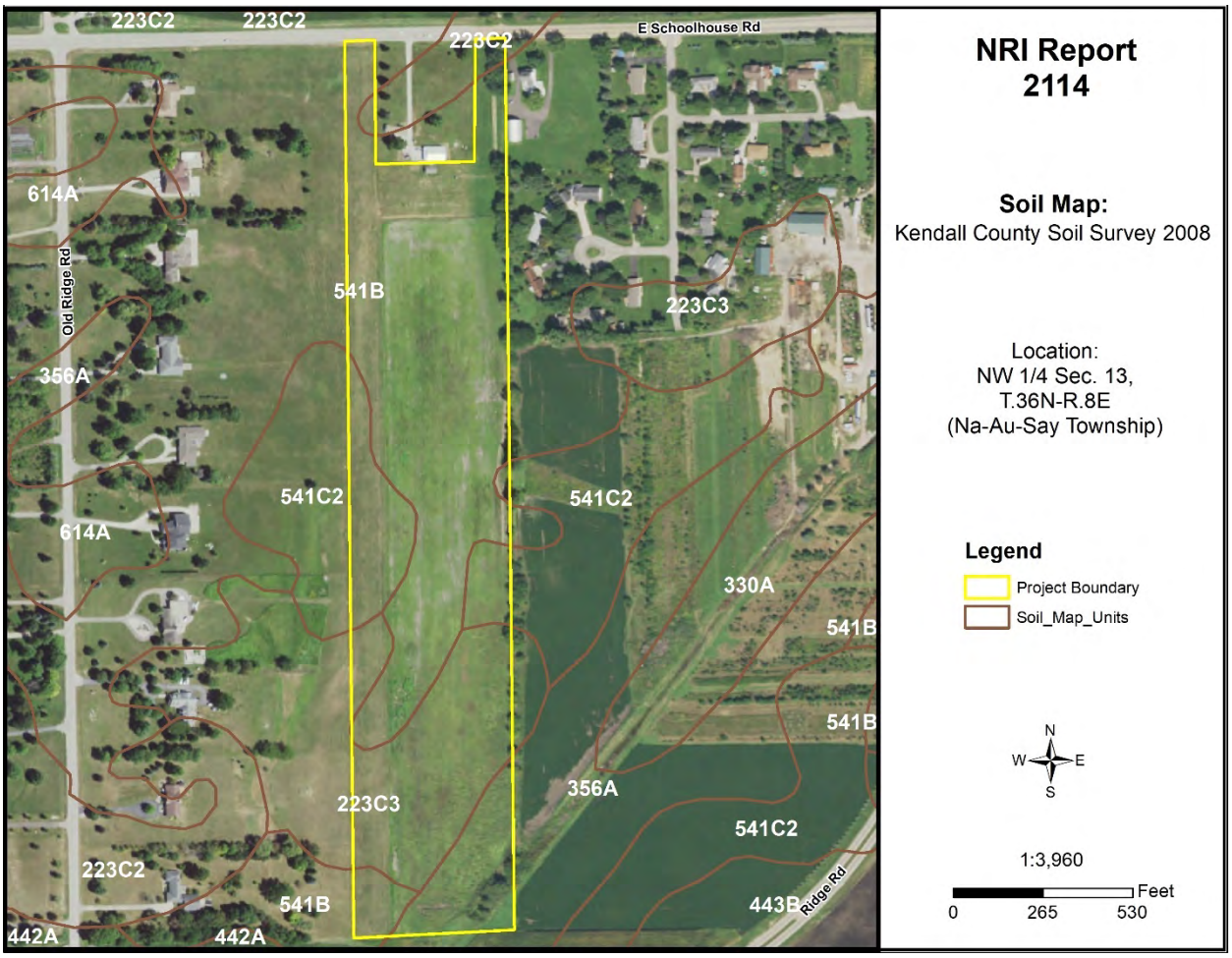


Figure 5: Soil Map

Table 3: Soil Map Unit Descriptions

Symbol	Descriptions	Acres	Percent
223C2	Varna silt loam, 4-6% slopes, eroded	0.3	1.0%
223C3	Varna silty clay loam, 4-6% slopes, severely eroded	5.9	21.4%
356A	Elpaso silty clay loam, 0-2% slopes	2.4	8.8%
541B	Graymont silt loam, 2-5% slopes	15.7	57.5%
541C2	Graymont silt loam, 5-10% slopes, eroded	3.1	11.3%

Source: National Cooperative Soil Survey – USDA-NRCS

SOILS INTERPRETATIONS EXPLANATION

GENERAL – NONAGRICULTURAL

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

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

LIMIATIONS RATINGS

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

BUILDING LIMITATIONS

BUILDING ON POORLY SUITED OR UNSUITABLE SOILS

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

Dwellings with Basements – Ratings are for undisturbed soil for a building structure of less than 3 stories with a basement. The foundation is assumed to be spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs.

Dwellings without Basements – Ratings are for undisturbed soil for a house of three stories or less than 3 stories without a basement. The foundation is assumed to be spread footings of reinforced concrete at a depth of 2 feet or the depth of maximum frost penetration, whichever is deeper. The ratings for dwellings are based on soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs.

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

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

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

Table 4: Building Limitations

Soil Type	Dwellings with Basements	Dwellings without Basements	Shallow Excavations	Lawns & Landscaping	Onsite Conventional Sewage Systems	Acres	%
223C2	**Somewhat Limited:** Depth to saturated zone	**Somewhat Limited:** Shrink-swell	**Somewhat Limited**: Depth to saturated zone; Dusty; Unstable excavation walls	**Somewhat Limited:** Dusty	**Suitable**	0.3	1.0%
223C3	**Very Limited:** Depth to saturated zone	**Somewhat Limited:** Depth to saturated zone	**Very Limited:** Depth to saturated zone; Dusty; Unstable excavation walls	**Somewhat Limited:** Depth to saturated zone; Dusty	**Suitable**	5.9	21.4%
356A	**Very Limited:** Ponding; Depth to saturated zone; Shrink-swell	**Very Limited:** Ponding; Depth to saturated zone; Shrink-swell	**Very Limited:** Ponding; Depth to saturated zone; Dusty; Unstable excavation walls	**Very Limited:** Ponding; Depth to saturated zone; Dusty	**Unsuitable:** Wet	2.4	8.8%
541B	**Somewhat Limited:** Depth to saturated zone; Shrink-swell	**Somewhat Limited:** Shrink-swell	**Somewhat Limited:** Depth to saturated zone; Dusty; Unstable excavation walls	**Somewhat Limited:** Dusty	**Suitable**	15.7	57.5%
541C2	**Very Limited:** Depth to saturated zone; Shrink-swell	**Somewhat Limited:** Shrink-swell	**Very Limited:** Depth to saturated zone; Dusty; Unstable excavation walls	**Somewhat Limited:** Dusty	**Suitable**	3.1	11.3%
% Very Limited	**41.5%**	**8.8%**	**41.5%**	**8.8%**	**8.8%**		

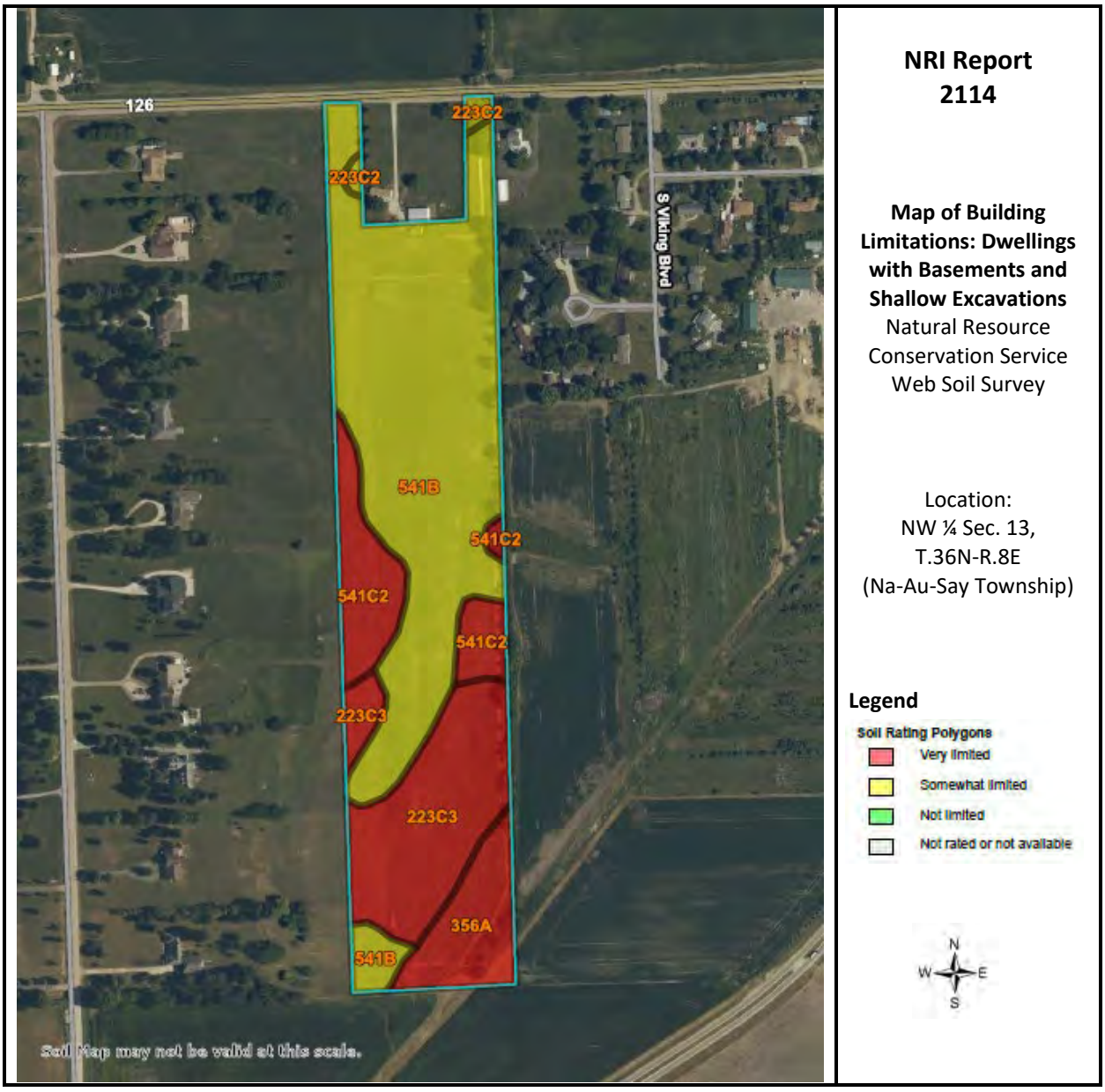


Figure 6A: Map of Building Limitations – Dwellings with Basements and Shallow Excavations



Figure 6B: Map of Building Limitations – Dwellings without Basements and Lawns & Landscaping

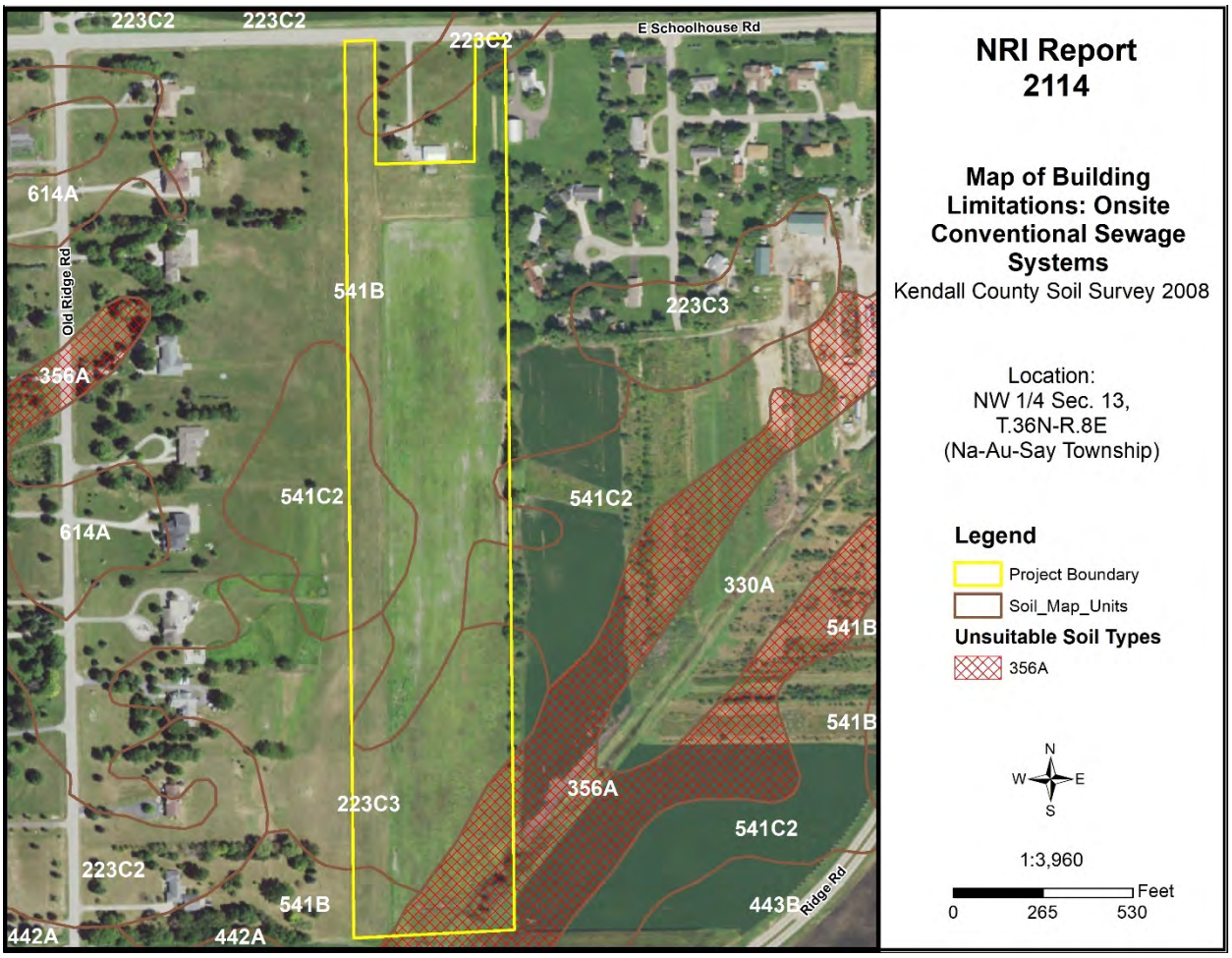


Figure 6C: Map of Building Limitations – Onsite Conventional Sewage System

SOIL WATER FEATURES

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

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

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

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

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

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

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

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

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

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

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

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

Table 5: Water Features

Map Unit	Hydrologic Group	Surface Runoff	Water Table	Ponding	Flooding
223C2	C	High	January **Upper/Lower Limit**: -- February – April **Upper Limit:** 2.0’-3.5’ **Lower Limit:** 2.2’-5.5’ May – December **Upper/Lower Limit**: --	January – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: None	January – December **Duration**: -- **Frequency**: None
223C3	C	High	January **Upper/Lower Limit**: -- February – April **Upper Limit:** 2.0’-3.5’ **Lower Limit:** 2.2’-5.5’ May – December **Upper/Lower Limit**: --	January – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: None	January – December **Duration**: -- **Frequency**: None
356A	B/D	Negligible	January – May **Upper Limit:** 0.0’-1.0’ **Lower Limit:** 6.0’ June – December **Upper/Lower Limit**: --	January – May **Surface Water Depth:** 0.0’-0.5’ **Duration:** Brief (2 to 7 days) **Frequency:** Frequent June – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: None	January – December **Duration**: -- **Frequency**: None
541B	C	Low	January **Upper/Lower Limit**: -- February – April **Upper Limit:** 2.0’-3.5’ **Lower Limit:** 2.2’-4.3’ May – December **Upper/Lower Limit**: --	January – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: None	January – December **Duration**: -- **Frequency**: None
541C2	C	Medium	January **Upper/Lower Limit**: -- February – April **Upper Limit:** 2.0’-3.5’ **Lower Limit:** 2.2’-4.3’ May – December **Upper/Lower Limit**: --	January – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: None	January – December **Duration**: -- **Frequency**: None

SOIL EROSION AND SEDIMENT CONTROL

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

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

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

The general principles of erosion and sedimentation control measures include:

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

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

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

Table 6: Soil Erosion Potential

Soil Type	Slope	Rating	Acreage	Percent of Parcel
223C2	4-6%	Moderate	0.3	1.0%
223C3	4-6%	Severe	5.9	21.4%
356A	0-2%	Slight	2.4	8.8%
541B	2-5%	Slight	15.7	57.5%
541C2	5-10%	Moderate	3.1	11.3%

PRIME FARMLAND SOILS

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

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

Table 7: Prime Farmland Soils

Soil Types	Prime Designation	Acreage	Percent
223C2	Prime Farmland	0.3	1.0%
223C3	Farmland of Statewide Importance	5.9	21.4%
356A	Prime Farmland if drained	2.4	8.8%
541B	Prime Farmland	15.7	57.5%
541C2	Farmland of Statewide Importance	3.1	11.3%
% Prime Farmland	**100%**		

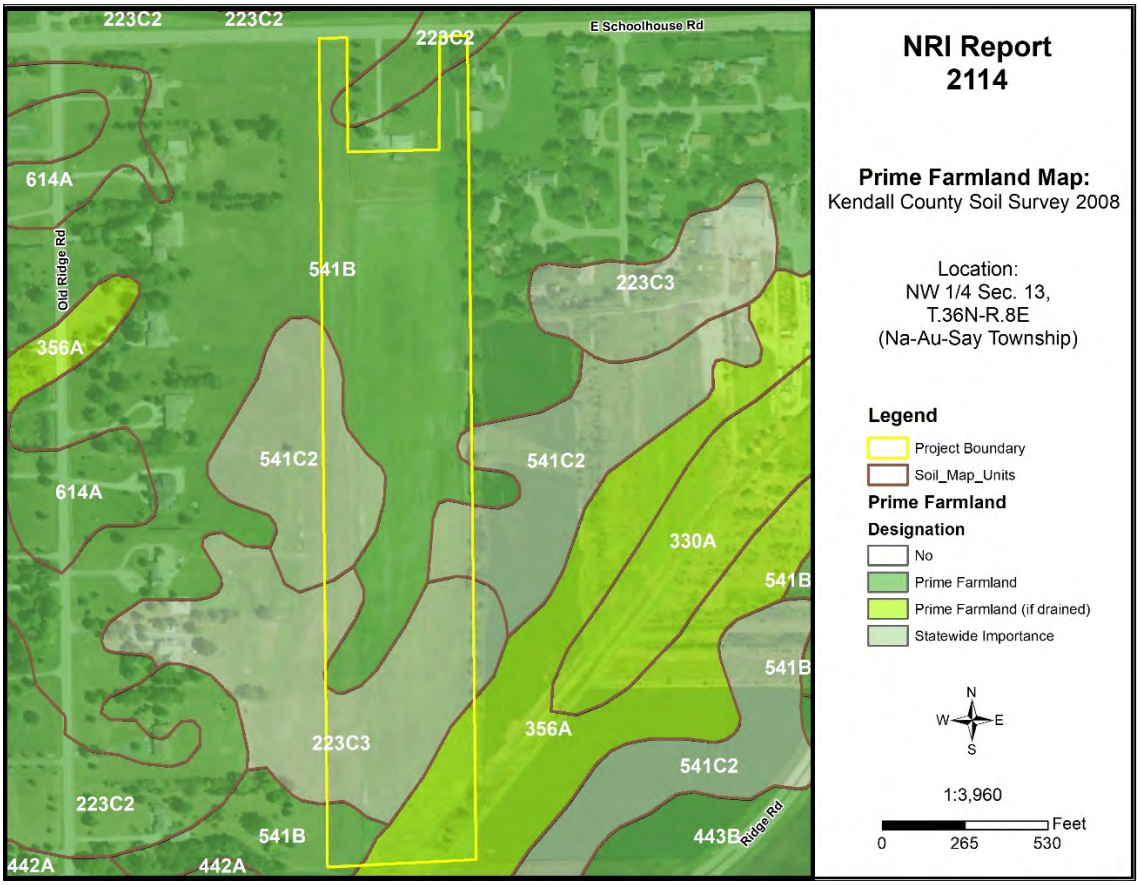


Figure 7: Map of Prime Farmland Soils

LAND EVALUATION AND SITE ASSESSMENT (LESA)

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

LAND EVALUATION (LE)

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

SITE ASSESSMENT (SA)

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

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

Table 8A: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
223C2	4	79	0.3	23.7
223C3	6	69	5.9	407.1
356A	1	100	2.4	240
541B	2	94	15.7	1,475.8
541C2	5	82	3.1	254.2
Totals			**27.4**	**2,400.8**
LE Calculation			(Product of relative value / Total Acres) 2,400.8 / 27.4 = 87.62	
LE Score			**LE = 88**	

The Land Evaluation score for this site is 88, indicating that this site is designated as prime farmland that is well suited for agricultural uses considering the Land Evaluation score is above 80.

Table 8B: Site Assessment Computation

A.	**Agricultural Land Uses**	**Points**
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	20
	2. Current land use adjacent to site. (30-20-15-10-0)	10
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	15
	4. Size of site. (30-15-10-0)	10
B.	**Compatibility / Impact on Uses**	
	1. Distance from city or village limits. (20-10-0)	0
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	0
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	7
C.	**Existence of Infrastructure**	
	1. Availability of public sewage system. (10-8-6-0)	10
	2. Availability of public water system. (10-8-6-0)	10
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	8
	Site Assessment Score:	**97**

The Site Assessment score for this site is 97. The Land Evaluation value (88) is added to the Site Assessment value (97) to obtain a LESA Score of 185. The table below shows the level of protection for the proposed project site based on the LESA Score.

Table 9: LESA Score Summary

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

Land Evaluation Value: 88 + **Site Assessment Value:** 97 = **LESA Score: 185**

The LESA Score for this site is 185 which indicates a low level of protection for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

LAND USE PLANS

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

DRAINAGE, RUNOFF, AND FLOOD INFORMATION

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

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

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

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

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

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

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

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

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

IMPORTANCE OF FLOOD INFORMATION

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

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

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

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

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

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

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

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

This parcel is located on rolling topography (slopes 0 to 10%) with an elevation of approximately 662' above sea level. According to the FIRM map, the parcel in question does not contain floodway or floodplain. The parcel drains predominantly south.

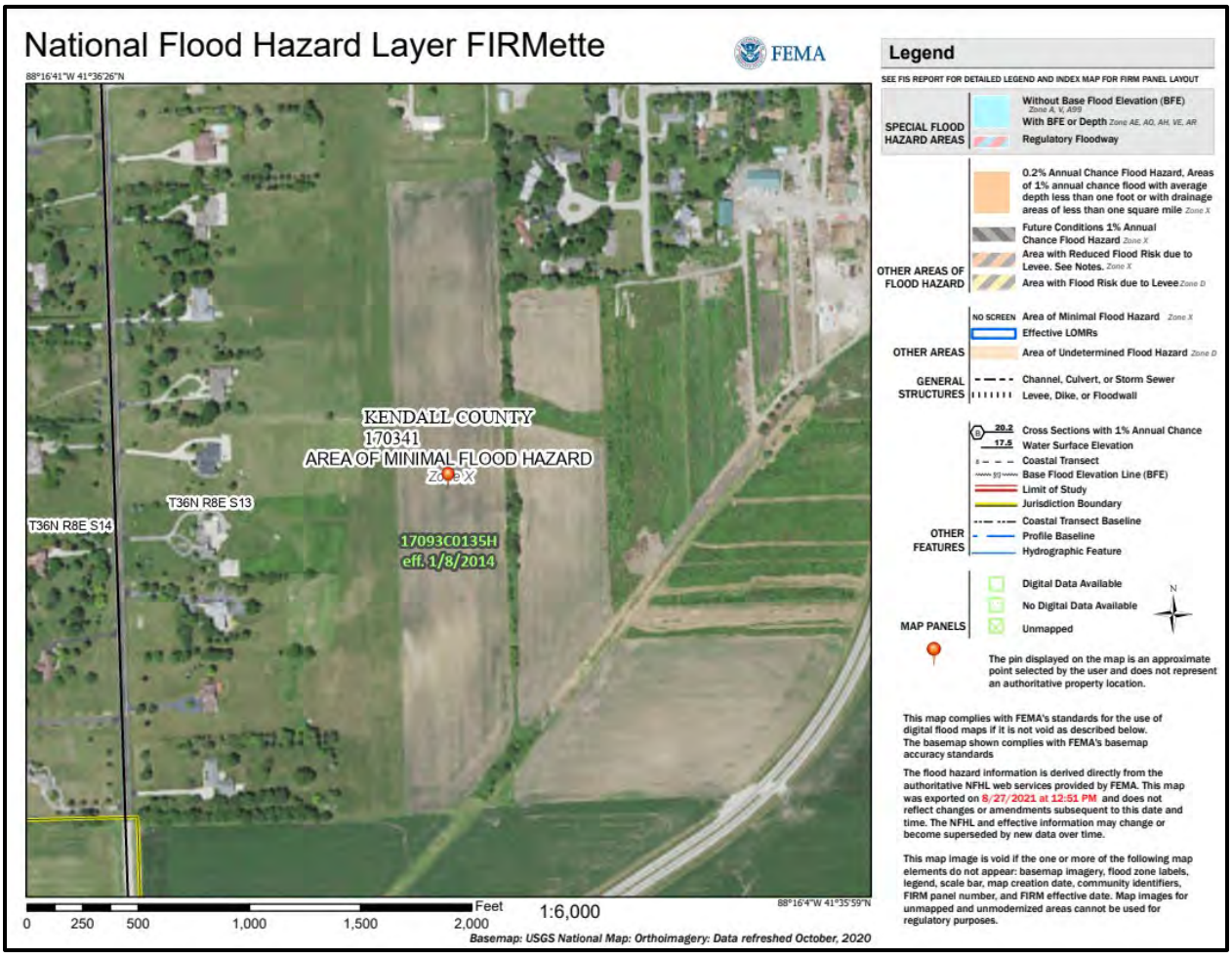


Figure 8: FEMA Floodplain Map

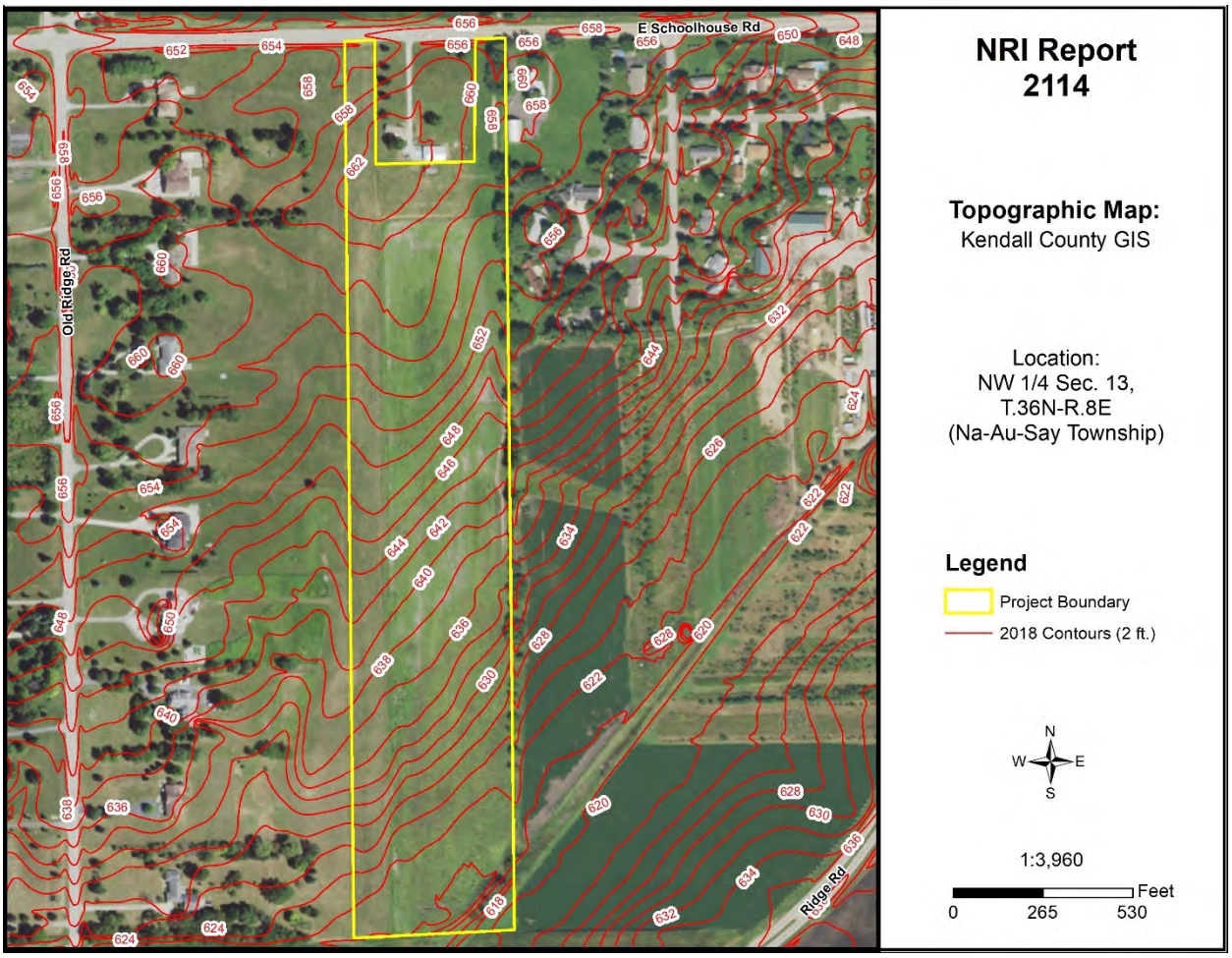


Figure 9: Topographic Map

WATERSHED PLANS

WATERSHED AND SUB WATERSHED INFORMATION

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

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

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

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

This parcel is located within the Upper Illinois River Watershed and the East Branch Aux Sable Creek Sub Watershed.

WETLAND INFORMATION

IMPORTANCE OF WETLAND INFORMATION

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

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

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

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

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

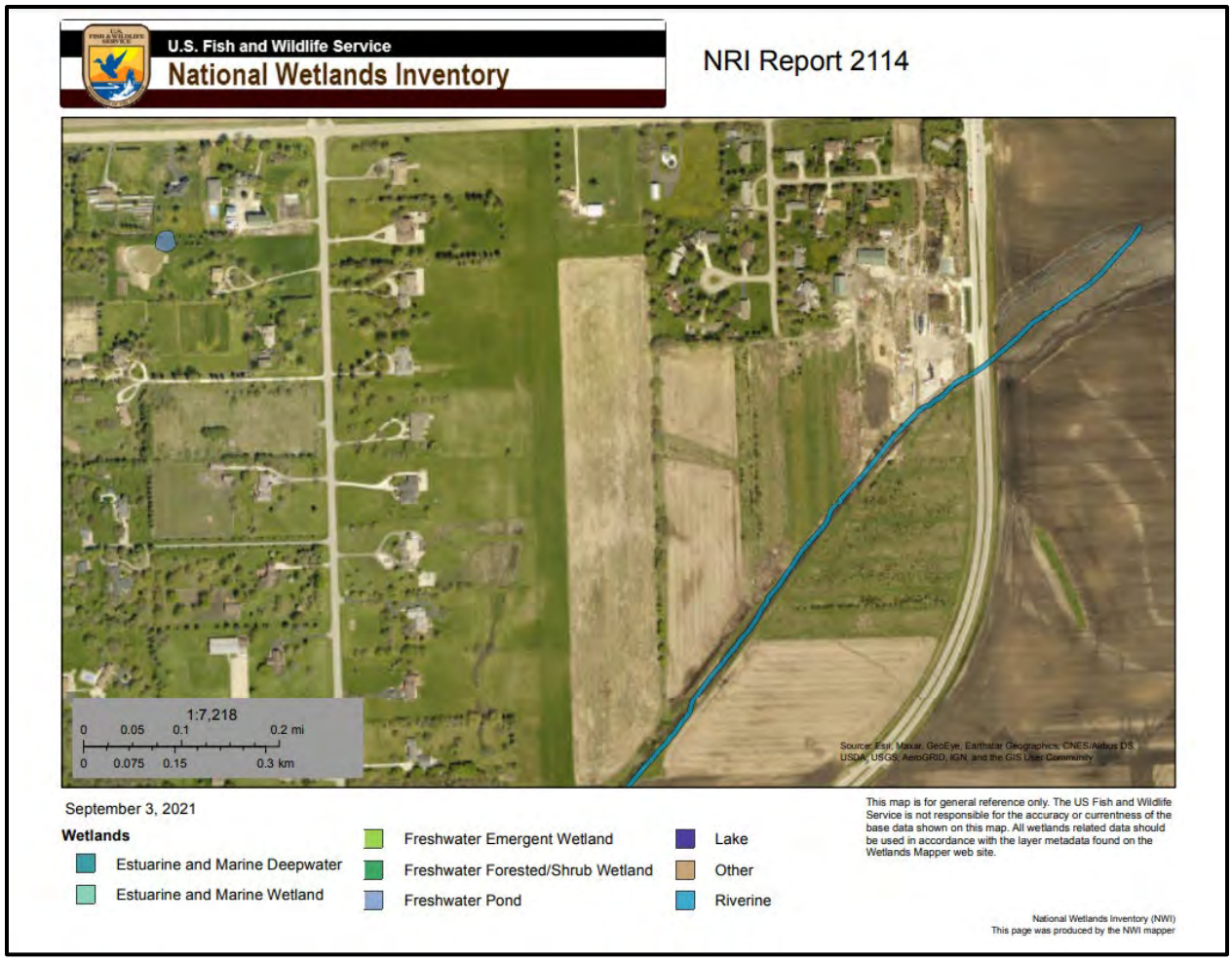


Figure 10: Wetland Map – USFWS National Wetland Inventory

Office maps indicate that mapped wetlands <u>are</u> present on the parcel in question (PIQ). According to the NWI map, a riverine wetland is located along the southeast corner of the PIQ.

HYDRIC SOILS

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

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

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

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

Table 10: Hydric Soils

Soil Types	Drainage Class	Hydric Designation	Hydric Inclusions Likely	Acreage	Percent
223C2	Moderately Well Drained	Non-Hydric	No	0.3	1.0%
223C3	Moderately Well Drained	Non-Hydric	No	5.9	21.4%
356A	Poorly Drained	Hydric	No	2.4	8.8%
541B	Moderately Well Drained	Non-Hydric	Yes	15.7	57.5%
541C2	Moderately Well Drained	Non-Hydric	Yes	3.1	11.3%

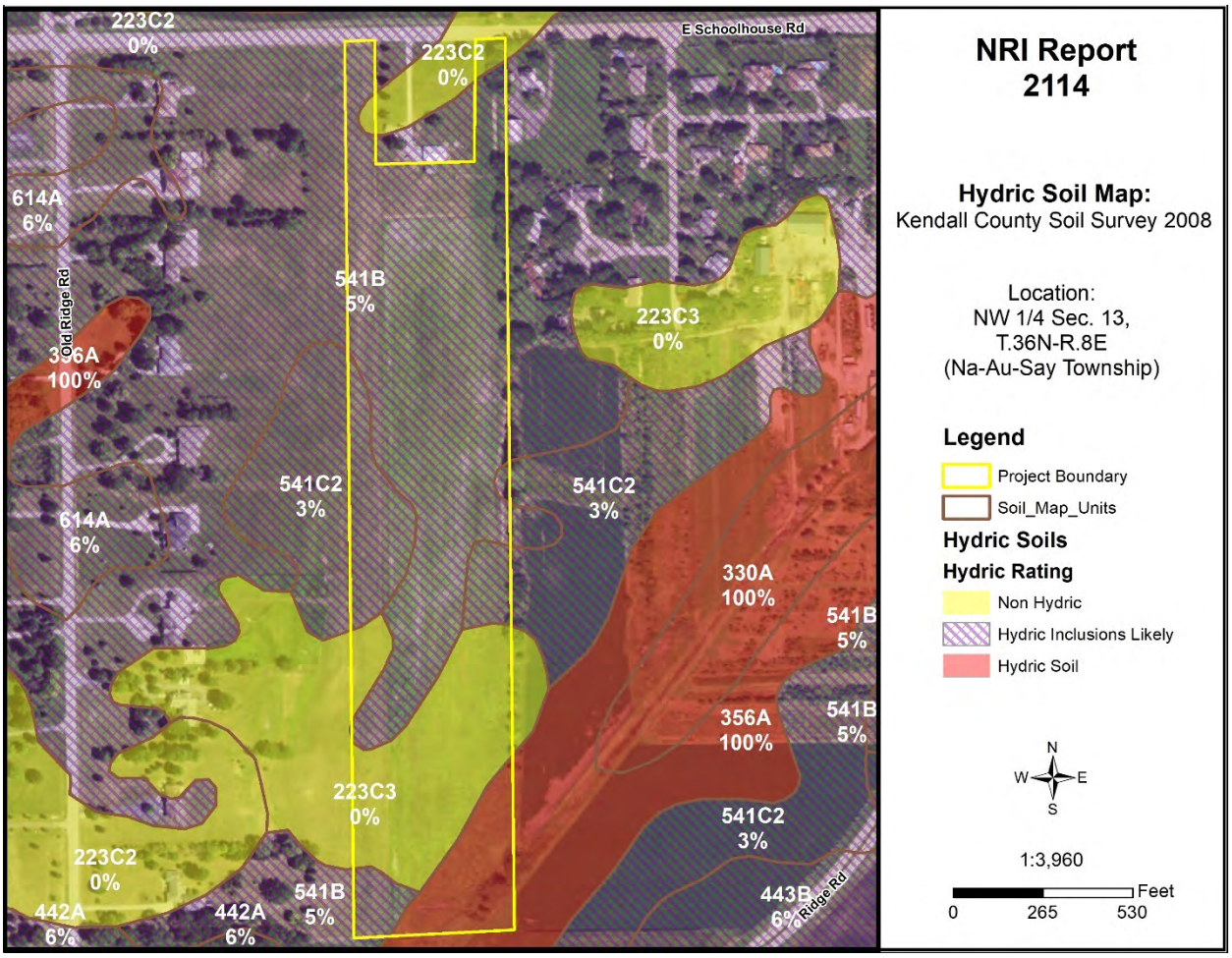


Figure 11: Hydric Soil Map

WETLAND AND FLOODPLAIN REGULATIONS

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

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

WHO MUST APPLY?

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

REGULATORY AGENCIES

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

COORDINATION

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

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

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PALUSTRINE - Name given to inland freshwater wetlands.

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

PIQ - Parcel in question

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

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

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

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

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

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

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

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

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

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

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

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

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

REFERENCES

Hydric Soils of the United States. USDA Natural Resources Conservation Service, 2007.

DFIRM – Digital Flood Insurance Rate Maps for Kendall County. Prepared by FEMA – Federal Emergency Management Agency.

Hydrologic Unit Map for Kendall County. Natural Resources Conservation Service, United States Department of Agriculture.

Land Evaluation and Site Assessment System. The Kendall County Department of Planning Building and Zoning, and The Kendall County Soil and Water Conservation District. In cooperation with: USDA, Natural Resources Conservation Service.

Soil Survey of Kendall County. United States Department of Agriculture 2008, Natural Resources Conservation Service.

Illinois Urban Manual. Association of Illinois Soil & Water Conservation Districts, 2020.

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

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

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

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

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

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

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

KENDALL COUNTY
REGIONAL PLANNING COMMISSION

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

Unapproved - Meeting Minutes of September 22, 2021 - 7:00 p.m.

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

ROLL CALL

Members Present: Bill Ashton, Roger Bledsoe, Tom Casey, Dave Hamman, Karin McCarthy-Lange, Larry Nelson, Ruben Rodriguez (arrived at 7:05 p.m.), Claire Wilson (arrived at 7:05 p.m.), and Seth Wormley
Members Absent: Bob Stewart
Staff Present: Matthew H. Asselmeier, Senior Planner
Others Present: Scott Richmond, Lorena Gutierrez, Dan Kramer, Eryn Ruffatto, David Cline, William Sales, June Alice, and Robert VanderBeek

PETITIONS

Petition 21-32 Gilbert L. Niznik on Behalf of the Gilbert L. Niznik Revocable Trust Dated September 15, 2017 and Michael and Eryn Ruffatto

Mr. Asselmeier summarized the request.

Michael and Eryn Ruffatto would like to purchase the subject property from the Gilbert L. Niznik Trust Dated September 15, 2017 and construct one (1) house.

The western one hundred feet (100') of the subject property was part of a landing strip per Ordinance 1992-6 and was not part of the rezoning request.

The application materials, aerial of the property, plat of survey, and Ordinance 1992-6 were provided.

The property was approximately twenty-seven (27) acres.

The Future Land Use Map called for the property to be Suburban Residential (Max 1.00 DU/Acre).

Route 126 was a State maintained Arterial.

The County had a trail planned along Route 126.

There is no floodplain on the property. There is a riverine wetland along the southeast corner of the property.

The adjacent land uses were Agricultural, Single-Family Residential, and an Airstrip.

The adjacent zoning districts were A-1, R-1 SU, and R-3.

The County's Future Land Use Map called for the area to be Suburban Residential (Max 1.00 DU/Acre) and Commercial. The Village of Plainfield's Future Land Use Map called for the area to be Medium Density Residential, Village Residential, and Low Density Residential.

The nearby zoning districts in the unincorporated area were A-1, A-1 SU, R-1 SU, and R-3. The nearby zoning districts in the Village of Plainfield were Low Density Single-Family Residential PUD.

The A-1 special use permit to the west was for professional offices. The R-1 special use to the west was for an airstrip.

EcoCAT Report submitted and consultation was terminated.

The application for NRI was submitted on August 12, 2021. The LESA Score was 185 indicating a low level of protection. The NRI Report was provided.

Petition information was sent to Na-Au-Say Township on August 27, 2021.

Petition information was sent to the Village of Plainfield on August 27, 2021.

Petition information was sent to the Plainfield Fire Protection District on August 27, 2021, and they had no concerns about the request; their email was provided.

ZPAC reviewed this proposal at their meeting on September 7, 2021. ZPAC recommended approval of the request by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of this meeting were provided.

The Petitioners desired to rezone the subject property in order to build one (1) house on the subject property.

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

No public or private utilities were onsite.

The property fronted Route 126. Staff had no concerns regarding the ability of Route 126 to support the proposed map amendment.

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

No new odors are foreseen.

Any new lighting would be for residential use only.

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

Any signage would be residential in nature.

No noise was anticipated.

Any new homes would have to be constructed per Kendall County's Stormwater Management Ordinance.

The proposed Findings of Fact were as follows:

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

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1, R-3, and R-1 with a special use permit. Nearby properties inside the Village of Plainfield also have residential zoning.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently zoned A-1. Due to the property's size, a single-family home cannot be constructed on the property under A-1 zoning regulations.

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

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

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

Chairman Ashton asked if the airstrip would remain. Dan Kramer, Attorney for the Petitioner responded yes.

Mr. Kramer provided a history of the residential development to the west.

Mr. Kramer stated the driveway will be off of the eastern portion of the property off of Route 126.

The rezoning request does not include the portion of the property used for the airstrip. The airstrip will stay zoned A-1 with a special use permit for an airstrip.

Eryn Ruffatto explained on the property where they plan to construct the house. The farmer will use their driveway to access the field.

David Cline requested clarification of where the house would be placed. Ms. Ruffatto explained the planned location for the house.

Williams Sales requested the Commission to approve the Petition.

Robert VanderBeek explained the airstrip easement for the property owners to the west of the subject property. He liked the proposal and the preservation of open space.

June Alice expressed her support for the proposal.

Member Rodriguez made a motion, seconded by Member McCarthy-Lange, to recommend approval of the map amendment.

The votes were as follows:
Ayes (9): Ashton, Bledsoe, Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, Wilson, and Wormley
Nays (0): None
Absent (1): Stewart
Abstain (0): None

The motion carried.

This proposal will go to the Kendall County Zoning Board of Appeals on September 27, 2021.

CITIZENS TO BE HEARD/ PUBLIC COMMENT
None

ADJOURNMENT
Member Wilson made a motion, seconded by Member Rodriguez, to adjourn. With a voice of nine (9) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 8:44 p.m.

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

Enc.

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
SEPTEMBER 22, 2021

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Dan Kramer 21-30 21-32 Atty 21-31 21-33	[redacted]	
Scott Richmond Attorney		
DAVID CLINE		
William SALES		
JUNE ALICE		
Robert VanderBeek		

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210)
YORKVILLE, IL 60560
September 27, 2021 – 7:00 p.m.

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

ROLL CALL:
Members Present: Scott Cherry, Cliff Fox, Tom LeCuyer, Randy Mohr, and Dick Thompson
Members Absent: Karen Clementi and Dick Whitfield
Staff Present: Matthew Asselmeier, AICP, CFM, Senior Planner
Others Present: Scott Richmond, Lorena Gutierrez, Dan Kramer, Michael Ruffatto, and Robert VanderBeek

Chairman Mohr swore in Scott Richmond, Lorena Gutierrez, Dan Kramer, Michael Ruffatto, and Robert VanderBeek.

PETITIONS
The Zoning Board of Appeals started their review of Petition 21-32 at 8:08 p.m.

Petition 21 – 32 – Gilbert L. Niznik on Behalf of the Gilbert L. Niznik Revocable Trust Dated September 15, 2017 and Michael and Eryn Ruffatto

Request:	Map Amendment Rezoning the Subject Property from A-1 Agricultural District to R-1 One Family Residential District
PIN:	06-13-101-011
Location:	East and South of 800 Route 126 in Na-Au-Say Township
Purpose:	Ruffattoes Wish to Construct a Single-Family Home on the Property

Mr. Asselmeier summarized the request.

Michael and Eryn Ruffatto would like to purchase the subject property from the Gilbert L. Niznik Trust Dated September 15, 2017 and construct one (1) house.

The western one hundred feet (100') of the subject property was part of a landing strip per Ordinance 1992-6 and was not part of the rezoning request.

The application materials, aerial of the property, plat of survey, and Ordinance 1992-6 were provided.

The property was approximately twenty-seven (27) acres.

The Future Land Use Map called for the property to be Suburban Residential (Max 1.00 DU/Acre).

Route 126 was a State maintained Arterial.

The County had a trail planned along Route 126.

There is no floodplain on the property. There is a riverine wetland along the southeast corner of the property.

The adjacent land uses were Agricultural, Single-Family Residential, and an Airstrip.

The adjacent zoning districts were A-1, R-1 SU, and R-3.

The County's Future Land Use Map called for the area to be Suburban Residential (Max 1.00 DU/Acre) and Commercial. The Village of Plainfield's Future Land Use Map called for the area to be Medium Density Residential, Village Residential, and Low Density Residential.

The nearby zoning districts in the unincorporated area were A-1, A-1 SU, R-1 SU, and R-3. The nearby zoning districts in the Village of Plainfield were Low Density Single-Family Residential PUD.

The A-1 special use permit to the west was for professional offices. The R-1 special use to the west was for an airstrip.

EcoCAT Report submitted and consultation was terminated.

The application for NRI was submitted on August 12, 2021. The LESA Score was 185 indicating a low level of protection. The NRI Report was provided.

Petition information was sent to Na-Au-Say Township on August 27, 2021.

Petition information was sent to the Village of Plainfield on August 27, 2021.

Petition information was sent to the Plainfield Fire Protection District on August 27, 2021, and they had no concerns about the request; their email was provided.

ZPAC reviewed this proposal at their meeting on September 7, 2021. ZPAC recommended approval of the request by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of this meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on September 22, 2021. Neighbors David Cline, William Sales, Robert VanderBeek, and June Alice spoke in favor of the request. The Kendall County Regional Planning Commission recommended approval of the request by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of this meeting were provided.

The Petitioners desired to rezone the subject property in order to build one (1) house on the subject property.

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

No public or private utilities were onsite.

The property fronted Route 126. Staff had no concerns regarding the ability of Route 126 to support the proposed map amendment.

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

No new odors are foreseen.

Any new lighting would be for residential use only.

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

Any signage would be residential in nature.

No noise was anticipated.

Any new homes would have to be constructed per Kendall County's Stormwater Management Ordinance.

The proposed Findings of Fact were as follows:

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

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1, R-3, and R-1 with a special use permit. Nearby properties inside the Village of Plainfield also have residential zoning.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently zoned A-1. Due to the property's size, a single-family home cannot be constructed on the property under A-1 zoning regulations.

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

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

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

Chairman Mohr opened the public hearing at 8:15 p.m.

Dan Kramer, Attorney for the Petitioner, explained the division of the properties to the west. He also discussed the use of planes and the airstrip. The airstrip will be unchanged.

Mr. Kramer said the Ruffatto home would be south of the existing house on the neighboring property to the north and would meet all setbacks. The driveway would access Route 126 to the east of 800 Route 126. The access on Route 126 is already in existence. The remainder of the property would be farmed.

Discussion occurred regarding constructing additional homes on the property. Given the drainage patterns and access from Ridge Road, it would be difficult to access the southern portion of the property for additional houses.

Chairman Mohr closed the public hearing at 8:18 p.m.

Member LeCuyer made a motion, seconded by Member Cherry, to approve the Findings of Fact for the map amendment.

The votes were as follows:
Ayes (5): Cherry, Fox, LeCuyer, Mohr, and Thompson
Nays (0): None
Abstain (0): None
Absent (2): Clementi and Whitfield

The motion passed.

Member LeCuyer made a motion, seconded by Member Fox, to recommend approval of the map amendment.

The votes were as follows:
Ayes (5): Cherry, Fox, LeCuyer, Mohr, and Thompson
Nays (0): None
Abstain (0): None
Absent (2): Clementi and Whitfield

The motion passed.

Na-Au-Say Township and the Village of Plainfield will be notified of the results of the public hearing. The proposals will go to the Kendall County Planning, Building and Zoning Committee on Monday, November 8, 2021.

The Zoning Board of Appeals completed their review of Petition 21-32 at 8:19 p.m.

PUBLIC COMMENTS

Mr. Asselmeier stated that, for the October meeting, there would be proposed text amendments to the Zoning Ordinance to address the recently passed Garden Act and Agricultural Experience Act. There were also requests for a special use permit for a landscaping business 3549 Bell Road, a text amendment request adding contractor services to the list of special uses in the A-1 District, and a request to amend the Future Land Use Map and rezone the property across from 16924 O'Brien Road for a house.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

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

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

The Zoning Board of Appeals meeting adjourned at 8:43 p.m.

The next hearing/meeting will be on November 1, 2021.

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

Exhibits

1. Memo on Petition 21-32 Dated September 23, 2021
2. Certificate of Publication for Petition 21-32 (Not Included with Report but on file in Planning, Building and Zoning Office)

KENDALL COUNTY
ZONING BOARD OF APPEALS
SEPTEMBER 27, 2021

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

NAME	ADDRESS	SIGNATURE
Dan Kramer	21-30 21-32 21-31 21-33	[redacted]
Scott Richmond	21-29 [redacted]	

State of Illinois
County of Kendall

Zoning Petition
#21-32

ORDINANCE NUMBER 2021-_____

MAP AMENDMENT FOR APPROXIMATELY TWENTY-SEVEN POINT ONE FIVE ACRES OF LAND LOCATED EAST AND SOUTH OF 800 ROUTE 126 (PIN: 06-13-101-011) IN NA-AU-SAY TOWNSHIP

Rezone from A-1 to R-1

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

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural Zoning District and consists of approximately 27.15 more or less acres located east and south of 800 Route 126 and identified by Parcel Identification Number 06-13-101-011, in Na-Au-Say Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as "the subject property"; and

WHEREAS, the subject property is currently owned by the Gilbert L. Niznik Trust Dated September 15, 2017 as represented by Gilbert L. Niznik;

WHEREAS, Michael and Eryn Ruffatto wish to construct one single-family home on the subject property;

WHEREAS, the Gilbert L. Niznik Trust Dated September 15, 2017 and Michael and Eryn Ruffatto shall hereinafter be referred to as "Petitioner"; and

WHEREAS, on or about August 24, 2021, Petitioner's representative filed a petition for a Map Amendment rezoning the subject property from A-1 Agricultural District to R-1 One Family Residential District; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on September 2, 2021, the Kendall County Zoning Board of Appeals conducted a public hearing on September 27, 2021, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner and their representative presented evidence, testimony, and exhibits in support of the requested Map Amendment and zero members of the public testified in favor or in opposition or expressed concerns regarding the requested Map Amendment; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended approval of the Map Amendment as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated September 27, 2021, a true and correct copy of which is attached hereto as Exhibit B; and

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

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

State of Illinois
County of Kendall

Zoning Petition
#21-32

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

1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.

2. The Kendall County Board hereby grants approval of Petitioner's petition for a Map Amendment rezoning the subject property from A-1 Agricultural District to R-1 One Family Residential District.

3. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this Map Amendment.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 16th day of November, 2021.

Attest:

Kendall County Clerk Debbie Gillette	Kendall County Board Chairman Scott R. Gryder

LEGAL DESCRIPTION:

The West Half of the Northwest Quarter (EXCEPT the West 925 feet thereof) of Section 13, Township 36 North, Range 8 East of the Third Principal Meridian, AND ALSO EXCEPTING therefrom that Part of the West Half of the Northwest Quarter of Section 13, Township 36 North, Range 8 East of the Third Principal Meridian, Na-au-say Township, Kendall County, Illinois, described as follows:
Beginning on the North Line of said West Half of the Northwest Quarter at a point 70.00 feet West of the Northeast Corner of the West Half of said Northwest Quarter; thence South along a line 70.00 feet West of and parallel with the East Line of said West Half of the Northwest Quarter, 381.33 feet; thence West along a line parallel with said North Line of the West Half of the Northwest Quarter, 324.71 feet; thence North along a line which is 925.00 feet East of and parallel with the West Line of said West Half of the Northwest Quarter, 381.32 feet to said North Line of the West Half of the Northwest Quarter; thence East along said North Line, 325.55 feet to the point of beginning, in the Township of Na-au-say, Kendall County, Illinois.

Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on September 27, 2021, by a vote of five (5) in favor and zero (0) in opposition. Members Clementi and Whitfield were absent.

FINDINGS OF FACT

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

The Zoning classification of property within the general area of the property in question. **The surrounding properties are zoned A-1, R-3, and R-1 with a special use permit. Nearby properties inside the Village of Plainfield also have residential zoning.**

The suitability of the property in question for the uses permitted under the existing zoning classification. **The property is presently zoned A-1. Due to the property's size, a single-family home cannot be constructed on the property under A-1 zoning regulations.**

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

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

RECOMMENDATION

Approval

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 203
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

Petition 21-36
Brenda and Gary Zeiter and Devan and Brady Woolverton
A-1 Special Use Permit for Landscaping Business

INTRODUCTION

The Petitioners would like to operate a landscaping business, Zeiter Landscaping, Inc., at the subject property.

The application materials are included as Attachment 1. The NRI Report is included as Attachment 2. The site plan is included as Attachment 3. The topographic survey is included as Attachment 4. The pictures of the proposed landscaping is included as Attachment 5. The aerial of the property is included as Attachment 6.

In 2000, Brenda and Gary Zeiter were awarded a special use permit at 16765 Hanson Road for their landscaping business. While they indicated their plans include moving the business from Hanson Road to the subject property, they would like to retain a special use permit at the Hanson Road property. The special use permit for the property on Hanson Road is included as Attachment 7. Since 2000, neither the Sheriff's Department nor the Planning, Building and Zoning Department have received any complaints regarding the landscaping business on Hanson Road.

If approved, the landscaping business would be addressed as 3549 Bell Road. A house for the owner/operator of the business is planned on the southern portion of the property and would be addressed as 3527 Bell Road.

SITE INFORMATION

PETITIONERS: Brenda and Gary Zeiter and Devan and Brady Woolverton

ADDRESS: 3549 Bell Road, Minooka

LOCATION: Approximately 0.25 Miles West of Hanson Road on the North Side of Bell Road



TOWNSHIP: Seward

PARCEL #: 09-21-100-009

LOT SIZE: 10.05 +/- Acres

EXISTING LAND USE: Agricultural

ZONING: A-1

LRMP:

Future Land Use	Rural Residential (Max 0.65 DU/Acre) (County) Residential (Shorewood)
Roads	Bell Road is a Township maintained Minor Collector.
Trails	There are no trails planned in the area.
Floodplain/ Wetlands	There are no floodplains or wetlands on the property.

REQUESTED ACTIONS: Special Use Permit for a Landscaping Business

APPLICABLE REGULATIONS: Section 7:01.D.30 – A-1 Special Uses
Section 13:08 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Rural Residential (Max 0.65 DU/Acre) (County) Residential (Shorewood)	A-1, A-1 SU, and R-1
South	Agricultural/Farmstead	A-1	Rural Residential (Max 0.65 DU/Acre) (County) Residential (Shorewood)	A-1
East	Agricultural	A-1	Rural Residential (Max 0.65 DU/Acre) (County) Residential (Shorewood)	A-1
West	Agricultural/Farmstead	A-1	Rural Residential (Max 0.65 DU/Acre) (County) Residential (Shorewood)	A-1 and A-1 SU

The A-1 special use permit to the north is horse related and the special use permit to west is for an

agricultural helipad.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report was submitted and consultation was terminated, see Attachment 1, Page 4.

NATURAL RESOURCES INVENTORY

The NRI application was submitted and the LESA Score was 233 indicating a high level of protection. The NRI Report is included as Attachment 2.

ACTION SUMMARY

SEWARD TOWNSHIP

The Seward Township Planning Commission reviewed this proposal on May 13, 2021, and recommended the project move forward. The minutes of this meeting are included as Attachment 8.

VILLAGE OF SHOREWOOD

Petition information was sent to the Village of Shorewood on September 24, 2021. Since the property was greater than one point five (1.5) miles from the Village, Shorewood declined to comment on the proposal. The email stating their position is included as Attachment 12.

LISBON-SEWARD FIRE PROTECTION DISTRICT

Petition information was sent to the Lisbon-Seward Fire Protection District on September 24, 2021. The Lisbon-Seward Fire Protection District submitted an email on October 6, 2021, requesting at least one (1) fire extinguisher and one (1) first aid kit on the property. The email is included as Attachment 11. The Petitioners were agreeable to this request.

ZPAC

ZPAC reviewed this proposal at their meeting on October 5, 2021. Discussion occurred regarding having landscaping businesses on minor collector roads. The Kendall County Soil and Water Conservation District requested a soil erosion and sediment control plan in place during construction and the need to secure a NPDES Permit if one (1) acre or more land was disturbed. The Petitioner has secured applicable building permits for the house from the Kendall County Planning, Building and Zoning Department and the Kendall County Health Department. The Kendall County ZPAC recommended approval of the proposal with the conditions proposed by Staff by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting are included as Attachment 10.

RPC

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on October 27, 2021. Ron and Fran Miller were concerned about the lack of landscaping on the north side of the subject property. They noted that landscaping was planned on the west and east sides of the subject property. They were concerned about the storage of debris and equipment north of the metal building. They requested a berm and trees north of the metal building. They also provided pictures of tires laying in the field. The Petitioners were agreeable to the addition of a restriction stating that no storage of any materials or equipment related to the business allowed by this special use permit shall occur north of the northern “Proposed Limit of Landscaping Business” line as shown on the topographic survey and this same area shall be used for agricultural purposes only. This line was approximately five hundred fifty feet (550’) south of the northern property line. The special use would run with the land and a future property could operate a landscaping business under the same conditions as approved by the County Board. No other business could go on the property without securing proper zoning; a trucking company could not locate on the property. Member Wilson noted that the Petitioners transformed the property on Hanson Road into a showcase. The Kendall County Regional Planning Commission recommended approval of the requested special use permit with the conditions proposed by Staff and the added condition that no storage of any materials or equipment related to the business allowed by this special use permit shall occur north of the northern “Proposed Limit of Landscaping Business” line as shown on the topographic survey and this same area shall be used for agricultural purposes only by vote of six (6) in favor and zero (0) in opposition with three (3) members absent. Member Wilson recused herself. The minutes of the meeting are included as Attachment 13.

ZBA
The Kendall County Zoning Board of Appeals held a public hearing on the proposal on November 1, 2021. Discussion occurred regarding weight restrictions on Bell Road. The home on the site was properly permitted. The Kendall County Zoning Board of Appeals recommended approval with the conditions proposed by Staff by a vote of five (5) in favor and zero (0) in opposition with two (2) members absent. The minutes of the hearing are included as Attachment 14.

GENERAL INFORMATION
Per Section 7:01.D.30 of the Kendall County Zoning Ordinance, landscaping businesses can be special uses on A-1 zone property subject to the following conditions:

1. All vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit.

2. The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs, unless otherwise approved in writing by the agency having jurisdiction over said Highway. Such approvals shall establish limitations as to the number of employees and types of vehicles coming to and from the site that are engaged in the operation of the use (including delivery vehicles). These restrictions shall be included as controlling conditions of the Special Use.

3. No landscape waste generated off the property can be burned on this site.

If the County Board approves the outdoor storage of materials, the above conditions have been met.

BUSINESS OPERATIONS
According to the business plan found on pages 2 and 3 of Attachment 1, Zeiter Landscaping, Inc. has been in business over twenty-five (25) years. The business operates from March through November and employs ten (10) people. The business is operational Monday through Saturday. Employees arrive at the property between 6:15 a.m. and 7:00 a.m., gather supplies and equipment, and leave the property for job site by 7:30 a.m. Employees return to the property between 5:00 p.m. and 6:00 p.m., unload equipment and supplies, and leave the property.

All business related vehicles and equipment would be parked inside overnight and trailers would be parked in the rear of the property.

Employee's personal vehicles would remain on the property during business hours.

Deliveries of landscaping materials by semis would occur no more than two to three (2-3) times per week.

If approved, the Petitioners plan to start operations immediately.

BUILDINGS AND BUILDING CODES
According to the site plan (Attachment 3) and the topographic survey (Attachment 4), one (1) approximately two thousand four hundred (2,400) square foot house for the operators of the landscaping business is planned on the south side of the property. One (1) approximately twelve thousand (12,000) square foot metal building would be also be placed on the property. This building will be one (1) story with two (2) canopies.

According to the site plan (Attachment 3), four (4) storage bins for landscaping materials would be located northeast of the metal building. These bins would be approximately ten feet (10') west of the eastern property line. The bins would be a total of ninety-six feet (96') wide, eighteen feet (18') in depth, and materials as high as eight feet (8') in height.

Any structures related to the landscaping business would be required to obtain applicable building permits.

ENVIRONMENTAL HEALTH
Per the site plan (Attachment 3) and the topographic survey (Attachment 4), the property is served by septic. The property also has a well. Electricity will be onsite.

Employees will be able to use the restroom inside the metal building.

There is also a propane tank on the premises located north of the metal building.

Though not shown on the site plan or topographic survey, a dumpster is planned north of the metal building.

There are three (3) natural gas pipelines going through the property.

STORMWATER
The Petitioners plan to construct the metal building on one (1) of the highest points of the property. The northern portion of the property drains to the northwest and the southern portion of the property drains to the southeast.

The topographic survey shows several temporary dirt berms around the house. These berms will be removed when construction of the house is complete.

A stormwater management permit will be required.

WBK submitted a letter requesting additional information; the letter is included as Attachment 9.

ACCESS
Per the site plan (Attachment 3) and topographic survey (Attachment 4), access from Bell Road to the business operation will be by a twenty foot (20') wide driveway located approximately twenty-five feet (25') off of the eastern property line. The driveway will be constructed of asphalt grindings. The new house will also utilize the driveway.

PARKING AND INTERNAL TRAFFIC CIRCULATION
According to the site plan (Attachment 3) the Petitioners plan to install an area around the metal building with asphalt grindings. There are five (5) parking spaces available on the east side of the area for employee parking. Trailers would be parked north of the metal building.

No customers of the business would be invited onto the property.

No handicapped parking spaces were planned.

If there is a motor vehicle or equipment related leak, the area impacted would be cleaned.

LIGHTING
The Petitioners indicated that they plan to install one (1) light in the middle of the metal building facing east, one (1) on the metal building facing north, and three (3) can lights under the office and garage area. Because the number of parking spaces was under thirty (30), a photometric plan was not required, but the Petitioners will be required to follow the applicable lighting regulations in the Kendall County Zoning Ordinance.

SIGNAGE
Though not shown on the site plan (Attachment 3) or the topographic survey (Attachment 4), the Petitioners would like to install one (1) two (2)-faced sign on the east side of the driveway. The sign will not be illuminated.

SECURITY
No fencing is planned.

LANDSCAPING
The topographic survey (Attachment 4) shows one (1) area south of the employee parking with mulch and evergreens. A second mulch and evergreen area is shown northwest of the metal building. Pictures of the type of vegetation that would be installed are included as Attachment 5. The plantings will consist of nine (9) eight foot (8') Colorado Blue Spruce and five (5) maple trees between two point five inches and three inches (2.5" and 3") caliber. The plantings would be installed by the end of 2021.

One (1) berm south of the metal building is shown on the topographic survey. The berm will have landscaping and evergreens. The berm shall be two point five feet (2.5') in height and five feet (5') wide.

One (1) gravel mound is shown on the topographic survey. The Petitioners plan to have it leveled by the end of November.

NOISE CONTROL
No information was provided regarding noise control.

ODORS
No new odors are foreseen by the proposed use.

RELATION TO OTHER SPECIAL USES
If approved, this would be the eighteenth (18th) special use permit for a landscaping business in unincorporated Kendall County.

FINDINGS OF FACT
The Kendall County Zoning Board of Appeals approved the following Findings of Fact:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **Provided the site is developed in accordance with the submitted site plan and topographic plan and provided the business plan is followed regarding hours of operation and business related deliveries, the operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The owners of the business allowed by the special use permit will not invite the public onto the property. Only landscape related materials and equipment will be stored at the subject property.**

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **Appropriate restrictions may be placed in the special use permit to regulate the number of employees, hours of operation, site landscaping, and noise. Therefore, the neighboring property owners should not suffer loss in property values and the use will not negatively impact the adjacent land uses.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **If Seward Township approves the new access point, then adequate points of ingress and egress will be provided. No customers will be allowed on the property and employees will be able to use the restroom facilities inside the metal building. The owners of the business allowed by the special use permit have applied for the applicable stormwater permit.**

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **The special use shall conform to the applicable regulations of the district and no variances were requested.**

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **True, the proposed use is consistent with an objective found on Page 9-21 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents".**

RECOMMENDATION
Staff recommends approval of the special use permit for a landscaping business subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the attached site plan (Attachment 3) and topographic survey (Attachment 4). A refuse area may be installed north of the metal building. One (1) two (2)-faced sign may be installed east of the driveway. The sign shall not be illuminated.
2. No storage of any materials or equipment related to the business allowed by this special use permit shall occur north of the northern "Proposed Limit of Landscaping Business" line as shown on the topographic survey (Attachment 4) and this same area shall be used for agricultural purposes only. **(Added at Regional Planning Commission)**
3. The owners of the business allowed by the special use permit shall maintain the parking area and driveway shown on the site plan and in substantially the same locations as depicted on the attached site plan (Attachment 3) and topographic survey (Attachment 4). The parking area and driveway shall be asphalt grindings.
4. The owners of the businesses allowed by this special use permits shall diligently monitor the property for leaks from equipment and vehicles parked and items stored on the subject property and shall promptly clean up the site if leaks occur.
5. Any new structures, signs, or lights constructed or installed on the property related to the operations of the business allowed by this special use permit shall not be considered for agricultural purposes and must secure applicable building permits.
6. Equipment and vehicles related to the business allowed by the special use permit must be stored indoors during non-operational business hours. This condition does not extend to trailers; they may be stored outdoors in the trailer parking area designated on the attached site plan (Attachment 3).
7. None of the vehicles or equipment parked or stored on the subject property related to the business allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
8. All of the vehicles and equipment stored on the subject property related to the business allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
9. Except for the purposes of loading and unloading, all landscape related materials shall be stored indoors or in the designated storage areas shown on the attached site plan (Attachment 3). The maximum height of the piles of landscaping related material shall be eight feet (8'), provided a Stormwater Management Permit is issued.
10. Nine (9) Colorado Blue Spruce, a minimum of eight feet (8') in height, and five (5) maple trees at least two point five inch (2.5") caliber at the time of planting shall be planted in the areas identified as landscaping and areas with mulch and evergreens and on the dirt berm as identified in the topographic survey (Attachment 4) and as visually depicted on the landscaping images included as Attachment 5. Damaged or dead trees or Colorado Blue Spruces shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. The landscaping shall be installed by December 31, 2021. The Kendall County Planning, Building and Zoning Committee may grant an extension to this deadline.
11. No landscape waste generated off the property can be burned on the subject property.
12. A maximum of ten (10) employees of the business allowed by this special use permit, including the owners of the business allowed by this special use permit, may report to this site for work. No employees shall engage in the sale of landscaping related materials on the property.
13. No customers of the business allowed by this special use permit shall be invited onto the property by anyone associated with the use allowed by this special use permit.
14. The hours of operation of the business allowed by this special use permit shall be Monday through Saturday from 6:00 a.m. until 6:00 p.m. The owners of the business allowed by this special use permit may reduce these hours of operation.

15. Deliveries of materials related to the business allowed by the special use permit by semis or tractor trailers shall be restricted to a maximum of three (3) in a seven (7) day period. There shall be no cap on the number of deliveries of materials related to the business allowed by the special use permit by non-semis or non-tractor trailers.

16. The noise regulations are as follows:

    Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

    Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

    EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

17. At least one (1) functioning fire extinguisher and one (1) first aid kit shall be on the subject property. Applicable signage stating the location of the fire extinguisher and first aid kit shall be placed on the subject property.

18. The owners or operators of the business allowed by this special use shall reside at the subject property as their primary place of residence.

19. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.

20. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.

21. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.

22. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

23. This special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

The draft ordinance is included as Attachment 15.

ATTACHMENTS

1. Application Materials (Including Petitioner's Findings of Fact and EcoCat)
2. NRI Report
3. Site Plan
4. Topography Survey
5. Landscaping Images
6. Aerial
7. Ordinance 2000-33
8. May 13, 2021 Seward Township Minutes
9. September 28, 2021 WBK Letter
10. October 5, 2021 ZPAC Minutes (This Petition Only)
11. October 6, 2021 Lisbon-Seward Fire Protection District Email

12. October 8, 2021 Village of Shorewood Email
13. October 27, 2021 Regional Planning Commission Minutes (This Petition Only)
14. November 1, 2021 Zoning Board of Appeals Minutes (This Petition Only)
15. Draft Ordinance

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME _____ **FILE #:** _____

NAME OF APPLICANT
Brenda Zester

CURRENT LANDOWNER/NAME(s)
Brenda & Gary Zester Devan + Brady Woolverton

SITE INFORMATION

ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
10.8	3549 Bell Road Minooka, IL 60447	09-21-100-009

EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
	A-1 Agricultral District	

REQUESTED ACTION (Check All That Apply):

X SPECIAL USE
___ MAP AMENDMENT (Rezone to ____)
___ VARIANCE
____ADMINISTRATIVE VARIANCE
___ A-1 CONDITIONAL USE for:_____
___ SITE PLAN REVIEW
___ TEXT AMENDMENT
___ RPD (___Concept; ___ Preliminary; ___ Final)
___ ADMINISTRATIVE APPEAL
___ PRELIMINARY PLAT
___ FINAL PLAT
___ OTHER PLAT (Vacation, Dedication, etc.)
___ AMENDMENT TO A SPECIAL USE (____Major; ____Minor)

[1]PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Brenda Zester	[redacted]	[redacted]
PRIMARY CONTACT PHONE #	**PRIMARY CONTACT FAX #**	**PRIMARY CONTACT OTHER #**(Cell, etc.)
[redacted]		[redacted]
[2]ENGINEER CONTACT	**ENGINEER MAILING ADDRESS**	**ENGINEER EMAIL**
ENGINEER PHONE #	**ENGINEER FAX #**	**ENGINEER OTHER #** (Cell, etc.)

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

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.

SIGNATURE OF APPLICANT [redacted] **DATE** 5.17.21

FEE PAID:$ 12.50
CHECK # [redacted]

Sept 17, 21

[1]*Primary Contact will receive all correspondence from County*
[2]*Engineering Contact will receive all correspondence from the County's Engineering Consultants*

Zeiter Landscaping Inc.

16765 Hanson Road
Minooka, IL 60447
(815) 467-2982

The purpose for the application of the Special Use Permit is for the re-location of an already established landscaping business of 25+ years, Zeiter Landscaping Inc. Zeiter Landscaping Inc currently holds a Special Use Permit, ordinance 2000-0033, since 2001 and is located at 16765 Hanson Rd Minooka, IL. The proposed use is to operate Zeiter Landscaping Inc, as it is currently operated using the new location, 3549 Bell Rd, Minooka as a storage facility for landscaping supplies, machinery, trucks, and trailers. The business is seasonal and will operate generally from March through November and employ 10 people. Hours of operation will generally range from 6:30 am -6 pm, Monday through Saturday. Daily operation of Zeiter Landscaping Inc. would involve employees arriving on site between 6:15 am -7am and loading up supplies and equipment onto trucks and trailers and exiting the property by 7:30am. Employees would arrive in no more than 6 personal vehicles and those personal vehicles would remain on site parking on asphalt grindings. Employees would return to the property between 5-6 pm, unload equipment and supplies and promptly exit the property. All trucks and equipment will be parked inside overnight in the secured pole barn and trailers will be parked in the rear. Landscape deliveries are necessary by semi-tractor-trailers, no more frequently than two – three times weekly. No retail landscaping sales will be performed on site. Limited amounts of landscape waste are returned at the end of the day, which are promptly disposed of. There will be no fencing anywhere on the property and there is no lighted signage. The property will be screened with a mixed variety of deciduous and coniferous shrubs and trees on the perimeter adjacent to Bell Road and on both East and West property boundary lines. Asphalt grindings will be used to construct the driveway, reducing dust and

mud. The Property will be serviced by well and septic and there will be a restroom inside the pole barn accessible to the employees. There will be a single-family residence constructed to the South of the pole barn for the owner/operator of Zeiter Landscaping Inc.

In conclusion, Zeiter Landscaping Inc, holders of a Special Use Permit since 2001, is seeking to relocate to 3549 Bell Rd, Minooka. This relocation is 2 miles North of the current location of Zeiter Landscaping Inc. Zeiter Landscaping Inc has an honorable and respectable history with residential and commercial customers within Kendall County and beyond. The new property at 3549 Bell Road will be managed exceptionally well, clean, orderly and maintain a low profile.

Illinois Department of
Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
http://dnr.state.il.us

JB Pritzker, Governor
Colleen Callahan, Director

May 17, 2021

Brenda Zeiter
Brenda Zeiter
[redacted]

RE: 3549 Bell Rd
Project Number(s): 2113746
County: Kendall

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Adam Rawe

Adam Rawe
Division of Ecosystems and Environment
217-785-5500

Please fill out the following findings of fact to the best of your capabilities. §13.08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals shall consider in rendering a decision, but is not required to make an affirmative finding on all items in order to grant a **special use**. They are as follows:

That the establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare.

NO it will not be detrimental to anyone

That the special use will not be substantially injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole.

No it will not diminish & impair Property values within the neighborhood.

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

Yes the are

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals

Yes

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.

Yes

Legal Description

The East 330 Feet of the South Half of the Northwest Quarter of Section 21, Township 35 North, Range 8 East of the Third Principal Meridian, Kendall County, Illinois

QUIT CLAIM DEED

GRANTORS, **GARY ZEITER AND BRENDA ZEITER, Husband and Wife,** of the Village of Minooka, in the County of Kendall, and the State of Illinois, for and in consideration of Ten and no/100ths Dollars ($10.00), CONVEY AND QUIT CLAIM to GRANTEES, **GARY ZEITER AND BRENDA ZEITER, Husband and Wife,** whose address is [redacted] and **BRADY WOOLVERTON AND DEVAN WOOLVERTON, Husband and Wife,** whose address is [redacted] all as joint tenants with rights of survivorship, the following described Real Estate situated in the County of Kendall and State of Illinois, to-wit:

THE EAST 330 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.

PERMANENT TAX INDEX NO.: 09-21-100-008
COMMONLY KNOWN AS: 10.8 acres, Bell Road and O'Brien Road, Minooka, IL 60447

Subject to general real estate taxes not due and payable at time of closing; special taxes and assessments confirmed after contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; drainage ditches, feeders, laterals and drain tile, pipe, or other conduit; if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Exempt under the provisions of Section 4, Paragraph "e", Illinois Real Estate Transfer Act

[redacted], October 19, 2020
Attorney

709363

Dated: October 19, 2020

[redacted]
GARY ZEITER

[redacted]
BRENDA ZEITER

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GARY ZEITER AND BRENDA ZEITER, Husband and Wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19th day of October, 2020.

[redacted]
NOTARY PUBLIC

OFFICIAL SEAL
JOHN E RAMBO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/05/22

MAIL DEED AND TAX BILL TO
Gary and Brenda Zeiter
[redacted]

THIS INSTRUMENT PREPARED BY:
John E. Rambo
KAVANAGH GRUMLEY & GORBOLD LLC
111 North Ottawa Street
Joliet, Illinois 60432
Phone (815) 727-4511

Debbie Gillette
Kendall County Clerk & Recorder

PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

Brenda Zeiter [redacted], being duly sworn on oath, states that affiant resides at [redacted]. And further states that: (please check the appropriate box)

A. [ ] That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being part of a larger tract of land; or

B. [ ] That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into not more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

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

SUBSCRIBED AND SWORN TO BEFORE ME

This 19th day of October 2020

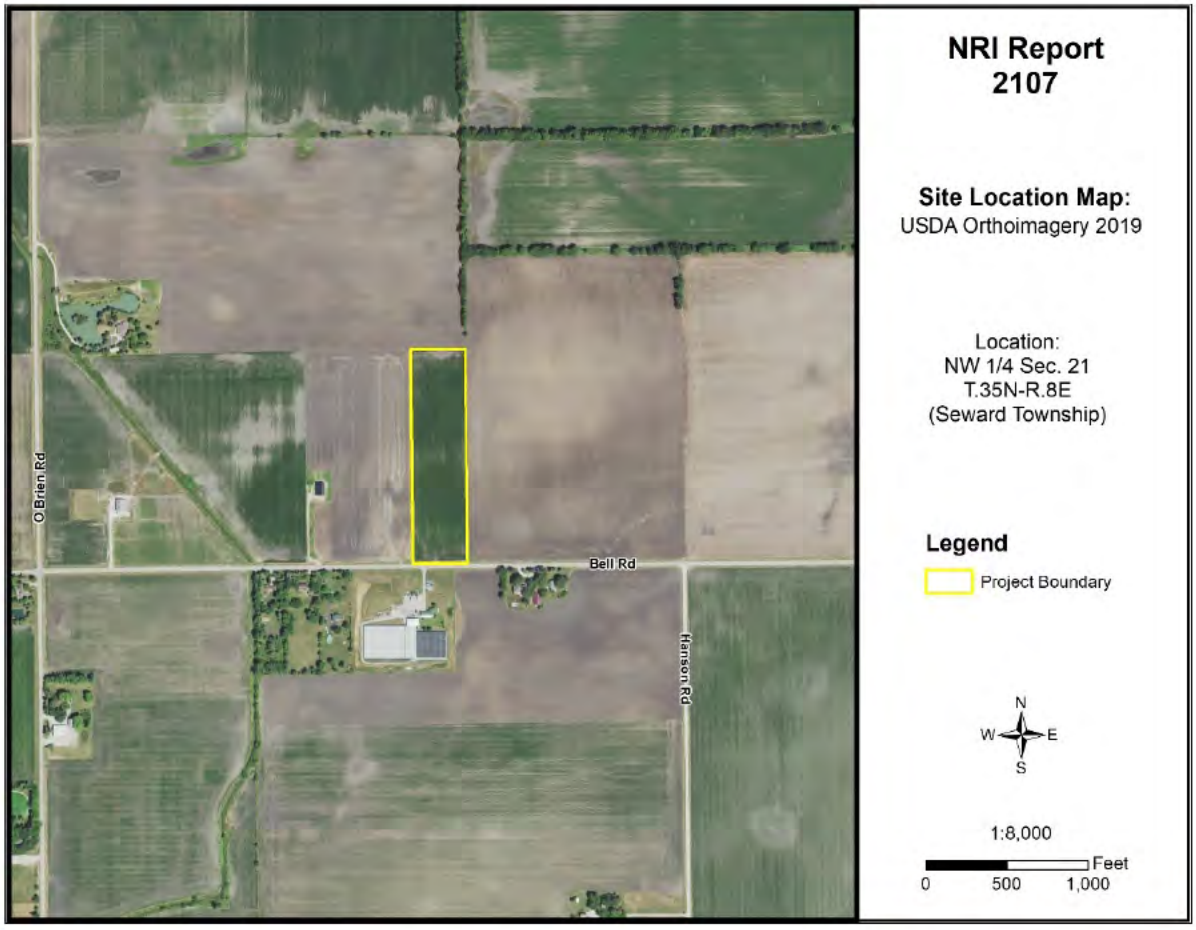
[redacted]
Signature of Notary Public

[redacted]
Signature of Affiant

OFFICIAL SEAL
JOHN E RAMBO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/05/22

111 West Fox Street, Yorkville IL 60560-1498
Tel: (630) 553-4104 • Fax: (630) 553-4119 • Email: Dgillette@co.kendall.il.us

NATURAL RESOURCE INFORMATION (NRI) REPORT: #2107



June 2021

Petitioner: Zeiter Landscaping, Inc.
Contact: Brenda Zeiter

Prepared By:

Kendall County Soil & Water Conservation District

7775A Route 47
Yorkville, Illinois 60560
Phone: (630) 553-5821 x3
Fax: (630) 553-7442
www.kendallswcd.org

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

Natural Resource Information Report Number	2107
Date District Board Reviews Application	June 2021
Applicant's Name	Zeiter Landscaping, Inc.
Size of Parcel	(+/-) 10.08 acres
Current Zoning & Use	A-1 Agricultural; Cropland
Proposed Zoning & Use	A-1 Special Use; Landscaping business
Parcel Index Number(s)	09-21-100-009
Contact Person	Brenda Zeiter

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

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

PURPOSE AND INTENT

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

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

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

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

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

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

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EXECUTIVE SUMMARY

Natural Resource Information Report Number	#2107
Petitioner	Zeiter Landscaping, Inc.
Contact Person	Brenda Zeiter
County or Municipality the Petition is Filed With	Kendall County
Location of Parcel	NW ¼ of Section 21, Township 35 North, Range 8 East (Seward Township) of the 3rd Principal Meridian
Project or Subdivision Name	Zeiter Landscaping, Inc.
Existing Zoning & Land Use	A-1 Agricultural; Cropland
Proposed Zoning & Land Use	A-1 Special Use; Landscaping business
Proposed Water Source	Well
Proposed Type of Sewage Disposal System	Septic
Proposed Type of Storm Water Management	N/A
Size of Site	(+/-) 10.08 acres
Land Evaluation Site Assessment Score	Land Evaluation: 81; Site Assessment: 152

NATURAL RESOURCE CONSIDERATIONS

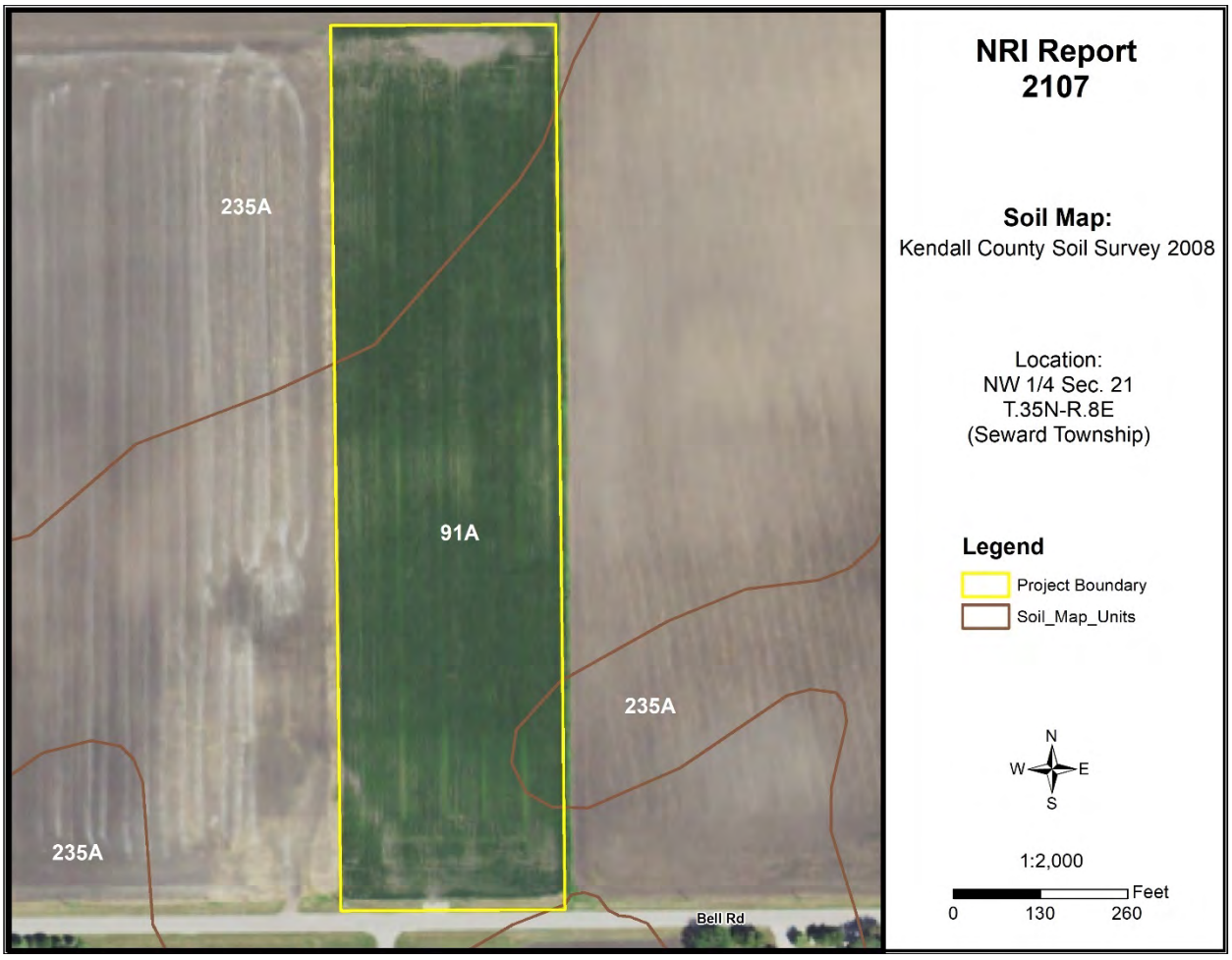


Figure 1: Soil Map

SOIL INFORMATION

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

Table 1: Soils Information

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

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

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

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

Prime Farmland – Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, one is designated as prime farmland (91A Swygert silty clay loam) and one is considered prime farmland if drained (235A Bryce silty clay).

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

Table 2: Soil Limitations

Soil Type	Dwellings with Basements	Dwellings without Basements	Small Commercial Buildings	Shallow Excavations	Lawns/ Landscaping	Local Roads & Streets	Conventional Septic Systems
91A	Very Limited	Somewhat Limited	Somewhat Limited	Very Limited	Somewhat Limited	Very Limited	Suitable/ Not Limited
235A	Very Limited	Very Limited	Very Limited	Very Limited	Very Limited	Very Limited	Unsuitable/Very Limited: Wet

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

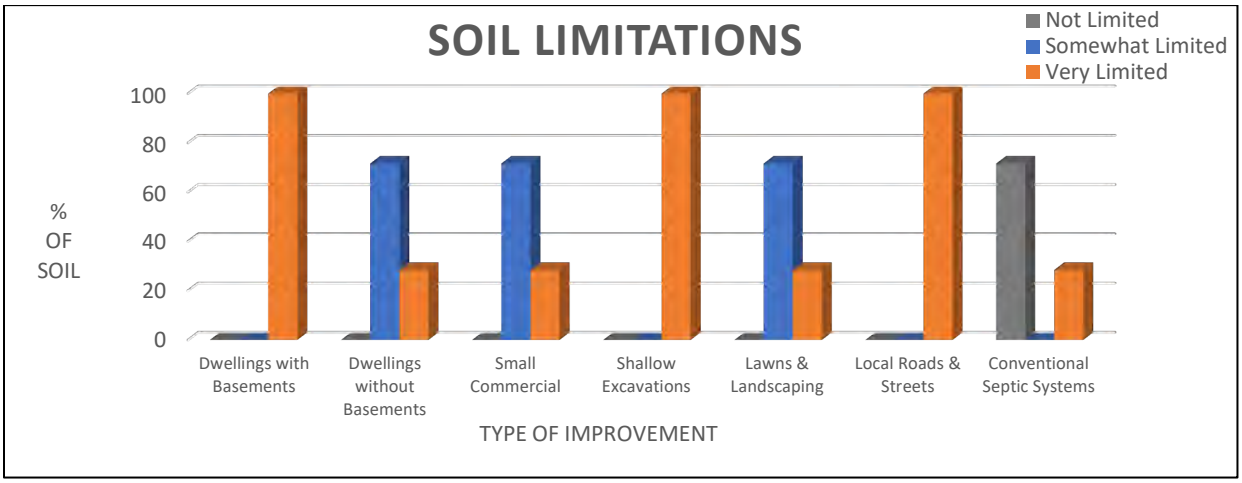


Figure 2: Soil Limitations

KENDALL COUNTY LAND EVALUATION AND SITE ASSESSMENT (LESA)

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

- **Land Evaluation (LE)**: The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.
    - The Land Evaluation score for this site is **81**, indicating that this site is **well suited** for agricultural uses.

- **Site Assessment (SA)**: The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Site Assessment value is based on a 200-point scale and accounts for 2/3 of the total score. The Kendall County LESA Committee is responsible for this portion of the LESA system.
    - The Site Assessment score for this site is **152**.

The **LESA Score for this site is 233 out of a possible 300, which indicates a high level of protection** for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

WETLANDS

The U.S. Fish & Wildlife Service's National Wetland Inventory map **does not indicate the presence** of a wetland(s) on the proposed project site. To determine if a wetland is present, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.

FLOODPLAIN

The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for Kendall County, Community Panel No. 17093C0140H (effective date January 8, 2014) was reviewed to determine the presence of floodplain and floodway areas within the project site. According to the map, the parcel **is not located within** the floodplain or floodway.

SEDIMENT AND EROSION CONTROL

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

LAND USE FINDINGS:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed development plans for Petitioner Zeiter Landscaping, Inc. for the proposed relocation of their landscaping business (A-1 Special Use permit request) within Seward Township of Kendall County located in the NW ¼ of Section 21, Township 35N, and Range 8E of the 3rd Principal Meridian. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board presents the following information.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible. Of the soils found onsite, 100% are classified as prime farmland. A land evaluation (LE), which is a part of the Land Evaluation and Site Assessment (LESA), was conducted on this parcel. The soils on this parcel scored an 81 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA Score for this site is 233 out of a possible 300, which indicates a high level of protection for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

Soils found on the project site are rated for specific uses and can have potential limitations for development. Soil types with severe limitations do not preclude the ability to develop the site for the proposed use, but it is important to note that the limitation may require soil reclamation, special design/engineering, or maintenance to obtain suitable soil conditions to support development with significant limitations. This report indicates that for soils located on the parcel, 100% are very limited for dwellings with basements, shallow excavations and local roads & streets and 28.4% are very limited for dwellings without basements, small commercial buildings and lawns/landscaping. The remaining soils are classified as either somewhat limited or not limited for these types of developments. Additionally, 28.4% of the soils are unsuitable for conventional septic systems. This information is based on the soil in an undisturbed state. If the scope of the project may include the use of onsite septic systems, please consult with the Kendall County Health Department.

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

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

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

[redacted]
SWCD Board Representative

06/14/2021
Date

PARCEL LOCATION

Location Map for Natural Resources Information Report #2107

NW ¼ of Section 21, Township 35 North, Range 8 East (Seward Township) on 10.08 acres. This parcel is located on Bell Road, east of O Brien Road, south of Route 52, and west of the Aux Sable Creek in Minooka, IL. The parcel is part of unincorporated Kendall County.

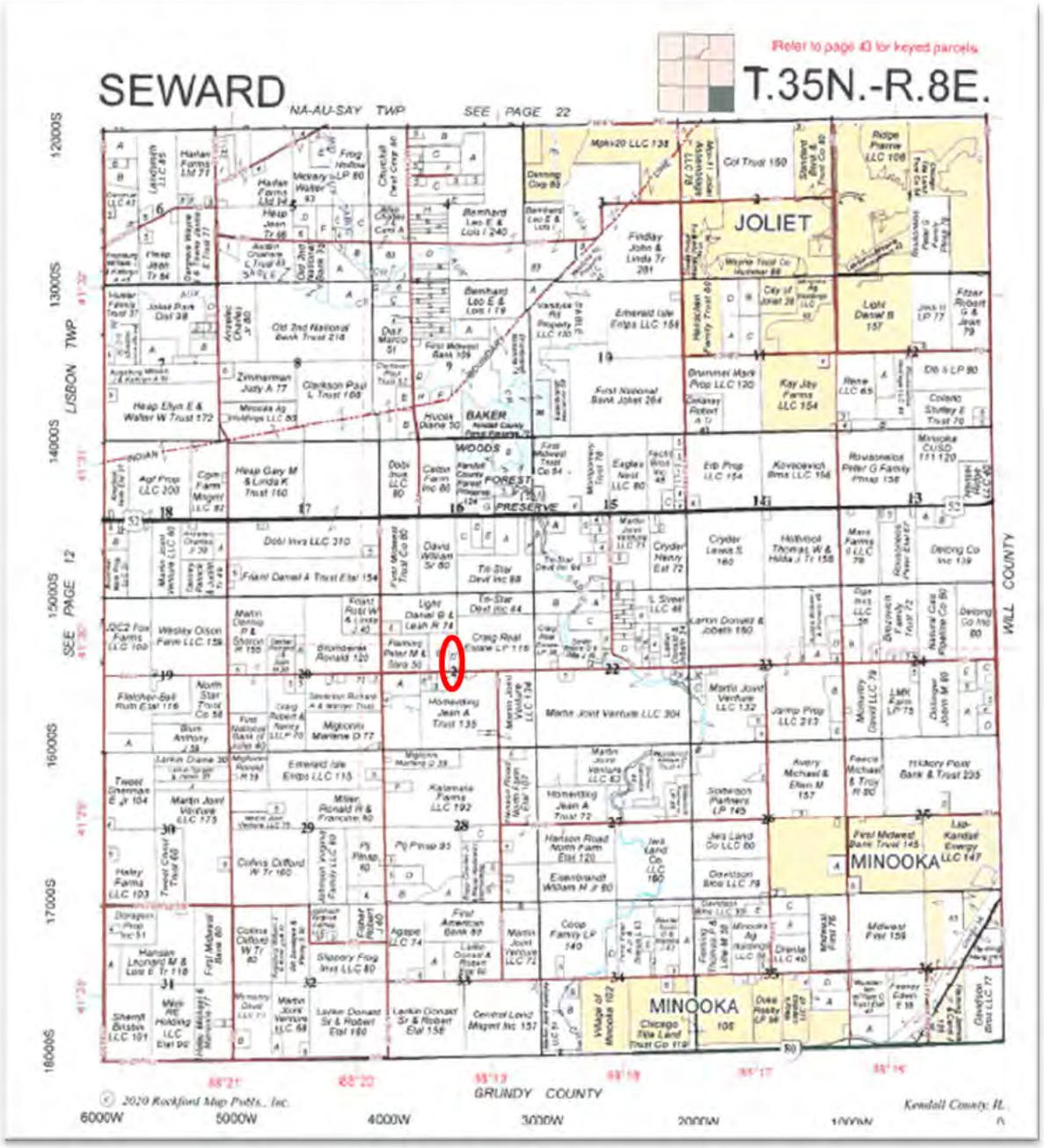


Figure 3: 2021 Plat Map

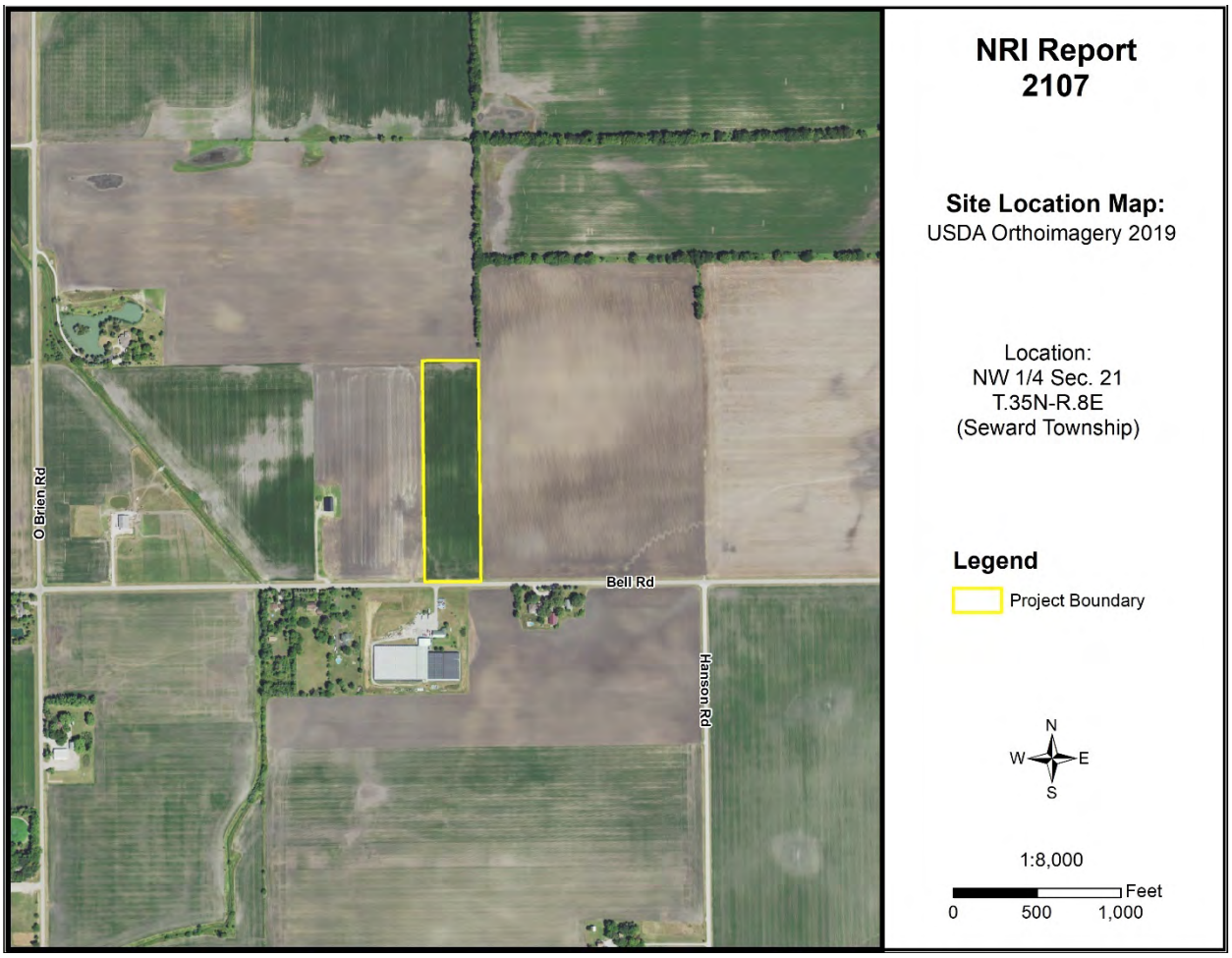


Figure 4: 2019 Aerial Map with NRI Site Boundary

ARCHAEOLOGIC/CULTURAL RESOURCES INFORMATION

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

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

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

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

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

ECOLOGICALLY SENSITIVE AREAS

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

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

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

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

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

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

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

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

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

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

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

BIOLOGICAL RESOURCES CONCERNING THE SUBJECT PARCEL

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

Office maps indicate that ecologically sensitive area(s) <u>are</u> located near the parcel in question (PIQ). An unnamed tributary that connects to the Aux Sable Creek is located within approximately 1,000 feet of the parcel's southwest corner. The tributary is located to the west of the PIQ and flows south.

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

SOILS INFORMATION

IMPORTANCE OF SOILS INFORMATION

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

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

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

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

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

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

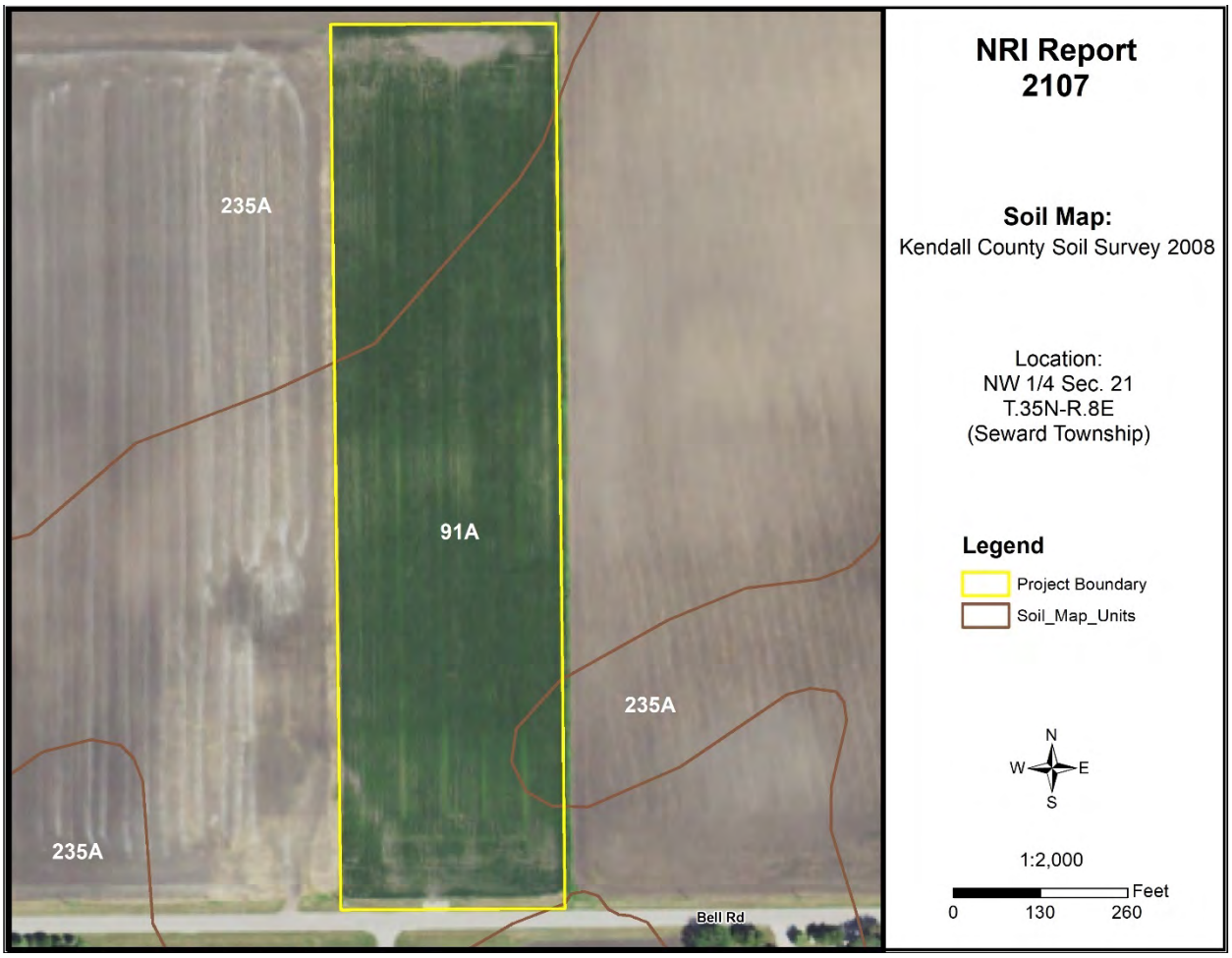


Figure 5: Soil Map

Table 3: Soil Map Unit Descriptions

Symbol	Descriptions	Acres	Percent
91A	Swygert silty clay loam, 0-2% slopes	7.2	71.6%
235A	Bryce silty clay, 0-2% slopes	2.9	28.4%

Source: National Cooperative Soil Survey – USDA-NRCS

SOILS INTERPRETATIONS EXPLANATION

GENERAL – NONAGRICULTURAL

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

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

LIMIATIONS RATINGS

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

BUILDING LIMITATIONS

BUILDING ON POORLY SUITED OR UNSUITABLE SOILS

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

Dwellings with Basements – Ratings are for undisturbed soil for a building structure of less than 3 stories with a basement. The foundation is assumed to be spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs.

Dwellings without Basements – Ratings are for undisturbed soil for a house of three stories or less than 3 stories without a basement. The foundation is assumed to be spread footings of reinforced concrete at a depth of 2 feet or the depth of maximum frost penetration, whichever is deeper. The ratings for dwellings are based on soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs.

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

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

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

Local Roads and Streets – They have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material, a base of gravel, crushed rock or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete) or gravel with a binder. The ratings are based on the soil properties that affect the east of excavation and grading and the traffic-supporting capacity.

Onsite Sewage Disposal – The factors considered are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. The major features

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

Table 4: Building Limitations

Soil Type	Dwellings with Basements	Dwellings without Basements	Small Commercial Buildings	Shallow Excavations	Lawns & Landscaping	Local Roads & Streets	Onsite Conventional Sewage Systems	Acres	%
91A	**Very Limited:** Depth to saturated zone; Shrink-swell	**Somewhat Limited:** Depth to saturated zone; Shrink-swell	**Somewhat Limited:** Depth to saturated zone; Shrink-swell	**Very Limited**: Depth to saturated zone; Dusty; Unstable excavation walls; Too clayey	**Somewhat Limited:** Depth to saturated zone; Dusty	**Very Limited:** Low strength; Frost action; Depth to saturated zone; Shrink-swell	**Suitable:**	7.2	71.6%
235A	**Very Limited:** Ponding; Depth to saturated zone; Shrink-swell	**Very Limited:** Ponding; Depth to saturated zone; Shrink-swell	**Very Limited:** Ponding; Depth to saturated zone; Shrink-swell	**Very Limited:** Ponding; Depth to saturated zone; Too clayey; Dusty; Unstable excavation walls	**Very Limited:** Ponding; Depth to saturated zone; Too clayey; Dusty	**Very Limited:** Ponding; Depth to saturated zone; Frost action; Low strength; Shrink-swell	**Unsuitable:** Wet	2.9	28.4%
% Very Limited	**100%**	**28.4%**	**28.4%**	**100%**	**28.4%**	**100%**	**28.4%**		



Figure 6A: Map of Building Limitations – Dwellings without Basements, Small Commercial Buildings, and Lawns/Landscaping



Figure 6B: Map of Building Limitations – Dwellings with Basements, Shallow Excavations, and Local Roads & Streets (Paved & Unpaved)

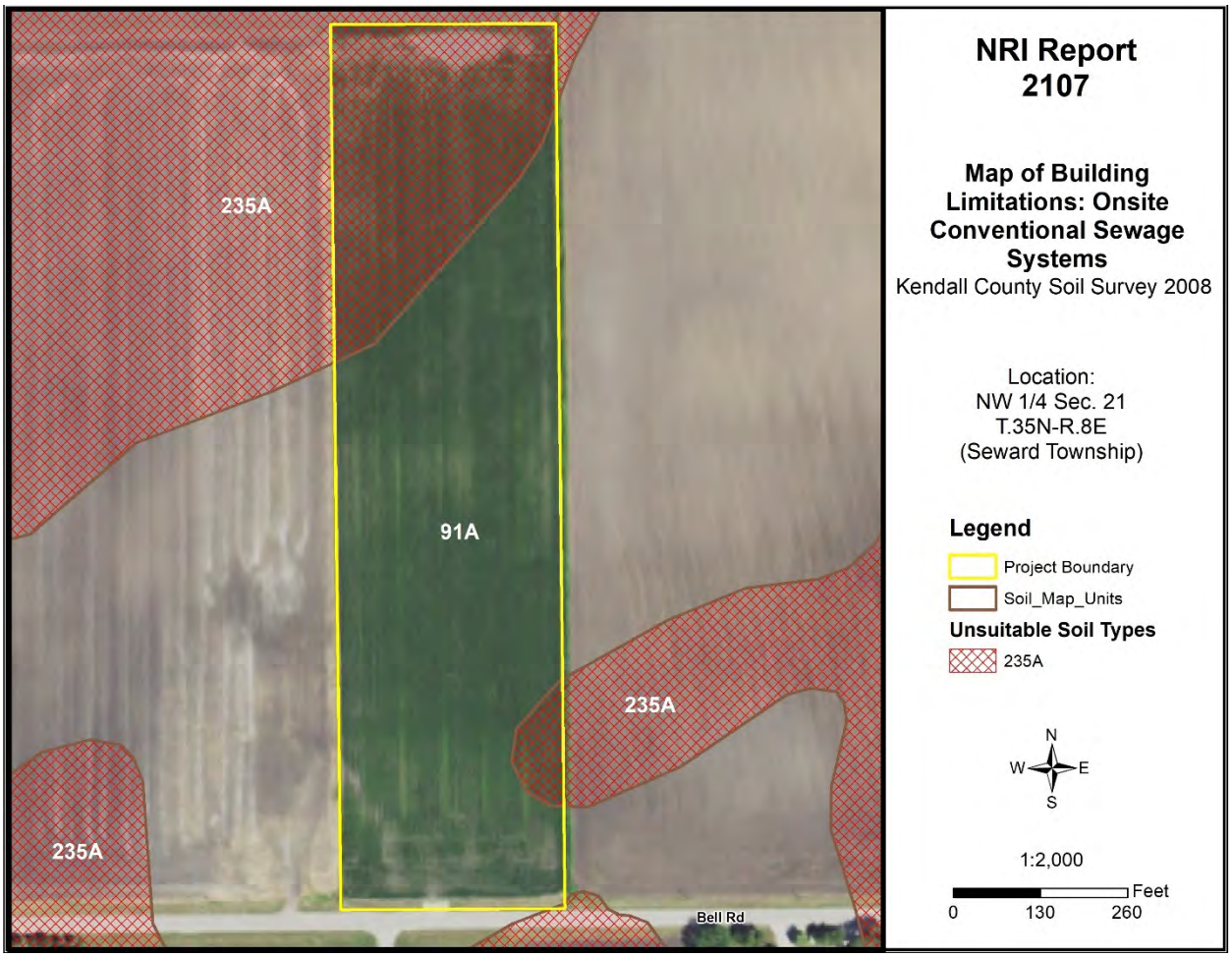


Figure 6C: Map of Building Limitations – Onsite Conventional Sewage System

SOIL WATER FEATURES

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

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

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

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

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

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

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

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

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

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

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

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

Table 5: Water Features

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

SOIL EROSION AND SEDIMENT CONTROL

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

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

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

The general principles of erosion and sedimentation control measures include:

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

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

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

Table 6: Soil Erosion Potential

Soil Type	Slope	Rating	Acreage	Percent of Parcel
91A	0-2%	Slight	7.2	71.6%
235A	0-2%	Slight	2.9	28.4%

PRIME FARMLAND SOILS

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

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

Table 7: Prime Farmland Soils

Soil Types	Prime Designation	Acreage	Percent
91A	Prime Farmland	7.2	71.6%
235A	Prime Farmland (if drained)	2.9	28.4%
% Prime Farmland	**100%**		

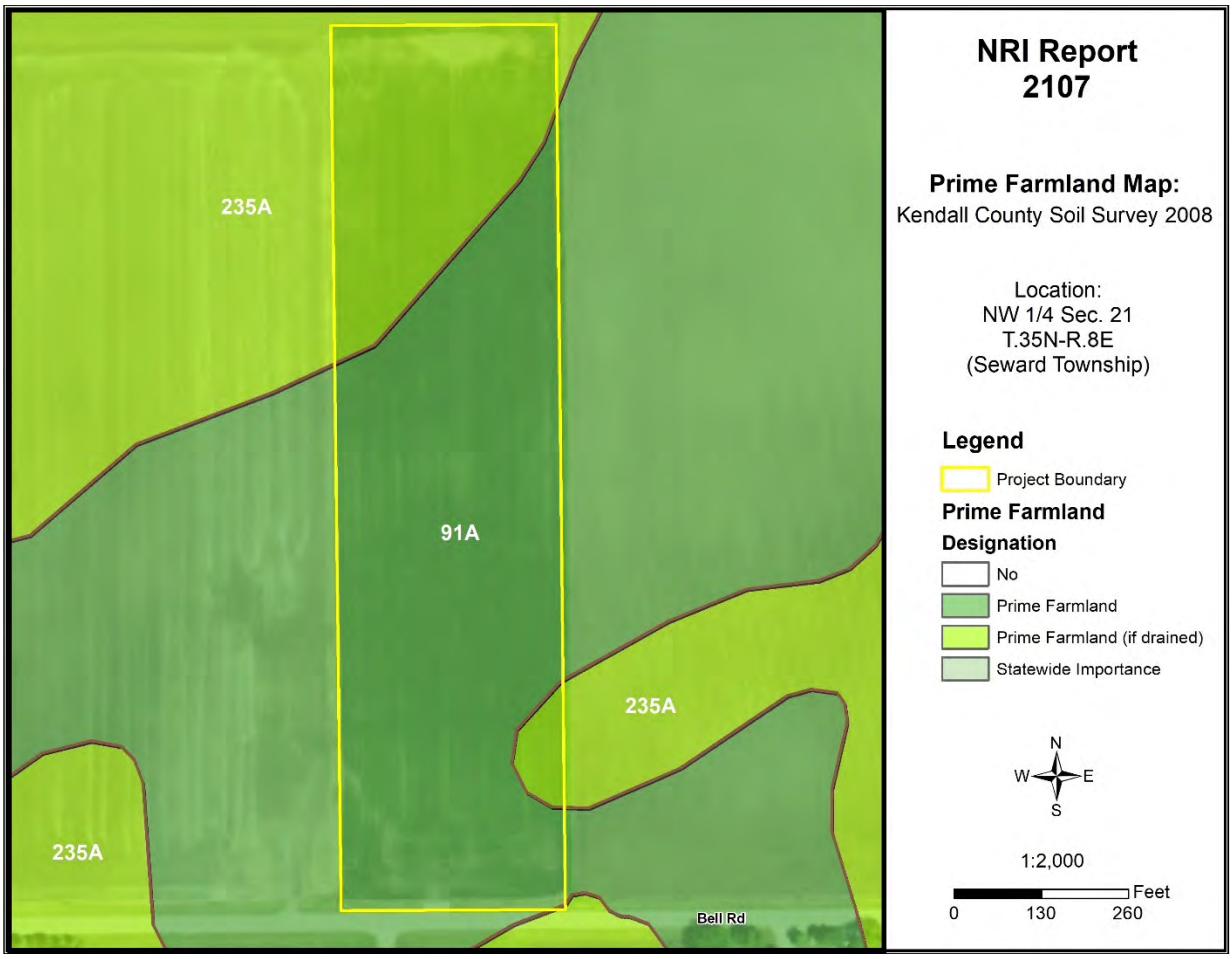


Figure 7: Map of Prime Farmland Soils

LAND EVALUATION AND SITE ASSESSMENT (LESA)

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

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

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

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

Table 8A: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
91A	4	79	7.2	568.8
235A	3	87	2.9	252.3
Totals			**10.1**	**821.1**
LE Calculation			(Product of relative value / Total Acres) 821.1 / 10.1 = 81.3	
LE Score			**LE = 81**	

The Land Evaluation score for this site is 81, indicating that this site is designated as prime farmland that is well suited for agricultural uses considering the Land Evaluation score is above 80.

Table 8B: Site Assessment Computation

A.	**Agricultural Land Uses**	**Points**
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	20
	2. Current land use adjacent to site. (30-20-15-10-0)	20
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	20
	4. Size of site. (30-15-10-0)	0
B.	**Compatibility / Impact on Uses**	
	1. Distance from city or village limits. (20-10-0)	20
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	20
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	7
C.	**Existence of Infrastructure**	
	1. Availability of public sewage system. (10-8-6-0)	10
	2. Availability of public water system. (10-8-6-0)	10
	3. Transportation systems. (15-7-0)	15
	4. Distance from fire protection service. (10-8-6-2-0)	10
	Site Assessment Score:	**152**

The Site Assessment score for this site is 152. The Land Evaluation value (81) is added to the Site Assessment value (152) to obtain a LESA Score of 233. The table below shows the level of protection for the proposed project site based on the LESA Score.

Table 9: LESA Score Summary

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

Land Evaluation Value: 81 + **Site Assessment Value:** 152 = **LESA Score: 233**

The LESA Score for this site is 233 which indicates a high level of protection for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

LAND USE PLANS

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

DRAINAGE, RUNOFF, AND FLOOD INFORMATION

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

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

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

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

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

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

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

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

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

IMPORTANCE OF FLOOD INFORMATION

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

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

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

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

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

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

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

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

This parcel is located on gradual topography (slopes 0 to 2%) with an elevation of approximately 580' above sea level. According to the FIRM map, the parcel in question does not contain floodway or floodplain. The parcel drains southwest towards an unnamed tributary, which eventually flows into Aux Sable Creek.

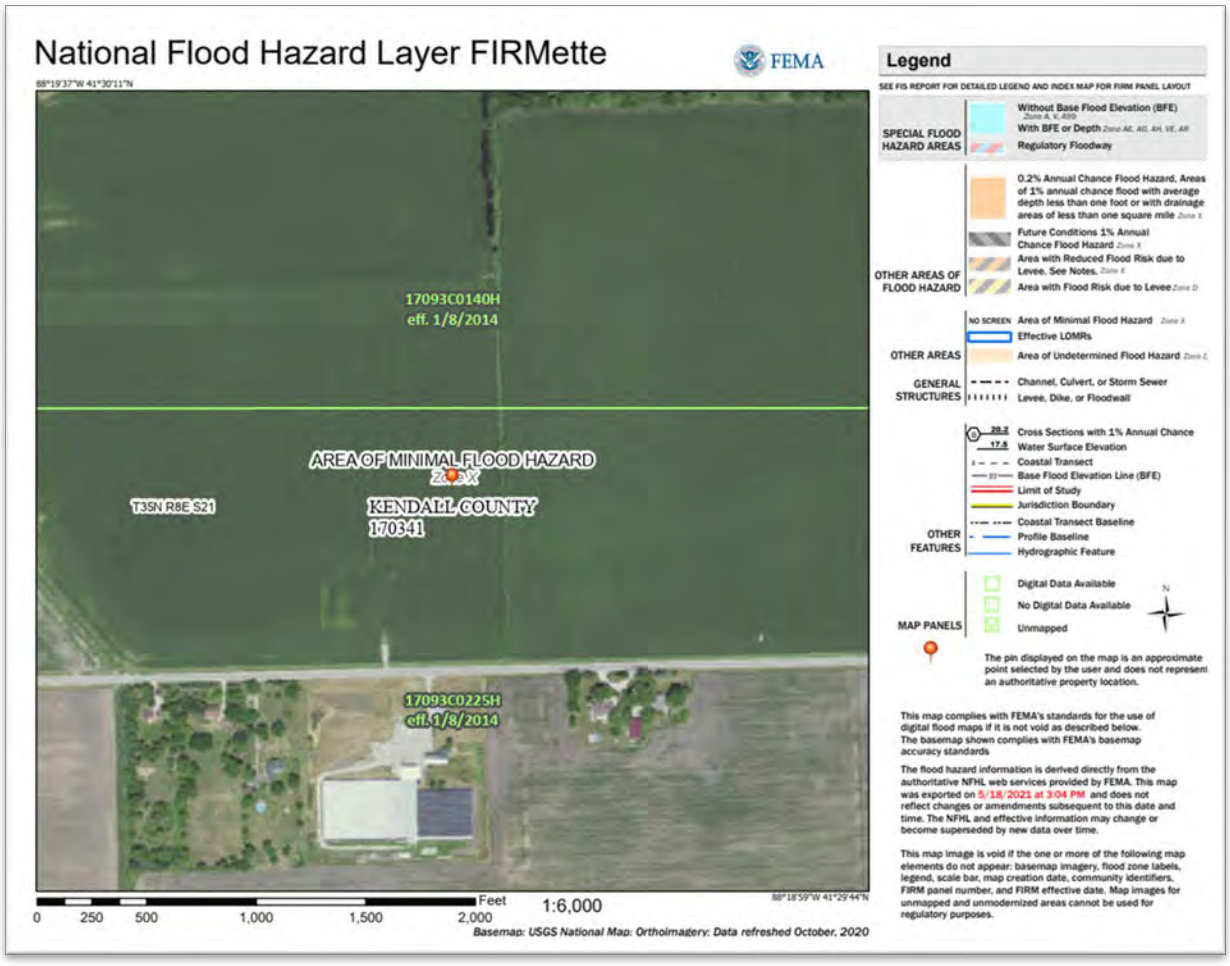


Figure 8: FEMA Floodplain Map

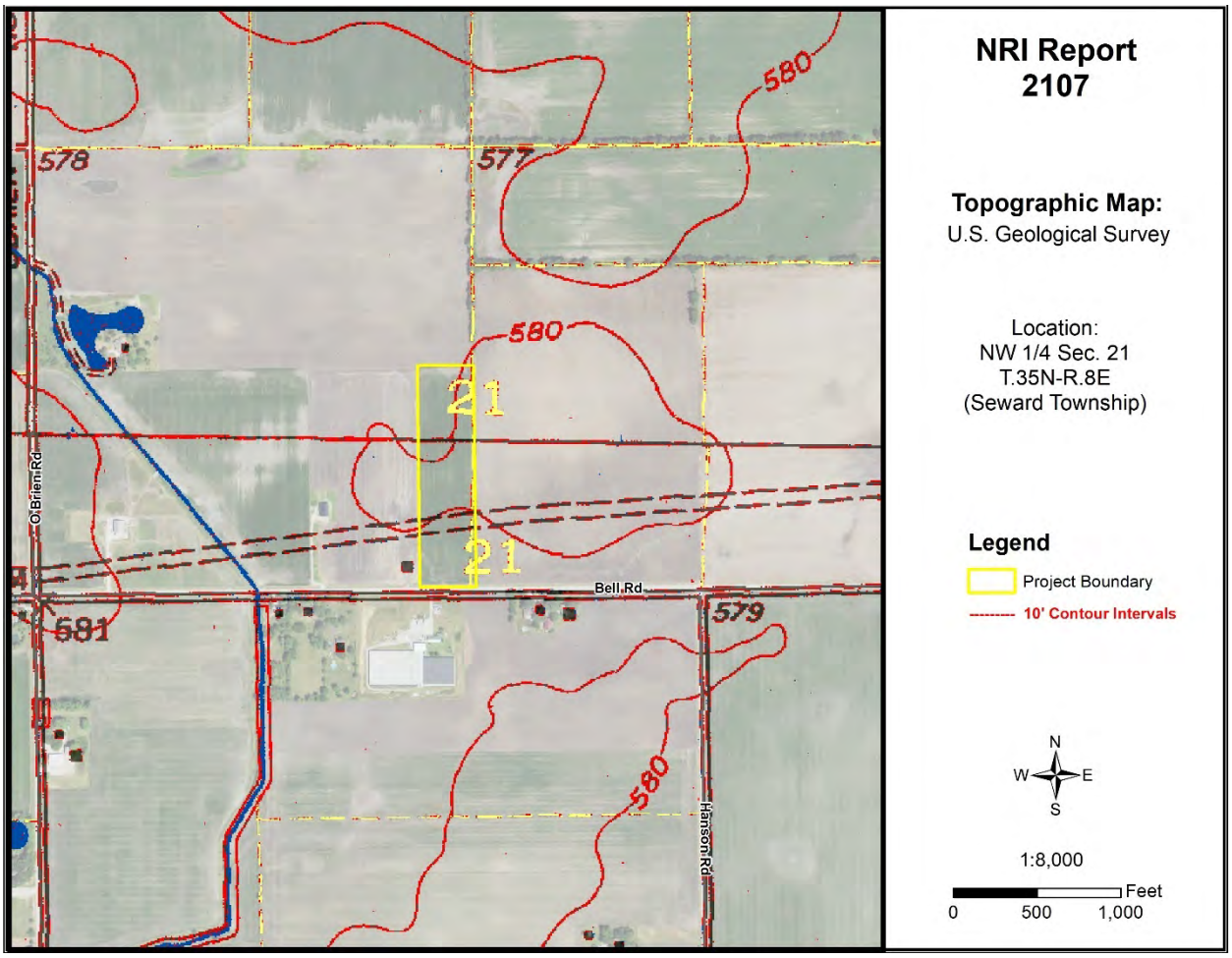


Figure 9: USGS Topographic Map

WATERSHED PLANS

WATERSHED AND SUB WATERSHED INFORMATION

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

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

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

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

This parcel is located within the Upper Illinois River Watershed and the Minooka Branch Aux Sable Creek Sub Watershed.

WETLAND INFORMATION

IMPORTANCE OF WETLAND INFORMATION

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

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

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

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

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

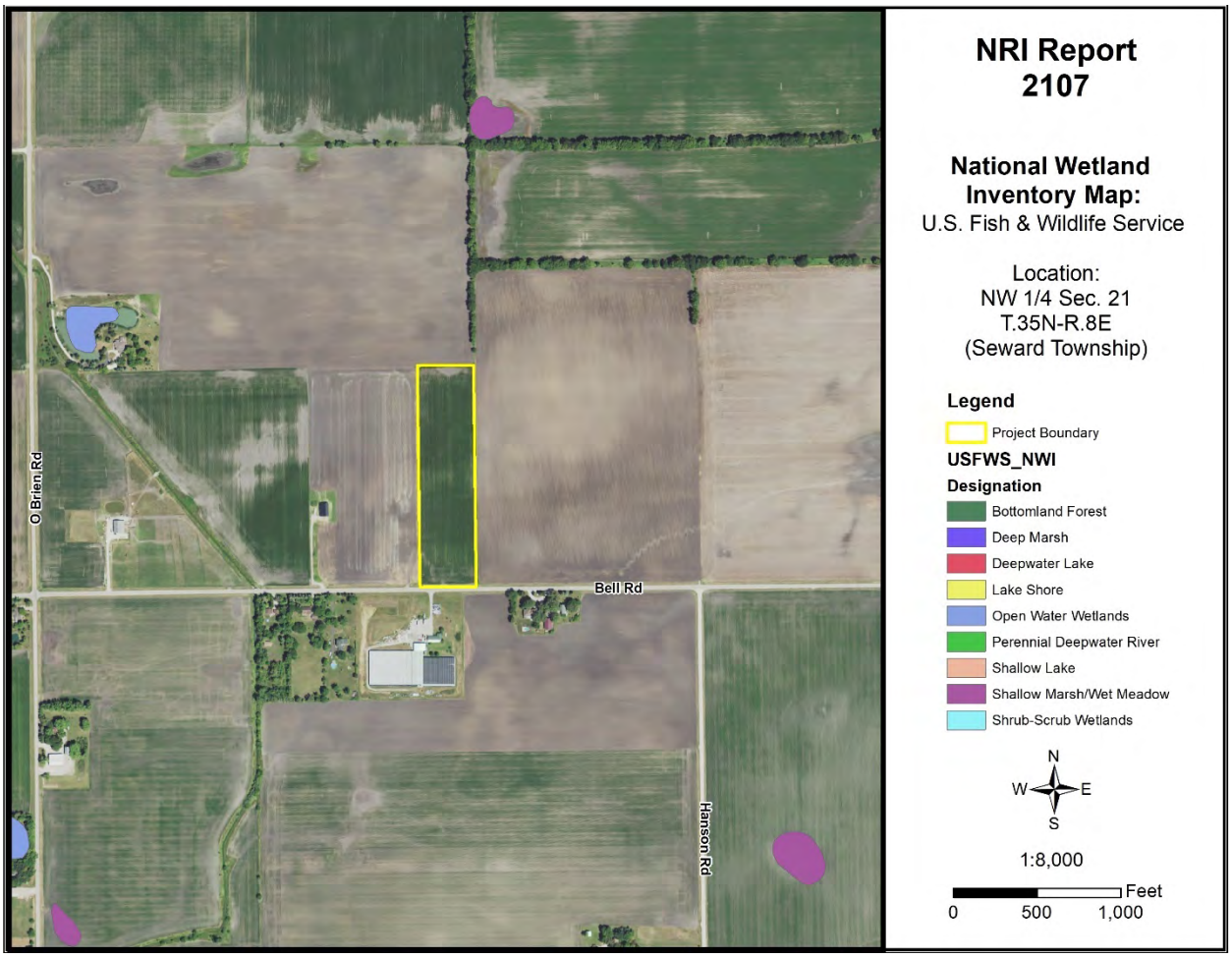


Figure 10: Wetland Map – USFWS National Wetland Inventory

Office maps indicate that mapped wetlands are <u>not</u> present on the parcel in question (PIQ).

HYDRIC SOILS

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

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

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

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

Table 10: Hydric Soils

Soil Types	Drainage Class	Hydric Designation	Hydric Inclusions Likely	Acreage	Percent
91A	Somewhat Poorly Drained	Non-Hydric	Yes	7.2	71.6%
235A	Poorly Drained	Hydric	No	2.9	28.4%

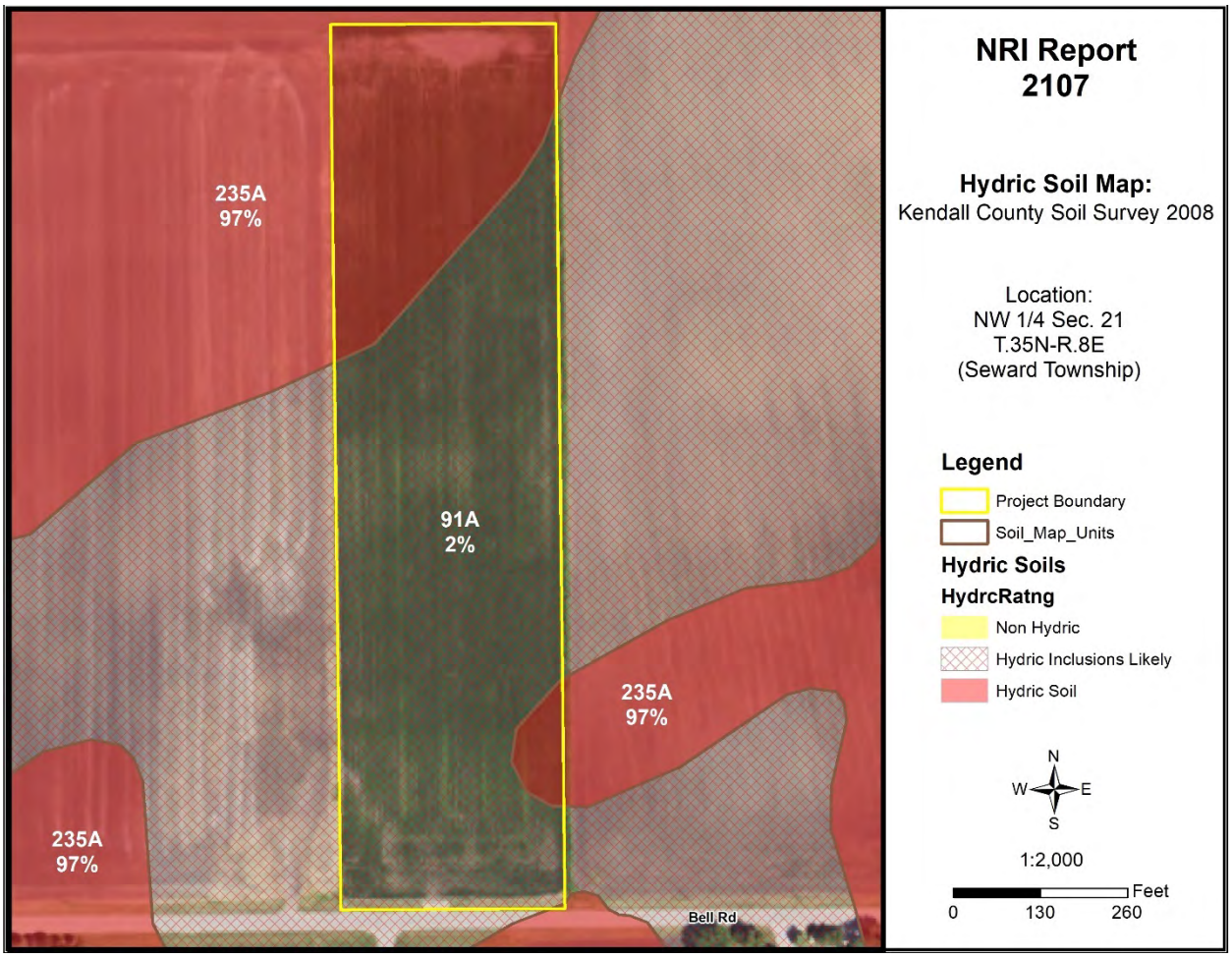


Figure 11: Hydric Soil Map

WETLAND AND FLOODPLAIN REGULATIONS

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

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

WHO MUST APPLY?

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

REGULATORY AGENCIES

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

COORDINATION

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

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

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PALUSTRINE - Name given to inland freshwater wetlands.

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

PIQ - Parcel in question

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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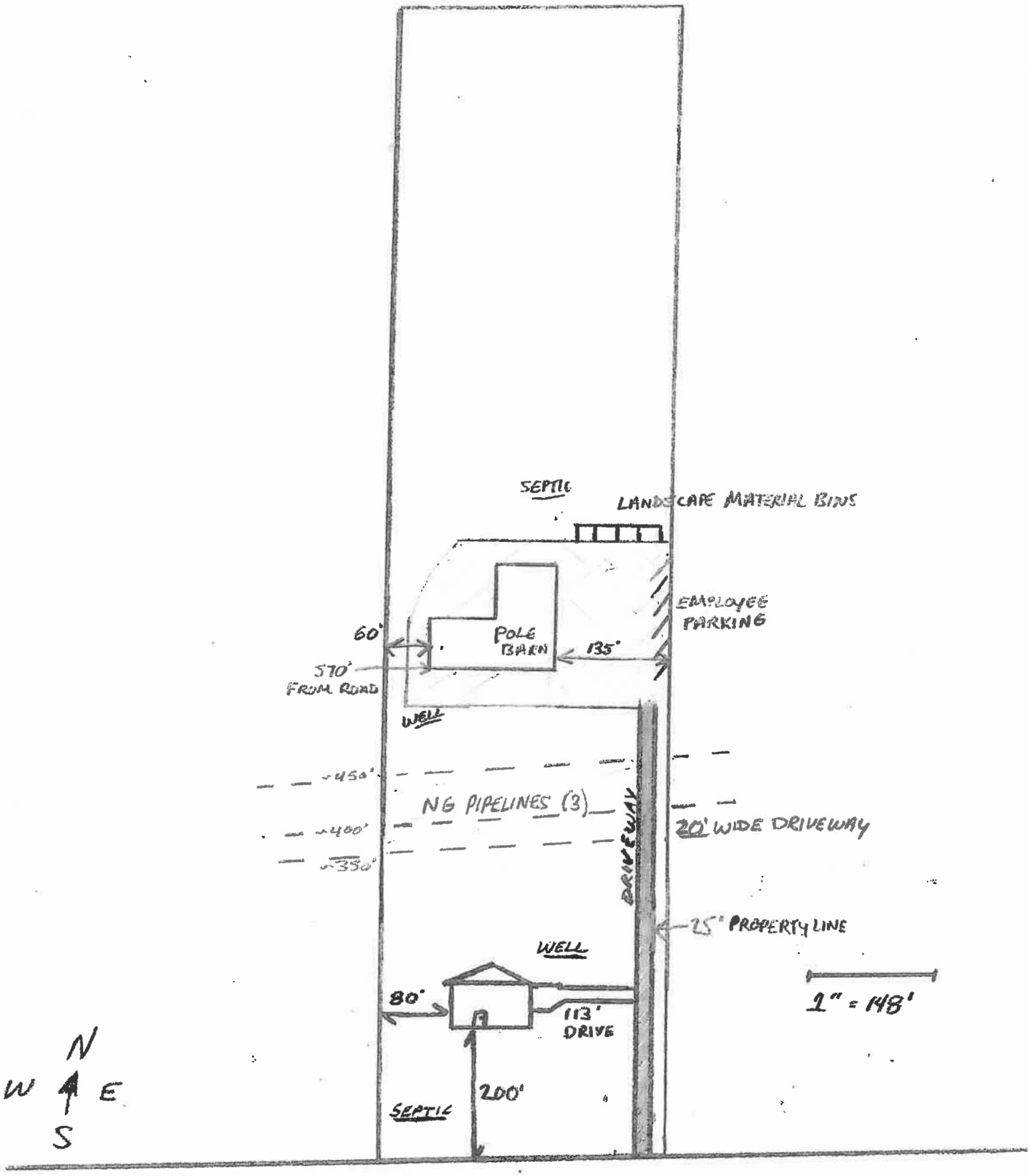
Geologic Road Map of Illinois. Department of Natural Resources, Illinois State Geological Survey, Natural Resources Building, 615 East Peabody, Champaign IL 61820-6964.

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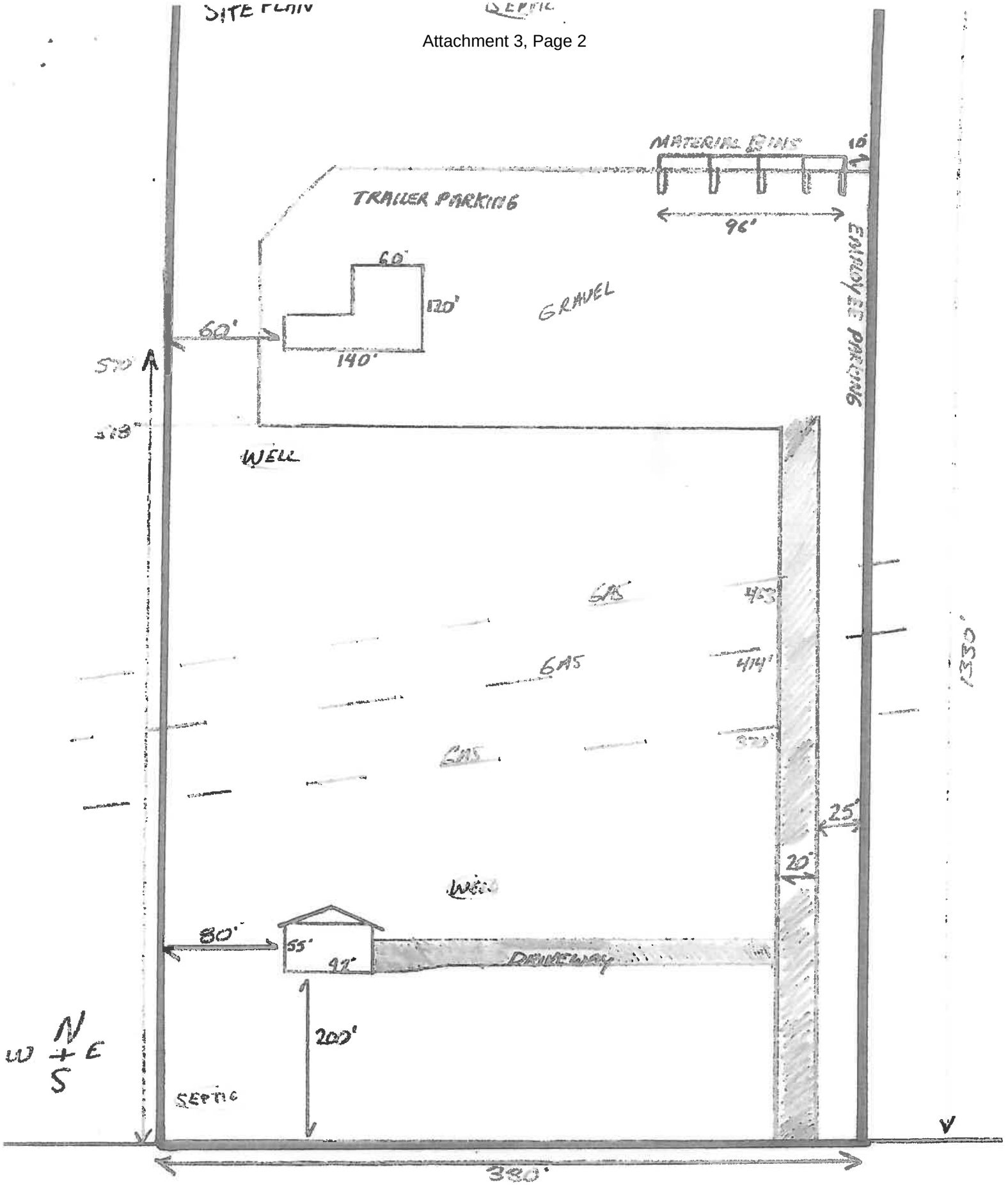
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The Conservation of Biological Diversity in the Great Lakes Ecosystem: Issues and Opportunities, prepared by the Nature Conservancy Great Lakes Program 79W. Monroe Street, Suite 1309, Chicago, IL 60603, January 1994.

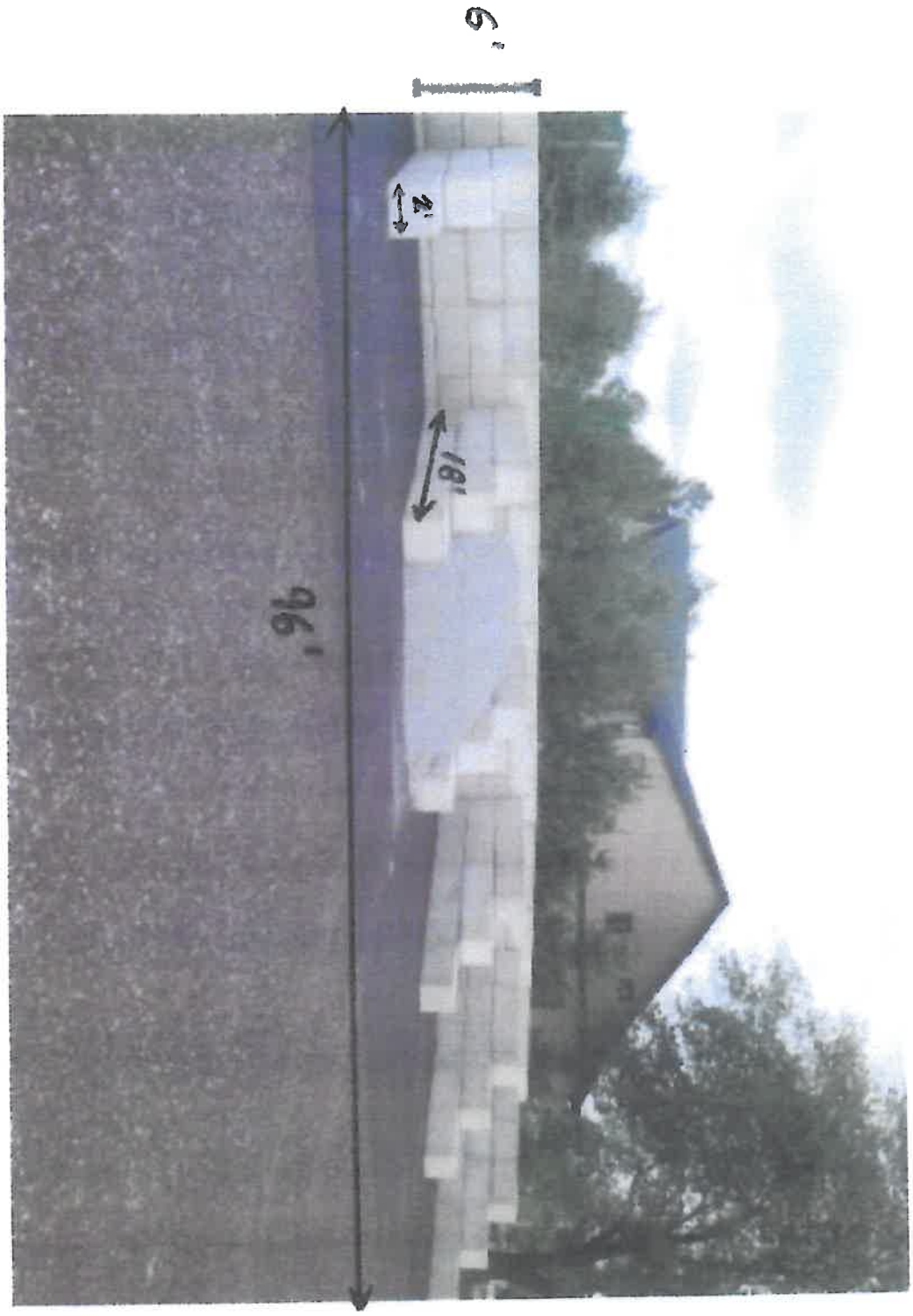
SITE PLAN



3549 BELL Rd.


SITE PLAN
SEPTIC
MATERIAL BINS
16'
TRAILER PARKING
96'
60'
120'
140'
GRAVEL
60'
570'
318'
WELL
EMBOYEE PARKING
GAS
GAS
GAS
1330'
25'
20'
WELL
80'
55'
27'
DRIVEWAY
200'
W N E S
SEPTIC
380'

3549 Bell Rd


5'
2'
18'
96'

PLAT OF TOPOGRAPHIC SURVEY

SCALE : 1" = 40'

0' 20' 40' 80'

LEGEND

- Approximate Property Line
- Parcel Line
- Util ty Pole
- Overhead Wire
- TF — Top of Foundation
- FF — Finished Floor
- Building
- Asphalt
- Gravel
- 578 — Measured Contour Line w/Elevat on
- 578 — GIS Contour Line w/Elevation as scaled
- +578.79 — Measured Spot Elevat on
- Non-Dec duous Tree / Evergreen

LOCATION MAP



NOT TO SCALE

330.00'

North Line of the South Half of the Northwest 1/4 of Section 21-35-8

West Line of the East 330 Feet of the South Half of the Northwest 1/4 of Section 21-35-8

East Line of the Northwest 1/4 of Section 21-35-8

South Line of the Northwest 1/4 of Section 21-35-8

Bell Road

Edge of Pavement

330.00'

1330.96'

1330.45'

591.5'

300'

618.7'

Crop Line

Cultivated Field

Proposed Limit of Landscape Business Area per Owner

Landscape Area w th Mulch & Evergreens

Temporary Dirt Stock Pile

Approximate Location of Septic Field as Marked by Other

Gravel Pile

Propane Tank

60.40'

GF=582.71

44.13'

Septic L ds

Sept c Tank

Septic Box

Cleanout

TF=582.91

54.7'

80.02'

120.30'

1 High Story Metal Building

60.35'

GF=582.74

Gravel

Transformer on Pad

54.5'

80.02'

GF 582.67

15.81'

Electric Meter

60.37'

135.2'

Canopy

Canopy

Wellhead

Ste Benchmark: Cut Cross in Square on Concrete Elevation = 581.76

Gravel Drive

Berm (Dirt)

Berm (Dirt)

Gas Marker Post

Gas Marker Post

Approximate Limits of Underground Gas Pipe Line Area as Marked by Gas Markers

Temporary Berm (Dirt)

Temporary Berm (Dirt)

70' ±

93' ±

56' ±

House Under Construction

68' ±

Temporary Berm (Dirt)

Temporary Berm (Dirt)

214' ±

211' ±

Gravel Drive

LEGAL DESCRIPTION

THE EAST 330 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.

(WARRANTY DEED DOCUMENT 201800008859, RECORDED 6/26/2018)

SURVEYOR NOTES

THE PERMANENT PARCEL INDEX NUMBER FOR THE PROPERTY DESCRIBED HEREON IS 09-21-100-008.

PROPERTY LINES DEPICTED HEREON ARE BASED ON PREVIOUS PLAT OF SURVEY BY OTHERS.

THE PROPERTY DESCRIBED HEREON CONTAINS 439,127 SQUARE FEET OR 10.081 ACRES, MORE OR LESS.

PROPERTY COMMONLY KNOWN AS:
3549 BELL ROAD
MINOOKA, IL 60447

THE SURVEYOR EXPRESSES NO OPINION AS TO THE ACCURACY OF ANY UNDERGROUND UTILITIES WHEN NOT READILY VISIBLE FROM THE SURFACE. IT IS RECOMMENDED THAT THE APPROPRIATE GOVERNMENTAL AGENCY, MUNICIPALITY AND/OR UTILITY COMPANY BE CONTACTED FOR VERIFICATION.

THE FLOOD INSURANCE RATE MAP SHOWS THAT THE PROPERTY DESCRIBED HEREON IS FALLING WITHIN ZONE "X", ACCORDING TO THE COMMUNITY PANEL NUMBER 170341, KENDALL COUNTY, FOUND ON MAP NUMBER 17093C0255H, KENDALL COUNTY, ILLINOIS AND INCORPORATED AREAS, EFFECTIVE DATE OF JANUARY 8, 2014.

ZONE "X" IS AREAS OF MINIMAL FLOOD HAZARD.

A CURRENT TITLE REPORT WAS NOT FURNISHED TO US FOR OUR USE IN PREPARING THIS SURVEY. THEREFORE THERE MAY BE ADDITIONAL EASEMENTS AND/OR SERVITUDES EFFECTING THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE }

I, CAROL A. SWEET-JOHNSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, BEING COMPLETED IN THE FIELD ON 9/9/2021, IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY.

ALL DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL
THIS 16TH DAY OF SEPTEMBER, A.D. 2021.

CAROL A. SWEET-JOHNSON
ILLINOIS PROFESSIONAL LAND SURVEYOR NO [redacted]
LICENSE EXPIRES 11/30/2022

CAROL A. SWEET-JOHNSON STATE OF ILLINOIS No. [redacted] BATAVIA ILLINOIS PROFESSIONAL LAND SURVEYOR

PREPARED FOR:

ZEITER LANDSCAPING, INC.
16765 Hanson Road
Minooka, IL 60447

NO.	DATE	REVISION
1.	9/9/2021	FIELD SURVEY COMPLETED
2.	9/16/2021	FINAL SURVEY COMPLETED

SITE DESIGNATION INFORMATION:
3549 BELL ROAD
MINOOKA, IL 60447

DRAWN BY: PS | CHECKED BY: CSJ

PROJECT NO. 641002

TOPO

SHEET 1 OF 1

BENCHMARK INFO

SOURCE BENCHMARK: NGS MONUMENT
DESIGNATION - GRUNDY COUNTY GIS 0304
PID - DH6200
STATE / COUNTY - IL / GRUNDY
USGS QUAD - MINOOKA (2018)
ELEVATION = 549. (NAVD88)

ADVANCED SURVEYING & MAPPING Putting the Pieces Together.... Since 1984

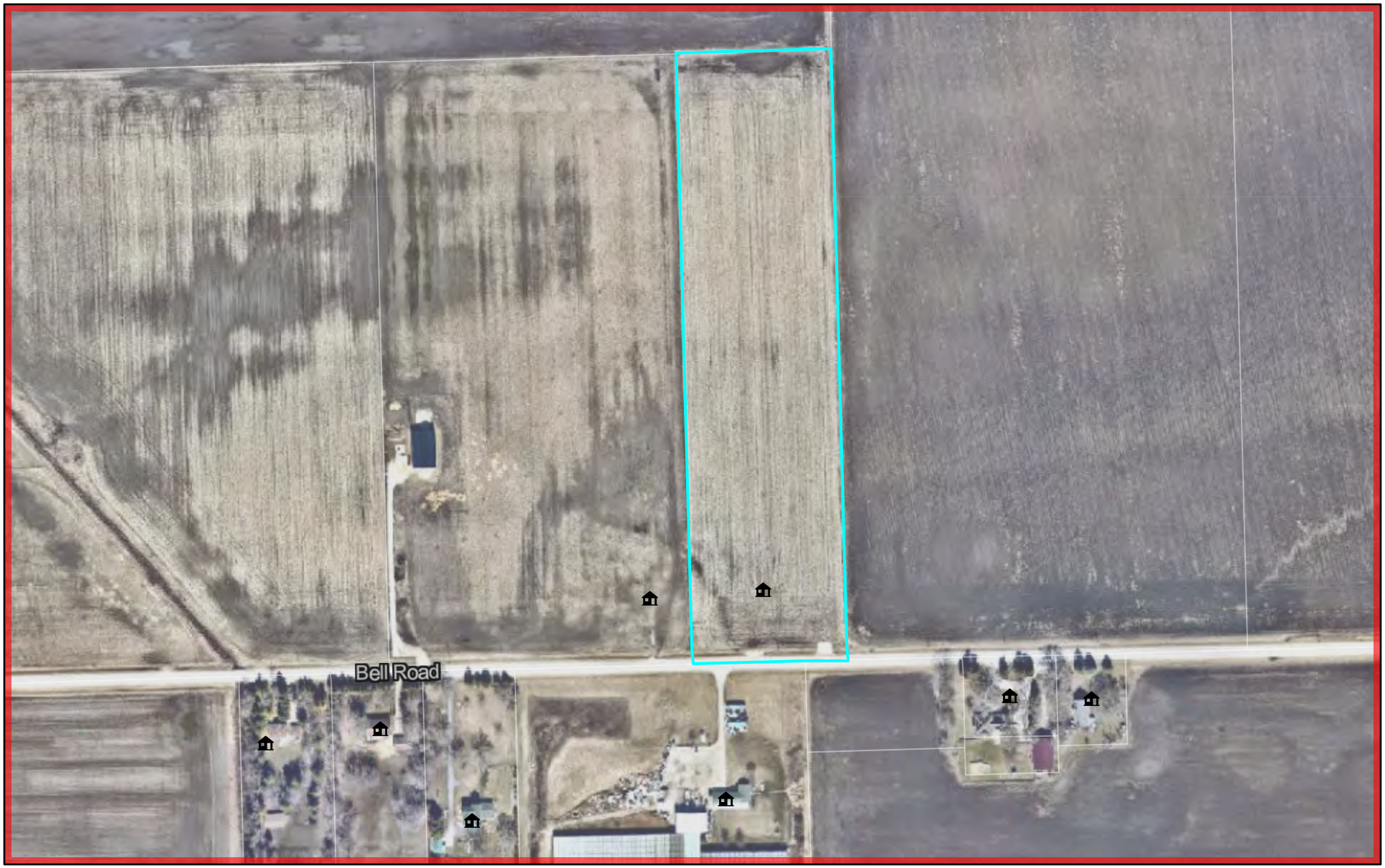
PREPARED BY:
ASM Consultants, Inc.
16 E Wilson St, Batavia IL 60510
Tel (630) 879-0200 Fax (630) 454-3774
advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2023

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West Side

East Side

Attachment 6



July 15, 2021

Kendall County Address Points

Parcels

Ownership Parcel

1:4,800

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Map data © OpenStreetMap contributors, Microsoft, Esri Community Maps contributors, Map layer by Esri

Kendall County Web GIS

View GIS Disclaimer at https://www.co.kendall.il.us/departments/geographic-information-systems/gis-disclaimer-page/.

State of Illinois
County of Kendall

09-28-400-013 ✓

Zoning Petition
#0043

ORDINANCE NUMBER 2000-0033

GRANTING SPECIAL USE
ZEITER
Special Use for Truck Storage and Landscaping Equipment

WHEREAS, Gary and Brenda Zeiter, record owners, filed a petition for a Special Use within the A-1 District, for property located at 16765 Hanson Road in Section 28 of Seward Township; and

WHEREAS, said petition is for the storage of trucks and landscaping equipment, as provided in Section 7.01 D-26 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is zoned A-1 Agricultural District; and

WHEREAS, said parcel is part of property identified with the tax identification number 09-28-400-009 and is legally described on the attached Exhibit "A": Legal Description; and

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

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

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a special use zoning permit for the storage of trucks and landscaping equipment, subject to the following conditions:

1. The special use shall substantially conform to the site plan, attached hereto as Exhibit "B". Any expansion of the special use (excluding residential use) shall require an amendment to the special use ordinance.
2. Any signs shall conform to the A-1 District.
3. Dedication of 35 feet of right-of-way for Hanson Road shall be dedicated within 30 days of the date of this ordinance.
4. Hours of delivery shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday.

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

IN WITNESS OF, this ordinance has been enacted on September 19, 2000

John A. Church
Kendall County Board Chairman

Attest:

Paul Anderson
Kendall County Clerk

EXHIBIT A: LEGAL DESCRIPTION
SPECIAL USE

Legal Description:

That part of the West Half of the Southeast Quarter of Section 28, Township 35 North, Range 8 East of the Third Principal Meridian described as follows:

Commencing at the Southeast Corner of the West Half of said Southeast Quarter; thence northerly, along the East Line of said West Half of said Southeast Quarter, 1018.13 feet for the point of beginning; thence westerly, perpendicular to the last described course, 544.50 feet; thence northerly, parallel with said East Line, 400.0 feet; thence easterly, perpendicular to the last described course, 544.50 feet to said East Line; thence southerly, along said East Line, 400.0 feet to the point of beginning in Seward Township, Kendall County, Illinois and containing 5.000 acres.

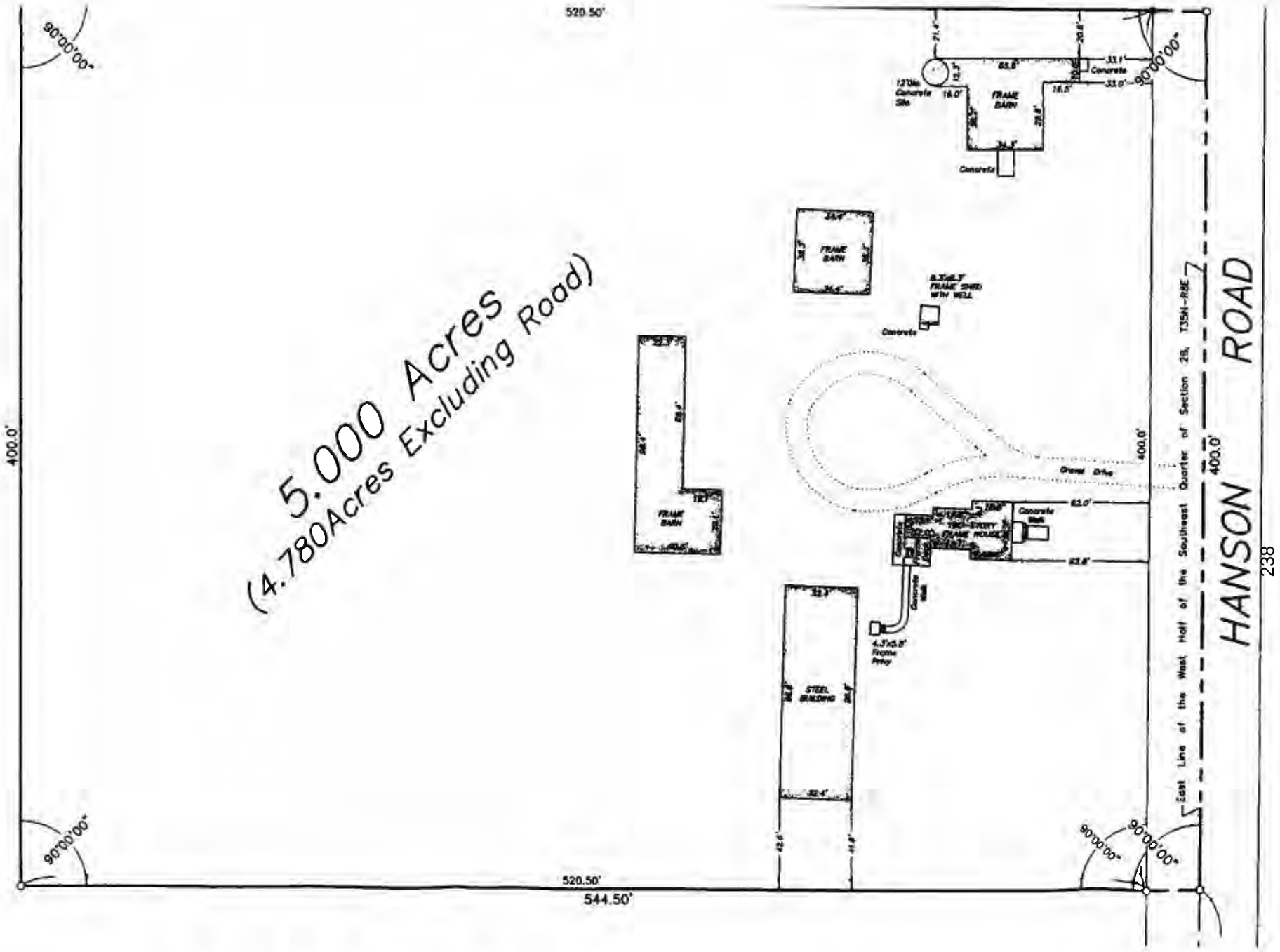


Exhibit B - Site Plan

N

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Attachment 7, Page 4

SEWARD TOWNSHIP PLAN COMMISSION MINUTES

May 13, 2021

The Seward Township Plan Commission met on May 13, 2021 at 4:00 p.m. Members present included Rob Lombardo, Jessica Nelson and Suzanne Casey. Following the pledge to the flag, Chairman Lombardo initiated discussion of the proposal under consideration.

Approval of the minutes from the January 14, 2020 meeting was made.

Petitioner Brenda Zeiter was present to represent the request of Zeiter Landscaping. (see attached proposal). Questioning revealed nothing of concern and revealed this would be a plan to be phased in over the summer, moving the business from Hansen to Bell Road by Fall. It should be noted that this has been a previously approved, long standing business and they are requesting a location change only. The committee recommends the proposal move forward to the Township and then to the County. Copy of the Petition is attached.

Under Old Business, a review of previously approved projects was updated. These included the new Veterinary /Doggie Day care currently under construction. All seems to be going as designed and approved. Some conversation about the status of the Sports Dome complex was had, with little updates noted. A brief discussion of the mounds of bark accumulating at the corner of County Line and US Route 52 resulted in little understanding of what was occurring there. The impact on the future development of the township, right at the border of the Shorewood/Seward line was the focus of both construction and traffic concerns there.

These minutes are being copied to both the Seward Township Board and to Matt Asselmeier. It is our understanding that the Regional Plan Commission does not meet until June 1, so that should give the new administration of the Township ample time to move this on to Mr. Asselmeier.

Finally, the committee accepted the resignation of Mr. Rob Lombardo due to conflict of interests going forward and we have not yet received, but understand a letter of resignation is forthcoming from Daniel Dugan. That will mean 2 seats will be filled, and candidates are already in process for appointment.

Discussion around establishing a routine monthly time for meetings resulted in the 2nd Tuesday of the month, at 7:00 p.m., just prior to the monthly township board meetings.

The meeting adjourned at 4:30 p.m.

Minutes submitted by Suzanne Casey

May 14, 2021

WBK engineering

September 28, 2021

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

Subject: 3549 Bell Road (WBK Project 19-102.AG)

Dear Mr. Asselmeier:

WBK Engineering has completed a review of the subject project in Kendall County. The following material was provided to us for review:

- E-mails from Brenda Zeiter dated 9-20-2021 and received on September 20, 2021
- Site Plan no preparer identified nor dated and received on September 20, 2021
- Topographic Survey prepared by ASM Consultants dated September 16, 2021 and received on September 20, 2021

These documents have been reviewed for conformance with the Kendall County Stormwater Ordinance. The following comments are offered for the petitioner's consideration and require resolution prior to our recommendation for approval.

1. Prepare and submit a stormwater permit application.

2. Prepare and submit a stormwater report and narrative that describes the work to be performed. We highly recommend engaging a professional engineer to assist with preparation of these documents. Several elements are required under the stormwater ordinance and shall be addressed, including:
    a. Identify the presence or lack thereof of floodplain and wetlands.
    b. Identify the area of disturbance
    c. Identify the proposed area of impervious surface created and determine if stormwater storage is required.
    d. Calculate the change in flow rates before and after the project.
    e. Field Tile Survey

3. Provide documentation of correspondence and approval of the proposed access to Bell Road.

ZSAQSA

WBK Engineering, LLC
WBKEngineering.com
Part of the Mno-Bmadsen Family

St. Charles Office
116 West Main Street, Suite 201
St. Charles, IL 60174
630.443.7755

Aurora Office
8 East Galena Boulevard, Suite 402
Aurora, IL 60506
630.701.2245

4. Clarify proposed and existing grading.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.

If you have any questions or comments, please contact us at (630) 443-7755.

Sincerely,

[redacted]

Greg Chismark PE
WBK Engineering, LLC

ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
October 5, 2021 – Unapproved Meeting Minutes

PBZ Chairman Scott Gengler called the meeting to order at 9:00 a.m.

Present:
Matt Asselmeier – PBZ Department
Meagan Briganti – GIS Department
Scott Gengler – PBZ Committee Chair
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department
Sergeant Dave Lawson – Sheriff's Department
Alyse Olson – Soil and Water Conservation District
Aaron Rybski – Health Department

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

Audience:
Brenda Zeiter, Gregg Ingemunson, Greg Dady, Boyd Ingemunson, and John Tebrugge

PETITIONS

Petition 21-36 Brenda and Gary Zeiter and Devan and Brady Woolverton
Mr. Asselmeier summarized the request.

The Petitioners would like operate a landscaping business, Zeiter Landscaping, Inc., at the subject property.

The application materials, NRI Report, site plan, topographic survey, pictures of the proposed landscaping and the aerial of the property were provided.

In 2000, Brenda and Gary Zeiter were awarded a special use permit at 16765 Hanson Road for their landscaping business. While they indicated their plans include moving the business from Hanson Road to the subject property, they would like to retain a special use permit at the Hanson Road property. The special use permit for the property on Hanson Road was provided. Since 2000, neither the Sheriff's Department nor the Planning, Building and Zoning Department have received any complaints regarding the landscaping business on Hanson Road.

If approved, the landscaping business would be addressed as 3549 Bell Road. A house for the owner/operator of the business is planned on the southern portion of the property and would be addressed as 3527 Bell Road.

The property was approximately ten (10) acres in size.

The County's Future Land Use Map called for the property to be Rural Residential (Max 0.65 DU/acre). Shorewood's Future Land Use Map called for the property to be Residential.

Bell Road is a Township maintained Minor Collector.

There were no trails planned in the area.

There are no floodplains or wetlands on the property.

The adjacent land uses were agricultural and farmstead.
The adjacent properties were zoned A-1.

Kendall County's Future Land Use Map called for the area to be Rural Residential. Shorewood's Future Land Use Map called for the area to be Residential.

The nearby properties were zoned A-1, A-1 SU and R-1.

The A-1 special use permit to the north is horse related and the special use permit to west is for an agricultural helipad.

EcoCAT Report was submitted and consultation was terminated.

The NRI application was submitted and the LESA Score was 233 indicating a high level of protection. The NRI Report was provided.

The Seward Township Planning Commission reviewed this proposal on May 13, 2021, and recommended the project move forward. The minutes of this meeting were provided.

Petition information was sent to the Village of Shorewood on September 24, 2021.

Petition information was sent to the Lisbon-Seward Fire Protection District on September 24, 2021.

Per Section 7:01.D.30 of the Kendall County Zoning Ordinance, landscaping businesses can be special uses on A-1 zone property subject to the following conditions:

1. All vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit.

2. The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs, unless otherwise approved in writing by the agency having jurisdiction over said Highway. Such approvals shall establish limitations as to the number of employees and types of vehicles coming to and from the site that are engaged in the operation of the use (including delivery vehicles). These restrictions shall be included as controlling conditions of the Special Use.

3. No landscape waste generated off the property can be burned on this site.

If the County Board approves the outdoor storage of materials, the above conditions have been met.

According to the business plan, Zeiter Landscaping, Inc. has been in business over twenty-five (25) years. The business operates from March through November and employs ten (10) people. The business is operational Monday through Saturday. Employees arrive at the property between 6:15 a.m. and 7:00 a.m., gather supplies and equipment, and leave the property for job site by 7:30 a.m. Employees return to the property between 5:00 p.m. and 6:00 p.m., unload equipment and supplies, and leave the property.

All business related vehicles and equipment would be parked inside overnight and trailers would be parked in the rear of the property.

Employee's personal vehicles would remain on the property during business hours.

Deliveries of landscaping materials by semis would occur no more than two to three (2-3) times per week.

If approved, the Petitioners plan to start operations immediately.

According to the site plan and the topographic survey, one (1) approximately two thousand four hundred (2,400) square foot house for the operators of the landscaping business is planned on the south side of the property. One (1) approximately twelve thousand (12,000) square foot metal building would be also be placed on the property. This building will be one (1) story with two (2) canopies.

According to the site plan, four (4) storage bins for landscaping materials would be located northeast of the metal building. These bins would be approximately ten feet (10') west of the eastern property line. The bins would be a total of ninety-six feet (96') wide, eighteen feet (18') in depth, and materials as high as eight feet (8') in height.

Any structures related to the landscaping business would be required to obtain applicable building permits.

Per the site plan and the topographic survey, the property is served by septic. The property also has a well. Electricity will be onsite.

Employees will be able to use the restroom inside the metal building.

There was also a propane tank on the premises located north of the metal building.

Though not shown on the site plan or topographic survey, a dumpster was planned north of the metal building.

There are three (3) natural gas pipelines going through the property.

The Petitioners plan to construct the metal building on one (1) of the highest points of the property. The northern portion of the property drains to the northwest and the southern portion of the property drains to the southeast.

The topographic survey showed several temporary dirt berms around the house. These berms will be removed when construction of the house is complete.

A stormwater management permit will be required. WBK submitted a letter requesting additional information.

Per the site plan and topographic survey, access from Bell Road to the business operation will be by a twenty foot (20') wide driveway located approximately twenty-five feet (25') off of the eastern property line. The driveway will be constructed of asphalt grindings. The new house will also utilize the driveway.

According to the site plan, the Petitioners plan to install an area around the metal building with asphalt grindings. There are five (5) parking spaces available on the east side of the area for employee parking. Trailers would be parked north of the metal building.

No customers of the business would be invited onto the property.

No handicapped parking spaces were planned.

If there is a motor vehicle or equipment related leak, the area impacted would be cleaned.

The Petitioners indicated that they plan to install one (1) light in the middle of the metal building facing east, one (1) on the metal building facing north, and three (3) can lights under the office and garage area. Because the number of parking spaces was under thirty (30), a photometric plan was not required, but the Petitioners will be required to follow the applicable lighting regulations in the Kendall County Zoning Ordinance.

Though not shown on the site plan or the topographic survey, the Petitioners would like to install one (1) two (2)-faced sign on the east side of the driveway. The sign will not be illuminated.

No fencing was planned.

The topographic survey showed one (1) area south of the employee parking with mulch and evergreens. A second mulch and evergreen area was shown northwest of the metal building. Pictures of the type of vegetation that would be installed were provided. The plantings will consist of nine (9) eight foot (8') Colorado Blue Spruce and five (5) maple trees between two point five inches and three inches (2.5" and 3") caliber. The plantings would be installed by the end of 2021.

One (1) berm south of the metal building was shown on the topographic survey. The berm will have landscaping and evergreens. The berm shall be two point five feet (2.5') in height and five feet (5') wide.

One (1) gravel mound was shown on the topographic survey. The Petitioners planned to have it leveled by the end of November.

No information was provided regarding noise control.

No new odors were foreseen by the proposed use.

If approved, this would be the sixteenth (16th) special use permit for a landscaping business in unincorporated Kendall County.

The proposed Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Provided the site is developed in accordance with the submitted site plan and topographic plan and provided the business plan is followed regarding hours of operation and business related deliveries, the operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The owners of the business allowed by the special use permit will not invite the public onto the property. Only landscape related materials and equipment will be stored at the subject property.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Appropriate restrictions may be placed in the special use permit to regulate the number of employees, hours of operation, site landscaping, and noise. Therefore, the neighboring property owners should not suffer loss in property values and the use will not negatively impact the adjacent land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. If Seward Township approves the new access point, then adequate points of ingress and egress will be provided. No customers will be allowed on the property and employees will be able to use the restroom facilities inside the metal building. The owners of the business allowed by the special use permit have applied for the applicable stormwater permit.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. The special use shall conform to the applicable regulations of the district and no variances were requested.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 9-21 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents”.

Staff recommended approval of the special use permit for a landscaping business subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the site plan and topographic survey. A refuse area may be installed north of the metal building. One (1) two (2)-faced sign may be installed east of the driveway. The sign shall not be illuminated.
2. The owners of the business allowed by the special use permit shall maintain the parking area and driveway shown on the site plan and in substantially the same locations as depicted on the site plan and topographic survey. The parking area and driveway shall be asphalt grindings.
3. The owners of the businesses allowed by this special use permits shall diligently monitor the property for leaks from equipment and vehicles parked and stored items stored on the subject property and shall promptly clean up the site if leaks occur.
4. Any new structures, signs, or lights constructed or installed on the property related to the operations of the business allowed by this special use permit shall not be considered for agricultural purposes and must secure applicable building permits.
5. Equipment and vehicles related to the business allowed by the special use permit must be stored indoors during non-operational business hours. This condition does not extend to trailers; they may be stored outdoors in the trailer parking area designated on the site plan.
6. None of the vehicles or equipment parked or stored on the subject property related to the business allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
7. All of the vehicles and equipment stored on the subject property related to the business allowed by the special use

permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.

8. Except for the purposes of loading and unloading, all landscape related materials shall be stored indoors or in the designated storage areas shown on the site plan. The maximum height of the piles of landscaping related material shall be eight feet (8'), provided a Stormwater Management Permit is issued.

9. Nine (9) Colorado Blue Spruce, a minimum of eight feet (8') in height, and five (5) maple trees at least two point five (2.5) caliber at the time of planting shall be planted in the areas identified as landscaping and areas with mulch and evergreens and on the dirt berm as identified in the topographic survey and as visually depicted on the landscaping images. Damaged or dead trees or Colorado Blue Spruces shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. The landscaping shall be installed by December 31, 2021. The Kendall County Planning, Building and Zoning Committee may grant an extension to this deadline.

10. No landscape waste generated off the property can be burned on the subject property.

11. A maximum of ten (10) employees of the business allowed by this special use permit, including the owners of the business allowed by this special use permit, may report to this site for work. No employees shall engage in the sale of landscaping related materials on the property.

12. No customers of the business allowed by this special use permit shall be invited onto the property by anyone associated with the use allowed by this special use permit.

13. The hours of operation of the business allowed by this special use permit shall be Monday through Saturday from 6:00 a.m. until 6:00 p.m. The owners of the business allowed by this special use permit may reduce these hours of operation.

14. Deliveries of materials related to the business allowed by the special use permit by semis or tractor trailers shall be restricted to a maximum of three (3) in a seven (7) day period. There shall be no cap on the number of deliveries of materials related to the business allowed by the special use permit by non-semis or non-tractor trailers.

15. The noise regulations are as follows:

    Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

    Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

    EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

16. The owners or operators of the business allowed by this special use shall reside at the subject property as their primary place of residence.

17. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.

18. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.

19. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.

20. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

21. This special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

Chairman Gengler noted the large number of landscaping businesses.

Mr. Klaas asked if Bell Road was identified as a Collector in the Land Resource Management Plan. Mr. Asselmeier responded that the Land Resource Management Plan identified Bell Road as Minor Collector. Discussion occurred regarding the posting for weight limits during the winter and spring. If the road had posted weight limits, the Petitioners would still have to follow those weight limits. Mr. Klaas questioned the intent of the Zoning Ordinance; he felt these uses should be restricted to major collectors and higher roadways.

Chairman Gengler asked if the special use permit on Hanson Road would continue. Mr. Asselmeier stated that the special use permit for that property would run with the land.

Ms. Olson noted that some soils had building limitations. She requested having a soil erosion and sediment control plan in place during construction and having a NPDES Permit if more than one (1) acre of land was disturbed.

Brenda Zeiter stated that she contacted the township to request permission to drive on posted roads before making trips. She stated that the plan was to sell the Hanson Road property at some point. They would start moving to the Bell Road property at the end of the year.

Mr. Holdiman noted that building permits for the home and accessory structure have been pulled. A change of occupancy would be required for the accessory structure.

Mr. Rybski noted that a septic permit has been approved and was moving forward.

Mr. Rybski made a motion, seconded by Mr. Holdiman, to recommend approval of the special use permit with the conditions proposed by Staff.

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

The proposal goes to the Kendall County Regional Planning Commission on October 27, 2021.

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

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

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

The ZPAC, at 10:44 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP, CFM
Senior Planner

Enc.

Matt Asselmeier

From: Tim Wallace <lsfpd202@aol.com>
Sent: Wednesday, October 6, 2021 2:24 PM
To: Matt Asselmeier
Subject: [External]Re: Kendall County Zoning Petition 21-36

Matt, as in the past, properly placed fire extinguishers and a first aid kit, would be the fire departments request.

Any questions, feel free to call my cell [redacted]
Thanks, Tim Wallace

Matt Asselmeier

From: Engel_Natalie <nengel@vil.shorewood.il.us>
Sent: Friday, October 8, 2021 9:14 AM
To: Matt Asselmeier
Subject: [External]Petition 21-36

Good Morning Matt,

We appreciate the public notice regarding the proposed landscape business at 3549 Bell Road. The property is not within 1 ½ miles of our municipal limits so Shorewood will not be providing comments.

Thank you.

Natalie Engel, AICP
Village Planner
Shorewood
ILLINOIS
Village of Shorewood
One Towne Center Blvd | Shorewood, IL 60404
815.553.2314

KENDALL COUNTY
REGIONAL PLANNING COMMISSION

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

Unapproved - Meeting Minutes of October 27, 2021 - 7:00 p.m.

Chairman Ashton called the meeting to order at 7:28 p.m.

ROLL CALL

Members Present: Bill Ashton, Roger Bledsoe, Tom Casey, Dave Hamman, Larry Nelson, Claire Wilson, and Seth Wormley
Members Absent: Karin McCarthy-Lange, Ruben Rodriguez, and Bob Stewart
Staff Present: Matthew H. Asselmeier, Senior Planner
Others Present: Brenda Zeiter, Boyd Ingemunson, Ron Miller, Fran Miller, and Dan Koukol

PUBLIC HEARING

Petition 21 – 36 – Brenda and Gary Zeiter and Devan and Brady Woolverton

Mr. Asselmeier summarized the request.

The Petitioners would like operate a landscaping business, Zeiter Landscaping, Inc., at the subject property.

The application materials, NRI Report, site plan, topographic survey, pictures of the proposed landscaping and the aerial of the property were provided.

In 2000, Brenda and Gary Zeiter were awarded a special use permit at 16765 Hanson Road for their landscaping business. While they indicated their plans include moving the business from Hanson Road to the subject property, they would like to retain a special use permit at the Hanson Road property. The special use permit for the property on Hanson Road was provided. Since 2000, neither the Sheriff's Department nor the Planning, Building and Zoning Department have received any complaints regarding the landscaping business on Hanson Road.

If approved, the landscaping business would be addressed as 3549 Bell Road. A house for the owner/operator of the business is planned on the southern portion of the property and would be addressed as 3527 Bell Road.

The property was approximately ten (10) acres in size.

The County's Future Land Use Map called for the property to be Rural Residential (Max 0.65 DU/acre). Shorewood's Future Land Use Map called for the property to be Residential.

Bell Road is a Township maintained Minor Collector.

There were no trails planned in the area.

There are no floodplains or wetlands on the property.

The adjacent land uses were agricultural and farmstead.

The adjacent properties were zoned A-1.

Kendall County's Future Land Use Map called for the area to be Rural Residential. Shorewood's Future Land Use Map called for the area to be Residential.

The nearby properties were zoned A-1, A-1 SU and R-1.

The A-1 special use permit to the north is horse related and the special use permit to west is for an agricultural helipad.

EcoCAT Report was submitted and consultation was terminated.

The NRI application was submitted and the LESA Score was 233 indicating a high level of protection. The NRI Report was provided.

The Seward Township Planning Commission reviewed this proposal on May 13, 2021, and recommended the project move forward. The minutes of this meeting were provided.

Petition information was sent to the Village of Shorewood on September 24, 2021. Since the property was greater than one point five (1.5) miles from the Village, Shorewood declined to comment on the proposal. The email stating their position was provided.

Petition information was sent to the Lisbon-Seward Fire Protection District on September 24, 2021. The Lisbon-Seward Fire Protection District submitted an email on October 6, 2021, requesting at least one (1) fire extinguisher and one (1) first aid kit on the property. The email was provided. The Petitioners were agreeable to this request.

ZPAC reviewed this proposal at their meeting on October 5, 2021. Discussion occurred regarding having landscaping businesses on minor collector roads. The Kendall County Soil and Water Conservation District requested a soil erosion and sediment control plan in place during construction and the need to secure a NPDES Permit if one (1) acre or more land was disturbed. The Petitioner has secured applicable building permits for the house from the Kendall County Planning, Building and Zoning Department and the Kendall County Health Department. The Kendall County ZPAC recommended approval of the proposal with the conditions proposed by Staff by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were provided.

Per Section 7:01.D.30 of the Kendall County Zoning Ordinance, landscaping businesses can be special uses on A-1 zone property subject to the following conditions:

1. All vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit.

2. The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs, unless otherwise approved in writing by the agency having jurisdiction over said Highway. Such approvals shall establish limitations as to the number of employees and types of vehicles coming to and from the site that are engaged in the operation of the use (including delivery vehicles). These restrictions shall be included as controlling conditions of the Special Use.

3. No landscape waste generated off the property can be burned on this site.

If the County Board approves the outdoor storage of materials, the above conditions have been met.

According to the submitted business plan, Zeiter Landscaping, Inc. has been in business over twenty-five (25) years. The business operates from March through November and employs ten (10) people. The business is operational Monday through Saturday. Employees arrive at the property between 6:15 a.m. and 7:00 a.m., gather supplies and equipment, and leave the property for job site by 7:30 a.m. Employees return to the property between 5:00 p.m. and 6:00 p.m., unload equipment and supplies, and leave the property.

All business related vehicles and equipment would be parked inside overnight and trailers would be parked in the rear of the property.

Employee's personal vehicles would remain on the property during business hours.

Deliveries of landscaping materials by semis would occur no more than two to three (2-3) times per week.

If approved, the Petitioners plan to start operations immediately.

According to the site plan and the topographic survey, one (1) approximately two thousand four hundred (2,400) square foot house for the operators of the landscaping business is planned on the south side of the property. One (1) approximately twelve thousand (12,000) square foot metal building would be also be placed on the property. This building will be one (1) story with two (2) canopies.

According to the site plan, four (4) storage bins for landscaping materials would be located northeast of the metal building. These bins would be approximately ten feet (10') west of the eastern property line. The bins would be a total of ninety-six feet (96') wide, eighteen feet (18') in depth, and materials as high as eight feet (8') in height.

Any structures related to the landscaping business would be required to obtain applicable building permits.

Per the site plan and the topographic survey, the property is served by septic. The property also has a well. Electricity will be onsite.

Employees will be able to use the restroom inside the metal building.

There is also a propane tank on the premises located north of the metal building.

Though not shown on the site plan or topographic survey, a dumpster is planned north of the metal building.

There are three (3) natural gas pipelines going through the property.

The Petitioners plan to construct the metal building on one (1) of the highest points of the property. The northern portion of the property drains to the northwest and the southern portion of the property drains to the southeast.

The topographic survey shows several temporary dirt berms around the house. These berms will be removed when construction of the house is complete.

A stormwater management permit will be required.

WBK submitted a letter requesting additional information; the letter was provided.

Per the site plan and topographic survey, access from Bell Road to the business operation will be by a twenty foot (20') wide driveway located approximately twenty-five feet (25') off of the eastern property line. The driveway will be constructed of asphalt grindings. The new house will also utilize the driveway.

According to the site plan the Petitioners plan to install an area around the metal building with asphalt grindings. There are five (5) parking spaces available on the east side of the area for employee parking. Trailers would be parked north of the metal building.

No customers of the business would be invited onto the property.

No handicapped parking spaces were planned.

If there is a motor vehicle or equipment related leak, the area impacted would be cleaned.

The Petitioners indicated that they plan to install one (1) light in the middle of the metal building facing east, one (1) on the metal building facing north, and three (3) can lights under the office and garage area. Because the number of parking spaces was under thirty (30), a photometric plan was not required, but the Petitioners will be required to follow the applicable lighting regulations in the Kendall County Zoning Ordinance.

Though not shown on the site plan or the topographic survey, the Petitioners would like to install one (1) two (2)-faced sign on the east side of the driveway. The sign will not be illuminated.

No fencing is planned.

The topographic survey shows one (1) area south of the employee parking with mulch and evergreens. A second mulch and evergreen area is shown northwest of the metal building. Pictures of the type of vegetation that would be installed were provided. The plantings will consist of nine (9) eight foot (8') Colorado Blue Spruce and five (5) maple trees between two point five inches and three inches (2.5" and 3") caliber. The plantings would be installed by the end of 2021.

One (1) berm south of the metal building is shown on the topographic survey. The berm will have landscaping and evergreens. The berm shall be two point five feet (2.5') in height and five feet (5') wide.

One (1) gravel mound is shown on the topographic survey. The Petitioners plan to have it leveled by the end of November.

No information was provided regarding noise control.

No new odors are foreseen by the proposed use.

If approved, this would be the eighteenth (18^{th}) special use permit for a landscaping business in unincorporated Kendall County.

The proposed Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Provided the site is developed in accordance with the submitted site plan and topographic plan and provided the business plan is followed regarding hours of operation and business related deliveries, the operation of the special use will not be detrimental to the public

health, safety, morals, comfort, or general welfare. The owners of the business allowed by the special use permit will not invite the public onto the property. Only landscape related materials and equipment will be stored at the subject property.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Appropriate restrictions may be placed in the special use permit to regulate the number of employees, hours of operation, site landscaping, and noise. Therefore, the neighboring property owners should not suffer loss in property values and the use will not negatively impact the adjacent land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. If Seward Township approves the new access point, then adequate points of ingress and egress will be provided. No customers will be allowed on the property and employees will be able to use the restroom facilities inside the metal building. The owners of the business allowed by the special use permit have applied for the applicable stormwater permit.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. The special use shall conform to the applicable regulations of the district and no variances were requested.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 9-21 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents".

Staff recommended approval of the special use permit for a landscaping business subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the site plan and topographic survey. A refuse area may be installed north of the metal building. One (1) two (2)-faced sign may be installed east of the driveway. The sign shall not be illuminated.
2. The owners of the business allowed by the special use permit shall maintain the parking area and driveway shown on the site plan and in substantially the same locations as depicted on the site plan and topographic survey. The parking area and driveway shall be asphalt grindings.
3. The owners of the businesses allowed by this special use permits shall diligently monitor the property for leaks from equipment and vehicles parked and stored items stored on the subject property and shall promptly clean up the site if leaks occur.
4. Any new structures, signs, or lights constructed or installed on the property related to the operations of the business allowed by this special use permit shall not be considered for agricultural purposes and

must secure applicable building permits.

5. Equipment and vehicles related to the business allowed by the special use permit must be stored indoors during non-operational business hours. This condition does not extend to trailers; they may be stored outdoors in the trailer parking area designated on the site plan.

6. None of the vehicles or equipment parked or stored on the subject property related to the business allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.

7. All of the vehicles and equipment stored on the subject property related to the business allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.

8. Except for the purposes of loading and unloading, all landscape related materials shall be stored indoors or in the designated storage areas shown on the site plan. The maximum height of the piles of landscaping related material shall be eight feet (8'), provided a Stormwater Management Permit is issued.

9. Nine (9) Colorado Blue Spruce, a minimum of eight feet (8') in height, and five (5) maple trees at least two point five (2.5) caliber at the time of planting shall be planted in the areas identified as landscaping and areas with mulch and evergreens and on the dirt berm as identified in the topographic survey and as visually depicted on the landscaping submitted images. Damaged or dead trees or Colorado Blue Spruces shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. The landscaping shall be installed by December 31, 2021. The Kendall County Planning, Building and Zoning Committee may grant an extension to this deadline.

10. No landscape waste generated off the property can be burned on the subject property.

11. A maximum of ten (10) employees of the business allowed by this special use permit, including the owners of the business allowed by this special use permit, may report to this site for work. No employees shall engage in the sale of landscaping related materials on the property.

12. No customers of the business allowed by this special use permit shall be invited onto the property by anyone associated with the use allowed by this special use permit.

13. The hours of operation of the business allowed by this special use permit shall be Monday through Saturday from 6:00 a.m. until 6:00 p.m. The owners of the business allowed by this special use permit may reduce these hours of operation.

14. Deliveries of materials related to the business allowed by the special use permit by semis or tractor trailers shall be restricted to a maximum of three (3) in a seven (7) day period. There shall be no cap on the number of deliveries of materials related to the business allowed by the special use permit by non-semis or non-tractor trailers.

15. The noise regulations are as follows:

    Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

EXEMPTION**:** Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

16. At least one (1) functioning fire extinguisher and one (1) first aid kit shall be on the subject property. Applicable signage stating the location of the fire extinguisher and first aid kit shall be placed on the subject property.

17. The owners or operators of the business allowed by this special use shall reside at the subject property as their primary place of residence.

18. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.

19. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.

20. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.

21. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

22. This special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

Member Nelson asked if the Petitioner had any objections to the conditions. Brenda Zeiter, Petitioner, had no objections to the conditions.

Ron and Fran Miller stated that they owned the property north of the subject property. They were concerned about the lack of landscaping on the north side of the subject property. They noted that landscaping was planned on the west and east sides of the subject property. They were concerned about the storage of debris and equipment north of the metal building. They requested a berm and trees north of the metal building. They also provided pictures of tires laying in the field. Ms. Zeiter said that they planned to farm the area north of the metal building beyond the northern "Proposed Limit of Landscaping Business" line as shown on the topographic survey. Ms. Zeiter said she would remove the tires by the weekend, weather permitting. Ms. Zeiter was agreeable to the addition of a restriction stating that no storage of any materials or equipment related to the business allowed by this special use permit shall occur north of the northern "Proposed Limit of Landscaping Business" line as shown on the topographic survey and this same area shall be used for agricultural purposes only. This line was approximately five hundred fifty feet (550') south of the northern property line. The area north of the northern "Proposed Limit of Landscaping Business" line will be farmed with the exception of the area around the septic field.

The Millers also asked if the special use would be transferred to a future property owner. The special use would run with the land and a future property could operate a landscaping business under the same conditions as approved by the County Board. No other business could go on the property without securing proper zoning; a trucking company could not locate on the property.

Member Wilson noted that the Petitioners transformed the property on Hanson Road into a showcase. She also consulted with the Petitioner on a portion of the application and she was recusing herself on the vote.

Member Nelson made a motion, seconded by Member Wormley, to recommend approval of the special use permit with the conditions proposed by Staff and the added condition that no storage of any materials or equipment related to the business allowed by this special use permit shall occur north of the northern "Proposed Limit of Landscaping Business" line as shown on the topographic survey and this same area shall be used for agricultural purposes only.

The votes were as follows:

Ayes (6):	Ashton, Bledsoe, Casey, Hamman, Nelson, and Wormley
Nays (0):	None
Absent (3):	McCarthy-Lange, Rodriguez, and Stewart
Abstain/Recused (1):	Wilson

The motion carried.

This proposal will go to the Kendall County Zoning Board of Appeals on November 1, 2021.

CITIZENS TO BE HEARD/ PUBLIC COMMENT

Member Wilson asked if any special use permits had to be rescinded due to the Agricultural Experiences Act. Mr. Asselmeier responded that several of the entities that have seasonal festivals also have special use permits for other activities. The special use permits for other activities could still be enforced. Any restrictions on a seasonal festival specifically would no longer be enforceable.

Dan Koukol, as a County Board Member, thanked all of the Commissioners for their time and work on the Commission. He noted all of the experience of the Commissioners. He stated that the issues raised by the Regional Planning do not always get enough time and attention at the Planning, Building and Zoning Committee. He also discussed the complaints that he received regarding agricultural special uses.

Dan Koukol, as a citizen, noted that he has a special use permit. He noted that he communicated with a landscaper in McCook that wanted to move to Kendall County because the zoning was easy and he could just purchase land and start operations. He expressed concerns about companies claiming to be landscaping businesses with large amounts of heavy equipment. He discussed the floodplain and requested special use permit amendment at 3485 Route 126. He suggested weight restriction for equipment for landscaping businesses. He also discussed the pallet factory near Ashley Road and Plattville Road. Member Nelson suggested having a boiler plate restriction for landscaping businesses.

Chairman Ashton discussed a conversation he had regarding an industrial zone along Route 126. After the October 27, 2021, Comprehensive Land Plan and Ordinance Committee meeting he did not think a conversation like that along Route 126 would occur. He noted a future exodus from the County because of taxes.

Mr. Asselmeier noted that only a small number of special use permits have periodic reviews.

ADJOURNMENT

Member Nelson made a motion, seconded by Member Hamman, to adjourn. With a voice of seven (7) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 8:47 p.m.

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

Exhibits

1. Miller Tire Pictures

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
OCTOBER 27, 2021

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Ron & Fran MILLER	[redacted]	





MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210)
YORKVILLE, IL 60560
November 1, 2021 – 7:00 p.m.

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

ROLL CALL:
Members Present: Cliff Fox, Tom LeCuyer, Randy Mohr, Dick Thompson, and Dick Whitfield
Members Absent: Scott Cherry and Karen Clementi
Staff Present: Matthew Asselmeier, AICP, CFM, Senior Planner
Others Present: Brenda Zeiter, Boyd Ingemunson, Ron Miller, and Fran Miller

Chairman Mohr swore in Brenda Zeiter, Boyd Ingemunson, Ron Miller, and Fran Miller.

PETITIONS
The Zoning Board of Appeals started their review of Petition 21-36 at 7:01 p.m.

Petition 21 – 36 – Brenda and Gary Zeiter and Devan and Brady Woolverton

Request:	Special Use Permit for a Landscaping Business
PIN:	09-21-100-009
Location:	3549 and 3527 Bell Road in Seward Township
Purpose:	Petitioner Wishes to Operate a Landscaping Business at the Property; Property is Zoned A-1

Mr. Asselmeier summarized the request.

The Petitioners would like to operate a landscaping business, Zeiter Landscaping, Inc., at the subject property.

The application materials, NRI Report, site plan, topographic survey, pictures of the proposed landscaping and the aerial of the property were provided.

In 2000, Brenda and Gary Zeiter were awarded a special use permit at 16765 Hanson Road for their landscaping business. While they indicated their plans include moving the business from Hanson Road to the subject property, they would like to retain a special use permit at the Hanson Road property. The special use permit for the property on Hanson Road was provided. Since 2000, neither the Sheriff's Department nor the Planning, Building and Zoning Department have received any complaints regarding the landscaping business on Hanson Road.

If approved, the landscaping business would be addressed as 3549 Bell Road. A house for the owner/operator of the business is planned on the southern portion of the property and would be addressed as 3527 Bell Road.

The property was approximately ten (10) acres in size.

The County's Future Land Use Map called for the property to be Rural Residential (Max 0.65 DU/acre). Shorewood's Future Land Use Map called for the property to be Residential.

Bell Road is a Township maintained Minor Collector.

There were no trails planned in the area.

There are no floodplains or wetlands on the property.

The adjacent land uses were agricultural and farmstead.

The adjacent properties were zoned A-1.

Kendall County's Future Land Use Map called for the area to be Rural Residential. Shorewood's Future Land Use Map called for the area to be Residential.

The nearby properties were zoned A-1, A-1 SU and R-1.

The A-1 special use permit to the north is horse related and the special use permit to west is for an agricultural helipad.

EcoCAT Report was submitted and consultation was terminated.

The NRI application was submitted and the LESA Score was 233 indicating a high level of protection. The NRI Report was provided.

The Seward Township Planning Commission reviewed this proposal on May 13, 2021, and recommended the project move forward. The minutes of this meeting were provided.

Petition information was sent to the Village of Shorewood on September 24, 2021. Since the property was greater than one point five (1.5) miles from the Village, Shorewood declined to comment on the proposal. The email stating their position was provided.

Petition information was sent to the Lisbon-Seward Fire Protection District on September 24, 2021. The Lisbon-Seward Fire Protection District submitted an email on October 6, 2021, requesting at least one (1) fire extinguisher and one (1) first aid kit on the property. The email was provided. The Petitioners were agreeable to this request.

ZPAC reviewed this proposal at their meeting on October 5, 2021. Discussion occurred regarding having landscaping businesses on minor collector roads. The Kendall County Soil and Water Conservation District requested a soil erosion and sediment control plan in place during construction and the need to secure a NPDES Permit if one (1) acre or more land was disturbed. The Petitioner has secured applicable

building permits for the house from the Kendall County Planning, Building and Zoning Department and the Kendall County Health Department. The Kendall County ZPAC recommended approval of the proposal with the conditions proposed by Staff by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on October 27, 2021. Ron and Fran Miller were concerned about the lack of landscaping on the north side of the subject property. They noted that landscaping was planned on the west and east sides of the subject property. They were concerned about the storage of debris and equipment north of the metal building. They requested a berm and trees north of the metal building. They also provided pictures of tires laying in the field. The Petitioners were agreeable to the addition of a restriction stating that no storage of any materials or equipment related to the business allowed by this special use permit shall occur north of the northern "Proposed Limit of Landscaping Business" line as shown on the topographic survey and this same area shall be used for agricultural purposes only. This line was approximately five hundred fifty feet (550') south of the northern property line. The special use would run with the land and a future property could operate a landscaping business under the same conditions as approved by the County Board. No other business could go on the property without securing proper zoning; a trucking company could not locate on the property. Member Wilson noted that the Petitioners transformed the property on Hanson Road into a showcase. The Kendall County Regional Planning Commission recommended approval of the requested special use permit with the conditions proposed by Staff and the added condition that no storage of any materials or equipment related to the business allowed by this special use permit shall occur north of the northern "Proposed Limit of Landscaping Business" line as shown on the topographic survey and this same area shall be used for agricultural purposes only by vote of six (6) in favor and zero (0) in opposition with three (3) members absent. Member Wilson recused herself. The minutes of the meeting were provided.

Per Section 7:01.D.30 of the Kendall County Zoning Ordinance, landscaping businesses can be special uses on A-1 zone property subject to the following conditions:

1. All vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit.

2. The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs, unless otherwise approved in writing by the agency having jurisdiction over said Highway. Such approvals shall establish limitations as to the number of employees and types of vehicles coming to and from the site that are engaged in the operation of the use (including delivery vehicles). These restrictions shall be included as controlling conditions of the Special Use.

3. No landscape waste generated off the property can be burned on this site.

If the County Board approves the outdoor storage of materials, the above conditions have been met.

According to the submitted business plan, Zeiter Landscaping, Inc. has been in business over twenty-five (25) years. The business operates from March through November and employs ten (10) people. The business is operational Monday through Saturday. Employees arrive at the property between 6:15 a.m. and 7:00 a.m., gather supplies and equipment, and leave the property for job site by 7:30 a.m. Employees return to the property between 5:00 p.m. and 6:00 p.m., unload equipment and supplies, and leave the property.

All business related vehicles and equipment would be parked inside overnight and trailers would be parked in the rear of the property.

Employee's personal vehicles would remain on the property during business hours.

Deliveries of landscaping materials by semis would occur no more than two to three (2-3) times per week.

If approved, the Petitioners plan to start operations immediately.

According to the site plan and the topographic survey, one (1) approximately two thousand four hundred (2,400) square foot house for the operators of the landscaping business is planned on the south side of the property. One (1) approximately twelve thousand (12,000) square foot metal building would be also be placed on the property. This building will be one (1) story with two (2) canopies.

According to the site plan, four (4) storage bins for landscaping materials would be located northeast of the metal building. These bins would be approximately ten feet (10') west of the eastern property line. The bins would be a total of ninety-six feet (96') wide, eighteen feet (18') in depth, and materials as high as eight feet (8') in height.

Any structures related to the landscaping business would be required to obtain applicable building permits.

Per the site plan and the topographic survey, the property is served by septic. The property also has a well. Electricity will be onsite.

Employees will be able to use the restroom inside the metal building.

There is also a propane tank on the premises located north of the metal building.

Though not shown on the site plan or topographic survey, a dumpster is planned north of the metal building.

There are three (3) natural gas pipelines going through the property.

The Petitioners plan to construct the metal building on one (1) of the highest points of the property. The northern portion of the property drains to the northwest and the southern portion of the property drains to the southeast.

The topographic survey shows several temporary dirt berms around the house. These berms will be removed when construction of the house is complete.

A stormwater management permit will be required.

WBK submitted a letter requesting additional information; the letter was provided.

Per the site plan and topographic survey, access from Bell Road to the business operation will be by a twenty foot (20') wide driveway located approximately twenty-five feet (25') off of the eastern property line. The driveway will be constructed of asphalt grindings. The new house will also utilize the driveway.

According to the site plan the Petitioners plan to install an area around the metal building with asphalt grindings. There are five (5) parking spaces available on the east side of the area for employee parking. Trailers would be parked north of the metal building.

No customers of the business would be invited onto the property.

No handicapped parking spaces were planned.

If there is a motor vehicle or equipment related leak, the area impacted would be cleaned.

The Petitioners indicated that they plan to install one (1) light in the middle of the metal building facing east, one (1) on the metal building facing north, and three (3) can lights under the office and garage area. Because the number of parking spaces was under thirty (30), a photometric plan was not required, but the Petitioners will be required to follow the applicable lighting regulations in the Kendall County Zoning Ordinance.

Though not shown on the site plan or the topographic survey, the Petitioners would like to install one (1) two (2)-faced sign on the east side of the driveway. The sign will not be illuminated.

No fencing is planned.

The topographic survey shows one (1) area south of the employee parking with mulch and evergreens. A second mulch and evergreen area is shown northwest of the metal building. Pictures of the type of vegetation that would be installed were provided. The plantings will consist of nine (9) eight foot (8') Colorado Blue Spruce and five (5) maple trees between two point five inches and three inches (2.5" and 3") caliber. The plantings would be installed by the end of 2021.

One (1) berm south of the metal building is shown on the topographic survey. The berm will have landscaping and evergreens. The berm shall be two point five feet (2.5') in height and five feet (5') wide.

One (1) gravel mound is shown on the topographic survey. The Petitioners plan to have it leveled by the end of November.

No information was provided regarding noise control.

No new odors are foreseen by the proposed use.

If approved, this would be the eighteenth (18th) special use permit for a landscaping business in unincorporated Kendall County.

The proposed Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Provided the site is developed in accordance with the submitted site plan and topographic plan and provided the business plan is followed regarding hours of operation and business related deliveries, the operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The owners of the business allowed by the special use permit will not invite the public onto the property. Only landscape related materials and equipment will be stored at the subject property.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Appropriate restrictions may be placed in the special use permit to regulate the number of employees, hours of operation, site landscaping, and noise. Therefore, the neighboring property owners should not suffer loss in property values and the use will not negatively impact the adjacent land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. If Seward Township approves the new access point, then adequate points of ingress and egress will be provided. No customers will be allowed on the property and employees will be able to use the restroom facilities inside the metal building. The owners of the business allowed by the special use permit have applied for the applicable stormwater permit.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. The special use shall conform to the applicable regulations of the district and no variances were requested.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 9-21 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents”.

Staff recommended approval of the special use permit for a landscaping business subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the site plan and topographic survey. A refuse area may be installed north of the metal building. One (1) two (2)-faced sign may be installed east of the driveway. The sign shall not be illuminated.

2. No storage of any materials or equipment related to the business allowed by this special use permit shall occur north of the northern "Proposed Limit of Landscaping Business" line as shown on the topographic survey and this same area shall be used for agricultural purposes only.
3. The owners of the business allowed by the special use permit shall maintain the parking area and driveway shown on the site plan and in substantially the same locations as depicted on the site plan and topographic survey. The parking area and driveway shall be asphalt grindings.
4. The owners of the businesses allowed by this special use permits shall diligently monitor the property for leaks from equipment and vehicles parked and items stored on the subject property and shall promptly clean up the site if leaks occur.
5. Any new structures, signs, or lights constructed or installed on the property related to the operations of the business allowed by this special use permit shall not be considered for agricultural purposes and must secure applicable building permits.
6. Equipment and vehicles related to the business allowed by the special use permit must be stored indoors during non-operational business hours. This condition does not extend to trailers; they may be stored outdoors in the trailer parking area designated on the site plan.
7. None of the vehicles or equipment parked or stored on the subject property related to the business allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
8. All of the vehicles and equipment stored on the subject property related to the business allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
9. Except for the purposes of loading and unloading, all landscape related materials shall be stored indoors or in the designated storage areas shown on the site plan. The maximum height of the piles of landscaping related material shall be eight feet (8'), provided a Stormwater Management Permit is issued.
10. Nine (9) Colorado Blue Spruce, a minimum of eight feet (8') in height, and five (5) maple trees at least two point five inch (2.5") caliber at the time of planting shall be planted in the areas identified as landscaping and areas with mulch and evergreens and on the dirt berm as identified in the topographic survey and as visually depicted on the landscaping submitted images. Damaged or dead trees or Colorado Blue Spruces shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. The landscaping shall be installed by December 31, 2021. The Kendall County Planning, Building and Zoning Committee may grant an extension to this deadline.
11. No landscape waste generated off the property can be burned on the subject property.
12. A maximum of ten (10) employees of the business allowed by this special use permit, including the owners of the business allowed by this special use permit, may report to this site for work. No employees shall engage in the sale of landscaping related materials on the property.
13. No customers of the business allowed by this special use permit shall be invited onto the property by anyone associated with the use allowed by this special use permit.

14. The hours of operation of the business allowed by this special use permit shall be Monday through Saturday from 6:00 a.m. until 6:00 p.m. The owners of the business allowed by this special use permit may reduce these hours of operation.

15. Deliveries of materials related to the business allowed by the special use permit by semis or tractor trailers shall be restricted to a maximum of three (3) in a seven (7) day period. There shall be no cap on the number of deliveries of materials related to the business allowed by the special use permit by non-semis or non-tractor trailers.

16. The noise regulations are as follows:

    Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

    Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

    EXEMPTION**:** Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

17. At least one (1) functioning fire extinguisher and one (1) first aid kit shall be on the subject property. Applicable signage stating the location of the fire extinguisher and first aid kit shall be placed on the subject property.

18. The owners or operators of the business allowed by this special use shall reside at the subject property as their primary place of residence.

19. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.

20. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.

21. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.

22. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

23. This special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

Member Whitfield asked why the number of employees was capped. Mr. Asselmeier responded that the Zoning Ordinance requires that the number of employees and number vehicle trips be set in the special use permit.

Chairman Mohr asked if Bell Road was a posted road. Mr. Asselmeier said that at least a portion of the road was a posted road. The Petitioners would have to adjust their business operations around the weight restrictions. The Petitioners also have to live at the subject property and drive on the roads, if the roads became rough.

Chairman Mohr asked if the home under construction was properly permitted. Mr. Asselmeier responded yes.

Chairman Mohr opened the public hearing at 7:16 p.m.

Ron Miller thanked the Zoning Board of Appeals for their consideration of the request.

Chairman Mohr closed the public hearing at 7:17 p.m.

Member LeCuyer made a motion, seconded by Member Thompson, to approve the Findings of Fact for the special use permit.

The votes were as follows:
Ayes (5): Fox, LeCuyer, Mohr, Thompson, and Whitfield
Nays (0): None
Abstain (0): None
Absent (2): Cherry and Clementi

The motion passed.

Member Whitfield made a motion, seconded by Member Fox, to recommend approval of the special use permit with the conditions proposed by Staff.

The votes were as follows:
Ayes (5): Fox, LeCuyer, Mohr, Thompson, and Whitfield
Nays (0): None
Abstain (0): None
Absent (2): Cherry and Clementi

The motion passed.

The proposal will go to the Kendall County Planning, Building and Zoning Committee on Monday, November 8, 2021.

The Zoning Board of Appeals completed their review of Petitions 21-36 at 7:20 p.m.

PUBLIC COMMENTS

Mr. Asselmeier stated that a request for a major amendment to a special use permit for a landscaping business at 3485 Route 126 had been submitted. The major amendment changes the site plan to have outdoor storage of equipment and materials and changes the number of employees that can report to the property. This item will be on the December 13, 2021, Zoning Board of Appeals agenda. The application deadline for that meeting is November 12, 2021.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

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

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

The Zoning Board of Appeals meeting adjourned at 7:57 p.m.

The next hearing/meeting will be on December 13, 2021.

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

Exhibits

1. Memo on Petition 21-36 Dated October 28, 2021
2. Certificate of Publication for Petition 21-36 (Not Included with Report but on file in Planning, Building and Zoning Office)

KENDALL COUNTY
ZONING BOARD OF APPEALS
NOVEMBER 1, 2021

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

NAME	ADDRESS	SIGNATURE
Don Miller	[redacted]	

State of Illinois
County of Kendall

Zoning Petition
#21-36

ORDINANCE NUMBER 2021-_____

GRANTING A SPECIAL USE PERMIT FOR A LANDSCAPING BUSINESS AT 3549 AND 3527 BELL ROAD AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 09-21-100-009 IN SEWARD TOWNSHIP

WHEREAS, Section 13:08 of the Kendall County Zoning Ordinance permits the Kendall County Board to issue special use permits and place conditions on special use permits and provides the procedure through which special use permits are granted; and

WHEREAS, Section 7:01.D.30 of the Kendall County Zoning Ordinance permits the operation landscaping businesses as a special use in the A-1 Agricultural Zoning District; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural Zoning District and consists of approximately 10.05 +/- acres located at 3549 and 3527 Bell Road (PIN: 09-21-100-009), in Seward Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as "the subject property"; and

WHEREAS, the subject property is owned by Brenda and Gary Zeiter and Devan and Brady Woolverton and shall hereinafter be referred to as "Petitioner"; and

WHEREAS, the Petitioner own and operate Zeiter Landscaping, Inc., a landscaping company; and

WHEREAS, on or about September 17, 2021, Petitioner filed a petition for a special use permit for the operation of a landscaping business at the subject property; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on October 7, 2021, the Kendall County Zoning Board of Appeals held a public hearing on November 1, 2021, at 7:00 p.m., in the County Board Room of the Kendall County Office Building at 111 W. Fox Street in Yorkville at which the Petitioner's representative presented evidence, testimony, and exhibits in support of the requested special use permit and zero members of the public testified in favor or in opposition to the request and one member of the public commented on the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their findings of fact and recommended approval of the special use permit with conditions as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated November 1, 2021, a true and correct copy of which is attached hereto as Exhibit B; and

WHEREAS, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the testimony presented at the aforementioned public hearing and has considered the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has forwarded to the Kendall County Board a recommendation of **approval/denial/neutral** of the requested special use permit; and

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

WHEREAS, the special use permit and shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property; and

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

1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.

2. The Kendall County Board hereby grants approval of Petitioner's petition for a special use permit for the operation of a landscaping business on the subject property subject to the following conditions:

   A. The site shall be developed substantially in accordance with the site plan attached hereto as Exhibit C and topographic survey attached hereto as Exhibit D. A refuse area may be installed north of the metal building. One (1) two (2)-faced sign may be installed east of the driveway. The sign shall not be illuminated.

   B. No storage of any materials or equipment related to the business allowed by this special use permit shall occur north of the northern "Proposed Limit of Landscaping Business" line as shown on the topographic survey attached hereto as Exhibit D and this same area shall be used for agricultural purposes only.

   C. The owners of the business allowed by the special use permit shall maintain the parking area and driveway shown on the site plan and in substantially the same locations as depicted on the site plan attached hereto as Exhibit C and topographic survey attached hereto as Exhibit D. The parking area and driveway shall be asphalt grindings.

   D. The owners of the businesses allowed by this special use permits shall diligently monitor the property for leaks from equipment and vehicles parked and items stored on the subject property and shall promptly clean up the site if leaks occur.

   E. Any new structures, signs, or lights constructed or installed on the property related to the operations of the business allowed by this special use permit shall not be considered for agricultural purposes and must secure applicable building permits.

   F. Equipment and vehicles related to the business allowed by the special use permit must be stored indoors during non-operational business hours. This condition does not extend to trailers; they may be stored outdoors in the trailer parking area designated on the site plan attached hereto as Exhibit C.

   G. None of the vehicles or equipment parked or stored on the subject property related to the business allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.

   H. All of the vehicles and equipment stored on the subject property related to the business allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.

   I. Except for the purposes of loading and unloading, all landscape related materials shall be stored

indoors or in the designated storage areas shown on the site plan attached hereto as Exhibit C. The maximum height of the piles of landscaping related material shall be eight feet (8'), provided a Stormwater Management Permit is issued.

J. Nine (9) Colorado Blue Spruce, a minimum of eight feet (8') in height, and five (5) maple trees at least two point five inch (2.5") caliber at the time of planting shall be planted in the areas identified as landscaping and areas with mulch and evergreens and on the dirt berm as identified in the topographic survey attached hereto as Exhibit D and as visually depicted on the landscaping images attached hereto as Exhibit E. Damaged or dead trees or Colorado Blue Spruces shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. The landscaping shall be installed by December 31, 2021. The Kendall County Planning, Building and Zoning Committee may grant an extension to this deadline.

K. No landscape waste generated off the property can be burned on the subject property.

L. A maximum of ten (10) employees of the business allowed by this special use permit, including the owners of the business allowed by this special use permit, may report to this site for work. No employees shall engage in the sale of landscaping related materials on the property.

M. No customers of the business allowed by this special use permit shall be invited onto the property by anyone associated with the use allowed by this special use permit.

N. The hours of operation of the business allowed by this special use permit shall be Monday through Saturday from 6:00 a.m. until 6:00 p.m. The owners of the business allowed by this special use permit may reduce these hours of operation.

O. Deliveries of materials related to the business allowed by the special use permit by semis or tractor trailers shall be restricted to a maximum of three (3) in a seven (7) day period. There shall be no cap on the number of deliveries of materials related to the business allowed by the special use permit by non-semis or non-tractor trailers.

P. The noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

EXEMPTION**:** Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

Q. At least one (1) functioning fire extinguisher and one (1) first aid kit shall be on the subject property. Applicable signage stating the location of the fire extinguisher and first aid kit shall

be placed on the subject property.

R. The owners or operators of the business allowed by this special use shall reside at the subject property as their primary place of residence.

S. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.

T. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.

U. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.

V. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

3. This special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

4. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this special use permit.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 16th day of November, 2021.

Attest:

_____	_____
Kendall County Clerk	Kendall County Board Chairman
Debbie Gillette	Scott R. Gryder

Legal Description

The East 330 Feet of the South Half of the Northwest Quarter of Section 21, Township 35 North, Range 8 East of the Third Principal Meridian, Kendall County, Illinois

Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on November 1, 2021, by a vote of five (5) in favor and zero (0) in opposition. Members Cherry and Clementi were absent.

FINDINGS OF FACT

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **Provided the site is developed in accordance with the submitted site plan and topographic plan and provided the business plan is followed regarding hours of operation and business related deliveries, the operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The owners of the business allowed by the special use permit will not invite the public onto the property. Only landscape related materials and equipment will be stored at the subject property.**

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **Appropriate restrictions may be placed in the special use permit to regulate the number of employees, hours of operation, site landscaping, and noise. Therefore, the neighboring property owners should not suffer loss in property values and the use will not negatively impact the adjacent land uses.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **If Seward Township approves the new access point, then adequate points of ingress and egress will be provided. No customers will be allowed on the property and employees will be able to use the restroom facilities inside the metal building. The owners of the business allowed by the special use permit have applied for the applicable stormwater permit.**

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **The special use shall conform to the applicable regulations of the district and no variances were requested.**

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **True, the proposed use is consistent with an objective found on Page 9-21 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents".**

RECOMMENDATION

Approval subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the site plan and topographic survey. A refuse area may be installed north of the metal building. One (1) two (2)-faced sign may be installed east of the driveway. The sign shall not be illuminated.
2. No storage of any materials or equipment related to the business allowed by this special use permit shall occur north of the northern "Proposed Limit of Landscaping Business" line as shown on the

topographic survey and this same area shall be used for agricultural purposes only.

3. The owners of the business allowed by the special use permit shall maintain the parking area and driveway shown on the site plan and in substantially the same locations as depicted on the site plan and topographic survey. The parking area and driveway shall be asphalt grindings.

4. The owners of the businesses allowed by this special use permits shall diligently monitor the property for leaks from equipment and vehicles parked and items stored on the subject property and shall promptly clean up the site if leaks occur.

5. Any new structures, signs, or lights constructed or installed on the property related to the operations of the business allowed by this special use permit shall not be considered for agricultural purposes and must secure applicable building permits.

6. Equipment and vehicles related to the business allowed by the special use permit must be stored indoors during non-operational business hours. This condition does not extend to trailers; they may be stored outdoors in the trailer parking area designated on the site plan.

7. None of the vehicles or equipment parked or stored on the subject property related to the business allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.

8. All of the vehicles and equipment stored on the subject property related to the business allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.

9. Except for the purposes of loading and unloading, all landscape related materials shall be stored indoors or in the designated storage areas shown on the site plan. The maximum height of the piles of landscaping related material shall be eight feet (8'), provided a Stormwater Management Permit is issued.

10. Nine (9) Colorado Blue Spruce, a minimum of eight feet (8') in height, and five (5) maple trees at least two point five inch (2.5") caliber at the time of planting shall be planted in the areas identified as landscaping and areas with mulch and evergreens and on the dirt berm as identified in the topographic survey and as visually depicted on the landscaping submitted images. Damaged or dead trees or Colorado Blue Spruces shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. The landscaping shall be installed by December 31, 2021. The Kendall County Planning, Building and Zoning Committee may grant an extension to this deadline.

11. No landscape waste generated off the property can be burned on the subject property.

12. A maximum of ten (10) employees of the business allowed by this special use permit, including the owners of the business allowed by this special use permit, may report to this site for work. No employees shall engage in the sale of landscaping related materials on the property.

13. No customers of the business allowed by this special use permit shall be invited onto the property by anyone associated with the use allowed by this special use permit.

14. The hours of operation of the business allowed by this special use permit shall be Monday through Saturday from 6:00 a.m. until 6:00 p.m. The owners of the business allowed by this special use permit may reduce these hours of operation.

15. Deliveries of materials related to the business allowed by the special use permit by semis or tractor trailers shall be restricted to a maximum of three (3) in a seven (7) day period. There shall be no cap on the number of deliveries of materials related to the business allowed by the special use permit by non-semis or non-tractor trailers.

16. The noise regulations are as follows:

    Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

    Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

    EXEMPTION**:** Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

17. At least one (1) functioning fire extinguisher and one (1) first aid kit shall be on the subject property. Applicable signage stating the location of the fire extinguisher and first aid kit shall be placed on the subject property.

18. The owners or operators of the business allowed by this special use shall reside at the subject property as their primary place of residence.

19. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.

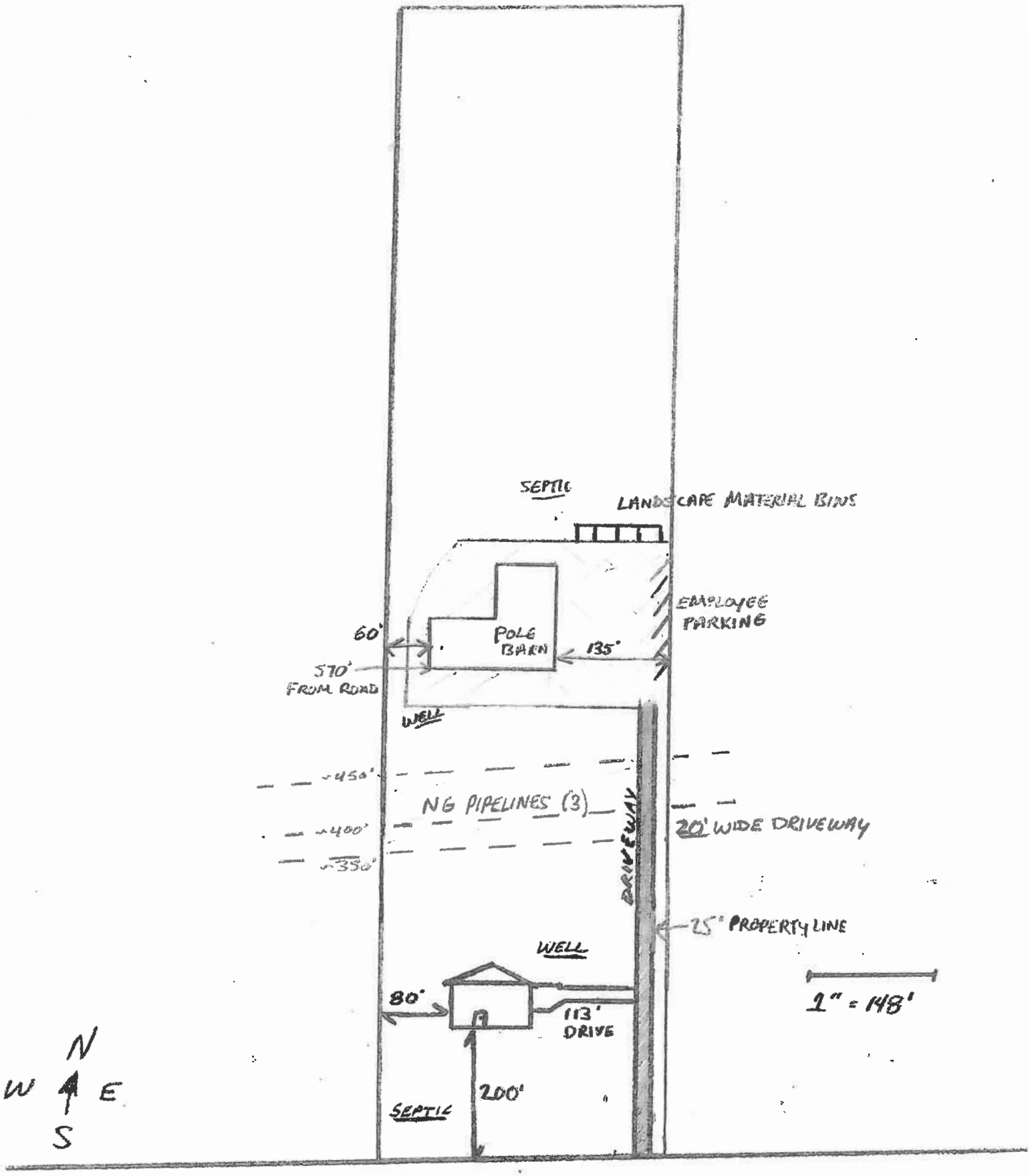
20. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.

21. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.

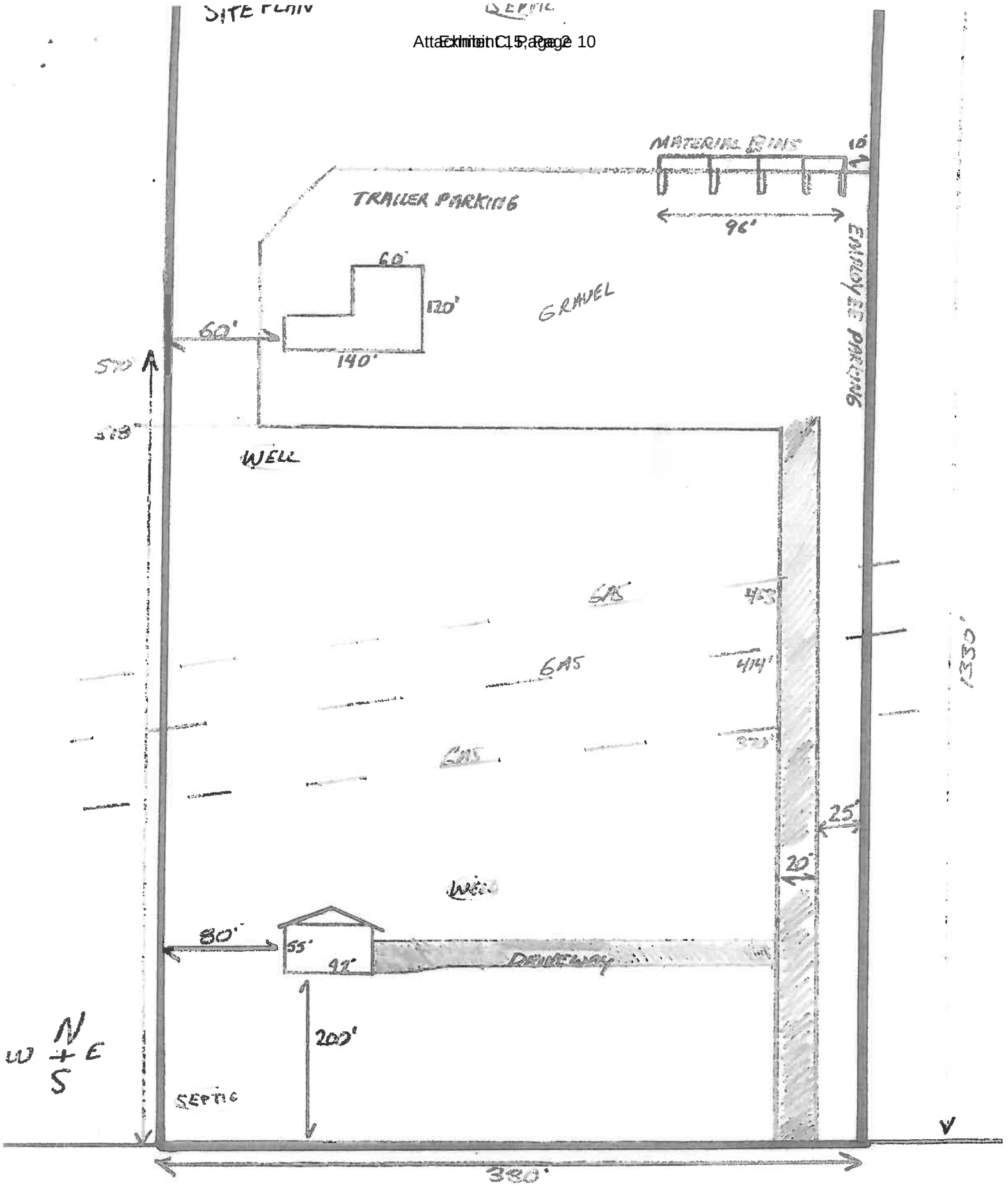
22. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

23. This special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

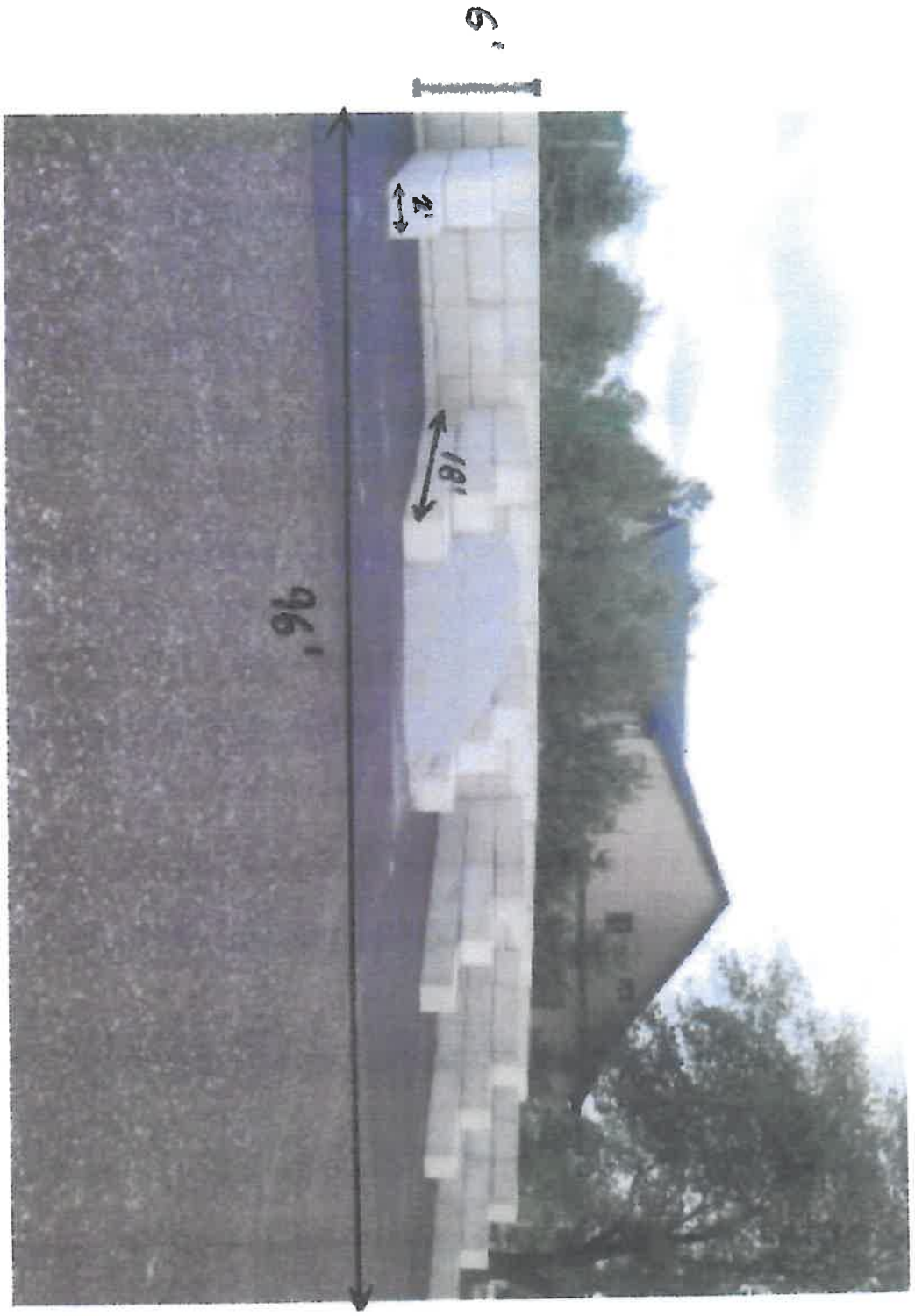
SITE PLAN



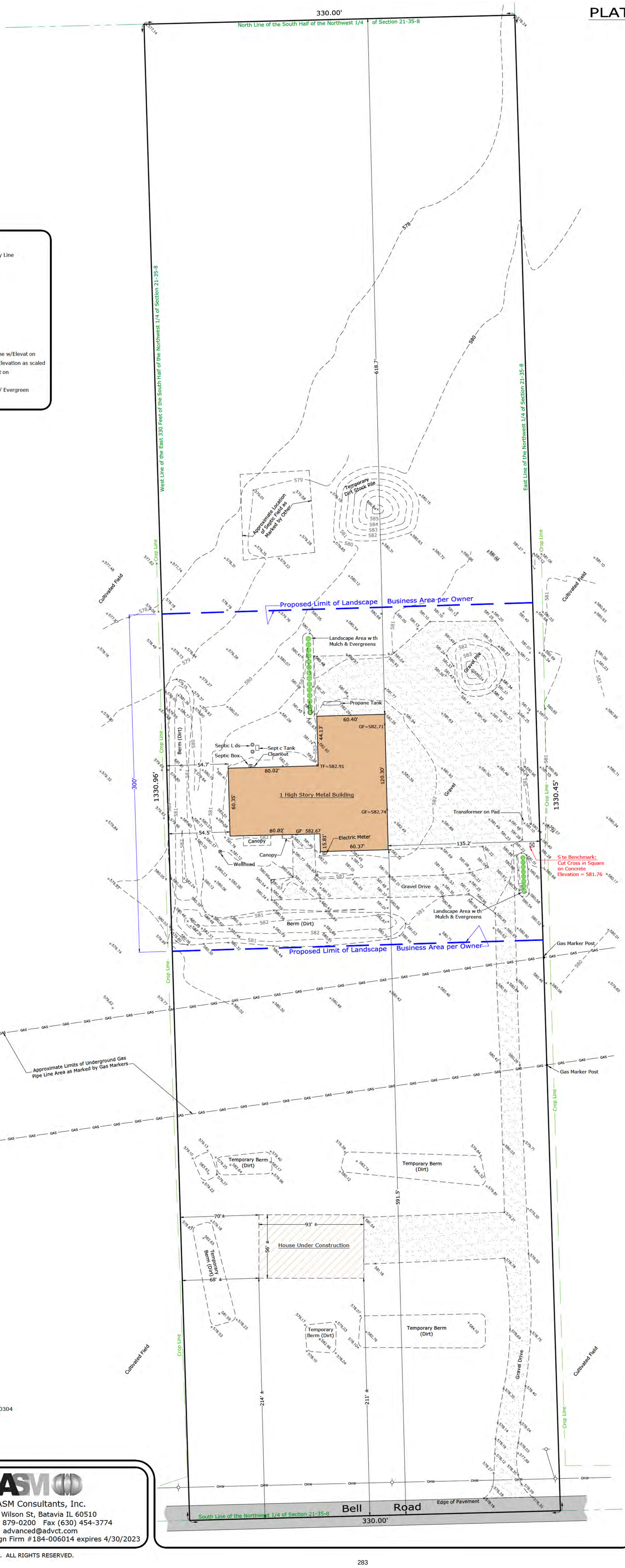
3549 BELL Rd.


SITE PLAN
SEPTIC
MATERIAL BINS
16'
96'
TRAILER PARKING
60'
120'
140'
GRAVEL
60'
570'
318'
WELL
ENTRANCE PARKING
GAS
GAS
GAS
453'
414'
330'
25'
20'
WELL
80'
55'
47'
DRIVEWAY
200'
SEPTIC
W N E S
380'

3549 Bell Rd


5'
2'
18'
96'

PLAT OF TOPOGRAPHIC SURVEY



SCALE : 1" = 40'

0' 20' 40' 80'

LOCATION MAP



NOT TO SCALE

LEGEND

- Approximate Property Line
- Parcel Line
- Util ty Pole
- Overhead Wire
- TF — Top of Foundation
- FF — Finished Floor
- Building
- Asphalt
- Gravel
- Measured Contour Line w/Elevat on
- GIS Contour Line w/Elevation as scaled
- Measured Spot Elevat on
- Non-Dec duous Tree / Evergreen

LEGAL DESCRIPTION

THE EAST 330 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.

(WARRANTY DEED DOCUMENT 201800008859, RECORDED 6/26/2018)

SURVEYOR NOTES

THE PERMANENT PARCEL INDEX NUMBER FOR THE PROPERTY DESCRIBED HEREON IS 09-21-100-008.

PROPERTY LINES DEPICTED HEREON ARE BASED ON PREVIOUS PLAT OF SURVEY BY OTHERS.

THE PROPERTY DESCRIBED HEREON CONTAINS 439,127 SQUARE FEET OR 10.081 ACRES, MORE OR LESS.

PROPERTY COMMONLY KNOWN AS:
3549 BELL ROAD
MINOOKA, IL 60447

THE SURVEYOR EXPRESSES NO OPINION AS TO THE ACCURACY OF ANY UNDERGROUND UTILITIES WHEN NOT READILY VISIBLE FROM THE SURFACE. IT IS RECOMMENDED THAT THE APPROPRIATE GOVERNMENTAL AGENCY, MUNICIPALITY AND/OR UTILITY COMPANY BE CONTACTED FOR VERIFICATION.

THE FLOOD INSURANCE RATE MAP SHOWS THAT THE PROPERTY DESCRIBED HEREON IS FALLING WITHIN ZONE "X", ACCORDING TO THE COMMUNITY PANEL NUMBER 170341, KENDALL COUNTY, FOUND ON MAP NUMBER 17093C0255H, KENDALL COUNTY, ILLINOIS AND INCORPORATED AREAS, EFFECTIVE DATE OF JANUARY 8, 2014.

ZONE "X" IS AREAS OF MINIMAL FLOOD HAZARD.

A CURRENT TITLE REPORT WAS NOT FURNISHED TO US FOR OUR USE IN PREPARING THIS SURVEY. THEREFORE THERE MAY BE ADDITIONAL EASEMENTS AND/OR SERVITUDES EFFECTING THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, CAROL A. SWEET-JOHNSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, BEING COMPLETED IN THE FIELD ON 9/9/2021, IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY.

ALL DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL
THIS 16TH DAY OF SEPTEMBER, A.D. 2021.

CAROL A. SWEET-JOHNSON
STATE OF ILLINOIS NO [redacted] BATAVIA ILLINOIS PROFESSIONAL LAND SURVEYOR

CAROL A. SWEET-JOHNSON
ILLINOIS PROFESSIONAL LAND SURVEYOR NO [redacted]
LICENSE EXPIRES 11/30/2022

PREPARED FOR:

ZEITER LANDSCAPING, INC.
16765 Hanson Road
Minooka, IL 60447

BENCHMARK INFO

SOURCE BENCHMARK: NGS MONUMENT
DESIGNATION - GRUNDY COUNTY GIS 0304
PID - DH6200
STATE / COUNTY - IL / GRUNDY
USGS QUAD - MINOOKA (2018)
ELEVATION = 549. (NAVD88)

NO.	DATE	REVISION
1.	9/9/2021	FIELD SURVEY COMPLETED
2.	9/16/2021	FINAL SURVEY COMPLETED

SITE DESIGNATION INFORMATION:
3549 BELL ROAD
MINOOKA, IL 60447

DRAWN BY: PS | CHECKED BY: CSJ

PROJECT NO. 641002

TOPO

SHEET 1 OF 1

PREPARED BY:
ASM Consultants, Inc.
16 E Wilson St, Batavia IL 60510
Tel (630) 879-0200 Fax (630) 454-3774
advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2023

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West Side

East Side

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 204
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

MEMORANDUM

To: Kendall County Planning, Building and Zoning Committee
From: Matthew H. Asselmeier, AICP, CFM, Senior Planner
Date: November 1, 2021
Re: 2021 Noxious Weed Annual Report

Kendall County is required by Illinois law to submit a Noxious Weed Annual Report to the State by December 1st of each year. Attached please find the proposed 2021 Noxious Weed Annual Report.

During 2021, the Kendall County, Planning, Building and Zoning Department received zero complaints of noxious weeds. In 2020, the Department also received zero complaints.

If you have any questions, please let me know.

MHA

Enc: Proposed 2021 Kendall County Noxious Weed Annual Report

KENDALL COUNTY
NOXIOUS WEED ANNUAL REPORT
2021

As required by the Illinois Noxious Weed Law (505 ILCS 100), the County of Kendall submits the following Annual Report from November 1, 2020 to October 31, 2021.

During the reporting period:

1. Kendall County sent letters to each township and municipality located within Kendall County asking that they report noxious weed cases and investigations to the Kendall County Planning, Building and Zoning Department. A copy of the letter is attached.

2. Kendall County received zero (0) complaints of noxious weeds within the County.

3. Kendall County received (0) requests for assistance in the investigation of noxious weed infestations.

4. Kendall County eradicated zero (0) acres of noxious weeds.

5. Kendall County quarantined zero (0) acres of property.

6. Kendall County received zero (0) requests for advice from persons responsible for controlling and eradicating noxious weeds.

7. Kendall County published zero (0) notice to individuals regarding noxious weeds.

8. Kendall County published the General Notice in the Kendall County Record on February 25, 2021. A copy of the Certificate of Publication is attached.

9. Kendall County prepared and adopted a Comprehensive Work Plan for 2022.

10. Kendall County cooperated, when requested, with Federal, State and local authorities in carrying out the provisions of the Illinois Noxious Weed Law.

This Noxious Weed Annual Report was approved by the Kendall County Board on November 16, 2021.

Respectively Submitted,

_____ _____

Scott R. Gryder — Date
Kendall County Board Chairman

Encs: September 1, 2021 Letter to Municipalities and Townships
General Notice Certificate of Publication

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 204
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

September 1, 2021

RE: Illinois Noxious Weed Law

Dear Township Supervisors and Mayors:

Kendall County is preparing to work on its annual report and comprehensive work plan as required by the Illinois Noxious Weed Law (505 ILCS 100). In order to comply with State law, we request that you inform us of any noxious weed cases that you received over the last twelve months, the location of the complaint and if the complaint was resolved. Please send this information to Matthew Asselmeier, Kendall County Senior Planner, 111 W. Fox Street, Yorkville, IL 60560 or masselmeier@co.kendall.il.us by **October 1, 2021.**

We do not request that you undertake any additional work related to the enforcement of the Illinois Noxious Weed Law or that you alter your procedures for processing noxious weed complaints except that you inform us of noxious weed complaints.

Kendall County hopes to partner with each township and municipality in order to comply with this law. A list of State of Illinois recognized noxious weeds is included with this letter.

If you have any questions, please contact Mr. Asselmeier at 630-553-4139.

Sincerely,

Scott R. Gryder, Chairman
Kendall County Board

Enc: List of Noxious Weeds

Section 220.60 Noxious Weeds

The following plants within the sovereign territory of the State of Illinois are designated and declared noxious weeds:

a) Marihuana (Cannabis sativa L.);

b) Giant Ragweed (Ambrosia trifida L.) within the corporate limits of cities, villages, and incorporated towns;

c) Common Ragweed (Ambrosia artemisiifolia L.) within the corporate limits of cities, villages, and incorporated towns;

d) Canada Thistle (Cirsium arvense);

e) Perennial Sowthistle (Sonchus arvensis);

f) Musk Thistle (Carduus nutans);

g) Perennial members of the sorghum genus, including johnsongrass (Sorghum halepense), sorghum almum, and other johnsongrass X sorghum crosses with rhizomes; and

h) Kudzu (Pueraria labata).

(Source: Amended at 26 Ill. Reg. 14644, effective September 23, 2002)

SHAW MEDIA
EST. 1851
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: BARBARA BEHRENS Printed at 02/18/21 11:58 by bbehr-sm

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Acct #: 10101009 Ad #: 1860914 Status: New

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN PURSUANT TO THE "ILLINOIS NOXIOUS WEED LAW" to the owners, occupants, agents and public officials in charge or control of any land in Kendall County that they are required to control or eradicate all NOXIOUS WEEDS growing upon land under their control prior to the blooming, maturing of seed or other propagating of such weeds.

NOXIOUS WEEDS:

a) Marihuana (Cannabis sativa L.);
b) Giant Ragweed (Ambrosia trifida L.) within the corporate limits of cities, villages, and incorporated towns;
c) Common Ragweed (Ambrosia artemisiifolia L.) within the corporate limits of cities, villages, and incorporated towns;
d) Canada Thistle (Cirsium arvense);
e) Perennial Sowthistle (Sonchus arvensis); Musk Thistle (Carduus nutans);
g) Perennial members of the sorghum genus, including johnsongrass (Sorghum halepense), sorghum almum, and other johnsongrass X sorghum crosses with rhizomes; and
h) Kudzu (Pueraria labata).

NOTICE IS FURTHER GIVEN that if the persons responsible for the control of any lands in Kendall County fail to comply with the provisions of the Illinois Noxious Weed Law the Control Authority of Kendall County or the Department of Agriculture of the State of Illinois will take any necessary action to control or eradicate such weeds and the cost thereof will be assessed against the owner of the land involved. If unpaid for 6 months or longer, such assessment shall become a lien upon the property.

Date at Yorkville, Kendall County, Illinois, this 16th day of February 2021

Signed: Scott R. Gryder
Kendall County Weed Control Authority

(Published in Kendall County Record February 25, 2021)
1860914

2019 VIOLATIONS

19-045	Garay / Juarez	03-19-203-002	5408 Rt. 71		Multiple Violations	5/9/2019	12/3/2019			12/16/2019
19-046	Muniz	09-18-300-016	14674 Brisbin Rd		Multiple Violations	5/9/2019	8/1/2019			7/30/2019
19-047	Johnson	05-02-101-002	324 Austin Ct	FOFC	Prohibited Trailer Parking	5/14/2019	5/28/2019			6/21/2019
19-048	Ring	06-02-177-007	1551 Cherry Rd		Junk & Debris	5/15/2019	10/15/2019			10/22/2019
19-049	Martinez	03-12-100-004	1038 Harvey Rd		Multiple Violations	5/13/2019	8/1/2019		11/3/2021	
19-051	Likar	03-08-278-002	22 Fieldpoint Rd	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019			6/3/2019
19-052	Arenas	03-09-104-011	67 Old Post Rd	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019			6/3/2019
19-053	Rudow/Andrews	03-08-253-016	3 Cebold Dr	Boulder Hill	Prohibited Boat parking	5/15/2019	6/16/2019			6/17/2019
19-054	Tierney	03-04-405-017	44 Winrock Rd	Boulder Hill	Shed - no permit	5/15/2019	5/29/2019			5/23/2019
19-055	Henn	03-08-280-008	16 Cebold Dr	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019			5/29/2019
19-056	Casner	03-04-376-037	6 Crescent Ct.	Boulder Hill	Prohibited RV Parking	5/15/2019	6/12/2019			6/12/2019
19-057	Avila, Munoz, Rubio	03-05-454-008	36 Circle Dr W	Boulder Hill	Prohibited Trailer Parking	5/15/2019	6/27/2019			7/1/2019
19-058	Castillo	03-04-329-019	45 Whitney Way	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019			6/3/2019
19-059	Stiles	03-08-280-029	7 Fieldcrest Dr	Boulder Hill	Prohibited Boat parking	5/16/2019	5/30/2019			6/3/2019
19-060	Myles	03-08-277-020	9 Fieldpoint Rd.	Boulder Hill	Inoperable Vehicle	5/16/2019	5/30/2019			6/3/2019
19-061	Fecarotta	03-08-278-010	102 Circle Drive W	Boulder Hill	Inoperable Vehicle	5/16/2019	5/30/2019			6/3/2019
19-062	Valenzuela/Ibarra	03-04-326-006	54 Marnel Rd.	Boulder Hill	Prohibited Boat parking	5/16/2019	8/19/2019			8/28/2019
19-063	Reinert	03-08-278-017	13 Pickford Rd.	Boulder Hill	Prohibited RV Parking	5/16/2019	6/10/2019			6/10/2019
19-064	Yates	03-08-279-002	8 Pickford Rd	Boulder Hill	Prohibited RV Parking	5/16/2019	6/15/2019			6/19/2019
19-065	Lazaroski	03-08-202-015	29 Guilford Rd	Boulder Hill	Prohibited RV & Boat parking	5/16/2019	6/17/2019			6/19/2019
19-066	Machado	03-04-329-012	31 Whitney Way	Boulder Hill	Prohibited Trailer Parking	5/17/2019	5/31/2019			6/3/2019
19-067	Void									
19-068	Lamberty	03-08-277-024	17 Fieldpoint Rd.	Boulder Hill	Inoperable Vehicle	5/21/2019	6/4/2019			6/5/2019
19-069	C T&T# 133412	02-35-381-006	5896 Fields Dr.	FOFC	Prohibited Boat Parking	5/21/2019	6/4/2019			6/5/2019
19-070	Akers	03-04-379-002	55 Longbeach Rd	Boulder Hill	Junk & Debris	5/29/2019	9/19/2019			9/11/2019
19-071	Garcia	03-04-478-005	51 Springdale Rd	Boulder Hill	Junk & Debris	5/29/2019	6/28/2019			6/28/2019
19-072	Persons	03-09-155-005	131 Circle Dr W	Boulder Hill	3 Inoperable Vehicles	6/3/2019	6/30/2019			7/1/2019
19-073	Porter/Fischer	02-03-400-005	522 Dickson Rd		Inoperable Vehicle/Junk & Debris	6/3/2019	6/27/2019			6/28/2019
19-074	Weder	09-15-300-008	14625 Jughandle Rd	Langeland's	Trucking Business Prohibited	6/4/2019	7/26/2019			7/23/2019
19-075	Brooks	03-04-177-023	16 Ingleshire Rd	Boulder Hill	Inoperable Vehicle	6/5/2019	7/15/2019			6/11/2019
19-076	Gallegos	03-04-281-003	5 Pendleton Pl	Boulder Hill	Prohibited trailer parking	6/10/2019	6/24/2019			6/27/2019
19-077	Gossett	03-04-155-004	6 Pembrooke Rd	Boulder Hill	Prohibited trailer parking	6/10/2019	7/11/2019			7/2/2019
19-078	Smith	03-04-476-002	53 Sheffield Rd	Boulder Hill	Multiple Violations	6/10/2019	7/26/2019			7/30/2019
19-079	Gervias	03-08-227-042	35 Old Post Rd	Boulder Hill	Prohibited Trailer parking	6/10/2019	7/11/2019			7/10/2019
19-080	Ramirez	03-05-429-016	13 Circle Drive East	Boulder Hill	Prohibited Trailer parking	6/12/2019	7/20/2019			7/23/2019
19-081	Braves Realty/Jarrett	03-05-429-008	18 Greenfield Rd.	Boulder Hill	Inoperable Vehicles	6/12/2019	9/9/2019			9/11/2019
19-082	Cerny/Grzetic	03-09-103-008	51 Old Post Rd	Boulder Hill	Boat parket in required front yard	6/12/2019	7/24/2019			7/24/2019
19-083	Forbes	02-35-310-006	7747 Madeline Dr	FOFC	Prohibited Trailer parking	6/21/2019	7/5/2019			7/10/2019
19-084	Netzel	02-35-384-001	7715 Madeline Dr	FOFC	Prohibited Boat Parking	6/21/2019	7/5/2019			7/10/2019
19-085	Whaley	02-35-380-005	5727 Fields Dr	FOFC	Prohibited trailer parking	6/26/2019	7/10/2019			7/10/2019
19-086	Wollwert	03-04-452-007	67 Stratford Rd.	Boulder Hill	Business in R6 zoning	6/26/2019	7/10/2019			7/1/2019
19-087	Majey Concrete, Inc.	02-12-428-001	Lot 6-8 Commerce Rd	Light Rd Ind Park	Site work without permit	7/3/2019	8/5/2019			8/5/2019
19-088	Greenslade	03-09-152-021	18 Ridgefield Rd	Boulder Hill	Prohibited RV Parking	7/10/2019	7/20/2020			12/16/2019
19-089	Urbanova	03-04-431-002	53 Sonora Dr	Boulder Hill	RV on non approved surface	7/11/2019	7/25/2019			7/24/2019
19-090	Diaz	03-03-351-009	135 Saugatuck Rd.	Boulder Hill	Multiple Violations	7/11/2019	7/25/2019			7/24/2019
19-091	Gambino	03-05-253-027	9 W. Aldon Ct.	Boulder Hill	Junk & Debris	7/18/2019	8/25/2019			8/23/2019

2020 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
20-001	JK Property,% Calder	05-21-300-002	9923 Walker Rd		Multiple Violations - No permits	11/7/2019	1/13/2020			3/9/2020
20-002	Graves	04-22-300-005	9312 Millbrook Rd		Zoning Setback violations	12/3/2019	12/16/2019			12/17/2019
20-003	Gonzalez	03-09-152-019	14 Ridgefield Rd.	Boulder Hill	Prohibited RV/trailer parking	12/4/2019	12/23/2019			12/24/2019
20-004	Cadena	03-03-352-004	140 Saugatuck Rd	Boulder Hill	Prohibited Banner Sign	12/11/2019	12/25/2019			12/30/2019
20-005	Municipal Bank%Besiri Adil	02-35-413-014	Audrey & Gilda Ct	FOFC	Prohibited Sign	12/11/2019	2/1/2020			3/16/2020
20-006	Municipal Bank%Besiri Adil	02-35-301-007	Fields Dr	FOFC	Prohibited Sign	12/11/2019	2/1/2020			3/16/2020
20-007	Johnson	03-04-477-025	54 Springdale Rd.	Boulder Hill	Prohibited Trailer parking	12/17/2019	1/31/2020			1/30/2020
20-008	Franzen	03-05-454-027	14 Scarsdale Rd.	Boulder Hill	Prohibited Boat parking	12/26/2019	2/18/2020			2/25/2020
20-009	Navarro	03-12-100-002	1026 Harvey Rd		Multiple Violations	11/26/2019	2/27/2020			7/6/2020
20-010	Drake	05-18-300-005	8751 C E. Highpoint Rd	Highpoint Hills	Operating Business in R-2	1/28/2020	3/6/2020			12/3/2020
20-011	Kubica Wieslaw	03-04-408-003	106 Tealwood Rd	Boulder Hill	Prohibited Commercial truck	1/31/2020	2/29/2020			3/11/2020
20-012	Chamberlain	03-05-454-028	3 Creve Ct.	Boulder Hill	Prohibited Trailer parking	1/31/2020	2/14/2020			2/4/2020
20-013	Robles	03-04-277-019	251 Fernwood Rd	Boulder Hill	Prohibited Commercial Vehicle	2/20/2020	3/5/2020			3/11/2020
20-014	Crisci	01-05-203-003	16388 Galena Rd		Prohibited Storage Business	3/4/2020	3/18/2020			8/5/2020
20-015	ERB Properties LLC	09-13-400-006	276 Route 52		Multiple Zoning Violations	3/6/2020	4/5/2020			5/6/2020
20-016	Campos	03-08-303-001	117 Dolores St.	Shore Heights	Prohibited Trailer parking	3/3/2020	3/26/2020			6/10/2020
20-017	Henn	03-08-280-008	16 Cebold Dr.	Boulder Hill	Inoperable Vehicle	3/18/2020	4/24/2020			6/11/2020
20-018	Fox Valley Homes LLC	03-05-404-007	114 Boulder Hill Pass	Boulder Hill	Inoperable Vehicle	3/18/2020	4/1/2020			10/29/2020
20-019	Stukas	03-05-428-002	29 Circle Dr. E	Boulder Hill	Inoperable Vehicle	3/19/2020	4/2/2020			6/10/2020
20-020	Ortiz	03-04-303-008	42 Circle Dr. E	Boulder Hill	Inoperable Vehicle	3/19/2020	4/2/2020			3/25/2020
20-021	Evans	03-04-278-035	134 Heathgate Rd	Boulder Hill	Inoperable Vehicle	3/19/2020	4/2/2020			6/10/2020
20-022	Wargo	03-04-477-038	80 Springdale Rd	Boulder Hill	Junk & Debris	3/19/2020	4/2/2020			6/10/2020
20-023	Kubica Wieslaw	03-04-408-003	106 Tealwood Rd	Boulder Hill	Prohibited semi tractor parking	3/19/2020	4/2/2020			6/10/2020
20-024	Velasquez	01-20-352-018	84 Woodland Dr	Sugarbrook Estate	Stormwater & Junk and Debris	4/28/2020	5/29/2020			8/25/2020
20-025	Sec of Veteran Affairs	05-05-103-002	14 Maple Street	Fox Lawn	Multiple Violations	6/15/2020	12/31/2020			Cvi. HHL
20-026	Niles	08-02-402-002	94 Pletcher Dr	Plattville	Stormwater/Culvert built	6/18/2020	7/20/2020			7/31/2020
20-027	Hansel Ridge, LLC	09-13-200-002	195 Route 52		Multiple Violations	7/17/2020	9/22/2020			10/21/2020
20-028	King	03-04-378-039	43 Saugatuck Rd	Boulder Hill	Fence Violation	7/22/2020	8/22/2020			8/28/2020
20-029	Anicich	03-27-301-002	3195 Plainfield Rd		Sign - No permit	7/30/2020	8/29/2020			8/28/2020
20-030	Braves%Jarrett Realty	03-08-230-005	38 Old Post Rd	Boulder Hill	Pool - No permit	7/24/2020	9/3/2020			9/2/2020
20-031	Ramirez	06-14-200-003	1152 Route 126		Deck - No permit	8/20/2020	10/23/2020			10/20/2020
20-032	Gates / Cox Landscaping	02-27-151-003	9000 Route 34	Bakers	Possible Landscaping Business	8/20/2020	10/19/2020			1/21/2021
20-033	Oliver/Balog	03-26-300-007	Lot 22	Red Hawk Landing	Possible Gun Range	8/26/2020	9/28/2020			9/28/2020
20-034	Staudacher Family Trust	02-21-200-014	9155 Kennedy Rd		Stormwater Violation	9/16/2020	10/19/2020			10/16/2020
20-035	Wieschhaus	02-21-200-028			Stormwater Violation	9/21/2020	11/13/2020			11/19/2020
20-036	Marmolejo	03-08-253-007	10 Ashlawn Ave	Boulder Hill	Driveway - No Permit	10/7/2020	10/21/2020			12/10/2020
20-037	Briscoe	09-13-200-006	192 Route 52	see V20-027	Multiple Zoning Violations	10/20/2020	11/19/2020			12/14/2020
20-038	Plainfield Board of Education	06-23-200-004	Wheeler Rd		Multiple Zoning Violations	10/22/2020	11/22/2020			12/3/2020
20-039	Moreno, Luis & Cesario	09-09-100-002	13039 McKanna Rd		Trucking Business in A-1 zoning	10/22/2020	1/15/2021			1/11/2021
20-040	Martinez	03-05-432-007	13 Durango Rd	Boulder Hill	Landscape Bus/Commercial Vehicle inR-6	10/22/2020	1/8/2021			1/14/2021
20-041	Neal	03-04-456-001	3 Wembley Rd	Boulder Hill	Prohibited Trailer parking	8/11/2020	11/28/2020			12/3/2020

2021 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
V21-001	Tanner/CTLTC FNY2871	02-34-253-005			R-3 RV violations-multiple	12/10/2020	6/18/2021			6/22/2021
V21-002	BO Transmissions	03-12-251-001	1214 Route 30 Aurora		Junk & Debris	7/13/2020	1/10/2021			1/11/2021
V21-003	Jeff Crisci	01-05-203-003	16388 Galena Rd. Plano	Vil of Little Rock	Business w/o Zoning	12/10/2020	1/16/2021			2/2/2021
V21-004	VOID									
V21-005	Librado & Sharon Joaquin	03-27-377-015	2543 Simons Rd. Oswego		Building addition w/o permit	1/28/2021	3/5/2021			2/19/2021
V21-006	Antonio & Miriam Villasenor	03-04-408-025	92 Longbeach Rd. Montgomery	Boulder Hill	Multiple Violations	2/16/2021	3/18/2021			3/23/2021
V21-007	Old Second National Bank	02-34-227-001	8027 Van Emmon Rd. Yorkville		Multiple Violations	1/8/2021	5/3/2021			7/21/2021
V21-008	Salvador Gomez	09-27-200-004	2511 Wildy Rd. Minooka		Business w/o Zoning	3/10/2021	4/10/2021			4/12/2021
V21-009	Domingo Padilla	03-12-204-015	46 Gastville St. Aurora	Gastville	Business w/o Zoning	3/26/2021	10/4/2021			9/17/2021
V21-010	Benjamin Aguilar	02-16-226-011	68 Hunter Ln. Bristol		Multiple Violations	3/29/2021	4/29/2021			4/27/2021
V21-011	Mario & Linda Jimenez	09-21-100-010	3579 Bell Rd. Minooka		Shed - No Permit	3/29/2021	4/29/2021			5/18/2021
V21-012	Jeff Matyszka	01-25-456-005	4475 Mitchell Ct. Plano	Schaefer Woods	Business w/o Zoning	3/31/2021	4/30/2021			5/3/2021
V21-013	Elroy Ramirez	03-12-203-013	39 Gastville St. Aurora	Gastville	Business w/o Zoning	3/4/2021	6/7/2021			7/20/2021
V21-014	Luis Sanchez	03-12-203-011	29 Gastville St. Aurora	Gastville	Business w/o Zoning	3/4/2021	5/7/2021			7/21/2021
V21-015	Teofilo Quiroz	09-05-400-018	4080 Van Dyke Rd. Minooka		Fill in Flooplain	4/2/2021	5/7/2021			4/28/2021
V21-016	William & Kevin Graham	03-04-306-004	57 Circle Dr. E Montgomery	Boulder Hill	Junk & Debris	3/30/2021	5/8/2021			4/19/2021
V21-017	VOID									
V21-018	Sharp Holdings	07-05-400-007	16100 Newark Rd.		Fence co-burning debris	3/31/2021	5/10/2021			6/3/2021
V21-019	Guiterrez,DeJesus,	08-02-300-012	12830 Ashley Rd. Newark		Landscape business	5/4/2021	6/22/2021			6/1/2021
V21-020	Kavulich, Alison & Larry	02-35-380-002	5755 Fields Dr. Yorkville	FOFC	Prohibited Trailer parking	5/5/2021	6/4/2021			6/7/2021
V21-021	Doragon Properties Inc.	09-31-100-005	5681 Whitewillow Rd. Minooka		Special Use violation	5/17/2021	8/17/2021	9/1/2021		9/1/2021
V21-022	VOID									
V21-023	Strever, Jason & Brooke	01-19-477-006	3868 Sandy Bluff Rd. Plano	Sugarbrook Estates	Obstructing water flow-Fill	6/7/2021	7/23/2021			6/30/2021
V21-024	Wolfgast, Dirk & Janice	02-13-479-003	19 Center Dr. Oswego	Riverview Heights	Junk & Debris	3/22/2021	7/14/2021			7/14/2021

PRE-VIOLATION REPORT

2021

Date Opened	Parcel #	Address	Subdivision	Description of Complaint	Inspection Date	Comments	F/Up	Closed
12/1/2020	03-08-280-022	8 Barclay Ct. Montgomery	Boulder Hill	Animals living in shed	12/3/2020	No evidence of animals		12/3/2020
12/3/2020	03-04-454-020	73 Saugatuck Rd	Boulder Hill	House Fire	12/3/2020	Applied for BP #19-2021-016	1/5/2021	1/11/2021
12/8/2020	02-34-176-003	34 Riverside St. Yorkville	Fox River Gardens	Remodeling w/o permit-bus out of home	12/8/2020	Remodeling permit not required		12/8/2020
12/9/2020	09-33-300-003	3526 Holt Rd. Minooka		Banquet business - Rustic Roots	12/16/2020	Not enough evidence		12/16/2020
12/14/2020		8045 Van Emmon Rd. Yorkville	Hideaway Lakes Campground	No water for 4 days		Referred to Il Dept of Health		12/15/2020
1/7/2021	02-27-401-002	8045 Van Emmon Rd. Yorkville		Construction - no permit	1/14/2021	New Owner-cosmetic work		1/14/2021
1/12/2021	03-05-432-014	32 Seneca Dr. Montgomery	Boulder Hill	Garage Fire	1/7/2021	Applied for BP 03-2021-020		1/14/2021
1/14/2021	02-34-276-003	8042 Van Emmon Rd.		Shed building w/o permit	1/18/2021	2nd shed	2/21/2021	3/24/2021
2/5/2021	03-08-202-005	48 Circle Drive W. Montgomery	Boulder Hill	Trailer in driveway	2/11/2021	Trailer not in setback area		2/16/2021
2/9/2021	03-04-153-016	53 Fernwood Rd. Montgomery	Boulder Hill	Trailers parked in front yard setback	2/11/2021	Trailer is gone		2/16/2021
3/2/2021	01-16-401-004	96 N. Linden Dr. Plano	Meyerbrook	Shed-fence encroachment on neighbor	3/15/2021	Only the Fence encroaches-civil matter		3/15/2021
3/2/2021	01-19-301-005	17879 Frazier Rd. Sandwich	Lett	Autobody shop business	3/12/2021	Hobby - Appl Home Occupation		4/6/2021
3/2/2021	04-31-200-007	11090 Crimmins Rd. Newark		Junk/Trash all over	3/9/2021	Trash pit	3/25/2021	4/6/2021
3/2/2021	01-05-203-003	16388 Galena Rd. Plano		Midwest Storage business	3/9/2021	Several containers have returned	4/1/2021	5/3/2021
3/11/2021	02-35-401-001	5617 Fields Dr. Yorkville	FOFC	Possible remodel w/o permit	3/18/2021	Water damage - Cosmetic repair		3/23/2021
3/15/2021	03-20-400-018	3842 Grove Rd. Oswego		Possible Business	3/18/2021	Unable to confirm-no sign or website		3/30/2021
3/22/2021	03-01-331-001	03-01-331-001		Homeless Camp	3/24/2021	City of Aurora		4/8/2021
3/23/2021	03-05-326-005	716 Route 25 Oswego	Sunset View Estates	Fence in front yard	4/22/2021	Closed per BLH		4/22/2021
3/25/2021	03-04-428-006	172 Heathgate Rd.	Boulder Hill	RV Parked in Req f/yard setback	3/25/2021	Trailer is gone		4/2/2021
3/29/2021	03-08-303-001	117 Dolores St. Oswego	Shore Heights	Possible Business-Trailers - Inop Vehicles	4/2/2021	Trailer and vehicles removed		5/3/2021
3/30/2021	08-26-300-006	7645 Whitewill Rd. Minooka		Barn Addition - No permit	4/2/2021	Closed - Incorrect parcel		4/20/2021
3/30/2021	09-04-300-005	3610 Van Dyke Rd. Minooka		New Structure/Inoperable Vehicle	4/2/201	Meeting w/ Brian	4/14/2021	4/14/2021
3/30/2021	03-07-431-008	119 Dolores St. Oswego	Shore Heights	Inoperable Vehicles/Junk & Debris	4/2/2021	See notes- no violations seen		4/21/2021
3/30/2021	03-07-429-014	134 Dolores St. Oswego	Shore Heights	Inoperable Vehicles	4/2/2021	Vehicles are operable by definition	4/28/2021	4/28/2021
3/30/2021	03-08-303-007	105 Dolores St. Oswego	Shore Heights	Inoperable Camper	4/2/2021	Inoperable Camper		6/5/2021
4/5/2021	03-35-451-002	1400 Plainfield Road	County Clerks	Rental Unit - Horses in R3	4/7/2021	Renter moved out-closed	4/19/2021	4/19/2021
4/5/2021	03-04-455-007	68 Saugatuck Rd	Boulder Hill	Non compliant 8 ft fence	4/8/2021	Filed for variance-Denied-fence was shortened	6/3/2021	7/21/2021
4/6/2021	05-18-400-011	8756 E. Highpoint Rd.		Operating a landscaping bus/Junk& Debris	4/27/201	Inspected property-met w/owner	4/9/2021	4/27/2021
4/8/2021	03-05-404-030	11 Greenfield Rd.	Boulder Hill	Driveway w/o permit	4/8/2021	Replacement of existing		4/8/2021
4/9/2021	02-34-130-004	55 Riverside St	Fox River Gardens	Fill being placed - Dump trucks	4/14/2021	No piles over 3ft seen		4/14/2021
4/13/2021	03-04-151-007	56 Fernwood Rd.	Boulder Hill	Multiple violations	4/15/2021	Trailers and junk removed		4/19/2021
4/13/2021	02-35-380-012	7584 Madeline Dr.	Fields of Farm Colony	Trailer in driveway	4/15/2021	Left paperwork N/A	5/24/2021	5/24/2021
4/13/2021	03-04-180-002	115 Fernwood Rd.	Boulder Hill	Trailer in front yard setback	4/15/2021	N/A Trailer in dirt	5/24/2021	5/24/2021
4/14/2021	03-12-204-002	4 Gastville St.	Gastville	Business operating out of residence	3/28/2021	Allowed in M-1 zoning		4/28/2021
4/14/2021	03-12-204-009	38 Gastville St.	Gastville Acreage	Landscaping business out of residence	5/3/2021	No evidence of business		5/4/2021
4/14/2021	03-12-204-006	24 Gastville St.	Gastville	Business operating out of residence	4/28/2021	Grandfathered permitted use R-3		4/28/2021
4/14/2021	03-12-203-009	17 Gastville St.	Gastville	Chickens in R-3 zoned property	4/28/2021	Unable to view chickens		4/28/2021
4/14/2021	03-12-203-015	3 Gastville St.	Gastville	Kames Construction business in R-3	4/28/2021	Storage of personal truck in bldg		4/28/2021
4/14/2021	03-12-203-014	47 Gastville St.		Painting business in R-3 zoning	4/28/2021	Home Occupation		4/28/2021
4/14/2021	03-12-204-004	22 Gastville St.	Gastville Acreage	Curtis Garage business in R-3 zoning	4/28/2021	Home Occupation		4/28/2021
4/14/2021	03-12-204-005	26 Gastville St.	Gastville Acreage	Andeles Landscaping business	5/30/2021	Removed from residence	7/2/2021	6/16/2021
4/14/2021	09-18-300-016	Brisbin Rd. Minooka		Burning landscape business debris	4/15/2021	Gate - Nely Landscaping	5/30/2021	6/28/2021
4/15/2021	02-28-403-005	804 McHugh Rd. Yorkville		Junk & Debris	4/15/2021	No Junk & Debris seen		4/19/2021
4/15/2021	02-29-300-008	River Rd.		Gunfire at campground	4/13/2021	Not a violation of SU Permit		4/23/2021
4/20/2021	02-01-300-008	Garza, Oscar & Juanita	Probst	Junk & Debris - weeds	5/3/2021	Bristol Township matter		5/10/2021
4/27/2021		100 blk of Heathgate (171)	Boulder Hill	Structure Fire	4/26/2021	Pics taken	7/1/2021	
4/27/2021	03-07-403-001	187 Dolores St. Oswego	Shore Heights	Junk & Debris	5/30/2021	Scrap metal in driveway - met w Brian		6/3/2021
4/28/2021	02-35-413-021	5847 Audrey Ave Yorkville	FOFC	Deck construction w/o permit	4/28/2021	Remodeling permit not required		4/28/2021
4/28/2021	04-09-200-002	7179 Fox River Dr.	Millbrook	Granite company	4/30/2021	Display and stone are gone		5/18/2021
4/28/2021	03-09-108-005	136 Circle Drive E, Montgomery	Boulder Hill	Inoperable Vehicle	5/30/2021	Vehicle is operable		6/3/2021

PRE-VIOLATION REPORT

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4/28/2021	09-23-200-011	15423 Ridge Rd. Minooka		Dumping of debris and burning on site	7/4/2021	Didn't see active burning or dumping		7/6/2021
5/4/2021	03-31-477-004	16 Chippewa Dr. Oswego	Na-Au-Say Woods	Abandoned Property	5/5/2021	Referred to Oswego Township		5/5/2021
5/4/2021	02-13-478-005	39 W Pleasantview Dr Oswego	Riverview Hts	Horse in R-3 Zoning	5/9/2021	No Horse observed		5/10/2021
5/4/2021	03-32-131-006	5465 Half Round Rd. Oswego	Old Reserve Hills	Building w/o permit	5/9/2021	No visible sign of remodeling		5/10/2021
5/4/2021	03-04-401-003	21 Boulder Hill Pass Montgomery		Junk & Debris	5/6/2021	Junk & Debris gone-B3 Outdoor storage allowed		5/13/2021
5/4/2021	03-04-428-006	172 Heathgate Rd.	Boulder Hill	Camper in req front yard setback	5/6/2021	talked to owner- preparing for a trip	5/10/2021	5/19/2021
5/4/2021	03-04-151-007	56 Fernwood Rd. Montgomber	Boulder Hill	Junk & Debris	5/6/2021	Lots of garbage- owner cleaned it up	6/13/2021	6/14/2021
5/5/2021	02-27-177-013	8940 D Route 34 Yorkville	Bakers	Possible business w/ employees		Home Occupation		5/19/2021
5/5/2021	03-07-427-004	103 Augusta Rd. Oswego	Shore Heights	Junk & Debris	5/6/2021	Junk & Debris	7/16/2021	7/21/2021
5/6/2021	02-33-402-017	54 Woodland Dr.	The Woodlands	Inoperable Vehicles	5/15/2021	Cadillac still there-other vehicles are gone	6/21/2021	7/21/2021
5/10/2021	03-04-452-020	68 Amesbury Rd. Montgomery	Boulder Hill	Semi Parking	5/15/2021	Semi Gone	6/17/2021	6/22/2021
5/10/2021	02-35-301-002	335 Austin Ct. Yorkville	FOFC	Boat in Front yard	5/15/2021	Boat still in driveway	6/16/2021	6/16/2021
5/11/2021	03-04-326-006	54 Marnel Rd. Montgomery	Boulder Hill	Semi Tractor	5/15/2021	Semi Gone	6/17/2021	6/22/2021
5/11/2021	03-04-181-022	5 Ingleshire Ct. Montgomery	Boulder Hill	Camper in back yard-uses	5/15/2021	Camper Gone	6/17/2021	6/22/2021
5/12/2021	03-16-176-006	Wolf Rd. Oswego	Fox Bend Estates	Junk & Debris-Truckloads of dirt	5/24/2021	small pile - no debris in creek		5/25/2021
5/14/2021	02-27-380-001	53 Riverside Dr. Yorkville	Fox River Gardens	Trucks dumping & burning	5/24/201	No trash or debris		5/24/2021
5/14/2021	03-07-177-005	5613 Commerce Rd. Oswego		Truck Co - poss no access permit	5/20/2021	Sent to Oswego Township Highway Dept		5/21/2021
5/17/2021	05-02-126-002	7595 Audrey Ave. Yorkville	Rosehill	Deck - No permit	5/17/2021	Deck Board and trim replacement only		5/21/2021
5/18/2021	01-16-427-001	N. Linden Dr. Plano	Meyerbrook	Junk & Debris	5/24/2021	Boats & Vehicles stored on property		5/24/2021
5/20/2021	09-09-100-002	13039 McKanna Rd.		Possible Trucking Company	5/24/2021	Spoke to owner- family has 2 trucks-ok in A-1		5/24/2021
5/20/2021	03-12-203-010	21 Gastville St. Aurora	Gastville Acreage	Duplex - SF	5/24/2021	Legal Non-Conforming since 1980		6/7/2021
5/25/2021	03-08-202-027	9 Guilford Rd. Montgomery	Boulder Hill	RV Parking	6/5/2021	Gone		6/5/2021
5/26/2021	03-23-226-003	3060 Roth Road Oswego		Multiple violations	6/5/2021	No business-Junk & Debris gone		6/14/2021
5/28/2021	06-13-127-003	21 Betty Lane Plainfield	Evergreen Grove	Inground pool no permit	6/17/2021	Existing Pool		6/17/2021
6/2/2021	03-05-253-032	0 Boulder Hill Pass Montgomery		Construction noise 6am		Refer to Sheriff's office if caller needs assist		6/3/2021
6/3/2021	03-04-378-019	83 Pueblo Rd Montgomery	Boulder Hill	Junk & Debris	6/5/2021	Pics taken-looks good		6/5/2021
6/3/2021	03-12-204-005	26 Gastville St.	Gastville	Roosters	6/5/2021	Spoke to owner-No roosters allowed		6/5/2021
6/7/2021	05-07-451-003	69 W Timbercreek Dr. Yorkville	Timbercreek	Building w/o permit	6/13/2021	Screened in patio-no permit req		6/14/2021
6/8/2021	02-13-429-004	15 Clark Avenue, Oswego	Owners	Multiple violations	6/13/2021	Spoke to homeowners	6/13/2021	6/16/2021
6/10/2021	03-05-402-006	5 S. Bereman Rd. Montgomery	Boulder Hill	Parking on grass / Junk & Debris	6/21/2021	2nd Notice - Parking on Grass	7/21/2021	8/31/2021
6/16/2021	05-07-328-005	44 Timbercreek Dr. Yorkville	Timbercreek	Farm Animals	6/13/2021	No evidence of farm animals		6/16/2021
6/16/2021	03-12-204-005	26 Gastville St.	Gastville	Roosters	6/13/2021	Spoke with Owner		6/16/2021
6/21/2021	03-04-479-023	113 Saugatuck Rd	Boulder Hill	Multiple dwellings	7/2/2021	Spanish speaking - home office		7/6/2021
6/21/2021	03-04-377-019	39 Longbeach Rd.	Boulder Hill	Semi Parking	7/2/2021	No Semi on property		7/6/2021
6/24/2021	06-05-151-005	59 W. Timberlake Trl, Oswego	Arrowhead Hills	Pool,Access bldg & deck- no permit	6/23/2021	Permits applied for and issued		7/21/2021
6/28/2021	03-19-176-004	5505 Route 71 Oswego		Chicken coops	6/29/2021	No violations		6/29/2021
6/28/2021	03-04-306-004	57 Circle Drive East	Boulder Hill	Junk & Debris in backyard	7/11/2021	No garbage - debris on trailer for scrap		7/20/2021
6/28/2021	03-36-100-002	870 Simons Rd. Oswego		Inoperable Vehicles & Junk & Debris	6/29/2021	Improvement made 8/4/2021	9/7/2021	10/4/2021
6/29/2021	03-07-430-014	139 Dolores St. Oswego	Shore Heights	Multiple violations	7/4/2021	Notices sent - Owner says they are moving	8/10/2021	8/31/2021
6/30/2021	05-12-227-001	6256 Whitetail Ridge Ct.	Whitetail Ridge	Possible stormwater issue	7/11/2021	Unable to determine 7/14/2021 / Confirmed		8/12/2021
7/5/2021	03-32-135-008	5480 Half Round Rd. Oswego	Old Reserve Hills	Possible Business in R-3 zoning	7/11/2021	No Evidence		7/14/2021
7/5/2021	02-11-252-002	62 W Highlands Dr. Bristol	Storybrook Highlands	Business in R-3 zoning	7/11/2021	Letter sent 7/21/2021	8/31/2021	8/31/2021
7/6/2021	06-06-251-009	29 Chippewa Ct. Oswego	Na-Au-Say Woods	Storage Pods	7/24/2021	Storage pods removed		7/19/2021
7/6/2021	03-04-302-004	24 Hampton Rd. Montgomery	Boulder Hill	Junk & Debris	7/11/2021	Removed		7/14/2021
7/7/2021	05-21-300-002	9923 Walker Rd. Yorkville		Junk & Debris	7/11/2021	Pics taken- letter sent to discuss	7/20/2021	8/5/2021
7/7/2021	09-05-400-012	4063 Van Dyke Rd. Minooka		Possible Banquet Facility	7/11/2021	Unable to access-no advertisement		7/14/2021
7/9/2021	08-11-100-014	7701 Plattville Rd. Newark		Possible occupied RV/trailers	7/14/2021	Weekend occupy only		7/15/2021
7/9/2021	03-07-227-002	vicinity of 5327 Light Rd. Oswego		Illegal dumping and stormwater violations	7/11/2021	No evidence		7/21/2021
7/14/2021	03-05-429-008	18 Greenfield Rd.	Boulder Hill	Auto Repair Business	7/16/2021	No evidence of business-tow truck in driveway		7/20/2021
7/16/2021	05-08-176-010	57 Nawakwa Ln. Yorkville	Nawakwa	**Stormwater drainage issue since Access bldg built**	7/20/2021	No evidence - site visit	7/20/2021	7/20/2021
7/16/2021	01-36-200-009	12300 River Rd. Plano	River Glen	Business sign in front yard ROW	8/4/2021	Township to remove sign		8/4/2021

PRE-VIOLATION REPORT

2021

7/19/2021	03-04-378-018	81 Pueblo Rd.	Boulder Hill	Auto Repair Business	7/21/2021	No garage to have repair business-noted in Dev Net		7/21/2021
7/27/2021			Boulder Hill	Farm Animals	8/3/2021	unable to locate property that has farm animals		8/3/2021
7/27/2021	02-15-157-001	Bristol	Vil of Huntsville	Illegal parking Semi, Boats & box trucks	8/5/2021	All removed		10/6/2021
7/30/2021	02-35-382-008	5812 Danielle Ln. Yorkville	FOFC	Storage container in R-3 zoning	8/4/2021	Container removed	9/5/2021	9/22/2021
8/3/2021	02-13-353-001	9 Riverwood Lane Oswego	Riverwood Farms	Poss. Business / Junk & Debris	8/11/2021	no evidence observed or found of a business		8/11/2021
8/3/2021	02-13-452-002	4 Hickory Ln. Oswego	Serenity on the Fox	Inoperable tarped vehicle	8/11/2021	tarped vehicle appears operable		8/11/2021
8/3/2021	02-13-451-009	112 W. Pleasantview Dr. Oswego	Serenity on the Fox	Business-Box trucks-trailers	8/11/2021	No evidence of business-junk in trailer for scrap		8/11/2021
8/4/2021	03-04-178-008	17 Ingleshire Rd. Montgomery	Boulder Hill	Inoperable Vehicle-Auto repair shop	8/3/2021	Vehicle Removed		9/1/2021
8/5/2021	02-21-200-014	9155 Kennedy Rd. Yorkville		Fill - Stormwater	8/5/2021	Emailed Matt		8/5/2021
8/6/2021	03-04-306-004	57 Circle Drive East Montgomery	Boulder Hill	Junk & Debris- poss. Business	8/11/2021	Junk to be recycled		8/11/2021
8/10/2021	04-30-400-013	10978 Crimmins Rd. Newark		Contractor & Trucking Company	8/12/2021	Address - Ryan Excavating-Unable to obtain evidence		8/12/2021
8/11/2021	03-04-456-0010	94 Saugatuck Rd. Montgomery	Boulder Hill	Auto Repair Business	7/2/2021	30 day & 14 day notices sent Reg & Cert-No evidence	8/11/2021	8/31/2021
8/11/2021	03-04-428-001	162 Heathgate Rd. Montgomery	Boulder Hill	Multiple violations	7/1/2021	30 day & 14 day notices sent Reg & Cert	8/10/2021	8/31/2021
8/16/2021	09-15-400-016	2200 Route 52 Minooka		Banquet facility-Saint Anthony County House	9/16/2021			9/17/2021
8/16/2021	09-09-100-002	13039 McKanna Rd.		Trucking business	8/30/2021	Previous emails with owners -not enough evidence		8/31/2021
8/18/2021	03-04-476-006	61 Sheffield Rd. Montgomery	Boulder Hill	Prohibited ATV Trailer parking	9/21/2021	WRONG ADDRESS		10/6/2021
8/18/2021	03-04-277-042	40 Afton Rd. Montgomery	Boulder Hill	Junk&Debris/Tall Grass	8/25/2021	No visible Junk&debris-refered grass to Township & HHD		8/25/2021
8/18/2021	03-04-253-021	6 Winrock Rd. Montgomery	Boulder Hill	Pigs in R-6 zoning	9/20/2021	Unable to collect evidence of pigs		9/20/2021
8/18/2021	03-04-306-004	57 Circle Drive E Montgomery	Boulder Hill	Junk & Debris	9/20/2021	Pics taken - nothing inoperable on property		9/21/2021
8/20/2021	03-05-427-003	9 S Greenbriar Rd	Boulder Hill	Chickens/Rooster	8/25/2021	No evidence of chickens/roosters		8/25/2021
8/20/2021	03-05-426-014	28 Circle Dr. E	Boulder Hill	Chickens/Rooster	8/25/2021	No evidence of chickens/roosters		8/25/2021
8/23/2021	03-09-151-020	49 Fieldpoint Rd. Montgomery	Boulder Hill	Trailer in front yard setback	9/20/2021	No evidence		9/21/2021
8/24/2021	01-18-200-004	17080 Miller Rd. Plano		Banquet facility				9/17/2021
8/25/2021	02-10-228-002	39 W Larkspur Ln Bristol	Willowbrook	Chickens on less than 1 acre parcel	8/25/2021	Removed		9/14/2021
9/13/2021	09-18-300-017	Brisbin Rd. Minooka		Dumping of landscape debris		Not enough evidence		10/6/2021
9/13/2021	03-04-327-020	34 Chatham Place	Boulder Hill	Potbelly Pigs & turkeys in R-6 zoning	9/20/2021	No evidence		10/6/2021
9/20/2021	03-08-202-027	9 Guilford Rd. Montgomery	Boulder Hill	RV parked on street		Forwarded to Sheriff's Office		9/21/2021
9/21/2021	03-31-301-001	3 Abbeyfeale Dr. Oswego	Abbeyfeale Farms	Stormwater/Easementq	10/6/2021	work does not required a SW permit		10/6/2021
9/27/2021	08-02-300-027		Plattville Ag	Sign Advertising Storage Business		Sign and business removed		9/28/2021
9/28/2021	02-29-401-004	703 Conover Ln. Yorkville	Conovers Resub	Building w/o permit		Open Permit # 05-2020-296		9/29/2021
9/28/2021	02-03-200-001	8218 Route 30 Bristol		Banquet facility & horse boarding	10/6/2021	Not enough evidence		10/6/2021
9/30/2021	03-05-454-010	40 Circle Dr W Montgomery	Boulder Hill	Couch in yard	10/5/2021	In right of way		10/8/2021
10/7/2021	03-05-404-015	130 Boulder Hill Pass	Boulder Hill	RV Parked in Req f/yard setback	10/18/2021	Removed		10/18/2021
10/13/2021	03-09-151-020	49 Fieldpoint Rd. Montgomery	Boulder Hill	Junk & Debris	10/21/2021	Not able to observe any junk & debris		10/18/2021

Permit Summary by Category
Kendall County

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	8	$5,145,000	$31,633	$11,183
Garage	1	$10,000	$200	$0
Accessory Buildings	7	$150,338	$1,366	$0
Remodeling	1	$168,200	$210	$0
Commercial - M Zone	1	$250,000	$285	$0
Swimming Pools	2	$126,500	$400	$0
Decks	2	$67,000	$400	$0
Demolitions	1	$6,850	$0	$0
Electrical Upgrades	1	$14,120	$200	$0
Solar	3	$77,476	$550	$0
	27	$6,015,484	$35,244	$11,183

Oct 2020 - 2 New Houses
29 total Permits

YTD 2020 - 33 new houses
303 total permits

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Permit Summary by Category by Month
Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	30	3	3	3	0	4	2	1	1	5	8	0	0
Garage	12	1	0	1	2	1	0	1	1	4	1	0	0
Accessory Buildings	55	3	2	3	10	9	10	6	2	3	7	0	0
Additions	19	1	2	2	3	1	3	3	1	3	0	0	0
Remodeling	13	0	1	3	1	0	2	1	4	0	1	0	0
Commercial - M Zone	11	0	0	1	3	6	0	0	0	0	1	0	0
Commercial - B Zone	11	0	0	1	0	1	8	0	0	1	0	0	0
Barns/Farm Buildings	10	0	0	0	2	3	3	0	2	0	0	0	0
Signs	6	0	0	0	0	1	1	0	0	4	0	0	0
Swimming Pools	36	0	3	8	7	2	5	3	0	6	2	0	0
Decks	17	0	0	0	2	3	5	2	2	1	2	0	0
Demolitions	17	2	0	2	3	3	1	0	2	3	1	0	0
Electrical Upgrades	10	1	0	0	1	2	0	1	3	1	1	0	0
Change in Occupancy	3	0	0	2	0	0	0	0	1	0	0	0	0
Driveway	7	0	0	0	1	2	1	1	0	2	0	0	0
Fire Restoration	4	1	0	1	0	0	0	1	1	0	0	0	0
Patio	7	0	0	0	2	4	0	0	0	1	0	0	0
Wind Turbine	2	0	0	0	2	0	0	0	0	0	0	0	0
Generator	11	2	0	4	2	0	1	1	1	0	0	0	0
Solar	24	1	0	2	3	0	2	6	1	6	3	0	0
	305	15	11	33	44	42	44	27	22	40	27	0	0

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Permit Approval Date Report
Kendall County

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
6/4/2021	012021154 01 House	06-06-450-002 MCCUE BUILDERS INC.	5613 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SAME
5/24/2021	012021144 01 House	02-35-413-012 GACH MICHAEL P & CHERYL D	7372 GILDA COURT YORKVILLE, IL. 60560	FIELDS OF FARM COLONY UNIT 4	BRAD DRENDEL BUILDERS, INC.
10/26/2021	012021317 01 House	05-12-276-004 HENDERS ROBIN	7509 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	BART CONSTRUCTION
3/9/2021	012021029 01 House	09-21-100-009 WOOLVERTON BRADY & DEVAN	3527 BELL RD MINOOKA, IL 60447-		
3/4/2021	012021033 01 House	02-35-414-009 GRUNT DENNIS	7576 THORNHILL CT. YORKVILLE, IL. 60560	ROSEHILL	CL DESIGN BUILD, INC.
3/16/2021	012021053 01 House	06-08-101-027 MORRIS PATRICK J & MICHELE R	7251 JOYCE CT OSWEGO, IL 60543-	GROVE ESTATES	
10/26/2021	012021324 01 House	05-12-276-003 DRALLE KYLE & KELLY	7485 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	CHARLES JAMES CUSTOM HOMES
2/11/2021	012021025 01 House	06-08-126-005 MCCUE BUILDERS INC	7206 FITKINS DR OSWEGO, IL 60543-	ESTATES OF FOX CHASE UNIT 3	MCCUE BUILDERS, INC.
3/11/2021	012021051 01 House	04-21-102-004 MINELLI JOHN M & HEATHER K	9253 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	OWNER
6/16/2021	012021182 01 House	02-21-200-028 WIESCHHAUS KRISTOPHER T & HILLARY M	9261 KENNEDY RD YORKVILLE, IL 60560-		
10/4/2021	012021287 01 House	06-07-129-008 MCCUE NOLAN J & JAMIE R	5725 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	BRAEMOOR CUSTOM HOMES

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
5/25/2021	012021143 01 House	05-12-220-005 FALCONE ANTHONY & SHARI	6332 VALLEYVIEW CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	DWELL HOMES
10/5/2021	012021298 01 House	05-08-351-006 MELICK KEITH & JENIFER	10923 BRANDENBURG WAY YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	KEITH MELICK
10/11/2021	012021301 01 House	04-20-226-003 BEEBE DANIEL P & STACY L	16131 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	DAN BEEBE
1/28/2021	012021023 01 House	06-05-393-002 BRAD & DIANA SELLERS	4565 WAAKEESHA DR OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2	REVOLUTION BUILDERS CONSTRUCTION
10/6/2021	012021290 01 House	05-12-276-001 BABOS CHRISTOPHER & SUZANA	7437 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	JPM CUSTOM HOMES
9/25/2021	012021271 01 House	06-05-404-003 MADAI JAMES & KRYSTAL L	6526 HENNEBERRY PKWY OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2	D.K.LANDSCAPE & DESIGN
5/11/2021	012021136 01 House	08-19-300-007 REHBERG LOGAN J & DANIELLE A	15924 LISBON ROAD NEWARK, IL. 60541		
1/21/2021	012021021 01 House	08-03-200-002 PEARCE KIMBERLY A & KENDALL	12307 ASHLEY RD NEWARK, IL 60541-		BUILD SIMPLY MODERN
2/23/2021	012021030 01 House	06-02-300-006 TOM & ROBIN KEOUGH	1915 JOHNSON ROAD OSWEGO, IL. 60543		SAME
8/18/2021	012021237 01 House	06-07-226-022 FRANCESCONI MICHAEL & KARA	7503 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	CHARLES JAMES CUSTOM HOMES
3/16/2021	012021054 01 House	06-08-101-020 IVEC MARTIN & KATHRYN S	7301 JOYCE CT OSWEGO, IL 60543-	GROVE ESTATES	

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Permit Approval Date Report
Kendall County

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
6/22/2021	012021198 01 House	06-02-102-002 HANEY RYAN P & THOMAS DANA R	6145 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	SG HOME BUILDERS
9/17/2021	012021256 01 House	06-07-228-007 MCCUE DEVELOPMENT INC	7386 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	MCCUE BUILDERS INC.
10/21/2021	012021314 01 House	06-05-401-009 MCCUE BUILDERS INC	4177 CHERRY RD OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	MCCUE BUILDERS, INC.
1/29/2021	022021026 02 Garage	05-17-200-003 KAYTANA PROPERTIES LLC AMENT	10021 AMENT RD YORKVILLE, IL 60560-		LESTER BUILDINGS
10/19/2021	022021319 02 Garage	03-04-378-018 MAXSON ELWYN S	81 PUEBLO RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 18	
9/21/2021	022021280 02 Garage	01-26-300-028 MAGANA JOSE	13969 HALE RD PLANO, IL 60545-		
9/13/2021	022021222 02 Garage	03-04-303-015 BLANCO ROGELIO JR & ERICA	8 MARNEL RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	
8/18/2021	022021243 02 Garage	06-05-153-002 BURKHAMER RONALD JR & MINDY	45 E TIMBERLAKE TRL OSWEGO, IL 60543-	ARROWHEAD HILLS	
4/21/2021	022021098 02 Garage	01-16-476-003 WOLF TRENT	39 S LINDEN DR PLANO, IL 60545-	MEYERBROOK UNIT 5	OWNER
9/7/2021	022021265 02 Garage	03-04-479-045 WILLIAMS DAVID & LISA	78 SONORA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 23	DANLEY'S GARAGES
4/23/2021	022021105 02 Garage	04-16-350-009 FORDYCE ANDREW J & GILL A	8855 KIMBALL CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 1	COACH HOUSE GARAGES

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Permit Approval Date Report
Kendall County

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
9/29/2021	022021292 02 Garage	03-07-276-011 BRITT STEVEN P & KATIE L	16 SHORE CT OSWEGO, IL 60543-	MARINA TERRACE	CUSTOM GARAGES
6/3/2021	022021162 02 Garage	05-08-352-006 HAGOS YONAS A & KRISTEN A	7912 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	REINERT STRUCTURES
3/3/2021	022020103 02 Garage	03-15-151-001 GERACE PAUL J & AYMEE	2996 WOLF RD OSWEGO, IL 60543-		HOMEOWNER
3/3/2021	022021040 02 Garage	02-14-426-004 BROOKER LISA R	100 RICKARD DR OSWEGO, IL 60543-		COUNTRYSIDE BARNS
9/30/2021	022021293 02 Garage	05-08-353-004 BUCIO JOSEPH T & ANDREA L	7887 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	
6/4/2021	032021168 03 Accessory Buildings	02-22-126-005 THORSON TODD JOSEPH & NANCY ANN	18 LAKEVIEW DR YORKVILLE, IL 60560-	BRISTOL LAKE SUB	CLEARY BUILDING CORP.
4/29/2021	032021009 03 Accessory Buildings	08-12-102-008 WEST ROGER J & SUSAN A	6787 CHICAGO RD YORKVILLE, IL 60560-		CLEARY BUILDING CORP.
10/6/2021	032021305 03 Accessory Buildings	02-13-452-002 MAYER ANTHONY V	4 HICKORY LN OSWEGO, IL 60543-	SERENITY ON THE FOX	
4/28/2021	032021112 03 Accessory Buildings	02-16-226-011 AGUILAR BENJAMIN A	68 HUNTER LN BRISTOL, IL 60512-	BRISTOL WOODS UNIT 2	
5/26/2021	032021158 03 Accessory Buildings	02-27-302-003 MILLER THOMAS	118 TUMA RD YORKVILLE, IL 60560-		
10/6/2021	032021304 03 Accessory Buildings	09-04-300-009 STELLATO VINCENT M	12994 MCKANNA RD MINOOKA, IL 60447-		GAMA CONSTRUCTION LLC

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
8/9/2021	032021180 03 Accessory Buildings	08-11-100-014 FLORES BLANCA A	7701 PLATTVILLE RD NEWARK, IL 60541-		
10/5/2021	032021303 03 Accessory Buildings	06-08-151-012 KELTY MICHAEL & CANDACE	7308 FITKINS DR OSWEGO, IL 60543-	GROVE ESTATES	
4/7/2021	032021079 03 Accessory Buildings	03-04-302-003 MALIORIS GEDIMINAS & MICHELLE	22 HAMPTON RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 4	TUFF SHED
3/23/2021	032021059 03 Accessory Buildings	01-19-426-007 WOODS JEFFREY J & RAQUEL L	25 HUNTSMEN DR PLANO, IL 60545-	HUNTSMEN TRAILS SUB	
4/28/2021	032021114 03 Accessory Buildings	03-08-303-004 CHESSER, LLOYD	111 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	TUFF SHED
10/6/2021	032021236 03 Accessory Buildings	05-07-104-010 RETTERER THOMAS R & KATHERINE M	84 HIGHVIEW DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 1	
4/6/2021	032021078 03 Accessory Buildings	09-05-400-021 PRODEHL JAMIE & JILLIAN	4405 VAN DYKE RD MINOOKA, IL 60447-		WICK BUILDINGS
7/15/2021	032021224 03 Accessory Buildings	06-05-151-005 LYNCH CHRISTINA J & MICHAEL T	59 W TIMBERLAKE TRL OSWEGO, IL 60543-	ARROWHEAD HILLS UNIT 2	
3/23/2021	032021061 03 Accessory Buildings	01-20-352-007 WHITEIS ROBERT H & SANDRA L LIV TRUST	174 WOODLAND DR PLANO, IL 60545-	SUGAR BROOK ESTATES UNIT 3	
5/4/2021	032021117 03 Accessory Buildings	05-07-451-016 PRIDEMORE CHARLES L & NISHA M	146 TIMBERCREEK DR YORKVILLE, IL 60560-	TIMBER CREEK SUB	TUFF SHED
7/8/2021	032021217 03 Accessory Buildings	05-07-328-002 SAAR MICHAEL & DAYLE	14 TIMBERCREEK DR YORKVILLE, IL 60560-	TIMBER CREEK SUB	

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
5/11/2021	032021130 03 Accessory Buildings	02-35-301-003 GALARZA RICARDO	339 AUSTIN CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 1	TUFF SHED INC.
1/13/2021	032021015 03 Accessory Buildings	03-32-352-007 MAECHTLE STEPHEN J & CASINO PAMELA D	63 TOMAHAWK TRL OSWEGO, IL 60543-	ARROWHEAD HILLS	
4/29/2021	032021118 03 Accessory Buildings	06-06-276-006 WARPINSKI FAMILY 2014 DEC OF TRUST	8 IROQUOIS CT OSWEGO, IL 60543-	NA-AU-SAY WOODS UNIT 2	COACH HOUSE GARAGES
2/23/2021	032021032 03 Accessory Buildings	06-02-300-006 TOM & ROBIN KEOUGH	1915 JOHNSON ROAD OSWEGO, IL. 60543		
4/6/2021	032021077 03 Accessory Buildings	04-21-102-004 MINELLI JOHN M & HEATHER K	9253 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	SAME
7/15/2021	032021223 03 Accessory Buildings	02-11-300-025 GUTIERREZ MICKEY	1729 KENNEDY RD BRISTOL, IL 60512-		WICK BUILDINGS
10/13/2021	032021309 03 Accessory Buildings	01-25-461-002 BERRIOS LAURIE ANN & WILLIAM	12156 MITCHELL DR PLANO, IL 60545-	SCHAEFER WOODS SOUTH UNIT 1	
1/14/2021	032021020 03 Accessory Buildings	03-05-432-014 OLD SECOND NATIONAL BANK	32 SENECA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	BOB LEE CONSTRUCTION
2/11/2021	032021028 03 Accessory Buildings	03-17-127-001 SAMBORSKI WAYNE & CANDACE	4670 MILL RD OSWEGO, IL 60543-	HERRENS RIVERVIEW ADDN	TUFF SHED, INC.
7/1/2021	032021209 03 Accessory Buildings	01-25-456-009 DECRANE TOMMY C & EILEEN M	4492 MITCHELL CT PLANO, IL 60545-	SCHAEFER WOODS SOUTH UNIT 3	ARROWHEAD BRICK PAVERS, INC.
10/14/2021	032021311 03 Accessory Buildings	01-08-400-019 HERIAUD CHAD A & JOANN M	1670 CREEK RD PLANO, IL 60545-	OTTOS SUB	

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
10/7/2021	032021306 03 Accessory Buildings	02-15-102-002 MING VERNON LEE & PEREZ SUSAN J	70 CHARITY LN BRISTOL, IL 60512-		
8/9/2021	032021238 03 Accessory Buildings	03-05-404-021 GLASER PEGGY	142 BOULDER HILL PASS MONTGOMERY, IL 60538-		TUFF SHED
10/6/2021	032021300 03 Accessory Buildings	05-08-351-006 MELICK KEITH & JENIFER	10923 BRANDENBURG WAY YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	KEITH MELICK
8/17/2021	032021242 03 Accessory Buildings	02-35-413-012 GACH MICHAEL P & CHERYL D	7372 GILDA CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	TUFF SHED
9/15/2021	032021275 03 Accessory Buildings	01-05-201-003 CHARIELLE DANIEL	16495 GALENA RD PLANO, IL 60545-	LITTLE ROCK (ORIGINAL TOWN)	
8/2/2021	032021174 03 Accessory Buildings	02-21-181-001 BONNEVIER PERRY & TATTON CHERYL	35 E LEXINGTON CIR YORKVILLE, IL 60560-	BLACKBERRY CREEK	CLEAN EDGE CONSTRUCTION, INC.
6/29/2021	032020251 03 Accessory Buildings	06-02-102-002 HANEY RYAN P & THOMAS DANA R	6145 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	MORTON BUILDINGS INC
4/7/2021	032021080 03 Accessory Buildings	03-04-302-003 MALIORIS GEDIMINAS & MICHELLE	22 HAMPTON RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 4	TUFF SHED
6/1/2021	032021156 03 Accessory Buildings	02-14-428-011 MESSENGER NATHAN L & KENDALL P	27 E RICKARD DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 3	
6/4/2021	032021142 03 Accessory Buildings	06-02-103-007 ESPOSITO PATRICK A	6127 DOVER CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	
6/15/2021	032021172 03 Accessory Buildings	04-21-127-001 RIZZO ANTHONY C & JANNETTE K	15796 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	

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5/26/2021	032021161 03 Accessory Buildings	04-36-300-011 TALLEY CHRISTIAN J & NICOLE P	11526 HELMAR RD. NEWARK, IL. 60541		BOB LEE CONSTRUCTION
5/4/2021	032021122 03 Accessory Buildings	03-13-400-005 RODRIGUEZ, HECTOR	227 RANCE RD OSWEGO, IL 60543-		
6/15/2021	032021171 03 Accessory Buildings	05-07-452-004 HANSEN JEFFREY L & KAY L	11130 C LEGION RD YORKVILLE, IL 60560-		CLEARY BUILDINGS CORP.
9/30/2021	032021294 03 Accessory Buildings	05-08-353-004 BUCIO JOSEPH T & ANDREA L	7887 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	
6/21/2021	032021196 03 Accessory Buildings	02-21-151-002 FELTES JAMES A & RITA L	4 PATRICIA LN YORKVILLE, IL 60560-	RICHARDS BLACKBERRY ESTATES	CLEAN EDGE CONSTRUCTION
4/21/2021	032021100 03 Accessory Buildings	03-35-352-003 VAN METER LAWRENCE G & ORTIZ MALLORY R	6051 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	TUFF SHED
7/2/2021	032021176 03 Accessory Buildings	05-08-402-005 ARCHBOLD EDGAR E & AELITA	6 JULIUS CT YORKVILLE, IL 60560-	RONHILL ESTATES	
6/30/2021	032021208 03 Accessory Buildings	02-36-300-015 TODUS JOHN K & THERESA A	5600 MINKLER RD YORKVILLE, IL 60560-	SQUAW VALLEY UNIT 2	
4/7/2021	032021082 03 Accessory Buildings	03-07-426-001 BIENEMAN RICHARD J & SUSAN M	104 AUGUSTA RD OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	
7/15/2021	032021227 03 Accessory Buildings	01-26-300-032 JOHNSON CARL E & JOANNE M	4677 NEEDHAM RD PLANO, IL 60545-		EVERLAST (BOONDOCKS BARNS)
5/5/2021	032021120 03 Accessory Buildings	02-29-281-001 SULLIVAN CHARLES P & SHARON P	1204 PRAIRIE LN YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 2	

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6/9/2021	032021170 03 Accessory Buildings	02-31-477-002 BURKE KAREN	18 W BIRCH CT YORKVILLE, IL 60560-	FOXLAWN UNIT 1	
5/5/2021	032021121 03 Accessory Buildings	04-08-400-002 MILLBROOK HUNTING CLUB	7609 WHITFIELD RD NEWARK, IL 60541-		
5/11/2021	032021132 03 Accessory Buildings	09-23-400-006 DAVIS CARLOS & TRACY	15875 RIDGE RD MINOOKA, IL 60447-		
8/2/2021	032021234 03 Accessory Buildings	02-24-151-002 QUILLEN BRAD & TAMMY	6938 SUNDOWN LN YORKVILLE, IL 60560-	HERRENS RIVERSIDE ACRES UNIT 1	BOB LEE CONSTRUCTION
3/8/2021	032021049 03 Accessory Buildings	05-19-300-003 CARLSEN BRIDGET A & BLAGG TAMMY	9950 LISBON RD YORKVILLE, IL 60560-		BOB LEE CONSTRUCTION
2/19/2021	042021036 04 Additions	03-27-377-015 JOAQUIN LIBRADO & SHARON	2543 SIMONS RD OSWEGO, IL 60543-		
9/7/2021	042021262 04 Additions	02-22-126-005 THORSON TODD JOSEPH & NANCY ANN	18 LAKEVIEW DR YORKVILLE, IL 60560-		RELIABLE HOME IMPROVEMENT
8/23/2021	042021251 04 Additions	01-19-200-009 RAMIREZ JORGE & RY PROPERTY MANAGEMENT CORP	17660 SEDGEWICK RD SANDWICH, IL 60548-		
7/29/2021	042021231 04 Additions	06-14-100-012 PRIORELLO JACLYN C & HASELTINE STANLEY	1650 ROUTE 126 PLAINFIELD, IL 60544-		
7/16/2021	042021221 04 Additions	02-15-476-001 WOLF TROY J & RENAE E	2820 BRISTOL RIDGE RD BRISTOL, IL 60512-	STRUKELS PARADISE LAKE UNIT 1	MI-TER BUILT HOMES, INC.
7/8/2021	042021219 04 Additions	04-21-102-013 OSTREKO LUKE A & MEGHAN	16003 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	BART CONSTRUCTION

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6/16/2021	042021181 04 Additions	02-14-426-006 ENTILE MATTHEW R	86 W RICKARD DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 5	
7/2/2021	042021179 04 Additions	05-08-402-005 ARCHBOLD EDGAR E & AELITA	6 JULIUS CT YORKVILLE, IL 60560-	RONHILL ESTATES	
6/16/2021	042021175 04 Additions	04-34-100-001 STANDARD BANK & TRUST CO	14905 HUGHES RD NEWARK, IL 60541-		
5/25/2021	042021152 04 Additions	02-21-151-016 GREITER DAVID F JR & LORI A	14 AMANDA LN YORKVILLE, IL 60560-	ASHLEY WOODS	
9/15/2021	042021272 04 Additions	03-04-303-015 BLANCO ROGELIO JR & ERICA	8 MARNEL RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	
10/11/2021	042021270 04 Additions	02-15-101-003 VELAZQUEZ ROBERT	1996 CANNONBALL TRL BRISTOL, IL 60512-		REDSTART CONSTRUCTION
4/15/2021	042021093 04 Additions	01-25-454-010 BUZAY LINDA M	12378 ANDREW ST PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 3	VALLEY RIDGE DEVELOPMENT
4/21/2021	042021092 04 Additions	05-17-300-011 HANSEN KEVIN & RACHEL	8945 A IMMANUEL RD YORKVILLE, IL 60560-		T4 CONSTRUCTION INC.
4/7/2021	042021081 04 Additions	04-02-226-011 BRUCK RONALD & KATHERINE	6087 POLO CLUB DR YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS PHASE 3	JOEL. M SPEARS
4/6/2021	042021071 04 Additions	04-30-178-002 COVERT ANDREW L & JESSICA M	10384 FOX RIVER DR NEWARK, IL 60541-		
2/23/2021	042021038 04 Additions	02-23-202-021 ARRIAGA JESUS & IMELDA A	7424 ROUTE 34 OSWEGO, IL 60543-		

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4/5/2021	042021065 04 Additions	04-21-400-001 THANEPOHN DOUGLAS & GAYLE N	9933 MILLBROOK RD NEWARK, IL 60541-		WATER THRU FIRE HOME RESTORATION
1/4/2021	042021012 04 Additions	02-35-380-009 PHILLIPS MATT & TONYA	5653 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	
6/8/2021	052021165 05 Remodeling	03-06-200-012 REICH BROTHERS	275 ROUTE 31 OSWEGO, IL 60543-		KEELY CONSTRUCTION, INC.
3/31/2021	052021069 05 Remodeling	01-32-226-007 SMITH, JAMES	16031 BURR OAK RD PLANO, IL 60545-	DEER RIDGE PUD	
4/5/2021	052021073 05 Remodeling	05-08-376-012 ANGELO MICHAEL P & JULIE A	27 JULIUS CT YORKVILLE, IL 60560-		SAME
9/7/2021	052021258 05 Remodeling	03-06-200-012 325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		KEELEY CONSTRUCTION LLC.
8/23/2021	052021253 05 Remodeling	06-05-402-008 WILLIAMS ADRIAN & JASMINE N	4192 STEAM MILL CT OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	
7/29/2021	052021229 05 Remodeling	03-06-200-012 325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		TANGENT TECHNOLOGIES
8/19/2021	052021246 05 Remodeling	03-08-201-004 OBRIEN DANIEL M & JANET	47 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 14	ABSOLUTE CONSTRUCTION
8/17/2021	052021240 05 Remodeling	06-05-402-025 STEVENS RICK & DEBORAH	4098 CHERRY RD OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	DJK COSTOM HOMES
6/29/2021	052021204 05 Remodeling	02-23-303-023 GLEASON JOHN ROBERT & JODY PATTON	16 CANYON CT YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 1	PHENOMENAL CONSTRUCTION, INC.

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3/23/2021	052021060 05 Remodeling	02-24-202-002 EICHELBERGER JORDAN S & SKYE R	159 PLEASANTVIEW DR OSWEGO, IL 60543-	SERENITY ON THE FOX	TRANQUILITY BUILDERS
2/19/2021	052021037 05 Remodeling	04-01-402-005 GORMAN JAMES	12345 FOX RD YORKVILLE, IL 60560-	REINERT FOX ROAD SUB	SELF
1/15/2021	052021010 05 Remodeling	04-16-205-003 OLIVER HOFFMAN FOUNDATION	8225 FOX RIVER DR NEWARK, IL 60541-		MALL BUILDERS
3/9/2021	052020322 05 Remodeling	07-09-100-009 GEISTLER GREGORY M & STACI J	15697 LISBON CENTER RD NEWARK, IL 60541-		
5/26/2021	062021151 06 Commercial - M Zone	04-05-300-001 ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
5/26/2021	062021149 06 Commercial - M Zone	04-05-300-001 ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
5/26/2021	062021146 06 Commercial - M Zone	04-05-300-001 ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
4/27/2021	062021109 06 Commercial - M Zone	03-06-200-012 325 SOUTH ROUTE 31 LLC / THE GRID	275 ROUTE 31 OSWEGO, IL 60543-		
5/26/2021	062021150 06 Commercial - M Zone	04-05-300-001 ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
4/28/2021	062021104 06 Commercial - M Zone	04-05-300-001 ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
10/22/2021	062021320 06 Commercial - M Zone	03-06-200-012 REICH BROTHERS	275 ROUTE 31 OSWEGO, IL 60543-		KEELEY CONSTRUCTION, LLC.

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5/26/2021	062021148 06 Commercial - M Zone	04-05-300-001 ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
3/25/2021	062021039 06 Commercial - M Zone	03-06-200-012 325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		LEOPARDO COMPANIES, INC.
4/28/2021	062021113 06 Commercial - M Zone	04-05-300-001 ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
6/16/2021	072021184 07 Commercial - B Zone	09-13-200-010 FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE ROAD SHOREWOOD, IL. 60404		
6/16/2021	072021185 07 Commercial - B Zone	09-13-200-010 FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE ROAD SHOREWOOD, IL. 60404		
6/16/2021	072021189 07 Commercial - B Zone	09-13-200-010 FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE ROAD SHOREWOOD, IL 60404		
10/6/2021	072021283 07 Commercial - B Zone	09-13-200-010 FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE ROAD SHOREWOOD, IL. 60404		WICK BUILDINGS
6/16/2021	072021192 07 Commercial - B Zone	09-13-200-010 FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE ROAD SHOREWOOD, IL. 60404		
6/16/2021	072021191 07 Commercial - B Zone	09-13-200-010 FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE ROAD SHOREWOOD, IL. 60404		
6/16/2021	072021188 07 Commercial - B Zone	09-13-200-010 FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE ROAD SHOREWOOD, IL. 60404		
6/16/2021	072021187 07 Commercial - B Zone	09-13-200-010 FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE ROAD SHOREWOOD, IL. 60404		

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6/16/2021	072021186 07 Commercial - B Zone	09-13-200-010 FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE ROAD SHOREWOOD, IL. 60404		
6/15/2021	072021155 07 Commercial - B Zone	09-13-200-007 GOPROBALL, LLC	14285 COUNTY LINE RD SHOREWOOD, IL 60404-		SCI DESIGN. INC/ ROBERT
4/8/2021	072021057 07 Commercial - B Zone	03-05-253-032 OSWEGOLAND PARK DISTRICT	0 BOULDER HILL PASS MONTGOMERY, IL 60538-		TBD
5/27/2021	082020302 08 Barns/Farm Buildings	09-09-300-002 BARRIOS NICOLAS & SANDRA	13825 MCKANNA RD. MINOOKA, IL. 60447		
8/31/2021	082021255 08 Barns/Farm Buildings	09-25-300-003 PALMER ERIC R & RENEE S	16929 RIDGE RD MINOOKA, IL 60447-		
8/19/2021	082021245 08 Barns/Farm Buildings	09-04-300-005 MACIAS JOSE ANGEL	3610 VAN DYKE RD MINOOKA, IL 60447-		
6/28/2021	082021203 08 Barns/Farm Buildings	07-29-200-005 WALKER BRIAN	16430 STEPHENS RD NEWARK, IL 60541-		
6/7/2021	082021173 08 Barns/Farm Buildings	06-27-100-005 KELLOGG JOHN	2926 WALKER RD. YORKVILLE, IL. 60560		
6/7/2021	082021166 08 Barns/Farm Buildings	05-09-154-001 JENSEN BRADLEY & NICOLE & RUNKLE	7344 ROUTE 47 YORKVILLE, IL 60560-		
6/1/2021	082021160 08 Barns/Farm Buildings	09-09-300-005 CABRAL FIDENCIO	13724 MCKANNA RD MINOOKA, IL 60447-	BLEUERS SUB	
5/11/2021	082021129 08 Barns/Farm Buildings	08-04-300-003 CENTRAL LAND MANAGEMENT INC	12915 ROUTE 47 NEWARK, IL 60541-		

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5/11/2021	082021127 08 Barns/Farm Buildings	09-21-100-010 JIMENEZ MARIO & LINDA	3579 BELL RD MINOOKA, IL 60447-		
4/15/2021	082021094 08 Barns/Farm Buildings	07-16-200-003 MORSCH DENNIS W & MELISSA J	14360 TOWNHOUSE RD NEWARK, IL 60541-		
4/12/2021	082021084 08 Barns/Farm Buildings	09-13-200-006 BRISCOE JARROD	195 US RT 52 MINOOKA, IL 60447-		
10/11/2021	092021297 09 Signs	03-06-200-012 US MEDICAL GLOVE	275 ROUTE 31 OSWEGO, IL 60543-		
10/11/2021	092021295 09 Signs	03-06-200-012 US MEDICAL GLOVE	275 ROUTE 31 OSWEGO, IL 60543-		
9/21/2021	092021284 09 Signs	03-05-253-032 OSWEGOLAND PARK DISTRICT	0 BOULDER HILL PASS MONTGOMERY, IL 60538-		LEOPARDO COMPANIES
9/13/2021	092021267 09 Signs	09-35-400-009 MIDWEST GAS INC/SIDDIQUI	17845 RIDGE RD MINOOKA, IL 60447-		JAMES D AHERN SIGN CO.
6/16/2021	092021178 09 Signs	04-17-300-002 DICKSON VALLEY MINISTRIES	8250 FINNIE RD NEWARK, IL 60541-		
5/18/2021	092021137 09 Signs	03-06-200-012 325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		AURORA SIGN COMPANY
7/15/2021	122021225 12 Swimming Pools	06-05-151-005 LYNCH CHRISTINA J & MICHAEL T	59 W TIMBERLAKE TRL OSWEGO, IL 60543-	ARROWHEAD HILLS UNIT 2	
4/15/2021	122021088 12 Swimming Pools	09-07-200-036 BEARD ROBERT & LISA	13217 GROVE RD MINOOKA, IL 60447-		

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7/6/2021	122021210 12 Swimming Pools	02-34-471-005 TUPPER MARK T & TINA M	5965 SHADOW CREEK CT YORKVILLE, IL 60560-	SHADOW CREEK SUB	EPIC ESCAPES
7/7/2021	122021206 12 Swimming Pools	05-06-127-001 BIESTERFELD DEVON	42 W FOX GLEN DR YORKVILLE, IL 60560-	FOX GLEN	
6/24/2021	122021199 12 Swimming Pools	03-08-176-008 CROSS JAVAN J & SELENA M MONTANEZ	24 MARINA DR OSWEGO, IL 60543-	MARINA VILLAGE RESUB	
4/6/2021	122021076 12 Swimming Pools	02-15-302-003 SCHNELLER ROBERT J & CAROL A	26 SOUTH ST BRISTOL, IL 60512-		
6/16/2021	122021194 12 Swimming Pools	06-08-101-027 MORRIS PATRICK J & MICHELE R	7251 JOYCE CT OSWEGO, IL 60543-	GROVE ESTATES	SUNSET POOLS AND SPAS
5/11/2021	122021131 12 Swimming Pools	02-35-431-005 BRENART HEATHER & ROBERT F	5671 SCHMIDT LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	A & J RECREATIONAL SERVICES
4/5/2021	122021074 12 Swimming Pools	02-14-251-001 HARVEY HEATHER	185 DAVID CT OSWEGO, IL 60543-	LYNWOOD EXTENSION 4	WETTER WATER POOL INSTALL
5/11/2021	122021126 12 Swimming Pools	02-35-380-003 REICHERT ANDREW & APRIL	5735 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	SUNCO POOLS INC.
4/27/2021	122021110 12 Swimming Pools	03-04-401-002 VARGAS ALURA N & RETA DOMINGO D HERNANDEZ	71 INGLESHIRE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	A & J RECREATIONAL SERVICES
4/6/2021	122021072 12 Swimming Pools	03-32-327-008 WACKERLIN ROY & MARGARET	4501 RESERVATION RD OSWEGO, IL 60543-		
3/31/2021	122021070 12 Swimming Pools	04-02-227-002 WARREN BRANDON M	6202 POLO CLUB DR YORKVILLE, IL 60560-	THE WOOD OF SILVER SPRINGS PHASE 2	AG POOL MASTERS

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3/29/2021	122021066 12 Swimming Pools	02-35-387-001 BIESCHKE RACHEL M & GERALDINE T	7503 COLE CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	
5/20/2021	122021062 12 Swimming Pools	02-23-352-005 MICK JASON & ERIN	42 TIMBER RIDGE DR YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	SWIM SHACK, INC.
4/12/2021	122021056 12 Swimming Pools	02-36-106-005 LYNCH KIMBERLY D & PHILIP J	245 FOXTAIL LN YORKVILLE, IL 60560-	FARM COLONY UNIT 2 PHAE 3	FOX POOL CHICAGO
3/16/2021	122021052 12 Swimming Pools	06-03-250-005 LARSEN GREGORY L & KRISTINE K	6475 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	PRECISION PROPERTY PROS, INC.
3/8/2021	122021046 12 Swimming Pools	02-35-412-002 PALENCIA DANIEL & CORTNEY	5560 JENNIFER CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	PRECISION PROPERTY PROS INC
6/16/2021	122021193 12 Swimming Pools	03-04-180-008 MAMMEN STEVEN & MCCARTHY KRISTIE	36 INGLESHIRE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	
3/5/2021	122021042 12 Swimming Pools	06-07-401-001 CATALDO STEVEN A & CATALDO KIMBERLEY	7581 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	PLATINUM POOL
2/22/2021	122021035 12 Swimming Pools	03-31-452-017 CHICAGO TITLE LAND TRUST COMPANY	31 CHIPPEWA DR OSWEGO, IL 60543-	NA-AU-SAY WOODS	SIGNATURE POOLS & SPAS, INC.
2/18/2021	122021034 12 Swimming Pools	02-21-177-014 RATOS JAMES C & JENNIFER L	3150 D CANNONBALL TRL BRISTOL, IL 60512-		QUANTUS POOLS CORP
6/22/2021	122021195 12 Swimming Pools	02-21-326-008 HILL MICHAEL D & CRISTINA	10 CONCORD CT YORKVILLE, IL 60560-	BLACKBERRY CREEK	A & J RECREATIONAL SERVICES
2/23/2021	122021031 12 Swimming Pools	06-02-300-006 TOM AND ROBIN KEOUGH	1915 JOHNSON ROAD OSWEGO, IL. 60543		SAME

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10/22/2021	122021321 12 Swimming Pools	05-08-353-004 BUCIO JOSEPH T & ANDREA L	7887 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	
10/14/2021	122021313 12 Swimming Pools	06-07-226-016 YATES DAVID & NICOLE	7347 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SIGNATURE POOLS & SPAS INC.
10/6/2021	122021299 12 Swimming Pools	05-08-351-006 MELICK KEITH & JENIFER	10923 BRANDENBURG WAY YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	KEITH MELICK
9/22/2021	122021285 12 Swimming Pools	06-05-394-003 STRATTON BRIAN & LORENA	4720 WAAKEESHA DR OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2	SUNCO POOLS
9/21/2021	122021274 12 Swimming Pools	06-07-129-003 BURNS JAMES WILLIAM & KATHY DIANE	5865 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	ASURENET LLC.
9/13/2021	122021268 12 Swimming Pools	05-18-322-006 FOX RICHARD A & TIFFANY R	2066 BERNADETTE LN YORKVILLE, IL 60560-		
9/8/2021	122021266 12 Swimming Pools	05-12-277-007 SMITH SEAN K & SHERRY	6217 LEGACY CIR YORKVILLE, IL 60560-	WHITETAIL RIDGE	DES ROCHES BACKYARD POOLS
9/7/2021	122021264 12 Swimming Pools	03-09-156-006 UGALDE ELIZABETH	304 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	
7/8/2021	122021218 12 Swimming Pools	03-04-154-001 VARGAS ALBERTO ALVAREZ & ALVAREZ CRISTHIAN A	39 WOODRIDGE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 12	
4/30/2021	122021108 12 Swimming Pools	01-03-353-004 MURILLO EDUARDO	29 JACK ST PLANO, IL 60545-	STAINFIELD SUB	
5/5/2021	122021106 12 Swimming Pools	05-07-451-010 JANSEN MEGAN A	76 TIMBERCREEK DR YORKVILLE, IL 60560-	TIMBER CREEK SUB	GREAT ESCAPE

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
4/22/2021	122021099 12 Swimming Pools	03-05-427-006 NICASIO ADRIANA	36 CIRCLE DR E MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	OWNER
5/18/2021	132021133 13 Decks	02-35-412-005 ONEIL DANIEL & CHRISTIE	5575 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	DDT HOME TRANSFORMATIONS,
5/5/2021	132021119 13 Decks	03-24-201-009 KUCYK JOHN A & LAURA	28 PIONEER CT OSWEGO, IL 60543-	EAST KENDALL ESTATES	CLEAN EDGE CONSTRUCTION
10/28/2021	132021328 13 Decks	06-07-130-005 CARSON BRIAN K & ANNETTE M	5836 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	ROYAL DECK
10/13/2021	132021307 13 Decks	02-35-301-001 CRACKEL BRADLEY R & MORGAN D	330 AUSTIN CT YORKVILLE, IL 60560-		LAWSON PRIDE CONSTRUCTION
9/13/2021	132021269 13 Decks	04-16-101-011 ZARCONE CHRISTOPHER S &	45 SHAGBARK LN MILLBROOK, IL 60536-	FOXHURST UNIT 6	
8/23/2021	132021252 13 Decks	01-33-100-016 ZOLNIEROWICZ MARC A & DEBORAH E	15770 A GRISWOLD SPRINGS RD PLANO, IL 60545-	OWNERS RESUB ABERGELDIE DEV	WEST SUBURBAN DECKS, LLC.
8/18/2021	132021244 13 Decks	04-21-105-003 DARCY CHRISTOPHER O & ASHLEY N	15980 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	CREATIVE DECKS - TOM VAN PLEW
7/15/2021	132021226 13 Decks	06-05-151-005 LYNCH CHRISTINA J & MICHAEL T	59 W TIMBERLAKE TRL OSWEGO, IL 60543-	ARROWHEAD HILLS UNIT 2	
7/8/2021	132021220 13 Decks	02-35-203-005 TISCHLER RICHARD P & LEA K	135 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY UNIT 2	CHRIS BOURQUE
6/30/2021	132021207 13 Decks	09-05-100-003 KWIATKOWSKI MATTHEW A &	12090 GROVE RD MINOOKA, IL 60447-		DON CARTER BUILDERS

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
7/14/2021	132021205 13 Decks	01-25-454-010 BUZAY LINDA M	12378 ANDREW ST PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 3	VALLEY RIDGE
4/21/2021	132021102 13 Decks	02-11-127-014 KOEHLER AARON P & JENNIFER	45 S CYPRESS DR BRISTOL, IL 60512-	WILLOWBROOK UNIT 2 AMNDED PLAT	UPPERDECK DESIGN & CONSTRUCTION
4/14/2021	132021085 13 Decks	09-07-200-036 BEARD ROBERT & LISA	13217 GROVE RD MINOOKA, IL 60447-		
6/4/2021	132021169 13 Decks	02-35-413-004 LEONARD RYAN & KELLY	5586 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	CLEAN EDGE CONSTRUCTION INC.
6/3/2021	132021167 13 Decks	03-09-155-009 SHARP ASHLEY K	139 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	
6/3/2021	132021164 13 Decks	02-28-152-007 BOSMAN-LOPEZ MARISELA	207 A PLEASURE DR YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 7	GREEN T LANDSCAPING
5/13/2021	132021138 13 Decks	03-07-253-004 PRELL THOMAS	127 KEVIN LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	
9/7/2021	142021260 14 Demolitions	03-06-200-012 325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		KEELEY CONSTRUCTION, LLC.
8/11/2021	142021241 14 Demolitions	04-16-502-001 ILLINOIS RAILWAY INC	, -		MASTER GUYS DEMOLITION
3/4/2021	142020301 14 Demolitions	01-17-400-004 YUNDT BARBARA G	2622 CREEK RD PLANO, IL 60545-		
6/15/2021	142021183 14 Demolitions	05-02-200-004 WILSON CHRISTOPHER E &	6272 MINKLER RD YORKVILLE, IL 60560-		

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
5/25/2021	142021147 14 Demolitions	04-05-300-001 ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
5/25/2021	142021145 14 Demolitions	04-05-300-001 ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
5/11/2021	142021128 14 Demolitions	08-04-300-003 CENTRAL LAND MANAGEMENT INC	12915 ROUTE 47 NEWARK, IL 60541-		
4/26/2021	142021107 14 Demolitions	08-04-100-018 FS GRAIN LLC % GENERAL MANAGER	9512 HELMAR RD NEWARK, IL 60541-		MIDWEST DIRT WORKS
4/19/2021	142021096 14 Demolitions	05-24-400-009 STEWART FARMS LAND HOLDING LLC	9618 B HOPKINS RD YORKVILLE, IL 60560-		
4/13/2021	142021086 14 Demolitions	04-05-300-001 ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		NEXXTGEN CORPORATION
7/6/2021	142021047 14 Demolitions	05-28-400-002 VELAZQUEZ ROBERTO R	10744 ROUTE 47 YORKVILLE, IL 60560-		SEMPER FI LAND SERVICES INC.
3/4/2021	142021041 14 Demolitions	01-32-226-007 SMITH LAND TRUST % JAMES & SUSAN SMITH	16031 BURR OAK RD PLANO, IL 60545-	DEER RIDGE PUD	SAME
2/2/2021	142021027 14 Demolitions	05-28-400-004 LW WEIDERT FARMS INC.	9017 CATON FARM RD YORKVILLE, IL 60560-		O'DONNELL EXCAVATING & TRUCKING
9/23/2021	142021289 14 Demolitions	02-25-200-002 BOUGHTON WALTER	4320 MINKLER RD YORKVILLE, IL 60560-		
9/23/2021	142021288 14 Demolitions	02-35-400-010 BOUGHTON TRUCKING & MATERIALS	, -		

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
2/2/2021	142021024 14 Demolitions	03-05-253-032 OSWEGOLAND PARK DISTRICT	0 BOULDER HILL PASS MONTGOMERY, IL 60538-		TBD
9/29/2021	142021291 14 Demolitions	03-07-276-011 BRITT STEVEN P & KATIE L	16 SHORE CT OSWEGO, IL 60543-	MARINA TERRACE	CUSTOM GARAGES
10/15/2021	152021315 15 Electrical Upgrades	06-02-103-007 ESPOSITO PATRICK A	6127 DOVER CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	PATRICK ELECTRICAL SERVICE
9/17/2021	152021282 15 Electrical Upgrades	01-03-100-005 VARGAS TEODORO & THEODORE	14816 GALENA RD PLANO, IL 60545-		SPIRAL SERVICES LLC DBA BURNETT & SONS
9/7/2021	152021257 15 Electrical Upgrades	03-06-200-012 325 SOUTH ROUTE 31 LLC/ REICH BROTHERS	275 ROUTE 31 OSWEGO, IL 60543-	OSWEGO ORIGINAL TOWN	KEELEY CONSTRUCTION, LLC
8/23/2021	152021249 15 Electrical Upgrades	01-19-200-009 RAMIREZ JORGE & RY PROPERTY	17660 SEDGEWICK RD SANDWICH, IL 60548-		
8/23/2021	152021248 15 Electrical Upgrades	02-23-153-009 REUTER RYAN J & KATHERINE J	9 LINDEN AVE YORKVILLE, IL 60560-	RIVER RIDGE UNIT 1	
7/28/2021	152021233 15 Electrical Upgrades	03-08-279-002 BAUER ANTHONY L	8 PICKFORD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	ABC PHCE
5/19/2021	152021139 15 Electrical Upgrades	01-01-200-002 TMF MANAGEMENT LLC/GREG KUPPLER	12127 B GALENA RD PLANO, IL 60545-		OLSON ELECTRIC
5/5/2021	152021123 15 Electrical Upgrades	05-12-228-006 FERGUSON GREGORY L TR & FERGUSON	6088 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	BAKER ELECTRIC
4/9/2021	152021083 15 Electrical Upgrades	03-04-283-021 WEIGAND JULIE A & RONALD L JR	9 FALLCREEK CIR MONTGOMERY, IL 60538-		ABC PHCE

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
1/21/2021	152021022 15 Electrical Upgrades	03-23-276-001 CLP GROUP INC / ROBERT MUNGO	3112 ROTH RD OSWEGO, IL 60543-		
9/14/2021	172021261 17 Change in Occupancy	03-06-200-012 325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		KEELEY CONSTRUCTION LLC.
4/6/2021	172021067 17 Change in Occupancy	03-06-200-012 325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		BOB THOMPSON, TANGENT TECHNOLOGIES
2/10/2021	182020329 18 Driveway	02-21-200-028 WIESCHHAUS KRISTOPHER T & HILLARY M	9261 KENNEDY RD YORKVILLE, IL 60560-		
9/17/2021	182021281 18 Driveway	01-16-426-008 SCHANZ (WATKINS) KRISTIN E	2541 LITTLE ROCK RD PLANO, IL 60545-	TIMBER VIEW ACRES SUB	ANDEL SERVICES INC.
9/15/2021	182021273 18 Driveway	03-04-303-015 BLANCO ROGELIO JR & ERICA	8 MARNEL RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	
7/2/2021	182021211 18 Driveway	03-04-477-031 HARTMAN STEVEN D & MICHELLE L	66 SPRINGDALE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 23	J A CONCRETE
6/28/2021	182021202 18 Driveway	05-02-201-006 BADUS MARIA & FRANK E	7405 AUDREY AVE YORKVILLE, IL 60560-	ROSEHILL	
5/6/2021	182021125 18 Driveway	03-04-477-030 HERNANDEZ ANTONIO & PADILLA MARICELA	64 SPRINGDALE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 23	
5/5/2021	182021124 18 Driveway	09-05-400-018 QUIROZ TEOFILO & NORMA	4080 VAN DYKE RD MINOOKA, IL 60447-		
4/14/2021	182021089 18 Driveway	03-09-101-002 CAMPOS JOSEPH F	21 CAYMAN DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 20	CONCRETOS VAZQUEZ

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
10/12/2021	192021254 19 Fire Restoration	08-11-100-029 AUSTIN NANCY	13090 ASHLEY RD NEWARK, IL 60541-		SERVPRO KENDALL COUNTY
7/16/2021	192021228 19 Fire Restoration	03-04-427-021 ZIMMERMAN PATRICIA	171 HEATHGATE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	FIRST ONSITE RESTORATION
3/8/2021	192021048 19 Fire Restoration	03-04-377-006 CWT REAL ESTATE HOLDINGS LLC	57 SIERRA RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	LEADS CONSTRUCTION COMPANY LLC
1/11/2021	192021016 19 Fire Restoration	03-04-454-020 FELECIANO HEATHER	73 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 19	INVISO SERVICES
9/15/2021	202021276 20 Patio	03-04-379-008 BURKE JOHN K	53 HUBBARD WAY MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	LUGO'S GENERAL CONSTRUCTION INCL
6/1/2021	202021163 20 Patio	03-07-229-015 ROWE KEVIN & LEANN	8 DOLPHIN CT OSWEGO, IL 60543-	MARINA TERRACE	CRACK ATTACK TEAM
5/25/2021	202021157 20 Patio	03-04-427-018 TRUJILLO JENARO RODRIGUEZ	163 HEATHGATE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	SERGIOS LANDSCAPING & CONCRETE
5/18/2021	202021140 20 Patio	03-04-479-005 HURTADO CRISTAL	49 EASTFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 23	F AND J CONSTRUCTION
5/12/2021	202021134 20 Patio	03-04-177-002 GRATON BIANCA & MITCHELL ALEX	79 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	TWINS CONCRETE, LTD.
4/14/2021	202021090 20 Patio	03-09-101-002 CAMPOS JOSEPH F	21 CAYMAN DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 20	CONCRETOS VAZQUEZ
4/6/2021	202021075 20 Patio	03-08-202-029 CERVANTES GILVERTO	5 GUILFORD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 14	

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
4/27/2021	212021115 21 Wind Turbine	08-14-200-003 MCDONALD THOMAS J & DONNA K	14207 CHURCH RD MINOOKA, IL 60447-		
4/15/2021	212021091 21 Wind Turbine	05-29-200-012 KRABER LOGAN & DENA J	10450 IMMANUEL RD YORKVILLE, IL 60560-		
8/6/2021	232021239 23 Generator	05-02-128-005 BRUMMEL KENNETH JR & NATALIE A	6143 SAVANNA CT YORKVILLE, IL 60560-	ROSEHILL	LEE LEGLER CONSTRUCTION &
7/2/2021	232021212 23 Generator	05-03-300-009 BREWER GAIL	6670 WING RD YORKVILLE, IL 60560-		LEE LEGLER CONSTRUCTION AND
6/28/2021	232021201 23 Generator	04-21-125-034 KATH RODNEY L	9186 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	LEE LEGLER CONSTRUCTION AND
4/21/2021	232021103 23 Generator	06-02-300-018 MARTINEZ ANDRES HERBERT	1585 JOHNSON RD OSWEGO, IL 60543-		ABT ELECTRONICS INCL
4/13/2021	232021087 23 Generator	05-06-351-010 FAMERA GERALD L TRUST	7 HILLSIDE DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 4	RITZMAN ELECTRIC INC
3/23/2021	232021058 23 Generator	05-12-228-021 DENANDO PETER M & LORA A	7164 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	SATURN
3/5/2021	232021045 23 Generator	02-34-126-002 BAR TEN TRUST	288 TUMA RD YORKVILLE, IL 60560-		LEE LEGLER CONSTRUCTION &
3/5/2021	232021044 23 Generator	06-02-103-003 BLALOCK BRIAN S & CAROL M	1937 WINCHESTER CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	LEE LEGLER CONSTRUCTION &
3/5/2021	232021043 23 Generator	05-18-203-006 OTTOSEN JOEL D & NANCY A	42 MAPLE RIDGE CT YORKVILLE, IL 60560-	MAPLE GROVE	LEE LEGLER CONSTRUCTION &

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
1/14/2021	232021018 23 Generator	02-36-106-006 BAUGHMAN ROBERT & VICKI	233 FOXTAIL LN YORKVILLE, IL 60560-	FARM COLONY UNIT 2 PHAE 3	BAKER ELECTRIC
1/14/2021	232021017 23 Generator	06-07-130-001 WILSON CHRISTOPHER E &	7148 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	NICK MIKENTINAC - NMM INC.
9/7/2021	242021263 24 Solar	05-32-400-003 BUSS TIMOTHY	10001 HELMAR RD NEWARK, IL 60541-		FREEDOM FOREVER LLC
8/23/2021	242021247 24 Solar	09-33-100-005 BINNS DOUGLAS A & BINNS JENNIFER A	3675 HOLT RD MINOOKA, IL 60447-		SUNRUN INSTALLATION
7/28/2021	242021232 24 Solar	02-10-228-002 NELSON LEONARD	39 W LARKSPUR LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 3	VIVINT SOLAR DEVELOPER LLC
7/23/2021	242021230 24 Solar	02-15-155-004 DOLCEHOMES INC	11 BRISTOL RIDGE RD BRISTOL, IL 60512-	HUNTSVILLE (ORIGINAL TOWN)	SUNRUN INSTALLATION
7/6/2021	242021216 24 Solar	01-32-101-001 HUHN EDWARD J & HARRIETTE M	16696 GRISWOLD SPRINGS RD PLANO, IL 60545-	SANDY BLUFF DUTCH ACRES	SUNRUN INSTALLATION
7/6/2021	242021215 24 Solar	05-18-203-013 ALARCON ARTURO & MARIA	10 MAPLE RIDGE LN YORKVILLE, IL 60560-	MAPLE GROVE	SUNRUN INSTALLATION
3/25/2021	242021064 24 Solar	03-04-256-004 AGUIRRE JUANA M & MOSQUEDA	7 HUNTER DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 34	SUNRUN INSTALLATION
7/6/2021	242021214 24 Solar	02-14-251-003 DEARTH CYNTHIA	181 W RICKARD DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 4	SUNRUN INSTALLATION
7/6/2021	242021213 24 Solar	03-04-277-031 FRIEND, DAVID P & MENDEZ, NANCY P	18 AFTON DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	SUNRUN INSTALLATION

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
6/29/2021	242021200 24 Solar	03-08-304-004 SCHRAMER HERBERT JOHN	1540 ROUTE 31 OSWEGO, IL 60543-	PROSPECT VILLA SUB	WINDSOLEIL INCORPORATED
6/16/2021	242021177 24 Solar	03-04-428-016 RAMIREZ JOSEPH E MARQUEZ	34 SONORA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	SUNRUN INSTALLATION
4/27/2021	242021111 24 Solar	03-08-304-001 VALENCIA RUBEN MARTINEZ & BARBARA	1438 ROUTE 31 OSWEGO, IL 60543-	C G RICKETTS SUB	SUNRUN INSTALLATION
4/23/2021	242021101 24 Solar	09-22-400-004 IBARRA JOSE A	2068 BELL RD MINOOKA, IL 60447-		PALMETTO SOLAR
3/23/2021	242021063 24 Solar	01-14-300-004 MCLEMEN GREGORY P & SHARON M	2970 ROCK CREEK RD PLANO, IL 60545-		BLISS BROTHERS/BRANDON
1/14/2021	242021019 24 Solar	01-10-200-004 WYKES JOHN A & CHRISTINE	14176 SEARS RD PLANO, IL 60545-		TRON SOLAR LLC
10/26/2021	242021327 24 Solar	09-31-100-008 MONTELLO JOHN J JR & MURRAY MAUREEN J	17280 BRISBIN RD MINOOKA, IL 60447-		
10/26/2021	242021325 24 Solar	01-25-454-010 BUZAY LINDA M	12378 ANDREW ST PLANO, IL 60545-		SUNRUN INSTALLATION
10/14/2021	242021310 24 Solar	03-04-408-016 VILLARREAL, MICHELLE	132 TEALWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	MARC JONES CONSTRUCTION LLC
10/5/2021	242021302 24 Solar	05-02-300-003 MAGANA MARIO & DE MAGANA CELIA I	6575 MINKLER RD YORKVILLE, IL 60560-		FREEDOM FOREVER IL LLC
9/22/2021	242021286 24 Solar	01-28-100-004 KRICKBERG KERRY & C	4469 LITTLE ROCK RD PLANO, IL 60545-		INDEPENDENCE RENEWABLE ENERGY

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Permit Approval Date Report
Kendall County

Issue Date	Permit ID / Permit Category	Parcel Number / Owner Name	Property Address	Subdivision	Contractor Name
9/15/2021	242021279 24 Solar	03-08-279-002 BAUER ANTHONY L	8 PICKFORD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	SUNRUN INSTALLATION
9/16/2021	242021278 24 Solar	03-12-100-002 NAVARRO SALVADOR	1026 HARVEY RD OSWEGO, IL 60543-		FREEDOM FOREVER IL LLC
9/15/2021	242021277 24 Solar	09-29-200-003 OBRIEN DANIEL & MARIE	16151 OBRIEN RD MINOOKA, IL 60447-		MOXIE SOLAR
4/15/2021	242021095 24 Solar	03-04-329-013 SMITH ANTHONY DEWONE & NORA	33 WHITNEY WAY MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	FREEDOM FOREVER IL LLC

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PLANNING BUILDING & ZONING RECEIPTS 2021

DATE	BUILDING FEES	ZONING FEES	LAND-CASH	OFFSITE ROADWAY	MONTHLY FY 21	TOTAL FY 21	MONTHLY FY 20	TOTAL FY 20
December	$4,495.00	$2,071.00	$1,814.10	$0.00	$8,380.10	$8,380.10	$16,500.43	$16,500.43
January	$6,161.78	$1,966.50	$5,021.91	$2,000.00	$15,150.19	$23,530.29	$11,918.63	$28,419.06
February	$5,475.00	$2,759.00	$6,910.89	$2,000.00	$17,144.89	$40,675.18	$3,356.00	$31,775.06
March	$14,310.80	$1,987.00	$18,309.57	$2,000.00	$36,607.37	$77,282.55	$26,655.13	$58,430.19
April	$20,812.72	$491.00	$414.41	$0.00	$21,718.13	$99,000.68	$10,787.73	$69,217.92
May	$12,806.06	$1,679.00	$8,132.75	$1,000.00	$23,617.81	$122,618.49	$23,443.29	$92,661.21
June	$27,942.04	$2,584.00	$11,461.51	$1,000.00	$42,987.55	$165,606.04	$40,945.81	$133,607.02
July	$9,546.24	$949.00	$0.00	$0.00	$10,495.24	$176,101.28	$18,116.22	$151,723.24
August	$8,051.32	$4,592.00	$4,134.55	$1,000.00	$17,777.87	$193,879.15	$10,631.62	$162,354.86
September	$5,470.00	$3,783.00	$4,856.78	$1,000.00	$15,109.78	$208,988.93	$24,800.06	$187,154.92
October	$17,451.40	$375.00	$18,000.90	$3,000.00	$38,827.30	$247,816.23	$16,804.62	$203,959.54
November					$0.00		$4,518.96	**$208,478.50**
TOTAL	**$132,522.36**	**$23,236.50**	**$79,057.37**	**$13,000.00**	**$247,816.23**			