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

AGENDA

Monday, September 9, 2024 – 6:30 p.m.

CALL TO ORDER:
ROLL CALL: Elizabeth Flowers, Dan Koukol, Ruben Rodriguez (Vice-Chairman), Brooke Shanley, and Seth Wormley (Chairman)

APPROVAL OF AGENDA (VV):

APPROVAL OF MINUTES (VV): Approval of Minutes from July 8, 2024, Meeting (Pages 4-26)

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from July and August 2024 (Pages 27-38)
Quarterly Expenditure Update (Pages 39-42)

PETITIONS (Roll Call Vote):

1. **Petition 24 – 17 – Kendall County Planning, Building and Zoning Committee (Pages 43-74)**
Request: Text Amendments to the Kendall County Zoning Ordinance Pertaining to Pipeline Depth

2. **Petition 24 – 19 – Kendall County Planning, Building and Zoning Department (Pages 75-84)**
Request: Amendment to Ordinance 2019-39 Pertaining to Building Permit Application Fees for Disabled Veterans and the Caretakers of Disabled Veterans
Purpose: Petitioner Wants to Amend the Building Permit Application Fee Schedule to Comply with Public Act 103-0621

3. **Petition 24-20 – Lydia Ramirez (Pages 85-137)**
Request: Minor Amendment to the Special Use Permit Granted by Ordinance 2019-03 and Amended Ordinance 2022-26 for a Banquet Facility at the Subject Property by Changing the Site Plan
PIN: 03-34-100-028
Location: 5438 Schlapp Road, Oswego in Oswego Township
Purposes: Petitioner Wants to Amend the Site Plan by Installing a Terrace, Fireplace, Gazebo, Fence, Columns, and Water Fountain and Change the Gravel Parking to Asphalt; Property is Zoned A-1 with a Special Use Permit

4. **Petition 24 – 21 – Scott L. and Cheryl A. Hill on Behalf of the Hill Living Trust (Pages 138-231)**
Request: Map Amendment Rezoning the Property from A-1 Agricultural District to R-1 One Family Residential District and a Variance to Section 8:02.D.1 of the Kendall County Zoning Reducing the Required Minimum Width of a Lot at the Building Line from 200 Feet to 40 Feet
PIN: 01-09-401-013
Location: Between 15715 and 15609 Miller Road, Plano in Little Rock Township
Purpose: Petitioner Wants to Rezone the Property in Order to Build 2 Houses

5. **Petition 24 – 27 – Steve W. Jeffers on Behalf of Revolution Investments, LLC (Pages 232-236)**

Request: Plat of Vacation of a Ten Foot Drainage and Utility Easement at the Common Lot Lines of Lots 110 and 111 of Whitetail Ridge Subdivision
PINs: 06-07-374-004 and 06-07-374-005
Location: 5862 and 5834 Championship Court, Yorkville in Na-Au-Say Township
Purpose: Petitioner Wants to Vacate the Easements in Order to Construct a House over the Common Lot Line; Property is Zoned RPD-2

NEW BUSINESS:

1. Approval of a Request to Extend the Deadline to Install Landscaping at the Property Between 3900 and 3716 Stewart Road (PIN: 03-24-400-013) in Oswego Township (Roll Call Vote) (Pages 237-252)

2. Approval to Extend the Deadline to Construct and Occupy the Buildings and Install Landscaping at 10744 Route 47 (PIN: 05-28-400-002) in Kendall Township (Roll Call Vote) (Pages 253-267)

3. Request for Guidance Regarding a Stormwater Management Ordinance Violation at 7821 Route 71, Yorkville (PINs: 02-35-151-017 and 02-34-279-001) in Oswego Township; Committee Could Issue Additional Citations (Roll Call Vote) (Pages 268-273)

4. Approval of a Quote in an Amount not to Exceed One Thousand Five Hundred Fifty Dollars ($1,550) from WBK Engineering to Investigate Drainage Issues at 45 Settlers Lane, Oswego (PIN: 06-06-127-012) in Na-Au-Say Township; Related Invoice(s) to be Paid from the PBZ Department's Consultant's Line Item 11001902-63630 (Roll Call Vote) (Pages 274-286)

5. Approval of an Agreement with Teska Associates, Inc. for Planning Services for a Period of One Year at a Cost Not to Exceed One Hundred Seventy-Five ($175) Per Hour; Related Invoices to be Paid from the Planning, Building and Zoning Department's Consultant Line Item (11001902-63630) (Roll Call Vote) (Pages 287-293)

6. Approval of a Request from Michael Isadore to Renew a Special Use Permit for Swimming Lessons Granted by Ordinance 1982-02 at 15331 Burr Oak Road, Plano (Roll Call Vote) (Pages 294-296)

7. NPDES Survey Results (Pages 297-305)

8. Special Use Permit Enforcement Update (Page 306)

9. October 25, 2024, Illinois Association of County Zoning Officials Training (Page 307)

OLD BUSINESS:

1. Update on Stormwater Permit at 13039 McKanna Road (PIN: 09-09-100-002) in Seward Township

2. Approval to Extend or Revoke Building Permit 01-2020-146 for a Single-Family Home at 7782 Tanglewood Trails (Roll Call Vote) (Page 308)

REVIEW VIOLATION REPORT (Pages 309-311):

REVIEW PRE-VIOLATION REPORT (Pages 312-314):

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

1. Follow-Up from July 15, 2024, Historic Preservation Group Summer Meeting

REVIEW PERMIT REPORT FOR JULY AND AUGUST (Pages 315-339):

REVIEW REVENUE REPORT (Page 340):

CORRESPONDENCE:

1. June 3, 2024, Petition from Residents of Burton Street in Millbrook Regarding a Proposed Business at the End of Burton Street (Page 341)

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

ADJOURNMENT (VV):

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 July 8, 2024 – Unofficial until Approved

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

ROLL CALL
Committee Members Present: Elizabeth Flowers, Dan Koukol, Ruben Rodriguez, Brooke Shanley (Arrived at 6:38 p.m.), and Seth Wormley
Committee Members Absent: None
Also Present: Matthew H. Asselmeier, Director, Wanda A. Rolf, Office Assistant, Alex Schuster, Katherine Rousonelos, Ray Jackinowski, Jim Filotto, and Alphonse Johnson

APPROVAL OF AGENDA
Mr. Asselmeier requested modifying the agenda to move Correspondence between Public Comment and Expenditure Report.

Member Koukol made a motion, seconded by Member Flowers, to approve the agenda with the amendment to move Correspondence between Public Comment and Expenditure Report. With a voice vote of four (4) ayes, the motion carried.

APPROVAL OF MINUTES
Member Flowers made a motion, seconded by Member Rodriguez, to approve the minutes of the June 10, 2024, meeting. With a voice vote of four (4) ayes, the motion carried.

PUBLIC COMMENT
Mr. Asselmeier received an email from Kevin Simmons complaining about Blackberry Oaks Golf Course mowing behind his yard at 5:00 a.m. Mr. Simmons plans on attending the August meeting.

Member Shanley arrived at this time (6:38 p.m.).

CORRESPONDENCE
June 4, 2024, Letter from Alphonse I. Johnson Pertaining to the 1847 Stone 2-1/2 Story Farmhouse Built by the Sherrill Family
The Committee reviewed the letter. Mr. Alphonse Johnson explained the reason for attending the meeting and letter. Mr. Johnson said it would be helpful for people who have older homes that were being considered for historical preservation to have Kendall County should zone those as R-2, so the owners would be able to take better care of the older homes. He stated it is getting too expensive to keep up a home that is over one hundred (100) years old. Mr. Johnson felt an assessment was necessary.

Mr. Asselmeier stated that the property is located in the Village of Lisbon and the Kendall County Historic Preservation Ordinance does not apply to any structures inside a municipality.

Member Flowers asked Mr. Asselmeier what was the definition of a supermajority in the Historic Preservation Ordinance. Mr. Asselmeier responded that supermajority to become a historic landmark is eight (8) out of ten (10) votes or seventy-five percent (75%).

Mr. Asselmeier continued to say a third (3rd) party can nominate a structure without the owner's consent, but the owner has to be notified and can object. A public hearing was also required before a property is landmarked. Mr. Asselmeier said that third (3rd) party nominations was a requirement for Kendall County to become a Certified Local Government (CLG). When Kendall County became a CLG, the State of Illinois allowed Kendall County to include an application fee of Five Hundred Dollars ($500) to be paid by the third (3rd) party who was nominating a structure. Member Flowers stated that it would be very difficult to acquire supermajority vote and the money someone would have to pay for nominating a structure for historic land marking.

Member Rodriguez asked if a structure had ever been nominated. Mr. Asselmeier stated there was one (1), and it was nominated at the owner's request.

Member Flowers stated that in order for the County to receive CLG status and apply for CLG grants, the verbiage of supermajority and the five hundred ($500) application fee was included in the ordinance.

Member Koukol echoed Member Flowers' rational for the language in the Historic Preservation Ordinance

Since this property was out of Kendall County's jurisdiction, Mr. Johnson's son stated that he and his father will consult with the mayor of Lisbon regarding this matter.

EXPENDITURE REPORT

The Committee reviewed the Expenditure Report from June 2024.

Member Shanley wanted to express her gratitude to Mr. Asselmeier for being extremely thorough and transparent in answering questions.

PETITIONS

Petition 24-10 Alex M. Schuster

Mr. Asselmeier summarized the request.

The Petitioner is seeking a special use permit for a landscaping business, including allowing outdoor storage of materials.

The application materials, plat of survey, current conditions plat, revised proposed site plan reflecting WBK Engineering's comments, proposed landscaping plan, and pictures of the property were provided.

The address of the property was 2142 Wooley Road.

The property was approximately three (3) acres in size.

The current land use was Improve Residential/Farmstead.

The County's Future Land Use Map called for the property to be Rural Estate Residential. The Village of Oswego's Future Land Use Map called for the property to be Large Lot Residential.

Wooley Road was a Minor Collector maintained by Oswego Township.

The Village of Oswego has a trail planned along Wooley Road.

There were no floodplains or wetlands on the property.

The adjacent properties were used as Agricultural and Farmstead.

The adjacent properties were zoned A-1.

The County's Future Land Use Map called for the area to be Rural Estate Residential and Commercial. The Village of Oswego's Future Land Use Map called for the area to be Large Lot Residential.

Properties within one half (1/2) of a mile were zoned A-1 in the County and B-3 in the Village of Oswego.

Approximately three (3) houses are located within a half mile (0.5) miles of the subject property.

EcoCAT Report was submitted on March 14, 2024, and consultation was terminated

The NRI application was submitted on April 29, 2024. The LESA Score was 173 indicating a low level of protection. The NRI Report was provided.

Petition information was sent to Oswego Township on May 1, 2024. Prior to formal application submittal, Oswego Township submitted an email requesting a thirty-three foot (33') deep right-of-way dedication from the center of Wooley Road. This email was provided.

Petition information was sent to the Village of Oswego on May 1, 2024. No comments received.

Petition information was sent to the Oswego Fire Protection District on May 1, 2024. The Oswego Fire Protection District submitted an email stating no objections to the proposal. This email was provided.

ZPAC reviewed this proposal at their meeting on May 7, 2024. Discussion occurred regarding the size and location of the septic system. The right-of-way dedication was raised to forty feet (40'). ZPAC recommended approval of the request with the additional condition related to the septic system and increasing the right-of-way dedication by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed the proposal at their meeting on June 26, 2024. Discussion occurred regarding the future land use map for properties in the area and the distance of the house to road. Discussion also occurred regarding the business starting at the property before a special use permit was issued. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting were provided.

The Kendall County Zoning Board of Appeals conducted a public hearing on this proposal on July 1, 2024. Other than the Petitioner, no other members of the public testified at the public hearing. Discussion occurred regarding why the Petitioner started operations before obtaining the special use permit. Discussion also occurred regarding restroom facilities. The Petitioner requested and received clarification on the condition related to the right-of-way dedication depth. The Kendall County Zoning Board of Appeals recommended approval of the proposal with the conditions proposed by Staff by a vote of four (4) in favor and zero (0) in opposition with three (3) members absent. The minutes of the of hearing were provided.

Per Section 7:01.D.32 of the Kendall County Zoning Ordinance, landscaping businesses can be special uses on A-1 zoned 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.

As noted in the project narrative, the Petitioners would like to operate ASE Illini-Scapes at the subject property.

They would use the site for storage of landscaping materials, equipment, offices, and related operations. Employees would visit the site to get materials. The site would not be open to customers.

The business would be open from 6:00 a.m. until 6:00 p.m. Monday through Friday during the growing season and everyday for twenty-four hours (24) during snow events in the winter. The business has a maximum of fifteen (15) employees, during the busy season, and two (2) employees year-round. Employees either report to the subject property or report directly to job sites.

The site plan shows one (1) approximately one thousand three hundred seventy (1,370) square foot material bin area and one (1) approximately three thousand five hundred (3,500) square foot hard goods storage area near the eastern property line. One (1) approximately five hundred (500) square foot material storage bin was shown near the southern property line. One (1) additional approximately three thousand three hundred (3,300) square foot equipment and storage area is shown south of the existing accessory buildings. The Petitioner indicated that the piles of materials would not exceed ten feet (10') in height.

Equipment would be stored outdoors, when the business is closed.

The Petitioner intends to grow nursery stock in the future.

The subject property presently has one (1) approximately three thousand three hundred (3,300) square foot house, constructed in 1875, one (1) frame garage, two (2) metal frame accessory buildings, and one (1) outhouse onsite that is used as decoration and gardening shed.
The site plan showed two (2) future greenhouses, one (1) approximately one thousand one hund (1,100) square feet in size and one (1) approximately one thousand fifty (1,050) square feet in size.

Any structures related to the landscaping business, other than the greenhouses, would be required to obtain applicable building permits. However, at this time, no additional structures, besides the greenhouses, are proposed.

The well was located southwest of the house. The septic area was located east of the house, between the proposed employee parking area and the southern most greenhouse. The property was served by electricity and natural gas.

One (1) dumpster area was proposed east of the western most equipment and storage area. Given its location on the property and proposed perimeter screening around the property, the Petitioner did not propose any screening specifically for the dumpster area.

The property drains towards Wooley Road.

The site plan showed a drainage system along the east and northeast side of the property.

The Petitioners submitted an application for a stormwater management permit. WBK submitted a review letter requesting additional information and clarification. This letter was provided. The Petitioner's Engineer submitted a response on June 5, 2024, including a revised site plan addressing WBK's comments. This letter was provided. WBK submitted a letter on June 24, 2024, requesting additional information. This letter was provided.

Per the site plan, the property has a gravel driveway. The Petitioner plans to install a turnaround area at the south end of the driveway.

According to the site plan, the Petitioner proposes a gravel parking lot with ten (10) parking spaces located north of the turnaround area. One (1) ADA accessible parking space is required. The Petitioner intends to use a vehicular rated permeable paver to meet this requirement.

In addition, the Petitioner proposes an approximately one thousand seven hundred fifty square foot (1,750) truck and trailer parking area south of the turnaround area. This lot would also be gravel.

No lighting was planned for the property.

No signage was proposed.

The property presently has a fence along the perimeter as shown in several of the pictures and the landscaping plan.

The landscaping plan showed six (6) existing maple trees, two (2) existing willow, thirty-two (32) existing spruce trees, two (2) existing birch trees, two (2) existing oak trees, and several existing evergreen trees.

The Petitioner proposes to add twenty-six (26) purple coneflowers, three (3) six foot (6') service berries, trellised English ivy, and five (5) six foot (6') Nigra arborvitae.

The Petitioner plans to install landscaping within one (1) year of the approval of special use permit.

No information was provided regarding noise control.

No information was provided regarding odor control.

If approved, this would be the twenty-first (21st) special use permit for a landscaping business in unincorporated Kendall County.

The Findings of Fact were as follows:

The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Numerous landscaping businesses have been approved throughout unincorporated Kendall County, including one (1) at 655 Wooley Road. The proposed use is along Wooley Road, which is classified as a minor collector. Reasonable restrictions can be placed in the special use permit to ensure the health, safety, and general welfare of the area are protected.

The special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use makes adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The subject property is in a large A-1 Agricultural District. The use will not impede farms or residential uses on the adjoining properties. Reasonable restrictions may be placed on the special use permit to address hours of operation, noise, landscaping, and site layout to prevent neighboring property owners are not negatively impacted by the proposed use.

Adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The proposal states that customers will not come to the property. Given the limited number of employees reporting to the property, adequate utilities, access roads, and ingress/egress exists. A stormwater permit and conditions in the special use permit can address concerns related to drainage.

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.

The special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The proposal is also consistent with a goal and objective found on page 6-34 of the Land Resource Management Plan, “A strong base of agriculture, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents.” “Encourage opportunities for locally owned business.” In addition, the future land use map calls for this property to be Mixed Use Business. Similar types of uses were planned for the subject property and properties in the vicinity of the subject property.

Staff recommended approval of the requested special use permit subject to the following conditions and restrictions. To date, the Petitioner had not agreed to these conditions and restrictions:

1. The site shall be developed substantially in accordance with the submitted site plan and landscaping plan.
2. Within ninety (90) days of the approval of the special use permit, the owners of the subject property shall dedicate a strip of land ~~**thirty-three feet (33')**~~ **forty feet (40')** in depth along the northern property line to Oswego Township. The Kendall County Planning, Building and Zoning Committee may grant an extension to this deadline. **(Amended at ZPAC)**

3. The location and size of the septic system should be assessed to determine if the system is placed and sized properly for the use allowed by this special use permit. **(Added at ZPAC)**

4. Equipment and vehicles related to the business allowed by the special use permit may be stored outdoors at the subject property when the business is closed.

5. 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.
6. 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.
7. The owners of the businesses allowed by this special use permit shall diligently monitor the property for leaks from equipment and vehicles parked and stored and items stored on the subject property and shall promptly clean up the site if leaks occur.
8. Except for the purposes of loading and unloading, all landscape related materials shall be stored at the designated storage areas shown on the submitted site plan. The maximum height of the piles of landscaping related material shall be ten feet (10'). **(Clarified at ZPAC)**

9. A maximum of fifteen (15) 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.
10. No customers of the business allowed by the special use permit shall be invited onto the subject property for matters related to the business allowed by the special use permit.

11. The hours of operation of the business allowed by this special use permit shall be Monday through Friday from 6:00 a.m. until 6:00 p.m. and the business shall be open twenty-four (24) hours to address snow events. The owners of the business allowed by this special use permit may reduce these hours of operation.

12. Any structures constructed, installed, or used related to the business allowed by this special use permit on the property shall not be considered for agricultural purposes and must secure applicable building permits. This restriction does not apply to greenhouses.

13. No signs are shown on the site plan. The owner of the business allowed by the special use permit may request a sign in the future using the minor amendment process, provided that the proposed sign meets the requirements of the Kendall County Zoning Ordinance.

14. Only lighting related to security may be installed outdoors at the subject property.

15. Damaged or dead plantings described on the landscaping plan shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.

16. The vegetation described in the landscaping plan shall be installed within one (1) year of the approval of the special use permit. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the vegetation. Materials and vegetation stored in the greenhouses and material storage area shall not be subject to this requirement and shall not be considered part of the landscaping plan.

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

18. 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.

Only homes permitted prior to the date of the issuance of the special use permit shall have standing to file noise complaints.

19. 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.

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, including, but not limited to, installed the applicable number of ADA required parking spaces.

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.

Member Koukol asked the Petitioner if he lived on the property. Alex Schuster, Petitioner, stated he lived on the property since December 2022. Member Koukol stated he is very familiar with the property and the previous owner. He said the three (3) acres were split from the main farm. Member Koukol was a neighbor of the subject property. Member Koukol stated that there can be no burning allowed on the property. There was some burning on the property not long ago and the neighbors called Member Koukol to report it. Member Koukol stated he would support the proposal as long as there is no burning of compost material. The Petitioner agreed.

Member Rodriguez asked the Petitioner if he knew the people behind him. Mr. Schuster said no.

Member Rodriguez asked the Petitioner if he plans on putting in more than one (1) entrance. Mr. Schuster stated he will have only one (1) entrance as there was no other location for an additional entrance.

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

The votes were as follows:

Yeas (5): Flowers, Koukol, Rodriguez, Shanley, and Wormley
Nays (0): None
Abstain (0): None
Absent (0): None

The motion carried.

The proposal will go to the July 16, 2024, Kendall County Board meeting on the consent agenda.

Petitions 24-11 and 24-12 James W. Filotto on Behalf of Oakland Avenue Storage, LLC
Mr. Asselmeier summarized the request.

The Petitioner would like a map amendment rezoning approximately eleven more or less (11 +/-) acres located on south side of Route 52 between 276 and 514 Route 52 on the south side of Route 52 from A-1 Agricultural District to B-3 Highway Business District in order to operate a contractor's office at the property.

The Petitioner has also submitted an application for a conditional use permit for construction services business at the property (see Petition 24-12).

If the requested map amendment and conditional use permit are approved, the Petitioner will submit an application for site plan approval.

The application materials and zoning plat were provided.

The Petitioner would like a map amendment rezoning approximately eleven more or less (11 +/-) acres located on south side of Route 52 between 276 and 514 Route 52 on the south side of Route 52 from A-1 Agricultural District to B-3 Highway Business District in order to operate a contractor's office at the property.

The Petitioner has also submitted an application for a conditional use permit for construction services business at the property (see Petition 24-12).

If the requested map amendment and conditional use permit are approved, the Petitioner will submit an application for site plan approval.

The application materials and zoning plat were provided.

The property was located between 276 and 514 Route 52.

The property was approximately eleven (11) acres in size.

The existing land use was Agricultural.

The County's Future Land Use Map calls for the property to be Commercial. The Village of Shorewood's Plan calls for the property to be Mixed Use.

Route 52 is a State maintained Arterial Road.

There is a trail planned along Route 52.

There are no floodplains or wetlands on the property.

The adjacent properties were used for Agricultural, Single-Family Residential, and a landscaping business.

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

Properties within one half (1/2) of a mile were zoned A-1, A-1 SU, B-2, B-3 SU, B-4 and Will County Zoning.

The A-1 special use permits to east are for a landscaping business and fertilizer plant.

The A-1 special use permit to the west is for a landing strip.

The B-3 special use permit to the east is for indoor and outdoor storage.

The property to the north of the subject property is planned to be a school.

EcoCAT Report submitted and consultation was terminated.

The application for NRI was submitted on April 22, 2024. The LESA Score was 196 indicating a low level of protection. The NRI Report was provided.

Petition information was sent to Seward Township on April 30, 2024. The Seward Township Planning Commission reviewed the proposal at their meeting on May 14, 2024, and approved the requested map amendment. The proposal goes to the Seward Township Board in July. An email with this information was provided.

Petition information was sent to the Village of Shorewood on April 30, 2024. On May 22, 2024, the Village of Shorewood submitted an email requesting that the Kendall County Regional Planning Commission recommend denial. This email was provided. On June 20, 2024, the Village of Shorewood submitted an email stating they would not object to the map amendment and requested no outdoor storage at the property. This email was provided.

Petition information was sent to the Minooka Fire Protection District on April 30, 2024. Mr. Asselmeier read an email from the Minooka Fire Protection listing applicable fire protection requirements for the business.

ZPAC reviewed this proposal at their meeting on May 7, 2024. Seward Township's proposed new Future Land Use Map did not change the classification of this property. ZPAC recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes were provided

The Kendall County Regional Planning Commission started their review of this proposal their meeting on May 22, 2024. The proposal was laid over at the Petitioner's request until the Village of Shorewood's concerns could be addressed. The Kendall County Regional Planning Commission finished their review of the proposal at their meeting on June 26, 2024. Discussion occurred regarding traffic at the property. The final location

of the building had not been determined. Outdoor storage would not occur at the property. One (1) neighbor said that he did not want the use at the property and another neighbor expressed concerns about the appearance of the neighborhood and concerns about property values. Discussion also occurred regarding other uses that might go on the property. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the May 22, 2024, meeting and the minutes of the June 26, 2024, meeting were provided.

The Kendall County Zoning Board of Appeals initiated a public hearing on this proposal on May 28, 2024. The hearing was continued until July 1, 2024, at the Petitioner's request. This information was provided. At the hearing on July 1, 2024, discussion occurred regarding the type of business and type of equipment and materials that would be stored at the property. The proposed use is a roofing contractor business with no outside storage. One (1) neighbor stated that they did not want outdoor storage next to his property. One (1) neighbor requested a larger setback for the building so that the use would not be visible to neighboring properties. The Kendall County Zoning Board of Appeals recommended approval of the proposal by a vote of four (4) in favor and zero (0) in opposition with three (3) members absent. The minutes of the hearing were provided.

The Petitioner would like to rezone the property to operate a construction services/contractor service at the subject property.

The site is currently farmed. Any future buildings would have to meet applicable building codes.

No utilities are onsite.

The property fronts Route 52. Access would have to be approved by IDOT. IDOT submitted an email expressing no objections to this request. The email was provided.

Parking and driving aisles would be evaluated as part of the site plan review process.

Based on the proposed uses, no new odors are foreseen. The owners of the property would have to follow applicable odor control regulations based on potential other future B-3 allowable uses.

Lighting would need to be evaluated as part of site plan review.

Landscaping would need to be evaluated as part of site plan review.

Any signage would have to meet applicable regulations and secure permits.

The owners of the property would have to follow applicable noise control regulations based on future land uses. Noise control measures would need to be evaluated as part of site plan approval.

Stormwater control would be evaluated as part of site plan review.

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, single-family residential, and a landscaping business.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1 and A-1 with a special use permit for a landscaping business. Other properties in the vicinity possess business zoning classifications.

The suitability of the property in question for the uses permitted under the existing zoning classification. The Petitioner's proposed use of the property, for the operation of a construction/contractor business, is not allowed in the A-1 Zoning District.

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, commercial, and public/institutional.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The subject property is classified as Commercial on the Future Land Use Map and the B-3 Zoning District is consistent with this land classification.

Staff recommended approval of the proposed map amendment.

The draft ordinance was provided.

Staff also recommended approval of the requested conditional use permit subject to the following conditions:

1. This conditional use permit shall not become effective unless or until the subject property is rezoned to the B-3 Highway Business District.

2. No fabrication of materials occurs on the premises.

3. Except for the purposes of loading and unloading, all materials and equipment is stored within a building.

4. The property owner and owner of the use allowed by this conditional use permit shall follow all applicable Federal, State, and Local laws related to the operation of

this type of use and development of the site, including, but not limited to, obtaining site plan approval as required by the Kendall County Zoning Ordinance.

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

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

7. This conditional 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 use conducted on the property.

The draft conditional use permit was provided.

Member Koukol asked the Petitioner what type of entrance was at the property. Jim Filotto, Petitioner, answered that the entrance will be moved. Member Koukol asked if this was a field entrance. Mr. Filotto said yes.

Member Koukol asked if the Petitioner owned the property and how long the Petitioner has owned it. Mr. Filotto has owned the property for six (6) months.

Member Koukol asked the Petitioner what type of business he owns. Mr. Filotto stated he owns a roofing business.

Member Koukol asked the Petitioner what he plans on doing with the land. Mr. Filotto answered he plans on building an office and a warehouse.

Chairman Wormley mentioned that Filotto Roofing has been around for generations. Chairman Wormley stated this location will be used for storage of equipment and job materials. Mr. Filotto agreed.

Member Koukol asked the Petitioner if he currently has a shop. Mr. Filotto stated he has a shop in Crest Hill near the Industrial Park across from the Public Works Building. Member Koukol mentioned that he knows the location of the Petitioner's business and Member Koukol stated that the Petitioner keeps his current business clean.

Chairman Wormley stated that the conditional use permit requires that the Petitioner keep storage of materials and equipment within the building. Mr. Filotto stated that the facility will not be used for outside storage.

Chairman Wormley spoke about the Future Land Use Map and that this use was planned to be in the area of the subject property.

Member Koukol stated that, in a previous meeting with Seward Township, he requested more land to be slated for businesses. He commended the Petitioner for planning to open a new business in the area.

Member Rodriguez asked the Petitioner what his time frame was to open the business. Mr. Filotto stated he has to provide a site plan, which will go through the process and may not be ready until next year.

Member Rodriguez asked the Petitioner if the drives and parking area will be paved with blacktop. Mr. Filotto said he will have paved roads and the office will be brick and the storage building will be metal.

Mr. Ray Jackinowski, neighbor, asked if a site plan existed. In particular, he wanted to know how far the use would be from the neighboring property lines. Mr. Asselmeier provided the setbacks for the B-3 Zoining District.

Mr. Jackinowski asked if the Petitioner could put up a fence between the properties. Mr. Asselmeier responded that, in the B-3 Zoning District, the Petitioner has to provide screening and a buffer. Member Koukol noted the existing tree line and Mr. Jackinowski stated that the trees provide a buffer in the summer time but not in the winter time.

Chairman Wormley stated he felt the buffering and screening matters were something that will be worked out between the neighbor and the Petitioner.

Mr. Jackinowski stated that there was burning of grass clippings by one of the landscapers last year that lasted for two (2) days. Mr. Asselmeier stated that their special use permit does not allow burning and it is against the Health Department regulations. Mr. Asselmeier advised Mr. Jackinowski to contact Kendall County when the landscaper was burning. Chairman Wormley stated that he would provide Mr. Asslemeier's contact information so, if the burning happens again, there will be a citation issued to the party that was burning.

Member Rodriguez made a motion, seconded by Member Shanley to recommend approval of the map amendment and approval of the conditional use permit.

The votes were as follows:

Yeas (5): Flowers, Koukol, Rodriguez, Shanley, and Wormley
Nays (0): None
Abstain (0): None
Absent (0): None

The motion carried.

The proposed map amendment will go to the July 16, 2024, Kendall County Board meeting on the consent agenda.

NEW BUSINESS:

Approval of a Request to Extend the Deadline for Installing Vegetation at the Property Identified by Parcel ID Number 07-05-400-003 in the 16000 Block of Newark Road in Big Grove Township; Property is Zoned A-1 with a Special Use Permit for a Public or Private Utility Other

Mr. Asselmeier summarized the issue.

In 2018, by Ordinance 2018-15, the Kendall County Board approved a special use permit for a public or private utility other (solar panels) at the subject property.

On March 13, 2023, the Planning, Building and Zoning Committee approved a minor amendment to the special use permit extending the deadline for installing landscaping to August 21, 2024, and granting the Committee the ability to grant extensions to this deadline.

On June 20, 2024, the project manager for the project submitted a request to extend the deadline for installing landscaping to October 31, 2024.

Member Koukol made a motion, seconded by Member Flowers, to approve the extension until October 31, 2024.

The votes were as follows:

Yeas (5): Flowers, Koukol, Rodriguez, Shanley, and Wormley
Nays (0): None
Abstain (0): None
Absent (0): None

The motion carried

Chairman Wormley stated he would like to see some progress with this project and may not grant additional extensions if there was no progress.

OLD BUSINESS:

Update on Stormwater Permit at 13039 McKanna Road (PIN: 09-09-100-002) in Seward Township

Mr. Asselmeier stated that the Petitioner submitted their revised drawings along with letters and calculations earlier in the afternoon prior to the meeting. This information was sent to WBK for review.

Approval to Extend or Revoke Building Permit 01-2020-146 for a Single-Family Home at 7782 Tanglewood Trails

Mr. Asselmeier provided an email from Brian Holdiman requesting another three (3) month extension.

Member Rodriguez made a motion, seconded by Member Flowers, to approve the extension until October 3, 2024.

The votes were as follows:

Yeas (5): Flowers, Koukol, Rodriguez, Shanley, and Wormley
Nays (0): None
Abstain (0): None
Absent (0): None

The motion carried.

REVIEW VIOLATION REPORT:
The Committee reviewed the report.

REVIEW PRE-VIOLATION REPORT:
The Committee reviewed the report.

Mr. Asselmeier explained the new tracking system to track pre-violation.

UPDATE FROM HISTORIC PRESERVATION COMMISSION:
July 15, 2024, Historic Preservation Group Summer Meeting
The Committee reviewed the agenda for the meeting.

Update on Historic Structure Surveys
Mr. Asselmeier provided emails stating that the grant window will not open until September 2024 and close in December 2024. This likely means that the County would not spend any funds in the current fiscal year on the project. An email was also provided noting that the fee for doing the surveys will not change in Fiscal Year 2024-2025.

REVIEW PERMIT REPORT:
The Committee reviewed the report.

REVIEW REVENUE REPORT:
The Committee reviewed the report.

COMMENTS FROM THE PRESS:
None

EXECUTIVE SESSION:
None

ADJOURNMENT:

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

Chairman Wormley adjourned the meeting at 7:34 p.m.

Minutes prepared by Wanda A. Rolf, Administrative Assistant

Enc.

KENDALL COUNTY
PLANNING, BUILDING, & ZONING COMMITTEE
JULY 8, 2024

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)
[redacted]	[redacted]	[redacted]
Jim Filotto		
Alex Schuster		
Al Johnson		
Ray Jachimowski		

Matt Asselmeier

From: Kevin Simmons [redacted]
Sent: Wednesday, July 3, 2024 11:10 AM
To: Matt Asselmeier
Subject: [External]Noise Ordiance

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Matt,
We spoke on July 2nd concerning the Blackberry Oaks golf course mowing behind our houses as early as 5am. We live at 2665 Kennedy Rd. Oswego, and behind our back yard is the 11th hole. In the past we have tried to resolve this issue directly with the golf course over the years, we have lived here for eleven years. We were never given a name; they did take my information but I have never received a return phone call. One morning I did speak to one of the landscapers and he was able to mow a different area and returned an hour later. Obviously they have a pattern/plan but if he was able to do that one morning then it can be done other mornings. Yes, we can understand and appreciate the need to mow but multiple industrial size mowers, leaf blowers, as well as other carts/equipment 5-7 days a week is taxing, to say the least. While we have not spoken to every single neighbor, the ones I have spoken to are in agreement, 5am is just ridiculous.
Please put yourself in our place and imagine an industrial size mower in your backyard at 5am. You may think there is no way they mow everyday, but another issue is they use the bridge behind our neighbor's yard to access the back 9 with all the machinery.
Thank you for your consideration in this matter,
Kevin Simmons

MINOOKA FIRE PROTECTION DISTRICT "A Culture of Excellent Service"

P.O. Box 736
7901 E. Minooka Road
Minooka, Illinois 60447

Ph: 815-467-5637
Fx: 815-467-5453
www.minookafire.com

July 6,2024

Mr. Matthew H. Asselmeier, AICP, CFM
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498

Re: Kendall County Zoning Petition 24-12
PIN: 09-13-400-011

Dear Mr. Asselmeier:

A review of Petition 24-12 has been completed and the Fire District has the following stipulations:

1. All codes for this building will fall under 2021 International Fire Code, NFPA 2022 and Minooka Fire Protection District Ordinance's
2. An automatic sprinkler system that complies with the 2021 International Fire Code, NFPA 13 and Minooka Fire Protection District Ordinance's is required for the proposed building. Have the Petitioner's sprinkler contractor submit plans for review and approval prior to beginning installation of the automatic sprinkler system.
3. Please ensure the fire pump room has both a direct access outside door and is also accessible from the inside of the building
4. A fire alarm system that complies with the 2021 International Fire Code, NFPA 72 and Minooka Fire Protection District Ordinance's is required for the proposed building. Have the Petitioner's fire alarm contractor submit plans for review and approval prior to beginning installation of the fire alarm system.
5. A contract for wireless fire alarm monitoring through our dispatch center WESCOM is required.
6. A Knox Box will be required at the front of the building.
7. The address for this property will need to be properly marked at the street.
8. Please provide an auto turn analysis for the associate parking area using the following details: ladder truck length: 42 feet with a wheelbase of 234 inches.
9. Please have all fire protection contractors register with and send system inspection reports to The Compliance Engine at https://www1.thecomplianceengine.com/

No guarantee is rendered as to the completeness of the zoning change application review, and the responsibility for full compliance with both state and locally adopted codes, standards and regulations rests with the owner or his authorized agent or subcontractor. Subsequent discovery of errors or

omissions shall not be construed as authority to violate, cancel or set aside any provision of any applicable codes.

Thank you for the opportunity to review and comment on your application. Should you have any questions or concerns, please feel free to contact me at 815-467-5637 ext. 113.

Respectfully,

[redacted]

Matt Feinberg, Fire Inspector
Minooka Fire Protection District

Kendall County

INVOICE ENTRY PROOF LIST

CLERK: pherber BATCH: 4646 NEW INVOICES

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

PENDING UNPAID INVOICES

107 00000 AUTOMOTIVE SPECI 26136 071524 103.44 .00 .00

CASH 000008 2024/08 INV 07/03/2024 SEP-CHK: Y DISC: .00 11001902 62170 103.44 1099:
ACCT 1Y210 DEPT 19 DUE 07/03/2024 DESC:2020 GMC Maintenance

Wiper Blade Replacement GMC

CONDITIONS THAT PREVENT POSTING INVOICE 107/54077

* Invoice must be approved or voided to post.

1153 00000 KENDALL CO HIGHW June 2024 071524 231.49 .00 .00

CASH 000008 2024/08 INV 07/03/2024 SEP-CHK: Y DISC: .00 11001902 62170 231.49 1099:
ACCT 1Y210 DEPT 19 DUE 07/03/2024 DESC:PBZ VEHICLE FUEL

CONDITIONS THAT PREVENT POSTING INVOICE 1153/54079

* Invoice must be approved or voided to post.

3883 00000 MAYER PLUMBING L June 2024 071524 560.00 .00 .00

CASH 000008 2024/08 INV 07/03/2024 SEP-CHK: Y DISC: .00 11001902 63610 560.00 1099:
ACCT 1Y210 DEPT 19 DUE 07/03/2024 DESC:JUNE 2024 PLUMBING INSPECTIONS

CONDITIONS THAT PREVENT POSTING INVOICE 3883/54078

* Invoice must be approved or voided to post.

3 PENDING UNPAID INVOICES TOTAL 894.93

0 INVOICE(S) REPORT POST TOTAL .00

REPORT TOTALS .00

27

CLERK: WRolf BATCH: 4640 NEW INVOICES

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

PENDING UNPAID INVOICES

541 00000 FIRST NATIONAL B 070124 071524 175.00 .00 .00

CASH 000008 2024/08 INV 07/01/2024 SEP-CHK: Y DISC: .00 131505 66500 175.00 1099:
ACCT 1Y210 DEPT 19 DUE 07/01/2024 DESC:FNBO

ED-IL Manufacturing Association Hall of Fame Lunch

CONDITIONS THAT PREVENT POSTING INVOICE 541/54033

* Invoice must be approved or voided to post.

955 00000 ILLINOIS EPA 070824 071524 1,000.00 .00 .00

CASH 000008 2024/08 INV 07/01/2024 SEP-CHK: Y DISC: .00 11001902 63670 1,000.00 1099:
ACCT 1Y210 DEPT 19 DUE 07/01/2024 DESC:Annual NPDES Fee

Illinois Fee

CONDITIONS THAT PREVENT POSTING INVOICE 955/54183

* Invoice must be approved or voided to post.

1165 00000 KENDALL COUNTY R 070124 071524 171.00 .00 .00

CASH 000008 2024/08 INV 07/01/2024 SEP-CHK: Y DISC: .00 11001902 63700 171.00 1099:
ACCT 1Y210 DEPT 19 DUE 07/01/2024 DESC:PBZ Ordinance

CONDITIONS THAT PREVENT POSTING INVOICE 1165/54032

* Invoice must be approved or voided to post.

3 PENDING UNPAID INVOICES TOTAL 1,346.00

0 INVOICE(S) REPORT POST TOTAL .00

REPORT TOTALS .00

Report generated: 07/09/2024 12:52
User: WRolf
Program ID: apinvent

Kendall County

INVOICE ENTRY PROOF LIST

CLERK: WRolf BATCH: 731 NEW INVOICES

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

PENDING UNPAID INVOICES

1508 00000 PARADISE CAR WAS 224930 073124 45.00 .00 .00

CASH 000008 2024/08 INV 07/15/2024 SEP-CHK: Y DISC: .00 11001902 62170 45.00 1099:
ACCT 1Y210 DEPT 19 DUE 07/15/2024 DESC:Paradise Car Wash Mon Serv June

CONDITIONS THAT PREVENT POSTING INVOICE 1508/54393

* Invoice must be approved or voided to post.

1928 00000 WBK ENGINEERING, 25722 073124 1,325.00 .00 .00

CASH 000008 2024/08 INV 07/15/2024 SEP-CHK: Y DISC: .00 11001902 63630 1,325.00 1099: WBK B'11 Part 2
ACCT 1Y210 DEPT 19 DUE 07/15/2024 DESC:KC County NPDES Annual Report

CONDITIONS THAT PREVENT POSTING INVOICE 1928/54392

* Invoice must be approved or voided to post.

1928 00000 WBK ENGINEERING, 25750 073124 490.00 .00 .00

CASH 000008 2024/08 INV 07/15/2024 SEP-CHK: Y DISC: .00 11001902 63630 490.00 1099:
ACCT 1Y210 DEPT 19 DUE 07/15/2024 DESC:Kendall County Review Services

CONDITIONS THAT PREVENT POSTING INVOICE 1928/54402

* Invoice must be approved or voided to post.

1928 00000 WBK ENGINEERING, 25768 073124 612.50 .00 .00

CASH 000008 2024/08 INV 07/15/2024 SEP-CHK: Y DISC: .00 180119 63150 612.50 1099:
23-35 -CONTSVC -002 WBK -
ACCT 1Y210 DEPT 19 DUE 07/15/2024 DESC:Arbeen LLC

CONDITIONS THAT PREVENT POSTING INVOICE 1928/54404

* Invoice must be approved or voided to post.

1928 00000 WBK ENGINEERING, 25769 073124 857.50 .00 .00

CASH 000008 2024/08 INV 07/15/2024 SEP-CHK: Y DISC: .00 180119 63150 857.50 1099:
24-04 -CONTSVC -002 WBK -
ACCT 1Y210 DEPT 19 DUE 07/15/2024 DESC:3875 Eldamain YMCA

CONDITIONS THAT PREVENT POSTING INVOICE 1928/54405

* Invoice must be approved or voided to post.

29

INVOICE ENTRY PROOF LIST

CLERK: wRolf BATCH: 731 NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
1928 00000 WBK ENGINEERING, 25770			073124	612.50	.00	.00	
CASH 000008 2024/08	INV 07/15/2024	SEP-CHK: Y	DISC: .00		180119 63150 24-07 -CONTSVC -002 WBK -	612.50	1099:
ACCT 1Y210 DEPT 19	DUE 07/15/2024	DESC:7789 Rt 47					
CONDITIONS THAT PREVENT POSTING INVOICE		1928/54406					
* Invoice must be approved or voided to post.							
1928 00000 WBK ENGINEERING, 25772			073124	735.00	.00	.00	
CASH 000008 2024/08	INV 07/15/2024	SEP-CHK: Y	DISC: .00		180119 63150 24-09 -CONTSVC -002 WBK -	735.00	1099:
ACCT 1Y210 DEPT 19	DUE 07/15/2024	DESC:14719 O'Brien Rd					
CONDITIONS THAT PREVENT POSTING INVOICE		1928/54408					
* Invoice must be approved or voided to post.							
1928 00000 WBK ENGINEERING, 25773			073124	367.50	.00	.00	
CASH 000008 2024/08	INV 07/15/2024	SEP-CHK: Y	DISC: .00		180119 63150 24-10 -CONTSVC -002 WBK -	367.50	1099:
ACCT 1Y210 DEPT 19	DUE 07/15/2024	DESC:2142 Wooley Rd					
CONDITIONS THAT PREVENT POSTING INVOICE		1928/54409					
* Invoice must be approved or voided to post.							
1928 00000 WBK ENGINEERING, 25775			073124	122.50	.00	.00	
CASH 000008 2024/08	INV 07/15/2024	SEP-CHK: Y	DISC: .00		180119 63150 24-02 -CONTSVC -002 WBK -	122.50	1099:
ACCT 1Y210 DEPT 19	DUE 07/15/2024	DESC:Water Main on Blackberry Creek					
CONDITIONS THAT PREVENT POSTING INVOICE		1928/54410					
* Invoice must be approved or voided to post.							
9 PENDING UNPAID INVOICES		TOTAL		5,167.50			
0 INVOICE(S)		REPORT POST TOTAL		.00			
			REPORT TOTALS	.00			

30

Kendall County

INVOICE ENTRY PROOF LIST

CLERK: pherber BATCH: 4695 NEW INVOICES

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

PENDING UNPAID INVOICES

2063 00000 RUNCO OFFICE SUP 944008-0 073124 103.90 .00 .00

CASH 000008 2024/08 INV 07/22/2024 SEP-CHK: N DISC: .00 11001902 62000 103.90 1099: Pens, Folders, Labels
ACCT 1Y210 DEPT 19 DUE 07/22/2024 DESC:OFFICE SUPPLIES

CONDITIONS THAT PREVENT POSTING INVOICE 2063/54518

* Invoice must be approved or voided to post.

2063 00000 RUNCO OFFICE SUP 944032-0 073124 16.99 .00 .00

CASH 000008 2024/08 INV 07/22/2024 SEP-CHK: Y DISC: .00 11001902 62000 16.99 1099: Tape
ACCT 1Y210 DEPT 19 DUE 07/22/2024 DESC:OFFICE SUPPLIES

CONDITIONS THAT PREVENT POSTING INVOICE 2063/54519

* Invoice must be approved or voided to post.

2 PENDING UNPAID INVOICES	TOTAL	120.89	
0 INVOICE(S)	REPORT POST TOTAL	.00	

REPORT TOTALS .00

31

Kendall County

INVOICE ENTRY PROOF LIST

CLERK: pherber BATCH: 4713 NEW INVOICES

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

PENDING UNPAID INVOICES

541 00000 FIRST NATIONAL B 7172024 073124 661.00 .00 .00

CASH 000008 2024/08 INV 07/24/2024 SEP-CHK: Y DISC: .00 11001902 62030 661.00 1099:
ACCT 1Y210 DEPT 19 DUE 07/24/2024 DESC:APA-San Jose

APA Annual Dues for staff

CONDITIONS THAT PREVENT POSTING INVOICE 541/54653

* Invoice must be approved or voided to post.

1 PENDING UNPAID INVOICES TOTAL 661.00

0 INVOICE(S) REPORT POST TOTAL .00

REPORT TOTALS .00

32

Kendall County

INVOICE ENTRY PROOF LIST

CLERK: pherber BATCH: 4725 NEW INVOICES

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

PENDING UNPAID INVOICES

1849 00001 VERIZON May-June 2024 081524 126.78 .00 .00

CASH 000008 2024/08 INV 07/31/2024 SEP-CHK: Y DISC: .00 11001902 62070 126.78 1099:
ACCT 1Y210 DEPT 19 DUE 07/31/2024 DESC:PBZ CELLPHONES

CONDITIONS THAT PREVENT POSTING INVOICE 1849/54704

* Invoice must be approved or voided to post.

1849 00001 VERIZON E May-June 2024 081524 42.26 .00 .00

CASH 000008 2024/08 INV 07/31/2024 SEP-CHK: Y DISC: .00 131505 62070 42.26 1099:
ACCT 1Y210 DEPT 19 DUE 07/31/2024 DESC:Econ Dev Cell Phone

EDC

CONDITIONS THAT PREVENT POSTING INVOICE 1849/54706

* Invoice must be approved or voided to post.

1849 00001 VERIZON 9969547178 081524 126.84 .00 .00

CASH 000008 2024/08 INV 07/31/2024 SEP-CHK: Y DISC: .00 11001902 62070 126.84 1099:
ACCT 1Y210 DEPT 19 DUE 07/31/2024 DESC:PBZ CELL PHONES JUN-JULY 2024

CONDITIONS THAT PREVENT POSTING INVOICE 1849/54707

* Invoice must be approved or voided to post.

1849 00001 VERIZON 9969547178-1 081524 42.28 .00 .00

CASH 000008 2024/08 INV 07/31/2024 SEP-CHK: Y DISC: .00 131505 62070 42.28 1099:
ACCT 1Y210 DEPT 19 DUE 07/31/2024 DESC:ECON DEV CELL PHONE

EDC

CONDITIONS THAT PREVENT POSTING INVOICE 1849/54708

* Invoice must be approved or voided to post.

3883 00000 MAYER PLUMBING L July 2024 081524 560.00 .00 .00

CASH 000008 2024/08 INV 07/31/2024 SEP-CHK: Y DISC: .00 11001902 63610 560.00 1099:
ACCT 1Y210 DEPT 19 DUE 07/31/2024 DESC:JULY 2024 PLUMBING INSPECTIONS

CONDITIONS THAT PREVENT POSTING INVOICE 3883/54823

* Invoice must be approved or voided to post.

5 PENDING UNPAID INVOICES TOTAL 898.16

33

Zoning-Econ 8/12/24

CLERK: wRolf BATCH: 4718 NEW INVOICES

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

PENDING UNPAID INVOICES

541 00000 FIRST NATIONAL B 080124 081524 500.00 .00 .00

CASH 000008 2024/08 INV 07/29/2024 SEP-CHK: Y DISC: .00 131505 68130 500.00 1099:
ACCT 1Y210 DEPT 19 DUE 07/29/2024 DESC:Basic Econ Dev Course-TV

EDC

CONDITIONS THAT PREVENT POSTING INVOICE 541/54729

* Invoice must be approved or voided to post.

1153 00000 KENDALL CO HIGHW 080124 081524 236.22 .00 .00

CASH 000008 2024/08 INV 07/29/2024 SEP-CHK: Y DISC: .00 11001902 62170 236.22 1099:
ACCT 1Y210 DEPT 19 DUE 07/29/2024 DESC:Gas

CONDITIONS THAT PREVENT POSTING INVOICE 1153/54727

* Invoice must be approved or voided to post.

1165 00000 KENDALL COUNTY R 080124 081524 247.00 .00 .00

CASH 000008 2024/08 INV 07/29/2024 SEP-CHK: Y DISC: .00 11001902 63700 247.00 1099:
ACCT 1Y210 DEPT 19 DUE 07/29/2024 DESC:Ordinance

CONDITIONS THAT PREVENT POSTING INVOICE 1165/54725

* Invoice must be approved or voided to post.

1665 00000 SHAW MEDIA 072410101009 081524 110.98 .00 .00

CASH 000008 2024/08 INV 07/29/2024 SEP-CHK: Y DISC: .00 11001902 62090 110.98 1099:
ACCT 1Y210 DEPT 19 DUE 07/29/2024 DESC:Shaw Media-Zoning Pet-24-17

CONDITIONS THAT PREVENT POSTING INVOICE 1665/54728

* Invoice must be approved or voided to post.

1928 00000 WBK ENGINEERING, 25774 081524 1,051.50 .00 .00

CASH 000008 2024/08 INV 07/29/2024 SEP-CHK: Y DISC: .00 180119 63150 1,051.50 1099:
ACCT 1Y210 DEPT 19 DUE 07/29/2024 DESC:Subat Nature Center 24-15 -CONTSVC -002 WBK -

CONDITIONS THAT PREVENT POSTING INVOICE 1928/54674

* Invoice must be approved or voided to post.

CLERK: WRolf BATCH: 4718 NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
1928 00000 WBK ENGINEERING, 25900			081524	490.00	.00	.00	
CASH 000008 2024/08	INV 07/29/2024	SEP-CHK: Y	DISC: .00		180119 63150 23-10 -CONTSVC	490.00	1099:
ACCT 1Y210 DEPT 19	DUE 07/29/2024	DESC:13039 McKanna Road				-002 WBK -	
CONDITIONS THAT PREVENT POSTING INVOICE		1928/54876					
* Invoice must be approved or voided to post.							
1928 00000 WBK ENGINEERING, 25897			081524	490.00	.00	.00	
CASH 000008 2024/08	INV 07/29/2024	SEP-CHK: Y	DISC: .00		180119 63150 24-05 -CONTSVC	490.00	1099:
ACCT 1Y210 DEPT 19	DUE 07/29/2024	DESC:7821 Rte 71 Prof Svcs 6/30/24-7/27/24				-002 WBK -	
CONDITIONS THAT PREVENT POSTING INVOICE		1928/54878					
* Invoice must be approved or voided to post.							
1928 00000 WBK ENGINEERING, 25896			081524	612.50	.00	.00	
CASH 000008 2024/08	INV 07/29/2024	SEP-CHK: Y	DISC: .00		180119 63150 24-06 -CONTSVC	612.50	1099:
ACCT 1Y210 DEPT 19	DUE 07/29/2024	DESC:NICOR IL 47 Prof Svcs 6/30/24-7/27/24				-002 WBK -	
CONDITIONS THAT PREVENT POSTING INVOICE		1928/54885					
* Invoice must be approved or voided to post.							
1928 00000 WBK ENGINEERING, 25895			081524	122.50	.00	.00	
CASH 000008 2024/08	INV 07/29/2024	SEP-CHK: Y	DISC: .00		180119 63150 24-02 -CONTSVC	122.50	1099:
ACCT 1Y210 DEPT 19	DUE 07/29/2024	DESC:Yorkville Water Main on Blackberry Creek				-002 WBK -	
CONDITIONS THAT PREVENT POSTING INVOICE		1928/54887					
* Invoice must be approved or voided to post.							
4876 00000 NEWARK FFA	080224		081524	300.00	.00	.00	
CASH 000008 2024/08	INV 07/29/2024	SEP-CHK: Y	DISC: .00		131505 66500	300.00	1099:
ACCT 1Y210 DEPT 19	DUE 07/29/2024	DESC:Meal cost for Brazilian Ag Delegation					
CONDITIONS THAT PREVENT POSTING INVOICE		4876/54768					
* Invoice must be approved or voided to post.							
10 PENDING UNPAID INVOICES		TOTAL		4,160.70			

EDC
Newark FFA

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Kendall County

INVOICE ENTRY PROOF LIST

CLERK: pherber BATCH: 4761 NEW INVOICES

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

PENDING UNPAID INVOICES

2063 00000 RUNCO OFFICE SUP 946928-0 083124 81.95 .00 .00

CASH 000008 2024/09 INV 08/16/2024 SEP-CHK: Y DISC: .00 11001902 62000 81.95 1099:
ACCT 1Y210 DEPT 19 DUE 08/16/2024 DESC:OFFICE SUPPLIES

CONDITIONS THAT PREVENT POSTING INVOICE 2063/55165

* Invoice must be approved or voided to post.

2063 00000 RUNCO OFFICE SUP 947800-0 083124 74.19 .00 .00

CASH 000008 2024/09 INV 08/16/2024 SEP-CHK: N DISC: .00 11001902 62000 74.19 1099:
ACCT 1Y210 DEPT 19 DUE 08/16/2024 DESC:OFFICE SHREDDER

Shredder

CONDITIONS THAT PREVENT POSTING INVOICE 2063/55192

* Invoice must be approved or voided to post.

2 PENDING UNPAID INVOICES TOTAL 156.14

0 INVOICE(S) REPORT POST TOTAL .00

REPORT TOTALS .00

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Kendall County

Zoning-Econ 8-27-24

CLERK: wRolf BATCH: 4762 NEW INVOICES

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

PENDING UNPAID INVOICES

1928 00000 WBK ENGINEERING, 25882 083124 735.00 .00 .00

CASH 000008 2024/09 INV 08/16/2024 SEP-CHK: Y DISC: .00 11001902 63630 735.00 1099:
ACCT 1Y210 DEPT 19 DUE 08/16/2024 DESC:Kendall County Review Services

CONDITIONS THAT PREVENT POSTING INVOICE 1928/55166

* Invoice must be approved or voided to post.

1928 00000 WBK ENGINEERING, 25771 083124 2,350.50 .00 .00

CASH 000008 2024/09 INV 08/16/2024 SEP-CHK: Y DISC: .00 180119 63150 2,350.50 1099:
24-01 -CONTSVC -002 WBK -
ACCT 1Y210 DEPT 19 DUE 08/16/2024 DESC:Harvey Creek

CONDITIONS THAT PREVENT POSTING INVOICE 1928/55175

* Invoice must be approved or voided to post.

1928 00000 WBK ENGINEERING, 25894 083124 1,025.00 .00 .00

CASH 000008 2024/09 INV 08/16/2024 SEP-CHK: Y DISC: .00 180119 63150 1,025.00 1099:
24-01 -CONTSVC -002 WBK -
ACCT 1Y210 DEPT 19 DUE 08/16/2024 DESC:Harvey Creek

CONDITIONS THAT PREVENT POSTING INVOICE 1928/55176

* Invoice must be approved or voided to post.

1928 00000 WBK ENGINEERING, 25926 083124 122.50 .00 .00

CASH 000008 2024/09 INV 08/16/2024 SEP-CHK: Y DISC: .00 180119 63150 122.50 1099:
24-25 -CONTSVC -002 WBK -
ACCT 1Y210 DEPT 19 DUE 08/16/2024 DESC:Four Seasons 2024

CONDITIONS THAT PREVENT POSTING INVOICE 1928/55177

* Invoice must be approved or voided to post.

1928 00000 WBK ENGINEERING, 25925 083124 367.50 .00 .00

CASH 000008 2024/09 INV 08/16/2024 SEP-CHK: Y DISC: .00 11001902 63630 367.50 1099:
ACCT 1Y210 DEPT 19 DUE 08/16/2024 DESC:Heritage Farm 2024

Stormwater Review

CONDITIONS THAT PREVENT POSTING INVOICE 1928/55243

* Invoice must be approved or voided to post.

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Kendall County

Zoning-Econ 8-29-24

CLERK: wRolf BATCH: 4790 NEW INVOICES

VENDOR	REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
PENDING UNPAID INVOICES								
1849	00001 VERIZON	9971953337PBZ		091524	126.84	.00	.00	
CASH 000008	2024/09	INV 08/29/2024	SEP-CHK: Y	DISC: .00		11001902 62070	126.84	1099:
ACCT 1Y210	DEPT 19	DUE 08/29/2024	DESC:Verizon Phone PBZ					
CONDITIONS THAT PREVENT POSTING INVOICE		1849/55417						
* Invoice must be approved or voided to post.								
1849	00001 VERIZON	9971953337ECON		091524	42.56	.00	.00	
CASH 000008	2024/09	INV 08/29/2024	SEP-CHK: Y	DISC: .00		131505 62070	42.56	1099:
ACCT 1Y210	DEPT 19	DUE 08/29/2024	DESC:Verizon Phone ECON					
CONDITIONS THAT PREVENT POSTING INVOICE		1849/55418						
* Invoice must be approved or voided to post.								
2 PENDING UNPAID INVOICES		TOTAL			169.40			
0 INVOICE(S)		REPORT POST TOTAL			.00			
				REPORT TOTALS	.00			

EDC

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Kendall County

YEAR-TO-DATE BUDGET REPORT

FOR 2024 13

ACCOUNTS FOR: 1100 General Fund		ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
11001902 Planning, Building and Zoning								
11001902 41180	Building Fee / P	-85,000	0	-85,000	-94,747.92	.00	9,747.92	111.5%
11001902 41190	PBZ - Recording	-1,200	0	-1,200	-1,368.00	.00	168.00	114.0%
11001902 41200	Zoning Fee	-10,000	0	-10,000	-12,879.50	.00	2,879.50	128.8%
11001902 41450	2012 NRA Source	-10	0	-10	.00	.00	-10.00	.0%*
11001902 51030	Salaries - Cleri	51,480	0	51,480	34,910.89	.00	16,569.11	67.8%
11001902 51070	Salaries - Manag	49,739	0	49,739	35,134.15	.00	14,604.51	70.6%
11001902 51080	Salaries - Compl	87,158	0	87,158	61,592.41	.00	25,565.57	70.7%
11001902 51090	Salaries - ZBA P	3,360	0	3,360	2,050.00	.00	1,310.00	61.0%
11001902 62000	Office Supplies	2,200	0	2,200	1,480.48	.00	719.52	67.3%
11001902 62010	Postage	1,800	0	1,800	1,536.45	.00	263.55	85.4%
11001902 62030	Dues	800	0	800	946.00	.00	-146.00	118.3%*
11001902 62040	Conferences	1,100	0	1,100	275.00	.00	825.00	25.0%
11001902 62050	Mileage	50	0	50	.00	.00	50.00	.0%
11001902 62060	Training	1,000	0	1,000	657.93	.00	342.07	65.8%
11001902 62070	Cellular Phones	1,550	0	1,550	1,014.52	.00	535.48	65.5%
11001902 62090	Legal Publicatio	1,100	0	1,100	225.68	.00	874.32	20.5%
11001902 62160	Equipment	600	0	600	43.25	.00	556.75	7.2%
11001902 62170	Vehicle Maintena	3,000	0	3,000	2,854.27	.00	145.73	95.1%
11001902 63610	Plumbing Inspect	14,000	0	14,000	9,240.00	.00	4,760.00	66.0%
11001902 63630	Consultants	14,500	0	14,500	8,505.93	.00	5,994.07	58.7%
11001902 63670	NPDES Permit Fee	1,100	0	1,100	1,000.00	.00	100.00	90.9%
11001902 63700	Recording Fees	1,200	0	1,200	969.00	.00	231.00	80.8%
11001902 63800	Regional Plan Co	500	0	500	439.44	.00	60.56	87.9%
11001902 63810	Zoning Board of	500	0	500	.00	.00	500.00	.0%
11001902 63830	Historical Prese	500	0	500	487.50	.00	12.50	97.5%
11001902 63840	Ad Hoc Zoning	500	0	500	.00	.00	500.00	.0%
11001902 63850	Refunds	50	0	50	550.00	.00	-500.00	1100.0%*
11001902 66500	Miscellaneous Ex	600	0	600	.00	.00	600.00	.0%
TOTAL Planning, Building and Zoning		142,177	0	142,177	54,917.48	.00	87,259.16	38.6%
TOTAL General Fund		142,177	0	142,177	54,917.48	.00	87,259.16	38.6%
	TOTAL REVENUES	-96,210	0	-96,210	-108,995.42	.00	12,785.42	
	TOTAL EXPENSES	238,387	0	238,387	163,912.90	.00	74,473.74	

Kendall County

YEAR-TO-DATE BUDGET REPORT

FOR 2024 13

ACCOUNTS FOR: 1315 Economic Development Com. Fund		ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
131505 Economic Development Com. Fund								
131505 40010	Transf. from Rstd.	-180,000	0	-180,000	.00	.00	-180,000.00	.0%*
131505 51200	Salaries - Directo	75,000	0	75,000	55,107.68	.00	19,892.32	73.5%
131505 51330	Salaries - Other	50,000	0	50,000	30,104.57	.00	19,895.43	60.2%
131505 51350	Salaries - Admini	0	0	0	5,815.38	.00	-5,815.38	100.0%*
131505 61160	Transf. to IMRF Fu	3,240	0	3,240	2,768.11	.00	471.89	85.4%
131505 61170	Transf. to SSI Fun	4,400	0	4,400	3,601.37	.00	798.63	81.8%
131505 61450	Trns. to Health Ca	28,000	0	28,000	18,727.28	.00	9,272.72	66.9%
131505 62000	Office Supplies	200	0	200	71.00	.00	129.00	35.5%
131505 62010	Postage	200	0	200	21.77	.00	178.23	10.9%
131505 62030	Dues	14,700	0	14,700	12,092.00	.00	2,608.00	82.3%
131505 62040	Conferences	1,000	0	1,000	980.00	.00	20.00	98.0%
131505 62050	Mileage	750	0	750	.00	.00	750.00	.0%
131505 62070	Cellular Phones	540	0	540	398.04	.00	141.96	73.7%
131505 62080	Travel	250	0	250	.00	.00	250.00	.0%
131505 65610	Advertisements	550	0	550	100.00	.00	450.00	18.2%
131505 66500	Miscellaneous Expe	500	0	500	532.00	.00	-32.00	106.4%*
131505 68130	Training	500	0	500	1,398.50	.00	-898.50	279.7%*
TOTAL Economic Development Com. Fund		-170	0	-170	131,717.70	.00	-131,887.70	*******%
TOTAL Economic Development Com. Fund		-170	0	-170	131,717.70	.00	-131,887.70	*******%
	TOTAL REVENUES	-180,000	0	-180,000	.00	.00	-180,000.00	
	TOTAL EXPENSES	179,830	0	179,830	131,717.70	.00	48,112.30	

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DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 204
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

MEMORANDUM

To: Planning, Building and Zoning Committee
From: Matthew H. Asselmeier, AICP, CFM, Director
Date: September 3, 2024
Re: Third Quarter Escrow/Bond Report

Below please find the balances of the various escrow accounts as of the close of business on August 30, 2024.

Tanglewood Trails	$32,582.00 (On Going) (Punchlist on File)
2884 Route 126 (O'Donovan)	$1,200.00 (No Permit)
NE Corner of Ridge and Bell	$0.00 (This Was Closed 1/12/2022)
Go Pro Baseball	$1,114.19 (Permit 11/6/2020)
SW Corner of E. Beecher and Galena	$877.50 (Permit Not Issued)
9025 Chicago Road (Clow Pond)	$0.00 (Closed 10/27/2023)
10744 Route 47 (Always Faithful)	$522.16 (Permit 6/13/2023)
Central Limestone	$795.90 (Permit 1/10/2022)
TMF Plastic Solutions	$0.00 (Closed 12/6/2023)
Yorkville Sewer Interceptor on Corneils RD	$0.00 (Closed 12/6/2023)
Schlapp Road Banquet Center (Ramirez)	$0.00 (Closed 12/22/2023)
Bender Pond at 12961 Sleezer Road	$0.00 (No Permit, On Hold)
Yogi Bear Campground	$3,070.00 (No Permit)
ANR Pipeline-Sandwich Compressor	$0.00 (Closed 12/11/2023)
Santoro Farms	$0.00 (No Permit) (Withdrawn-11/15/2023)
Landscaping Business 5022 Route 126	$0.00 (Closed 12/6/2023)
8150 Schlapp (Diller)	$900.00 (Permit 10/26/2023)
16901 O'Brien Road (Medows)	$2,678.75 (Permit 9/21/2023)
34 Riverside (Mund/Studler)	$0.00 (Closed 8/4/2023)
South of 16901 O'Brien (Hansen)	$0.00 (Closed 6/10/2024)
1270 E. Beecher	$4,200.00 (No Permit)
NICOR Project 08-14-300-005	$0.00 (Closed 10/11/2023)
13039 McKanna Road	$2,550.00 (No Permit)
5753 Whitetail Ridge	$362.50 (Permit 3/18/2024)
Arbeen Landscaping on Stewart Road	$1,750.00 (Permit (6/3/2024)
Griswold Springs Road Foot Bridges	$2,383.00 (No Permit)
Yorkville Project Center to River Streets	$2,205.00 (No Permit)
1520 N. Cannonball	$3,800.00 (Permit 8/23/2024)
7789 Route 47	$6,030.00 (No Permit)
14719 O'Brien Road	$907.50 (Permit 8/5/2024)
2142 Wooley Road	$1,497.50 (No Permit)
Solar Project East of 2025 Simons	$2,377.50 (No Permit)
Subat Forest Preserve	$0.00 (Permit 6/25/2024)
7821 Route 71	$2,010.00 (No Permit)
NICOR Project Corneils to Carpenter	$1,887.50 (Permit 7/29/2024)
West of 276 Route 52	$2,500.00 (No Permit)
Four Seasons Storage	$177.50 (No Permit)

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

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

The balance in the Henneberry Woods account was $119,891.71. The funds are to be used for "park improvements."

The balance in the Ravine Woods account was $9,740.82. The funds are to be used to construct a bike path on the east side of Ravine Court towards Jeremy Lane.

The balance in the Land Cash account was $501,640.53

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

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

MHA

Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 9/9/2024

Subject: Pipeline Depth Regulations

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

Approval of Petition 24-17, A Request from the Kendall County Planning, Building and Zoning Committee for Text Amendments to the Kendall County Zoning Ordinance Pertaining to Pipeline Depth

Previous Board/Committee Review:

ZPAC – Approval 9-0-1 on July 2, 2024

Comprehensive Land Plan and Ordinance Committee – Forward to the Regional Planning Commission – 6-0-3 on July 24, 2024

Kendall County Regional Planning Commission – Forward the Proposal to the Zoning Board of Appeals – 6-0-4 on July 24, 2024

Kendall County Zoning Board of Appeals – Approval 6-0-1

Fiscal impact:

N/A

Background and Discussion:

TC Energy's ANR Pipeline is purposing a pipeline project in Kendall County; to date, they have not submitted an official application.

Concerns have been raised regarding the proposed pipeline depth and the existing pipeline depth requirements currently in the Kendall County Zoning Ordinance; TC Energy has indicated that they intend to follow Kendall County's regulations. The current regulations are as follows in Section 6:07 of the Kendall County Zoning Ordinance; these regulations are the standard regulations found in Agricultural Impact Mitigation Agreements:

A. Pipeline Depth

1. Except for above ground piping facilities, such as mainline block valves, tap valves, meter stations, etc., the pipeline will be buried with:

a. A minimum of five (5) feet of top cover where it crosses cropland.

b. A minimum of five (5) feet of top cover where it crosses pastureland or other agricultural land comprised of soils that are classified by the USDA as being prime soils.

c. A minimum of three (3) feet of top cover where it crosses pastureland and other agricultural land not comprised of prime soils.

d. A minimum of three (3) feet of top cover where it crosses wooded/brushy land or other sensitive areas.

e. Substantially the same top cover as an existing parallel pipeline, but not less than three (3) feet, where the route parallels an existing pipeline within a 100-foot perpendicular offset.

2. Notwithstanding the foregoing, in those areas where rock is in its natural formation and/or a continuous stratum of gravel exceeding 200 feet in length are encountered, the minimum cover will be 30 inches.

The proposal increases the pipeline depths to five feet (5') or sixty inches (60") of top cover in all cases.

Staff Recommendation:

Approval

Attachments:

Memo Dated August 30, 2024

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, Director
Date: August 30, 2024
Re: Petition 24-17 Proposed Amendments Related to Pipeline Depth

In 2001, through Ordinance 2001-33, Kendall County established pipeline regulations in the Zoning Ordinance.

In May 2024, TC Energy's ANR Pipeline announced a pipeline project in Kendall County. Concerns were raised regarding the proposed depth of the pipelines.

At their meeting on June 10, 2024, the Kendall County Planning, Building and Zoning Committee voted to initiate an amendment to the pipeline depth requirements contained in Section 6:07 of the Kendall County Zoning Ordinance. The proposed changes are as follows:

A. Pipeline Depth

1. Except for above ground piping facilities, such as mainline block valves, tap valves, meter stations, etc., the pipeline will be buried with:
    a. A minimum of five (5) feet of top cover where it crosses cropland.
    b. A minimum of five (5) feet of top cover where it crosses pastureland or other agricultural land comprised of soils that are classified by the USDA as being prime soils.
    c. A minimum of ~~three (3)~~ **five (5)** feet of top cover where it crosses pastureland and other agricultural land not comprised of prime soils.
    d. A minimum of ~~three (3)~~ **five (5)** feet of top cover where it crosses wooded/brushy land or other sensitive areas.
    e. Substantially the same top cover as an existing parallel pipeline, but not less than ~~three (3)~~ **five (5)** feet, where the route parallels an existing pipeline within a 100-foot perpendicular offset.

2. Notwithstanding the foregoing, in those areas where rock is in its natural formation and/or a continuous stratum of gravel exceeding 200 feet in length are encountered, the minimum cover will be ~~30~~ **sixty (60)** inches.

The proposal was sent to the townships and fire protection districts on June 10, 2024. Steve Knutson submitted an email stating that the Fox Township Planning Commission informally found the proposal uncontroversial. This email is attached. No other comments were received.

ZPAC reviewed this proposal at their meeting on July 2, 2024. Discussion occurred regarding the reasons for selecting five feet (5') as the requirement; these included safety, room to bury other infrastructure below the freeze line, and concerns about pipelines flexing. Discussion occurred regarding federal regulations and whether any other counties had similar regulations; it was determined that other counties do not have these regulations because Kendall County was unique with the number of pipelines underground. ZPAC recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting are attached.

The Kendall County Comprehensive Land Plan and Ordinance Committee reviewed this proposal at their meeting on July 24, 2024. Discussion occurred regarding Federal Energy Regulatory

Commission requirements, the pipelines paying for inspections, and the need to obtain variances if a project cannot meet the zoning requirements. The Comprehensive Land Plan and Ordinance Committee voted to forward the proposal to the Kendall County Regional Planning Commission by a vote of six (6) in favor and zero (0) in opposition with three (3) members absent. The minutes of the meeting are attached.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on July 24, 2024. Discussion occurred on who TC Energy was legally; they are TransCanada Energy. Mitchell Schaben from TC Energy was in attendance and had no comments regarding the proposal. Discussion occurred about setting pipelines below the permafrost depth. Discussion also occurred regarding setbacks from pipelines. Staff will be researching this topic, including rationale for establishing the setback for the August Comprehensive Land Plan and Ordinance Committee meeting by contacting the municipalities and neighboring counties. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting are attached.

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on July 29, 2024. No one from the public testified at the hearing. The Kendall County Zoning Board of Appeals recommended approval of the proposal by a vote of six (6) in favor and zero (0) in opposition with one (1) member absent. The minutes of the hearing are attached.

The draft ordinance is attached.

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

MHA

Encs: July 2, 2024, ZPAC Meeting Minutes (This Petition Only)

July 22, 2024, Email from Steve Knutson

July 24, 2024, Kendall County Comprehensive Land Plan and Ordinance Committee Minutes

(This Petition Only)

July 24, 2024, Kendall County Regional Planning Commission Minutes (This Petition Only)

July 29, 2024, Kendall County Zoning Board of Appeals Minutes (This Petition Only)

Draft Ordinance

ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
July 2, 2024 – Unapproved Meeting Minutes

PBZ Chairman Seth Wormley called the meeting to order at 9:01 a.m.

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

Absent:
Greg Chismark – WBK Engineering, LLC

Audience:
Dan Kramer

PETITIONS

Petition 24-17 Kendall County Planning, Building and Zoning Committee

Chairman Wormley explained the reason for the proposal. He explained the proposed pipeline projects in Kendall County and making the top of pipe topsoil level at least five feet (5'). He wanted the pipelines below the freeze line. He also discussed federal guidelines.

In 2001, through Ordinance 2001-33, Kendall County established pipeline regulations in the Zoning Ordinance.

In May 2024, TC Energy's ANR Pipeline announced a pipeline project in Kendall County. Concerns were raised regarding the proposed depth of the pipelines.

At their meeting on June 10, 2024, the Kendall County Planning, Building and Zoning Committee voted to initiate an amendment to the pipeline depth requirements contained in Section 6:07 of the Kendall County Zoning Ordinance. The proposed changes are as follows:

A. Pipeline Depth

1. Except for above ground piping facilities, such as mainline block valves, tap valves, meter stations, etc., the pipeline will be buried with:
    a. A minimum of five (5) feet of top cover where it crosses cropland.
    b. A minimum of five (5) feet of top cover where it crosses pastureland or other agricultural land comprised of soils that are classified by the USDA as being prime soils.
    c. A minimum of ~~three (3)~~ **five (5)** feet of top cover where it crosses pastureland and other agricultural land not comprised of prime soils.
    d. A minimum of ~~three (3)~~ **five (5)** feet of top cover where it crosses wooded/brushy land or other sensitive areas.
    e. Substantially the same top cover as an existing parallel pipeline, but not less than ~~three (3)~~ **five (5)** feet, where the route parallels an existing pipeline within a 100-foot perpendicular offset.

2. Notwithstanding the foregoing, in those areas where rock is in its natural formation and/or a continuous stratum of gravel exceeding 200 feet in length are encountered, the minimum cover will be ~~30~~ **sixty (60)** inches.

Petition information was sent to the townships and fire protection districts on June 25, 2024. No comments received.

Mr. Klaas asked about a national standard for pipeline depth. Chairman Wormley discussed the Federal Energy Regulatory Commission's rules which might be a lower standard than the proposal.

Mr. Klaas asked if any other counties adopted similar pipeline depth regulations. Mr. Asselmeier was not aware of counties having similar depth requirements as proposed by this Petition. It was noted that many other counties do not have the number of pipelines that were located in Kendall County.

Discussion occurred regarding pipelines flexing, which was a reason for the proposal.

Mr. Guritz made a motion, seconded by Mr. Klaas, to forward the proposal for approval.

The votes were follows:
Ayes (9): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Olson, Rybski, and Wormley
Nays (0): None
Abstain (0): None
Absent (1): Chismark

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on July 24, 2024.

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Guritz made a motion, seconded by Mr. Rybski, to adjourn.

With a voice vote of nine (9) ayes, the motion carried.

The ZPAC, at 9:23 a.m., adjourned.

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

Enc.

KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
JULY 2, 2024

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)
[redacted]		

Matt Asselmeier

From: Stephen knutson <[redacted]>
Sent: Monday, July 22, 2024 9:32 PM
To: Matt Asselmeier
Subject: [External]Re: Kendall County Zoning Petition 24-17

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Matt,
I am very sorry, but I have missed the deadline to respond.
However, an informal survey of the Fox Township Plan Commission found that the change in pipeline depth seemed uncontroversial. we had no comment.
I will try to be more responsive in the future.
Stephen Knutson
Fox Township Plan Commission

On Jun 25, 2024, at 4:01 PM, Matt Asselmeier <masselmeier@kendallcountyil.gov> wrote:

Dear Township Officials:

Please see the attached public notice and memo regarding Petition 24-17.

The Kendall County ZPAC will meet on this proposal on July 2nd at 9:00 a.m., in the County Boardroom at 111 W. Fox Street, Yorkville.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

<24-17 Public Notice.pdf><24-17 ZPAC Memo.pdf>

KENDALL COUNTY
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE

Kendall County Office Building
County Board Room (Rooms 209 and 210)
111 W. Fox Street, Yorkville, Illinois
5:00 p.m.

Unapproved Meeting Minutes of July 24, 2024

Chairman Larry Nelson called the meeting to order at 5:04 p.m.

Members Present: Bill Ashton, Larry Nelson, Alyse Olson, Matthew Prochaska, Jeff Wehrli, and Seth Wormley (Arrived at 5:48 p.m.)
Members Absent: Scott Gengler, Matt Kellogg, and Randy Mohr
Others Present: Matt Asselmeier, Wanda Rolf, Brandon Harris, and Adam Derringer

NEW/OLD BUSINESS

4. Discussion and Recommendation Pertaining to Petition 24-17, a Text Amendment to the Kendall county Zoning Ordinance Pertaining to Pipeline Depth

   Mr. Asselmeier stated that the PBZ Committee initiated a text amendment that would have the pipeline depth at five feet (5') in all cases. Currently, it is at three feet (3') in pastureland and other farm land. Three feet (3') of top cover when it crosses brushy land, and agricultural land not comprised of prime soils, and three feet (3') when it parallels an existing pipe line. Notwithstanding the foregoing, in those areas where rock is in its natural formation and/or a continuous stratum of gravel exceeding two hundred feet (200') in length are encountered, the minimum cover will be sixty inches (60").

   Mr. Nelson stated that the ANR Pipeline is looking to install a new natural gas pipeline from Kane County through Little Rock Township and up to the pumping station at Sandy Bluff.

   Mr. Nelson asked ANR Pipeline who had control over pipe line depth. ANR Pipeline stated the Federal Government had control over pipe line depth.

   Mr. Nelson asked for a copy of the law that stated the Federal Government had control over the pipeline. ANR sent a letter to him, but did not provide the law that the Federal Government had control over the pipeline.

   Mr. Wormley spoke about ANR Pipeline not being in favor of changing the pipeline depth to five (5') feet due to the costs.

Mr. Asselmeier stated that if ANR Pipeline needed to drill less than five (5') feet they can ask for a variance. This option would be open to ANR Pipeline, if they had a hardship.

Mr. Wehrli asked who would perform the inspections. Member Nelson noted that the County Stormwater Engineer may be able to inspect pipelines for compliance and the pipeline pays the bill for the inspections.

Mr. Asselmeier stated that ANR would have to obtain a stormwater permit which would have the Stormwater Engineer's involvement.

Mr. Wehrli made a motion, seconded by Mr. Prochaska to recommend moving this to the Regional Planning Commission.

With a voice vote of six (6) ayes, the motion carried.

CITIZENS TO BE HEARD/PUBLIC COMMENT
None

ADJOURNMENT:
The next meeting will be August 28, 2024. Mr. Ashton made a motion to adjourn the meeting, seconded by Mr. Wehrli. With a voice vote of six (6) ayes, the motion carried.

The Comprehensive Land Plan and Ordinance Committee Meeting was adjourned at 6:55 p.m.

Respectfully submitted,
Wanda A. Rolf, Office Assistant

Enc.

TransCanada
In business to deliver

Anna R. Kuperstein, Legal Counsel
TransCanada U.S. Pipelines
700 Louisiana Street, Suite 700
Houston, TX 77002-2700

Tel: 832.320.5475
Fax: 832.320.6475
anna_kuperstein@transcanada.com
web www.transcanada.com

August 16, 2017

Via Electronic Delivery

Mr. Matthew Asselmeier
Kendall County Planning, Building and Zoning Department
111 W Fox Street, Room 203
Yorkville, Illinois 60560

Dear Mr. Asselmeier:

On behalf of ANR Pipeline Company (ANR), I am writing in response to your request for additional information about the modifications planned for the Sandwich Compressor Station in Kendall County, and the comprehensive regulation of this activity by the Federal Energy Regulatory Commission (FERC). We appreciate the opportunity to discuss this work with your Department, and we hope that this letter provides sufficient detail to address your questions.

Background

ANR has been operating the Sandwich Compressor Station for approximately 68 years as part of its interstate pipeline system. In the upcoming months, ANR plans to make certain modifications at the Station. This work will be one of several integrated components of ANR's Wisconsin South Expansion Project.[1] The purpose of the Project is to deliver an additional 230,950 dekatherms per day from the Sandwich Compressor Station area, into the northern Illinois and Wisconsin markets. The Project will provide efficient, reliable, clean-burning, economic firm capacity from ANR facilities to its power and distribution gas customers to supply the growing market demand for natural gas in the two states. At the Sandwich Compressor Station, ANR will install a new compressor building containing a new turbine compressor unit and associated facilities, as well as a control building with mechanical, electrical, and storage areas. Although ANR will modify the Station's site plan to reflect these new facilities, they will be located entirely within the existing fenced area of the Station.

[1] Specifically, the Wisconsin South Expansion Project consists of modifying the infrastructure at ANR's existing Sandwich Compressor Station, Hampshire Meter Station, Tiffany East Meter Station, Kewaskum Compressor Station and replacement of an approximate 0.54 mile associated lateral, and related facilities.

Federal Regulatory Status

Like all interstate natural gas pipelines, ANR's pipeline system (including associated facilities like compressor stations) is regulated by numerous federal agencies, including FERC. FERC exercises primary jurisdiction over the construction of interstate pipelines and associated facilities (such as the work comprising the Wisconsin South Expansion Project) in accordance with the Natural Gas Act[2] (NGA) and Part 157 of the Commission's regulations. As required by the NGA, ANR obtained approval from FERC's predecessor agency[3] for the original construction of the Sandwich Compressor Station in 1949. On November 3, 2016, ANR requested authorization from FERC to implement the Wisconsin South Expansion Project, including the planned work at the Sandwich Compressor Station. Specifically, ANR submitted to FERC an application for a certificate of public convenience and necessity and abandonment authority, pursuant to section 7(c) and 7(b) of the NGA.[4]

As required by FERC regulations, ANR's application provided detailed information on a variety of issues related to the Project, including the following. The project summary includes a description of the facilities associated with the Project, plot plans and schematics, construction timetables, and an overview of planned testing of newly constructed pipe to verify its integrity and ensure its ability to withstand the designed maximum operating pressures, in compliance with regulations of the Department of Transportation (DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). (In addition to applicable FERC regulations, all components of the Project, including work at the Sandwich Compressor Station, will be constructed and installed in compliance with PHMSA regulations. These federal regulations set forth mandatory and detailed standards for construction and operation of interstate pipelines and associated facilities, including the design, the construction process itself, and post-construction obligations to ensure safe operation.) The application also includes an assessment of impacts, if any, on regional fisheries, wildlife, unique and sensitive wildlife habitat, wetlands, migratory birds, vegetation resources, as well as threatened, endangered, and rare species. A cultural resource assessment addresses potential effects of the Project on cultural resources, historic properties, archaeological sites, and historic-era cemeteries. (On April 27, 2017, FERC staff issued an Environmental Assessment, concluding that the Commission's approval of the Project would not constitute a major federal action significantly affecting the quality of the human environment, and recommending that the expected Commission Order approving the Project contain a finding of no significant impact.)

In compliance with FERC requirements, ANR has undertaken public outreach to notify landowners in the vicinity of the Sandwich Compressor Station of the planned work. ANR held an open house in the area on October 27, 2016. Within two weeks of submitting its application to FERC, ANR published a notice about the planned work in two issues of the *Kendall County NOW*, and placed a copy of the application at the Sandwich Public Library for public review. ANR also mailed an information packet about the Project to landowners located within a specific

[2] 15 U.S.C. § 717 *et seq.*
[3] The Federal Power Commission was reorganized as FERC in 1977.
[4] ANR Pipeline Company, Abbreviated Application for a Certificate of Public Convenience and Necessity and Abandonment Authority, filed November 3, 2016 in Docket No. CP17-9-000.

radius of the Project site, consisting of FERC's Notice of Application for the Project and FERC's informational pamphlet for landowners explaining the application process.

ANR has also coordinated closely with FERC throughout the application process. Before filing its application, ANR met with FERC staff in person to discuss the Project, on October 6, 2016. Since the initial filing and meeting, ANR has been working closely with FERC staff, including responding to the Commission's supplemental data requests based on information provided in the filing. Once FERC issues the requested certificate, ANR will undertake all Project work, including all work on the Sandwich Compressor Station, in accordance with the certificate and the Commission's regulations. ANR has requested that the Commission issue a certificate order approving the Project by September 1, 2017, to allow adequate time for ANR to meet an in-service date of November 1, 2018.

Legal Analysis

As noted above, FERC exercises primary jurisdiction over the construction of interstate pipelines and associated facilities (such as the work comprising the Wisconsin South Expansion Project) in accordance with the NGA and the Commission's regulations. The NGA occupies the field of interstate pipeline regulation with respect to siting, construction, and operation—with only a few exceptions.[5] Other than these limited exceptions, the NGA has been recognized by the U.S. Supreme Court as a "comprehensive scheme of federal regulation of all wholesales of natural gas in interstate commerce."[6] The Court has identified FERC as having "exclusive jurisdiction over the transportation and sale of natural gas in interstate commerce for resale."[7] The Court has specified that where state or local regulation affects FERC's ability to comprehensively regulate transportation and sale of natural gas under the NGA, or presents the "prospect of interference with the federal regulatory power," state law may be preempted even though "collision between the state and federal regulation may not be an inevitable consequence."[8] As a result, the NGA confers on FERC the power of field preemption, which exists where a federal regulatory scheme has occupied the field in that area to such a pervasive extent that it can reasonably be inferred that Congress left no room for supplementing state law.[9]

The U.S. Court of Appeals for the Seventh Circuit has expressly reiterated the U.S. Supreme Court's interpretation of the NGA's preemption of state regulation, stating, "The Natural Gas Act grants the Federal Energy Regulatory Commission jurisdiction to regulate the interstate transportation of natural gas, 15 U.S.C. § 717(b), and the Supreme Court has held that the Commission's jurisdiction is exclusive; state regulation is preempted."[10] Other courts in the Seventh Circuit similarly recognize that "Congress has conferred exclusive jurisdiction on the

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[5] 15 U.S.C. § 717b(d). Specifically, the NGA does not affect the rights of states under the Coastal Zone Management Act of 1972 (16 U.S.C. § 1451 *et seq.*), the Clean Air Act (42 U.S.C. § 7401 *et seq.*), or the Federal Water Pollution Control Act (33 U.S.C. § 1251 *et seq.*).
[6] *Schneidewind v. ANR Pipeline Co.*, 485 U.S. 293, 300-01 (1988).
[7] *Id.*
[8] *Id.* at 310.
[9] *Id.* at 300-01; *Rice v. Santa Fe Elevator Corp.*, 331 U.S. 218, 230 (1947).
[10] *Midwestern Gas Transmission Co. v. McCarty*, 270 F.3d 536, 538 (7th Cir. 2001).

FERC to regulate the sale and interstate transportation of natural gas,"[11] that the NGA constitutes "a comprehensive scheme that preempt[s] state law when that law [is] an obstacle to fulfillment of the NGA purposes,"[12] and that "preemption . . . extends to bar the enforcement of state law when that law forms an obstacle to realization of congressional purpose."[13]

Moreover, U.S. federal courts have consistently concluded that the NGA preempts state or local permitting or zoning regulations purporting to impose requirements on the siting, construction, or operation of interstate natural gas pipelines and associated facilities.[14] In a more recent case, a court in the Seventh Circuit held specifically that the NGA preempts state regulation of the construction and location of FERC-regulated pipelines and associated facilities.[15] The court recognized that the NGA would not necessarily preempt all state and local regulations that have a merely tangential effect on FERC-regulated pipelines. However, the court specified that revocation of a construction permit for a FERC-regulated pipeline is not the type of indirect effect that could escape preemption under the NGA. The court concluded that FERC has "ultimate authority over the construction of the pipeline" and "ultimate authority to determine the route of any gas pipeline regardless of state objections."[16] The court added that "nothing in the [NGA] suggests that FERC approval of pipeline construction and location is contingent upon consultation with the states."[17]

Among the factors that influenced the court's decision was the comprehensive application process to obtain FERC authorization for construction—the same process that ANR has undertaken to obtain FERC authorization for modifications at the Sandwich Compressor Station. The court observed that, to obtain a certificate, "an applicant must survive public hearings on the application and otherwise make its way through a forest of requirements designed to show, among other things, that it has addressed acquisition and environmental concerns."[18]

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[11] *Rockies Exp. Pipeline LLC v. Indiana State Nat. Res. Comm'n*, No. 1:08-CV-1651-RLY-DML, 2010 WL 3882513, at *4 (S.D. Ind. Sept. 28, 2010).
[12] *Guardian Pipeline, L.L.C. v. 529.42 Acres of Land*, 210 F. Supp. 2d 971, 975 (N.D. Ill. 2002).
[13] *Id.*
[14] *See, e.g., Weaver's Cover Energy, LLC v. Rhode Island Coast Resources Mgmt. Council*, 589 F.3d 458 (1st Cir. 2009) (concluding that state agency's use of state licensing program to block NGA permit applicant's project was preempted); *Dominion Transmission, Inc. v. Town of Myersville Town Council*, 982 F.Supp.2d 570 (D. Md. 2013) (ruling that provisions of town zoning code directly affecting the siting, construction, or operation of a natural gas compressor station were preempted by the NGA); *Islander East Pipeline Co. v. Blumenthal*, 478 F.Supp.2d 289 (D. Conn. 2007) (determining that imposition of permit requirement to carry out construction of interstate natural gas pipeline facility was preempted by the NGA); *Northern Natural Gas Co. v. Mums*, 254 F.Supp.2d 1103 (S.D. Iowa 2003) (holding that state regulation applied to construction of interstate natural gas pipeline was preempted by the NGA), *aff'd sub nom. Northern Natural Gas Co. v. Iowa Utilities Bd.*, 377 F.3d 817 (8th Cir. 2004); *Algonquin LNG v. Loqa*, 79 F.Supp.2d 49 (D R.I. 2000) (granting injunction to natural gas facility owner prohibiting enforcement of city ordinance requiring modifications to facility to comply with local building code and finding zoning ordinance was preempted); *Northern Border Pipeline Co. v. Jackson Co.*, 512 F.Supp.1261 (D. Minn. 1981) (enjoining enforcement of county's conditional use permit based on state statute exempting interstate pipeline for county's zoning powers).
[15] *Rockies Exp. Pipeline LLC v. Indiana State Nat. Res. Comm'n*, No. 1:08-CV-1651-RLY-DML, 2010 WL 3882513 (S.D. Ind. Sept. 28, 2010).
[16] *Id.* at *4-5.
[17] *Id.* at *5.
[18] *Id.* at *3.

Regulation of Planned Modifications at Sandwich Compressor Station

ANR's planned modifications at the Sandwich Compressor Station are subject to FERC regulation under the NGA, and ANR has complied with all applicable regulations and requirements set forth by FERC as well as PHMSA. Under these circumstances, we believe that the planned modifications to the Station are exempt from the Department's Special Use amendment process, and we respectfully request the Department's concurrence—in particular, given that the Seventh Circuit has expressly applied the NGA's preemption power to state and local regulation of the location and construction of FERC-regulated pipelines and associated facilities.[19] As a result, we believe that the current case law supports exemption of the planned modifications at the Station from the Department's Special Use amendment process.

We understand that ANR did participate in the amendment process in 2002, when constructing an office building at the site. However, construction of that office building was not subject to a FERC permitting process, because the office building was not a FERC-regulated facility under the NGA. In contrast, ANR is required to obtain FERC authorization for the planned modifications at the Station. The company has devoted significant time and resources to complying with the comprehensive application requirements outlined above, which overlap substantially with your Department's requirements. Significant federal oversight exists for this project, which was not the case for the company's construction of the office building.

While we believe that the planned modifications are exempt from the Department's amendment process, ANR is invested in maintaining a cooperative relationship with your Department. To that end, ANR will provide an updated plat for the site and proposed site plan changes for the Department's records, per your request. Finally, the modifications to the Station will not extend beyond the existing fenced area of the Station, and will not alter the use of the property as described in Ordinance 2002-06: operation of a commercial natural gas distribution facility—the same use since the original installation of the Sandwich Compressor Station in 1949.

We appreciate your time and assistance as ANR continues its work on the Wisconsin South Expansion Project, as well as the productive working relationship with your Department. Following the meetings with your Department on June 12 and July 13, ANR has endeavored to provide all the information requested by your Department, and we hope that the additional information provided through this letter is useful. Should any more questions arise, please do not hesitate to contact me.

Regards,

[redacted]

Anna R. Kuperstein
Legal Counsel
TransCanada U.S. Pipelines

[19] *See, generally, Rockies Exp. Pipeline LLC v. Indiana State Nat. Res. Comm'n*, No. 1:08-CV-1651-RLY-DML, 2010 WL 3882513 (S.D. Ind. Sept. 28, 2010).

AYRES
Ingenuity, Integrity, and Intelligence.

July 23, 2024

Matt Asselemeyer, AICP, CFM
PBZ Director
Kendall County
111 West Fox Street, Yorkville, IL 60560
Phone: (630) 553-4139

Re: Kendall County – Lidar Project Profile 2025

Dear Matt,

Thank you for the opportunity to present this Lidar Project Profile to Kendall County. This letter includes information for planning for your next Lidar project, Lidar base specifications, and enhancements and derivatives for your consideration.

Why new Lidar now?

Lidar technology has been used in Illinois since the early 2000's for high accuracy topographic mapping. Kendall County did its last Lidar project back in 2017 and there have been changes in the landscape and infrastructure development in the last seven years. In addition, advancements in Lidar acquisition, technology, software, and data modeling have expanded the use of Lidar data for more County departments to improve day-to-day operations.

Lidar advancements since 2017

- Point density increases
  - 2017 data was QL2 specs equating to 2 points per square meter
  - New QL1 specs equates to 8 points per square meter and better accuracy
- Improved above ground classifications
- Project focused on Kendall County only
- Data supports generation of countywide 1-ft contours, 2D building outlines, environmental mapping, mapping hydrology, culvert mapping, Measuring roadway information, and more.

Data Deliverables

Typical Base USGS QL1 project datasets and reports:

- Base classified point cloud (does not include buildings or veg), LAS format
- Hydro flattening breaklines (100-ft streams and 2 acre ponds), ESRI shapefile format
- Bare earth DEM, 32-bit floating point grid
- Vertical accuracy report (NVA and VVA)
- Data acquisition and processing QC reports
- Tile schematic, ESRI shapefile format

Recommended minimum Lidar enhancements and derivatives to the base QL1 requirements:

- Improved hydro breaklines (20-ft and wider stream)
- 1-ft contours (topologically cleaned, all types)
- Automated classification of buildings and high vegetation
- Bare earth dataset – class 2 points only
- Intensity imagery raster
- Digital Surface Model (DSM) of first returns

Additional Lidar enhancements and derivatives for consideration:

- Ayres Lidar Online web application (browser based, mobile friendly)
- Further improved hydro breaklines (8-ft and wider streams and 1 acre ponds)
- 2D building outlines generated from building classified points

- 2D Tree Canopy generated from High vegetation classified points
- 6% / 12% / 20%+ countywide slope model
- Culvert collection and hydro-enforced DEM
- Closed depression mapping
- Accumulated Flow model and catchments
- Slope Indicator
- Road cross sections
- EVAAL Soil Erosion Vulnerability Assessment

Kendall County Lidar Cost Breakdown – Spring 2025 Collection

Kendall County with the required 100 meter buffer is approximately 323 square miles.

QL1 8 point per meter Base USGS Lidar project:
Base Project to meet QL1 specifications: not-to-exceed $112,100

- Base classified point cloud (does not include buildings or veg), LAS format
- Hydro flattening breaklines (100-ft streams and 2 acre ponds), ESRI shapefile format
- Bare earth DEM, 32-bit floating point grid
- Vertical accuracy report (NVA and VVA)
- Data acquisition and processing QC reports
- Tile schematic, ESRI shapefile format

Recommended minimum Lidar enhancements and derivatives to the base project: $33,600

- Improved hydro breaklines (20-ft and wider streams)
- 1-ft contours (topologically cleaned, all types)
- Automated classification of buildings and vegetation
- Bare earth dataset – class 2 ground points only
- Intensity imagery
- Digital surface model

Additional Lidar enhancements and derivatives for consideration:

- Ayres Lidar Online web application: $11,000 (first year)
- Further improved hydro breaklines (8-ft and wider streams and 1 acre ponds): $9,700
- 2D Building outlines: $11,850
- 2D Tree Canopy outlines: $7,100
- 6% / 12% / 20%+ Slope Model: $4,700
- Slope Indicator model: $4,700
- *Culvert collection and hydro-enforced DEM: $21,900
- **Closed depression mapping: $9,200
- **Flow accumulation model: $14,800
- **EVAAL Soil Erosion Vulnerability Assessment: $18,600
- +County Road cross sections: $15,500
- +FEMA Flood Viewer: $4,700
- +Tree Height Viewer: $8,100

*Culvert collection uses new Lidar and leaf-off aerial imagery for extraction of 3D culvert lines.
**Requires that the culvert collection is completed.
+Requires Base Ayres Lidar Online

Contracting

The county would contract directly with Ayres Associates for Lidar collection, land survey, data processing, and any requested data enhancements and derivatives.

Timeline

Lidar acquisition and land survey services will likely occur between March and May of 2025 depending on weather and ground conditions. Base Lidar data will be delivered for County review 9 months after complete data acquisition in confirmed and accepted. The County will have 30 days to review the Base Lidar data. Ayres will deliver final data and reports 60 days from receipt of County's review and comments. A separate schedule will be determined for any derived datasets contracted.

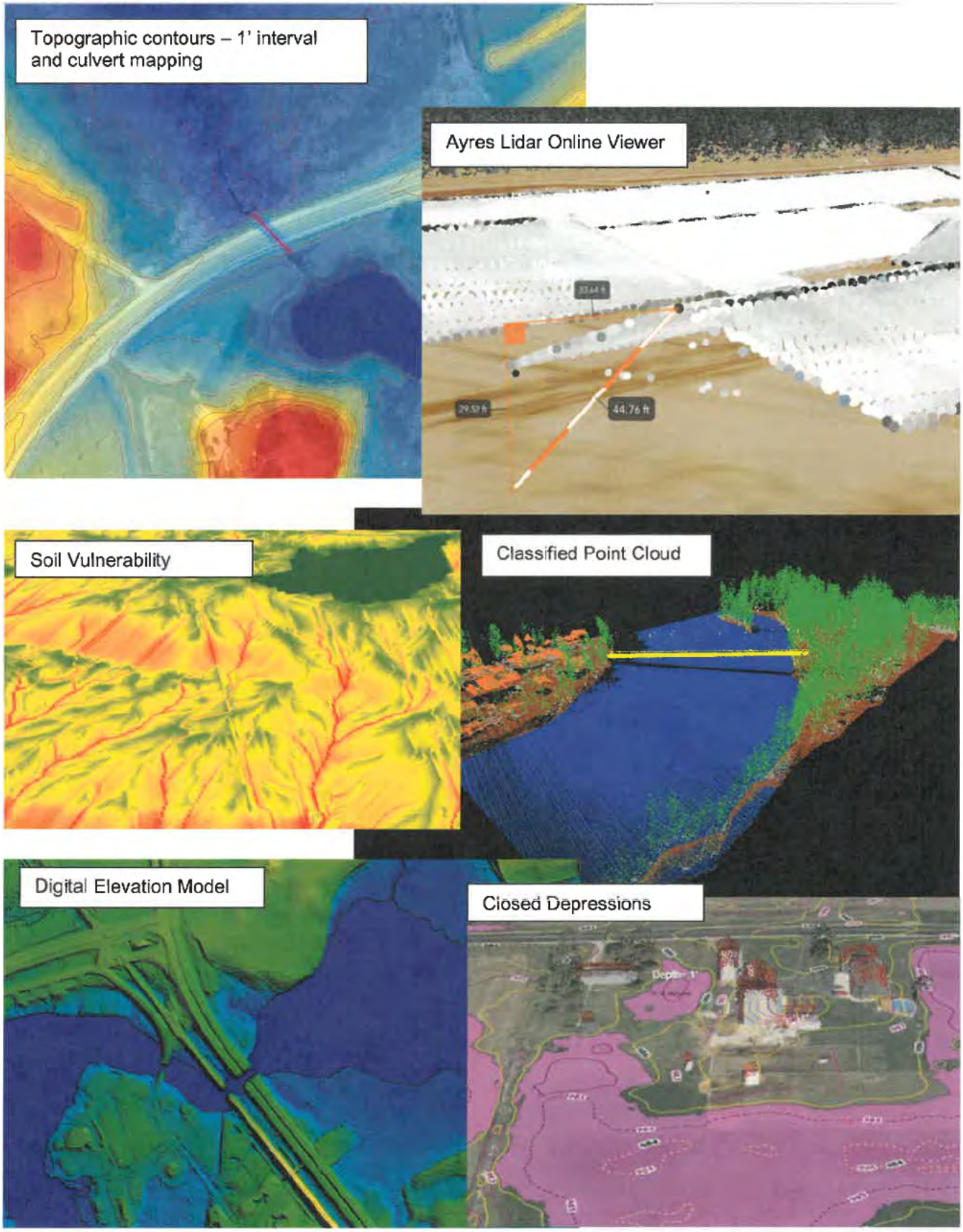
Thank you for your consideration on this important project for Kendall County. If you have any questions on the proposed services, please feel free to contact me at 608.443.1231.

Sincerely,



Adam Derringer, GISP
Ayres Associates
Senior Project Manager
Direct: 608.443.1231

Lidar Derivative Datasets



KENDALL COUNTY
REGIONAL PLANNING COMMISSION

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

Unapproved - Meeting Minutes of July 24, 2024 - 7:00 p.m.

Chairman Bill Ashton called the meeting to order at 7:04 p.m.

ROLL CALL

Members Present: Bill Ashton, Eric Bernacki, Tom Casey, Larry Nelson, Claire Wilson, and Seth Wormley
Members Absent: Dave Hamman, Karin McCarthy-Lange, Ruben Rodriguez, and Bob Stewart
Staff Present: Matthew H. Asselmeier, Director, and Wanda A. Rolf, Office Assistant
Others Present: Dan Kramer and Mitchell Schaben

APPROVAL OF AGENDA

Member Bernacki made a motion, seconded by Member Wormley, to approve the agenda. With a voice vote of six (6) ayes, the motion carried.

APPROVAL OF MINUTES

Member Nelson made a motion, seconded by Member Wilson, to approve the minutes of the June 25, 2024, meeting. With a voice vote of six (6) ayes, the motion carried.

PETITIONS

Petition 24-17 Kendall County Planning, Building and Zoning Committee

Mr. Asselmeier summarized the request.

In 2001, through Ordinance 2001-33, Kendall County established pipeline regulations in the Zoning Ordinance.

In May 2024, TC Energy's ANR Pipeline announced a pipeline project in Kendall County. Concerns were raised regarding the proposed depth of the pipelines.

At their meeting on June 10, 2024, the Kendall County Planning, Building and Zoning Committee voted to initiate an amendment to the pipeline depth requirements contained in Section 6:07 of the Kendall County Zoning Ordinance. The proposed changes are as follows:

A. Pipeline Depth

1. Except for above ground piping facilities, such as mainline block valves, tap valves, meter stations, etc., the pipeline will be buried with:

a. A minimum of five (5) feet of top cover where it crosses cropland.

b. A minimum of five (5) feet of top cover where it crosses pastureland or other agricultural land comprised of soils that are classified by the USDA as being prime soils.

c. A minimum of ~~three (3)~~ **five (5)** feet of top cover where it crosses pastureland and other agricultural land not comprised of prime soils.

d. A minimum of ~~three (3)~~ **five (5)** feet of top cover where it crosses wooded/brushy land or other sensitive areas.

e. Substantially the same top cover as an existing parallel pipeline, but not less than ~~three (3)~~ **five (5)** feet, where the route parallels an existing pipeline within a 100-foot perpendicular offset.

2. Notwithstanding the foregoing, in those areas where rock is in its natural formation and/or a continuous stratum of gravel exceeding 200 feet in length are encountered, the minimum cover will be ~~30~~ **sixty (60)** inches.

The proposal was sent to the townships and fire protection districts on June 10, 2024. Steve Knutson submitted an email stating that the Fox Township Planning Commission informally found the proposal uncontroversial. This email was provided. No other comments were received.

ZPAC reviewed this proposal at their meeting on July 2, 2024. Discussion occurred regarding the reasons for selecting five feet (5') as the requirement; these included safety, room to bury other infrastructure below the freeze line, and concerns about pipelines flexing. Discussion occurred regarding federal regulations and whether any other counties had similar regulations; it was determined that other counties do not have these regulations because Kendall County was unique with the number of pipelines underground. ZPAC recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting were provided.

The Kendall County Comprehensive Land Plan and Ordinance Committee reviewed the proposal on July 24, 2024, and recommended approval by vote of six (6) in favor and zero (0) in opposition with three (3) members absent. Member Nelson noted that the County Stormwater Engineer would inspect pipelines for compliance and the pipeline pays the bill for the inspections.

Member Nelson asked who TC Energy was legally. Mitchell Schaben, TC Energy, responded they were TransCanada Energy.

Mr. Asselmeier asked if Mr. Schaben had an opinion of the proposal. Mr. Schaben responded that he had no opinion.

Member Nelson asked about pipeline depth requirements in other counties where this project was occurring. Mr. Schaben said the Kendall County proposal would match those depths.

Member Wilson asked why five feet (5') was common. Mr. Schaben said the depths have changed as new, large pipes have been installed.

Mr. Asselmeier discussed the variance process.

Member Wilson asked about safety considerations for burying pipelines deeper in the ground. Mr. Schaben responded yes, to get below the permafrost line.

Member Nelson asked about the width of pipeline rights-of-way. Mr. Schaben responded fifty feet (50') on either side. Discussion occurred about changing the Kendall County setback requirements for primary structures around pipelines. The present regulation is five hundred feet (500') from certain pipelines. Mr. Asselmeier will contact the municipalities and neighboring counties regarding their regulations, including the rationale for their regulations, and bring that information to the August Comprehensive Land Plan and Ordinance Committee. The pipeline did not have an additional restriction on setbacks beyond the pipeline

right-of-way. Discussion also occurred regarding what constituted a safe distance from pipelines to build structures and reasons for setbacks.

Member Nelson made a motion, seconded by Member Bernacki, to recommend approval of the text amendment and have Staff conduct research regarding pipeline setbacks and rationale for those setbacks.

The votes were as follows:
Ayes (6): Ashton, Bernacki, Casey, Nelson, Wilson, and Wormley
Nays (0): None
Absent (4): Hamman, McCarthy-Lange, Rodriguez, and Stewart
Abstain (0): None

The motion carried.

The proposal goes to the Kendall County Zoning Board of Appeals on July 29, 2024.

CITIZENS TO BE HEARD/PUBLIC COMMENT

Mitchell Schaben announced a public hearing will occur on August 6, 2024, between 4:00 p.m. and 6:30 p.m., at the Yorkville Public Library, regarding the pipeline project. This public hearing is occurring as part of the NEPA Report by the Federal Energy Regulatory Commission. The notice will be mailed to impacted landowners and adjacent landowners. Member Nelson requested a copy of that notice be sent to the Planning, Building and Zoning Department.

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier reported that the Village of Plainfield will have an open house regarding their comprehensive plan update on July 30, 2024, between 6:30 p.m. and 8:30 p.m., at the Plainfield Village Hall.

Mr. Asselmeier reported there will be a map amendment for a property on Miller Road, a map amendment for a property on Legion Road, and a special use permit application for a landscaping business in Millbrook on the August agenda.

Chairman Ashton requested an update on the investigation of the asphalt business on Route 52. Mr. Asselmeier will check the status of the investigation.

Mr. Asselmeier reported that the Village of Millington has annexed the banquet facility at 10978 Crimmin Road and the Village was still working on the paperwork for recording purposes.

ADJOURNMENT

Member Wilson made a motion, seconded by Member Casey, to adjourn. With a voice vote of six (6) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 7:41 p.m.

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

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
JULY 24, 2024

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 Kaare	[redacted]	
Mitchell Schaben		

Matt Asselmeier

From: Stephen knutson <[redacted]>
Sent: Monday, July 22, 2024 9:32 PM
To: Matt Asselmeier
Subject: [External]Re: Kendall County Zoning Petition 24-17

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Matt,
I am very sorry, but I have missed the deadline to respond.
However, an informal survey of the Fox Township Plan Commission found that the change in pipeline depth seemed uncontroversial. we had no comment.
I will try to be more responsive in the future.
Stephen Knutson
Fox Township Plan Commission

On Jun 25, 2024, at 4:01 PM, Matt Asselmeier <masselmeier@kendallcountyil.gov> wrote:

Dear Township Officials:

Please see the attached public notice and memo regarding Petition 24-17.

The Kendall County ZPAC will meet on this proposal on July 2nd at 9:00 a.m., in the County Boardroom at 111 W. Fox Street, Yorkville.

Thanks,

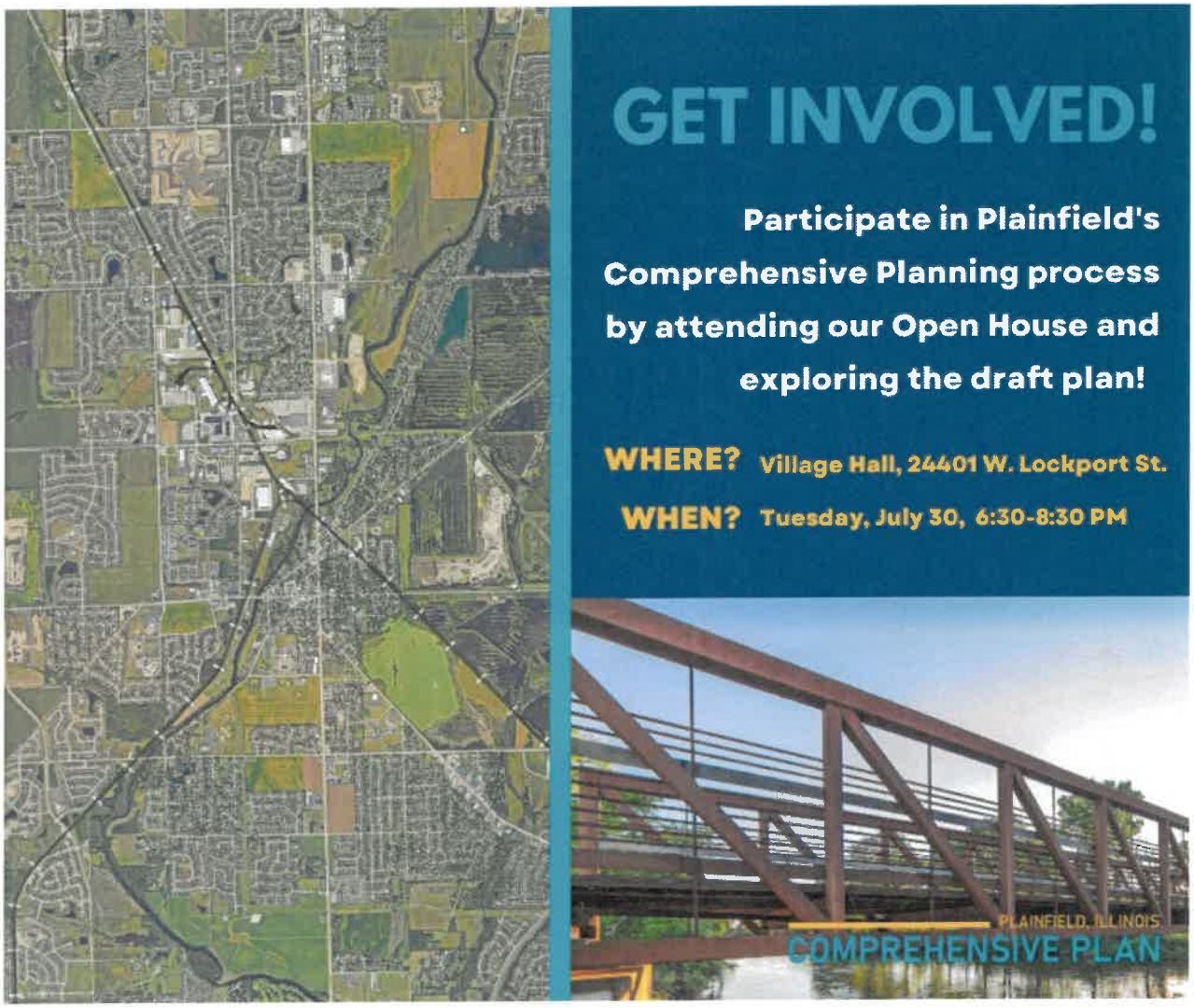
Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

<24-17 Public Notice.pdf><24-17 ZPAC Memo.pdf>

Matt Asselmeier

From: Jake Melrose <jmelrose@goplainfield.com>
Sent: Monday, July 22, 2024 4:16 PM
Subject: [External]Village of Plainfield Comprehensive Plan Open House - July 30

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



The Village is nearing the final stages of its update to the Comprehensive Land Use Plan and is holding an Open House on Tuesday, July 30, to garner feedback on new exhibits for the plan created by the Village's consultant, Houseal Lavigne.

The open house is informal, stop by Village Hall any time between 6:30 and 8:30 p.m. to share your input.

We look forward to seeing you!

If you have any questions about the Open House, please contact the Planning Department at planning@goplainfield.com.

Regards -

Jake Melrose, AICP
Economic Development Director
Village of Plainfield, IL
815.439.2826

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
July 29, 2024 – 7:00 p.m.

CALL TO ORDER
Vice-Chairman Tom LeCuyer called the Zoning Board of Appeals meeting to order at 7:00 p.m.

ROLL CALL:
Members Present: Scott Cherry, Cliff Fox, Tom LeCuyer, Jillian Prodehl Dick Thompson, and Dick Whitfield
Members Absent: Randy Mohr
Staff Present: Matthew Asselmeier, AICP, CFM, Director and Wanda Rolf, Office Assistant
Others Present: Gloria Foxman

PETITIONS:
The Zoning Board of Appeals started their review of Petition 24-17 at 7:04 p.m.

Petition 24 – 17 – Kendall County Planning, Building and Zoning Committee
Request: Text Amendments to the Kendall County Zoning Ordinance Pertaining to Pipeline Depth

Mr. Asselmeier summarized the request.

In 2001, through Ordinance 2001-33, Kendall County established pipeline regulations in the Zoning Ordinance.

In May 2024, TC Energy's ANR Pipeline announced a pipeline project in Kendall County. Concerns were raised regarding the proposed depth of the pipelines.

At their meeting on June 10, 2024, the Kendall County Planning, Building and Zoning Committee voted to initiate an amendment to the pipeline depth requirements contained in Section 6:07 of the Kendall County Zoning Ordinance. The proposed changes are as follows:

A. Pipeline Depth

1. Except for above ground piping facilities, such as mainline block valves, tap valves, meter stations, etc., the pipeline will be buried with:

a. A minimum of five (5) feet of top cover where it crosses cropland.

b. A minimum of five (5) feet of top cover where it crosses pastureland or other agricultural land comprised of soils that are classified by the USDA as being prime soils.

c. A minimum of ~~three (3)~~ **five (5)** feet of top cover where it crosses pastureland and other agricultural land not comprised of prime soils.

d. A minimum of ~~three (3)~~ **five (5)** feet of top cover where it crosses wooded/brushy land or other sensitive areas.

e. Substantially the same top cover as an existing parallel pipeline, but not less than ~~three (3)~~ **five (5)** feet, where the route parallels an existing pipeline within a 100-foot perpendicular offset.

2. Notwithstanding the foregoing, in those areas where rock is in its natural formation and/or a continuous stratum of gravel exceeding 200 feet in length are encountered, the minimum cover will be ~~30~~ **sixty (60)** inches.

The proposal was sent to the townships and fire protection districts on June 10, 2024. Steve Knutson submitted an email stating that the Fox Township Planning Commission informally found the proposal uncontroversial. This email was provided. No other comments were received.

ZPAC reviewed this proposal at their meeting on July 2, 2024. Discussion occurred regarding the reasons for selecting five feet (5') as the requirement; these included safety, room to bury other infrastructure below the freeze line, and concerns about pipelines flexing. Discussion occurred regarding federal regulations and whether any other counties had similar regulations; it was determined that other counties do not have these regulations because Kendall County was unique with the number of pipelines underground. ZPAC recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting were provided.

The Kendall County Comprehensive Land Plan and Ordinance Committee reviewed the proposal on July 24, 2024, and recommended approval by vote of six (6) in favor and zero (0) in opposition with three (3) members absent. Member Nelson noted that the County Stormwater Engineer would inspect pipelines for compliance and the pipeline pays the bill for the inspections.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on July 24, 2024. Discussion occurred on who TC Energy was legally; they are TransCanada Energy. Mitchell Schaben from TC Energy was in attendance and had no comments regarding the proposal. Discussion occurred about setting pipelines below the permafrost depth. Discussion also occurred regarding setbacks from pipelines. Staff will be researching this topic, including rationale for establishing the setback for the August Comprehensive Land Plan and Ordinance Committee meeting by contacting the municipalities and neighboring counties. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting were provided.
Vice-Chairman LeCuyer opened the public hearing at 7:05 p.m.

No one from the public testified at the public hearing.

Vice-Chairman LeCuyer adjoined the public hearing at 7:05 p.m.

Member Fox made a motion, seconded by Member Thompson, to recommend approval of the proposal.

The votes were as follows:
Ayes (6): Cherry, Fox, LeCuyer, and Thompson, Prodehl, and Whitfield
Nays (0): None
Abstain (0): None
Absent (1): Mohr

The motion carried.

The townships will be notified of the results of the hearing.

The proposal goes to the Kendall County Planning, Building and Zoning Committee on September 9, 2024.

The Zoning Board of Appeals completed their review of Petition 24-17 at 7:08 p.m.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
Mr. Asselmeier reported that Petitions 24-10 and 24-11 were approved by the County Board.

PUBLIC COMMENTS
Mr. Asselmeier stated that on July 30, 2024 the Village of Plainfield will have their open house regarding their comprehensive plan at village hall from 6:30 p.m. to 8:30 p.m.

Mr. Asselmeier stated that for their next month's meeting they have a request for rezoning on Miller Road outside Plano. They would like to rezone to R-1 to build homes. Also, at the corner of Legion Road and Highpoint Road, there is rezoning request to R-1 to build homes. There is also a request for a Special Use Permit for a landscaping business inside the Village of Millbrook.

The Brighter Daze Banquet Farm completed their annexation into Millington.

Note, the next meeting will be on Tuesday the day after Labor day.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS
Member Cherry made a motion, seconded by Member Prodehl, to adjourn.

With a voice vote of six (6) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 7:09 p.m.

The next regularly scheduled meeting/hearing will be on Tuesday September 3, 2024.

Respectfully submitted by,
Wanda A. Rolf
Administrative Assistant

Exhibits

1. Memo on Petition 24-17 Dated July 25, 2024
2. Certificate of Publication for Petition 24-17 (Not Included with Report but on file in Planning, Building and Zoning Office)

ORDINANCE NUMBER 2024-_____

TEXT AMENDMENTS PERTAINING TO THE REGULATION OF PIPELINE DEPTH IN THE KENDALL COUNTY ZONING ORDINANCE

WHEREAS, Section 13:07 of the Kendall County Zoning Ordinance permits the Kendall County Board to approve text amendments and provides the procedure through which text amendments are granted; and

WHEREAS, on or about November 20, 2001, through Ordinance 2001-33, the Kendall County Board established regulations pertaining to pipeline depth in the Kendall County Zoning Ordinance; and

WHEREAS, the Kendall Planning, Building and Zoning Committee, hereinafter be referred to as "Petitioner", desires to increase the minimum amount of top cover for pipelines; and

WHEREAS, on June 10, 2024, the Petitioner submitted text amendments to the Kendall County Zoning Ordinance amending the regulations for pipeline depth by setting a minimum of five feet of top cover for all pipelines in Kendall County; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on July 4, 2024, the Kendall County Zoning Board of Appeals conducted a public hearing on July 29, 2024, at 7:00 p.m., in the 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 text amendments and zero members of the public testified in favor or in opposition to the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has recommended approval of the text amendments on July 29, 2024; 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 forwarded to the Kendall County Board a recommendation **approval/denial/neutral** of the requested text amendments; and

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

NOW, THEREFORE, BE IT ORDAINED, BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, that the Kendall County Zoning Ordinance be amended as follows:

I. Recitals: The recitals set forth above are incorporated as if fully set forth herein.

II. Amended Text: Section 6:07.A of the Kendall County Zoning Ordinance is hereby amended by deleting the present text and replacing it with the following:

"A. Pipeline Depth
1. Except for above ground piping facilities, such as mainline block valves, tap valves, meter stations, etc., the pipeline will be buried with:

a. A minimum of five (5) feet of top cover where it crosses cropland.

b. A minimum of five (5) feet of top cover where it crosses pastureland or other agricultural land comprised of soils that are classified by the USDA as being prime soils.

c. A minimum of five (5) feet of top cover where it crosses pastureland and other agricultural land not comprised of prime soils.

d. A minimum of five (5) feet of top cover where it crosses wooded/brushy land or other sensitive areas.

e. Substantially the same top cover as an existing parallel pipeline, but not less than five (5) feet, where the route parallels an existing pipeline within a 100-foot perpendicular offset.

2. Notwithstanding the foregoing, in those areas where rock is in its natural formation and/or a continuous stratum of gravel exceeding 200 feet in length are encountered, the minimum cover will be sixty (60) inches."

III. Any text contained in the Kendall County Zoning Ordinance in conflict with this Ordinance is hereby amended to reflect the change in topsoil requirements.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 17th day of September, 2024.

Attest:

_____	_____
Kendall County Clerk	Kendall County Board Chairman
Debbie Gillette	Matt Kellogg

Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 9/9/2024

Subject: Building Permit Fee Amendment for Disabled Veterans and Caretakers of Veterans

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

Approval of Petition 24-19, a Request from the Kendall County Planning, Building and Zoning Department for an Amendment to Ordinance 2019-39 Pertaining to Building Permit Application fees for Disabled Veterans and Caretakers of Disabled Veterans

Previous Board/Committee Review:

N/A

Fiscal impact:

Unknown because the Department has not previously tracked permitting information for disabled veterans

Background and Discussion:

On January 1, 2025, Public Act 103-0621, formerly SB 2751, will become effective.

This Act prevents counties from charging building permit fees to disabled veterans and caretakers of disabled veterans for improvements to residences required to accommodate a veteran's disability. A county can still require building permits for these types of improvements. The Act requires a county to require proof of veteran status and requires an applicant to attest to the fact that the improvement is required to accommodate the veteran's disability.

Staff Recommendation:

Approval

Attachments:

Draft Ordinance

Draft Affidavit of Improvement Necessary to Accommodate Disability

Existing Building Fee Schedule

Public Act 103-0621 (Amendment to the Counties Code Portion of State Law Only)

State of Illinois
County of Kendall

ORDINANCE # 2024-_____

ORDINANCE AMENDING ORDINANCE 2019-39 PERTAINING TO BUILDING CODES BY AMENDING THE BUILDING PERMIT FEES FOR VETERANS WITH DISABILITIES OR THE VETERAN'S CAREGIVER

WHEREAS, on December 17, 2019, the Kendall County Board adopted Ordinance 2019-39 which adopted building codes and established fees for building permits issued by the Kendall County Planning, Building and Zoning Department; and

WHEREAS, Public Act 103-621, formerly Senate Bill 2751, effective January 1, 2025, requires counties to cease charging building permit fees to veterans with a disability or the veteran's caregiver for improvements to the residence of the veteran with a disability if the improvements are required to accommodate a disability of the veteran provided proof of veteran status and an attestation to the fact that the improvements to the residence are required to accommodate the veteran's disability are provided to the county; and

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

1. Ordinance 2019-39 is amended by adding the following language to the end of Section 10 – Fees:

   "Fees for Veterans with a Disability or the Veteran's Caregiver
   A veteran with a disability or the veteran's caregiver shall not be charged a building permit fee for improvements to the residence of the veteran with a disability if the improvements are required to accommodate a disability of the veteran provided that proof of veteran status and a notarized affidavit on the form prepared by the County attesting to the fact that the improvements to the residence are required to accommodate the veteran's disability are included with the building permit application."

2. Any ordinances in conflict with this ordinance are hereby repealed.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 17th day of September, 2024.

Attest:

Kendall County Clerk Debbie Gillette	Kendall County Board Chairman Matt Kellogg

AFFIDAVIT

I, _____, being first duly sworn on oath state that the purpose of this building permit is to accommodate a veteran's disability.

Further affiant sayeth naught.

_____

SUBSCRIBED AND SWORN to
Before me this ____ day
of _____, 20____

_____
Notary Public

SECTION 10 – FEES

The following fee schedule shall be applicable to the Kendall County Building Code.
Please Note: a $50.00 Zoning Certificate is required on ALL building permits.

1.	Single Family Residential Construction	$1,800.00
2.	Accessory Structures –	
	≤ 120 square feet	$50.00 Zoning Certificate
	121-599 square feet	$150.00 – Plumbing $150.00/Insp
	≥ 600 square feet (residential)	$50.00/inspection – Plumbing $150.00/Insp + .08/sq.ft. for plan review
	≥ 600 square feet (commercial)	$75.00/inspection – Plumbing $150.00/Insp + .08/sq.ft. for plan review
3.	Signs –	
	Non-illuminated	$100.00 + 1.00 per square foot
	Illuminated	$150.00 + 1.00 per square foot
	Temporary	$50.00 Zoning Certificate
4.	Deck	$150.00
5.	Swimming Pool	$150.00
6.	Demolition	$100.00
7.	Communication Tower	$1,000.00
8.	Moving or raising a structure	$100.00
9.	Service Upgrades	$100.00
10.	Driveway	$150.00
11.	Patios – New & Enlarging (R-5, R-6, R-7 Only)	$50.00 Zoning Certificate
12.	Re-inspection Fee –	
	Residential	$50.00
	Commercial	$75.00
	Plumbing	$150.00
13.	Residential/Agricultural	.08/sq.ft. for plan review +
	Addition	$50.00/inspection
	Remodeling	$50.00/inspection
	Plumbing	$150.00/inspection

Electrical	$50.00/inspection
Miscellaneous	$50.00/inspection
14. Permits other than Residential /Agricultural	.08/sq.ft. for plan review
Addition	$75.00/inspection
Remodeling	$75.00/inspection
Plumbing	$150.00/inspection
Electrical	$75.00/inspection
Miscellaneous	$75.00/inspection
15. Change of Occupancy	$150.00
16. Certificate of Occupancy	$150.00
17. Zoning Certificate – **REQUIRED ON ALL PERMITS**	$50.00

Notes to the Fee Schedule

The permit fees for an attached garage, deck, or a driveway and similar appurtenances constructed in conjunction with the construction of the house are included in the permit fee for the house.
The permit fee for a driveway constructed in conjunction with the construction of a garage is included in the permit fee for the garage.

Zoning Certificate Required

A zoning certificate shall be approved before a building permit may be issued and requires the payment of a separate fee.

Address Required

The fee for assigning an address to a property shall be $50.00.

Time of Payment

All permit fees shall be due and payable prior to the beginning of construction. All re-inspection fees shall be due and payable prior to each inspection.

Additional Review Fees

In addition to the fees set forth in this Ordinance, all applicants seeking the approval of a building permit shall reimburse Kendall County for all reasonable costs incurred as a result of the review of the application by a legal, engineering or other special consultant. The applicant shall provide a deposit to cover the estimated consulting and review fees. Payment of the additional review fees shall be made prior to the issuance of the certificate of occupancy, EXCEPT, when the payment is fully and completely secured by a deposit, the actual payment may occur after the issuance of the certificate of occupancy.

Waivers and Refunds

No waiver and no refund shall be made for any fee paid pursuant to this Ordinance without the approval of the Planning, Building and Zoning Committee of the County Board, EXCEPT, all fees for actions or activities by Kendall County or the Kendall County Forest Preserve District are hereby waived and all fees for non-profit organizations shall be charged half of the normal fees for permits; provided they show proof of non-profit status as determined by the Planning, Building and Zoning department and that the permit be used only by the organization itself. All other government entities shall be charged half of the normal fee for permits as determined by the Code Official.

State of Illinois
County of Kendall

ORDINANCE # 2020-16
ORDINANCE AMENDING ORDINANCE 2019-39
PERTAINING TO BUILDING CODES BY ADDING
APPLICATION FEES FOR SOLAR PANEL BUILDING PERMITS

WHEREAS, on November 20, 2018, the Kendall County Board adopted Ordinance 2018-22 which established fees for solar panel building permits within the Kendall County Zoning Ordinance; and

WHEREAS, on December 17, 2019, the Kendall County Board adopted Ordinance 2019-39 which established fees for building permits issued by the Kendall County Planning, Building and Zoning Department; and

WHEREAS, on or about June 29, 2020, the Kendall County Regional Planning Commission initiated a text amendment to the Kendall County Zoning Ordinance which proposed removing the fees for solar panel building permits within the Kendall County Zoning Ordinance, with the intent that such fees be incorporated in the Planning, Building and Zoning Department's fee schedule outside of the Kendall County Zoning Ordinance;

WHEREAS, the County desires to incorporate the fees for solar panel building permit applications within the fee schedule of the other building permits issues by the Kendall County Planning, Building and Zoning Department; and

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

1. Ordinance 2019-39 is amended by establishing the following application fees for building permits for solar panels as follows:

0-	10 kilowatts (kW)	$150.00
11-	50 kilowatts (kW)	$300.00
51-	100 kilowatts (kW)	$600.00
101-	500 kilowatts (kW)	$1,200.00
501-	1,000 kilowatts (kW)	$2,750.00
1,001-	2,000 kilowatts (kW)	$6,000.00
Over 2,000 kilowatts (kW)		$6,000.00 + $200.00 for each additional 0-100 kilowatts

For the purposes of calculating fees, kW shall be rounded up to nearest whole number.

Any solar energy system where construction has started before a Building Permit has been issued will be charged double the permit fee. The above fees do not apply to solar energy systems used to generate energy for on-site consumption of energy for

agricultural purposes.

2. Any ordinances in conflict with this ordinance are hereby repealed.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 15th day of September, 2020.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

COUNTY CLERK
OFFICIAL SEAL
KENDALL COUNTY, ILLINOIS

AN ACT concerning local government.

Be it enacted by the People of the State of Illinois, represented in the General Assembly:

Section 5. The Counties Code is amended by adding Section 5-12022 as follows:

(55 ILCS 5/5-12022 new)

Sec. 5-12022. Building permit fee for veterans with a disability.

(a) A veteran with a disability or the veteran's caregiver shall not be charged any building permit fee for improvements to the residence of the veteran with a disability if the improvements are required to accommodate a disability of the veteran. Nothing in this subsection changes the obligation of any person to submit to the county applications, forms, or other paperwork to obtain a building permit. A veteran or caregiver must provide proof of veteran status and attest to the fact that the improvements to the residence are required to accommodate the veteran's disability. Proof of veteran status is to be construed liberally, and veteran status shall include service in the Armed Forces of the United States, National Guard, or the reserves of the Armed Forces of the United States.

(b) What constitutes proof of veteran status shall be

determined by the county. The Illinois Department of Veterans' Affairs may not adjudicate any dispute arising under paragraph (a).

(c) A home rule county may not regulate building permit fees in a manner inconsistent with this Section. This Section is a limitation under subsection (i) of Section 6 of Article VII of the Illinois Constitution on the concurrent exercise by home rule units of powers and functions exercised by the State.

Section 10. The Township Code is amended by adding Section 110-17 as follows:

(60 ILCS 1/110-17 new)

Sec. 110-17. Building permit fee for veterans with a disability. A veteran with a disability or the veteran's caregiver shall not be charged any building permit fee for improvements to the residence of the veteran with a disability if the improvements are required to accommodate a disability of the veteran. Nothing in this Section changes the obligation of any person to submit to the township applications, forms, or other paperwork to obtain a building permit. A veteran or caregiver must provide proof of veteran status and attest to the fact that the improvements to the residence are required to accommodate the veteran's disability. Proof of veteran status is to be construed liberally, and veteran status shall

Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 9/9/2024

Subject: Minor Amendment for Special Use Permit at 5438 Schlapp Road

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

Approval of Petition 24-20, a Request from Lydia Ramirez for Minor Amendments to the Site Plan Granted by Ordinance 2022-26 for a Banquet Facility at 5438 Schlapp Road (Formerly 5100 Block of Schlapp Road), Oswego (PIN: 03-34-100-028) in Oswego Township by Adding a Terrace, Fireplace, Gazebo, Fence, Columns, and Water Fountain, and Changing the Gravel to Asphalt; Property is Zone A-1 with a Special Use Permit

Previous Board/Committee Review:

N/A

Fiscal impact:

N/A

Background and Discussion:

See Attached Memo

Staff Recommendation:

Approval with Conditions

Attachments:

Memo Dated September 4, 2024

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 & Zoning Committee
From: Matthew H. Asselmeier, AICP, CFM, Director
Date: September 4, 2024
Re: Petition 24-20 Request for Minor Amendment to a Special Use Permit for a Banquet Facility at 5438 (Formerly 5100 Block) Schlapp Road

On February 19, 2019, the Kendall County Board approved Ordinance 2019-03, granting a special use permit for a banquet facility at 5438 (formerly 5100 block) Schlapp Road in Oswego Township. On September 20, 2022, the Kendall County Board approved Ordinance 2022-26, amending the site plan, photometric plan, and engineering plans at the subject property.

On or about July 18, 2024, and finalized on September 4, 2024, the Petitioner submitted an application for the following minor amendments to the site plan:

1. Install an eighty foot by twenty-two foot (80' X 22') terrace on top of the existing concrete pad with two inch by ten inch (2" X 10") inch cedar exposed attached to the building. The maximum height of the structure would be thirteen feet (13').
2. Install one (1) maximum six foot (6') tall fire place under the terrace.
3. Install one (1) twenty-two foot by twelve foot (22' X 12') gazebo by ceremony area (see Attachment 1). The maximum height of the gazebo would be eleven feet (11').
4. Instead of gravel, install asphalt on the parking lot and walkway area.
5. Install a fountain in the pond.
6. Install a fence along the western perimeter of the property (the location is unknown).
7. Install two (2) columns near the driveway.

The revised site plan is included as Attachment 2. The location of the fence is not shown on the site plan; the present fence was installed without approval and is in the right-of-way. The site plan also shows six (6) columns near the driveway entrance. Four (4) of the columns are in the right-of-way; Staff is unsure if the remaining two (2) columns are setback the required ten feet (10') from the right-of-way.

The application is included as Attachment 3.

The Petitioners do not plan to change the location of the sign as originally requested in their application and shown on the revised site plan.

Section 13:08.N discussing the requirements for minor amendments. Amendments 1 and 2 are proposed on already impervious surface areas. Amendment 3 would be new impervious area, but the added area is small compared to the existing buildings, driveways, and walkways. Regarding amendment 4, when the stormwater permit was issued, an allowance was made regarding future pavement. Amendment 5 does not impact stormwater. An email from WBK Engineering is provided as Attachment 4. Staff cannot comment on amendment 6, because no information was provided regarding the location or description of the fence. Amendment 7 meets for qualifying for a minor amendment.

Ordinance 2019-03 already addresses concerns that may arise with the proposed amendments including lighting of signs (Condition 2.H), noise (Condition 2.J), outside music (Condition 2.K), and hours of operation (Condition 2.L). None of these conditions were proposed for amendment

presently.

Ordinance 2019-03 and 2022-26 are attached.

If the Planning, Building and Zoning Committee wishes to approve the request, a draft minor amendment is attached.

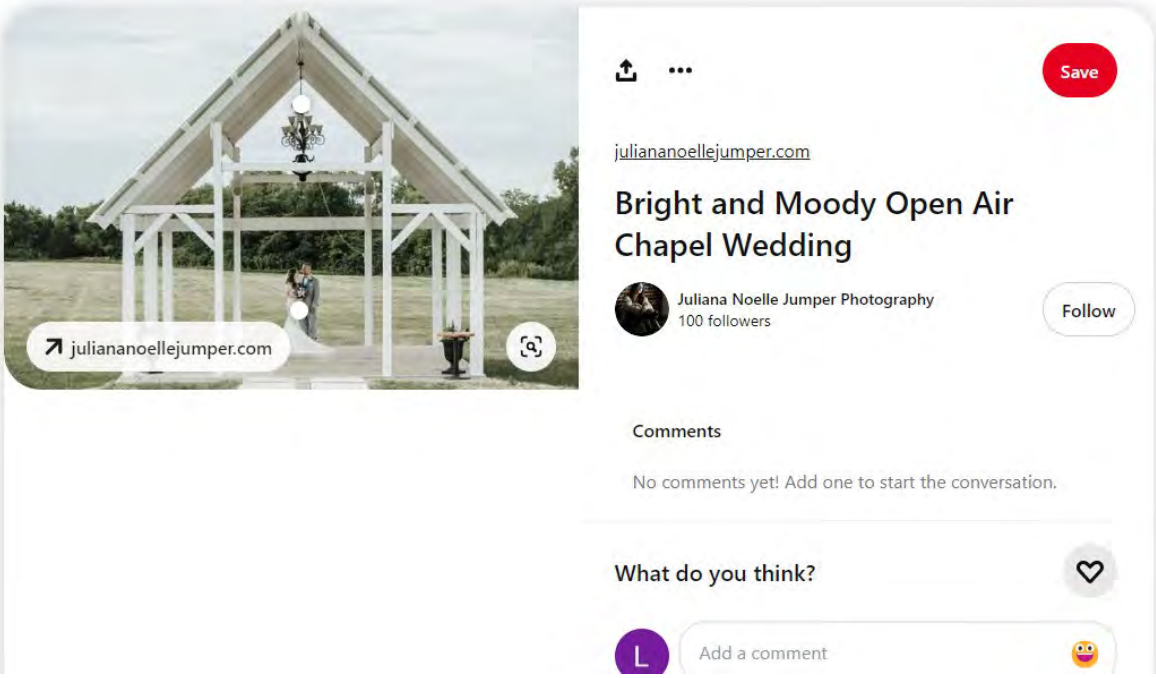
If you have any questions, please let me know.

Thanks,

MHA

ENCs: Gazebo Picture
Proposed Site Plan
Application Material
August 6, 2024, Email from WBK Engineering
Ordinance 2019-33
Ordinance 2022-09
Draft Minor Amendment

Attachment 1 Gazebo Picture



SCHLAPP ROAD

West Line of the Northwest Quarter of Section 34, T37N-R8E

2644.30'

547.13'

547.13'

BM#2

89°32'46"

932.37'

896.37'

63°53'57"

609.24'

ALL ASPHALT PARKING

ASPHALT

ASPHALT WALKWAYS

PROPOSED TRASH ENCLOSURE 10'X10' WOOD PLANKING – SEE DETAIL ON SHT 6

PROPOSED MONUMENT SIGN "HERITAGE FARM"

PROPOSED LIGHT POLE (TYP) (SEE PHOTOMETRIC PLAN)

PROPOSED GRAVEL PARKING LOT PHASE 1 – 99 SPACES TOTAL 37,767 SF

PROPOSED GRAVEL PARKING LOT PHASE 2 – 51 SPACES TOTAL 14,838 SF

PHASE LINE

FUTURE BUILDING 50'X50' FIN.FL.=736.00

30.00' PLANTED WITH WLD FLOWER & PRAIRIE GRASS

PROPOSED ASPHALT HANDICAP AREA – 432 SF

PROPOSED ASPHALT HANDICAP AREA – 864 SF

PROPOSED WATER WELL

12' ASPHALT WALKWAY 1080 SF

8' GRAVEL WALKWAY

PROPOSED ASPHALT ENTRANCE 1,152 SF

Utility Box

Cobblestone Monument

BRIDAL SUITE & RESTROOMS

CONCRETE PAD FF=734.50 8' OVERHANG

PROPOSED BARN W/ CONCRETE PAD FF=734.65

LEAN TO BUILDING 15' x 80'

ENTRANCE

PROPOSED OUTDOOR CEREMONY GRASS AREA

GAZEBO

8' GRAVEL WALKWAY 578 SF

41' SCH 40 4" PVC

INV=732.8

INV=734.25

PROP'D 750 GAL DOSING TANK INV=732.4 OUT=PRESSURE

54' SCH 40 2" PVC BURIED BELOW FROST

TAPER TOPSOIL FROM TOP OF RAISED BED TO EXISTING GRADE

5244 SQ FT BASAL AREA (38'x 138')

780 LF ATL (6 x 130')

LOOP END

2" MANIFOLD

PROPOSED RAISED SEPTIC AREA SEE SEPTIC PLANS

16' GAZEBO FF=732.35

PROPOSED AREA TO BE PLANTED WITH WILDFLOWER & PRAIRIE GRASS SEED MIX

PROPOSED DRY MESIC PRAIRIE MIX FROM 727 TO 731 CONTOURS

100YR VOLUME REQ'D 2.81 AC-FT

100 YR VOLUME PROVIDED 2.81 AC-FT

100YR OVERFLOW 730.84

PROPOSED WET DETENTION POND NORMAL WATER LEVEL 727.00

PROPOSED AREA TO BE PLANTED WITH WILDFLOWER & PRAIRIE GRASS SEED MIX

Trees and Brush

Trees and Brush

Southwest Corner of the Northwest Quarter of Section 34, T37N-R8E

90°27'14"

90°27'14"

624.0'

660.0'

South Line of the Northwest Quarter of Section 34, T37N-R8E

PROPOSED BIO-SWALE TO BE PLANTED WITH WILDFLOWER & PRAIRIE GRASS SEED MIX

BM#1

33

34

PIN 03-34-300-001
Heritage Valley LLC
A1

NOTE: Found 3/4" Iron Pipe Monument 0.85' East of True Corner

Location Map
(Not to Scale)

Simons Road
Plainfield Road
Schlapp Road
Subject Property

DEVELOPER:
LYDIA RAMIREZ
1152 STATE ROUTE 126
PLAINFIELD, IL 60544

PROPERTY LOCATION:
PIN: 03-34-100-027

AREA TO BE REZONED:
9.37 Acres

PRESENT ZONING:
A-1 (Ordinance #99-10 and #99-20) (Unrecorded Documents)

PROPOSED ZONING:
A-1 SU

LANDSCAPING QUANTITIES

- 32 CANOPY TREES
- 16 EVERGREEN TREES
- 5 UNDERSTORY TREES
- 10 ORNAMENTAL TREES
- 126 DECIDUOUS BUSHES

ALL DISTURBED AREAS SHALL RECEIVE 8" OF TOPSOIL AND BE SEEDED WITH IDOT CLASS 1 SEEDMIX UNLESS STATED OTHERWISE

TURF

WILDFLOWER & PRAIRIE GRASS SEED MIX ~62,286 SF

DRY MESIC PRAIRIE MIX IN POND ~18,645 SF

SCALE IN FEET

NO.	DATE	NOTES

PREPARED FOR:

HERITAGE FARM – BANQUET CENTER

PROJECT NO. 22 533 01

SHEET NO.

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

APPLICATION

PROJECT NAME HERITAGE FARM BANQUET **FILE #:** 22-16

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

CURRENT LANDOWNER/NAME(s)
LYDIA RAMIREZ

SITE INFORMATION | SITE ADDRESS OR LOCATION | ASSESSOR'S ID NUMBER (PIN)
ACRES
03-34-100-028
5438 SCHLAP RD. OSWEGO IL. 60543

EXISTING LAND USE | CURRENT ZONING | LAND CLASSIFICATION ON LRMP

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
- ___ PRELIMINARY PLAT
- ___ RPD (___Concept; ___ Preliminary; ___ Final)
- ___ FINAL PLAT
- ___ ADMINISTRATIVE APPEAL
- ___ OTHER PLAT (Vacation, Dedication, etc.)
- X AMENDMENT TO A SPECIAL USE (____Major; X Minor)

[1]PRIMARY CONTACT | **PRIMARY CONTACT MAILING ADDRESS** | **PRIMARY CONTACT EMAIL**
LYDIA RAMIREZ
[redacted]

PRIMARY CONTACT PHONE # | **P**
[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. **THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE APPLICATION DATE.**

SIGNATURE OF APPLICANT [redacted] **DATE** 7/17/2024

FEE PAID:$ 150.00
CHECK #:_____

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

Last Revised:
10.17.22

Date Stamp Here If Checklist Is Complete

§13:08.N of the Zoning Ordinance states that a Minor Amendments are those that do not alter the intent or uses of the property for which a Special Use has been approved. Minor Amendments shall be limited to the following:

1. Proposed additions, enlargements or changes in any existing or proposed building or buildings, shown on any controlling site plans attached to or referenced in the ordinance which granted the special use (if applicable), and the addition of accessory structures not shown on such plans may be permitted provided that all of the following conditions are met:
   a) The proposed addition, enlargement or change will, in the opinion of the Zoning Administrator, result in a better utilization of the property or a more efficient and desirable use of the land.
   b) The change shall not constitute more than a ten (10) percent increase in the lot coverage of all approved buildings on the property or a ten (10) percent increase of the total floor area of all approved buildings on the property.
   c) The proposed addition, enlargement or change will not infringe upon or extend into any required building setback, off street parking or loading space or required building separation or exceed the height or bulk regulations of the underlying zoning district.
   d) The additional off-street parking or loading spaces required for such proposed addition, enlargement or change, can be supplied as required by the applicable zoning ordinance provisions.
   e) The proposed addition, enlargement or change will not result in an enlargement or increase of any previously approved variation.

2. Minor Modifications of Conditions provided that all of the following are met:
   a) The proposed modification will, in the opinion of the Zoning Administrator, result in equal or better performance than the original condition imposed.
   b) The proposed modification or change shall not result in a change of more than ten (10) percent of any previously imposed condition.
   c) The result of the proposed modification shall be that the property will still be in substantial compliance with the previously approved ordinance.

Please verify your modification fits the above criteria and briefly describe the minor amendment below:

1. 80 Ft. X 25ft terrace on top of Concrete pad with a 2" X10" Cedar exposed attached to Building.
2. from 5ft to left fire place under terrace (Installation)
3. 18 ft X 16 ft gazebo by ceremony area - 16 feet height max
4. finish asphalt on parking lot and Walkway areas
5. Change monument by entrance driveway on brick Column

Matt Asselmeier

From: L R <[redacted]
Sent: Tuesday, July 30, 2024 9:41 AM
To: Matt Asselmeier
Subject: Re: [External]RE: Banquet Facility on Schlapp Road

Good morning Matt,
regarding the terrace on the patio I was told from the lumber company the largest cedar beams are 2"x 12"x 22' so is going to be 80' long by 22' wide instead of 25' wide please make a note of it.
Thank you!
Jose R.

On Tue, Jul 23, 2024 at 1:11 PM L R <lyma12939@gmail.com> wrote:
Yes I will call you Friday at 3pm
Thank you!
Sent from my iPhone

> On Jul 23, 2024, at 12:53 PM, Greg Chismark <gchismark@bodwegroup.com> wrote:
>
> Friday afternoon after 2:30 is best. Let me know what is good so I can put it on my calendar.
>
> **Greg Chismark, PE**
>
> Mobile 847-344-5619 | Office 630-338-8527 | gchismark@bodwegroup.com
>
> **From:** L R [redacted]
> **Sent:** Tuesday, July 23, 2024 12:23 PM
> **To:** Greg Chismark <gchismark@bodwegroup.com>
> **Subject:** Re: FW: [External]RE: Banquet Facility on Schlapp Road
>
> Hi Greg,

Matt Asselmeier

From: Greg Chismark <gchismark@bodwegroup.com>
Sent: Friday, August 16, 2024 7:17 AM
To: L R; Tebrugge Engineering
Cc: Matt Asselmeier
Subject: [External]RE: Storm Comps 4.12.19.pdf

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All,
I have received a response from John and agree with his evaluation. My apologies, I missed the statement in the calculations identifying future pavement. No permit is necessary for paving the site so long as the extent and drainage patterns of parking and driveways are not changed from the original plan.
Let me know if you need anything else from me.
Greg

Greg Chismark, PE
President, WBK Engineering
Mobile 847-344-5619 |Office 630-338-8527 | gchismark@bodwegroup.com
116 West Main Street Suite 201, St. Charles IL 60174

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Bodwé Infrastructure Services
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Wholly Owned by Mno-Bmadsen,
an Instrumentality of the Pokagon Band of Potawatomi
Across the Bodwé family, we hold the following designations:

State of Illinois
County of Kendall

Zoning Petition
#19-05

ORDINANCE NUMBER 2019-03

GRANTING A SPECIAL USE PERMIT ON PROPERTY ZONED A-1 AGRICULTURAL FOR A BANQUET FACILITY AND A VARIANCE TO SECTION 7.01.D.10.A OF THE KENDALL COUNTY ZONING ORDINANCE TO ALLOW A BANQUET FACILITY TO BE LOCATED OFF OF A NON-ARTERIAL OR NON-MAJOR COLLECTOR ROADWAY FOR A 10.0 ACRE +/- PARCEL LOCATED IN THE 5100 BLOCK OF SCHLAPP ROAD ON THE EAST SIDE OF SCHLAPP ROAD APPROXIMATELY 0.48 MILES SOUTH OF PLAINFIELD ROAD ON THE SOUTH TEN ACRES OF THE PROPERTY IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 03-34-100-024 IN OSWEGO 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 13.04 of the Kendall County Zoning Ordinance permits the Kendall County Board to issue variations and place conditions on variations and provides the procedure through which variations 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, Section 7.01.D.10.a of the Kendall County Zoning Ordinance requires banquet facilities located in the A-1 Agricultural Zoning District to have direct access to an arterial roadway or major collector road as defined in the Land Resource Management Plan; 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 10.0 acres located on the east side of Schlapp Road approximately 0.48 miles south of Plainfield Road (PIN: 03-34-100-024) in Oswego 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 Specialty Oswego, LLC and Stuart and Paula Weihler are under contract to purchase the property and shall hereinafter be referred to as "Petitioner"; and

WHEREAS, on or about December 21, 2018, Petitioner filed a petition for a Special Use Permit allowing the operation of a banquet facility at the subject property and a variance to Sections 7.01.D.10.a of the Kendall County Zoning Ordinance; and

WHEREAS, following due and proper notice by publication in the Beacon News not less than fifteen days prior thereto, the Kendall County Zoning Board of Appeals conducted a public hearing on January 28, 2019, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner's attorney presented evidence, testimony, and exhibits in support of the requested special use permit and variance and zero members of the public testified in favor or in opposition; 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 and variance with conditions as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated January 28, 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 and variance 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 County Zoning Ordinance; and

WHEREAS, this special use permit and variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property; 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 and variance 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 attached site plan attached hereto as Exhibit C, the attached landscaping plan attached hereto as Exhibit D, and the attached lighting plan attached hereto as Exhibit E. The previously listed plans may be altered to meet the right-of-way dedication mentioned in condition B. Trees shall be a minimum five feet (5') in height at the time of planting as measured from the top of the root ball to the top of the tree. The trees shall be planted in such location as to provide a complete screening within five (5) years of approval of this ordinance.

   B. Within sixty (60) days of approval of this special use permit ordinance, the property owners shall convey a strip of land along the entire western portion of the property to Oswego Township to be used as Schlapp Road right-of-way. This dedication shall have a depth of fifty feet (50') as measured from the centerline of Schlapp Road.

   C. A maximum of two hundred eighty-five (285) guests in attendance at a banquet center related event may be on the subject property at a given time.

   D. A variance shall be granted to the requirement that the facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan as required in Section 7.01.D.10.a of the Kendall County Zoning Ordinance.

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

   F. 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.

   G. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance except where variances are granted. In particular, lighting

will not be allowed to cross property lines. Parking lot lights shall not be illuminated on evenings when no events are held.

H. 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. The owners of the business allowed by this special use permit may install two (2) directional signs along Schlapp Road. Any signage provided will not be illuminated.

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

J. 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.

K. 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.

L. The hours of operation shall be between 9:00 a.m. and Midnight on weekends and between 9:00 a.m. and 10:00 p.m. on weekdays. The owners of the business allowed by this special use permit shall be allowed an additional two (2) hours after each event for the purposes of cleanup. Setup for events shall occur during the hours of operation. For the purposes of this special use permit ordinance, the term "weekend" shall mean Fridays, Saturdays, the day prior to any Federal or State holiday, and any Federal or State holiday that falls on a Thursday. The term "weekday" shall mean the other days of the week not included in the definition of "weekend."

M. A new certificate of occupancy must be issued for all buildings.

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

O. The special use permit for the residential unit of a stable employee, previously granted by Ordinance 1999-10 and amended by Ordinance 1999-20, shall be repealed.

P. No patrons, employees, or other individuals associated with events at the banquet facility allowed by this special use permit may park along Schlapp Road.

Q. Prior to the commencement of business operations, the owners of the banquet facility allowed by this special use permit shall plant a thirty foot (30') strip of wild flowers and prairie grasses along the entire eastern property line.

R. Prior to the commencement of business operations, the owners of the banquet facility allowed by this special use permit shall erect "No Trespassing" signs near the eastern property line.

S. The operator(s) of the banquet facility allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.

T. 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.

U. 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 19th day of February, 2019.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

Exhibit A

Legal Description

That Part of the Northwest Quarter of Section 34, Township 37 North, Range 8 East of the Third Principal Meridian described as follows: Beginning at the Southwest Corner of said Northwest Quarter; thence Easterly, along the South Line of said Northwest Quarter, 660.0 feet; thence Northeasterly along a line which forms an angle of 116°06'03' with the last described course, measured clockwise therefrom, (said Northeasterly Line which if extended would intersect the North Line of said Northwest Quarter at a point which is 660.0 feet Westerly of the Northeast Corner of said Northwest Quarter), 609.24 feet; thence Westerly, parallel with the South Line of said Northwest Quarter, 932.37 feet to the West Line of said Northwest Quarter; thence Southerly, along said West Line, 547.13 feet to the point of beginning in Oswego Township, Kendall County, Illinois.

Exhibit B

FINDINGS OF FACT-SPECIAL USE

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 Petitioners plan to seek a variance from the Oswego Fire Protection District for sprinkler requirements. The Petitioners are agreeable to dedicating land for Schlapp Road right-of-way. The Kendall County Sheriff's Department has not submitted comments expressing concerns for public health and safety.**

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 and light created from the proposed use. Some of the negative impacts of the proposed use on properties in the immediate vicinity could be mitigated by restrictions related to hours of operation, number of events, and buffering within the ordinance granting the special use permit.**

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 plans to work with the Kendall County Health Department, the Kendall County Planning, Building and Zoning Department and Oswego Township to address 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. **Provided that the variance is approved regarding distance to arterial and collector roads, the special use would 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 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."**

FINDINGS OF FACT-VARIANCE

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 proposed banquet facility is approximately one half (1/2) mile from an arterial or major collector (Plainfield Road). In 2018, the County granted a similar variance for a banquet facility located approximately one point two (1.2) miles from an arterial roadway.**

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. **This is not true. Other banquet facilities in the rural areas could face similar concerns. The specific number of properties sharing similar characteristics is unknown.**

Exhibit B

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. **The Petitioners created the hardship by desiring to have a banquet facility at 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. **True, the Kendall County Sheriff's Department, Oswego Township, and the Oswego Fire Protection District have not expressed any concerns regarding the proposed use being materially detrimental to the public welfare or injurious to other property in the neighborhood provided the right-of-way dedication occurs and provided that the Petitioners secure applicable variances from the Oswego Fire Protection District.**

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. **True, the proposed use will not block light or air from adjacent properties. The proposed use will not cause an increase in congestion on public streets because events will not be held every day. Provided the business allowed by the special use permit follows the restrictions placed on the special use permit, no increase to the danger of fire or the endangerment of public safety should occur. Data does not exist as to whether the placement of the proposed use will diminish or impair the property value of the property located southeast of the subject property.**

RECOMMENDATION

The Kendall Zoning Board of Appeals unanimously recommends approval of the special use permit and variance subject to the following conditions and restrictions.

1. The site shall be developed substantially in accordance with the attached site plan, landscaping plan, and lighting plan. The previously listed plans may be altered to meet the right-of-way dedication mentioned in condition 2.
2. Within sixty (60) days of approval of this special use permit ordinance, the property owners shall convey a strip of land along the entire western portion of the property to Oswego Township to be used as Schlapp Road right-of-way. This dedication shall have a depth of fifty feet (50') as measured from the centerline of Schlapp Road.
3. A maximum of two hundred eighty-five (285) guests in attendance at a banquet center related event may be on the subject property at a given time.
4. A variance shall be granted to the requirement that the facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan as required in Section 7.01.D.10.a of the Kendall County Zoning Ordinance.
5. The subject parcel must maintain a minimum of five (5) acres.
6. 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)
7. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance except where variances are granted. In particular, lighting will not be allowed to cross property lines. Parking lot lights shall not be illuminated on evenings when no events are held. (**Second and third sentences added at RPC.**)
8. 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. The owners of the business allowed by this special use permit may install two (2) directional signs along Schlapp Road. Any signage provided will not be illuminated. **(Signage size could be clarified.)**
9. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.

Exhibit B

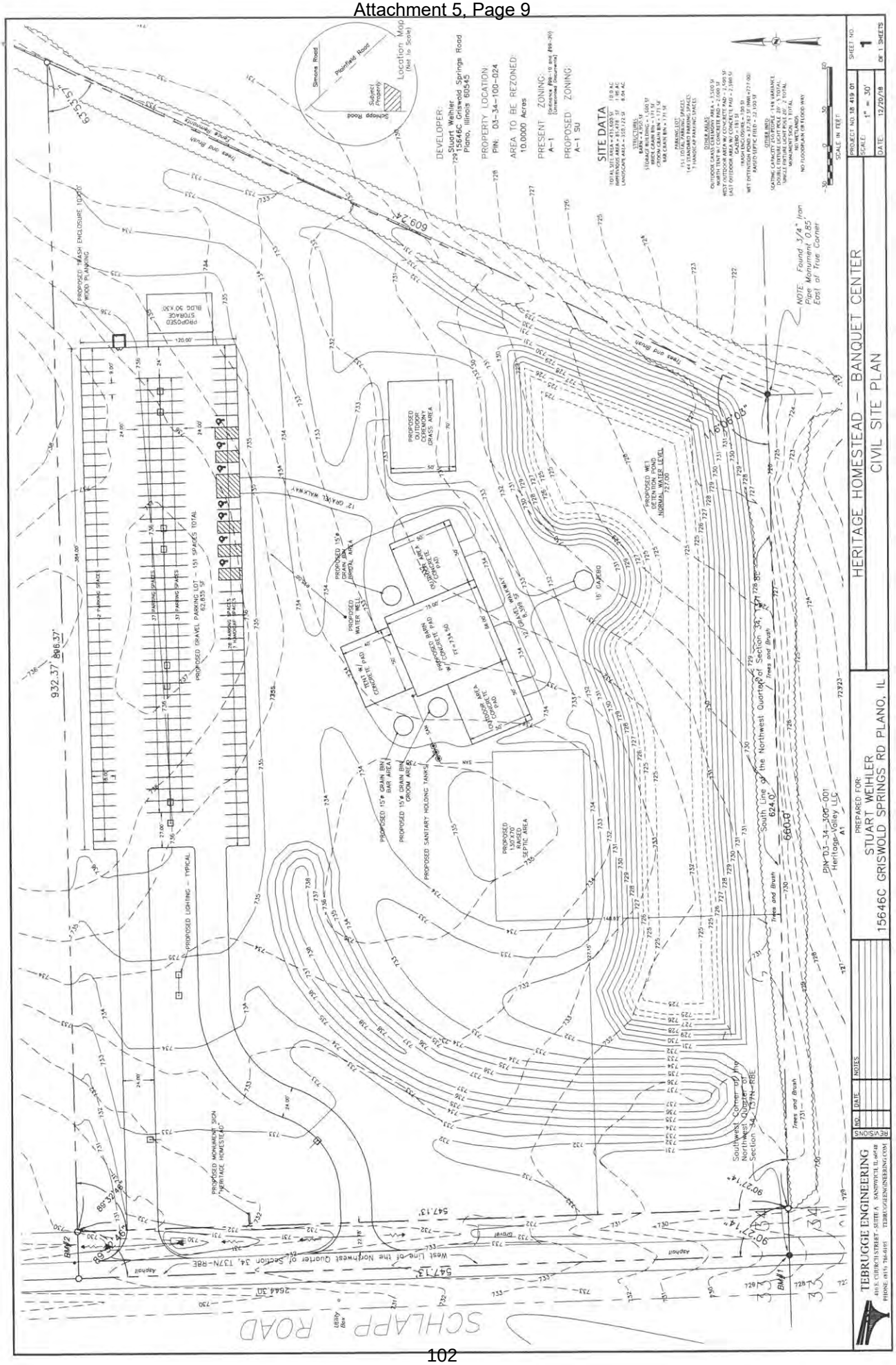
10. The noise regulations are as follows:

    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.

11. 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.
12. The hours of operation shall be between 9:00 a.m. and Midnight on weekends and between 9:00 a.m. and 10:00 p.m. on weekdays. The owners of the business allowed by this special use permit shall be allowed an additional one (1) hour after each event for the purposes of cleanup. Setup for events shall occur during the hours of operation. For the purposes of this special use permit ordinance, the term "weekend" shall mean Fridays, Saturdays, the day prior to any Federal or State holiday, and any Federal or State holiday that falls on a Thursday. The term "weekday" shall mean the other days of the week not included in the definition of "weekend." (**Petitioners will request additional hour from Planning, Building and Zoning Committee.**)
13. A new certificate of occupancy must be issued for all buildings.
14. The operator(s) of the banquet facility acknowledge and agree to follow Kendall County's Right to Farm Clause.
15. The special use permit for the residential unit of a stable employee, previously granted by Ordinance 1999-10 and amended by Ordinance 1999-20, shall be repealed.
16. No patrons, employees, or other individuals associated with events at the banquet facility allowed by this special use permit may park along Schlapp Road. **(Added by ZBA)**
17. Prior to the commencement of business operations, the owners of the banquet facility allowed by this special use permit shall plant a thirty foot (30') strip of wild flowers and prairie grasses along the entire eastern property line. **(Added by ZBA)**
18. Prior to the commencement of business operations, the owners of the banquet facility allowed by this special use permit shall erect "No Trespassing" signs near the eastern property line. **(Added by ZBA)**
19. The operator(s) of the banquet facility 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.


HERITAGE HOMESTEAD – BANQUET CENTER
CIVIL SITE PLAN
PREPARED FOR:
STUART WEHLER
15646C GRISWOLD SPRINGS RD PLANO, IL
TEBRUGGE ENGINEERING
SITE DATA
DEVELOPER:
Stuart Wehler
15646C Griswold Springs Road
Plano, Illinois 60545
PROPERTY LOCATION:
PIN: 03-34-100-024
AREA TO BE REZONED:
10.0000 Acres
PRESENT ZONING:
A-1
PROPOSED ZONING:
A-1 SU
PROPOSED TRASH ENCLOSURE 10'x10'
WOOD PLANKING
PROPOSED STORAGE BLDG 30'X30'
PROPOSED GRAVEL PARKING LOT - 151 SPACES TOTAL
62,635 SF
PROPOSED LIGHTING - TYPICAL
PROPOSED MONUMENT SIGN "HERITAGE HOMESTEAD"
PROPOSED OUTDOOR CEREMONY GRASS AREA
PROPOSED WET DETENTION POND NORMAL WATER LEVEL 727.00
PROPOSED 15'x DRAIN BAR AREA
PROPOSED 15'x DRAIN BAR GROOM AREA
PROPOSED SANITARY HOLDING TANKS
PROPOSED 130'X70' RAISED SEPTIC AREA
PROPOSED WATER WELL
TENT #1 CONCRETE PAD
PROPOSED BARN #1 CONCRETE PAD
OUTDOOR AREA CONCRETE PAD
16' GAZEBO
12' OAK MULCH WALKWAY
PROPOSED 15'x DRAIN BAR AREA
Trees and Brush
Asphalt
Utility Box
Culvert
SCHLAPP ROAD
South Line of the Northwest Quarter of Section 34, T37N-R8E
Southwest Corner of the Northwest Quarter of Section 34, T37N-R8E
PIN: 03-34-300-001
Heritage Valley LLC
A1
624.0'
660.0'
547.13'
609.24'
932.37'
896.37'
Found 3/4" Iron Pipe Monument 0.85' East of True Corner
BM#1
BM#2
Exhibit C

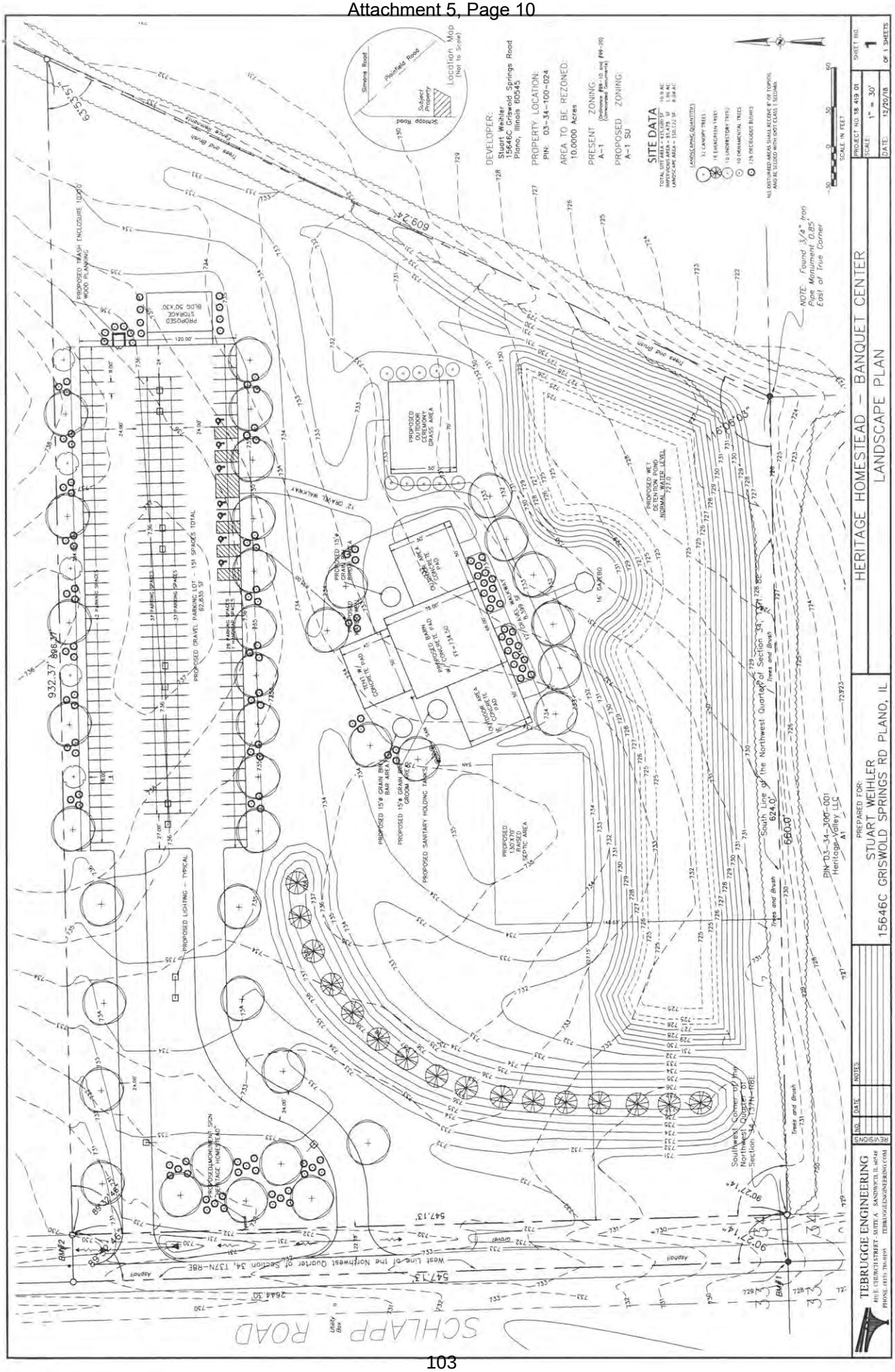
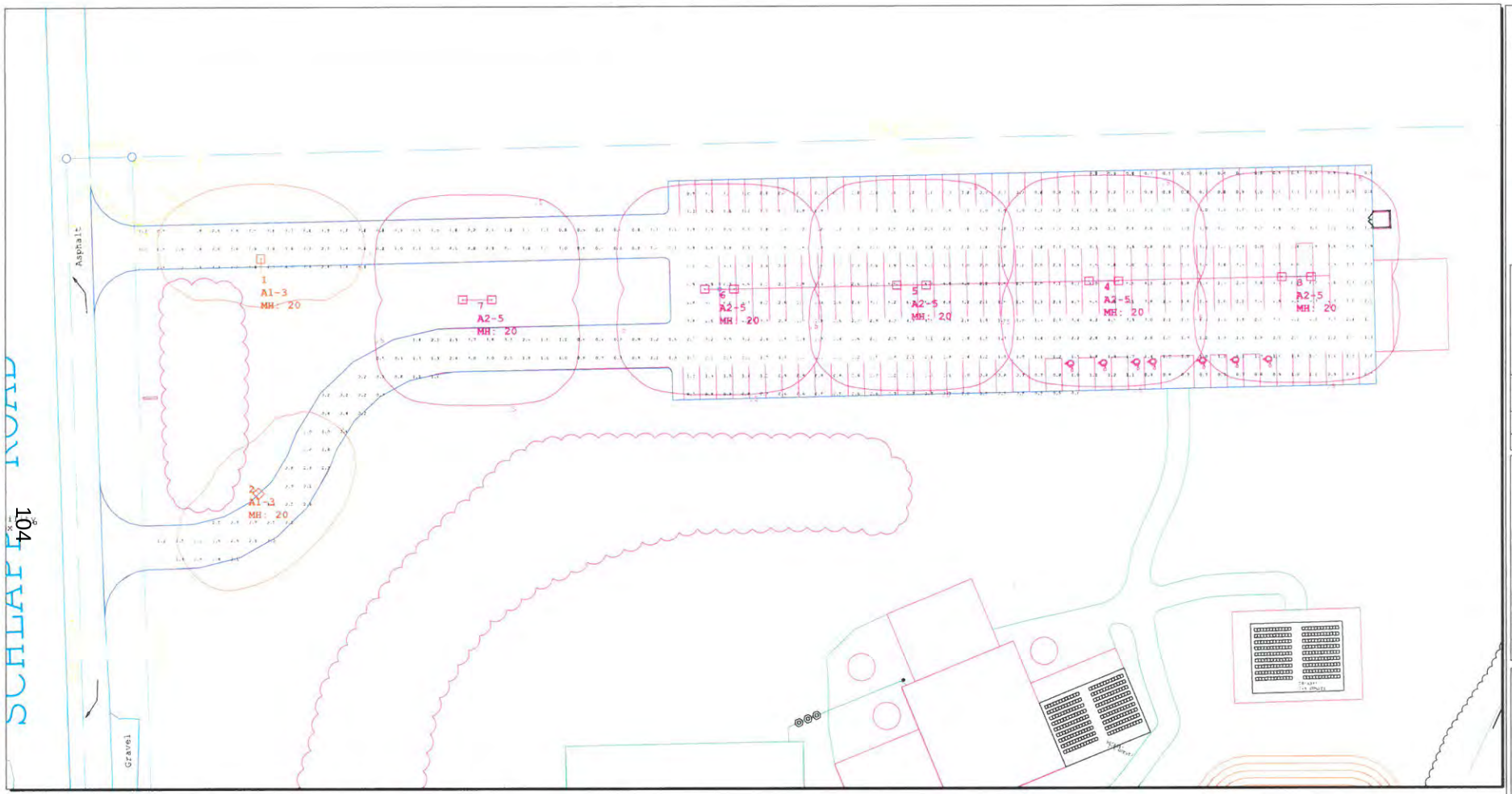

HERITAGE HOMESTEAD – BANQUET CENTER
LANDSCAPE PLAN
PREPARED FOR:
STUART WEIHLER
15646C GRISWOLD SPRINGS RD PLANO, IL
TEBRUGGE ENGINEERING
REVISIONS
DEVELOPER:
Stuart Weihler
15646C Griswold Springs Road
Plano, Illinois 60545
PROPERTY LOCATION:
PIN: 03-34-100-024
AREA TO BE REZONED:
10.0000 Acres
PRESENT ZONING:
A-1
PROPOSED ZONING:
A-1 SU
SITE DATA
Location Map
(Not to Scale)
Simons Road
Plainfield Road
Schlapp Road
Subject Property
SCHLAPP ROAD
PROJECT NO. 18-419-01
SCALE: 1" = 30'
DATE: 12/20/18
SHEET NO. 1 OF 1 SHEETS

Exhibit D



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Watts	Arr. Watts	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Manufacturer
	2	A1-3	SINGLE	132	132	15269	15269	0.900	AR18-20M2-MV-NW-3-XX-530 S	Leotek Electronics USA LLC., 1955 Lundy Ave.,
	5	A2-5	BACK-BACK	132	264	15209	30418	0.900	AR18-20M2-MV-NW-5-XX-530 S	Leotek Electronics USA LLC., 1955 Lundy Ave.,

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Readings Taken @
PARKING LOT_Planar	Illuminance	Fc	2.07	6.3	0.1	20.70	63.00	GRADE LEVEL

Luminaire Location Summary

LumNo	Label	X	Y	Z	Orient	Tilt
1	A1-3	8145.5	5616	20	90	0
2	A1-3	8138.5	5501	20	315	0
3	A2-5	8711.5	5613	20	0	0
4	A2-5	8606.5	5611	20	0	0
5	A2-5	8501.5	5609	20	0	0
6	A2-5	8396.5	5607	20	0	0
7	A2-5	8264	5601.5	20	0	0

Parking Lot Design Guide	Basic (for typical conditions)	Basic Enhanced Security (in consideration of personal security or vandalism)	Security (security lighting for public spaces)	High Security (security lighting for public spaces)
	lux/fc	lux/fc	lux/fc	lux/fc
Minimum Horizontal Illuminance (Measured on parking surface without any shadowing from any object)	2.0/0.2	5.0/0.5	10.0/1.0	30.0-60.0/3.0-6.0
Uniformity Ratio Maximum - to - Minimum	20:1	15:1	15:1	*4:1 *Avg-Min
Minimum Vertical Illuminance (for facial recognition measured at 5' above the parking surface at the point of lowest horizontal illuminance)	1.0/0.1	2.5/0.25	5.0-8.0/0.5-0.8	12-60/1.2-6.0

Recommendations based on RP-33-99, RP-20-98, 9th Edition IESNA Lighting Handbook

enlighten

#	Date	Comments

Revisions

Drawn By: Jose Saucedo
Drawn By: jose.saucedo@eg-enlighten.com
Date:12/19/2018
Scale: 1" = 25'

Project Name:
Heritage Homestead Banquet Ctr

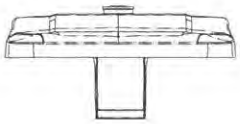
Client Name:
Zach Stevens - TEBRUGGE ENGINEERING

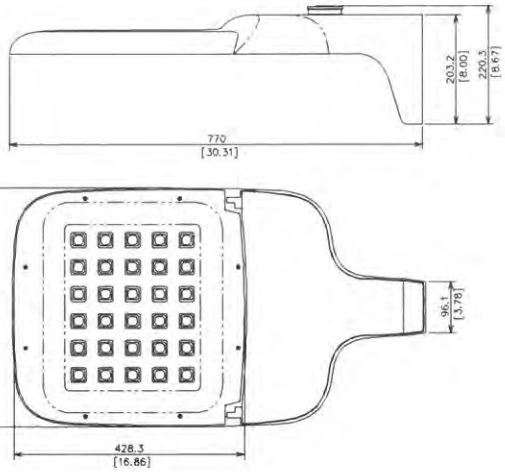
Page 1 of 1

LEOTEK® LITE-ON GROUP

Project
Type
Catalog No.

ARIETA™ 18 Architectural LED Area Luminaire
AR18 M2 Series Specification Data Sheet





Luminaire Data

Weight 24 lbs [10.9 kg]
EPA 0.55 ft²

Ordering Information

Sample Catalog No. AR18 20M2 MV NW 3 DB 700 HSS

Product	LED Code	Voltage	Nominal Color Temperature	Distribution	Finish[1]	Drive Current Code[2]	Options
AR18	6M2	MV 120-277V	WW 3000K	2 Type 2	BK Black	350	HSS[3] House Side Shield (Factory Installed)
	10M2	HV 347-480V	NW 4000K	3 Type 3	DB Dark Bronze	530	FDC[4] Fixed Drive Current
	15M2		CW 5000K	4 Type 4	WH White	700	FFA[5] Full Field Adjustabilty
	18M2			5 Type 5	GY Gray		PCR[6] NEMA Photocontrol Receptacle
	20M2				NA Natural Aluminum		PCR7[6] ANSI 7-wire Photocontrol Receptacle
	24M2						PCR7-CR[7] Control Ready 7-wire Photocontrol Receptacle
	30M2						MSL7[8] Motion Sensor with L7 Lens
							MSL3[8] Motion Sensor with L3 Lens
							PND1[9] Part-Night Dimming
							PND2[9] Part-Night Dimming
							PND3[9] Part-Night Dimming
							ORR Optics Rotated Right
							ORL Optics Rotated Left
							WL Utility Wattage Label

Notes:
1 Black, Dark Bronze, White, Gray, or Natural Aluminum standard. Consult factory for other finishes.
2 Specified drive current code is the factory set maximum drive current. Field adjustable current selector enables standard dimming to lower wattage drive currents only. Consult factory if wattage limits require a special drive current.
3 Flush mounted shield factory installed, also available for field installion. House Side Shield cuts light off at 1/2 mounting height behind luminaire.
4 Non-field adjustable drive current. Specify 350mA, 530mA or 700mA setting.
5 The FFA option enables full field adjustability from the specified drive current code to all drive currents available. This option is not DLC qualified.
6 Field adjustable current selector included to enable standard dimming to lower wattage drive currents only. Field changeable connectors included to enable connection to PCR7 (wireless node dimming is disabled by default).
7 Control-ready wired at factory for wireless node dimming. Supplied at maximum drive current. If lower drive current is required, consult factory.
8 Motion Sensor available with MV or HV. See L7 or L3 Lens coverage details on page 5. Consult factory for MS specified with ANSI 7-wire Photocontrol Receptacle. PCR option is required for On/Off control using light detection.
9 For PND profile options see page 6. Only available with MV (120-277V).
10 Specify Color (GY, DB, BK, WH, NA)
11 Specify MV (120-277V) or HV (347V or 480V)

Accessories*	
HSSAR18[3,10]	House Side Shield
RPA[10]	Round Pole Adapter
PTF1[10]	Square Pole Top Fitter Single
PTF2[10]	Square Pole Top Fitter Twin at 180°
PTF4[10]	Square Pole Top Fitter Quad
WM[10]	Wall Mount
BSK	Bird Deterrent Spider Kit
LLPC[11]	Long-Life Twist Lock Photocontrol
SC	Twist Lock Shorting Cap
FSIR100	Motion Sensor Configuration Tool

*Accessories are ordered separately and not to be included in the catalog number

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LEOTEK®
LITE-ON GROUP

ARIETA™ 18 Architectural LED Area Luminaire
AR18 M2 Series Specification Data Sheet

Luminaire Specifications

Housing
Die cast aluminum housing with universal mounting design allows for attachment to existing pole without redrilling for retrofit applications. Aluminum housing provides passive heat-sinking of the LEDs and has upper surfaces that shed precipitation. Mounting provisions meet 3G vibration per ANSI C136.31-2010 Normal Application, Bridge & Overpass. Electrical components are accessed without tools and are mounted on removable power door.

Light Emitting Diodes
Hi-flux/Hi-power white LEDs produce a minimum of 90% of initial intensity at 100,000 hours of life based on IES TM-21. LEDs are tested in accordance with IES LM-80 testing procedures. LEDs have correlated color temperature of 3000K (WW), 4000K (NW), or 5000K (CW) and 70 CRI minimum. LEDs are 100% mercury and lead free.

Field Adjustability
LED drive current can be changed in the field to adjust light output for local conditions (not available with PCR7-CR option). The specified drive current code will be the factory set maximum drive current and field adjustments can only be made to available lower wattage drive currents. Select the FFA option if full field adjustability to all available drive currents (700mA max) is desired. The FFA option is not DLC qualified.

Quality Control
Every luminaire is performance tested before and after a 2-hour burn-in period. Assembled in the USA.

Optical Systems
Micro-lens optical systems produce IESNA Type 2, Type 3, Type 4 or Type 5 distributions and are fully sealed to maintain an IP66 rating. Luminaire produces 0% total lumens above 90° (BUG Rating, U=0). Optional house side shield (HSS) cuts light off at 1/2 mounting height behind luminaire. Optics may be rotated right or left with options ORR/ORL, respectively.

Electrical
Rated life of electrical components is 100,000 hours. Uses isolated power supply that is 1-10V dimmable. Power supply is wired with quick-disconnect terminals. Power supply features a minimum power factor of .90 and <20% Total Harmonic Distortion (THD). EMC meets or exceeds FCC CFR Part 15. Terminal block accommodates 6 to 14 gauge wire. Surge protection complies with IEEE/ANSI C62.41 Category C High, 20kV/10kA and ANSI C136.2-2015, 20kV/10kA.

Controls
3-Wire photocontrol receptacle (PCR) is available. ANSI C136.41 or 7-wire (PCR7) photocontrol receptacles are available. All photocontrol receptacles have tool-less rotatable bases. Wireless control module is provided by others.

Finish
Housing receives a fade and abrasion resistant polyester powder coat finish with 3.0 mil nominal thickness. Finish tested to withstand 5000 hours in salt spray exposure per ASTM B117. Finish meets scribe creepage rating 8 per ASTM D1654. Finish tested 500 hours in UV exposure per ASTM G154 and meets ASTM D523 gloss retention.

Listings/Ratings/Labels
Luminaires are UL listed for use in wet locations in the United States and Canada. DesignLights Consortium™ qualified product. Consult DLC QPL for Standard and Premium Classification Listings. International Dark Sky Association listed. Luminaire is qualified to operate at ambient temperatures of -40°C to 40°C.

Photometry
Luminaires photometrics are tested by certified independent testing laboratories in accordance with IES LM-79 testing procedures.

Warranty
10-year limited warranty is standard on luminaire and components. 5-year limited warranty on luminaires and components with a motion sensor.

Standards
Luminaire complies with:

ANSI: C136.2, C136.3, C136.10, C136.13, C136.15, C136.22, C136.31, C136.35, C136.37, C136.41, C62.41, C78.377, C82.77

Other: FCC 47 CFR, IEC 60598, ROHS II, UL 1449, UL 1598

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LEOTEK® LITE-ON GROUP

ARIETA™ 18 Architectural LED Area Luminaire
AR18 M2 Series Specification Data Sheet

Performance Data 3000K (WW)

All data nominal. IES files are available at leotek.com.

			Type 2, 3, 4		Type 5	
LED Code	**Current Code**	**System Wattage (W)**	**Delivered Lumens (Lm)[1]**	**Efficacy (Lm/W)**	**Delivered Lumens (Lm) [1]**	**Efficacy (Lm/W)**
6M2	350	29	2930	101	2750	95
	530	41	4110	99	3860	93
	700	54	5040	94	4950	92
10M2	350	41	4600	112	4500	109
	530	63	6700	106	6600	104
	700	87	8500	97	8400	96
15M2	350	63	7400	117	7300	116
	530	90	9600	107	9500	106
	700	124	12900	104	12700	102
18M2	350	81	9000	111	9100	112
	530	122	12800	105	13000	107
	700	160	16400	103	16700	104
20M2	350	84	10700	127	10800	129
	530	132	15300	116	15500	117
	700	172	18200	106	18500	108
24M2	350	98	10700	109	10800	110
	530	152	15300	100	15500	102
	700	209	19500	93	19900	95
30M2	350	133	14300	107	14500	109
	530	202	20400	101	20600	102
	700	262	24500	93	24800	95

Notes:
1 Normal tolerance ± 10% due to factors including distribution type, LED bin variance, driver variance, and ambient temperatures.

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State of Illinois
County of Kendall

Zoning Petition
#22-16

ORDINANCE NUMBER 2022-26

GRANTING MAJOR AMENDMENTS TO A SPECIAL USE PERMIT GRANTED BY ORDINANCE 2019-3 ON PROPERTY LOCATED IN THE 5100 BLOCK OF SCHLAPP ROAD ON THE EAST SIDE OF SCHLAPP ROAD APPROXIMATELY 0.48 MILES SOUTH OF PLAINFIELD ROAD AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 03-34-100-027 IN OSWEGO 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 amend special use permits and provides the procedure through which special use permits are granted and amended; 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 10.0 acres located on the east side of Schlapp Road approximately 0.48 miles south of Plainfield Road (PIN: 03-34-100-027) in Oswego 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 February 19, 2019, the Kendall County Board approved Ordinance 2019-3 which granted a special use permit for a banquet facility with conditions at the subject property; and

WHEREAS, Condition 2.A of Ordinance 2019-3 required the site be developed substantially in conformance to a site plan, landscaping plan, and lighting plan; and

WHEREAS, the subject property is currently owned by Lydia Ramirez and shall hereinafter be referred to as "Petitioner"; and

WHEREAS, on or about July 18, 2022, Petitioner's representative filed a petition for major amendments to the special use permit granted by Ordinance 2019-3 by removing and replacing the site plan, landscaping plan, and photometric plan with different versions of these documents; and

WHEREAS, following due and proper notice by publication in the Aurora Beacon on August 12, 2022, the Kendall County Zoning Board of Appeals conducted a public hearing on August 29, 2022, at 7:00 p.m., in the 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 major amendment to an existing special use permit and zero members of the public testified in favor or in opposition; 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 amendment 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 29, 2022, a true and correct copy of which is attached hereto as Exhibit B; and

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

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

State of Illinois
County of Kendall

Zoning Petition
#22-16

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, this major amendment 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 an existing special use permit allowing the operation of a banquet facility on the subject property subject to the following conditions:

   A. Condition 2.A of Ordinance 2019-3 is deleted and replaced with the following: "The site shall be developed substantially in accordance with the site plan and landscaping plan attached hereto as Exhibit C, photometric plan attached hereto as Exhibit D, engineering plans attached hereto as Exhibit E, and auto turning exhibit attached hereto as Exhibit F. The wall to wall specs shall be forty-four feet seven inches (44' 7"). Trees shall be a minimum five feet (5') in height at the time of planting as measured from the top of the root ball to the top of the tree. The trees shall be planted in such locations as to provide a complete screening within five (5) years of approval of this amendment. The specific dimensions of the pond shall be governed by the stormwater management permit."

   B. Installation of the vegetation shown in the landscaping plan attached hereto as Exhibit C shall be completed by June 1, 2023. The Planning, Building and Zoning Committee may extend the deadline to install the vegetation upon request of the property owner or operator of the business allowed by the special use permit.

   C. The parking lot and driveway shall be constructed in a manner so that it can be maintained in drivable and accessible condition year-round for emergency response vehicles.

   D. The remaining conditions and restrictions contained in Ordinance 2019-3 shall remain valid and effective.

   E. Failure to comply with one or more of the above conditions or restrictions or the conditions or restrictions contained in Ordinance 2019-3 could result in the amendment or revocation of the special use permit.

   F. 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 major amendment 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.

State of Illinois
County of Kendall

Zoning Petition
#22-16

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 20th day of September, 2022.

Attest:

Kendall County Clerk
Debbie Gillette

COUNTY CLERK
OFFICIAL
SEAL
KENDALL COUNTY, ILLINOIS

Kendall County Board Chairman
Scott R. Gryder

Exhibit A Legal Description

That Part of the Northwest Quarter of Section 34, Township 37 North, Range 8 East of the Third Principal Meridian described as follows: Beginning at the Southwest Corner of said Northwest Quarter; thence Easterly, along the South Line of said Northwest Quarter, 660.0 feet; thence Northeasterly along a line which forms an angle of 116°06'03' with the last described course, measured clockwise therefrom, (said Northeasterly Line which if extended would intersect the the North Line of said Northwest Quarter at a point which is 660.0 feet Westerly of the Northeast Corner of said Northwest Quarter), 609.24 feet; thence Westerly, parallel with the South Line of said Northwest Quarter, 932.37 feet to the West Line of said Northwest Quarter; thence Southerly, along said West Line, 547.13 feet to the point of beginning in Oswego Township, Kendall County, Illinois.

Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on August 29, 2022 by a vote of five (5) in favor and zero (0) in opposition; Member Cherry abstained and Chairman Mohr was absent.

FINDINGS OF FACT-SPECIAL USE PERMIT

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 are included in the plan to prevent noise from negatively impacting neighboring properties.**

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 and light created from the proposed use. Some of the negative impacts of the proposed use on properties in the immediate vicinity could be mitigated by restrictions related to hours of operation, number of events, and buffering within the ordinance granting the special use permit.**

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 plans to work with the Kendall County Health Department, the Kendall County Planning, Building and Zoning Department and Oswego Township to address 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. **True, no additional variances are requested.**

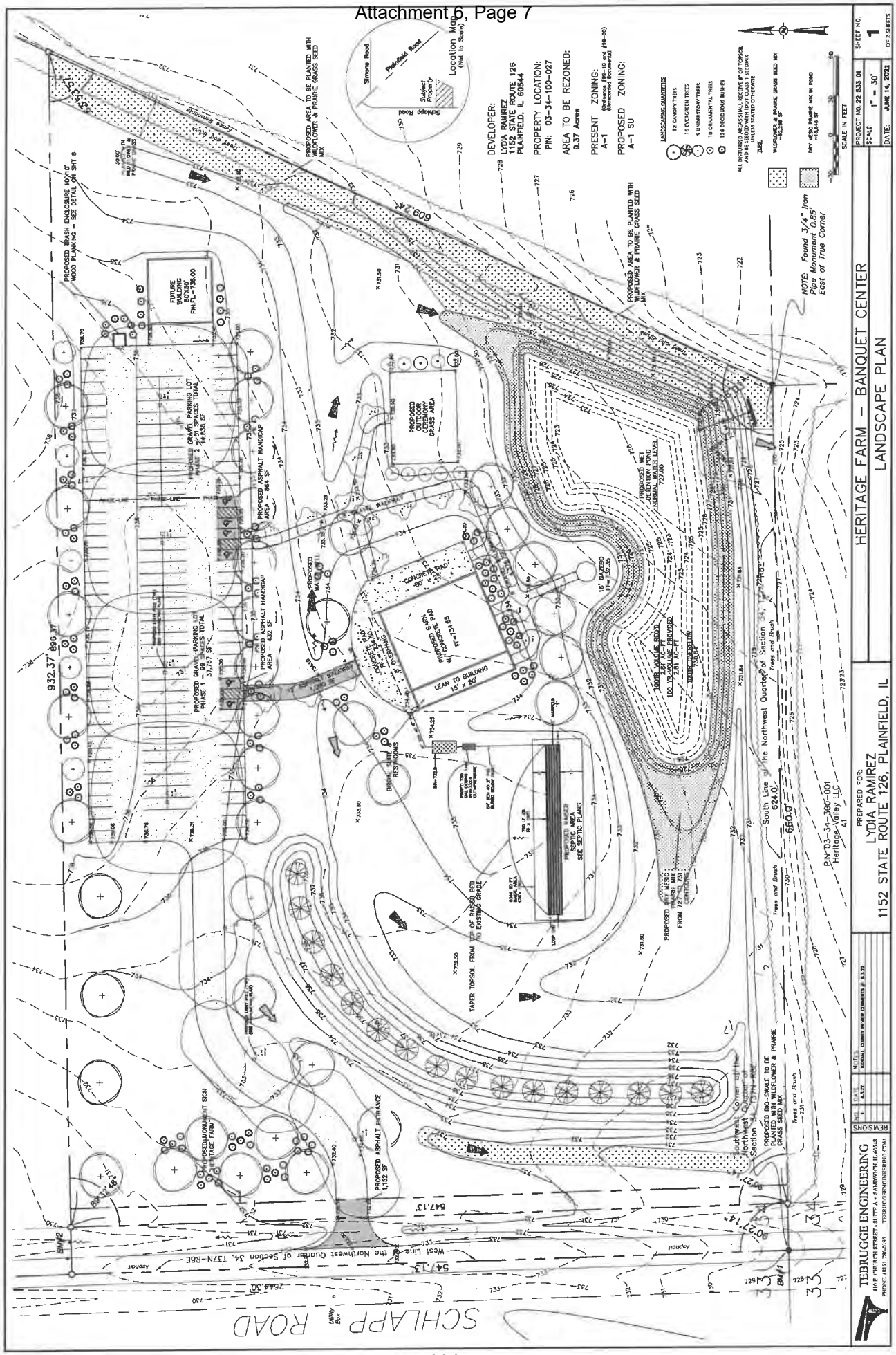
That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **True, the proposed use is consistent with an objective found on Page 3-3 of the Kendall County Land Resource Management Plan which states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

RECOMMENDATION
Approval subject to the following conditions and restrictions:

1. The special use shall be restricted to the unit shown as 67 Boulder Pass in the site plan. No outdoor services shall be held at the subject property.
2. Condition 2.A of Ordinance 2019-3 is deleted and replaced with the following: "The site shall be developed substantially in accordance with the submitted site plan, landscaping plan, photometric plan, engineering plans, and auto turning exhibit. The wall to wall specs shall be forty-four feet seven inches (44' 7"). Trees shall be a minimum five feet (5') in height at the time of planting as measured from the top of the root ball to the top of the tree. The trees shall be planted in such locations as to provide a complete screening within five (5) years of approval of this amendment. The specific dimensions of the pond shall be governed by the stormwater management permit."
3. Installation of the vegetation shown in the landscaping plan (Attachment 4) shall be completed by

June 1, 2023. The Planning, Building and Zoning Committee may extend the deadline to install the vegetation upon request of the property owner or operator of the business allowed by the special use permit.

4. The parking lot and driveway shall be constructed in a manner so that it can be maintained in drivable and accessible condition year-round for emergency response vehicles.
5. The remaining conditions and restrictions contained in Ordinance 2019-3 shall remain valid and effective.
6. Failure to comply with one or more of the above conditions or restrictions or the conditions or restrictions contained in Ordinance 2019-3 could result in the amendment or revocation of the special use permit.
7. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.


HERITAGE FARM – BANQUET CENTER
LANDSCAPE PLAN
1152 STATE ROUTE 126, PLAINFIELD, IL
PREPARED FOR:
LYDIA RAMIREZ
1152 STATE ROUTE 126
PLAINFIELD, IL 60544
PROPERTY LOCATION:
PIN: 03-34-100-027
AREA TO BE REZONED:
9.37 Acres
PRESENT ZONING:
A-1
PROPOSED ZONING:
A-1 SU
DEVELOPER:
LYDIA RAMIREZ
1152 STATE ROUTE 126
PLAINFIELD, IL 60544
TEBRUGGE ENGINEERING
PROJECT NO. 22 533 01
SCALE 1" = 30'
DATE: JUNE 14, 2022
SHEET NO. 1 OF 2 SHEETS
SCHLAPP ROAD
NOTE: Found 3/4" Iron Pipe Monument 0.85' East of True Corner
PROPOSED AREA TO BE PLANTED WITH WILDFLOWER & PRAIRIE GRASS SEED MIX
PROPOSED GRAVEL PARKING LOT PHASE 1 - 99 SPACES TOTAL 37,787 SF
PROPOSED GRAVEL PARKING LOT PHASE 2 - 51 SPACES TOTAL 14,838 SF
PROPOSED ASPHALT HANDICAP AREA - 864 SF
PROPOSED ASPHALT HANDICAP AREA - 432 SF
PROPOSED ASPHALT APPROACH 1,152 SF
PROPOSED OUTDOOR CEREMONY GRASS AREA
PROPOSED BARN W/ CONCRETE PAD FF=734.85
LEAN TO BUILDING 15' x 60'
CONCRETE PAD 30' x 75'
16' GAZEBO FF=732.36
PROPOSED WET DETENTION POND NORMAL WATER LEVEL 724.00
100 YR HIGH WATER ELEV. 730.84
100 YR OVERFLOW 730.84
PROPOSED MESIC PRAIRIE MIX FROM 727 TO 731 CONTOURS
PROPOSED RAISED SEPTIC AREA SEE SEPTIC PLANS
PROPOSED BIO-SWALE TO BE PLANTED WITH WILDFLOWER & PRAIRIE GRASS SEED MIX
PROPOSED MONUMENT SIGN
HERITAGE FARM
PROPOSED TRASH ENCLOSURE 10'X10' WOOD PLANKING – SEE DETAIL ON SHT 6
FUTURE BUILDING SITE 50'X50' FIN.FL.=736.00
TAPER TOPSOIL FROM TOP OF RAISED BED TO EXISTING GRADE
PROPOSED BRUSH SLOPE RESTORATION
PROPOSED 6' WOOD PRIVACY FENCE
PROPOSED 4' WOOD PRIVACY FENCE
PROPOSED WATER SERVICE
PROPOSED SEPTIC SERVICE
PROPOSED GAS SERVICE
PROPOSED ELECTRIC SERVICE
PROPOSED UNDERGROUND ELECTRIC
PROPOSED TELEPHONE SERVICE
PROPOSED CABLE TV SERVICE
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
PROPOSED WATER MAIN
PROPOSED GAS MAIN
PROPOSED UNDERGROUND ELECTRIC
PROPOSED TELEPHONE
PROPOSED CABLE TV

LANDSCAPE NOTES

PART 1 – GENERAL

1.01 DESCRIPTION

A. PROVIDE TURF, TREES, SHRUBS, AND GROUNDCOVER AS SHOWN AND SPECIFIED. THE WORK INCLUDES:
1. SOIL PREPARATION
2. FERTILIZATION
3. SEEDING
4. TREES, SHRUBS, AND GROUNDCOVERS
5. MULCH AND PLANT ACCESSORIES
6. MAINTENANCE AND GUARANTEE
7. CLEANING UP WORK AREAS

1.02 QUALITY ASSURANCE

A. COMPLY WITH APPLICABLE LOCAL REGULATIONS.
B. SOD: COMPLY WITH AMERICAN SOD PRODUCERS ASSOCIATION (ASPA) CLASSIES OF SOD MATERIAL.
C. PLANT NAMES INDICATED COMPLY WITH "STANDARD PLANT NAMES" AS ADOPTED BY THE LATEST EDITION OF THE AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE. NAMES OF VARIETIES NOT LISTED CONFORM GENERALLY WITH NAMES ACCEPTED BY THE NURSERY TRADE. PROVIDE STOCK TRUE TO BOTANICAL NAME AND LEGALLY TAGGED.
D. COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK". A PLANT SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION.
E. ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS.

1.03 SUBMITTALS

A. SEED: SUBMIT SEED VENDOR'S CERTIFICATION FOR REQUIRED GRASS SEED MIXTURE, INDICATING PERCENTAGE BY WEIGHT, AND PERCENTAGES OF PURITY, GERMINATION, AND WEED SEED FOR EACH GRASS SPECIES.
B. SOD: SUBMIT SOD GROWER'S CERTIFICATION OF GRASS SPECIES. IDENTIFY SOURCE.
C. MULCH
D. STRAW BLANKET

1.04 DELIVERY, STORAGE, AND HANDLING

A. SEED: DELIVER SEED AND FERTILIZE MATERIALS IN ORIGINAL UNOPENED CONTAINERS, SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION
B. SOD: DELIVER AND INSTALL SOD CUT WITHIN 48-HOUR PERIOD.
C. DELIVER FERTILIZER MATERIALS IN ORIGINAL, UNOPENED, AND UNDAMAGED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION
D. TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FAILS TO MEET THE HIGHEST STANDARDS WILL BE REJECTED. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY. INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK AND ON ARRIVAL THE CERTIFICATE SHALL BE FILED WITH THE LANDSCAPE ARCHITECT. PROTECT ALL PLANTS FROM DYING OUT. IF PLANTS CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, PROPERLY PROTECT THEM WITH SOIL, OR MULCH. WATER HEELED-IN PLANTINGS REGULARLY.
E. COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH A PROTECTIVE COVERING TO PREVENT WINDBURN, WHEN IN LEAF.

1.05 PROJECT CONDITIONS

A. CONFIRM THAT THE QUALITY AND DEPTH OF TOPSOIL IS SATISFACTORY PRIOR TO BEGINNING FINE GRADING.
B. FINE GRADING MUST BE APPROVED BY OWNER PRIOR TO START OF SEEDING OR SODDING.
C. PERFORM GRASSING WORK ONLY AFTER PLANTING AND OTHER WORK AFFECTING GROUND SURFACE HAS BEEN COMPLETED.
D. INSTALL SEED UNDER FAVORABLE WEATHER CONDITIONS UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. THE GENERALLY ACCEPTED TIMES FOR SEEDING ARE:

SPRING – APRIL 1ST TO MAY 31ST
FALL – AUGUST 15TH TO SEPTEMBER 30TH

1.06 GUARANTEE

A. GUARANTEE ALL WORK FOR ONE YEAR FOLLOWING THE DATE OF INSTALLATION.
B. AT THE END OF THE GUARANTEE PERIOD, RESEED AND RESOD AREAS WITH SPECIFIED MATERIALS, WHICH FAIL TO PROVIDE A UNIFORM STAND OF GRASS.
C. REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE DEAD OR, AS DETERMINED BY THE LANDSCAPE ARCHITECT, ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION.
D. GUARANTEE SHALL NOT INCLUDE DAMAGE OR LOSS OF TREES, PLANTS, GROUNDCOVERS, OR TURF CAUSED BY FIRES, FLOODS, FREEZING RAINS, LIGHTNING STORMS, OR WINDS OVER 75 MILES PER HOUR, WINTER KILL CAUSED BY EXTREME COLD AND SEVERE WINTER CONDITIONS NOT TYPICAL OF PLANTING AREA; OR ACT OF VANDALISM.

PART 2 – PRODUCTS

2.01 MATERIALS

A. SEED/SOD FERTILIZER:
1. GRANULAR, 10-10-10. ALL PURPOSE AT A RATE OF 1LBS N-P-K PER 1,000 S.F.
B. PLANT FERTILIZER:
1. PROVIDE A GRANULAR COMMERCIAL FERTILIZER WITH AN ANALYSIS OF 10-10-10.
C. SEED:
1. LAWN SEED: FRESH, CLEAN SEED FROM MOST RECENTLY HARVESTED CROP WHICH COMPLIES WITH ALL LOCAL, STATE, AND FEDERAL SEED AND WEED LAWS IS FREE FROM POA ANNUAL, BENT GRASS AND NOXIOUS WEEDS.
2. BLEND: PERCENT BY WEIGHT:

FIELD OF DREAMS RESEEDER MIX (AS AVAILABLE FROM NATURAL SEED, DOWNERS GROVE, IL)

2 – NAMED KENTUCKY BLUE GRASSES 50%
2 – NAMED TURF TYPE PERENNIAL GRASSES 50%

3. BOTTOM OF STORM WATER MANAGEMENT BASINS TO BE OVER SEEDED WITH RED TOP SEED AT A RATE OF 50 LBS PER ACRE.
D. PLANTS: PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL, DENSELY DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, PLANTS FREE FROM DEFECTS, SUN SCALD INJURIES, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION. ALL PLANTS SHALL HAVE A FULL DEVELOPMENT FORM.
1. DIG BALLED AND BURLAPPED PLANTS WITH FIRM, NATURAL BALLS OR EARTH. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK".
2. PROVIDE SHADE AND EVERGREEN TREE SPECIES WITH A SINGLE MAIN TRUNK UNLESS OTHERWISE SPECIFIED OR ACCEPTED.
3. PROVIDE PLANTS MATCHED IN FORM WHEN ARRANGED IN GROUPS.
4. PROVIDE EVERGREEN TREES BRANCHED TO THE GROUND UNLESS OTHERWISE SPECIFIED OR ACCEPTED.
5. PROVIDE SHRUBS AND SMALL PLANTS MEETING THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT LIST.
3.6. THE MEASUREMENTS FOR HEIGHT SHALL BE TAKEN FROM THE GROUND LEVEL TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT AND NOT THE LONGEST BRANCH.

PART 3 – EXECUTION

3.01 INSPECTION

A. EXAMINE FINISH SURFACE GRADES, TOPSOIL QUALITY, DEPTH, AND CONDITIONS OF INSTALLATIONS.

3.02 PREPARATION

A. LOOSEN TOPSOIL OF LAWN AREAS TO MINIMUM DEPTH OF 2". REMOVE STONES OVER 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND EXTRANEOUS MATTER.
B. GRADE LAWN AREAS TO SMOOTH, FREE DRAINING AND EVEN SURFACE WITH A LOOSE, UNIFORMLY FINE TEXTURE. MECHANICALLY OR MANUALLY RAKE; REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO DRAIN.
C. RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF ERODED, SETTLED, OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO SEEDING OR SODDING.
D. TIME OF PLANTING:
1. EVERGREEN MATERIAL. PLANT EVERGREEN MATERIALS BETWEEN SEPTEMBER 2ND AND NOVEMBER 1ST OR IN SPRING BEFORE NEW GROWTH BEGINS.
2. DECIDUOUS MATERIAL; PLANT DECIDUOUS MATERIALS IN A DORMANT CONDITION OR PRE-DIG AND HEAL UNTIL SITE IS READY.
E. LOCATE PLANTS AS INDICATED AND APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
F. ROTOTILL ALL GROUNDCOVER BEDS.
G. PROVIDE SHRUB PITS AT LEAST 8" GREATER THAN THE DIAMETER OF THE ROOT SYSTEM AND 12" GREATER FOR TREES.

3.03 SEED INSTALLATION

A. TURF AREAS:
1. SEED IMMEDIATELY AFTER PREPARATION OF BED.
2. PERFORM SEEDING OPERATIONS WHEN THE SOIL IS DRY AND WHEN WINDS DO NOT EXCEED 20 MILES PER HOUR VELOCITY.
3. SOW SEED AT 300 LBS. PER ACRE.
3.a. CONVENTIONAL SEEDING:
3.a.1. APPLY SEED WITH A ROTARY OR DROP TYPE DISTRIBUTOR. SEED EVENLY.
3.a.2. AFTER SEEDING, RAKE SOIL SURFACE LIGHTLY TO INCORPORATE SEED.
4. WITHIN 24 HOURS, PLACE STRAW BLANKET OVER ALL SEEDED AREAS. PLACE BLANKET PERPENDICULAR TO CONTOUR LINES AND FASTEN IN PLACE PER MANUFACTURES RECOMMENDATIONS.

3.04 PLANT INSTALLATION

A. TREES AND SHRUBS:
1. SET PLANT MATERIAL IN THE PLANTING PIT TO PROPER GRADE AND ALIGNMENT. DO NOT FILL AROUND TRUNKS OR STEMS.
2. AFTER BALLED OR BURLAPPED PLANTS ARE SET, FILL ALL VOIDS.
3. MIX APPROVED COMMERCIAL FERTILIZER AT 10 LBS. PER CUBIC YARD OF BACKFILL.
B. GROUNDCOVERS:
1. WHERE GROUNDCOVERS ARE SPECIFIED ON THE PLANS, ROTOTILL ENTIRE PLANT BED TO 8" DEPTH USING AMENDED TOPSOIL. INCORPORATE COMMERCIAL 10-10-10 FERTILIZER INTO PREPARED SOIL MIXTURE AT AN APPROPRIATE RATE OF 1 LB. PER SQUARE YARD.
C. MULCHING:
1. MULCH TREE AND SHRUB PLANTING PITS AND SHRUB BEDS WITH REQUIRED MULCHING MATERIAL 3" DEEP IMMEDIATELY AFTER PLANTING. THOROUGHLY WATER MULCHED AREAS. AFTER WATERING, RAKE MULCH TO PROVIDE A UNIFORM FINISHED SURFACE.
D. WRAPPING:
1. INSPECT TREES FOR INJURY TO TRUNKS. EVIDENCE OF INSECT INFESTATIONS, AND IMPROPER PRUNING BEFORE WRAPPING.
2. WRAP TRUNKS OF ALL TREES SPIRALLY FROM BOTTOM TO TOP WITH SPECIFIED TREE WRAP AND SECURE IN PLACE. WRAPPING IS AT THE DISCRETION OF THE CONTRACTOR.

E. PRUNING:
1. PRUNE BRANCHES OF DECIDUOUS STOCK, AFTER PLANTING, TO PRESERVE THE NATURAL CHARACTER APPROPRIATE TO THE PARTICULAR PLANT REQUIREMENTS. IN GENERAL, REMOVE APPROXIMATELY ⅓ OF THE LEAF BEARING BUDS. REMOVE OR CUT BACK BROKEN, DAMAGED, AND UNSYMMETRICAL GROWTH OF NEW WOOD.
2. MULTIPLE LEADER PLANTS: PRESERVE THE LEADER WHICH WILL BEST PROMOTE THE SYMMETRY OF THE PLANT. CUT BRANCHES FLUSH WITH THE TRUNK OR MAIN BRANCH, AT DIAMETER OF THE SUPPORTING BRANCH. MAKE CUT ON AN ANGLE.
3. PRUNE EVERGREENS ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.

3.05 FINAL COMPLETION, INSPECTION, AND ACCEPTANCE

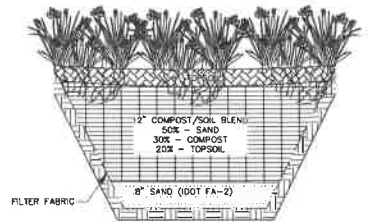
A. UPON COMPLETION INSPECTION OF ALL WORK WILL BE MADE BY THE OWNER OR HIS REPRESENTATIVE. AT THAT TIME IF ALL WORK IS SATISFACTORY, THAT WILL CONSTITUTE FINAL ACCEPTANCE.
B. SEEDED AREAS WILL BE INSPECTED AT COMPLETION OF THE INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS.
1. SEEDED AREAS WILL BE ACCEPTABLE PROVIDED ALL REQUIREMENTS, HAVE BEEN COMPLIED WITH.
2. NO SEEDED AREAS SHALL HAVE BARE SPOTS ON UNACCEPTABLE COVER TOTALING MORE THAN 2% OF THE INDIVIDUAL AREAS, IN AREAS REQUESTED TO BE INSPECTED.
C. INSPECTION OF ALL WORK SHALL BE MADE UPON REQUEST OF CONTRACTOR. AT THAT TIME, IF ALL WORK IS SATISFACTORY, THAT WILL CONSTITUTE FINAL ACCEPTANCE.
D. PLANTS THAT HAVE DIED OR ARE IN UNHEALTHY OR BADLY IMPAIRED CONDITION UPON INSPECTION SHALL BE TREATED OR REPLACED AT NO ADDITIONAL COST TO OWNER.
E. REPLACE REJECTED PLANTS IN THE SEASON THAT IS MOST FAVORABLE FOR RESETTING KINDS OF PLANTS REQUIRED.

3.06 CLEANING

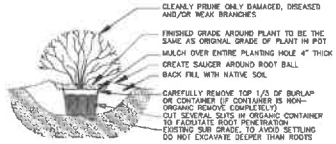
A. PERFORM CLEANING DURING INSTALLATION OF THE WORK AND UPON COMPLETION OF THE WORK. REMOVE FROM SITES ALL EXCESS MATERIALS, SOIL, DEBRIS, AND EQUIPMENT.

4.01 MISC. NOTES

A. ALL GRADES TO BE ESTABLISHED TO MEET ENGINEERING DRAWINGS BY OTHERS
B. BASIN BOTTOMS SEED, BLOW WITH STRAW MULCH AND CRIMP STRAW IN PLACE, AS NOTED ON PLANS.
C. SEED AND INSTALL STRAW BLANKET ALL OTHER TURF AREAS.
D. ALL DISTURBED AREAS THAT ARE NOT MULCHED SHALL BE SEEDED.

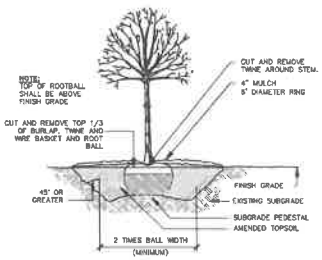


BIO SWALE DETAIL
N.T.S.



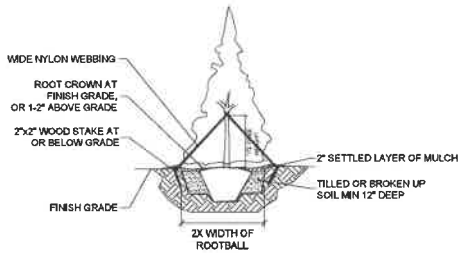
NOTES:
1. WATER THOROUGHLY AFTER INSTALLATION.
2. USE EXISTING SOIL AS BACK FILL IF DIRECTED BY OWNER, AMEND WITH 1/3 COMPOST.
3. ALL SHRUBS TO BE MULCH OVER ENTIRE PLANTING HOLE

SHRUB DETAIL – CONTAINER OR B&B



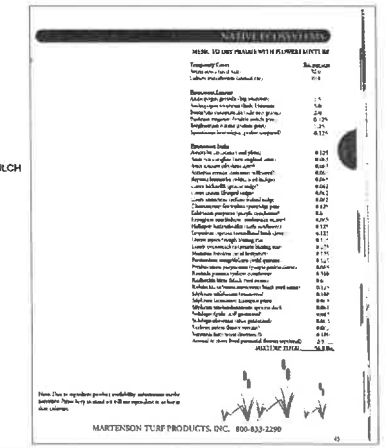
TREE DETAIL
N.T.S.

DETENTION POND SHALL HAVE 5" OF PULVERIZED TOPSOIL AND INSTALL DRY MESIC PRAIRIE MIX & EROSION CONTROL BLANKET UP TO THE HIGH WATER LINE



EVERGREEN TREE PLANTING
NOT TO SCALE

For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.



TEBRUGGE ENGINEERING	REVISIONS	NO.	DATE	NOTES
410 E. CHURCH STREET - SUITE A - SANDWICH, IL 60548		1	8.3.22	GENERAL COUNTY REVIEW COMMENTS 8.3.22
PHONE (815) 786-9195 TEBRUGGEENGINEERING.COM				

PREPARED FOR:
LYDIA RAMIREZ
1152 STATE ROUTE 126, PLAINFIELD, IL

HERITAGE FARM – BANQUET CENTER
LANDSCAPE PLAN

PROJECT NO. 22 533 01
SCALE: 1" = 30'
DATE: JUNE 14, 2022

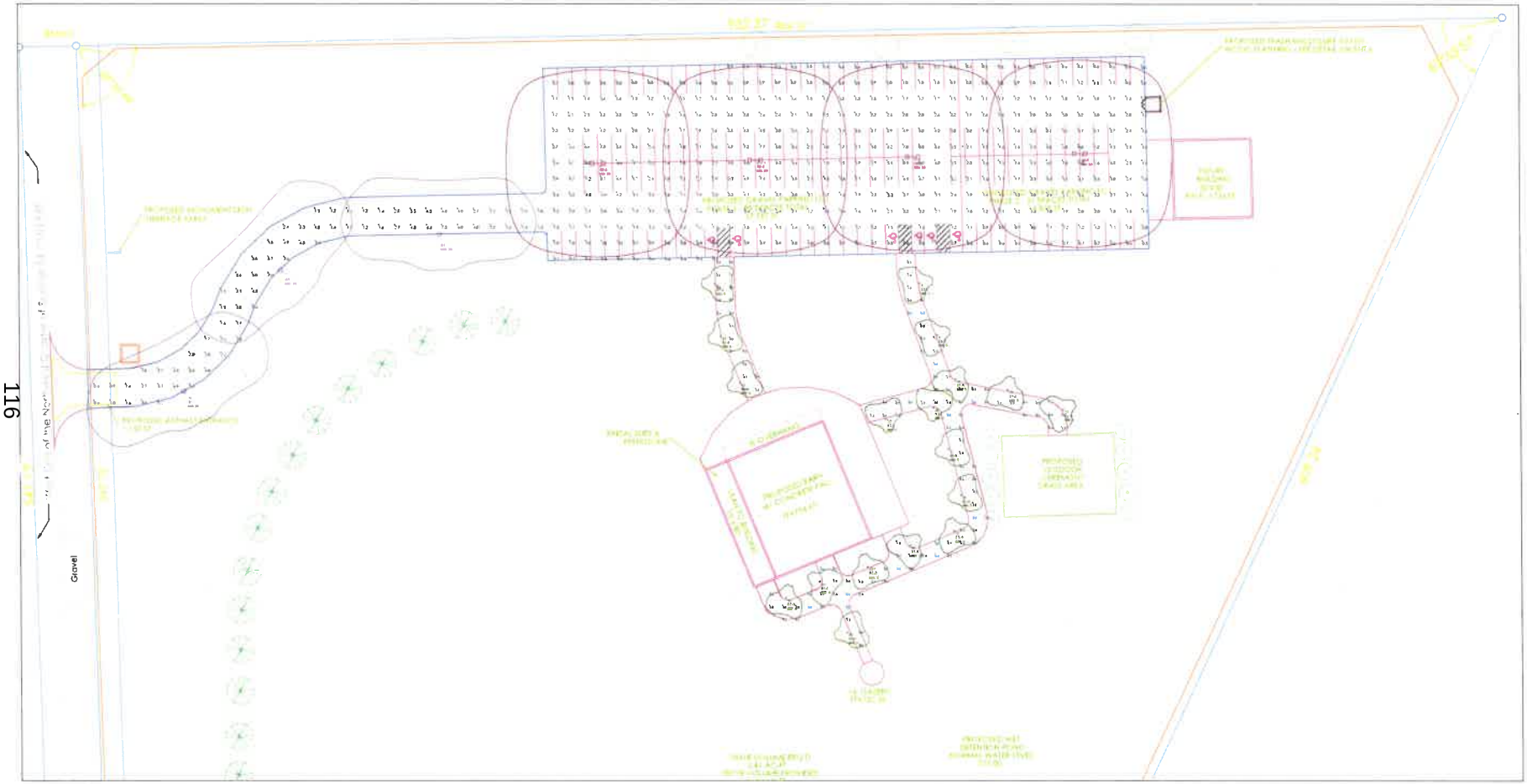
SHEET NO. 2 OF 2 SHEETS

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.

Symbol	Qty	Tag	Arrangement	Luminaire Lumens	Arr. Lum. Lumens	Luminaire Watts	Arr. Watts	LLF	Manufacturer	Description
	3	A1-3	Single	15655	15655	103	103	0.900	Leotek Electronics USA LLC	AR18-96N-MV-NW-3-XX-150
	4	A2-5	Back-Back	15652	31304	105	210	0.900	Leotek Electronics USA LLC	AR18-96N-MV-NW-5-XX-150 [2@180]
	18	B1-4	Single	895	895	10.3	10.3	0.900	Atlantic Industrial	AIWMB12QD1X10U4KCX

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Max/Min	Avg/Min	Description
PARKING LOT_Planar	Illuminance	Fc	2.34	9.1	0.4	22.75	5.85	READINGS @ GRADE
WALKWAYS_Planar	Illuminance	Fc	1.30	7.9	0.2	39.50	6.50	READINGS @ GRADE



Scale: 1 inch= 30 ft.

PARKING LOT DESIGN GUIDE	MAINTAINED HORIZONTAL		MAINTAINED VERTICAL		MAXIMUM	
APPLICATION AND TASK	AVERAGE (FC)	RANGE (FC)	AVERAGE (FC)	RANGE (FC)	AVG:MIN	MAX:MIN
PARKING (UNCOVERED) ZONE 3 (URBAN)	1.5	0.75 - 3	0.8	0.4 - 1.6	4:1	15:1
PARKING (UNCOVERED) ZONE 2 (SUBURBAN)	1	0.5 - 2	0.6	0.3 - 1.2	4:1	15:1
SAFETY (BUILDING EXTERIOR)	1	0.5 - 2	-	-	*OR SECURITY ISSUES, BASE AVG. TO 3	
SIMPLIFIED RECOMMENDATIONS BASED ON IES THE LIGHTING HANDBOOK 10TH EDITION AND IES RP-20-14 INDIVIDUAL APPLICATIONS WILL DETERMINE SPECIFIC RECOMMENDATIONS. PLEASE REFER TO THE MOST RECENT HANDBOOK FOR A MORE DETAILED EVALUATION AND ADDITIONAL APPLICATIONS. THESE RECOMMENDATIONS DO NOT SUPERCEDE ANY APPLICABLE CODES						

NOTES

- PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.
- ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.
- THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS IS PERMITTED BY THE THIRD-PARTY SOFTWARE AND THE IES STANDARDS USED.
- FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.
- FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.
- CALCULATION GRID VALUES 10'-0" O.C.

PG enlighten

PROJECT NAME:
HERITAGE FARM BANQUET CENTER 5139 SCHLAPP RD.

CLIENT NAME:
TEBRUGGE ENGINEERING

Date:7/6/2022

Page 1 of 1

DRAWN BY:
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name@pg-enlighten.com
847.228.1199

REVISIONS
1
2
3

Atlantic INDUSTRIAL®
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LED Technology

AIWMB12Q

L70 25°C — 187,000 Hours

LED Small Monarch Bollard



AIWMB12Q with Clear Polycarbonate Optical Lens

The Atlantic AIWMB12Q LED Small Monarch Bollard with Sealed UV-stabilized clear polycarbonate optical lens are designed to replace HID lighting systems up to 70w MH or HPS. These fixtures are ideal for retail centers, industrial parks, schools and universities, public transit and airports, office buildings and medical facilities.

Specifications and Features:

Housing:
Extruded and Die Cast with Flush Mounting Base & Vandal-Resistant Screws, Internal Driver Tray for Easy Maintenance.

Listing & Ratings:
CSA: Listed for Wet Locations, ANSI/UL 1598, 8750; IP66 Sealed LED Compartment.

Finish:
Textured Architectural Black Powdercoat Finish Over a Chromate Conversion Coating. Custom Colors Available Upon Request.

Lens:
Full Cutoff IP66 Sealed UV-Stabilized Clear Polycarbonate Optical Vandal-Resistant Lens..

Mounting Options:
Mounting Kit with 8" Zinc-Plated Anchor Bolts, Included.

LED:
Aluminum Boards with Conformal Coating

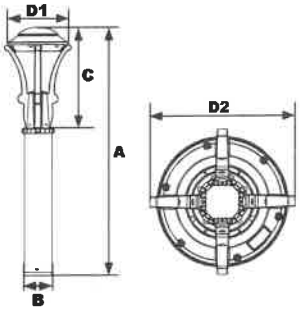
Wattage:
Array: 10w, System: 10.3w (up to 35w HID equivalent)
Array: 19w, System: 20.5w (up to 50w HID equivalent)
Array: 28w, System: 30.8w (up to 70w HID equivalent)

Driver:
Electronic Driver, 120-277V, 50/60Hz; Less Than 20% THD and PF>0.90. Standard Internal Surge Protection 2kV. 0-10V Dimming Standard for a Dimming Range of 100% to 10%; Dimming Source Current is 150 Microamps.

Controls:
Fixtures are Internally Wired for Switching and/or 1-10V Dimming Within the Housing. Remote Direct Wired Interface of 1-10V Dimming is Not Implied and May Not Be Available, Please Consult Factory. Fixtures are Tested with Atlantic Controls and May Not Function Properly With Controls Supplied By Others. Fixtures are NOT Designed for Use with Line Voltage Dimmers.

Warranty:
5-Year Warranty for -20°C to +40°C Environment.

See Page 4 for Projected Lumen Maintenance Table.



Dimensions	
Diameter 1 (D1)	10½" (264mm)
Diameter 2 (D2)	11⅝" (294mm)
Height 1 (A)	43" (1093mm)
Height 2 (C)	17¾" (441mm)
Base (B)	4¾" (120mm)

Project Information:

Project Name: _____ Fixture Type: _____

Complete Catalog #: _____ Date: _____

Comments: _____

Certification & Listings:

IP66

ATLANTIC Solutions By Atlantic Industrial

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AIWMB12Q

L70 25°C 187,000 Hours

LED Small Monarch Bollard

Order Information Example: AIWMB12QF1X28U5KCBSF

AIWMB12Q			U		C		
Model	**Optic**	**Wattage**	**Driver**	**CCT**	**Lens**	**Color**	**Options**
AIWMB12Q=LED Small Monarch Bollard	**B**=Type II **C**=Type III **D**=Type IV **F**=Type V	**1X10**=10w **1X19**=19w **1X28**=28w	**U**=120-277V	**3K**=3000K **4K**=4000K **5K**=5000K	**C**=Clear UV-Stabilized Polycarbonate Vandal-Resistant Optical Lens	**B**=Black **C**=Custom (Consult Factory)	**SF**=Single Fuse* **DF**=Double Fuse* **SP**=Surge Protection **GF1**=GFCI Outlet, 15A, 120V **S3**=Microwave Sensor with Dimming & Remote Programming* (See AIP17121 Spec Page for Details.) **BU**=Battery Backup,90 Minutes* **BUC**=Cold Start Battery Backup, -20°C, 90 Minutes* ***120-277V Models Only.**

Accessories & Replacement Parts:

Mounting Accessories (Order Separately, Field Installed)

AIBREBASE* Bollard Retrofit Base Kit Adapts New Bollards to Most Existing Bolt Patterns. Fits all Atlantic Bollards. Die Cast with Powdercoat Finish, Hardware Included. 11½" Dia. x 1¼" H

*Specify Color: Z=Bronze, B=Black, C=Custom (Consult Factory)



AIBREBASE*
***Shown Mounted**

Accessories (Order Separately, Field Installed)

AIP17122 Remote Programming Tool for AIP17121



AIP17122

Replacement Parts (Order Separately, Field Installed)

AIP17121 Internal Microwave Sensor with Dimming & Remote Programming, 120-277V Only. See AIP17121 Spec. Page for Details.

AIBOADP1 Adapter Plate with Gaskets for Outlet Boxes. Fits Atlantic Round Bollards. Die Cast with Bronze Powdercoat Finish.

For Replacement Battery Backup, see the Atlantic LED Battery Backup Specification Sheet.

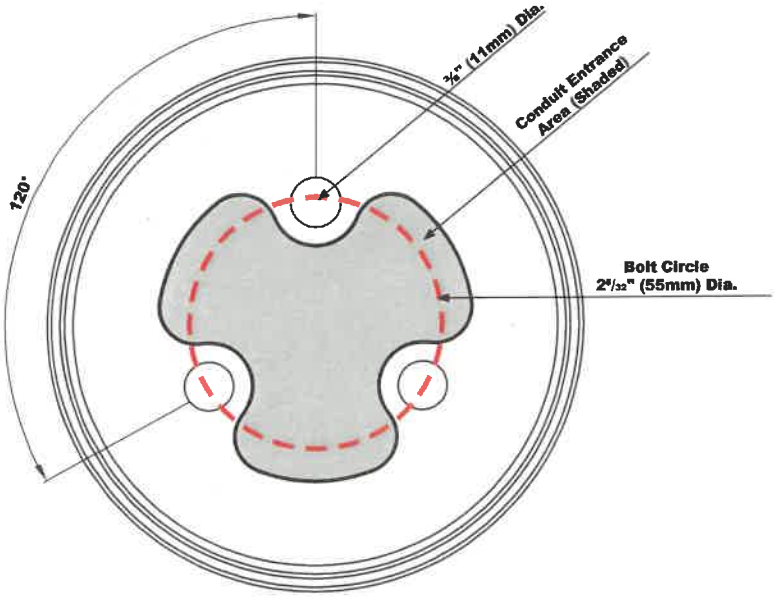


AIP17121



AIBOADP1

Base Dimensions



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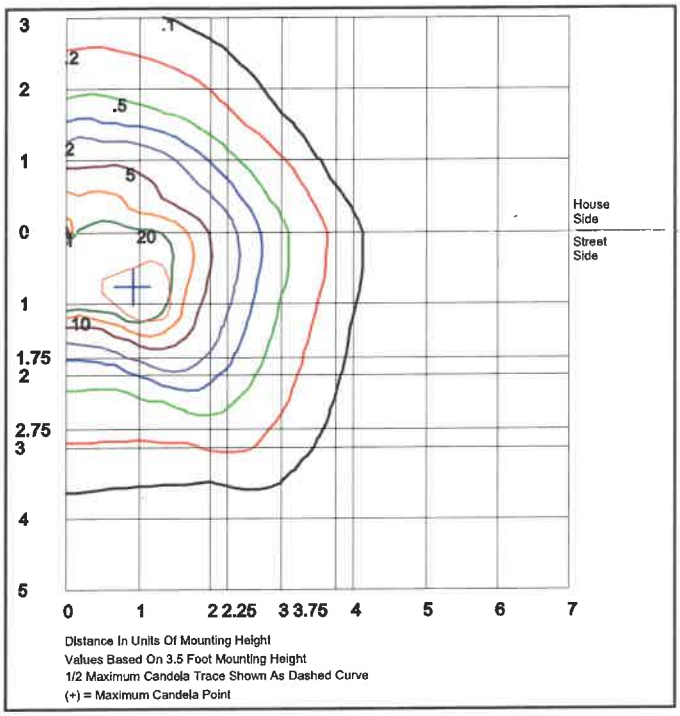
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AIWMB12Q

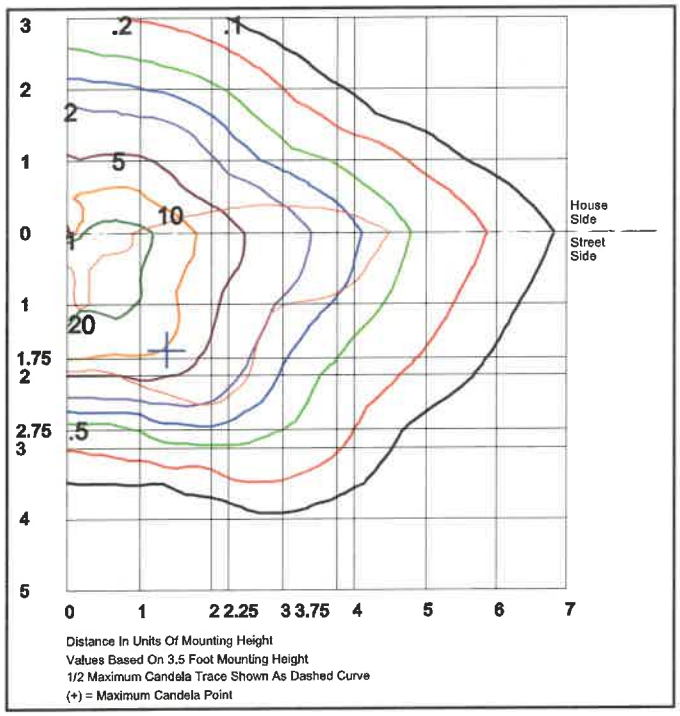
L70 25°C 187,000 Hours

LED Small Monarch Bollard

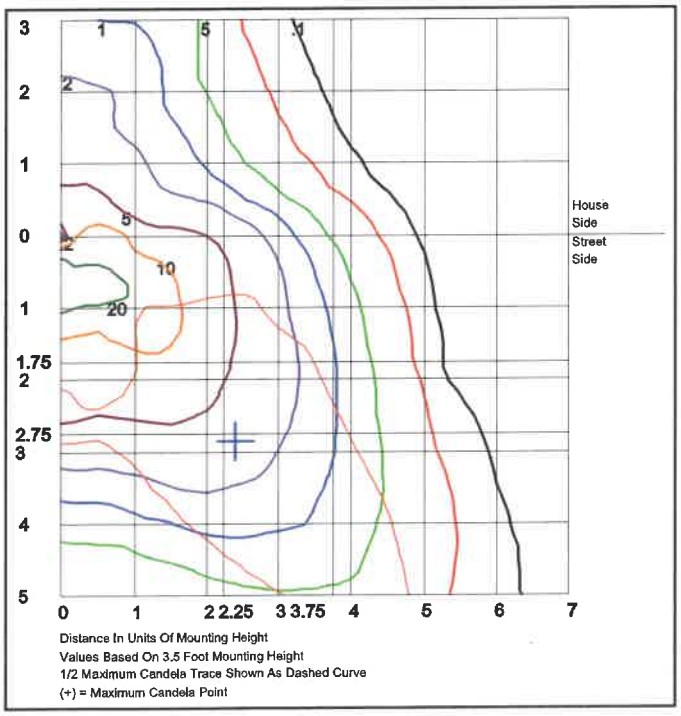
Photometric Data



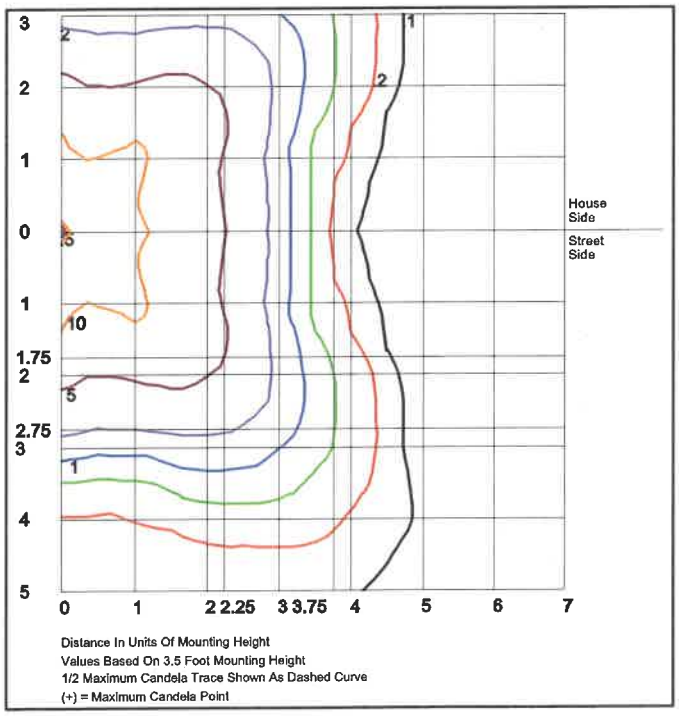
AIWMB12QB1X28U5K
Type II
Grid in feet, Mounting Height = 3.5 ft.



AIWMB12QC1X28U5K
Type III
Grid in feet, Mounting Height = 3.5 ft.



AIWMB12QD1X28U5K
Type IV
Grid in feet, Mounting Height = 3.5 ft.



AIWMB12QF1X28U5K
Type V
Grid in feet, Mounting Height = 3.5 ft.

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AIWMB12Q

L70 25°C 187,000 Hours

LED Small Monarch Bollard

Photometric Performance

Optic	CCT / Wattage (Catalog Logic)	10W (1X10)	19W (1X19)	28W (1X28)
	Input Watts	10.3W	20.5W	30.8W
	CCT	Delivered Lumens		
AIWMB12Q with Clear Polycarbonate Optical Lens B=Type II	3000K	833	1,666	2,499
	4000K	860	1,720	2,579
	5000K	893	1,787	2,680
	BUG Rating	B0-U0-G0	B0-U0-G1	B1-U0-G1
AIWMB12Q with Clear Polycarbonate Optical Lens C=Type III	3000K	876	1,752	2,628
	4000K	904	1,809	2,712
	5000K	939	1,879	2,818
	BUG Rating	B0-U0-G1	B1-U0-G1	B1-U0-G1
AIWMB12Q with Clear Polycarbonate Optical Lens D=Type IV	3000K	867	1,735	2,602
	4000K	895	1,790	2,686
	5000K	930	1,860	2,790
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2
AIWMB12Q with Clear Polycarbonate Optical Lens F=Type V	3000K	918	1,836	2,753
	4000K	947	1,894	2,841
	5000K	984	1,968	2,952
	BUG Rating	B1-U0-G1	B2-U0-G1	B2-U0-G1

Projected Lumen Maintenance

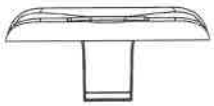
Data shown for 5000 CCT			Compare to MH			
TM-21-11	Input Watts	Initial	25,000 Hrs	50,000 Hrs	100,000 Hrs	Calculated LED Life
L70 Lumen Maintenance @ 25°C / 77°F	All wattages up to and including 31w	1.00	0.96	0.92	0.84	187,000
L70 Lumen Maintenance @ 50°C / 122°F		1.00	0.93	0.87	0.73	113,000
L80 Lumen Maintenance @ 40°C / 104°F		1.00	0.97	0.93	0.86	144,000

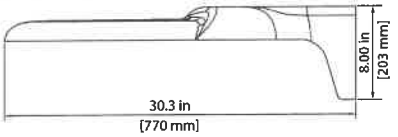
NOTES:
1. Projected per IESNA TM-21-11. Data references the extrapolated performance projections for the base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.
2. Compare to MH box indicates suggested Light Loss Factor (LLF) to be used when comparing to Metal Halide (MH) systems.

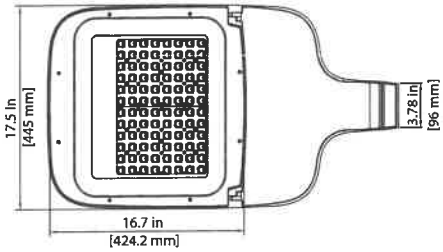
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Project
Type
Catalog No.

ARIETA® 18 Architectural LED Area Luminaire
AR18 N-Series Specification Data Sheet







Luminaire Data

Weight 24 lbs [10.9 kg]
EPA 0.55 ft²

Ordering Information

Sample Catalog No. AR18 96N MV NW 3 DB 400 BLS

Product	LED Code	Voltage	Nominal Color Temperature	Distribution	Finish[1]	Output Code[2]	Options
AR18	96N	**MV** 120-277V **HV** 347-480V	**WW** 3000K	**2** Type 2 **3** Type 3 **4** Type 4 **5** Type 5 **AFR** Auto Front Row	**BK** Black **DB** Dark Bronze (RAL6022) **DB1** Dark Bronze (RAL8019) **WH** White **GY** Gray **NA** Natural Aluminum	**WW - 3000K** **140** **180** **210** **240** **270** **300** **340** **380**	**BLS**[3] Back Light Shield (Factory Installed) **FOC**[4] Fixed Output Code **PCR** NEMA Photocontrol Receptacle **PCR7**[6] ANSI 7-wire Photocontrol Receptacle **PCR7-CR**[6] Control Ready 7-wire Photocontrol Receptacle **MSL7**[7] Motion Sensor with L7 Lens **MSL3**[7] Motion Sensor with L3 Lens **SP2** 20kV/10kA Surge Protector **PND1**[8] Part-Night Dimming **PND2**[8] Part-Night Dimming **PND3**[8] Part-Night Dimming **ORR** Optics Rotated Right **ORL** Optics Rotated Left **WL** Utility Wattage Label **DS**[11] Dual Switching
			NW 4000K **CW** 5000K			**NW - 4000K** **CW - 5000K** **150** **190** **220** **250** **290** **330** **380** **400**	

1 Black, Dark Bronze, White, Gray, or Natural Aluminum standard. DB (RAL6022) is our original dark bronze. DB1 (RAL8019) is a new dark bronze option. Consult factory for other finishes. See page 2 for specifications.

2 Specified output code set at the factory set. Includes fixture mounted output selector that enables field adjustable light levels.

3 Flush mounted enhanced back light shield, factory installed.

4 No field adjustable output. Specified output code set at the factory.

5 Includes output selector that enables field adjustability of light levels. Field changeable connectors included to enable dimming connection to PCR7 (wireless node dimming is disabled by default).

6 Control-ready wired at factory for wireless node dimming. Output selector not included in fixture. Not able to adjust above specified drive current.

7 See L7 or L3 Lens coverage details on page 4. Consult factory for MS specified with ANSI 7-wire Photocontrol Receptacle. PCR option is required for On/Off control using light detection.

8 For PND profile options see page 5. Only available with MV (120-277V).

9 Specify Color (GY, DB, DB1, BK, WH, NA)

10 Specify MV (120-277V) or HV (347V-480V)

11 Provides 50/50 fixture operation via two independent drivers. Requires two seperately switched circuits. Not available with PCR3 or PCR7.

Accessories*	
BLS	Enhanced Back Light Shield
RPA[9]	Round Pole Adapter
PTF1[9]	Square Pole Top Fitter Single
PTF2[9]	Square Pole Top Fitter Twin at 180°
PTF4[9]	Square Pole Top Fitter Quad
WM[9]	Wall Mount
BSK	Bird Deterrent Spider Kit
LLPC[10]	Long-Life Twist Lock Photocontrol
SC	Twist Lock Shorting Cap
FSIR100	Motion Sensor Configuration Tool

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ARIETA® 18 Architectural LED Area Luminaire
AR18 N-Series Specification Data Sheet

Luminaire Specifications

Housing
Die cast aluminum housing with universal mounting design allows for attachment to existing pole without redrilling for retrofit applications. Aluminum housing provides passive heat-sinking of the LEDs and has upper surfaces that shed precipitation. Mounting provisions meet 3G vibration per ANSI C136.31-2010 Normal Application, Bridge & Overpass. Electrical components are accessed without tools and are mounted on removable power door.

Light Emitting Diodes
Hi-flux/Hi-power white LEDs produce a minimum of 90% of initial intensity at 100,000 hours of life based on IES TM-21. LEDs are tested in accordance with IES LM-80 testing procedures. LEDs have correlated color temperature of 3000K, 4000K, or 5000K and 70 CRI minimum. LEDs are 100% mercury and lead free.

Field Adjustability
An output selector is supplied to adjust light output for local conditions (not available with PCR7-CR option). The specified output code will be factory set.

Quality Control
Every luminaire is performance tested before and after a 2-hour burn-in period. Assembled in the USA.

Optical Systems
Micro-lens optical systems are fully sealed to maintain an IP66 rating. Luminaire produces 0% total lumens above 90° (BUG Rating, U=0). Auto Front Row (AFR) optics are designed to enhance light levels at site perimeter while minimizing wattage and backlight. Optional enhanced Back Light Shield (BLS) is designed to meet strict light trespass and LEED requirements. Optics may be rotated right or left with options ORR/ORL, respectively.

Electrical
Rated life of electrical components is 100,000 hours. Uses isolated power supply that is 1-10V dimmable. Power supply is wired with quick-disconnect terminals. Power supply features a minimum power factor of .90 and <20% Total Harmonic Distortion (THD). EMC meets or exceeds FCC CFR Part 15. Terminal block accommodates 6 to 14 gauge wire. Standard surge protection complies with IEEE/ANSI C62.41 and ANSI C136.2-2015, Enhanced (10kV/5kA). SP2 option provides Extreme level (20kV/10kA).

Controls
3-Wire photocontrol receptacle (PCR) is available. ANSI C136.41 7-wire (PCR7) photocontrol receptacles are available. All photocontrol receptacles have tool-less rotatable bases. Wireless control module is provided by others.

Finish
Housing receives a fade and abrasion resistant polyester powder coat finish with 3.0 mil nominal thickness. Finish tested to withstand 5000 hours in salt spray exposure per ASTM B117. Finish meets scribe creepage rating 8 per ASTM D1654. Finish tested 500 hours in UV exposure per ASTM G154 and meets ASTM D523 gloss retention.

Listings/Ratings/Labels
Luminaires are UL listed for use in wet locations in the United States and Canada. DesignLights Consortium™ Premium Classification qualified product. International Dark Sky Association listed. Luminaire is qualified to operate at ambient temperatures of -40°C to 40°C.

Photometry
Luminaires photometrics are tested by certified independent testing laboratories in accordance with IES LM-79 testing procedures.

Warranty
10-year limited warranty is standard on luminaire and components. 5-year limited warranty on luminaires and components with a motion sensor.

Standards
Luminaire complies with:
ANSI: C136.2, C136.3, C136.10, C136.13, C136.15, C136.22, C136.31, C136.35, C136.37, C136.41, C62.41, C78.377, C82.77
Other: FCC 47 CFR, IEC 60598, ROHS II, UL 1449, UL 1598

Color Specifications

Order Code	Color	RAL #	Pantone Equivalent
GY	Gray	7040	429C
BK	Black	9004	426C
DB	Dark Bronze	6022	BLACK 2C
DB1	Dark Bronze	8019	412
WH	White	9003	11-0601
NA	Natural Aluminum	9006	N/A

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ARIETA® 18 Architectural LED Area Luminaire
AR18 N-Series Specification Data Sheet

Performance Data 3000K

All data nominal. IES files are available at leotek.com.

LED Code	Output Code	Drive Current (mA)	System Wattage (W)	Delivered Lumens (Lm)[1]	Efficacy (Lm/W)	Field Adjustable Output Range[2]
96N	140	350	103	14600	142	▲
	180	450	129	18170	141	▼
	210	540	150	20940	140	
	240	600	170	23620	139	
	270	750	207	27400	132	▲
	300	820	234	30300	129	▼
	340	930	268	34010	127	
	380	1050	299	37780	126	

Performance Data 4000K & 5000K

All data nominal. IES files are available at leotek.com.

LED Code	Output Code	Drive Current (mA)	System Wattage (W)	Delivered Lumens (Lm) [1]	Efficacy (Lm/W)	Field Adjustable Output Range[2]
96N	150	350	104	15650	150	▲
	190	450	130	19330	149	▼
	220	540	152	22900	151	
	250	600	170	25670	151	
	290	750	206	29770	145	▲
	330	820	235	33830	144	▼
	380	930	272	38070	140	
	400	1050	297	40990	138	

Notes:
1 Normal tolerance ± 10% due to factors including distribution type, LED bin variance, driver variance, and ambient temperatures.
2 Performance codes available in two ranges for adjustable output as shown in preformance data tables. Output set at factory to specified performance code.

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ARETA® 18 Architectural LED Area Luminaire
AR18 N-Series Specification Data Sheet

Motion Sensor (Optional) Specifications

Description
Digital passive infrared luminaire integrated outdoor occupancy sensor provides high/low/off control based on motion detection. Initial setup and subsequent sensor adjustments are made using a handheld configuration tool. PCR option is required for On/Off control using light detection. Available with both MV or HV input voltage options.

Operation
Standard factory setting will dim the luminaire to 50% until motion is sensed and then it will power to 100%. When motion is not detected for five minutes, the luminaire will dim back to 50%. Ramp up and fade down times are adjustable, but initially set to NONE. The percent dimming and time durations may be field adjusted as required using FSIR-100 configuration tool. FSIR-100 user guide available at: www.wattstopper.com.

Optical System
Multi-cell, multi-tier Fresnel lens with a 360 degree view detects unobstructed motion within one mounting height, up to 20 ft. maximum (MSL3) or 40 ft. maximum (MSL7). Consult factory for higher mounting height requirements.

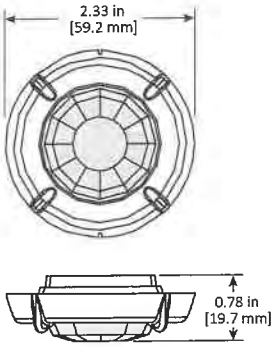
Finish
Sensor exterior ring and lens are white polycarbonate, UV and impact resistant.

Listings/Ratings
Sensor is TUV, UL and cUL listed, IP66 rated and CE compliant.

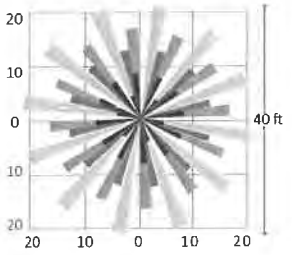
Warranty
5-year limited warranty on luminaires and components with a motion sensor.

Motion Sensor (Optional) Data

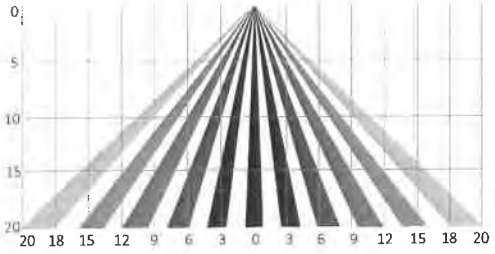
MSL3 Lens Dimensions



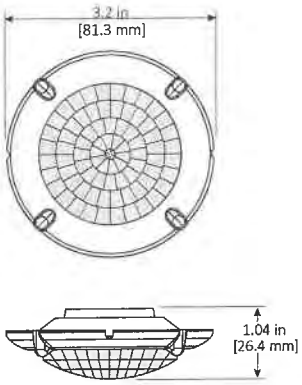
MSL3 Lens Coverage Top View



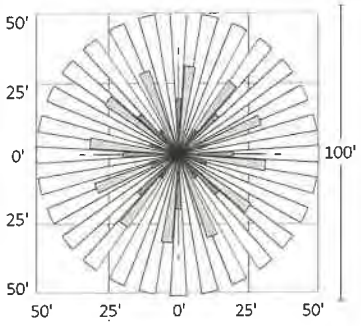
MSL3 Lens Coverage Side View



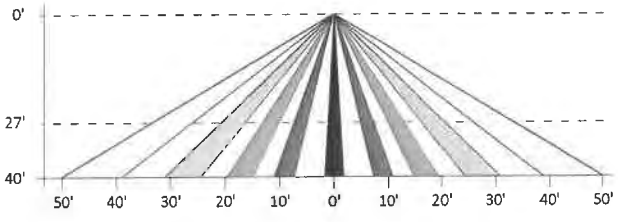
MSL7 Lens Dimensions



L7 Lens Coverage Top View



L7 Lens Coverage Side View



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LEOTEK® LITE-ON GROUP

ARIETA® 18 Architectural LED Area Luminaire
AR18 N-Series Specification Data Sheet

Part-Night Dimming Specifications

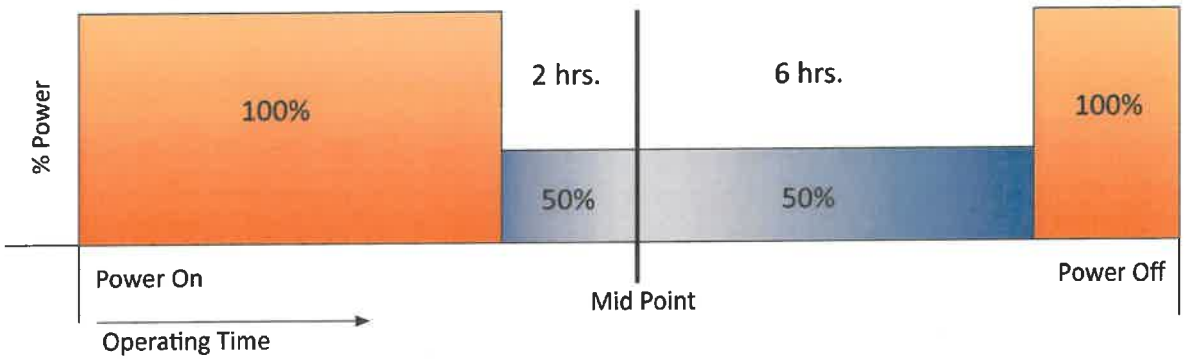
Description

Arieta's Part-Night Dimming (PND) option enables significant energy savings by automatically dimming the luminaire during early morning hours when infrequent use is expected. Factory programmed dimming profiles automatically take into account seasonal changes based on geographical location by continuously monitoring the nighttime midpoint. PND does not provide power on/off control which is provided by external controls (example: time clock) or a photocontrol using PCR3 or PCR7 option. Dimming profile of PND option is not field adjustable.

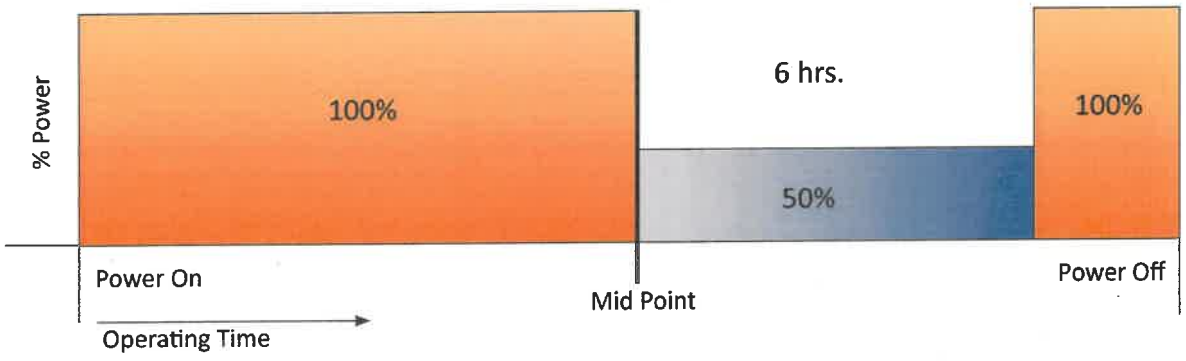
Operation

Based on the PND profile that is selected, the luminaire dims to the corresponding % power for the corresponding length of time (based on the nighttime mid-point) as shown below. Mid-point is continuously recalculated in the luminaire by monitoring the average length of time between when the light turns on (power on) and turns off (power off) over the previous two days. In effect, this functionality will take two days to initialize after installation before any dimming will occur. Power interruptions are ignored and do not affect the determination of mid-point. A motion sensor (MSL3 or MSL7) can be used with PND to temporarily override the dimming profile when motion is detected. Three factory programmed PND profiles are available for selection:

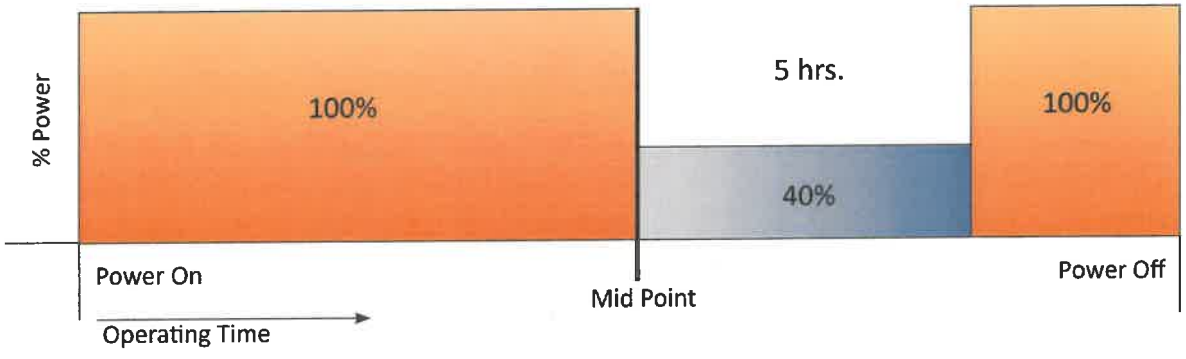
PND1



PND2



PND3

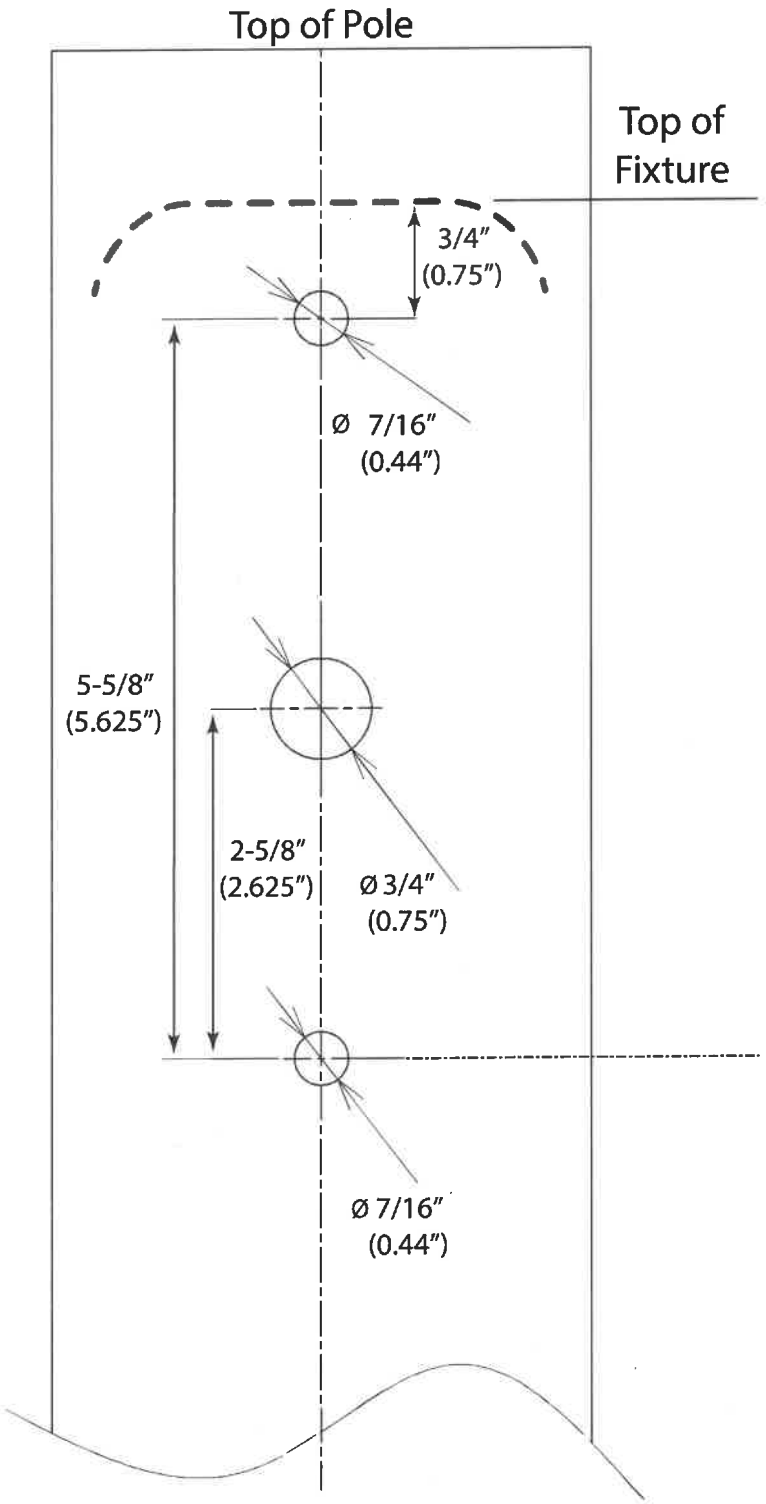


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LITE-ON GROUP

ARIETA® 18 Architectural LED Area Luminaire
AR18 N-Series Specification Data Sheet

Pole Mount Drilling Dimensions for New Construction
For more details, consult the Arieta Instllation Guide



Mounting Pole Drilling Dimensions for New Construction

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ENGINEERING PLANS
FOR
HERITAGE FARM - BANQUET CENTER

SECTION 34, TOWNSHIP 37 NORTH , RANGE 8 EAST
5139-5199 S SCHLAPP ROAD
OSWEGO, IL 60543
KENDALL COUNTY
AUGUST, 2022

LEGEND

PROPERTY BOUNDARY	
600	EXISTING CONTOUR LINE
STM	EXISTING STORM SEWER
SAN	EXISTING SANITARY SEWER LINE
W	EXISTING WATERMAIN
UE	EXISTING UNDERGROUND ELECTRIC
OHE	EXISTING OVERHEAD ELECTRIC
GAS	EXISTING GAS SERVICE
T	EXISTING TELEPHONE
573	PROPOSED CONTOUR LINE
W	PROPOSED WATERMAIN
STM	PROPOSED STORM SEWER
SAN	PROPOSED SANITARY SEWER LINE
GREASE	PROPOSED GREASE SERVICE LINE
VENT	PROPOSED VENT LINE
F	EXISTING FENCELINE
SF	PROPOSED SILT FENCE
x 606.00	EXISTING SPOT SHOT
x 606.00	PROPOSED SPOT GRADE

	EXIST	PROP	
WATER:			B-BOX
			HYDRANT
			VALVE
			VALVE VAULT
STORM:			INLET-CURB
			INLET OR MANHOLE
			FLARED END SECTION
SANITARY:			CLEANOUT
			MANHOLE

R.O.W. MONUMENT	UTILITY POLE
PROPERTY PIN	GUY WIRE LOC.
P.K. NAIL	UTIL CABINET
CHISELED MARK	UTIL PEDESTAL
BENCHMARK	LIGHT POLE
HUB & TACK	TRAFFIC SIGNAL
SOIL BORING	ELECTRIC VAULT
OVERLAND RELIEF	GAS VALVE
FLOW DIRECTION	

INDEX TO SHEETS

1. COVER SHEET
2. EXISTING CONDITIONS & DEMOLITION PLAN
3. STORMWATER POLLUTION & PREVENTION PLAN 1
4. STORMWATER POLLUTION & PREVENTION PLAN 2
5. CIVIL SITE PLANS
6. GENERAL NOTES & DETAILS

PROJECT LOCATION

LOCATION MAP
N.T.S.



SURVEY COMPLETED BY:
Phillip D Young
& ASSOCIATES, INC.
LAND SURVEYING - TOPOGRAPHIC MAPPING
Lic.#184-002775
11078 SOUTH BRIDGE STREET; YORKVILLE, IL 60560
PHONE: 630-553-1580 EMAIL: PHILYOUNG@COMCAST.NET

811
Know what's below.
Call before you dig.

Contractor and or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-892-0123 or dial 811.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES, HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

PROFESSIONAL ENGINEER'S CERTIFICATION
STATE OF ILLINOIS, COUNTY OF KENDALL

I JOHN J. TEBRUGGE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL DIRECTION BASED ON AVAILABLE DOCUMENTS AND FIELD MEASUREMENTS FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND & SEAL THIS 5TH DAY OF AUGUST, 2022

JOHN J. TEBRUGGE 062-041828 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

ILLINOIS REGISTERED PROFESSIONAL ENGINEER
NO. 062-041828 EXPIRES NOV. 30, 2023

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ALL RIGHTS RESERVED. NO PART OF THESE CIVIL ENGINEERING PLANS MAY BE REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR OTHER ELECTRONIC OR MECHANICAL METHODS, WITHOUT THE PRIOR WRITTEN PERMISSION OF TEBRUGGE ENGINEERING.

BENCHMARKS:

BM#1 – SURVEY SPIKE AT SOUTHWEST CORNER OF SUBJECT PROPERTY.
ELEVATION = 729.43

BM#2 – MAGNAIL AT EDGE OF PAVEMENT NEAR NORTHWEST CORNER OF SUBJECT PROPERTY.
ELEVATION = 730.63

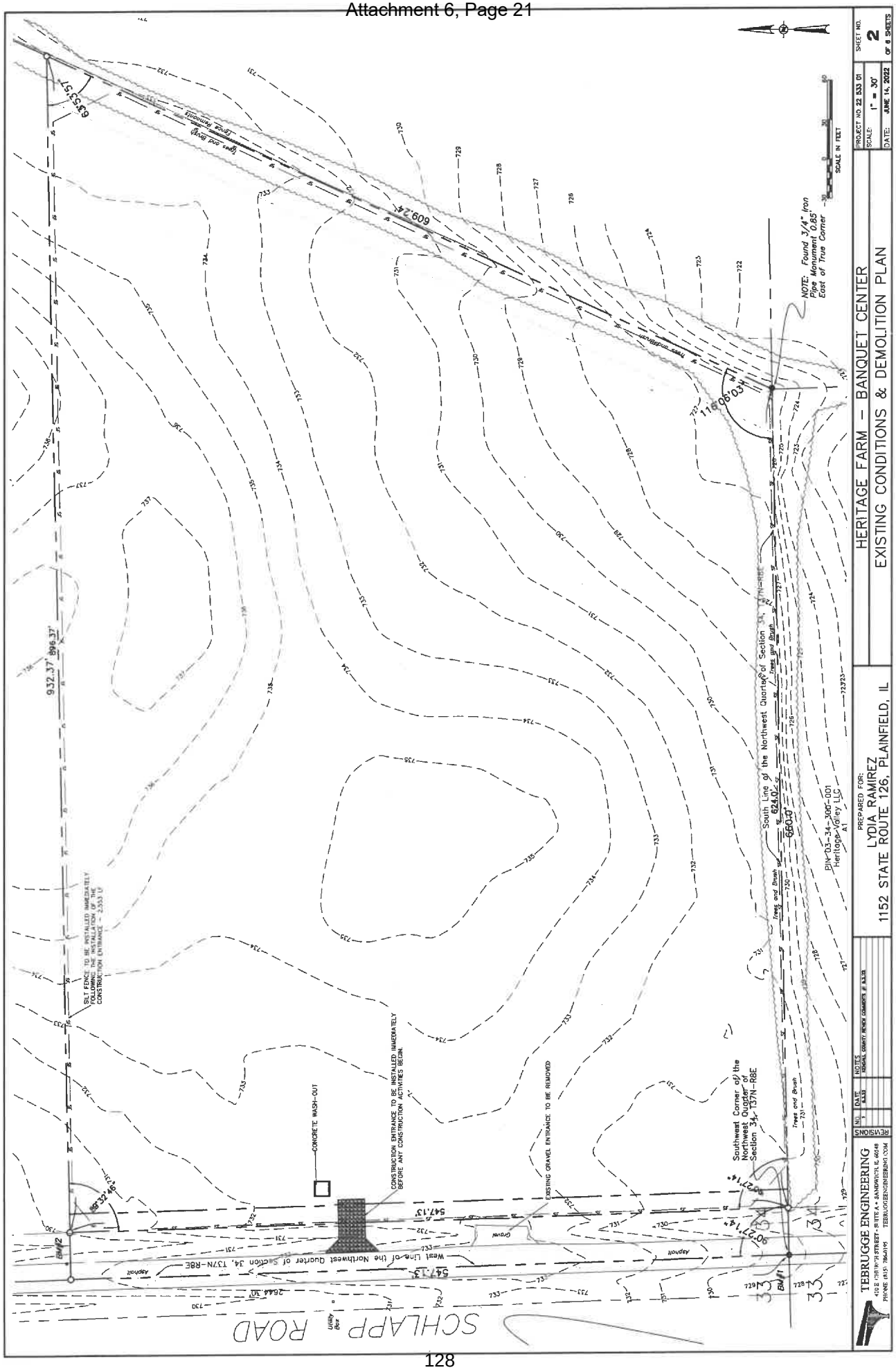
PLANS PREPARED FOR:

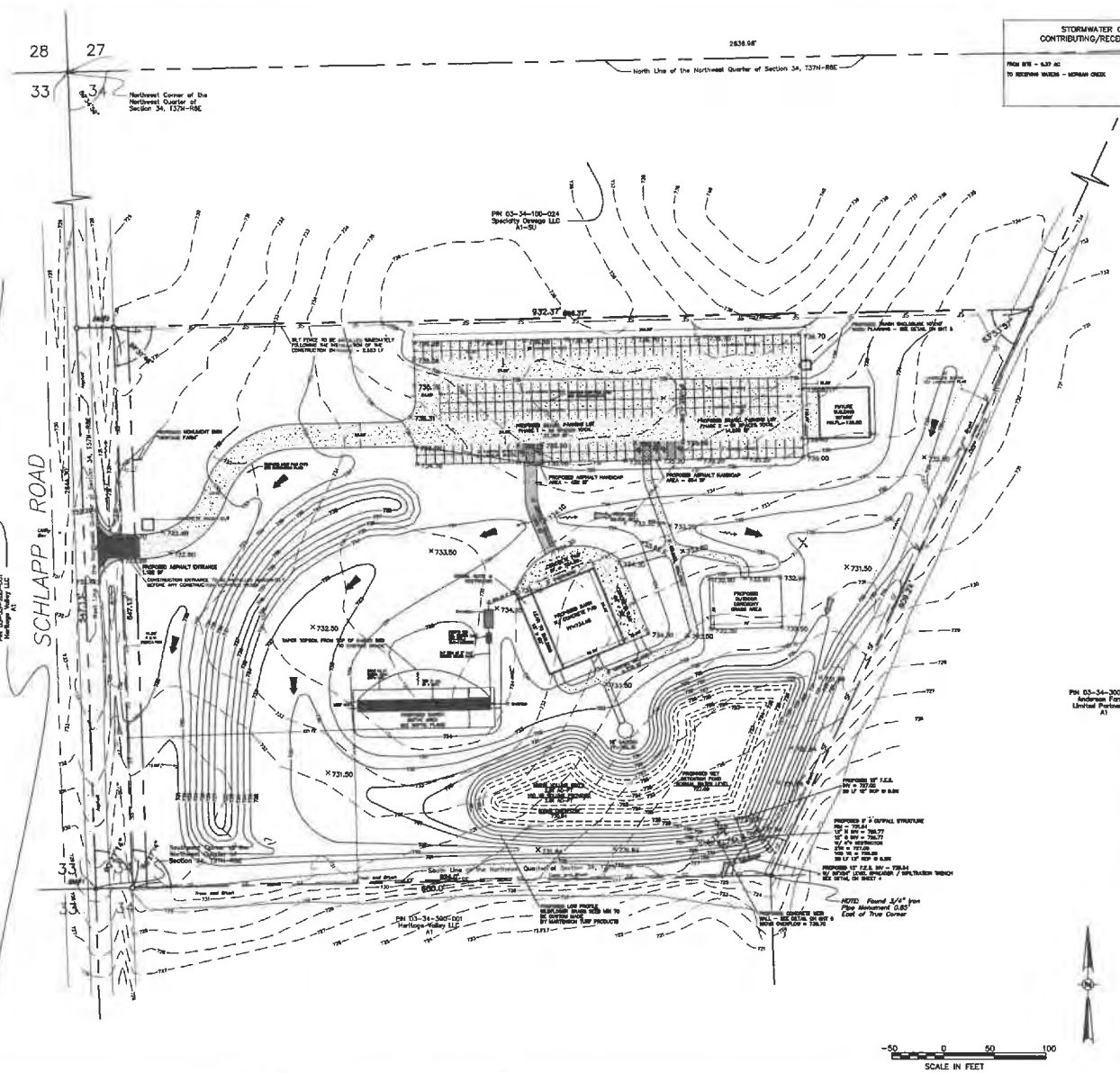
LYDIA RAMIREZ
1152 STATE ROUTE 126
PLAINFIELD, IL 60544
PHONE: (630) 405-3117
LYMA12939@GMAIL.COM

CIVIL ENGINEER:

TEBRUGGE ENGINEERING
410 E CHURCH ST - SUITE A
SANDWICH, ILLINOIS 60548
(815) 786-0195
INFO@TEBRUGGEENGINEERING.COM
WWW.TEBRUGGEENGINEERING.COM

REVISIONS	NO.	DATE	REVIEW
	1	8.5.22	KENDALL COUNTY REVIEW COMMENTS 8.5.22


HERITAGE FARM – BANQUET CENTER
EXISTING CONDITIONS & DEMOLITION PLAN
PREPARED FOR:
LYDIA RAMIREZ
1152 STATE ROUTE 126, PLAINFIELD, IL
TEBRUGGE ENGINEERING
PROJECT NO. 22 533 01
SCALE: 1" = 30'
DATE: JUNE 14, 2022
SHEET NO. 2 OF 6 SHEETS
SCALE IN FEET
SCHLAPP ROAD
NOTE: Found 3/4" Iron Pipe Monument 0.85' East of True Corner
Southwest Corner of the Northwest Quarter of Section 34, T37N-R8E
West Line of the Northwest Quarter of Section 34, T37N-R8E
South Line of the Northwest Quarter of Section 34, T37N-R8E
PIN-03-34-300-001
Heritage Valley LLC
A1
CONCRETE WASH-OUT
CONSTRUCTION ENTRANCE TO BE INSTALLED IMMEDIATELY BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN.
EXISTING GRAVEL ENTRANCE TO BE REMOVED
SILT FENCE TO BE INSTALLED IMMEDIATELY FOLLOWING THE INSTALLATION OF THE CONSTRUCTION ENTRANCE - 2,533 LF
932.37'
896.37'
547.13'
547.13'
609.24'
624.02'
660.0'
2644.30'
635.57'
115°05'03"
65°32'46"
90°27'14"
90°27'14"
Trees and Brush
Asphalt
Gravel
Left Edge Pavement
Right Edge Pavement
BM#1
BM#2


28
27
33
34
Northwest Corner of the Northwest Quarter of Section 34, T37N-R8E
2638.98'
North Line of the Northwest Quarter of Section 34, T37N-R8E
SCHLAPP ROAD
PIN 03-34-100-024
Specialty Dewage LLC
A1-SU
932.37'
PROPOSED ASPHALT ENTRANCE
PROPOSED ASPHALT HANDICAP AREA - 664 SF
PROPOSED OUTDOOR EMERGENCY GRADE AREA
PROPOSED 36" R.C.P. INV = 727.00
PROPOSED 8" DIGITAL STRUCTURE
PROPOSED 12" R.C.P. INV = 725.84
PROPOSED 12" R.C.P. INV = 726.77
PROPOSED 15" R.C.P. INV = 727.05
PROPOSED 12" R.C.P. INV = 727.30
PROPOSED 12" R.C.P. INV = 728.84
PROPOSED 12" R.C.P. INV = 729.84
PROPOSED 12" R.C.P. INV = 730.84
PROPOSED 12" R.C.P. INV = 731.84
PROPOSED 12" R.C.P. INV = 732.84
PROPOSED 12" R.C.P. INV = 733.84
PROPOSED 12" R.C.P. INV =

1. GENERAL NOTES & RESPONSIBILITIES

The Storm Water Pollution Prevention Plan (SWPPP) includes, but is not limited to the Erosion and Sedimentation Plan included in the Engineering Plans with the Detail Sheet, the Notice of Intent, Permit Authorization, General Permit, Notice of Termination. All records of inspection and maintenance activities are started during the course of the project, and other documents as may be included by reference in this SWPPP. Changes, modifications, revisions, additions, or deletions shall become part of this SWPPP as they occur.

- All Contractors and sub-contractors that are responsible for implementing and measures of the SWPPP must be identified and must certify this SWPPP by signing the SWPPP certification in accordance with Part V.G (Signatory Requirements) of the ILR10 Permit.

All signed certifications must be kept with the SWPPP documents and be available for inspection.

The Contractor and all sub-contractors involved with construction activity that disturbs site soil or who implement a pollutant control measure identified in the Storm Water Pollution Prevention Plan must comply with the following requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit, the NPDES Permit No. ILR10 for the State of Illinois and any local governing agency having jurisdiction concerning erosion and sediment control.

A. GENERAL PERMIT INFORMATION

All construction sites that will result in the disturbance of one acre or more must be permitted under the Illinois General NPDES Permit. The Notice of Intent (NOI) has been submitted at the address below. The NOI is for the onsite and offsite improvements. The NPDES Permit will be issued 30 days after the postmark date of the submittal of the NOI and initial yearly fee.

Permit Information: The Owner has mailed the Owner-signed NOI form and the initial yearly fee of $500 to the address listed below. The Contractor will be responsible for submitting each subsequent $500 yearly fee, if applicable. A copy of the signed NOI form will be available to the Contractor.

Unless notified by the Illinois Environmental Protection Agency (IEPA) to the contrary construction activities may begin in accordance with the SWPPP and the ILR10 in 30 days following the post mark date of the NOI.

Transfer information: If a portion of the property is sold, that new Owner may obtain their own general permit by submitting a separate NOI. The original NOI may then be modified by re-submitting the NOI with updates acreage and showing the new "change of information". Any subsequent documentation explaining that it has been sold, the acreage difference and the date of sale. There is no fee involved with modifying the NOI.

There are no requirements for a pre-construction meeting from any of the reviewing agencies.

Agency Information:
Illinois Environmental Protection Agency
Division of Water Pollution Control
1021 North Grand Avenue East
Springfield, Illinois 62794-9276
Phone: (217) 782-0610

B. PUBLIC POSTING

The following documents will be supplied to the contractor and must be posted on the Entrance Sign in a prominent place for public viewing until termination of permit coverage has been obtained by filing the Notice of Termination (NOT):

1. Notice of intent signed in accordance with S.B10.
2. Permit Authorization from the Illinois Environmental Agency (IEPA).
3. Construction Site Notice.

The location of the SWPPP must be clearly visible.

C. RETENTION OF RECORDS

A complete copy of this SWPPP, including copies of all inspection reports, plan revisions, etc., must be retained at the project site at all times during the duration of the project (until NOT is filed) and kept in the northwest project records of the Contractor for at least three years following submittal of the Notice of Termination (NOT).

D. CONTRACTOR/SUB-CONTRACTOR LIST

The Contractor must provide names and addresses of all sub-contractors working on this project who will be involved with the major construction activities that disturb site soil. This information must be kept with the SWPPP.

E. CONTRACTOR/SUB-CONTRACTOR CERTIFICATION FORM

The Contractor and all sub-contractors involved with ground disturbing or installation and maintenance of any Best Management Practice (BMP) on site must sign a copy of the Contractor Certification that will be supplied to the Contractor. This information must be kept with the SWPPP.

F. INSPECTIONS

At least once every seven calendar days and with 24 hours of a 0.5 in rainfall event, inspections by documented Contractor Compliance Officer must be made to determine the effectiveness of the SWPPP. If the State or Local agencies have a required inspection form, the both forms must be documented. The SWPPP, including the best management practices implemented on the jobsite, shall be modified as needed to reduce or prevent pollutants from discharging from the site.

An example BMP inspection form will be supplied to the Contractor.

A delegation of authority letter authorizing the Contractor Compliance Officer to sign the inspection forms will also be supplied to the Contractor.

The inspector must be a person familiar with the site, the nature of major construction activities, and qualified to evaluate both overall project performance and individual component performance. The inspector must either be employed by the owner or Contractor and/or responsible for implementing the pollution control duties. If needed, in order to increase effectiveness to an acceptable level, or someone with the authority to cause such things to happen. Additionally, the inspector shall be properly authorized in accordance with the applicable General Permit to conduct the inspections in storm water inspections.

See Section VB on this sheet for further reporting requirements.

G. SWPPP UPDATES & AMENDMENTS

This SWPPP must be updated each time there are significant modifications to the pollution prevention system or a change of Contractors working on the project that disturb site soils. The SWPPP must be amended as necessary during the course of construction in order to keep it current with the latest construction measures utilized on the site. Amending the SWPPP does not mean that it has to be reprinted. It is acceptable to add addendums, sketches, new inspections, and/or revised drawings. The site map should show the location of all storm water controls that must be posted on the site and updated to reflect the progress of construction and changes to the SWPPP. Any control measures that has a hydrologic design component must be updated or amended by the Engineer. Substitution of equivalent control items beyond those specified in the SWPPP is considered a hydrologic design component.

H. DISCHARGE OF PETROLEUM PRODUCTS OR HAZARDOUS SUBSTANCES

Discharge of Petroleum products or other hazardous substances into storm water or the storm water (storm sewer) system is subject to reporting and clean up requirements. See section V.B.5 of this SWPPP for State and local information on reporting spills. Refer to the General Permit for additional information.

I. NOTICE OF TERMINATION

Once the site reaches final stabilization as defined in the General Permit, with all permanent erosion and sedimentation controls installed and all temporary erosion and sedimentation controls removed, the Contractor and Owner's representative must complete a final inspection. Upon approval by the Owner's representative, the Owner and Contractor, as applicable, must complete and submit a NOT.

J. CONTRACTORS RESPONSIBILITY

This SWPPP intends to implement water-beams and liquid pollutant discharges by some combination of interception, sedimentation, filtration, and containment. The Contractor and sub-contractors implementing the SWPPP must remain alert at the site to periodically refine and update the SWPPP in order to accomplish the intended goals. The Contractor is ultimately responsible for all site conditions and permit compliance

K. LOG OF CONSTRUCTION ACTIVITY

A record of dates when major ground-disturbing activities occur, what construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated or completed must be maintained until the NOT is filed. A log for keeping such records is included. Controls must be in place down gradient of any ground-disturbing activities prior to the commencement of construction and noted on the Site Map and Record of Stabilization and Construction Activity Dates.

2. INTRODUCTION

This SWPPP includes the elements necessary to comply with the natural baseline general permit for construction activities administered by the US Environmental Protection Agency (EPA) under the National Pollutant Discharge Elimination System (NPDES) program, the NPDES Permit No. ILR10 for the State of Illinois, and all Local governing agency requirements. The SWPPP must be implemented at the start of construction

Construction phase pollutant sources anticipated at the site are disturbed (bare) soil, vehicle fuels and lubricants, chemicals associated with building construction, and building materials. Without accounts control there is a potential for each type of pollutant to be transported by storm water.
Project construction will consist primarily of site grading, utility service connections, and site paving to facilitate construction

A. PURPOSE

A major goal of pollution prevention efforts during project construction is to control soil and pollutants that originate on the site and prevent them from flowing to surface waters. The purpose of this SWPPP is to provide guidelines for achieving that goal. A successful pollution prevention program also relies upon careful inspection and adjustments during the construction process in order to enhance its effectiveness.

B. SCOPE

This SWPPP must be implemented before construction begins on the site. It primarily addresses the impact of storm rainfall and runoff on areas of the ground surface disturbed during the construction process. In addition, there are measures/additions for controlling other sources of pollution that could accompany the major construction activities. The SWPPP will terminate when disturbed areas are stabilized, permanent erosion and sedimentation controls are installed, temporary erosion and sedimentation controls are removed, construction activities several hands have ceased, and a completed Notice of Termination (NOT) is transmitted to the governing agency.

3. PROJECT DESCRIPTION

Described below are the major construction activities that are subject of this SWPPP. Also included in the sequence are BMP installation activities that must take place prior to construction activities. NOTE: Some steps preceding measures must always be in place before soil is disturbed. Activities are presented in the order (sequence) they are expected to be completed.

All activities and time frames (beginning and ending dates) shall be noted on the Site Map. The sequence of construction is as follows:

Upon implementation and installation of the following erosion barriers, parking, toy down, porta-pots, wheel wash, concrete washout, material areas, and temporary entrance constructions, solid waste containers, etc., immediately denude them on the Site Maps and note any changes in location as they occur throughout the construction process.

Typical Stage of Construction, items shall be added or deleted as needed for each individual project.

Phase I
1. Install stabilized construction entrance and SWPPP Entrance Sign.
2. Install silt fence(s) on the site (clear only those areas necessary to install silt fence).
3. Prepare temporary parking and storage areas.
4. Install and stabilize hydraulic water control structures (pipes, swales, check dams, etc.).
5. Begin grading the site.
6. Start construction of building pad and structures.

Phase II
7. Temporarily seed, throughout construction, denuded areas that will be inactive for 14 days or more.
8. Install utilities, underground, storm sewers, curbs and gutters.
9. Install inlet protection at all storm sewer structures as each inlet structure is installed.
10. Permanently stabilize areas to be vegetated as they are brought to final grade.
11. Pave streets for paving.
12. Pave site.
13. Install appropriate inlet protection devices for paved areas as work progresses.
14. Complete grading and installation of permanent stabilization over all areas including outlots.
15. Call Engineer after the site appears to be fully stabilized for inspection.
16. Remove all temporary erosion and sediment control devices after approval of the Engineer and stabilize any areas disturbed by the removal of the BMP.

NOTE: The Contractor may complete construction-related activities concurrently only if all preceding BMPs have been completely installed.

The refined schedule for implementing pollutant control measures will be determined by project construction progress and reviewed by the Contractor on the Self Erosion/Sediment Control Operation Thru Schedule on the Erosion and Sediment Control Plans. Down slope protective measures must always be in place before soil is disturbed.

4. SITE DESCRIPTION

1. Site description
   Site construction activities consist of general site clearing of trees and stumps, general grading of lot construction of retention pond , parking lot & building pads.
2. Total area of site = 8.37 acres
   Total disturbed area on site = 8.37 acres

3. Estimated site runoff coefficient after construction activities are complete: C=.72

4. Site map included indicating existing & proposed slopes across site is included in SWPPP.

5. The site drainage is received by MORGAN CREEK

5. STORM WATER POLLUTION PREVENTION MEASURES AND CONTROLS

A variety of storm water pollutant controls are recommended for this project. Some controls are intended for function temporarily and will be used as needed for pollutant control during the construction period. These include temporary sediment barriers and permanent detention/retention ponds (which can also function as temporary sediment basins). Permanent stabilization will be accomplished in all disturbed areas by covering the soil with pavement, building, foundation, vegetation, or other forms of soil stabilization

A. EROSION AND SEDIMENT CONTROLS

1. Soil Stabilization
   The purpose of soil stabilization is to prevent soil from eroding and leaving the site. In the natural condition, soil is stabilized by certain vegetation. The primary technique to be used on this project for stabilizing site soils will be to provide a protective cover of grass, pavement, or building structure

   a) Temporary Seeding or Stabilization – As denuded areas that will be inactive for 14 days or more, must be stabilized temporarily with the use of fast-germinating annual grass/grain varieties, straw/hay mulch, wood cellulose fibers, mulchnets, netting or blankets.

   b) Permanent Seeding or Sodding – All areas of final grade must be seeded or sodded within 14 days after completion of work in any area. The entire site must have permanent vegetative cover established in all areas not covered by hardscape at the completion of all soil disturbing activities on site. Except for small level spots, seeded areas should generally be protected with mulch or a rolled erosion control product. All areas to be seeded will have topsoil and other soil amendments as specified on the Landscape Plan.

2. Structural Controls

   a) Silt Fence – Silt fence is a synthetic permeable woven or non-woven geotextile fabric incorporating metal support stakes at intervals sufficient to support the fence (3-foot maximum distance between posts), water, and sediment retained by the fence. The fence is designed to retain sediment-laden storm water until some settlement of suspended soils before the storm water fence through the fabric and discharges silt-free. Silt fence shall be located on the contour to capture overland, low-velocity sheet flows. The Contractor may utilize triangular silt dike and/or non-silt backed silt fence as intermediate SWPPs. Install silt fence at a fairly level grade along the contour with the ends curved uphill to provide sufficient upstream storage volume for the anticipated runoff. Drainage areas shall not exceed 1 acre per 100 feet of silt fence for slopes less than 2 percent.

   b) Construction Exit – All access points from the public street into the construction site shall include a construction exit composed of coarse stone to the dimensions shown on the Existing Conditions and Demolition Plan. The length (minimum of the stone exit is to remove dirt and debris from the construction vehicles tires through the action of vibration and spring over the rough surfaces and the friction of the stone matrix against soils attached to vehicle tires.

   In addition to the stone at the construction exit, it may be necessary to install devices such as plates (washing pads) to increase the vibration and shaking action necessary to install a wheel wash system, if this is done, a sediment trap control must be installed to treat the wash water before it discharges from the site.

   All site access must be confined to the Construction Exit(s). Barricade, outfitted to prevent use, any locations other than Construction Exit(s) where vehicles or equipment may access the site.

   c) Storm Sewer Inlet Protection – Curb and grated inlets are protected from the intrusion of sediment through a variety of measures as shown on the details included in the Construction drawings. The primary mechanism is to place controls in the path of flow sufficient to slow the sediment-laden water to allow settlement of suspended soils before discharging into the storm sewer. It is possible that as construction progresses from storm sewer installation through paving that the inlet protection devices should change. All inlet protection devices require periodic sediment trap cleaning. This should be taken into consideration when deciding on which device or devices should be used.

   d) Inspection and any necessary cleaning at the underground storm system shall be included as part of this work.

Final site stabilization is achieved when perennial vegetative cover provides permanent stabilization with a density greater than 70 percent over the entire area to be stabilized by vegetative cover. This is exclusive of areas paved, roofed, or having a building on them.

B. OTHER POLLUTANT CONTROLS

This section includes the controls of pollutants other than sediment and additional requirements of the General Permit.

1. Dust Control
   Construction traffic must enter and exit the site at the stabilized construction exit. Water trucks or other dust control agents will be used as needed during construction to reduce dust generated on the site. Dust control must be provided by the Contractor to a degree that is in compliance with applicable Local and State dust control regulations.

2. Solid Waste Disposal
   No solid materials, including building materials, are allowed to be discharged from the site with storm water. All solid waste, including disposition materials incidental to the major construction activities, must be collected and placed in containers. The containers will be emptied as necessary by a contract trash disposal service and hauled away from the site. Covers for the containers will be provided as necessary to meet State and Local requirements. The location of solid waste receptacles shall be shown on the Site Maps.

   Substances that have the potential for polluting surface and/or groundwater must be controlled by whatever means necessary in order to ensure that they do not discharge from the site. As an example, special care must be exercised during equipment fueling and servicing operations. If a spill occurs, it must be contained and disposed of so that it will not flow from the site or enter groundwater, even if this requires removal, treatment, and disposal of soil. In this regard, potentially polluting substances should be handled in a manner consistent with the manufacturer's recommendations.

3. Sanitary Facilities
   All personnel involved with construction activities must comply with State and Local sanitary or waste regulations. Temporary sanitary facilities will be provided at the site throughout the construction phase. They must be utilized by all construction personnel and will be serviced by a commercial operator. The location of sanitary facilities shall be shown on the Site Map

4. Non-Storm Water Discharges
   Non-storm water contaminants at site discharges are not permitted under ILR10 except as follows: discharges from fire fighting activities; fire hydrant flushings; potable water sources including uncontaminated water supply flushings; irrigation drainage; routine external building washdown which does not use detergents; pavement washwaters where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled material has been removed) and where detergents are not used; air conditioning condensate; springs; uncontaminated ground water; and foundation or footing drains where flows are not contaminated with process materials such as solvents.

5. Concrete Waste from Concrete Ready-Mix Trucks
   Discharge of excess or waste concrete and/or wash water from concrete trucks will be allowed on the construction site, but only in specifically designated diked areas prepared to prevent contact between the concrete and/or wash water and storm water that will be discharged from the site. Alternatively, waste concrete can be placed into forms to make rip rap or other useful concrete products. The hard residue from the concrete washout diked areas shall be disposed in accordance with applicable State and local requirements. The Contractor is responsible for ensuring that these procedures are followed. The location of concrete washout areas shall be shown on the Site Maps.

6. Mason's Area
   Contractor shall identify mason's area on the site and indicate location on the Site Map. To the extent practical, all masonry tools, material, including sand and cement cement or mortar mixtures, and equipment shall be located within the area identified. Runoff control, such as berms or diversion dikes, silt fences, straw bales, or other means of containment, shall be provided to prevent the migration of storm water pollutants in runoff from the mason's area. Receptacles for debris and trash disposal shall also be provided

7. Fuel Tanks
   Temporary on-site fuel tanks for construction vehicles shall meet all State and Federal regulations. Tanks shall have approved spill containment with the capacity required by the applicable regulations. The tanks shall be in sound condition for the life of work or other damage which might compromise containment. Fuel tanks are not regulated by EPA, OSHA and other regulatory requirements for signage. No extinguisher, size, Hazes, valves, fittings, caps, filler necklace, and associated hardware shall be maintained in proper working condition at all times. The location of fuel tanks shall be shown on the Site Maps.

8. Spill Prevention, Control and Countermeasure (SPCC) Plan
   Plan must be developed if aboveground oil storage capacity at the construction site exceeds 1,320+ gallons. Containers with storage capacity of 55+ gallons or more are not included when calculating site storage capacity. The Contractor shall work with the Civil Engineering Consultant to develop and implement a SPCC Plan in accordance with the Oil Pollution Prevention regulation at Title 40 of the Code of Federal Regulations, Part 112, (40 CFR 112).

9. Hazardous Material Management and Spill Reporting Plan
   Any hazardous or petroleum based materials that are brought onto the construction site will be handled properly in order to reduce the potential for storm water pollution. All materials used on this construction site will be properly stored, handled, dispensed and disposed of following all applicable label directions. Material Safety Data Sheets (MSDS) information will be kept on site for any and all applicable materials.

   In the event of a material spill, immediate action will be undertaken by the Contractor to contain and remove the spilled material. All hazardous materials will be disposed of by the Contractor in the manner specified by Federal, State and Local regulations and by the manufacturer of such products. As soon as possible, the spill will be reported to the appropriate agencies. As required under the provisions of the Clean Water Act, any spill or discharge entering waters of the United States will be properly reported. The Contractor will prepare a written record of any spill of petroleum products or hazardous materials in excess of reportable quantities and will provide copies to Owner within 24-hours of the occurrence of the spill.

   Any spills of petroleum products or hazardous materials in excess of reportable Quantities as defined by EPA shall be immediately reported to the EPA National Response Center (1-800-424-8802). In addition, 20 Ill. Adm. Code 750.610 requires the same notification of IEMA (1-217-782-7860). Reportable chemical spill quantities are those listed for hazardous substances under Superfund, or as extremely hazardous substances under the Superfund Reauthorization and Amendments Act of 1986 (SARA), the emergency planning statute which also establishes threshold planning quantities. (29 Ill. Admin Code 430.50). Oil spills are reportable if they must be reported under the Federal Water Pollution Control Act. This generally includes spills that are in excess of 25 gallons and/or "may be harmful to the public health or welfare" (40 CFR 110). Harmful discharges include those that (1) violate applicable water quality standards, or (2) leave a film on the water or adjoining shorelands or cause a sludge or emulsion to be deposited beneath the water's surface or on adjoining shorelands. The reportable quantity for hazardous materials can be found in 40 CFR 302 or by contacting the IEMA (1-800-782-7860).

   In order to minimize the potential for a spill of petroleum product or hazardous materials to come in contact with storm water, the following steps will be implemented:

   a) All containers with liquid materials (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids, paints, paint solvents, additives for soil stabilization, concrete, curing compounds and additives, etc.) will be stored in a secure location, under cover, when not in use.

   b) All containers with liquid materials or all such materials will be kept on the job site and scheduled for delivery as close to time of use as practical

   c) A spill control and containment kit (containing for example, absorbent materials such as kitty litter or sawdust, acid neutralizing agent, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided at the storage site.

   d) All of the products in a container will be used before the container is disposed of. All such containers will be triple rinsed, and the rinse water shall be disposed. The rinse water used in these containers will be disposed of in a manner in compliance with State and Federal regulations and will not be allowed to mix with storm water discharges

   e) All products will be stored in and used from the original container with the original product label.

   f) All products will be used in strict compliance with instructions on the product label.

   g) The disposal of excess or used products will be in strict compliance with instructions on the product label.

9. Long Term Pollutant Controls
   Storm water pollutant control measures installed during construction, that will also provide storm water management benefits after construction, include turf areas in sufficient quantity so as to provide a site imperviousness ratio (SIR) of 0.76

C. CONSTRUCTION PHASE "BEST MANAGEMENT PRACTICES" (BMPs)
During the construction phase, the Contractor shall implement the following measures:

1. Materials resulting from the clearing and grubbing or excavation operations shall be stockpiled up slope from adequate sedimentation controls. Materials removed to an off-site location shall be protected with appropriate controls and properly permitted.

2. The Contractor shall designate areas on the Site Map for equipment cleaning, maintenance, and repair. The Contractor and sub-contractors shall utilize such designated areas. Cleaning, maintenance, and repair areas shall be protected by a temporary perimeter berm, shall not occur within 150 feet of any waterway, water body or wetland, and in areas located so the pollutant from storm water leaks.

3. Use of detergents for large scale washing is prohibited (i.e. vehicles, buildings, pavement, surfaces, etc.)

4. Chemicals, paints, solvents, fertilizers, and other toxic materials must be stored in waterproof containers. Except during application, the containers, the contents must be kept in trucks or within storage facilities. Runoff containing such material must be collected, removed from the site, treated, and disposed of at an approved solid waste and chemical disposal facility.

D. OFF-SITE FACILITIES IN THE OPERATIONAL CONTROL OF THE CONTRACTOR

Whenever dirt, rock, or other materials are imported to the construction site or exported for placement in areas off of the primary construction site, the Contractor is responsible for determining that all storm water permitting and pollution control requirements are met for such off-site activities. Contractor will confirm that the operators of the site they are importing to or exporting from have properly obtained all required permits, and will comply with all laws, regulations and permit conditions applicable to such sites.

At a minimum, each off-site area that provides or receives materials or is disturbed by project activities must implement erosion and sediment control measures consisting of perimeter controls on all down slope and side slope boundaries and must also provide for both temporary stabilization and for permanent re-vegetation after all disturbances has ended.

6. LOCAL PLANS

In addition to this SWPPP, construction activities associated with this project must comply with any guidelines set forth by Local regulatory agencies. The Contractor shall maintain documents evidencing such compliance in this SWPPP.

7. INSPECTIONS AND SYSTEM MAINTENANCE

Between the time this SWPPP is implemented and final Notice of Termination has been submitted, all disturbed areas and pollutant controls must be inspected weekly and within 24 hours of the end of a storm event 0.5 inches or equivalent snowfall. The purpose of site inspections is to assess performance of pollutant controls. The inspections will be conducted by the Contractor's Site Superintendent. Based on these inspections, the Contractor will decide whether it is necessary to modify this SWPPP, add or relocate controls, or revise or implement additional Best Management Practices in order to prevent pollutants from leaving the site via storm water runoff. The Contractor has the duty to cause pollutant control measures to be repaired, modified, supplemented, or take additional steps as necessary in order to achieve effective pollutant control.

Examples of specific items to evaluate during site inspections are listed below. This list is not intended to be comprehensive. During each inspection, the inspector must evaluate overall pollutant control system performance as well as particular details of individual system components. Additional factors should be considered as appropriate to the circumstances.

A. CONSTRUCTION EXIT AND TRUCK OUT

Locations where vehicles enter and exit the site must be inspected for evidence of off-site sediment tracking. A stabilized construction exit shall be constructed where vehicles enter and exit. Exits shall be maintained or supplemented with additional rock as necessary to prevent the release of sediment from vehicles leaving the site. Any sediment deposited on the roadway shall be swept as necessary throughout the day or at the end of everyday and disposed of in an appropriate manner. Sediment shall NOT be washed into storm sewer systems.

B. SEDIMENT CONTROL DEVICES

Sediment barriers, traps and basins must be inspected and they must be cleaned out at such time as their original capacity has been reduced by 50 percent. All material suspected of having settled sediment barriers or in traps and basins shall be transported into on-site soils or spread out on an upland portion of the site and stabilized. Additional sediment barriers must be constructed as needed.

C. MATERIAL STORAGE AREAS

Inspections shall evaluate disturbed areas and areas used for storing materials that are exposed to rainfall for evidence of, or the potential for, pollutants entering the drainage system or discharging from the site. If necessary, the facilities must be altered or additional control devices must be installed or supplemented. Also, protective berms must be constructed, if needed, in order to contain runoff from material storage areas. All State and Local regulations pertaining to material storage areas will be adhered to.

D. VEGETATION

Disturbed areas must be inspected to confirm that a healthy stand of grass is maintained. This also confirmed that areas planted with shrubs are consistent with building foundation or pavement, or have a stand of grass with a minimum of 70 percent density of cover. Areas that are not adequately vegetated shall be reseeded in accordance with the General Permit requirements. The vegetative density must be maintained to be considered established. Area must be watered, fertilized, and re-seeded as needed to achieve this requirement.

E. DISCHARGE POINTS

All discharge points must be inspected to determine whether erosion and sediment control measures are effective in preventing discharge of sediment from the site or impacts to receiving waters.

The Inspection Report Form must identify all deficiencies, any corrections, whether they are identified during the current inspection or have occurred since the previous inspection, and any additional comments. Based on inspection results, any modification necessary to increase effectiveness of this SWPPP to an acceptable level must be made immediately but no longer than within 48 hours of inspection. The inspections report must be complete and additional intervention must be initiated if the inspection report indicates that the site is not in compliance with the SWPPP. In addition, additional intervention must be taken to enhance pollution prevention if the inspection report must identify whether the site was in compliance with the SWPPP at the time of inspection and whether or not it is likely to remain in compliance with the SWPPP until the next inspection.

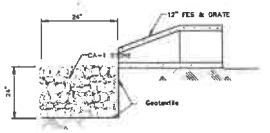
The Inspection Report Form must summarize the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of this SWPPP, and corrective actions taken. Assessing the need for additional controls and implementing them or adjusting existing controls will be a continuing aspect of this SWPPP until the site achieves final stabilization. Any modifications, additions or deletions of sediment control devices must be approved by the Engineer through written communications.

The Inspection Report Form must identify all deficiencies, any corrections, whether they are identified during the current inspection or have occurred since the previous inspection, and any additional comments. Based on inspection results, any modification necessary to increase effectiveness of this SWPPP to an acceptable level must be made immediately but no longer than within 48 hours of inspection. The inspections report must be complete and additional intervention must be initiated if the inspection report indicates that the site is not in compliance with the SWPPP at the time of inspection and whether or not it is likely to remain in compliance with the SWPPP until the next inspection.

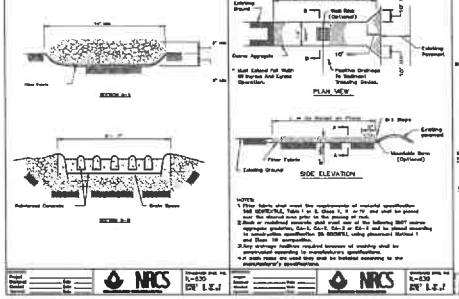
If any deviation of the provisions of this plan is identified during the conduct of the construction work covered by this plan, the Contractor's Compliance Officer shall complete and file an "Instances of Noncompliance" (ION) report for the identified violation. The Contractor's Compliance Officer shall use forms provided by the IEPA and shall include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact which may have resulted in noncompliance. All reports of noncompliance shall be signed by a responsible authority in accordance with part V.G of the General Permit. The report of noncompliance shall be mailed to the following address:

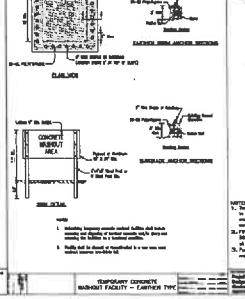
Illinois Environmental Protection Agency
Division of Water Pollution Control
Attn: Compliance Assurance Section
1021 North Grand East
P.O. Box 19276
Springfield, IL 62794-9276

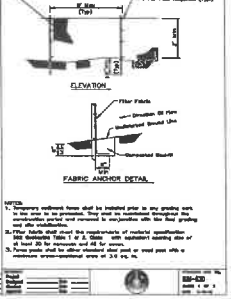
Ultimately, it is the responsibility of the General Contractor to assure the adequacy of site pollutant discharge controls. Actual pollutant site conditions or Contractor practices could make it necessary to install more structured controls than are shown on the plans. For example, localized concentrations of runoff could make it necessary to install additional sediment barriers. Assessing the need for additional controls and implementing them or adjusting existing controls will be a continuing aspect of this SWPPP until the site achieves final stabilization. Any modifications, additions or deletions of sediment control devices must be approved by the Engineer through written communications.



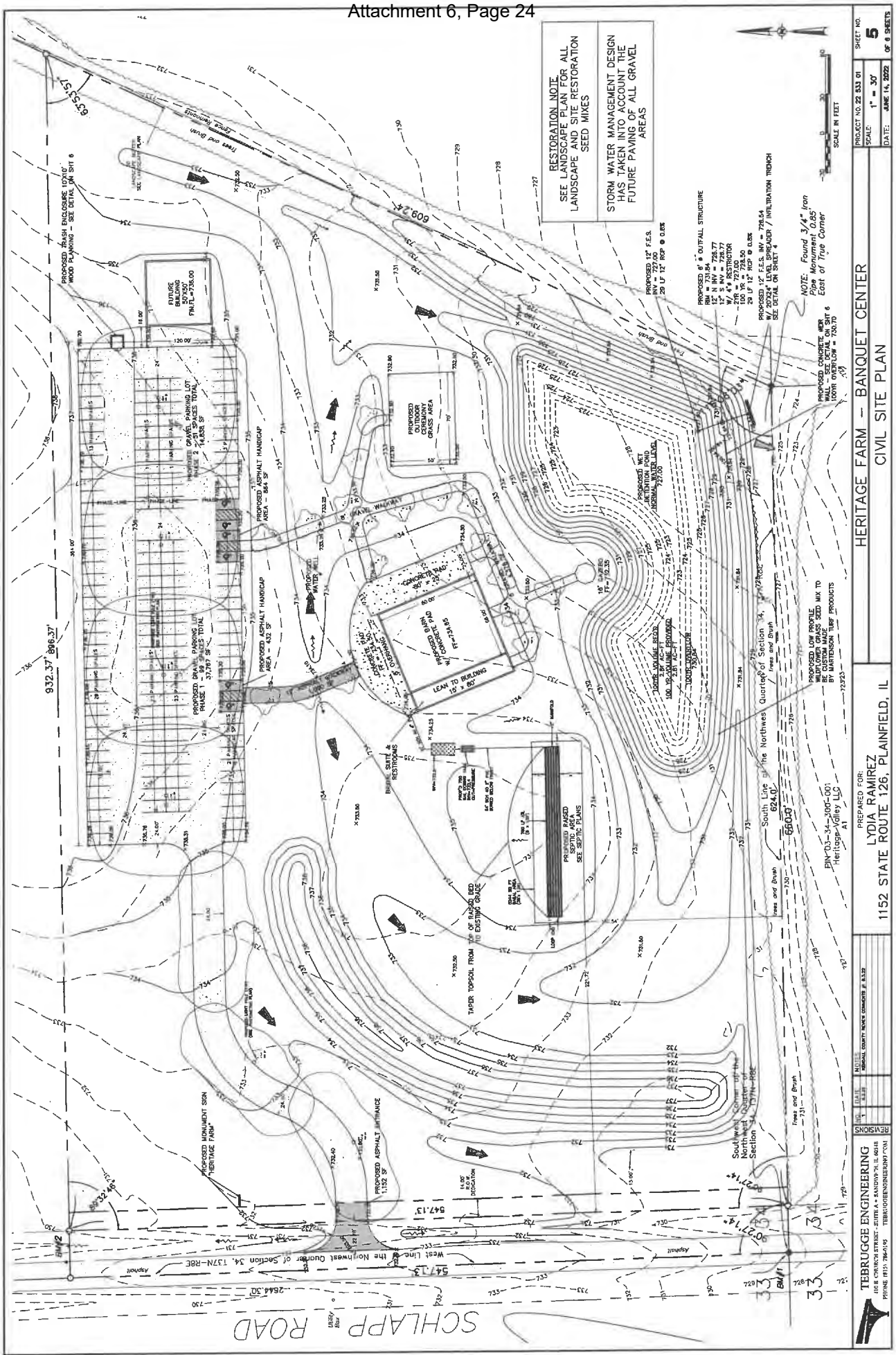
OUTFALL – INFILTRATION TRENCH DETAIL
N.T.S.







TEBRUGGE ENGINEERING 410 E CHURCH STREET - SUITE A • SANDWICH, IL 60548 PHONE (815) 786-0199 TEBRUGGEENGINEERING.COM	REVISIONS: NO. 1	DATE: 8.3.22 — NOTES: MENDALL COUNTY REVIEW COMMENTS // 8.3.22
PREPARED FOR: LYDIA RAMIREZ 1152 STATE ROUTE 126, PLAINFIELD, IL		
HERITAGE FARM – BANQUET CENTER STORM WATER POLLUTION PREVENTION PLAN		
PROJECT NO. 22 533 01 SCALE: NTS DATE: JUNE 14, 2022		SHEET NO. 4 OF 8 SHEETS


RESTORATION NOTE
SEE LANDSCAPE PLAN FOR ALL LANDSCAPE AND SITE RESTORATION SEED MIXES
STORM WATER MANAGEMENT DESIGN HAS TAKEN INTO ACCOUNT THE FUTURE PAVING OF ALL GRAVEL AREAS
HERITAGE FARM – BANQUET CENTER
CIVIL SITE PLAN
PREPARED FOR:
LYDIA RAMIREZ
1152 STATE ROUTE 126, PLAINFIELD, IL
TEBRUGGE ENGINEERING
SCHLAPP ROAD
PROPOSED MONUMENT SIGN "HERITAGE FARM"
PROPOSED ASPHALT ENTRANCE 1,152 SF
PROPOSED GRAVEL PARKING LOT PHASE 2 – 99 SPACES TOTAL 144,838 SF
PROPOSED GRAVEL PARKING LOT PHASE 1 – 99 SPACES TOTAL 37,767 SF
PROPOSED ASPHALT HANDICAP AREA – 864 SF
PROPOSED ASPHALT HANDICAP AREA – 432 SF
PROPOSED OUTDOOR CEREMONY GRASS AREA
PROPOSED WET RETENTION POND NORMAL WATER LEVEL
PROPOSED 6" ø OUTFALL STRUCTURE
PROPOSED 12" F.E.S.
PROPOSED CONCRETE WEIR
PROPOSED LOW PROFILE MEADOWVIEW GRASS SEED MIX TO BE SUPPLIED BY MARTENSON TURF PRODUCTS
PROPOSED RAISED SEPTIC AREA SEE SEPTIC PLANS
TAPER TOPSOIL FROM TOP OF RAISED BED TO EXISTING GRADE
PROPOSED RAIN WATER HARVESTING CONCRETE PAD 60' x 80'
LEAN TO BUILDING 15' x 80'
CONCRETE PAD 30' x 20'
PROPOSED WATER
BARN, SUITE & RESTROOMS
PROPOSED BARN W/ CONCRETE PAD FF=734.85
PROPOSED ASPHALT APRON
PROPOSED WATER LINE
PROPOSED 12" F.E.S. INV = 728.54
PROPOSED 14" LONG STORAGE / INFILTRATION TRENCH
SEE DETAIL ON SHEET 6
NOTE: Found 3/4" Iron Pipe Monument 0.85' East of True Corner
FUTURE BUILDING 50'X50' FIN.FL.=735.00
PROPOSED TRASH ENCLOSURE 10'X10' WOOD PLANKING – SEE DETAIL ON SHT 6
Trees and Brush
Asphalt
Utility Box
Trees and Brush
Trees and Brush
Trees and Brush

GENERAL CONDITIONS

1. ALL EARTHWORK, ROADWAY WORK, DRAINAGE WORK OR STORM SEWER WORK SHALL BE PERFORMED UTILIZING MATERIALS AND METHODS IN STRICT ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS, ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.

2. ALL SANITARY SEWER AND WATER MAIN WORK SHALL BE PERFORMED USING METHODS AND MATERIALS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.

3. ANY SPECIFICATIONS WHICH ARE SUPPLIED ALONG WITH THE PLANS SHALL TAKE PRECEDENCE IN THE CASE OF A CONFLICT WITH THE STANDARD SPECIFICATIONS NOTED IN ITEMS NO. 1 AND 2 ABOVE. THE ABOVE STANDARD SPECIFICATIONS & THE CONSTRUCTION PLANS ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ASSESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.

4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE

5. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE GOVERNING MUNICIPALITY, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS, ALONG WITH ADEQUATE TRAFFIC CONTROL MEASURES. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

7. THE UTILITY LOCATIONS, AND THE DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO INITIATING CONSTRUCTION OPERATIONS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS.

8. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE OFFICE OF J.U.L.I.E. AT 1-800-892-0123 FOR EXACT FIELD LOCATION OF ALL UNDERGROUND UTILITIES IN THE PROXIMITY OF, AND ON, THE PROJECT SITE; IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE JULIE SYSTEM, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THIS AND MAKE ARRANGEMENTS TO HAVE THESE UTILITIES FIELD LOCATED.

9. EASEMENTS FOR THIS EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. THE LOCATION OF ANY UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR RELOCATING THESE FACILITIES AT HIS EXPENSE TO ACCOMMODATE THE NEW CONSTRUCTION.

10. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ONSITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

11. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THIS SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

12. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OF FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (29 CFR 1926) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STEIGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970(REVISED). THE CONTRACTOR, ENGINEERS, AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.

14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND ALL GOVERNING AUTHORITIES, THEIR AGENTS SUCCESSORS AND ASSIGNS FROM ANY AND ALL LIABILITY WITH RESPECT TO THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK REQUIRED ON THIS PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE WORK OF THIS CONTRACT IN A MANNER WHICH STRICTLY COMPLIES WITH ANY AND ALL PERTINENT LOCAL, STATE OR NATIONAL CONSTRUCTION AND SAFETY CODES. THE ENGINEER, OWNER, AND GOVERNING AUTHORITIES ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE BY THE CONTRACTOR WITH SAID CODES AND ASSUME NO LIABILITY FOR ACCIDENTS, INJURIES OR DEATHS, OR CLAIMS RELATING THERETO WHICH MAY RESULT FROM LACK OF ADHERENCE TO SAID CODES.

UNDERGROUND UTILITIES

1. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME, AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6 OR CA-7) AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.

2. UNLESS OTHERWISE INDICATED ON THE PLANS, STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CULVERT PIPE OF THE CLASS AS INDICATED ON THE PLANS AND CONFORMING TO ASTM C-76. JOINTS SHALL TYPICALLY BE A "TROWEL APPLIED" BITUMINOUS MASTIC COMPOUND IN ACCORDANCE WITH ASTM C-78 (OR C-14 45 MAY BE APPLICABLE OR RUBBER "O"-RING GASKET JOINTS CONFORMING TO ASTM C-443). LOCATIONS WHERE THE STORM SEWER CROSSES WATERMAINS AN "O"-RING JOINT IN ACCORDANCE WITH ASTM C-361 SHALL BE USED.

3. STORM SEWER MANHOLES SHALL BE PRECAST STRUCTURES, WITH THE DIAMETER DEPENDENT ON THE PIPE SIZE AND WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION STANDARDS). LIDS SHALL BE IMPRINTED "STORM SEWER". ALL FLARED END SECTIONS SHALL HAVE A FRAME & GRATE INSTALLED.

4. THESE FRAME AND GRATES FOR STORM STRUCTURES SHALL BE USED UNLESS OTHERWISE INDICATED ON THE PLAN SET. USE NEENAH R-1713 OPEN LID (OR EQUAL) IN PAVEMENT AREAS, USE NEENAH R-1772-B OPEN OR CLOSED LID (OR EQUAL) IN GRASS AREAS. USE NEENAH R-3013 (OR EQUAL) FOR 06.12 CURB AREAS, AND NEENAH R-3606 (OR EQUAL) FOR DEPRESSED CURB AREAS.

5. STRUCTURES FOR SANITARY AND STORM SEWERS AND VALVE VAULTS FOR WATER SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.

6. ALL STORM SEWERS AND WATERMAINS SHALL HAVE COMPACTED CA-7 GRANULAR BEDDING, A MINIMUM OF 4" BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH. BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE. COST FOR THE BEDDING SHALL BE INCLUDED WITH THE UNIT PRICE BID FOR THE PIPE.

7. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION FOR THE INSTALLATION OF THE SEWER OR WATER SYSTEMS. ANY DEWATERING ENCOUNTERED SHALL BE INCIDENTAL TO THE RESPECTIVE UNDERGROUND UTILITY.

8. ALL STRUCTURES SHALL HAVE A MAXIMUM OF 8" OF ADJUSTING RINGS, UNLESS OTHERWISE NOTED.

9. ALL TOP FRAMES FOR STORM AND VALVE VAULT COVERS AND B-BOXES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE UPON COMPLETION OF FINISHED GRADING AND FINAL INSPECTIONS. THIS ADJUSTMENT IS TO BE MADE BY THE UNDERGROUND CONTRACTOR AND THE COST IS TO BE INCIDENTAL. THE UNDERGROUND CONTRACTOR SHALL ENSURE THAT ALL ROAD AND PAVEMENT INLETS OR STRUCTURES ARE AT FINISHED GRADE. ANY ADJUSTMENTS NECESSITATED BY THE CURB OR PAVING CONTRACTOR TO ACHIEVE FINAL RIM GRADE, RESULTING IN AN EXTRA FOR SAID ADJUSTMENTS, WILL BE CHARGED TO THE UNDERGROUND CONTRACTOR.

10. ALL FLOOR DRAINS AND FLOOR DRAIN SUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWER.

11. ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORM WATERS SHALL DISCHARGE INTO THE STORM SEWER OR ONTO THE GROUND AND BE DIRECTED TOWARDS A STORM SEWER STRUCTURE.

12. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.

13. THE CONTRACTOR SHALL INSTALL A 2"x4"x8' POST ADJACENT TO THE TERMINUS OF THE SANITARY SERVICE, WATERMAIN SERVICE, SANITARY MANHOLES, STORM STRUCTURES, AND WATER VAULTS. THE POST SHALL EXTEND A MINIMUM OF 4 FT. ABOVE THE GROUND. SAID POST SHALL BE PAINTED AS FOLLOWS. SANITARY-GREEN, WATER-BLUE, AND STORM-RED.

14. IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER

EARTHWORK

1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS.

2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE.

5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.

6. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.

7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.

8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"); IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT A GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.

9. EMBANKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOIL ENGINEER.

10. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-157 (MODIFIED PROCTOR METHOD).

11. THE SUB GRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER.

12. SOIL BORING REPORTS, IF AVAILABLE, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.

13. IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

PAVING & WALKS

1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION; FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP, AND ALL RELATED WORK.

2. ALL PAVING AND SIDEWALK WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS (I.D.O.T.) AND PER LOCAL REGULATIONS.

3. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF THE PLAN ELEVATION. THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN SATISFACTORILY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS, THE PAVING CONTRACTOR SHALL FINE GRADE THE SUBGRADE SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

4. THE PROPOSED PAVEMENT SHALL CONSIST OF THE SUB-BASE COURSE, BITUMINOUS AGGREGATE BASE COURSE, BITUMINOUS BINDER COURSE, AND BITUMINOUS SURFACE COURSE, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS. PRIME COAT SHALL BE APPLIED TO THE SUB-BASE COURSE AT A RATE OF 0.5 GALLONS PER SQUARE YARD, UNLESS SHOWN AS A BID ITEM, PRIME COAT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," CURRENT EDITION.

5. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC SHALL BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS LAID. AFTER INSTALLATION OF THE BINDER COURSE AND UPON INSPECTION AND APPROVAL BY CONTRACTOR, ENGINEER, AND GOVERNING AUTHORITY, THE PAVEMENT SHALL BE CLEANED, PRIMED AND THE SURFACE COURSE LAID. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE PAVING CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER IS NECESSARY, INCLUDING THE USE OF POWER BROOMS TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. EQUIPMENT AND MANPOWER TO CLEAN PAVEMENT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT. PRIME COAT ON THE BINDER COURSE SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.5 GALLONS PER SQUARE YARD.

6. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL DEVELOP A MINIMUM OF 3,500-PSI COMPRESSIVE STRENGTH AT 28 DAYS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS, AND 3/4" PRE-MOLDED FIBER EXPANSION JOINTS SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSTRUCTED OVER UTILITY TRENCHES SHALL BE REINFORCED WITH THREE NO. 3 REINFORCING BARS (10' MINIMUM LENGTH). ALL SIDEWALKS CROSSING DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK AND REINFORCED WITH 6x6 #6 WELDED WIRE MESH. ALL SIDEWALKS SHALL BE BROOM FINISHED. IF A MANHOLE FRAME FALLS WITHIN THE LIMITS OF A SIDEWALK, A BOX-OUT SECTION SHALL BE PLACED AROUND THE MANHOLE FRAME WITH A 3/4" EXPANSION JOINT

8. BACKFILLING ALONG PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR.

9. IT SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIAL AND DEBRIS, WHICH RESULTS FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

10. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION, AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE GOVERNING MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE OWNER TO PERFORM THE REQUIRED TESTS.

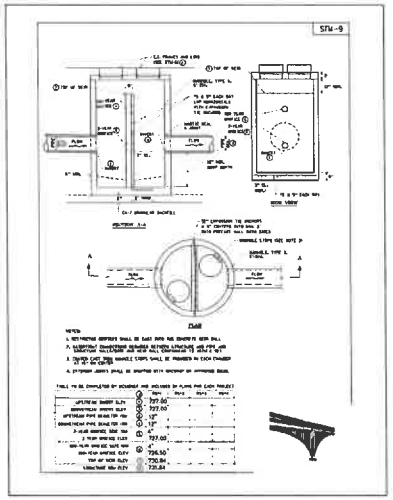
11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION T-502 OF SAME SPECIFICATIONS

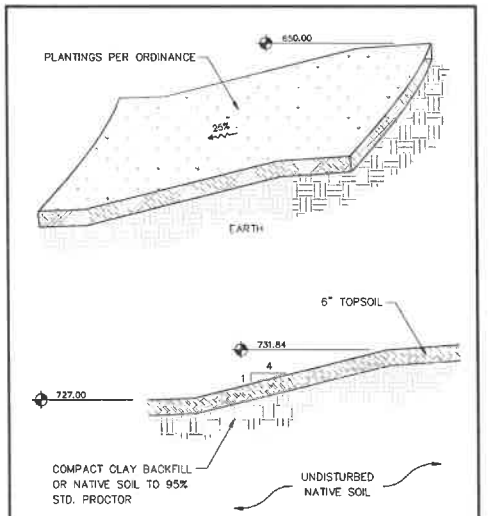
12. PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS 40 DEGREES FAHRENHEIT AND THE FORECAST CALL FOR RISING TEMPERATURES.

13. ALL EXISTING CURB AND PAVEMENT SHALL BE PROTECT DURING CONSTRUCTION. ANY DAMAGE TO THE CURB OR PAVEMENT WILL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

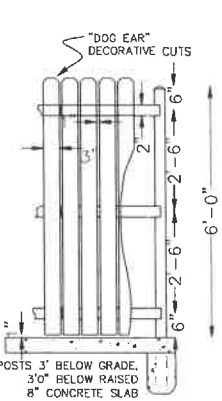
14. ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT, INCLUDING SIDEWALK RAMPS, MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.

ALL DISTURBED AREAS SHALL BE SEEDED WITH IDOT CLASS 1 SEEDMIX UNLESS STATED OTHERWISE

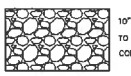




TEBRUGGE ENGINEERING	TITLE: DETENTION POND CROSS SETION	DATE:	10/10/06
		DATE:	
		DATE:	
		DATE:	



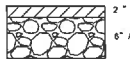
WOOD FENCING DETAIL
N.T.S.



TYPICAL GRAVEL PAVEMENT DETAIL



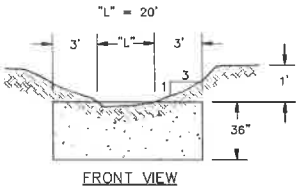
TYPICAL PAVEMENT DETAIL



TYPICAL WALKWAY DETAIL
N.T.S.



TYPICAL CONCRETE PAVEMENT DETAIL



NOTE:
"L" IS SIZED TO PASS 100 YR EVENT WITH ONE FOOT DEPTH OF WATER

CONCRETE OVERFLOW DETAIL
N.T.S.

TEBRUGGE ENGINEERING
410 E CHERRY STREET - SUITE A - SANDWICH, IL 60548
PHONE (815) 786-0195 TEBRUGGEENGINEERING.COM

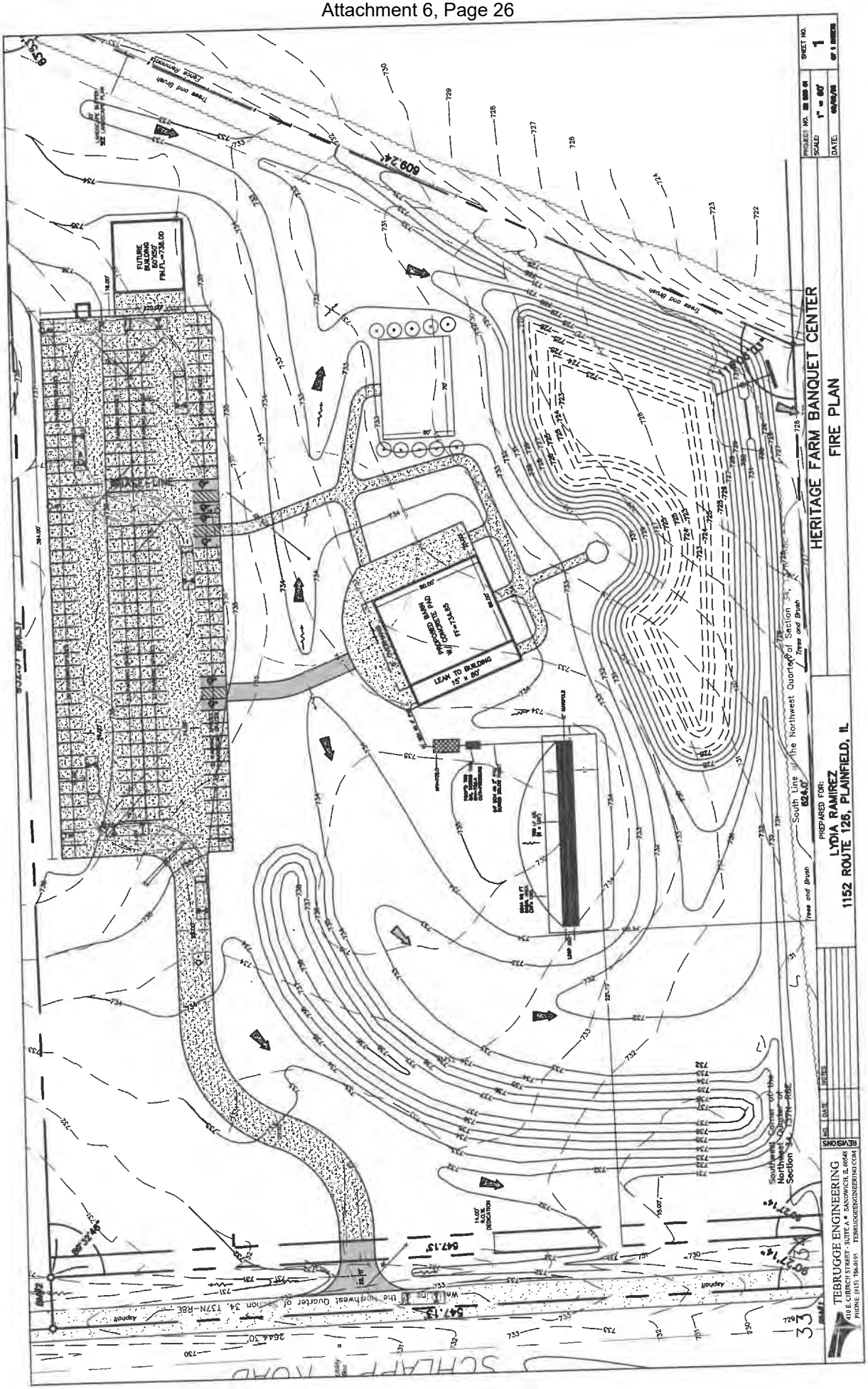
REVISIONS	NO.	DATE	NOTE:
	1	8.3.22	KENDALL COUNTY REVIEW COMMENTS @ 8.3.22

PREPARED FOR:
LYDIA RAMIREZ
1152 STATE ROUTE 126, PLAINFIELD, IL

HERITAGE FARM – BANQUET CENTER
GENERAL NOTES & DETAILS

PROJECT NO. 22 533 01	SHEET NO.
SCALE: NTS	6
DATE: JUNE 14, 2022	OF 6 SHEETS

Exhibit F


HERITAGE FARM BANQUET CENTER
FIRE PLAN
PREPARED FOR:
LYDIA RAMIREZ
1152 ROUTE 126, PLAINFIELD, IL
TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE (815) 786-0101 TEBRUGGEENGINEERING.COM
REVISIONS
SCALE: 1" = 60'
SHEET NO. 1
FUTURE BUILDING 80'X50' FIN.FL.=736.00
LEAN TO BUILDING 15' x 80'
WELL
SEPTIC
South Line of the Northwest Quarter of Section 34
Southwest Corner of the Northwest Quarter of Section 34, T37N-R8E
Tree and Brush
Asphalt
609.24'
547.13'
547.13'
S89°27'14"E
S89°27'14"E
S89°32'46"W
264.30'
384.00'
80.00'
16.00'
24.00'
SCHAPP ROAD

State of Illinois
County of Kendall

Zoning Petition
#24-20

MINOR AMENDMENT TO EXISTING SPECIAL USE

AMENDING THE SITE PLAN FOR A BANQUET FACILITY LOCATED AT 5438 SCHLAPP ROAD (FORMER THE 5100 BLOCK OF SCHLAPP ROAD) AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 03-34-100-028 IN OSWEGO TOWNSHIP

WHEREAS, Section 13:08 of the Kendall County Zoning Ordinance permits the Kendall County Planning, Building and Zoning Committee of the Kendall County Board to approve minor amendments to existing special use permits and provides the procedure through which minor amendments to existing special use permits 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 10.0 acres located on the east side of Schlapp Road approximately 0.48 miles south of Plainfield Road (PIN: 03-34-100-028) in Oswego 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 February 19, 2019, the Kendall County Board approved Ordinance 2019-3 which granted a special use permit for a banquet facility with conditions at the subject property; and

WHEREAS, on September 20, 2022, the Kendall County Board approved Ordinance 2022-26 which amended the special use permit for a banquet facility with conditions at the subject property; and

WHEREAS, Condition 2.A of Ordinance 2022-26 required the site be developed in accordance with an attached site plan; and

WHEREAS, the subject property is currently owned by Lydia Ramirez and hereinafter shall be referred to as "Petitioner"; and

WHEREAS, on or about September 4, 2024, Petitioner's representative filed a petition for a minor amendment to Condition Number 2.A of Ordinance 2022-26 to install one terrace, one fireplace, one gazebo, one fence, two columns, and one fountain in the pond, and to change the gravel parking to asphalt; and

NOW, THEREFORE, BE IT ORDAINED, BY THE PLANNING, BUILDING AND ZONING COMMITTEE OF THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, as follows:

1. The Planning, Building and Zoning Committee of the Kendall County Board finds that the requested minor amendment will result in equal or better performance than the original condition imposed and the property will still be in substantial compliance with the previously approved Ordinance 2019-3 and Ordinance 2022-26.

2. The Planning, Building and Zoning Committee of the Kendall County Board hereby grants approval of Petitioner's petition for a minor amendment to Condition Number 2.A of Ordinance 2022-26 by allowing for the installation one eighty foot by twenty-two foot terrace at a maximum height of thirteen feet, one fireplace at a maximum height of six feet, one twenty-two foot by twelve foot gazebo at a maximum height of eleven feet, one fence along the western perimeter of the property, two columns, one water fountain in the pond, and asphalt instead of gravel in the locations depicted on the site plan attached hereto as Exhibit B.

3. The amendment to the sign location shown on Exhibit B is not approved.

4. This minor amendment 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.

IN WITNESS OF, this minor amendment to an existing special use permit has been enacted by a majority vote of the Planning, Building and Zoning Committee of the Kendall County Board and is effective this 9th day of September, 2024.

Attest:

_____	_____
Kendall County Zoning Administrator	Kendall County PBZ Committee Chairman
Matthew H. Asselmeier	Seth Wormley

Exhibit A Legal Description

That Part of the Northwest Quarter of Section 34, Township 37 North, Range 8 East of the Third Principal Meridian described as follows: Beginning at the Southwest Corner of said Northwest Quarter; thence Easterly, along the South Line of said Northwest Quarter, 660.0 feet; thence Northeasterly along a line which forms an angle of 116°06'03' with the last described course, measured clockwise therefrom, (said Northeasterly Line which if extended would intersect the the North Line of said Northwest Quarter at a point which is 660.0 feet Westerly of the Northeast Corner of said Northwest Quarter), 609.24 feet; thence Westerly, parallel with the South Line of said Northwest Quarter, 932.37 feet to the West Line of said Northwest Quarter; thence Southerly, along said West Line, 547.13 feet to the point of beginning in Oswego Township, Kendall County, Illinois.

SCHLAPP ROAD

BM#2

932.37'

896.37'

89°32'46"

547.13'

547.13'

West Line of the Northwest Quarter of Section 34, T37N-R8E

2644.30'

Asphalt

Utility Box

PROPOSED MONUMENT SIGN "HERITAGE FARM"

ASPHALT

PROPOSED LIGHT POLE (TYP) (SEE PHOTOMETRIC PLAN)

MONUMENT

732.40

732.60

PROPOSED ASPHALT ENTRANCE 1,152 SF

Caldwell MONUMENT

732.81

ALL ASPHALT PARKING

PROPOSED LIGHT POLE (TYP) (SEE PHOTOMETRIC PLAN)

PHASE LINE

PROPOSED GRAVEL PARKING LOT PHASE 1 - 99 SPACES TOTAL 37,767 SF

PROPOSED GRAVEL PARKING LOT PHASE 2 - 51 SPACES TOTAL 14,838 SF

PROPOSED ASPHALT HANDICAP AREA - 432 SF

PROPOSED ASPHALT HANDICAP AREA - 864 SF

PROPOSED TRASH ENCLOSURE 10'X10' WOOD PLANKING - SEE DETAIL ON SHT 6

FUTURE BUILDING 50'X50' FIN.FL.=736.00

30.00' PLANTED WITH WILD FLOWER & PRAIRIE GRASS

Fanno Creek Fence Perpendicular

853.51'

ASPHAT WALKWAYS

PROPOSED WATER WELL

4' ASPHALT WALKWAY 1,090 SF

6' GRAVEL WALKWAY

BRIDAL SUITE & RESTROOMS

CONCRETE PAD FF=734.50 8' OVERHANG

PROPOSED BARN W/ CONCRETE PAD FF=734.65

LEAN TO BUILDING 15' x 80'

12' CONCRETE PAD

8' GRAVEL WALKWAY 578 SF

PROPOSED OUTDOOR CEREMONY GRASS AREA

GAZEBO

41' SCH 40 4" PVC

INV=732.8

PROP'D 750 GAL DOSING TANK INV=732.4 OUT=PRESSURE

54' SCH 40 2" PVC BURIED BELOW FROST

TAPER TOPSOIL FROM TOP OF RAISED BED TO EXISTING GRADE

5244 SQ FT BASAL AREA (38'x 138')

780 LF ATL (6 x 130')

LOOP END

2" MANIFOLD

PROPOSED RAISED SEPTIC AREA SEE SEPTIC PLANS

16' GAZEBO FF=732.35

PROPOSED AREA TO BE PLANTED WITH WILDFLOWER & PRAIRIE GRASS SEED MIX

PROPOSED WET DETENTION POND NORMAL WATER LEVEL 727.00

100YR VOLUME REQ'D 2.81 AC-FT

100 YR VOLUME PROVIDED 2.81 AC-FT

100YR OVERFLOW 730.84

PROPOSED DRY MESIC PRAIRIE MIX FROM 727 TO 731 CONTOURS

PROPOSED AREA TO BE PLANTED WITH WILDFLOWER & PRAIRIE GRASS SEED MIX

609.24'

Simons Road

Plainfield Road

Schlapp Road

Subject Property

Location Map (Not to Scale)

Southwest Corner of the Northwest Quarter of Section 34, T37N-R8E

90°27'14"

90°27'14"

PROPOSED BIO-SWALE TO BE PLANTED WITH WILDFLOWER & PRAIRIE GRASS SEED MIX

BM#1

Trees and Brush

624.0'

660.0'

South Line of the Northwest Quarter of Section 34, T37N-R8E

Trees and Brush

PIN 03-34-300-001 Heritage Valley LLC A1

NOTE: Found 3/4" Iron Pipe Monument 0.85' East of True Corner

DEVELOPER:
LYDIA RAMIREZ
[redacted]

PROPERTY LOCATION:
PIN: 03-34-100-027

AREA TO BE REZONED:
9.37 Acres

PRESENT ZONING:
A-1 (Ordinance #99-10 and #99-20) (Unrecorded Documents)

PROPOSED ZONING:
A-1 SU

LANDSCAPING QUANTITIES

- 32 CANOPY TREES
- 16 EVERGREEN TREES
- 5 UNDERSTORY TREES
- 10 ORNAMENTAL TREES
- 126 DECIDUOUS BUSHES

ALL DISTURBED AREAS SHALL RECEIVE 8" OF TOPSOIL AND BE SEEDED WITH IDOT CLASS 1 SEEDMIX UNLESS STATED OTHERWISE

TURF

WILDFLOWER & PRAIRIE GRASS SEED MIX ~62,286 SF

DRY MESIC PRAIRIE MIX IN POND ~18,645 SF

SCALE IN FEET

NO.	DATE	NOTES

PREPARED FOR:

HERITAGE FARM - BANQUET CENTER

PROJECT NO. 22 533 01

SHEET NO.

Kendall County Agenda Briefing

Meeting Type:	Planning, Building and Zoning
Meeting Date:	9/9/2024
Subject:	Approval of Petition 24-21, Rezoning the Property Between 15715 and 15609 Miller Road from A-1 to R-1 and Minimum Lot Width Variance
Prepared by:	Matthew H. Asselmeier, AICP, CFM
Department:	Planning, Building and Zoning

Action Requested:

Approval of Petition 24-21, A Request from Scott L. and Cheryl A. Hill on Behalf of the Hill Living Trust for a Map Amendment Rezoning the Property Between 15715 and 15609 Miller Road, Plano, in Little Rock Township (PIN: 01-09-401-013) from A-1 Agricultural District to R-1 One-Family Residential District and a Variance to Section 8:02.D.1 of the Kendall County Zoning Ordinance Reducing the Required Minimum Width of a Lot at the Building Line from 200 Feet to 40 Feet

Previous Board/Committee Review:

ZPAC-Approval (8-0-2) on August 6, 2024

Kendall County Regional Planning Commission-Approval (8-0-1) on August 28, 2024

Kendall County Zoning Board of Appeals-Approval (7-0-0) on September 3, 2024

Fiscal impact:

N/A

Background and Discussion:

The Petitioner would like to rezone the property in order to build two (2) houses on the property.

Staff Recommendation:

Approval

Attachments:

Memo Dated September 5, 2024

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

Petition 24-21
Scott L. Hill and Cheryl A. Hill on Behalf of the Hill Living Trust
Map Amendment Rezoning from A-1 to R-1
Variance for Minimum Lot Width at the Building Line

INTRODUCTION

The Petitioners would like a map amendment rezoning approximately thirteen point nine more or less (13.9 +/-) acres located on north side of Miller Road between 15715 and 15609 Miller Road from A-1 Agricultural District to R-1 One Family Residential District in order to build two (2) houses at the property.

In addition to the map amendment, the Petitioners were seeking a variance to Section 8:02.D.1 which requires properties zoned R-1 to be a minimum two hundred feet (200') in width at the building line. The Petitioners were not involved in the division of the property from the larger farm or the annexation of a portion of the larger farm to the City of Plano, which caused the flag lot. The parcel is approximately forty feet (40') wide at the building line.

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

SITE INFORMATION

PETITIONERS: Scott L. Hill and Cheryl A. Hill on Behalf of the Hill Living Trust

ADDRESS: Between 15715 and 15609 Miller Road

LOCATION: North Side of Miller Road Approximately 0.67 Miles West of Little Rock Road



TOWNSHIP: Little Rock

PARCEL #s: 01-09-401-013

LOT SIZE: 13.9 +/- Acres

EXISTING LAND USE: Agricultural

ZONING: A-1 Agricultural District

LRMP:

Future Land Use	Countryside Residential (County) Estate Residential (Plano)
Roads	Miller Road is a Township maintained Minor Collector.
Trails	Plano has a trail planned along Miller Road.
Floodplain/ Wetlands	There is a wetland (freshwater pond) on the property.

REQUESTED ACTION: Map Amendment Rezoning Property from A-1 Agricultural District to R-1 One Family Residential District

APPLICABLE REGULATIONS: Section 13:04 – Variance Procedures
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	AG-1 (Plano)	Low Density Residential (Max 2.25 DU/Acre) (Plano)	A-1 (County) AG-1 (Plano)
South	Agricultural and Single-Family Residential	A-1 and R-3 (County) AG-1 (Plano)	Countryside Residential (Max 0.33 DU/Acre) (County) Estate Residential (Max 0.8 DU/Acre) and Low Density Residential (Plano)	A-1, R-1, R-2, and R-3 (County) AG-1 (Plano)
East	Agricultural and Single-Family Residential	A-1 (County)	Countryside Residential (County) Estate Residential (Plano)	A-1, A-1 SU, and R-3 (County) AG-1 (Plano)

West	Agricultural	A-1 (County)	Countryside Residential (County) Estate Residential (Plano)	A-1 (County)

The A-1 special use permits to the east is for a campground (Boy Scout camp).

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report submitted and consultation was terminated; there were protected resources in the area, but adverse impacts were unlikely (see Attachment 1, Page 18).

NATURAL RESOURCES INVENTORY

The application for NRI was submitted on July 22, 2024 (see Attachment 1, Page 17). The LESA Score was 173 indicating a low level of protection. The NRI is included as Attachment 4.

ACTION SUMMARY

LITTLE ROCK TOWNSHIP

Petition information was sent to Little Rock Township on July 30, 2024. The Township reviewed the proposal at their meeting on August 21, 2024, and recommended approval of the map amendment. The email from the Township is included as Attachment 5.

CITY OF PLANO

Petition information was sent to the City of Plano on July 30, 2024. On July 30, 2024, the City of Plano submitted a letter expressing no objections to the proposal. The letter is included as Attachment 6.

LITTLE ROCK-FOX FIRE PROTECTION DISTRICT

Petition information was sent to the Little Rock-Fox Fire Protection District on July 30, 2024.

ZPAC

ZPAC reviewed the proposal at their meeting on August 6, 2024. The Petitioner's Attorney said the property to the north was annexed to Plano as part of a larger residential development that never materialized and how the subject property came into the current configuration. ZPAC recommended approval of the map amendment and variance 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 3.

RPC

The Kendall County Regional Planning Commission reviewed the proposal at their meeting on August 28, 2024. Discussion occurred regarding the driveway. The Petitioner's Attorney explained the history of the larger farm and that the owner of the original farm house and outbuildings and the Petitioners have a use agreement for the road. It was noted that one (1) new house will definitely be built and the son of the Petitioners may build a second house in the future. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of eight (8) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting are included as Attachment 7.

ZBA

The Kendall County Zoning Board of held a public hearing on the proposal on September 3, 2024. Other than the Petitioner's Attorney, no other members of the public testified at the public hearing. Discussion occurred regarding the potential lot sizes and the reason for the variance. The Petitioner's Attorney explained the history of annexations and development in the area. He also noted the existence of a maintenance agreement for the driveway. The Kendall County Zoning Board of Appeals recommended approval of the proposal by a vote of seven (7) in favor and zero (0) in opposition. The minutes of the hearing are included as Attachment 8.

GENERAL INFORMATION
The Petitioners would like to rezone the property in order to build a maximum of two (2) houses on the property. Since an access easement already exists on the west side of the property, a Plat Act Exemption may be used instead of doing a subdivision.

BUILDING CODES
The site is currently farmed. Any future buildings would have to meet applicable building codes.

UTILITIES
There is electricity on the southeast corner of the property. No information was provided regarding wells or septic systems on the property

ACCESS
The property fronts Miller Road. Little Rock Township has permitting authority over access at the property.

PARKING AND INTERNAL TRAFFIC CIRCULATION
A gravel driveway connects the property to Miller Road and serves the adjoining two (2) parcels.

ODORS
Based on the proposed uses, no new odors are foreseen.

LIGHTING
Lighting would be for residential purposes and would have to follow applicable ordinances.

LANDSCAPING AND SCREENING
Landscaping would be for residential uses.

SIGNAGE
No non-residential signage is planned.

NOISE CONTROL
The owners of the property would have to follow applicable noise control regulations based on residential uses.

STORMWATER
Stormwater control would be evaluated as part of the building permit.

FINDINGS OF FACT-MAP AMENDMENT
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 and single-family residential purposes.**

The Zoning classification of property within the general area of the property in question. **The surrounding properties are zoned agricultural in the unincorporated area and in the City of Plano. There are also R-1, R-2, and R-3 zoned properties in the vicinity.**

The suitability of the property in question for the uses permitted under the existing zoning classification. **The property consists of marginal farmland and, due to its size, it is not eligible for residential uses without a map amendment.**

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

the area is a mix of agricultural and single family residential.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **The subject property is classified as Countryside Residential on the Future Land Use Map and the R-1 Zoning District is consistent with this land classification.**

FINDINGS OF FACT-VARIANCE
The Findings of Fact for the variance were as follows:

The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. **The subject property was part of a larger farm, which has been divided and a portion of this farm was annexed to the City of Plano, causing the flag shape of the lot.**

The conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. **Other R-1 zoned properties that were parts of larger farms, whereby part of the larger farm was annexed to a municipality by a previous owner, could request a similar variance.**

The alleged difficulty or hardship has not been created by any person presently having an interest in the property. **The difficulty was created by a previous owner when they divided the larger farm and annexed a portion of the larger farm to Plano.**

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

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

RECOMMENDATION
Staff recommends approval of the proposed map amendment and variance.

The draft ordinance is included as Attachment 9.

ATTACHMENTS
1. Application Materials
2. Zoning Plat
3. August 6, 2024, ZPAC Meeting Minutes (This Petition Only)
4. NRI Report
5. August 22, 2024, Email from Little Rock Township
6. July 30, 2024, Letter from the City of Plano
7. August 28, 2024, Kendall County Regional Planning Commission Minutes (This Petition Only)
8. September 3, 2024, Kendall County Zoning Board of Appeals Minutes (This Petition Only)
9. 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 (Including First, Middle Initial, and Last Name)
Hill Living Trust

CURRENT LANDOWNER/NAME(s)
Hill Living Trust

SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
13.9728	Miller Road, Plano, IL 60545	01-09-401-013
EXISTING LAND USE	**CURRENT ZONING**	**LAND CLASSIFICATION ON LRMP**
vacant land	A-1 Agricultural	A-1 Agricultural

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. **THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE DATE OF THE APPLICATION.**

SIGNATURE OF APPLICANT [redacted] **DATE** 7-24-24

FEE PAID:$ _____
CHECK #: _____

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

Last Revised:
10.17.22

Date Stamp Here If Checklist Is Complete

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

APPLICATION

PROJECT NAME Hill Living Trust **FILE #:**_____

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

CURRENT LANDOWNER/NAME(s)
Hill Living Trust

SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
13.9728	Vacant Land Miller Road, Plano, IL 60545	01-09-401-013

EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
vacant land	A-1 Agricultural	A-1 Agricultural

REQUESTED ACTION (Check All That Apply):

____SPECIAL USE	___ MAP AMENDMENT (Rezone to ____)	X 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
None		
ENGINEER PHONE #	**ENGINEER FAX #**	**ENGINEER OTHER # (Cell, etc.)**

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

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

SIGNATURE OF APPLICANT **DATE**

FEE PAID:$_____
CHECK #:_____

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

Last Revised:
10.17.22

Date Stamp Here If Checklist Is Complete

LEGAL DESCRIPTION OF TRACT TO BE REZONED:

That Part of the Southwest Quarter of Section 9, Township 37 North, Range 6 East of the Third Principal Meridian being described by commencing at the Southeast Corner of the Southwest Quarter of said Section 9; thence North 88°40'04" West along the South Line of said Section, a distance of 675.48 feet for the Point of Beginning; thence continuing Westerly along said South Line, a distance of 40.0 feet; thence North 01°36'42" East, a distance of 1355.98 feet; thence North 00°01'29" West, 60.02 feet; thence South 88°31'25" East, a distance of 13.98 feet; thence North 00°01'29" West, a distance of 794.0 feet; thence North 89°58'31" East, a distance of 50.0 feet; thence North 00°01'29" West, a distance of 442.80 feet to a point on the North Line of said Southwest Quarter of Section 9; thence South 88°50'05" East along said North Line, a distance of 387.82 feet to a point on the North Line of said Southwest Quarter being located 236.36 feet West of the Northeast Corner of said Southwest Quarter Section; thence South 00°18'25" West, a distance of 875.0 feet; thence South 89°41'35" East at right angles to the last described course, a distance of 30.0 feet; thence South 00°18'25" West, a distance of 423.05 feet; thence North 88°45'03" West, a distance of 434.30 feet; thence South 01°36'42" West, a distance of 1356.79 feet to the Point of Beginning, being situated in the Township of Little Rock, Kendall County, Illinois.

Subject to a 40-foot wide Permanent Easement for Ingress and Egress over and across that Part of the Southwest Quarter of Section 9, Township 37 North, Range 6 East of the Third Principal Meridian being described by commencing at the Southeast Corner of the Southwest Quarter of said Section 9; thence North 88°40'04" West along the South Line of said Section, a distance of 675.48 feet for the Point of Beginning; thence continuing Westerly along said South Line, a distance of 40.0 feet; thence North 01°36'42" East, a distance of 1355.98 feet; thence South 88°45'03" East, a distance of 40.0 feet; thence South 01°36'42" West, a distance of 1356.79 feet to the Point of Beginning, situated in the Township of Little Rock, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT A:

That Part of the Southwest Quarter of Section 9, Township 37 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the Southeast Corner of the Southwest Quarter of said Section 9; thence North 88°40'04" West along the South Line of said Section, 715.48 feet; thence North 01°36'42" East, 1355.98 feet; thence North 00°01'29" West, 60.02 feet; thence South 88°31'25" East, 13.98 feet; thence North 00°01'29" West, 683.13 feet for the Point of Beginning; thence continuing North 00°01'29" West. 110.87 feet; thence North 89°58'31" East, 50.0 feet; thence North 00°01'29" West, 442.80 feet to a point on the North Line of said Southwest Quarter of Section 9; thence South 88°50'05" East along said North Line, 387.82 feet to a point on the North Line of said Southwest Quarter being located 236.36 feet West of the Northeast Corner of said Southwest Quarter Section; thence South 00°18'25" West, 545.62 feet to a line drawn North 89°58'31" East from the point of beginning; thence South 89°58'31" West, 434.58 feet to the Point of Beginning, in Little Rock Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT B:

That Part of the Southwest Quarter of Section 9, Township 37 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the Southeast Corner of the Southwest Quarter of said Section 9; thence North 88°40'04" West along the South Line of said Section, 675.48 feet for the Point of Beginning; thence continuing North 88°40'04" West along said South Line, 40.0 feet; thence North 01°36'42" East, 1355.98 feet; thence North 00°01'29" West, 60.02 feet; thence South 88°31'25" East, 13.98 feet; thence North 00°01'29" West, 794.0 feet; thence North 89°58'31" East, 50.0 feet; thence North 00°01'29" West, 442.80 feet to a point on the North Line of said Southwest Quarter of Section 9; thence South 88°50'05" East along said North Line, 387.82 feet to a point on the North Line of said Southwest Quarter being located 236.36 feet West of the Northeast Corner of said Southwest Quarter Section; thence South 00°18'25" West, 875.0 feet; thence South 89°41'35" East at right angles to the last described course, 30.0 feet; thence South 00°18'25" West, 423.05 feet; thence North 88°45'03" West, 434.30 feet; thence South 01°36'42" West, 1356.79 feet to the Point of Beginning; EXCEPTING THEREFROM that Part described as follows: Commencing at the Southeast Corner of the Southwest Quarter of said Section 9; thence North 88°40'04" West along the South Line of said Section, 715.48 feet; thence North 01°36'42" East, 1355.98 feet; thence North 00°01'29" West, 60.02 feet; thence South 88°31'25" East, 13.98 feet; thence North 00°01'29" West, 683.13 feet for the point of beginning; thence continuing North 00°01'29" West. 110.87 feet; thence North 89°58'31" East, 50.0 feet; thence North 00°01'29" West, 442.80 feet to a point on the North Line of said Southwest Quarter of Section 9; thence South 88°50'05" East along said North Line, 387.82 feet to a point on the North Line of said Southwest Quarter being located 236.36 feet West of the Northeast Corner of said Southwest Quarter Section; thence South 00°18'25" West, 545.62 feet to a line drawn North 89°58'31" East from the point of beginning; thence South 89°58'31" West, 434.58 feet to the point of beginning, in Little Rock Township, Kendall County, Illinois.

Hill Trust Map Amendment Findings of Fact

1. Contiguous and nearby properties are used for low density Single-Family Residences and a mixture of Agricultural uses, as well as Forested land which remains in its natural state.

2. There is a combination of R-1 Single Family and A-1 Zoning Districts.

3. The property primarily consists of marginal farmland and a pond, which would be altered somewhat for a low-density large parcel residential building. The current property is not suitable for high productive Agricultural use.

4. The trend of development has been slow growth R-1/A-1 Allocation Single Family Residences on three to five acre parcels.

5. The proposed use is consistent with the Kendall County Comprehensive Plan providing for low density Single Family Residential uses when there is a low Agricultural productivity and Low Site rating under the Kendall County LESA Rating Systems; as well as the City of Plano Comprehensive Plan which shows low density Single-Family Residences being developed on non-collector Roads on the outside of the City Limits.

1. The Subject Real Property is a bit of an unusually shaped parcel. The Grandfather of the Family, Floyd Dutch Hill owned the existing house and small outbuildings, and had a long driveway serving the home starting at Miller Road and going Nort to the presently existing structures. There is a fairly substantial drainage swale that angles in front of the property.
   Years ago while Floyd Hill was still alive he traded British Overseas Property real property so they gave him all of the land owned they owned that was generally speaking west of the drainage swale and squared up their property by acquiring lesser acreage from Floyd Hill east of the drainage swale.
   After Floyd Hill passed away, the real property was inherited by a group of grandchildren. The majority of the grandchildren did not have any interest in keeping any portion of the real estate and sold off the majority of the farm acreage to a third party buyer. One of the grandchildren, being Scott Hill and his Wife bought out the others for the parcel upon which we are now seeking the residential zoning. Their ultimate goal is to build one house for themselves. They have a Son who is an adult but is just starting out in the work arena who may want to build a second house next to them. That is why we are requesting to rezone the entire parcel to R-1 Single Family District.
   Although it would be preferred not to have a long driveway given the ownership and the fact the driveway is already in existence we feel granting a variance to permit the lengthy private driveway is in order given the unique topography and current existing conditions.
2. There are other situations in the County that for decades there are long farm driveway access issues with the same question. Likewise they would be subject to being granted a Variance if they were the exact situation although they are certainly not the majority of farm yards in the County.
3. Neither of the current Owners, Scott and Cheryl Hill created the long driveway that is currently in existence and used by the existing home. The driveway goes back decades in use.
4. No adjoining owners will be harmed by the continued us of the existing driveway.
5. The continued use of the driveway will not impair the supply light, air, nor increase the congestion in the public streets or area.
   It does increase any risk of fire in that there is already a home and structures located adjacent to the subject property which would be protected by pumper truck in the event of any emergencies. The pond that is currently located on the subject property could be a source of pumping for a fire truck in the event of a fire at the site.

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1 Applicant Hill Living Trust

Address 4479 Mitchell Court

City Plano State IL Zip 60545

2. Nature of Benefit Sought Land Ownership

3. Nature of Applicant: (Please check one)
- ___ Natural Person
- ___ Corporation
- ___ Land Trust/Trustee
- X Trust/Trustee
- ___ Partnership
- ___ Joint Venture

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
Scott Hill	[redacted]	50%
Cheryl Hill		50%

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:

Scott Hill and Cheryl Hill, Trustees X [redacted]

VERIFICATION

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

Subscribed and sworn to before me this 22nd day of July, A.D. 2024

(seal)

"OFFICIAL SEAL"
COLLEEN T HANSON
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979188
MY COMMISSION EXPIRES 10/6/2027

[redacted]
Notary Public

HILL LIVING TRUST INFORMATION PAGE

NAME OF THE TRUST:	The Hill Living Trust
DATE ESTABLISHED:	October 11, 2023
NAME OF TRUSTEES:	Scott L. Hill and Cheryl A. Hill

FOR TRUST BUSINESS, ALWAYS SIGN NAME:

Scott L. Hill and Cheryl A. Hill, Trustees of the Hill Living Trust

TITLE TO ALL ASSETS IN THIS TRUST IS VESTED IN THE NAME OF:

Scott L. Hill and Cheryl A. Hill, Trustees of the Hill Living Trust dated October 11, 2023, and any amendments thereto

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ASSETS MAY BE TRANSFERRED TO OR REMOVED FROM THIS TRUST AT ANY TIME

ALL INCOME OR LOSS FROM TRUST ASSETS SHOULD BE REPORTED ON GRANTORS' INDIVIDUAL FEDERAL AND STATE INCOME TAX RETURNS

DO NOT WRITE ON YOUR TRUST INSTRUMENT, CHANGE IT, OR REVOKE IT WITHOUT ADVICE FROM YOUR ATTORNEY

LAW OFFICES
GASPERO & GASPERO, ATTYS AT LAW, PC
2001 BUTTERFIELD ROAD, SUITE 1022
DOWNERS GROVE, ILLINOIS 60515

Certification of Trust for the Hill Living Trust dated October 11, 2023

This Certification of Trust is signed by all the currently acting Trustees of the Hill Living Trust dated October 11, 2023, who declare:

1. The Grantors are Scott L. Hill and Cheryl A. Hill. The trust is revocable by the Grantors, acting jointly and not separately.

2. The Trustees of the trust are Scott L. Hill and Cheryl A. Hill.

   The signature of one Trustee is sufficient to exercise the powers of the Trustee.

3. The tax identification number of the trust is the Social Security number of either Scott L. Hill or Cheryl A. Hill.

4. Title to assets held in the trust will be titled as:

   Scott L. Hill and Cheryl A. Hill, Trustees of the Hill Living Trust dated October 11, 2023, and any amendments thereto.

5. An alternative description will be effective to title assets in the name of the trust or to designate the trust as a beneficiary if the description includes the name of at least one initial or successor Trustee, any reference indicating that property is being held in a fiduciary capacity, and the date of the trust.

6. Excerpts from the trust document that establish the trust, designate the Trustee, and set forth the powers of the Trustee will be provided upon request. The powers of the Trustees include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests.

7. The terms of the trust provide that a third party may rely upon this Certification of Trust as evidence of the existence of the trust and is specifically relieved of any obligation to inquire into the terms of this trust or the authority of my Trustee, or to see to the application that my Trustee makes of funds or other property received by my Trustee.

8. The trust has not been revoked, modified, or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

GASPERO & GASPERO, ATTYS AT LAW, PC. 2001 BUTTERFIELD ROAD, SUITE 1022, DOWNERS GROVE, ILLINOIS 60515 | (630) 687-9700

October 11, 2023

[redacted]

Scott L. Hill, Trustee

October 11, 2023

[redacted]

Cheryl A. Hill, Trustee

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE DuWill)

This instrument was acknowledged before me on October 11, 2023, by Scott L. Hill and Cheryl A. Hill, as Trustees.

[Seal]

[redacted]

~~L. M. Gaspero~~ Kimberly S. Warden Olivares
2001 Butterfield Rd., Suite 1022
Downers Grove, Illinois 60515
My commission expires: ~~July 13, 2024~~
11-20-24

OFFICIAL SEAL
KIMBERLY S WORDEN OLIVARES
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/20/24

202300011940
DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL
RECORDED: 10/16/2023 10:46 AM
REC FEE: 57.00 RHSPS: 19.00
PAGES: 6

DEED IN TRUST

(ILLINOIS)

THE GRANTORS, SCOTT L. HILL, of [redacted] for and in consideration of Ten and No Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto:

"Scott L. Hill and Cheryl A. Hill, Trustees of the Hill Living Trust dated October 11, 2023, and any amendments thereto," whose address is [redacted] the following described real estate in the County of Kendall and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION, ATTACHED AS EXHIBIT A

Permanent Real Estate Index Number(s): 01-09-401-013

Address of Real Estate: 15609 Miller Road, Plano, IL 60545

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell, to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement

appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his, or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise. In Witness Whereof, the grantors aforesaid have set their hand and seal on this 11th Day of October, 2023.

[redacted] (SEAL)

SCOTT HILL

State of Illinois

County of ~~DuPage~~ Will

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SCOTT HILL, personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instruments as his 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 on this Oct. 11. 2023

Commission expires: 11-20-24

[redacted]

NOTARY PUBLIC

OFFICIAL SEAL
KIMBERLY S WORDEN OLIVARES
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/20/24

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provisions of
Paragraph e, Section 4 of the
Real Estate Transfer Act.
Date: 10/11/2023

Signatu[redacted]

ACCEPTANCE BY TRUSTEE:

We, Scott L. Hill and Cheryl A. Hill, Trustees of the Hill Living Trust dated October 11, 2023, hereby accept this conveyance into the trust.

[redacted]

SCOTT L. HILL, TRUSTEE

[redacted]

CHERYL A. HILL, TRUSTEE

State of Illinois

County of ~~DUPAGE~~ LAKE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SCOTT L. HILL and CHERYL A. HILL, Trustees, personally known to me to be the same person 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 instruments 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 on this Oct. 11, 2023

Commission expires: 11-20-24

[redacted]

OFFICIAL SEAL
KIMBERLY S WORDEN OLIVARES
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/20/24

PREPARED BY/MAIL TO:

Lisa M. Gaspero
Gaspero & Gaspero
Attorneys at Law, P.C.
2001 Butterfield Rd., Ste. 1022
Downers Grove, IL 60515

SEND SUBSEQUENT TAX BILLS TO:

Scott L. Hill and Cheryl A. Hill
[redacted]

GRANTEES ADDRESS:

Scott L. Hill and Cheryl A. Hill
[redacted]

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 88 DEGREES 40 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 675.48 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 40.0 FEET; THENCE NORTH 01 DEGREES 36 MINUTES 42 SECONDS EAST, A DISTANCE OF 1355.98 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 29 SECONDS WEST, 60.02 FEET; THENCE SOUTH 88 DEGREES 31 MINUTES 25 SECONDS EAST, A DISTANCE OF 13.98 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 29 SECONDS WEST, A DISTANCE OF 794.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 31 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 29 SECONDS WEST, A DISTANCE OF 442.80 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 9; THENCE SOUTH 88 DEGREES 50 MINUTES 05 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 387.82 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER BEING LOCATED 236.36 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER SECTION; THENCE SOUTH 00 DEGREES 18 MINUTES 25 SECONDS WEST, A DISTANCE OF 875.00 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 35 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 30.00 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 25 SECONDS WEST, A DISTANCE OF 423.05 FEET; THENCE NORTH 88 DEGREES 45 MINUTES 03 SECONDS WEST, A DISTANCE OF 434.30 FEET; THENCE SOUTH 01 DEGREES 36 MINUTES 42 SECONDS WEST, A DISTANCE OF 1356.79 FEET TO THE POINT OF BEGINNING BEING SITUATED IN THE TOWNSHIP OF LITTLE ROCK, KENDALL COUNTY, ILLINOIS.

SUBJECT TO A 40 FOOT WIDE PERMANENT EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THAT PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 88 DEGREES 40 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 675.48 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 40.0 FEET; THENCE NORTH 01 DEGREES 36 MINUTES 42 SECONDS EAST, A DISTANCE OF 1355.98 FEET; THENCE SOUTH 88 DEGREES 45 MINUTES 03 SECONDS EAST, A DISTANCE OF 40.0 FEET; THENCE SOUTH 01 DEGREES 36 MINUTES 42 SECONDS WEST, A DISTANCE OF 1356.79 FEET TO THE POINT OF BEGINNING SITUATED IN THE TOWNSHIP OF LITTLE ROCK, KENDALL COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 14 ACRES MILLER ROAD, PLANO, IL 60545

PIN: 01-09-401-013

Debbie Gillette
Kendall County Clerk & Recorder

PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

Lisa M. Gaspero, Gaspero & Gaspero, being duly sworn on oath, states that affiant resides at [redacted]. And further states that: (please check the appropriate box)

A. [x] 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 11th day of October, 20 23.

[redacted]
Signature of Notary Public

[redacted]
Signature of Affiant

OFFICIAL SEAL
KIMBERLY S WORDEN OLIVARES
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/20/24

111 West Fox Street, Yorkville IL 60560-1498
Tel: (630) 553-4104 • Fax: (630) 553-4119 • Email: Dgillette@co.kendall.il.us

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: Hill Living Trust [redacted] **Contact Person:** Daniel J. Kramer [redacted]

Address: [redacted]

City, Sta[redacted]545

Phone N[redacted]

Email: s[redacted]

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

Site Location & Proposed Use

Township Name Little Rock Township 37 N, Range 6 E, Section(s) 9

Parcel Index Number(s) 01-09-401-013

Project or Subdivision Name Hill LivingTrust Number of Acres 13.9728

Current Use of Site vacant land Proposed Use single family home

Proposed Number of Lots 2 Proposed Number of Structures

Proposed Water Supply well Proposed type of Wastewater Treatment septic

Proposed type of Storm Water Management none

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
9 Additional Acres at $18.00 each	$ 162.00
Total NRI Fee	$ 537.00

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] 7-22-24

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 _____

Illinois Department of
Natural Resources
One Natural Resources Way Springfield, Illinois 62702-1271
http://dnr.state.il.us

JB Pritzker, Governor
Natalie Phelps Finnie, Director

July 25, 2024

Daniel J. Kramer
Daniel J. Kramer
[redacted]

RE: Hill Living Trust
Project Number(s): 2501161
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.

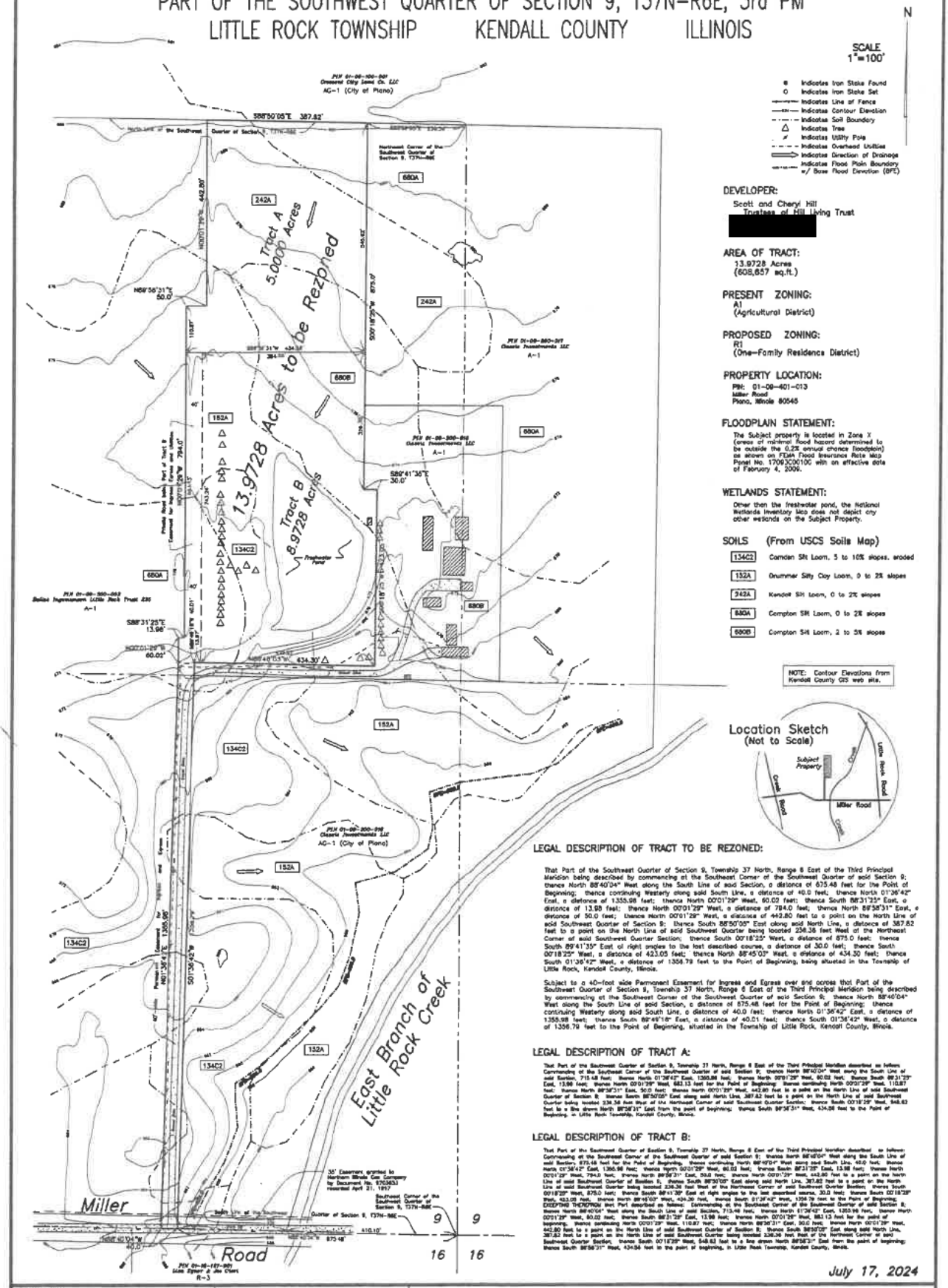
This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of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

[redacted]
Grant Gebhards
Division of Ecosystems and Environment
217-785-5500

ZONING PLAT OF
PART OF THE SOUTHWEST QUARTER OF SECTION 9, T37N–R6E, 3rd PM
LITTLE ROCK TOWNSHIP KENDALL COUNTY ILLINOIS



DEVELOPER:
Scott and Cheryl Hill
Trustees of Hill Living Trust
[redacted]

AREA OF TRACT:
13.9728 Acres
(608,657 sq.ft.)

PRESENT ZONING:
A1
(Agricultural District)

PROPOSED ZONING:
R1
(One–Family Residence District)

PROPERTY LOCATION:
PIN: 01–09–401–013
Miller Road
Plano, Illinois 60545

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 Panel No. 17093C0010C with an effective date of February 4, 2006.

WETLANDS STATEMENT:
Other then the freshwater pond, the National Wetlands Inventory Map does not depict any other wetlands on the Subject Property.

SOILS (From USCS Soils Map)

134C2	Camden Sit Loam, 5 to 10% slopes, eroded
152A	Drummer Silty Clay Loam, 0 to 2% slopes
242A	Kendall Sit Loam, 0 to 2% slopes
680A	Compton Sit Loam, 0 to 2% slopes
680B	Compton Sit Loam, 2 to 5% slopes

NOTE: Contour Elevations from Kendall County GIS web site.

Location Sketch
(Not to Scale)

LEGAL DESCRIPTION OF TRACT TO BE REZONED:

That Part of the Southwest Quarter of Section 9, Township 37 North, Range 6 East of the Third Principal Meridian being described by commencing at the Southeast Corner of the Southwest Quarter of said Section 9; thence North 88°40'04" West along the South Line of said Section, a distance of 875.48 feet for the Point of Beginning; thence continuing Westerly along said South Line, a distance of 40.0 feet; thence North 01°36'42" East, a distance of 1355.98 feet; thence North 00°01'29" West, 60.02 feet; thence South 88°31'25" East, a distance of 13.98 feet; thence North 00°01'29" West, a distance of 784.0 feet; thence North 89°58'31" East, a distance of 50.0 feet; thence North 00°01'29" West, a distance of 442.80 feet to a point on the North Line of said Southwest Quarter of Section 9; thence South 88°50'05" East along said North Line, a distance of 387.82 feet to a point on the North Line of said Southwest Quarter being located 238.36 feet West of the Northeast Corner of said Southwest Quarter Section; thence South 00°18'25" West, a distance of 875.0 feet; thence South 89°41'35" East at right angles to the last described course, a distance of 30.0 feet; thence South 00°18'25" West, a distance of 423.05 feet; thence North 88°45'03" West, a distance of 434.30 feet; thence South 01°36'42" West, a distance of 1358.79 feet to the Point of Beginning, being situated in the Township of Little Rock, Kendall County, Illinois.

Subject to a 40–foot wide Permanent Easement for Ingress and Egress over and across that Part of the Southwest Quarter of Section 9, Township 37 North, Range 6 East of the Third Principal Meridian being described by commencing at the Southwest Corner of the Southwest Quarter of said Section 9; thence North 88°40'04" West along the South Line of said Section, a distance of 875.48 feet for the Point of Beginning; thence continuing Westerly along said South Line, a distance of 40.0 feet; thence North 01°36'42" East, a distance of 1358.98 feet; thence South 89°49'18" East, a distance of 40.01 feet; thence South 01°36'42" West, a distance of 1356.79 feet to the Point of Beginning, situated in the Township of Little Rock, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT A:

That Part of the Southwest Quarter of Section 9, Township 37 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the Southeast Corner of the Southwest Quarter of said Section 9; thence North 88°40'04" West along the South Line of said Section, 875.48 feet; thence North 01°36'42" East, 1358.98 feet; thence North 00°01'29" West, 60.02 feet; thence South 88°31'25" East, 13.98 feet; thence North 00°01'29" West, 784.0 feet; thence North 89°58'31" East, 50.0 feet; thence North 00°01'29" West, 442.80 feet to a point on the North Line of said Southwest Quarter of Section 9; thence South 88°50'05" East along said North Line, 387.82 feet to a point on the North Line of said Southwest Quarter being located 238.36 feet West of the Northeast Corner of said Southwest Quarter Section; thence South 00°18'25" West, 875.0 feet; thence South 89°41'35" East at right angles to the last described course, 30.0 feet; thence South 00°18'25" West, 423.05 feet; thence North 88°45'03" West, 434.30 feet; thence South 01°36'42" West, 1358.79 feet to the Point of Beginning; EXCEPTING THEREFROM that Part described as follows: Commencing at the Southeast Corner of the Southwest Quarter of said Section 9; thence North 88°40'04" West along the South Line of said Section, 875.48 feet; thence North 01°36'42" East, 1358.98 feet; thence North 00°01'29" West, 60.02 feet; thence South 88°31'25" East, 13.98 feet; thence North 00°01'29" West, 784.0 feet; thence North 89°58'31" East, 50.0 feet; thence North 00°01'29" West, 442.80 feet to a point on the North Line of said Southwest Quarter of Section 9; thence South 88°50'05" East along said North Line, 387.82 feet to a point on the North Line of said Southwest Quarter being located 238.36 feet West of the Northeast Corner of said Southwest Quarter Section; thence South 00°18'25" West, 548.62 feet to a line drawn North 89°58'31" East from the point of beginning; thence South 89°58'31" West, 434.96 feet to the point of beginning, in Little Rock Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT B:

That Part of the Southwest Quarter of Section 9, Township 37 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the Southeast Corner of the Southwest Quarter of said Section 9; thence North 88°40'04" West along the South Line of said Section, 875.48 feet for the Point of Beginning; thence continuing North 88°40'04" West along said South Line, 40.0 feet; thence North 01°36'42" East, 1358.98 feet; thence North 00°01'29" West, 60.02 feet; thence South 88°31'25" East, 13.98 feet; thence North 00°01'29" West, 784.0 feet; thence North 89°58'31" East, 50.0 feet; thence North 00°01'29" West, 442.80 feet to a point on the North Line of said Southwest Quarter of Section 9; thence South 88°50'05" East along said North Line, 387.82 feet to a point on the North Line of said Southwest Quarter being located 238.36 feet West of the Northeast Corner of said Southwest Quarter Section; thence South 00°18'25" West, 875.0 feet; thence South 89°41'35" East at right angles to the last described course, 30.0 feet; thence South 00°18'25" West, 423.05 feet; thence North 88°45'03" West, 434.30 feet; thence South 01°36'42" West, 1358.79 feet to the Point of Beginning; EXCEPTING THEREFROM that Part described as follows: Commencing at the Southeast Corner of the Southwest Quarter of said Section 9; thence North 88°40'04" West along the South Line of said Section, 875.48 feet; thence North 01°36'42" East, 1358.98 feet; thence North 00°01'29" West, 60.02 feet; thence South 88°31'25" East, 13.98 feet; thence North 00°01'29" West, 784.0 feet; thence North 89°58'31" East, 50.0 feet; thence North 00°01'29" West, 442.80 feet to a point on the North Line of said Southwest Quarter of Section 9; thence South 88°50'05" East along said North Line, 387.82 feet to a point on the North Line of said Southwest Quarter being located 238.36 feet West of the Northeast Corner of said Southwest Quarter Section; thence South 00°18'25" West, 548.62 feet to a line drawn North 89°58'31" East from the point of beginning; thence South 89°58'31" West, 434.96 feet to the point of beginning, in Little Rock Township, Kendall County, Illinois.

July 17, 2024

JOB NO.	24063
JOB NAME	HILL
DWG FILE	24063
REVISION DATE	

Phillip D. Young and Associates, Inc.
LAND SURVEYING – TOPOGRAPHIC MAPPING – Lic.#184–002775
1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553–1580

ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
August 6, 2024 – Unapproved Meeting Minutes

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

Present:
Matt Asselmeier – PBZ Department
Lauren Belville – Health Department
Meagan Briganti – GIS Department
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department
Alyse Olson – Soil and Water Conservation District
Antoinette White – Forest Preserve
Seth Wormley – PBZ Committee Chair

Absent:
Greg Chismark – WBK Engineering, LLC
Commander Jason Langston – Sheriff's Department

Audience:
Dan Kramer, Steve Grebner, and Matt Toftoy

PETITIONS

Petition 24-21 Scott L. and Cheryl A. Hill on Behalf of the Hill Living Trust

Mr. Asselmeier summarized the request.

The Petitioners would like a map amendment rezoning approximately thirteen point nine more or less (13.9 +/-) acres located on north side of Miller Road between 15715 and 15609 Miller Road from A-1 Agricultural District to R-1 One Family Residential District in order to build two (2) houses at the property.

In addition to the map amendment, the Petitioners were seeking a variance to Section 8:02.D.1 which requires properties zoned R-1 to be a minimum two hundred feet (200') in width at the building line. The Petitioners were not involved in the division of the property from the larger farm or the annexation of a portion of the larger farm to the City of Plano, which caused the flag lot. The parcel is approximately forty feet (40') wide at the building line.

The application materials and zoning plat were provided.

The property was located between 15715 and 15609 Miller Road on the north side of Miller Road.

The existing land use is Agricultural.

The County's Land Resource Management Plan calls for the property to Countryside Residential. Plano's Future Land Use Map calls for the property to be Estate Residential.

Miller Road is a Township maintained Minor Collector.

Plano has a trail planned along Miller Road.

There is a wetland (freshwater pond) on the property.

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

The adjacent properties are zoned A-1 and R-3 in the County and AG-1 inside Plano.

The County's Future Land Use Map calls for the area to be Countryside Residential (Max 0.33 DU/Acre). Plano's Future Land Use Map calls for the area to be Estate Residential (Max 0.8 DU/Acre) and Low Density Residential (Max 2.25 DU/Acre).

Properties within one half (1/2) mile are zoned A-1, A-1 SU, R-1, R-2, and R-3 in the County and AG-1 inside Plano.

The A-1 special use permits to the east is for a campground (Boy Scout camp).

EcoCAT Report submitted and consultation was terminated; there were protected resources in the area, but adverse impacts were unlikely.

The application for NRI was submitted on July 22, 2024.

Petition information was sent to Little Rock Township on July 30, 2024. No comments were received.

Petition information was sent to the City of Plano on July 30, 2024. No comments were received.

Petition information was sent to the Little Rock-Fox Fire Protection District on July 30, 2024. No comments were received.

The Petitioners would like to rezone the property in order to build a maximum of two (2) houses on the property. Since an access easement already exists on the west side of the property, a Plat Act Exemption may be used instead of doing a subdivision.

The site is currently farmed. Any future buildings would have to meet applicable building codes.

There is electricity on the southeast corner of the property. No information was provided regarding wells or septic systems on the property

The property fronts Miller Road. Little Rock Township has permitting authority over access at the property.

A gravel driveway connects the property to Miller Road and serves the adjoining two (2) parcels.

Based on the proposed uses, no new odors are foreseen.

Lighting would be for residential purposes and would have to follow applicable ordinances.

Landscaping would be for residential uses.

No non-residential signage is planned.

The owners of the property would have to follow applicable noise control regulations based on residential uses.

Stormwater control would be evaluated as part of the building permit.

The proposed 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 and single-family residential purposes.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned agricultural in the unincorporated area and in the City of Plano. There are also R-1, R-2, and R-3 zoned properties in the vicinity.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property consists of marginal farmland and, due to its size, it is not eligible for residential uses without a map amendment.

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

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The subject property is classified as Countryside Residential on the Future Land Use Map and the R-1 Zoning District is consistent with this land classification.

The proposed Findings of Fact for the variance were as follows:

The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. The subject property was part of a larger farm, which has been divided and a portion of this farm was annexed to the City of Plano, causing the flag shape of the lot.

The conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. Other R-1 zoned properties that were parts of larger farms, whereby part of the larger farm was annexed to a municipality by a previous owner, could request a similar variance.

The alleged difficulty or hardship has not been created by any person presently having an interest in the property. The difficulty was created by a previous owner when they divided the larger farm and annexed a portion of the larger farm to Plano.

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

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

Staff recommended approval of the proposed map amendment and variance.

Dan Kramer, Attorney for the Petitioner, said that the property to the north was part of a large annexation to the City of Plano that comprised approximately two thousand (2,000) acres as a planned residential development that never developed. Mr. Kramer explained that the grandfather of the Petitioner owned the larger farm, which was divided among the heirs. There is no well or septic on the property. The son might build one (1) home on the property, but the Petitioner's definitively will build one (1) home on the property. Mr. Kramer said that the City of Plano will provide a letter of support and Little Rock Township will review the proposal later this month.

Mr. Holdiman made a motion, seconded by Mr. Klaas, to recommend approval of the map amendment and variance.

The votes were follows:

Ayes (8):	Asselmeier, Belville, Briganti, Holdiman, Klaas, Olson, White, and Wormley
Nays (0):	None
Abstain (0):	None
Absent (2):	Chismark and Langston

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on August 28, 2024.

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Klaas made a motion, seconded by Mr. Asselmeier, to adjourn.

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

The ZPAC, at 9:26 a.m., adjourned.

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

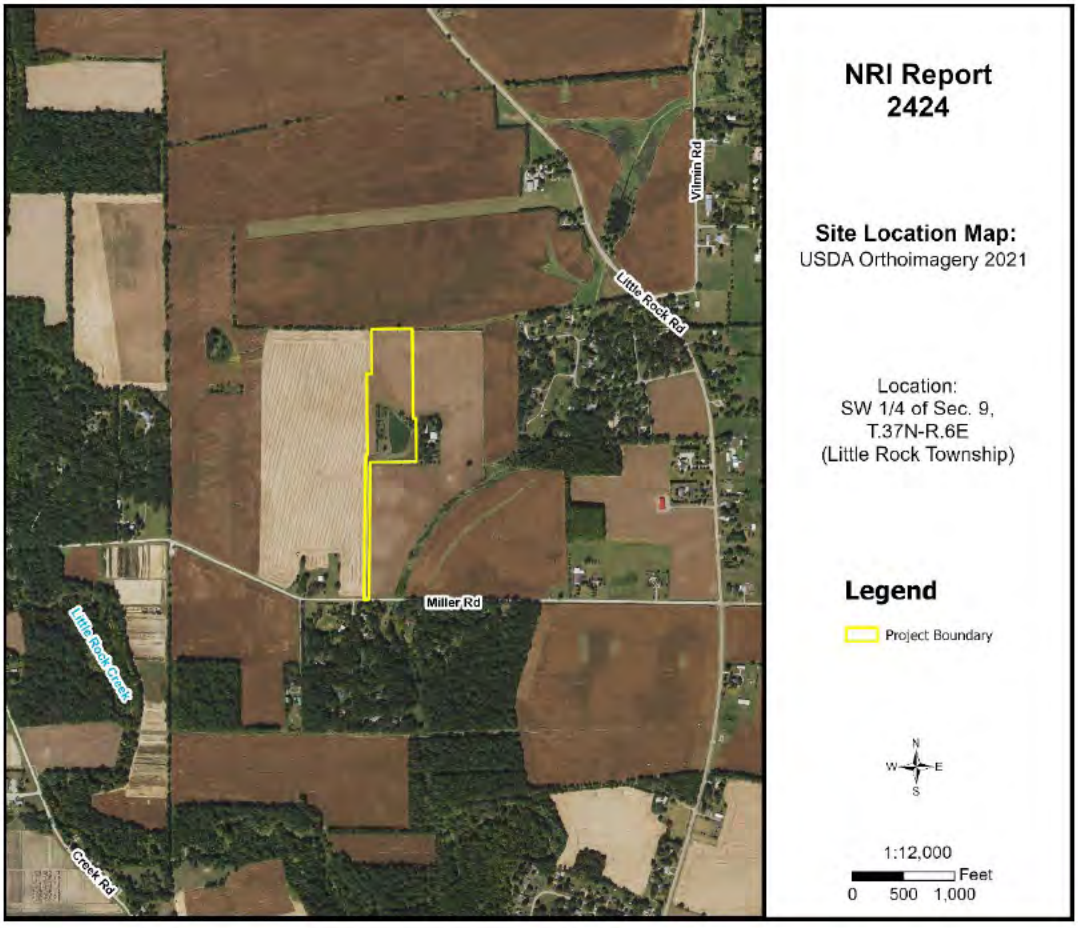
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KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
AUGUST 6, 2024

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 24-21, 24-22, 24-23		

NATURAL RESOURCES INFORMATION (NRI) REPORT: #2424



Aug 2024

Petitioner: Hill Living Trust

Contact: Attorney Daniel J. Kramer

Prepared By:

Kendall County Soil & Water Conservation District

7775A Route 47
Yorkville, Illinois 60560
Phone: (630) 553-5821 x3
www.kendallswcd.org

KENDALL COUNTY SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCES INFORMATION (NRI) REPORT

Natural Resources Information Report Number	2424
Date District Board Reviews Application	August 2024
Applicant's Name	Hill Living Trust
Size of Parcel	(+/-) 13.9 acres
Current Zoning & Use	A-1 Agricultural District; Agriculture
Proposed Zoning & Use	R-1 One Family Residential District; Two Single-Family Homes
Parcel Index Number(s)	01-09-401-013
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 Resources Information Report Number	2424
Petitioner	Hill Living Trust
Contact Person	Attorney Daniel J. Kramer
County or Municipality the Petition is Filed With	Kendall County
Location of Parcel	Southwest ¼ of Section 9, Township 37 North, Range 6 East (Little Rock Township) of the 3rd Principal Meridian
Project or Subdivision Name	Hill Living Trust Rezoning
Existing Zoning & Land Use	A-1 Agricultural District; Agriculture
Proposed Zoning & Land Use	R-1 One Family Residential District; Two Single-Family Homes
Proposed Water Source	Well
Proposed Type of Sewage Disposal System	Septic
Proposed Type of Storm Water Management	Not indicated
Size of Site	(+/-) 13.9 acres
Land Evaluation Site Assessment (LESA) Score	173 (Land Evaluation: 90; Site Assessment: 83)

NATURAL RESOURCE CONSIDERATIONS

SOIL INFORMATION

Based on information from the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) 2008 Kendall County Soil Survey, this project area contains the soil types shown in Figure 1 and Table 1. 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.

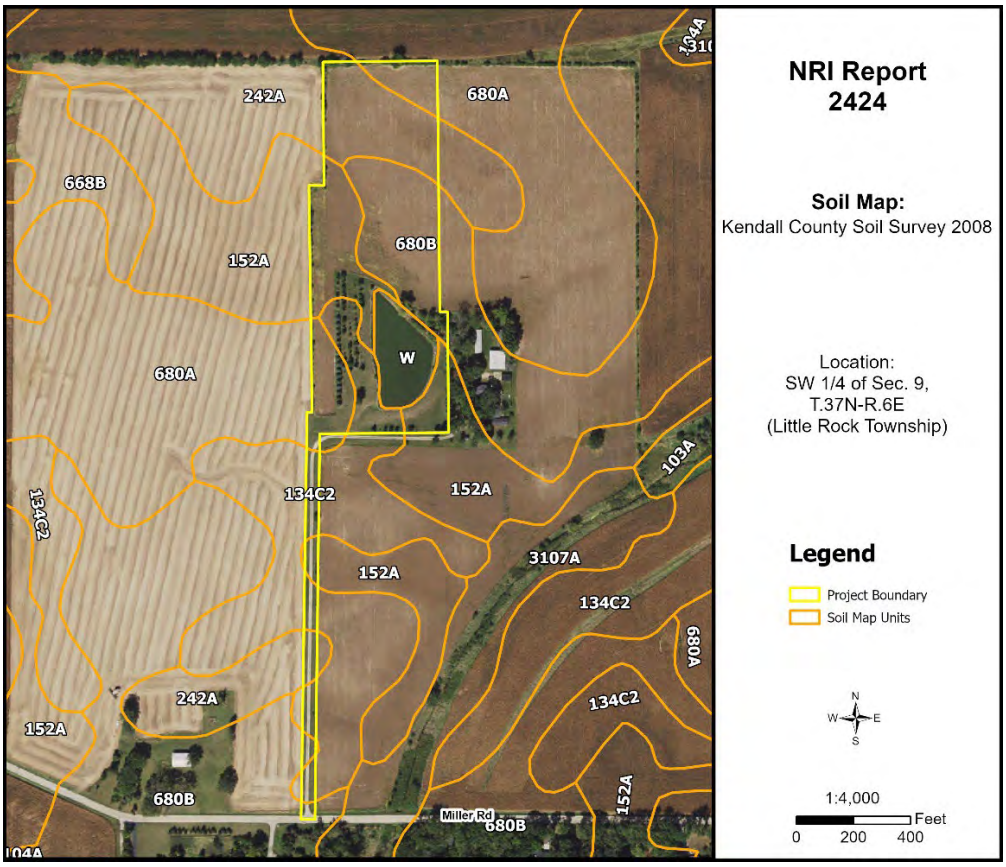


Figure 1: Soil Map

Table 1: Soils Information

Soil Type	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation	Acres	%
134C2	Camden silt loam, 5-10% slopes, eroded	Well Drained	B	Non-Hydric with Hydric Inclusions	Farmland of Statewide Importance	2.3	16.4%
152A	Drummer silty clay loam, 0-2% slopes	Poorly Drained	B/D	Hydric	Prime Farmland if Drained	2.7	19.6%
242A	Kendall silt loam, 0-2% slopes	Somewhat Poorly Drained	B/D	Non-Hydric	Prime Farmland if Drained	2.5	18.0%
680A	Campton silt loam, 0-2% slopes	Moderately Well Drained	C	Non-Hydric	Prime Farmland	1.7	12.3%
680B	Campton silt loam, 2-5% slopes	Moderately Well Drained	C	Non-Hydric	Prime Farmland	3.2	22.7%
W	Water	N/A	N/A	N/A	N/A	1.5	11.0%

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 (152A Drummer silty clay loam), three are classified as non-hydric soil (242A Kendall silt loam, 680A Campton silt loam, 680B Campton silt loam), and one is classified as non-hydric soil with hydric inclusions likely (134C2 Camden 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 (680A Campton silt loam and 680B Campton silt loam), two are designated as prime farmland if drained (152A Drummer silty clay loam and 242A Kendall silt loam), and one is designated as farmland of statewide importance (134C2 Camden silt loam).

Soil Limitations – The USDA-NRCS Web Soil Survey rates the limitations of soils for dwellings, small commercial buildings, solar arrays, shallow excavations, lawns/landscaping, local roads and streets, etc. 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.

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).

Table 2: Soil Limitations

Soil Type	Dwellings with Basements	Dwellings without Basements	Shallow Excavations	Lawns/ Landscaping	Onsite Conventional Septic Systems
134C2	Somewhat Limited	Somewhat Limited	Somewhat Limited	Somewhat Limited	Suitable / Not Limited
152A	Very Limited	Very Limited	Very Limited	Very Limited	Unsuitable / Very Limited
242A	Very Limited	Very Limited	Very Limited	Somewhat Limited	Suitable / Not Limited
680A	Somewhat Limited	Somewhat Limited	Somewhat Limited	Somewhat Limited	Suitable / Not Limited
680B	Somewhat Limited	Somewhat Limited	Somewhat Limited	Somewhat Limited	Suitable / Not Limited
W	Not Rated	Not Rated	Not Rated	Not Rated	Not Rated

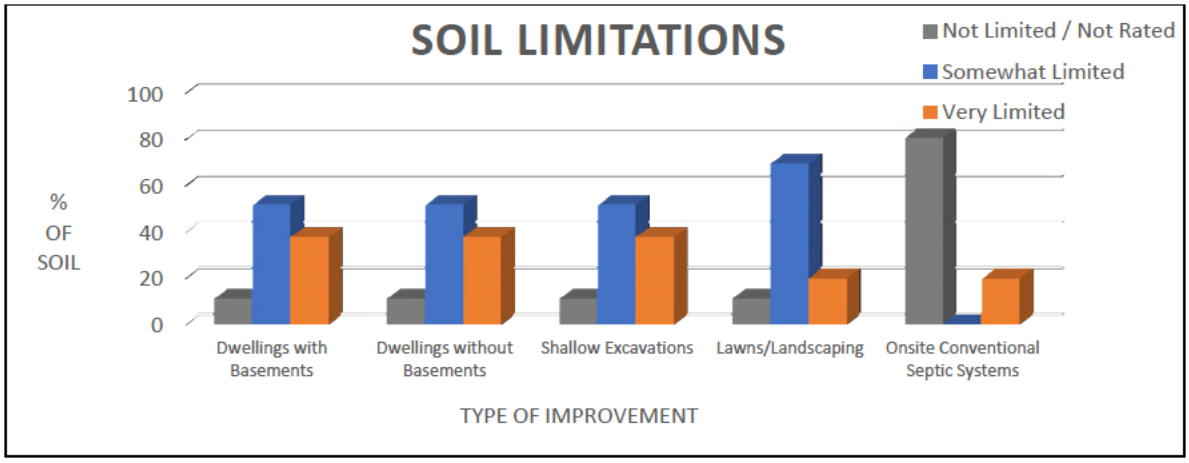


Figure 2: Soil Limitations

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 **90 out of 100**, indicating that the soils are **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 **83 out of 200**.

The **LESA Score for this site is 173 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.

WETLANDS

The U.S. Fish & Wildlife Service's National Wetlands Inventory map indicates the presence of wetland(s)/waters 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. 17093C0010G (effective date 2/4/2009) was reviewed to determine the presence of floodplain and floodway areas within the project site. According to the map, the site does not appear to be located within the floodway or floodplain.

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 as 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.

STORMWATER POLLUTION

A National Pollutant Discharge Elimination System (NPDES) permit (Permit No. ILR10) from the Illinois Environmental Protection Agency (IEPA) is required for stormwater discharges from construction sites that will disturb 1 or more acres of land. Conditions of the NPDES ILR10 permit require the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) to reduce stormwater pollutants on the construction site before they can cause environmental issues.

LAND USE FINDINGS:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed project for Hill Living Trust. The petitioner is requesting a change in zoning from A-1 Agricultural District to R-1 One Family Residential District on one, approximately 13.9-acre, parcel (Parcel Index Number 01-09-401-013) to construct two single-family homes. The parcel is in Section 9 of Little Rock Township (T.37N-R.6E) of the 3rd Principal Meridian in Kendall County, IL. 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 soils should be preserved whenever feasible due to their highly productive qualities for growing agriculturally important crops in our community. Of the soils found onsite, 72.6% are designated 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 a 90 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA score for this site is 173 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.

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, 37.6% are considered very limited for supporting dwellings and shallow excavations and 19.6% are considered very limited for supporting lawns/landscaping and 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 Lower Fox River watershed and the Town of Little Rock – Little Rock Creek sub watershed (HUC 12 – 071200070305). This sub watershed comprises about 18,586 acres and covers parts of Plano, Little Rock, Big Rock, and Hinkley.

This development should include a soil erosion and sediment control plan to be implemented during construction. It is critical to have vegetative cover during and after construction to protect the soil from erosion. 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

8-12-24

Date

PARCEL LOCATION

Located in the southwest ¼ of Section 9, Township 37 North, Range 6 East (Little Rock Township). This parcel contains approximately 13.9 acres and is located on the north side of Miller Road, east of Little Rock Creek, and south and west of Little Rock Road in Plano, IL.

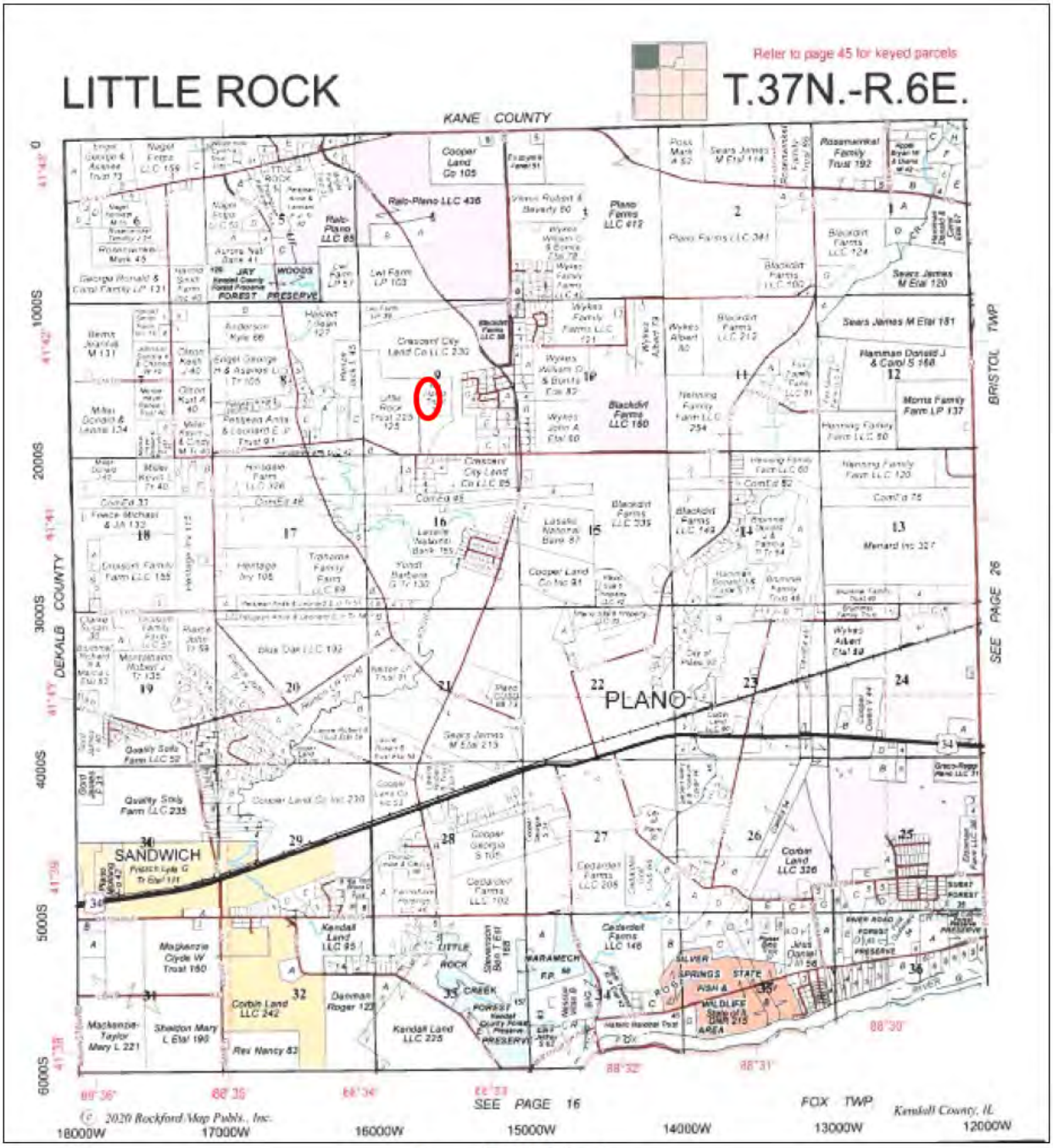


Figure 3: 2021 Plat Map

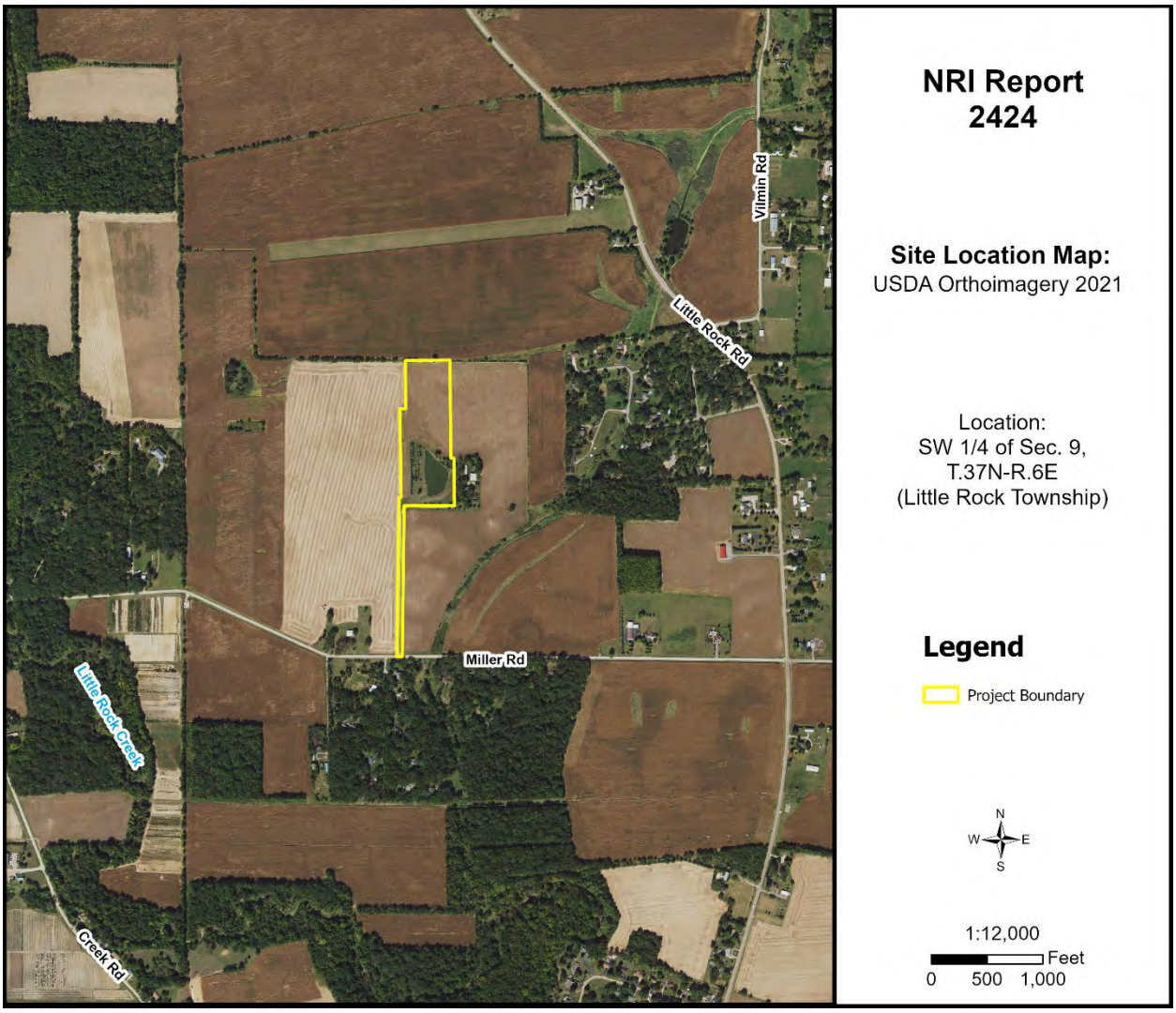


Figure 4: Aerial Map with NRI Project Boundary

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 State Historic Preservation Office has not been notified of the proposed land use change by the Kendall County SWCD. There may be historic features in the area. The applicant may need to contact them 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 there are no nature preserves in the vicinity of the parcel in question (PIQ). The parcel does contain ecologically sensitive areas, however. One freshwater pond wetland was identified onsite on the U.S. Fish & Wildlife Service's National Wetland Inventory. Additionally, the Illinois Department of Natural Resources (IDNR) EcoCAT Report indicated the presence of protected resources in the area, however, IDNR determined that adverse impacts from the project were unlikely.

[1]Taken from *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.

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.

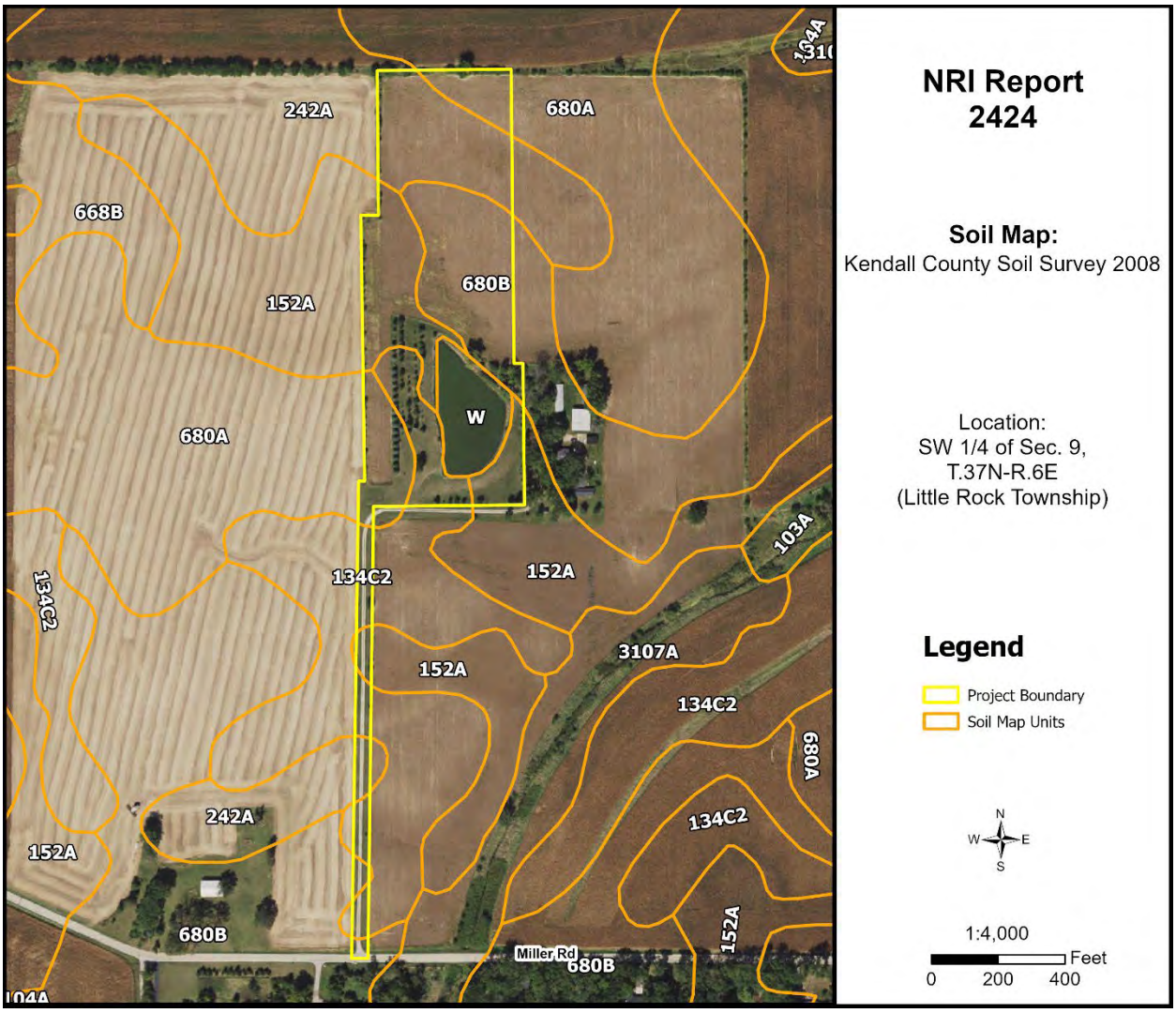


Figure 5: Soil Map

Table 3: Soil Map Unit Descriptions

Soil Type	Soil Name	Acreage	Percent
134C2	Camden silt loam, 5-10% slopes	2.3	16.4%
152A	Drummer silty clay loam, 0-2% slopes	2.7	19.6%
242A	Kendall silt loam, 0-2% slopes	2.5	18.0%
680A	Campton silt loam, 0-2% slopes	1.7	12.3%
680B	Campton silt loam, 2-5% slopes	3.2	22.7%
W	Water	1.5	11.0%

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 Conventional 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	%
134C2	**Somewhat Limited**: Shrink-swell Slope	**Somewhat Limited**: Shrink-swell Slope	**Somewhat Limited**: Dusty Unstable excavation walls Flooding Depth to saturated zone Slope	**Somewhat Limited:** Dusty Depth to saturated zone Flooding Slope	**Suitable/Not Limited**	2.3	16.4%
152A	**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 Too clayey	**Very Limited:** Ponding Depth to saturated zone Dusty	**Unsuitable/Very Limited**	2.7	19.6%
242A	**Very Limited:** Depth to saturated zone Shrink-swell	**Very Limited:** Depth to saturated zone Shrink-swell	**Very Limited:** Depth to saturated zone Dusty Unstable excavation walls	**Somewhat Limited:** Depth to saturated zone Dusty	**Suitable/Not Limited**	2.5	18.0%
680A	**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/Not Limited**	1.7	12.3%
680B	**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/Not Limited**	3.2	22.7%
W	**Not Rated**	**Not Rated**	**Not Rated**	**Not Rated**	**Not Rated**	1.5	11.0%
% Very Limited	**37.6%**	**37.6%**	**37.6%**	**19.6%**	**19.6%**		

*This column indicates soils that are deemed unsuitable per the Kendall County Subdivision Control Ordinance. Please consult with the Kendall County Health Department to verify the limitations of your site for onsite conventional sewage disposal

Figure 6A: Map of Building Limitations - Dwellings and Shallow Excavations

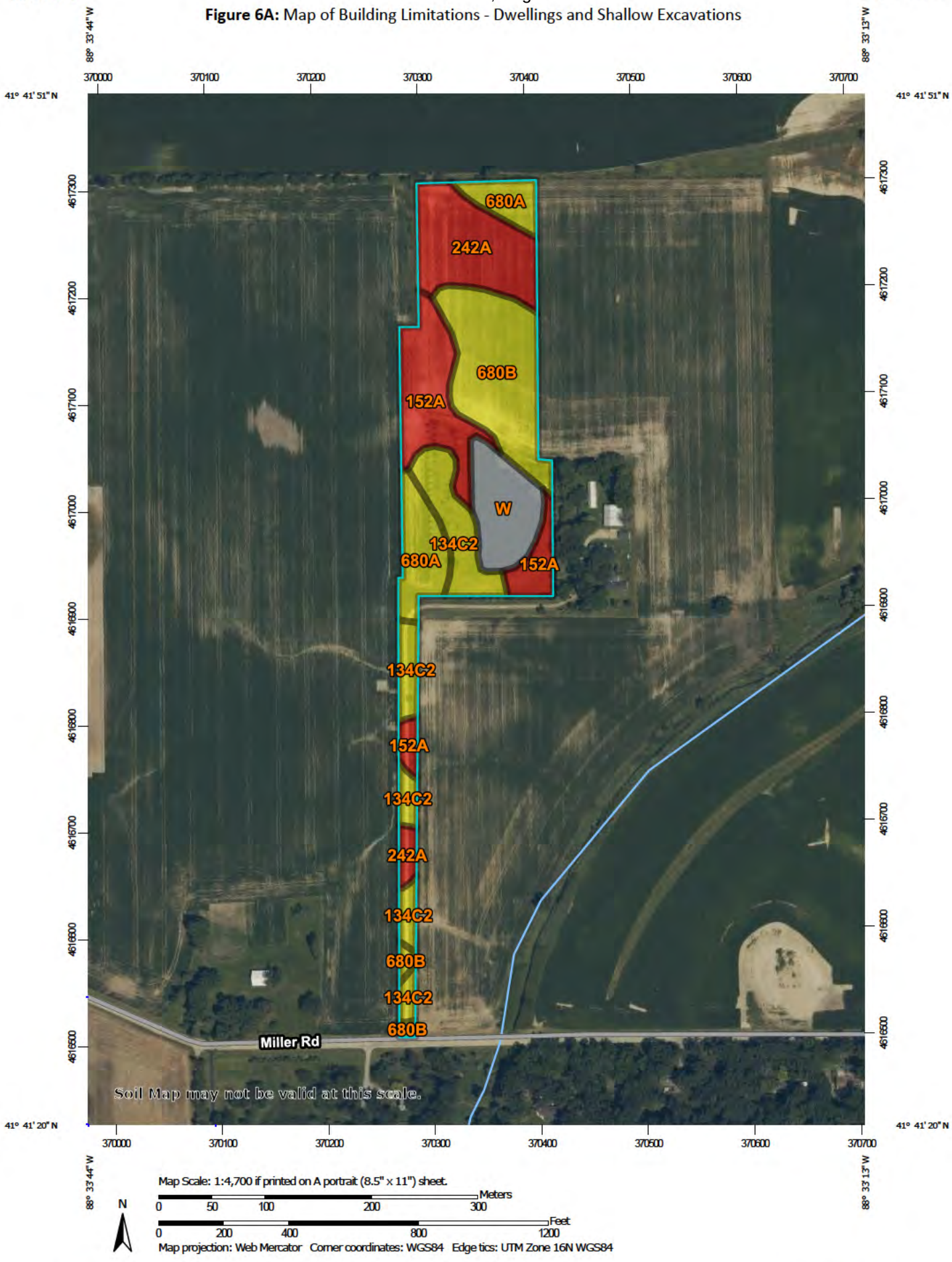
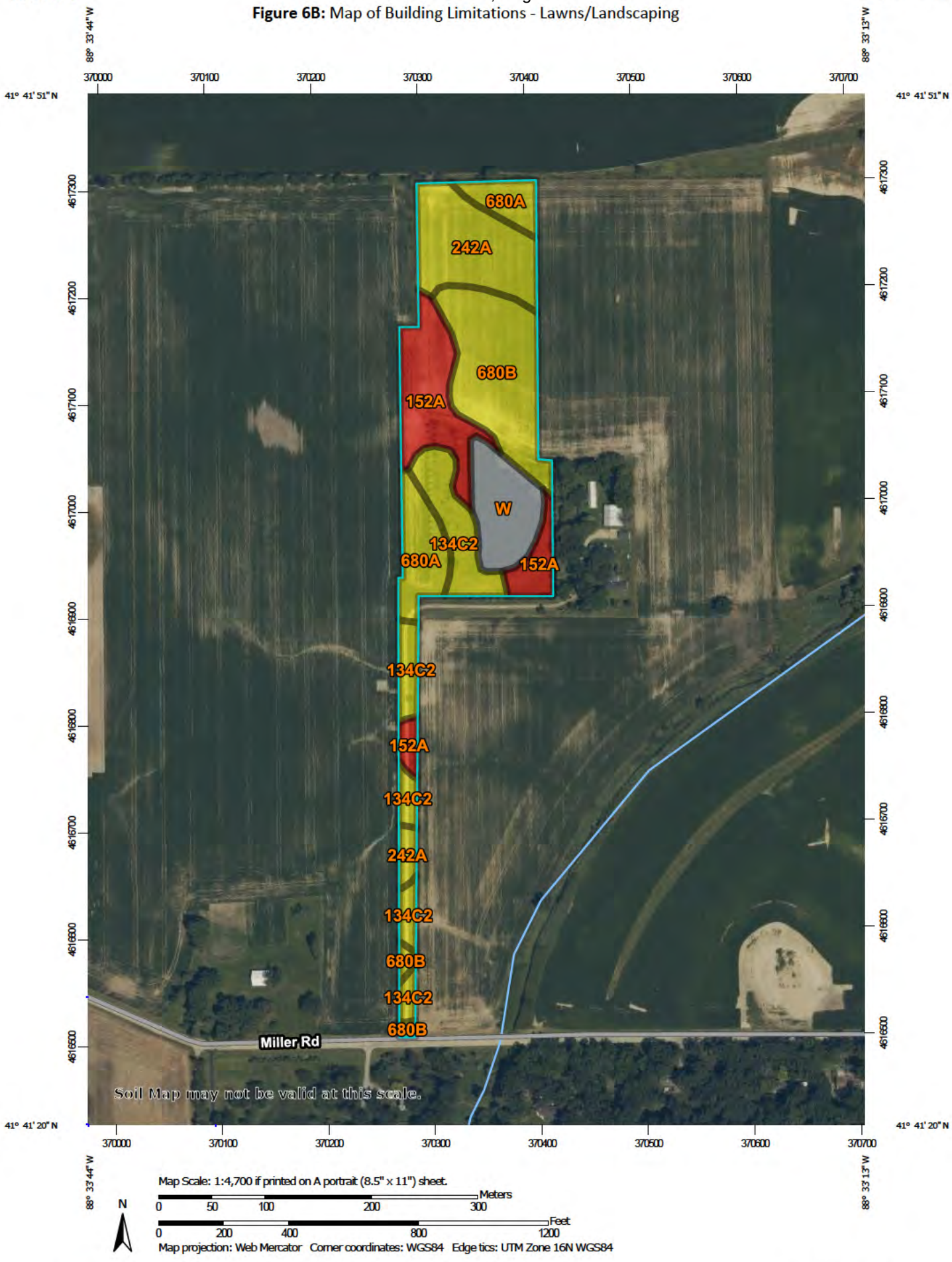


Figure 6B: Map of Building Limitations - Lawns/Landscaping



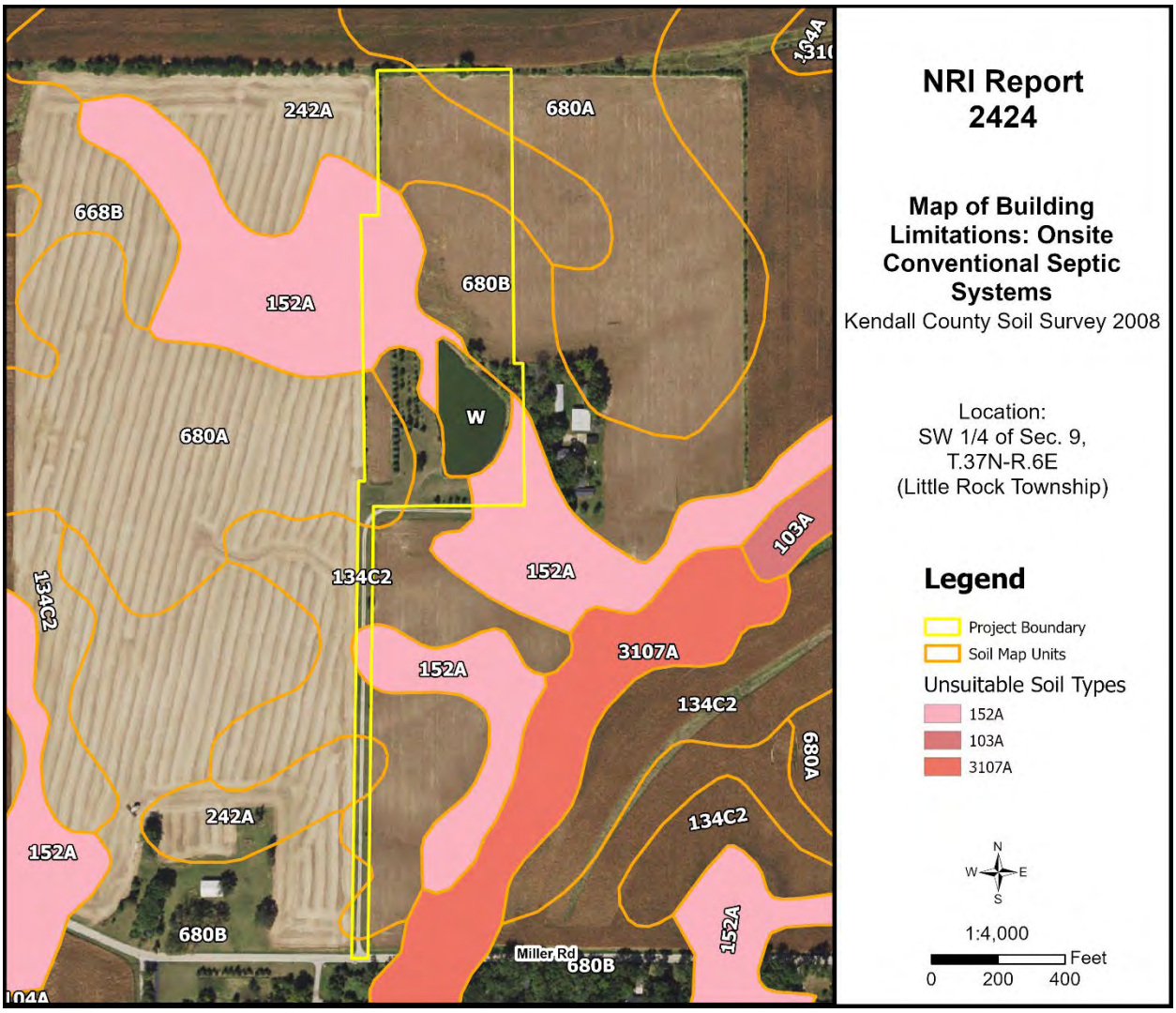


Figure 6C: Map of Building Limitations – Onsite Conventional Septic Systems

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

Soil Type	Hydrologic Group	Surface Runoff	Water Table	Ponding	Flooding
134C2	B	Medium	January – December **Upper Limit:** -- **Lower Limit:** --	January – December **Frequency**: None	January – December **Frequency**: None
152A	B/D	Negligible	January – May **Upper Limit:** 0.0’-1.0’ **Lower Limit:** 6.0’	January – May **Surface Depth:** 0.0’-0.5’ **Duration:** Brief (2-7 days) **Frequency:** Frequent	January – December **Frequency**: None
242A	B/D	Low	January – May **Upper Limit:** 0.5’-2.0’ **Lower Limit:** 6.0’	January – December **Frequency**: None	January – December **Frequency**: None
680A	C	Low	February – April **Upper Limit:** 2.0’-3.5’ **Lower Limit:** 6.0’	January – December **Frequency**: None	January – December **Frequency**: None
680B	C	Low	February – April **Upper Limit:** 2.0’-3.5’ **Lower Limit:** 6.0’	January – December **Frequency**: None	January – December **Frequency**: None
W	--	--	--	--	--

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/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. Soil erosion and sedimentation control plans, including maintenance responsibilities, should be clearly communicated to all contractors working on the site.

The SWCD recommends an erosion and sediment control plan for all building sites, especially if there is a wetland or stream nearby. Additionally, a National Pollutant Discharge Elimination System (NPDES) permit (Permit No. ILR10) from the Illinois Environmental Protection Agency (IEPA) is required for stormwater discharges from construction sites that will disturb 1 or more acres of land. Conditions of the NPDES ILR10 permit require the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) to reduce stormwater pollutants on the construction site before they can cause environmental issues.

Table 6: Soil Erosion Potential

Soil Type	Slope	Rating	Acreage	Percent
134C2	5-10%	Moderate	2.3	16.4%
152A	0-2%	Slight	2.7	19.6%
242A	0-2%	Slight	2.5	18.0%
680A	0-2%	Slight	1.7	12.3%
680B	2-5%	Slight	3.2	22.7%
W	N/A	N/A	1.5	11.0%

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 soil 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 Type	Prime Designation	Acreage	Percent
134C2	Farmland of Statewide Importance	2.3	16.4%
152A	Prime Farmland if Drained	2.7	19.6%
242A	Prime Farmland if Drained	2.5	18.0%
680A	Prime Farmland	1.7	12.3%
680B	Prime Farmland	3.2	22.7%
W	N/A	1.5	11.0%
% Prime Farmland	**72.6%**		

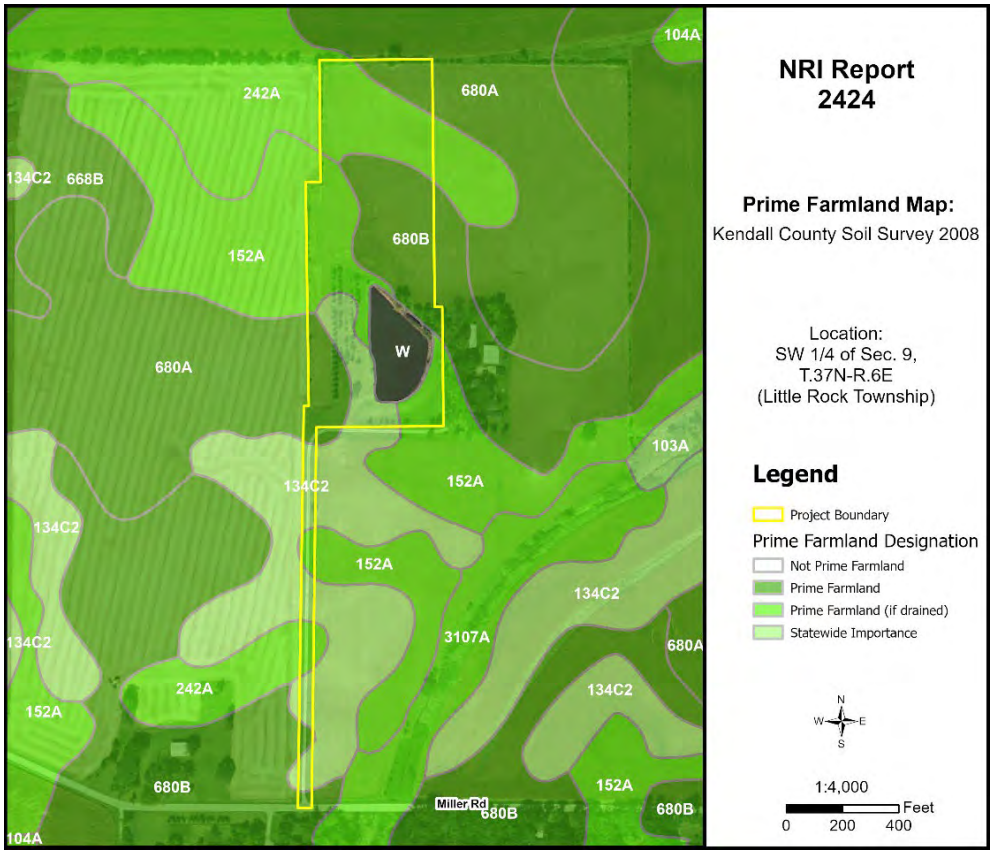


Figure 7: Map of Prime Farmland Soils

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.

Table 8A: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres*	Product (Relative Value x Acres)
134C2	5	82	2.3	377.2
152A	1	100	2.7	270.0
242A	3	87	2.5	217.5
680A	4	79	1.7	134.3
680B	4	79	3.2	252.8
W	N/A	N/A	1.5	N/A
			13.9	**1,251.8**
LE Calculation			(Product of relative value / Total Acres) 1,251.8 / 13.9 = 90.1	
LE Score			**LE = 90**	

*Acreage listed in this chart provides a generalized representation and may not precisely reflect exact acres of each soil type.

The Land Evaluation score for this site is 90, indicating that this site is designated as land 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)	10
	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)	15
	4. Size of site. (30-15-10-0)	0
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)	8
	2. Availability of public water system. (10-8-6-0)	8
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	8
	Site Assessment Score:	**83**

Land Evaluation Value: 90 + **Site Assessment Value:** 83 = **LESA Score: 173**

Table 9: LESA Score Summary

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

The LESA Score for this site is 173 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.

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 Kendall County Planning, Building & Zoning for information regarding their 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.

Flood Insurance Rate Maps (FIRMs), produced by the Federal Emergency Management Agency (FEMA), 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 (1% annual chance flood), Zone B or Zone X (shaded) is the 100 to 500-year flood (between limits of the 1% and the 0.2% annual chance flood), and Zone C or Zone X (unshaded) is outside the floodplain (outside the 0.2% annual chance flood).

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 IDNR-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 drainage ways, 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.

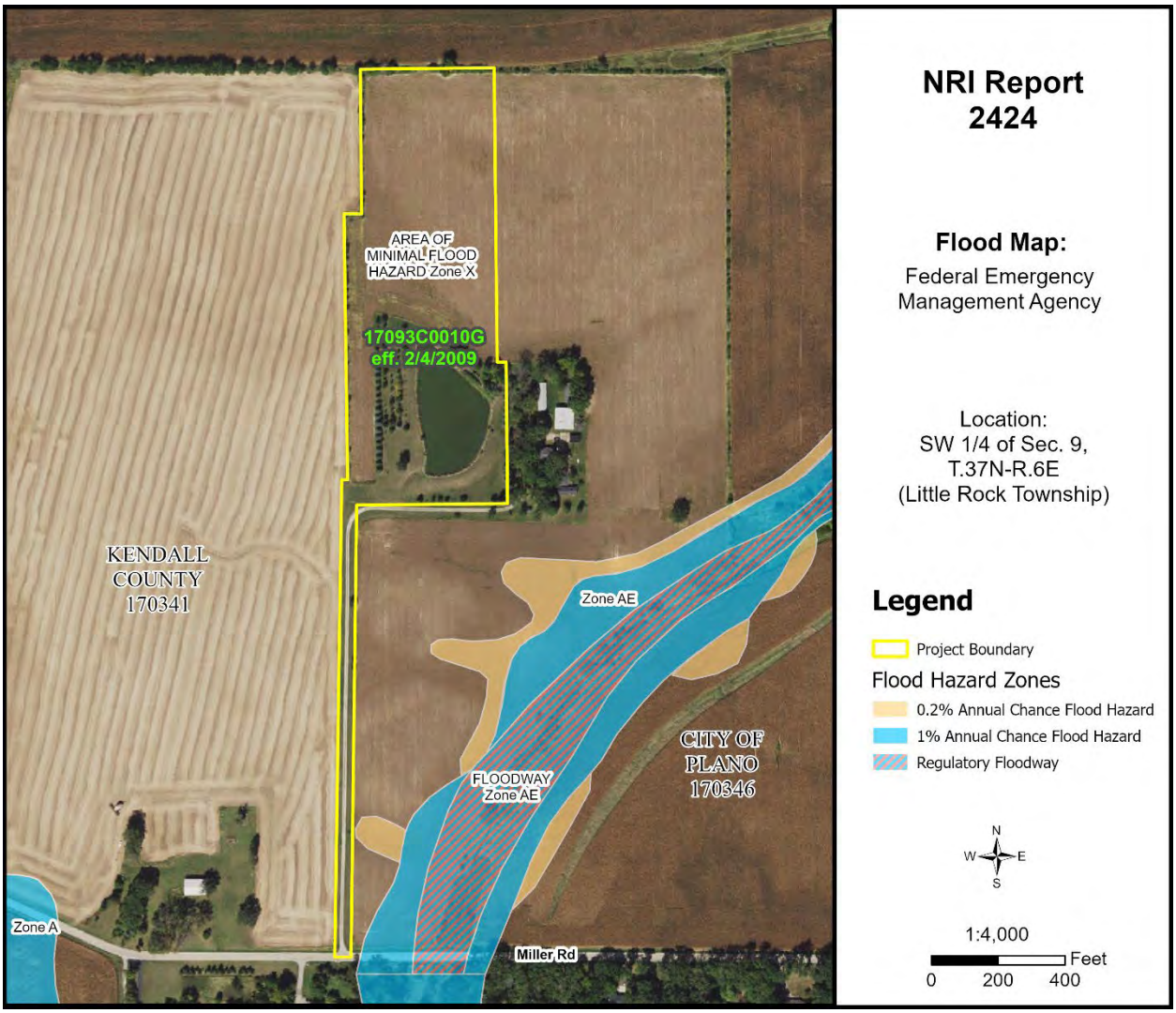


Figure 8: Flood Map

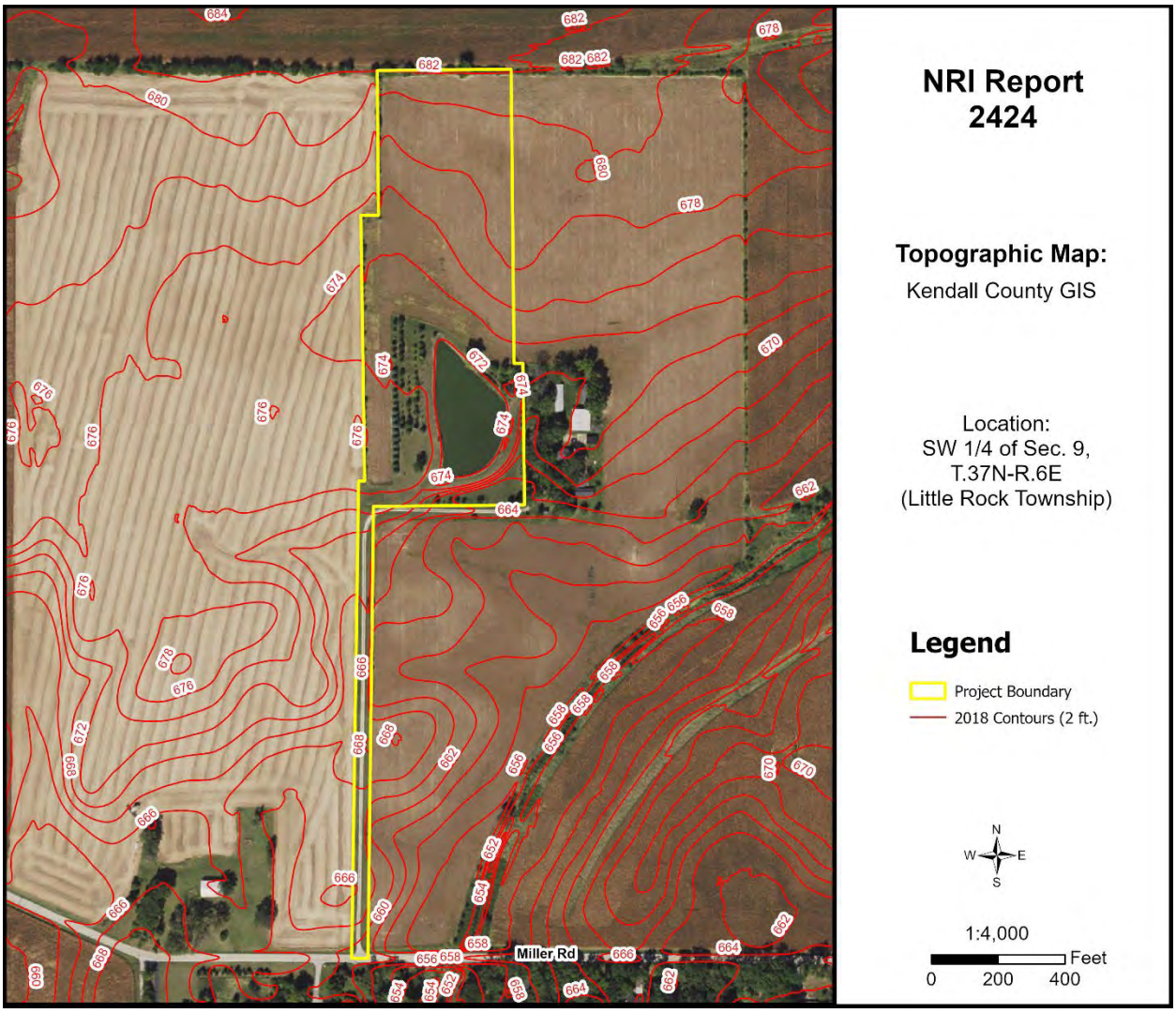


Figure 9: Topographic Map

This parcel contains soils with slopes of 0-10% and an elevation of approximately 660'-682' above sea level. The highest point is at the north end, and the lowest point is at the south end of the site. According to the Federal Emergency Management Agency (FEMA) Flood Map (Figure 8), the parcel does not appear to contain areas of floodplain or floodway. It is mapped as Zone X, an area of minimal flood hazard determined to be outside of the 0.2% annual chance floodplain. There is nearby floodway and floodplain mapped to the south/southeast.

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; and establish and link trails.

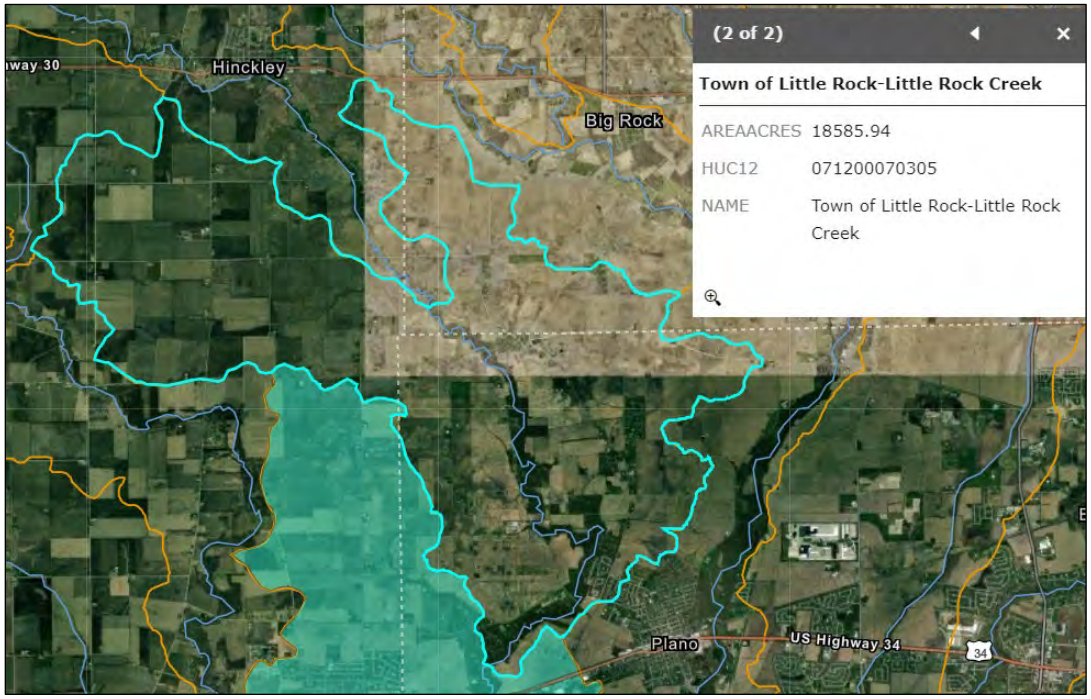


Figure 10: Sub Watershed Map

This site is located within the Lower Fox River watershed and the Town of Little Rock – Little Rock Creek sub watershed (HUC 12 – 071200070305). This sub watershed comprises about 18,586 acres and covers parts of Plano, Little Rock, Big Rock, and Hinkley.

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 National Wetlands Inventory, which is the most comprehensive inventory to date. The National 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 National 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.”*

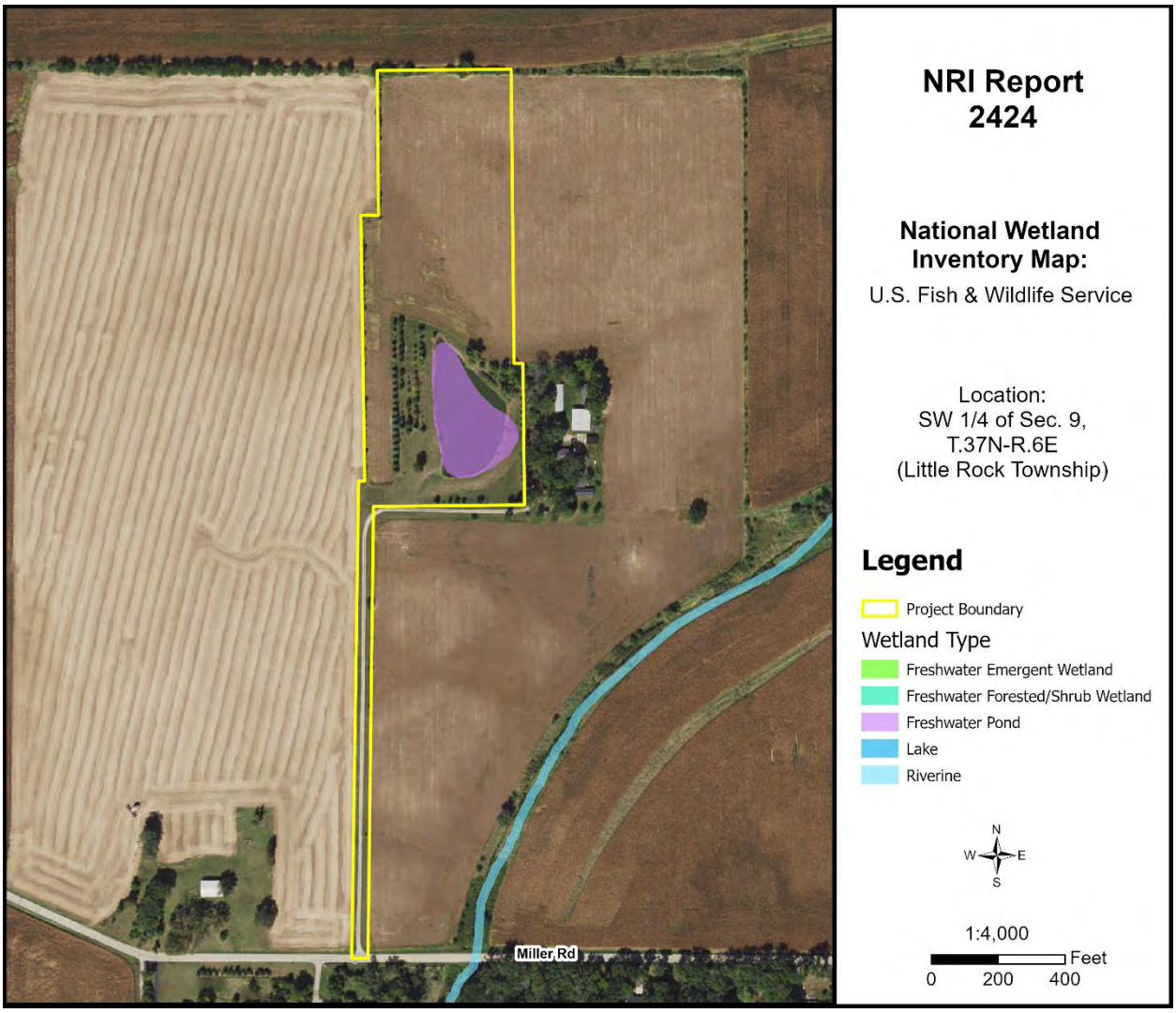


Figure 11: Wetland Map

Office maps indicate that mapped wetlands/waters are present on the parcel in question (PIQ). A freshwater pond wetland is mapped on the PIQ. To determine the presence of wetlands, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.

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, 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	Hydric Rating %	Acreage	Percent
134C2	Well Drained	Non-Hydric	Yes	1%	2.3	16.4%
152A	Poorly Drained	Hydric	N/A	100%	2.7	19.6%
242A	Somewhat Poorly Drained	Non-Hydric	No	0%	2.5	18.0%
680A	Moderately Well Drained	Non-Hydric	No	0%	1.7	12.3%
680B	Moderately Well Drained	Non-Hydric	No	0%	3.2	22.7%
W	N/A	N/A	N/A	0%	1.5	11.0%

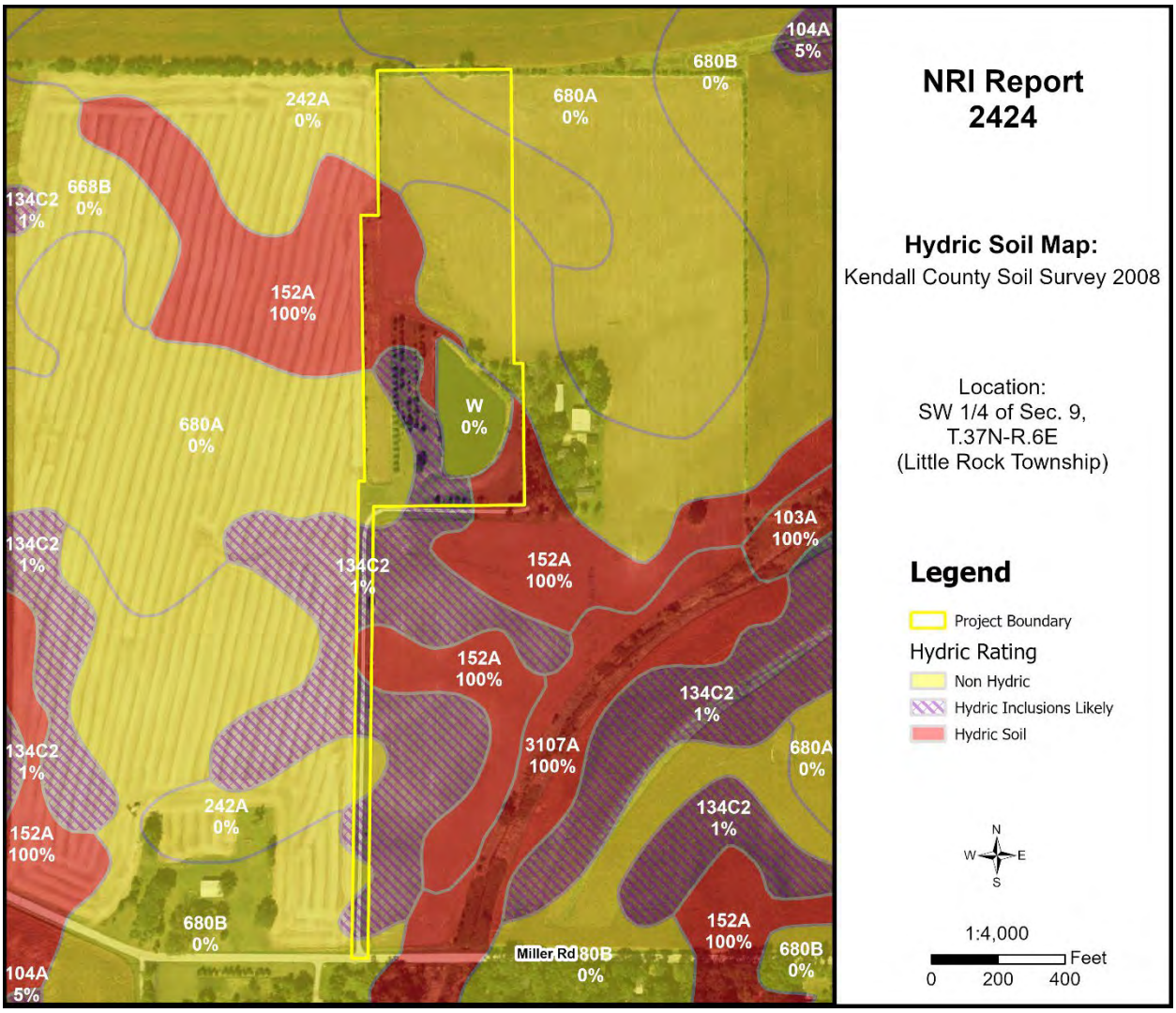


Figure 12: Hydric Soils Map

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, Chicago District, 231 South LaSalle Street, Suite 1500, Chicago, IL 60604. Phone: (312) 846-5530
- **Floodplains**: Illinois Department of Natural Resources - Office of Water Resources, One Natural Resources Way, Springfield, IL 62702-1270. Phone: (217) 782-6302
- **Water Quality/Erosion Control**: Illinois Environmental Protection Agency, 1021 North Grand Avenue East, P.O. Box 19276, Springfield, IL 62794-9276. Phone: (217) 782-3397

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 Harbors Appropriation Act of 1899 or Section 404 of the Clean Water Act are subject to fines ranging up to $16,000 per day of violation, with a maximum cap of $187,500 in any single enforcement action, as well as criminal enforcement.

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.

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 WATER TABLE - A seasonal high water table 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.

- **Water table, 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.
- **Water table, 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.
- **Water table, 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 pink or 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.

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).

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.

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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Matt Asselmeier

From: Little Rock Township <littlerocktownship@gmail.com>
Sent: Thursday, August 22, 2024 9:03 AM
To: Matt Asselmeier
Cc: Frank Carreno (Little Rock Township); littlerockhwy@aol.com
Subject: [External]Re: Kendall County Zoning Petition 24-21

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We voted at our meeting last night. It was a recommendation to allow the rezoning.

Marcia Newkirk

On Thu, Aug 22, 2024 at 8:21 AM Matt Asselmeier <masselmeier@kendallcountyil.gov> wrote:

Marcia and Dick:

Did Little Rock Township have any comments regarding the Hill rezoning request?

Thanks,

Matthew H. Asselmeier, AICP, CFM

Director

Kendall County Planning, Building & Zoning

111 West Fox Street

Yorkville, IL 60560-1498

PH: 630-553-4139

Fax: 630-553-4179

From: Matt Asselmeier
Sent: Wednesday, August 7, 2024 10:12 AM

CITY OF PLANO

City Clerk (630) 552-8275
City Treasurer (630) 552-8823

Mayor (630) 552-3210

Public Works (630) 552-7000
Building & Zoning (630) 552-8425

July 30, 2024

Daniel J. Kramer
[redacted]

Re: Hill Trust Re-zoning

Mr. Kramer,

The City of Plano has no objections to the proposed re-zoning of land, identified as Assessor's PIN Number 01-09-401-013. The proposed zoning classification change from agricultural A-1 to low density single family residential R-1 is consistent with the city's future land use map and comprehensive plan. Please feel free to contact my office with any further questions or concerns.

Sincerely,

[redacted]

Jeff Sobotka
Director of Building,
Planning & Zoning

KENDALL COUNTY
REGIONAL PLANNING COMMISSION

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

Unapproved - Meeting Minutes of August 28, 2024 - 7:00 p.m.

Starting at 7:03 p.m., the Commission observed a moment of silence in honor of Larry Nelson. Attendees commented on Member Nelson's passing and discussed their memories of him.

Chairman Bill Ashton called the meeting to order at 7:19 p.m.

ROLL CALL

Members Present: Bill Ashton, Eric Bernacki, Tom Casey, Dave Hamman, Karin McCarthy-Lange, Ruben Rodriguez, Claire Wilson, and Seth Wormley
Members Absent: Bob Stewart
Staff Present: Matthew H. Asselmeier, Director, and Wanda A. Rolf, Office Assistant
Others Present: Dan Kramer, Scott Hill, Cheryl Hill, and Matthew Toftoy

APPROVAL OF AGENDA

Chairman Ashton announced that the Petitioner for Petition 24-22 requested the proposal to be continued to the September 25, 2024, meeting.

Member Wilson made a motion, seconded by Member Rodriguez, to approve the agenda with an amendment to remove Petition 24-22 from the agenda and continue the Petition to the September 25, 2024, meeting. With a voice vote of eight (8) ayes, the motion carried.

PETITIONS

Petition 24-21 Scott L. and Cheryl A. Hill on Behalf of the Hill Living Trust

Mr. Asselmeier summarized the request.

The Petitioners would like a map amendment rezoning approximately thirteen point nine more or less (13.9 +/-) acres located on north side of Miller Road between 15715 and 15609 Miller Road from A-1 Agricultural District to R-1 One Family Residential District in order to build two (2) houses at the property.

In addition to the map amendment, the Petitioners were seeking a variance to Section 8:02.D.1 which requires properties zoned R-1 to be a minimum two hundred feet (200') in width at the building line. The Petitioners were not involved in the division of the property from the larger farm or the annexation of a portion of the larger farm to the City of Plano, which caused the flag lot. The parcel is approximately forty feet (40') wide at the building line.

The application materials and zoning plat were provided.

The property was located between 15715 and 15609 Miller Road on the north side of Miller Road.

The existing land use is Agricultural.

The County's Land Resource Management Plan calls for the property to Countryside Residential. Plano's Future Land Use Map calls for the property to be Estate Residential.

Miller Road is a Township maintained Minor Collector.

Plano has a trail planned along Miller Road.

There is a wetland (freshwater pond) on the property.

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

The adjacent properties are zoned A-1 and R-3 in the County and AG-1 inside Plano.

The County's Future Land Use Map calls for the area to be Countryside Residential (Max 0.33 DU/Acre). Plano's Future Land Use Map calls for the area to be Estate Residential (Max 0.8 DU/Acre) and Low Density Residential (Max 2.25 DU/Acre).

Properties within one half (1/2) mile are zoned A-1, A-1 SU, R-1, R-2, and R-3 in the County and AG-1 inside Plano.

The A-1 special use permits to the east is for a campground (Boy Scout camp).

EcoCAT Report submitted and consultation was terminated; there were protected resources in the area, but adverse impacts were unlikely.

Petition information was sent to Little Rock Township on July 30, 2024. The Township reviewed the proposal at their meeting on August 21, 2024, and recommended approval of the map amendment. The email from the Township was provided.

Petition information was sent to the City of Plano on July 30, 2024. On July 30, 2024, the City of Plano submitted a letter expressing no objections to the proposal. The letter was provided.

Petition information was sent to the Little Rock-Fox Fire Protection District on July 30, 2024. No comments were received.

ZPAC reviewed the proposal at their meeting on August 6, 2024. The Petitioner's Attorney said the property to the north was annexed to Plano as part of a larger residential development that never materialized and how the subject property came into the current configuration. ZPAC recommended approval of the map amendment and variance 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 Petitioners would like to rezone the property in order to build a maximum of two (2) houses on the property. Since an access easement already exists on the west side of the property, a Plat Act Exemption may be used instead of doing a subdivision.

The site is currently farmed. Any future buildings would have to meet applicable building codes.

There is electricity on the southeast corner of the property. No information was provided regarding wells or septic systems on the property

The property fronts Miller Road. Little Rock Township has permitting authority over access at the property.

A gravel driveway connects the property to Miller Road and serves the adjoining two (2) parcels.

Based on the proposed uses, no new odors are foreseen.

Lighting would be for residential purposes and would have to follow applicable ordinances.

Landscaping would be for residential uses.

No non-residential signage is planned.

The owners of the property would have to follow applicable noise control regulations based on residential uses.

Stormwater control would be evaluated as part of the building permit.

The proposed 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 and single-family residential purposes.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned agricultural in the unincorporated area and in the City of Plano. There are also R-1, R-2, and R-3 zoned properties in the vicinity.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property consists of marginal farmland and, due to its size, it is not eligible for residential uses without a map amendment.

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

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The subject property is classified as Countryside Residential on the Future Land Use Map and the R-1 Zoning District is consistent with this land classification.

The proposed Findings of Fact for the variance were as follows:

The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. The subject property was part of a larger farm, which has been divided and a portion of this farm was annexed to the City of Plano, causing the flag shape of the lot.

The conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. Other R-1 zoned properties that were parts of larger farms, whereby part of the larger farm was annexed to a municipality by a previous owner, could request a similar variance.

The alleged difficulty or hardship has not been created by any person presently having an interest in the property. The difficulty was created by a previous owner when they divided the larger farm and annexed a portion of the larger farm to Plano.

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

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

Staff recommended approval of the proposed map amendment and variance.

Member Wilson asked where the driveway goes after it turns east. Dan Kramer, Attorney for the Petitioner, explained the history of the division of the property. The driveway goes to a house and some outbuildings. The house previously belonged to the grandfather of the Petitioner. Mr. Kramer explained the annexations to Plano in the area. The larger farm was divided after the grandfather of the Petitioner died. A roadway agreement exists between the Petitioner's and the owner of the house and outbuildings.

Mr. Kramer stated that the Petitioners want to build one (1) house. The son of the Petitioner's may build a second house in the future. The Petitioners wanted that information declared in map amendment application to avoid any issues about a second house in the future.

Member Hamman asked about the size of the property. Mr. Kramer responded that the property was just under fourteen (14) acres. Mr. Kramer explained how the property would be divided under the Plat Act; it would be split north-south.

Member Bernacki made a motion, seconded by Member Hamman, to recommend approval of the request map amendment and variance.

The votes were as follows:
Ayes (8): Ashton, Bernacki, Casey, Hamman, McCarthy-Lange, Rodriguez, Wilson, and Wormley
Nays (0): None
Absent (1): Stewart
Abstain (0): None

The motion carried.

The proposal goes to the Kendall County Zoning Board of Appeals on September 3, 2024.

CITIZENS TO BE HEARD/PUBLIC COMMENT
None

OTHER BUSINESS/ANNOUNCEMENTS
Mr. Asselmeier reported the rezoning request at 10835 Legion Road and the approval of the 2025 meeting calendar were the only agenda items for the September meeting. The items that were on the Comprehensive Land Plan Committee's agendas will be placed on the September Planning Commission meeting.

ADJOURNMENT

Member Bernacki made a motion, seconded by Member McCarthy-Lange, to adjourn. With a voice vote of eight (8) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 8:04 p.m.

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

Enc.

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
AUGUST 28, 2024

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)
Don Kwan	[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
September 3, 2024 – 7:00 p.m.

CALL TO ORDER
Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:01 p.m.

ROLL CALL:
Members Present: Scott Cherry, Cliff Fox, Tom LeCuyer, Randy Mohr, Jillian Prodehl, Dick Thompson, and Dick Whitfield
Members Absent: None
Staff Present: Matthew Asselmeier, AICP, CFM, Director and Wanda Rolf, Office Assistant
Others Present: Dan Kramer, Scott Hill, and Seth Wormley

PETITIONS:
Chairman Mohr swore in Dan Kramer, Scott Hill, and Seth Wormley.

The Zoning Board of Appeals started their review of Petition 24-21 at 7:02 p.m.

Petition 24 – 21 – Scott L. and Cheryl A. Hill on Behalf of the Hill Living Trust

Request:	Map Amendment Rezoning the Property from A-1 Agricultural District to R-1 One Family Residential District and a Variance to Section 8:02.D.1 of the Kendall County Zoning Reducing the Required Minimum Width of a Lot at the Building Line from 200 Feet to 40 Feet
PIN:	01-09-401-013
Location:	Between 15715 and 15609 Miller Road, Plano in Little Rock Township
Purpose:	Petitioner Wants to Rezone the Property in Order to Build 2 Houses

Mr. Asselmeier summarized the request.

The Petitioners would like a map amendment rezoning approximately thirteen point nine more or less (13.9 +/-) acres located on north side of Miller Road between 15715 and 15609 Miller Road from A-1 Agricultural District to R-1 One Family Residential District in order to build two (2) houses at the property.

In addition to the map amendment, the Petitioners were seeking a variance to Section 8:02.D.1 which requires properties zoned R-1 to be a minimum two hundred feet (200') in width at the building line. The Petitioners were not involved in the division of the property from the larger farm or the annexation of a portion of the larger farm to the City of Plano, which caused the flag lot. The parcel is approximately forty feet (40') wide at the building line.

The application materials and zoning plat were provided.

The property was located between 15715 and 15609 Miller Road on the north side of Miller Road.

The existing land use is Agricultural.

The County's Land Resource Management Plan calls for the property to Countryside Residential. Plano's Future Land Use Map calls for the property to be Estate Residential.

Miller Road is a Township maintained Minor Collector.

Plano has a trail planned along Miller Road.

There is a wetland (freshwater pond) on the property.

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

The adjacent properties are zoned A-1 and R-3 in the County and AG-1 inside Plano.

The County's Future Land Use Map calls for the area to be Countryside Residential (Max 0.33 DU/Acre). Plano's Future Land Use Map calls for the area to be Estate Residential (Max 0.8 DU/Acre) and Low Density Residential (Max 2.25 DU/Acre).

Properties within one half (1/2) mile are zoned A-1, A-1 SU, R-1, R-2, and R-3 in the County and AG-1 inside Plano.

The A-1 special use permits to the east is for a campground (Boy Scout camp).

EcoCAT Report submitted and consultation was terminated; there were protected resources in the area, but adverse impacts were unlikely.

Petition information was sent to Little Rock Township on July 30, 2024. The Township reviewed the proposal at their meeting on August 21, 2024, and recommended approval of the map amendment. The email from the Township was provided.

Petition information was sent to the City of Plano on July 30, 2024. On July 30, 2024, the City of Plano submitted a letter expressing no objections to the proposal. The letter was provided.

Petition information was sent to the Little Rock-Fox Fire Protection District on July 30, 2024. No comments were received.

ZPAC reviewed the proposal at their meeting on August 6, 2024. The Petitioner's Attorney said the property to the north was annexed to Plano as part of a larger residential development that never materialized and how the subject property came into the current configuration. ZPAC recommended

approval of the map amendment and variance 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 the proposal at their meeting on August 28, 2024. Discussion occurred regarding the driveway. The Petitioner's Attorney explained the history of the larger farm and that the owner of the original farm house and outbuildings and the Petitioners have a use agreement for the road. It was noted that one (1) new house will definitely be built and the son of the Petitioners may build a second house in the future. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of eight (8) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting were provided.

The Petitioners would like to rezone the property in order to build a maximum of two (2) houses on the property. Since an access easement already exists on the west side of the property, a Plat Act Exemption may be used instead of doing a subdivision.

The site is currently farmed. Any future buildings would have to meet applicable building codes.

There is electricity on the southeast corner of the property. No information was provided regarding wells or septic systems on the property

The property fronts Miller Road. Little Rock Township has permitting authority over access at the property.

A gravel driveway connects the property to Miller Road and serves the adjoining two (2) parcels.

Based on the proposed uses, no new odors are foreseen.

Lighting would be for residential purposes and would have to follow applicable ordinances.

Landscaping would be for residential uses.

No non-residential signage is planned.

The owners of the property would have to follow applicable noise control regulations based on residential uses.

Stormwater control would be evaluated as part of the building permit.

The proposed 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 and single-family residential purposes.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned agricultural in the unincorporated area and in the City of Plano. There are also R-1, R-2, and R-3 zoned properties in the vicinity.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property consists of marginal farmland and, due to its size, it is not eligible for residential uses without a map amendment.

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

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The subject property is classified as Countryside Residential on the Future Land Use Map and the R-1 Zoning District is consistent with this land classification.

The proposed Findings of Fact for the variance were as follows:

The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. The subject property was part of a larger farm, which has been divided and a portion of this farm was annexed to the City of Plano, causing the flag shape of the lot.

The conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. Other R-1 zoned properties that were parts of larger farms, whereby part of the larger farm was annexed to a municipality by a previous owner, could request a similar variance.

The alleged difficulty or hardship has not been created by any person presently having an interest in the property. The difficulty was created by a previous owner when they divided the larger farm and annexed a portion of the larger farm to Plano.

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

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the

public safety or substantially diminish or impair property values within the neighborhood. The proposed variance would not impair light or air on adjacent property, cause congestion, increase the danger of fire, or negatively impact property values.

Staff recommended approval of the proposed map amendment and variance.

Chairman Mohr asked where the variance was needed. Mr. Asselmeier responded, because the lot is a flag lot, the Petitioners could not conform the lot the minimum width requirement. The Petitioners did not create the hardship.

Discussion occurred regarding the sizes of the lot when the parcel was divided.

Chairman Mohr opened the public hearing at 7:08 p.m.

Dan Kramer, Attorney for the Petitioner, provided a history of annexations around the subject property. The residential development was annexed to Plano, but did not materialize. A different party bought the old house and several outbuildings, which are functionally obsolete. Mr. Kramer explained the maintenance agreement for the driveway. The property would be divided using a Plat Act exemption.

Chairman Mohr adjoined the public hearing at 7:11 p.m.

Member LeCuyer made a motion, seconded by Member Whitfield, to approve the findings of fact for the map amendment and variance.

The votes were as follows:

Ayes (7):	Cherry, Fox, LeCuyer, Mohr, Prodehl, Thompson, and Whitfield
Nays (0):	None
Abstain (0):	None
Absent (0):	None

The motion carried.

Member Prodehl made a motion, seconded by Member Cherry, to recommend approval of the map amendment and variance.

The votes were as follows:

Ayes (7):	Cherry, Fox, LeCuyer, Mohr, Prodehl, Thompson, and Whitfield
Nays (0):	None
Abstain (0):	None
Absent (0):	None

The motion carried.

The proposal goes to the Kendall County Planning, Building and Zoning Committee on September 9, 2024.

The Zoning Board of Appeals completed their review of Petition 24-21 at 7:12 p.m.

PUBLIC COMMENTS

Mr. Asselmeier reported the rezoning request at 10835 Legion Road, the review of the special use permit for the solar project on Simons Road, and the approval of the 2025 meeting calendar were the only agenda items for the September 30th hearing.

The Seward Township LRMP amendment is on the Planning, Building and Zoning Committee on September 9, 2024. Seward Township indicated that they wanted to meet on the matter again in the middle of September. The Planning, Building and Zoning Committee will have to decide if another extension should be granted or if a vote will occur.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

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

With a voice vote of seven (7) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 7:31 p.m.

The next regularly scheduled meeting/hearing will be on Monday, September 30, 2024.

Respectfully submitted by,
Matthew H. Asselmeier
Planning, Building and Zoning Director

Exhibits

1. Memo on Petition 24-21 Dated August 29, 2024
2. Certificate of Publication for Petition 24-21 (Not Included with Report but on file in Planning, Building and Zoning Office)

KENDALL COUNTY
ZONING BOARD OF APPEALS
SEPTEMBER 3, 2024

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 Kram	[redacted]	

State of Illinois
County of Kendall

Zoning Petition
#24-21

ORDINANCE NUMBER 2024-_____

MAP AMENDMENT AND VARIANCE TO THE MINIMUM LOT WIDTH AT THE FRONT YARD BUILDING LINE FOR APPROXIMATELY THIRTEEN POINT NINE ACRES LOCATED BETWEEN 15715 AND 15609 MILLER ROAD (PIN: 01-09-401-013) IN LITTLE ROCK 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, Section 13:04 of the Kendall County Zoning Ordinance permits the Kendall County Board to grant variances and provides the procedure through which variances 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 13.9 more or less acres located between 15715 and 15609 Miller Road, Plano (PIN: 01-09-401-013) in Little Rock 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 Hill Living Trust as represented by Scott L. and Cheryl A. Hill and shall hereinafter be referred to as "Petitioner"; and

WHEREAS, on or about July 23, 2024, 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 a variance to Section 8:02.D.1 of the Kendall County Zoning Ordinance reducing the minimum lot width as measured at the front building line from two hundred feet to forty feet; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on August 8, 2024, due and proper notification to the City of Plano on or about August 12, 2024, due and proper notification to Little Rock Township on or about August 12, 2024, and due and proper notification to all property owners of record of properties located within five hundred feet of the subject property at least fifteen days prior to the hearing, the Kendall County Zoning Board of Appeals conducted a public hearing on September 3, 2024, at 7:00 p.m., in the 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 map amendment and variance and zero members of the public testified in favor or in opposition of the requested map amendment and variance; 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 and variance as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated September 3, 2024, 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 variance; and

State of Illinois
County of Kendall

Zoning Petition
#24-21

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

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 Kendall County Board hereby grants approval of the Petitioner's petition for a variance to Section 8:02.D.1 of the Kendall County Zoning Ordinance reducing the minimum width of a lot at the building from two hundred feet to forty feet.

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 Map Amendment.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 17th day of September, 2024.

Attest:

_____	_____
Kendall County Clerk	Kendall County Board Chairman
Debbie Gillette	Matt Kellogg

LEGAL DESCRIPTION OF TRACT TO BE REZONED:

That Part of the Southwest Quarter of Section 9, Township 37 North, Range 6 East of the Third Principal Meridian being described by commencing at the Southeast Corner of the Southwest Quarter of said Section 9; thence North 88°40'04" West along the South Line of said Section, a distance of 675.48 feet for the Point of Beginning; thence continuing Westerly along said South Line, a distance of 40.0 feet; thence North 01°36'42" East, a distance of 1355.98 feet; thence North 00°01'29" West, 60.02 feet; thence South 88°31'25" East, a distance of 13.98 feet; thence North 00°01'29" West, a distance of 794.0 feet; thence North 89°58'31" East, a distance of 50.0 feet; thence North 00°01'29" West, a distance of 442.80 feet to a point on the North Line of said Southwest Quarter of Section 9; thence South 88°50'05" East along said North Line, a distance of 387.82 feet to a point on the North Line of said Southwest Quarter being located 236.36 feet West of the Northeast Corner of said Southwest Quarter Section; thence South 00°18'25" West, a distance of 875.0 feet; thence South 89°41'35" East at right angles to the last described course, a distance of 30.0 feet; thence South 00°18'25" West, a distance of 423.05 feet; thence North 88°45'03" West, a distance of 434.30 feet; thence South 01°36'42" West, a distance of 1356.79 feet to the Point of Beginning, being situated in the Township of Little Rock, Kendall County, Illinois.

Subject to a 40-foot wide Permanent Easement for Ingress and Egress over and across that Part of the Southwest Quarter of Section 9, Township 37 North, Range 6 East of the Third Principal Meridian being described by commencing at the Southeast Corner of the Southwest Quarter of said Section 9; thence North 88°40'04" West along the South Line of said Section, a distance of 675.48 feet for the Point of Beginning; thence continuing Westerly along said South Line, a distance of 40.0 feet; thence North 01°36'42" East, a distance of 1355.98 feet; thence South 88°45'03" East, a distance of 40.0 feet; thence South 01°36'42" West, a distance of 1356.79 feet to the Point of Beginning, situated in the Township of Little Rock, Kendall County, Illinois.

Exhibit B

The Kendall County Zoning Board of Appeals held a public hearing on the Petition 24-21 on September 3, 2024. On the same date, the Kendall County Zoning Board of Appeals issued the following findings of fact and recommendation by a vote of seven (7) in favor and zero (0) in opposition.

FINDINGS OF FACT-MAP AMENDMENT

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

The Zoning classification of property within the general area of the property in question. **The surrounding properties are zoned agricultural in the unincorporated area and in the City of Plano. There are also R-1, R-2, and R-3 zoned properties in the vicinity.**

The suitability of the property in question for the uses permitted under the existing zoning classification. **The property consists of marginal farmland and, due to its size, it is not eligible for residential uses without a map amendment.**

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

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **The subject property is classified as Countryside Residential on the Future Land Use Map and the R-1 Zoning District is consistent with this land classification.**

FINDINGS OF FACT-VARIANCE

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 was part of a larger farm, which has been divided and a portion of this farm was annexed to the City of Plano, causing the flag shape of the lot.**

The conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. **Other R-1 zoned properties that were parts of larger farms, whereby part of the larger farm was annexed to a municipality by a previous owner, could request a similar variance.**

The alleged difficulty or hardship has not been created by any person presently having an interest in the property. **The difficulty was created by a previous owner when they divided the larger farm and annexed a portion of the larger farm to Plano.**

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

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

variance would not impair light or air on adjacent property, cause congestion, increase the danger of fire, or negatively impact property values.

RECOMMENDATION
Approval

Kendall County Agenda Briefing

Meeting Type:	Planning, Building and Zoning
Meeting Date:	9/9/2024
Subject:	Approval of Petition 24-27, Plat of Vacation of Utility and Drainage Easements at 5862 and 5834 Championship Court
Prepared by:	Matthew H. Asselmeier, AICP, CFM
Department:	Planning, Building and Zoning

Action Requested:

Approval of Petition 24-27, A Request from Steve W. Jeffers on Behalf Revolution Investments, LLC for Approval of a Plat of Vacation of a Ten Foot Drainage and Utility Easement at the Common Lot Lines of Lots 110 and 111 of Whitetail Ridge Subdivision also Known as 5862 and 5834 Championship Court, Yorkville (PINs: 06-07-374-004 and 06-07-374-005) in Na-Au-Say Township; Properties are Zoned RPD-2

Previous Board/Committee Review:

ZPAC-Approval (7-0-3) on September 3, 2024

Fiscal impact:

N/A

Background and Discussion:

The Petitioner would like to vacate the easement between the two (2) properties in order to build a house over the common lot line.

WBK Engineering, the Homeowners' Association and all of the utilities have reviewed the proposal and expressed no opposition.

Staff Recommendation:

Approval with Conditions

Attachments:

Draft Ordinance

State of Illinois
County of Kendall

Zoning Petition
#24-27

ORDINANCE NUMBER 2024-_____

APPROVING A PLAT OF VACATION OF TWO FIVE FOOT DRAINAGE AND UTILITY EASEMENTS ON THE COMMON BOUNDARY LINES OF LOTS 110 AND 111 OF WHITETAIL RIDGE SUBDIVISION MORE COMMONLY KNOWN AS 5862 AND 5834 CHAMPIONSHIP COURT YORKVILLE AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBERS 06-07-374-004 AND 06-07-374-005 IN NA-AU-SAY TOWNSHIP

WHEREAS, Section 7.06 of the Kendall County Subdivision Control Ordinance permits the Kendall County Board to approve plats of vacation and provides the procedure through which plats of vacation are approved; and

WHEREAS, the two five-foot drainage and utility and easements which are the subject of this Ordinance were established by Ordinance 2005-16 which granted approval of a final plat of Whitetail Ridge Subdivision and was approved by the Kendall County Board on March 1, 2005; and

WHEREAS, the final plat of Whitetail Ridge Subdivision was recorded in the Kendall County Recorder of Deeds Office on June 9, 2005; and

WHEREAS, two five-foot drainage and utility easements which are the subject of this Ordinance are located along and parallel to the shared property line of Lots 110 and 111 in Whitetail Ridge Subdivision. The legal descriptions of the easements are set forth in Exhibit A attached hereto and incorporated by reference; and

WHEREAS, on or about June 6, 2024, Revolution Investments, LLC, as represented by Steve W. Jeffers, hereinafter referred to as "Petitioner", acquired ownership of Lots 110 and 111 of Whitetail Ridge Subdivision and the property presently identified by Parcel Identification Numbers 06-07-374-004 and 06-07-374-005; and

WHEREAS, on or about August 20, 2024, Petitioner's Attorney filed a petition for approval of a plat of vacation of two five-foot drainage and utility easements located along the property line of Lots 110 and 111 of Whitetail Ridge Subdivision; and

WHEREAS, a registered surveyor or engineer has prepared said plat and the plat meets the requirements listed under Section 7.06.C of the Kendall County Subdivision Control Ordinance; and

WHEREAS, on September 3, 2024, the Kendall County Zoning, Platting and Advisory Committee reviewed this petition and has forwarded to the Kendall County Board a recommendation of approval of the requested plat of vacation; and

WHEREAS, on September 9, 2024, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board reviewed the information presented and recommendation of the Kendall County Zoning, Platting and Advisory Committee, and has forwarded to the Kendall County Board a recommendation of **approval/denial/neutral** of the requested plat of vacation; and

WHEREAS, on September 17, 2024, the Kendall County Board considered the recommendation of the Planning, Building and Zoning Committee and the recommendation of the Kendall County Zoning, Platting and Advisory Committee, and has determined that said petition is in conformance with the provisions and intent of the Kendall County Zoning Subdivision Control Ordinance and other applicable Ordinances; and

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

1. The Kendall County Board hereby grants approval of Petitioners' petition for a plat of vacation of the easements legally described in Exhibit A attached hereto and shown on the site plan attached hereto as Exhibit B.

2. Lots 110 and 111 of Whitetail Ridge Subdivision shall not be sold as individual lots upon the successful recording of Exhibit B. Within ninety (90) days of the effective date of this ordinance, the Petitioners shall submit a parcel consolidation request to Kendall County.

3. One (1) single-family residence may be constructed on Lots 110 and 111 of Whitetail Ridge Subdivision combined.

4. This vacation shall become effective upon the successful recording of Exhibit B in the timeframe outlined in Section 7.06.H of the Kendall County Subdivision Control Ordinance unless an extension is granted by the Kendall County Board.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 17th day of September, 2024.

Attest:

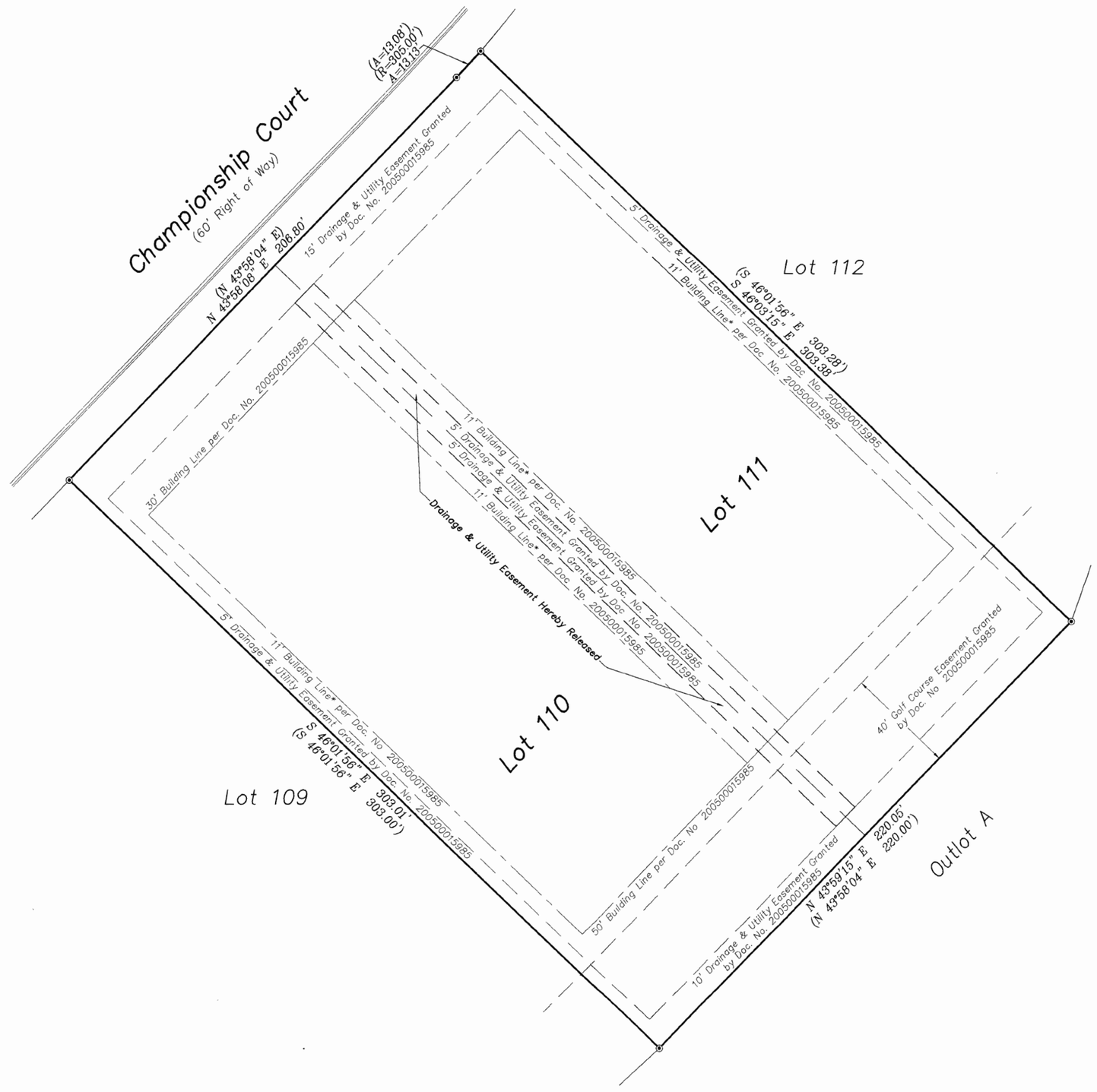
_____	_____
Kendall County Clerk	Kendall County Board Chairman
Debbie Gillette	Matt Kellogg

Exhibit A

LEGAL DESCRIPTION OF EASEMENT TO BE RELEASED:

THE SOUTHWESTERLY 5.0 FEET OF LOT 111 (EXCEPT THE SOUTHEASTERLY 10.0 FEET AND THE NORTHWESTERLY 15.0 FEET THEREOF) AND THE NORTHEASTERLY 5.0 FEET OF LOT 110 (EXCEPT THE SOUTHEASTERLY 10.0 FEET AND THE NORTHWESTERLY 15.0 FEET THEREOF) ALL IN WHITETAIL RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7 EAST, PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8 EAST, AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION, IN KENDALL AND NA-AU-SAY TOWNSHIPS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2005 AS DOCUMENT NO. 200500015985, IN KENDALL COUNTY, ILLINOIS

PLAT OF EASEMENT RELEASE
PART OF LOTS 110 AND 111 WHITETAIL RIDGE
KENDALL & NA-AU-SAY TOWNSHIPS KENDALL COUNTY ILLINOIS



Scale: 1" = 30'

PROPERTY LOCATION:

PIN: 06-07-374-004
06-07-374-005

5834 & 5862 CHAMPIONSHIP COURT
YORKVILLE, ILLINOIS 60560

SURVEYOR'S NOTE:

* 10% OF LOT WIDTH

COMMONWEALTH EDISON COMPANY

THE RELEASE OF THE EASEMENTS SHOWN HEREON ARE APPROVED AND ACCEPTED,

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

BY: _____
SIGNATURE

BY: _____
PRINT NAME

TITLE: _____

AT&T

THE RELEASE OF THE EASEMENTS SHOWN HEREON ARE APPROVED AND ACCEPTED,

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

BY: _____
SIGNATURE

BY: _____
PRINT NAME

TITLE: _____

COMCAST

THE RELEASE OF THE EASEMENTS SHOWN HEREON ARE APPROVED AND ACCEPTED,

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

BY: _____
SIGNATURE

BY: _____
PRINT NAME

TITLE: _____

NICOR

THE RELEASE OF THE EASEMENTS SHOWN HEREON ARE APPROVED AND ACCEPTED,

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

BY: _____
SIGNATURE

BY: _____
PRINT NAME

TITLE: _____

**SURVEYOR'S NOTE:
SIDEYARD SETBACK LINES ARE 10' OR 10% OF WIDTH PER DETAIL ON WHITETAIL RIDGE SUBDIVISION PLAT.

LEGAL DESCRIPTION OF EASEMENT TO BE RELEASED:

THE SOUTHWESTERLY 5.0 FEET OF LOT 111 (EXCEPT THE SOUTHEASTERLY 10.0 FEET AND THE NORTHWESTERLY 15.0 FEET THEREOF) AND THE NORTHEASTERLY 5.0 FEET OF LOT 110 (EXCEPT THE SOUTHEASTERLY 10.0 FEET AND THE NORTHWESTERLY 15.0 FEET THEREOF) ALL IN WHITETAIL RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7, PART OF SECTION 7, TOWNSHIP 36, RANGE 8, AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION, IN KENDALL AND NA-AU-SAY TOWNSHIPS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2005 AS DOCUMENT NO. 200500015985, IN KENDALL COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, DO HEREBY STATE THAT WE HAVE PREPARED THIS PLAT OF EASEMENT RELEASE FOR THE PROPERTY DESCRIBED HEREON.

DATED AT YORKVILLE, ILLINOIS ON JULY 31, 2024.

_____
ERIC POKORNY P.L.S. NO. [redacted]

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

THIS IS TO CERTIFY THAT WE, _____ AND _____ ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, AND DO WILLINGLY ACCEPT AND APPROVE THE EASEMENT RELEASE DESCRIBED HEREON.

DATED AT _____, ILLINOIS

THIS _____ DAY OF _____, A.D. 20___.

_____
(OWNER'S NAME)

_____
(OWNER'S NAME)

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, TO HEREBY CERTIFY THAT _____ AND _____, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING OWNER'S CERTIFICATE, APPEARED BEFORE ME THIS DAY, IN PERSON, AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR USES AND PURPOSES THEREIN SET FORTH AS THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL,

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____.

COUNTY BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS,

ON THIS _____ DAY OF _____, A.D. 20_____.

_____
CHAIRMAN OF COUNTY BOARD

_____
COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, AFORESAID,

ON THIS _____ DAY OF _____,

A.D. 20____, AT _____ O'CLOCK ____.M.

_____
KENDALL COUNTY RECORDER

Legend

○=Found 3/4" Dia. Iron Pipe
◉=Found 1/2" Dia. Iron Rod
⊘=Found 5/8" Dia. Iron Rod
(XX.XX')= Record Distance
XX.XX'= Measured Distance
N= North E= East
S= South W= West
R= Radius A= Arc Length
-X-X-X- = Fence
[ ] = Concrete/Asphalt

Michel C. Ensalaco, P.L.S. [redacted] Exp. 11/30/2024
Eric C. Pokorny, P.L.S. [redacted] Exp. 11/30/2024

TODD SURVEYING
Professional Land Surveying Services
"Cornerstone Surveying PC"
759 John Street, Suite D
Yorkville, IL 60560
Phone: 630-892-1309

Survey is only valid if original seal is shown in red.

Client:	Revolution Builders
Book #: sheets	Drawn By: JG, JJH / Plat #: 7249
Reference:	
Field Work Completed:	7/19/2024
Rev. Date	Rev. Description
Project Number:	2024-0533 Release

Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 9/9/2024

Subject: Approval of a Request to Extend the Deadline for Installing Landscaping at the Property Between 3900 and 3716 Stewart Road

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

Approval of Approval of a Request to Extend the Deadline to Install Landscaping at the Property Between 3900 and 3716 Stewart Road (PIN: 03-24-400-013) in Oswego Township

Previous Board/Committee Review:

N/A

Fiscal impact:

N/A

Background and Discussion:

On April 16, 2024, through Ordinance 2024-12, the County Board approved a special use permit for a landscaping business at the subject property.

Condition 2.O of Ordinance 2024-12 required the installation of the vegetation and materials described in the landscaping plan by September 1, 2024. This condition also allowed the Planning, Building and Zoning Committee to extend this deadline.

On July 22, 2024, the Petitioner's Attorney submitted a request asking for an extension to the landscaping installation requirement until May 1, 2025.

Staff Recommendation:

Approval

Attachments:

Ordinance 2024-12
Letter from Dan Kramer Dated July 22, 2024

State of Illinois
County of Kendall

Zoning Petition
#23-35

ORDINANCE NUMBER 2024-12

GRANTING A SPECIAL USE PERMIT FOR A LANDSCAPING BUSINESS AT THE PROPERTY LOCATED BETWEEN 3900 AND 3716 STEWART ROAD, OSWEGO, ON THE EAST SIDE OF STEWART ROAD AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 03-24-400-011 IN OSWEGO TOWNSHIP

WHEREAS, Section 13:08 of the Kendall County Zoning Ordinance permits the Kendall County Board to grant 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.32 of the Kendall County Zoning Ordinance permits the operation of landscaping businesses 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 District and consists of approximately four acres located between 3900 and 3716 Stewart Road on the east side of Stewart Road (PIN: 03-24-400-011), in Oswego Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and the property shall hereinafter be referred to as "the subject property"; and

WHEREAS, the subject property is owned by Arbeen, LLC as represented by Tyler Arbeen and shall hereinafter be referred to as the "Petitioner"; and

WHEREAS, on or about December 18, 2023, Petitioner's representative filed a petition for a special use permit to allow the operation of landscaping business with outdoor storage and variances to Section 7:01.G.2.b and Section 11:02.F.7..a.i of the Kendall County Zoning Ordinance to allow parking and accessory structures no closer than fifty-one feet of the centerline of Stewart Road at the subject property; and

WHEREAS, on or about February 28, 2024, Petitioner's representative filed a revised site plan removing the previously requested variances; and

WHEREAS, following due and proper notice by publication in the Beacon News on January 9, 2024, and following due and proper notification to the Village of Oswego on or about January 10, 2024, and following due and proper notification to Oswego Township at least fifteen days prior to the hearing, and following due and proper notification to the property owners of record of properties located within seven hundred fifty feet of the subject property at least fifteen days of the hearing, the Kendall County Zoning Board of Appeals conducted a public hearing on January 29, 2024, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville and continued the public hearing to March 4, 2024, at the same time and location, at which the Petitioner's representative presented evidence, testimony, and exhibits in support of the requested special use permit and variances and zero members of the public testified in favor or in opposition to the request and one member of the public requested a fence and berm along the southern end of the subject property; 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 March 4, 2024, 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; 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, 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 landscaping business on the subject property subject to the following conditions:

   A. The site shall be developed substantially in accordance with the revised site plan attached hereto as Exhibit C and landscaping plan attached hereto as Exhibit D. One (1) wood post farm fence with wire mesh shall be installed around the enter perimeter of the site expect at the two (2) entrances to the property and except along the southern property line east of the one hundred fifty foot (150') front yard setback. The fence shall be six feet (6') in height maximum. The landscaping shall be installed between the fence and Stewart Road. A berm three feet (3') in height shall be installed along the southern property line of the subject property east of the one hundred fifty foot (150') setback and an eleven (11') foot tall solid panel fence shall be installed on top of the berm.

   B. The owners of the business allowed by this special use permit may place parking and temporary structures in the front yard setback after going through the minor amendment process, if the County amends the Zoning Ordinance in the future to allow these types of uses in the front yard setback.

   C. Within ninety (90) days of the approval of the special use permit, the owners of the subject property shall dedicate a strip of land thirty-five feet (35') in depth along the western property line to Oswego Township. The Kendall County Planning, Building and Zoning Committee may grant an extension to this deadline.

   D. Equipment and vehicles related to the business allowed by the special use permit may not be stored outdoors at the subject property when the business is closed.

   E. 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.

   F. 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.

G. The owners of the businesses allowed by this special use permit shall diligently monitor the property for leaks from equipment and vehicles parked and stored and items stored on the subject property and shall promptly clean up the site if leaks occur.

H. 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 revised site plan attached hereto as Exhibit C. The maximum height of the piles of landscaping related material shall be ten feet (10') in height.

I. A maximum of twenty-five (25) 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.

J. The hours of operation of the business allowed by this special use permit shall be daily from 6:00 a.m. until 6:00 p.m. and the business shall be open twenty-four (24) hours to address snow events. The owners of the business allowed by this special use permit may reduce these hours of operation.

K. Any structures constructed, installed, or used related to the business allowed by this special use permit on the property shall not be considered for agricultural purposes and must secure applicable building permits.

L. One (1) sign as described in the sign description attached hereto as Exhibit E may be installed along Stewart Road at the subject property. The sign shall not be illuminated.

M. Only lighting related to security may be installed outdoors at the subject property.

N. Damaged or dead plantings described on the landscaping plan attached hereto as Exhibit D shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.

O. The materials and vegetation described in the landscaping plan attached hereto as Exhibit D shall be installed by September 1, 2024. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the vegetation. Materials and vegetation stored in the nursery stock storage areas and landscaping material storage area shall not be subject to this requirement and shall not be considered part of the landscaping plan.

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

Q. 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.

Only homes permitted prior to the date of the issuance of the special use permit shall have standing to file noise complaints.

R. 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.

S. The dumpster area shall be fenced with board-on-board fencing as shown by the image attached hereto as Exhibit F. The maximum height of the fence shall be eight feet (8').

T. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.

U. 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.

V. 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.

W. 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 are 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 April, 2024.

Attest:

Kendall County Clerk
Debbie Gillette

COUNTY CLERK OFFICIAL SEAL KENDALL COUNTY, ILLINOIS

Kendall County Board Chairman
Matt Kellogg

The Northerly 360.0 feet of the Westerly 484.01 feet (as measured along the Westerly and Northerly Lines thereof) of the South Half of the Southeast Quarter of Section 24, Township 37 North, Range 8 East of the Third Principal Meridian in Oswego Township, Kendall County, Illinois.

Exhibit B

The Kendall County Zoning Board of Appeals held a public hearing on the Petition 23-35 on January 29, 2024, and March 4, 2024. Zero (0) members of the public, other than the Petitioner's Attorney, testified in favor or in opposition to the request. One (1) person requested a fence and berm along the southern end of the subject property at the public hearing. On the same date, the Kendall County Zoning Board of Appeals issued the following findings of fact and recommendation by a vote of six (6) in favor and zero (0) in opposition. Member Prodehl was absent.

Findings of Fact

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. Numerous landscaping businesses have been approved throughout unincorporated Kendall County. The proposed use is along Stewart Road, which is classified as a major collector. Reasonable restrictions can be placed in the special use permit to ensure the health, safety, and general welfare of the area are protected.

The special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use makes adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The subject property is in a large A-1 Agricultural District. The use will not impede farms or residential uses on the adjoining properties. Reasonable restrictions may be placed on the special use permit to address hours of operation, noise, landscaping, and site layout to prevent neighboring property owners from being negatively impacted by the proposed use.

Adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The proposal identifies locations for the future well and septic field. Two (2) points of ingress/egress are proposed. The proposed use likely will generate little traffic onsite and adequate space exists for parking for customers and employees of the proposed use. The proposal will have to obtain a stormwater permit to address drainage concerns. Adequate space exists for storage of equipment and materials related to the proposed uses.

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 if the hoop houses and landscape material storage bins are located at least ten feet (10') from the southern property line.

The special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The proposal is also consistent with a goal and objective found on page 6-34 of the Land Resource Management Plan, "A strong base of agriculture, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents." "Encourage opportunities for locally owned business." In addition, the future land use map calls for this property to be Mixed Use Business. Similar types of uses were planned for the subject property and properties in the vicinity of the subject property.

RECOMMENDATION

Approval subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the revised site plan and landscaping plan. One (1) wood post farm fence with wire mesh shall be installed around the enter perimeter

of the site expect at the two (2) entrances to the property. The fence shall be six feet (6') in height maximum. The landscaping shall be installed between the fence and Stewart Road.

2. The owners of the business allowed by this special use permit may place parking and temporary structures in the front yard setback without the need of obtaining an amendment to the special use permit, if the County amends the Zoning Ordinance in the future to allow these types of uses in the front yard setback.
3. Within ninety (90) days of the approval of the special use permit, the owners of the subject property shall dedicate a strip of land thirty-five feet (35') in depth along the western property line to Oswego Township. The Kendall County Planning, Building and Zoning Committee may grant an extension to this deadline.
4. Equipment and vehicles related to the business allowed by the special use permit may not be stored outdoors at the subject property when the business is closed.
5. 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.
6. 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.
7. The owners of the businesses allowed by this special use permit shall diligently monitor the property for leaks from equipment and vehicles parked and stored and items stored on the subject property and shall promptly clean up the site if leaks occur.
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 revised site plan. The maximum height of the piles of landscaping related material shall be ten feet (10') in height.
9. A maximum of twenty-five (25) 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.
10. The hours of operation of the business allowed by this special use permit shall be daily from 6:00 a.m. until 6:00 p.m. and the business shall be open twenty-four (24) hours to address snow events. The owners of the business allowed by this special use permit may reduce these hours of operation.
11. Any structures constructed, installed, or used related to the business allowed by this special use permit on the property shall not be considered for agricultural purposes and must secure applicable building permits.
12. One (1) sign as described in the sign description may be installed along Stewart Road at the subject property. The sign shall not be illuminated.
13. Only lighting related to security may be installed outdoors at the subject property.
14. Damaged or dead plantings described on the landscaping plan shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
15. The materials and vegetation described in the landscaping plan shall be installed by September 1, 2024. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the vegetation. Materials and vegetation stored in the nursery stock storage areas and landscaping material storage area shall not be subject to this requirement and shall not be considered part of the landscaping plan.

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

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.

    Only homes permitted prior to the date of the issuance of the special use permit shall have standing to file noise complaints.

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 dumpster area shall be fenced with board-on-board fencing as shown by the image provided. The maximum height of the fence shall be eight feet (8').

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

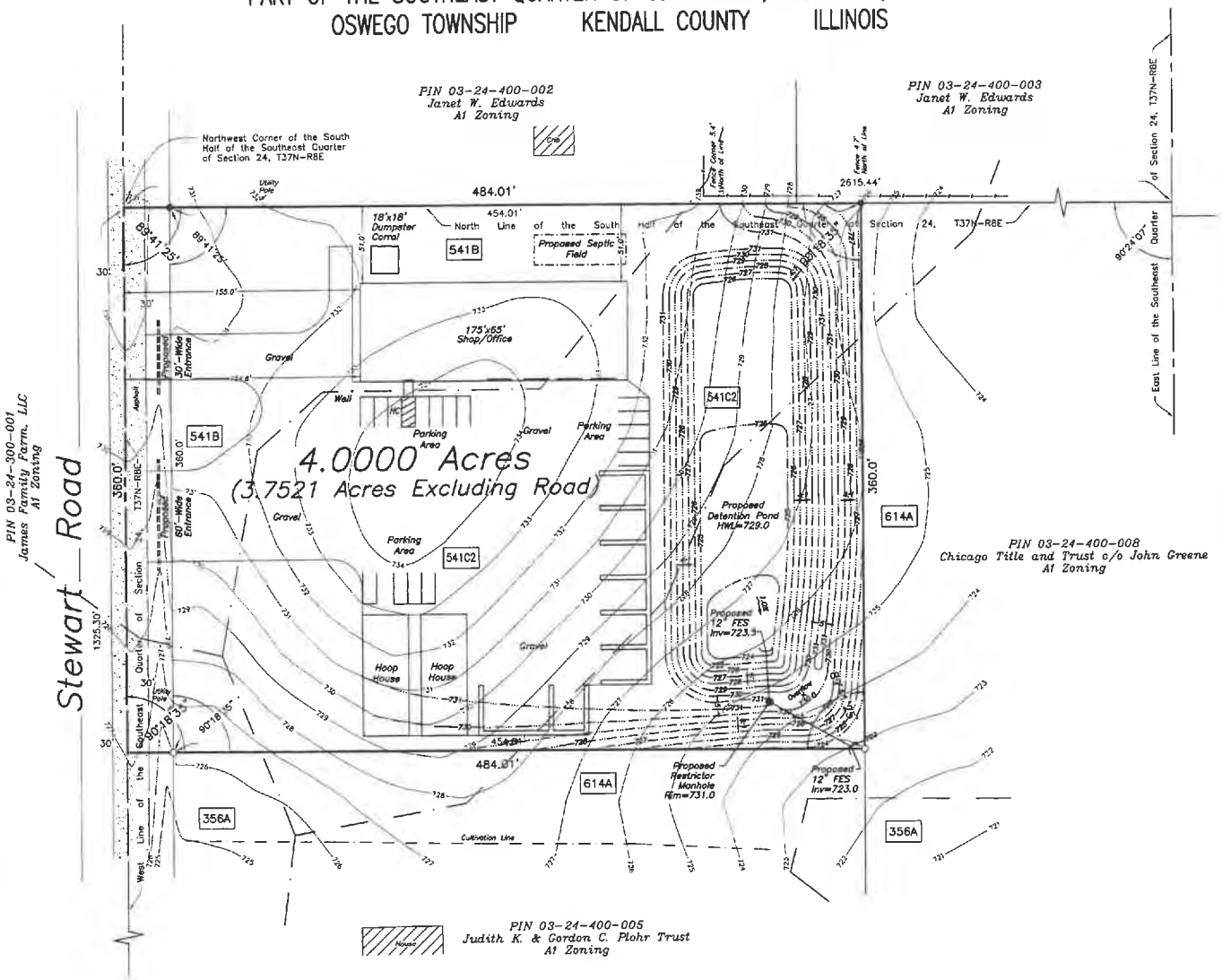
21. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.

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.

ZONING PLAT OF
PART OF THE SOUTHEAST QUARTER OF SECTION 24, T37N–R8E, 3rd PM
OSWEGO TOWNSHIP KENDALL COUNTY ILLINOIS



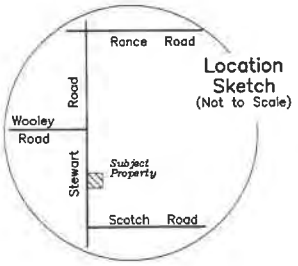
DEVELOPER:
Arbeen, LLC
2410 Collins Road
Oswego, Illinois 60543

PROPERTY LOCATION:
Part of PIN: 03-24-400-005
Stewart Road
Oswego, Illinois 60543

AREA TO BE REZONED:
4.0000 Acres
(3.7521 Acres Excluding Road)

PRESENT ZONING:
A-1

PROPOSED ZONING:
A-1, SU



LEGAL DESCRIPTION OF TRACT TO BE REZONED:

The Northerly 360.0 feet of the Westerly 484.01 feet (as measured along the Westerly and Northerly Lines thereof) of the South Half of the Southeast Quarter of Section 24, Township 37 North, Range 8 East of the Third Principal Meridian in Oswego Township, Kendall County, Illinois.

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 PanelNo. 17093C0070G with an effective date of February 4, 2009.

WETLANDS STATEMENT:

The National Wetlands Inventory Map does not depict any wetlands on the Subject Property.

N

SCALE
1"=50'
0 50 100 150

- ● Indicates Iron Stake Found
- ○ Indicates Iron Stake Set
- ■ Indicates Concrete R'ght of Way Monument
- —x— Indicates Line of Fence
- —OU— Indicates Overhead Utilities
- Indicates Soils Boundary
- Indicates Tree Location and Diameter
- +632.82 Indicates Existing Spot Elevation
- 632 Indicates Existing Contour Elevation
- 632 Indicates Proposed Contour Elevation
- Indicates Direction of Flow

PIN: 03-24-400-005

SOILS (From Web Soil Survey)

356A	Elpaso Silty Clay Loam, 0%–2% slopes
541B	Graymont Silt Loam, 2%–5% slopes
541C2	Graymont Silt Loam, 5%–10% slopes, eroded
614A	Chenoa Silty Clay Loam, 0%–2% slopes

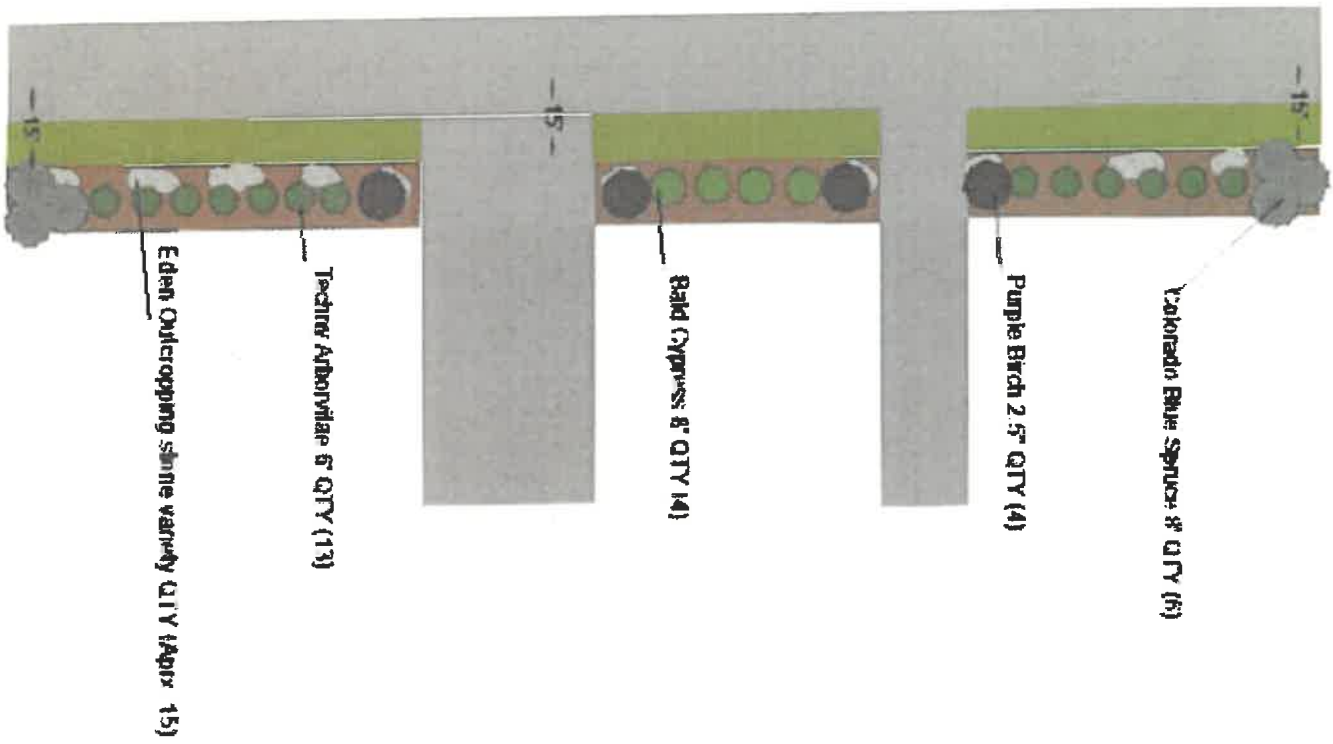
January 30, 2024

JOB NO.	23086
JOB NAME	ATTY. KRAMER
DWG FILE	23086D

Phillip D. Young and Associates, Inc.
LAND SURVEYING – TOPOGRAPHIC MAPPING – Lic.#184-002775
1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580

Please see attached drawing.

1. Colorado Blue Spruce = (8' at time of planting, 50' max height)
2. Techny Arborvitae = (6' at time of planting, 15' max height)
3. Bald Cypress = (8' at time of planting, 40-50' max height)
4. Purple Birch = (10 or 2.5"' at time of planting, 35-40' max height)


15'
15'
15'
Eden Outcropping shrub variety QTY (Appx 15)
Techny Arborvitae 6' QTY (13)
Bald Cypress 8' QTY (4)
Purple Birch 2.5" QTY (4)
Colorado Blue Spruce 8' QTY (6)


Arbeen
LANDSCAPING

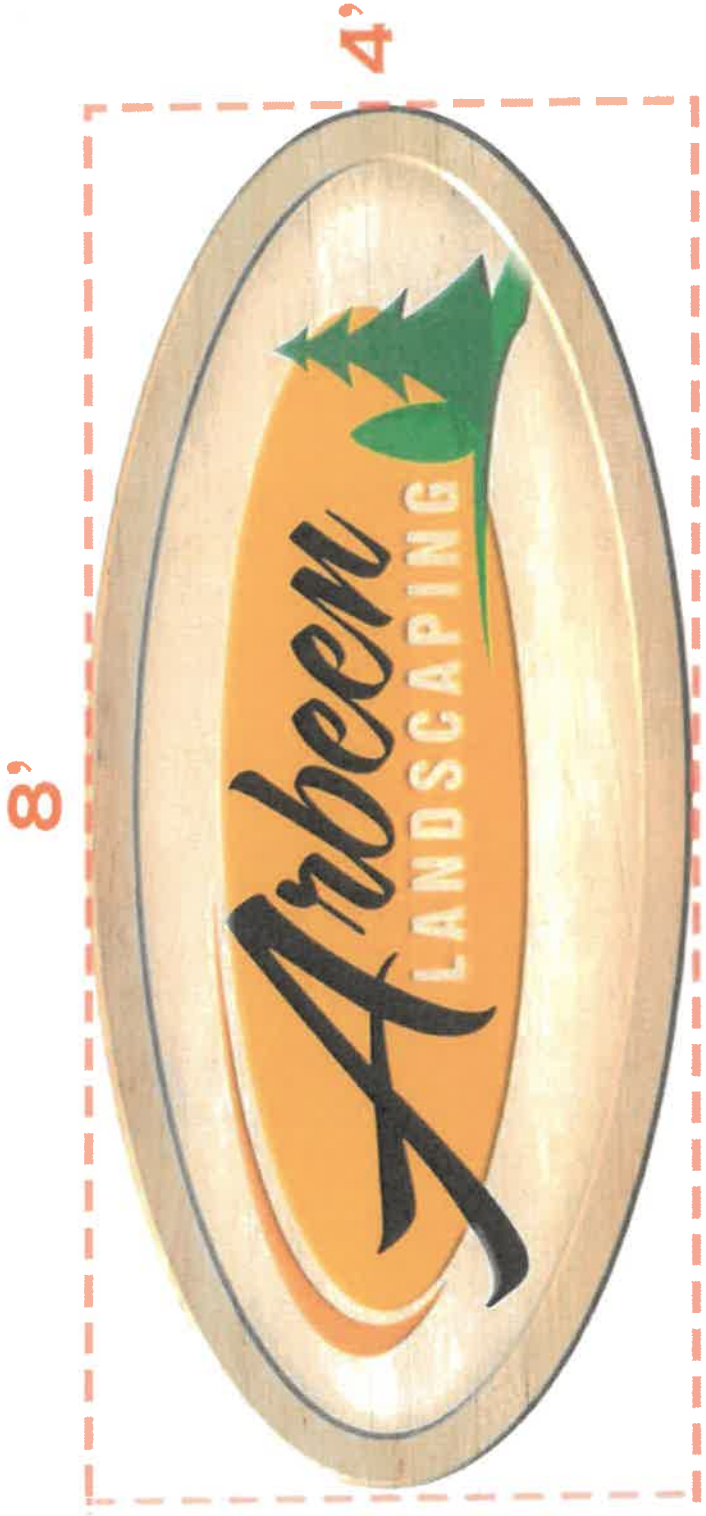

4'
8'
Arbeen
LANDSCAPING

Exhibit F



Law Offices
of

Daniel J. Kramer

1107A S. Bridge Street
Yorkville, Illinois 60560
630-553-9500
Fax: 630-553-5764

Kelly A. Helland
D.J. Kramer

July 22, 2024

Matt Asselmeier
masselmeier@co.kendall.il.us

Seth Wormley
swormley@kendallcountyil.gov

Christina Burns
cburns@kendallcountyil.gov

Reuben Rodriguez
rrodriguez@kendallcountyil.gov

RE: Arbeen Landscaping Special Use

To All:

Please be advised that Tyler Arbeen is working with His General Contractor and has placed the order for His Building, and excavating will begin shortly. He expects that there will be several months of construction on the Site which will interfere with placing the Landscaping including the fencing.

He believes the fencing can be done this year before the Landscaping is put in but, asks that we extend the Landscaping deadline to May 1 of 2025 in an abundance of caution.

Please take this as Our request to the Kendall County Planning, Building and Zoning Committee to extend the Landscaping completion date to May 1, 2025.

Very truly yours,

[redacted]

Daniel J. Kramer
Attorney at Law

DJK:rg

Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 9/9/2024

Subject: Extension to Deadline for Constructing and Occupying Buildings and Installing Landscaping at 10744 Route 47

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

Approval to Extend the Deadline to Construct and Occupy the Buildings and Install Landscaping at 10744 Route 47 (PIN: 05-28-400-002) in Kendall Township

Previous Board/Committee Review:

N/A

Fiscal impact:

N/A

Background and Discussion:

In June 2023, the Planning, Building and Zoning Committee approved a minor amendment to the special use permit granted by Ordinance 2021-23 allowing a landscaping business at 10744 Route 47.

Among other changes to the original proposal, the minor amendment set a deadline of June 1, 2024, to construct and occupy the building shown on the site plan. The minor amendment also set a deadline of June 1, 2024, for the installation of landscaping.

At their meeting on May, 6, 2024, the Planning, Building and Zoning Committee approved an extension to the deadline of both items to December 1, 2024.

On July 22 and 23, 2024, the Petitioner's Attorney submitted a request to extend the deadline to construct and occupy the buildings shown on the site plan and install the landscaping to May 1, 2025.

Staff Recommendation:

Approval

Attachment:

Minor Amendment

July 22 and 23, 2024 Letter and Email from Dan Kramer

State of Illinois
County of Kendall

Zoning Petition
#23-23

MINOR AMENDMENT TO EXISTING SPECIAL USE

REPLACING THE SITE PLAN, LANDSCAPING PLAN, AND PHOTOMETRIC PLAN CONTAINED IN ORDINANCE 2021-23 WHICH GRANTED A SPECIAL USE PERMIT FOR A LANDSCAPING BUSINESS AT 10744 ROUTE 47 (PIN: 05-28-400-002) IN KENDALL TOWNSHIP

WHEREAS, Section 13:08 of the Kendall County Zoning Ordinance permits the Kendall County Planning, Building and Zoning Committee of the Kendall County Board to approve minor amendments to existing special use permits and provides the procedure through which minor amendments to existing special use permits 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 B-3 Highway Business District and consists of approximately 13 acres located at 10744 Route 47 (PIN: 05-28-400-002), in Kendall 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 October 19, 2021, the Kendall County Board approved Ordinance 2021-23 which granted a special use permit for a landscaping business at the subject property; and

WHEREAS, several conditions in Ordinance 2021-23 reference a controlling site plan, landscaping plan, and photometric plan; and

WHEREAS, the Illinois Department of Transportation required additional land for the right-of-way expansion of Route 47 at the subject property; and

WHEREAS, the subject property is currently owned by Always Faithful Properties LLC as represented by Robert Velazquez and hereinafter shall be referred to as "Petitioner"; and

WHEREAS, on or about June 5, 2023, Petitioner's representative filed a petition for a minor amendment to several conditions contained in Ordinance 2021-23 by changing the site plan, landscaping plan, and photometric plan associated with the special use permit; and

NOW, THEREFORE, BE IT ORDAINED, BY THE PLANNING, BUILDING AND ZONING COMMITTEE OF THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, as follows:

1. The Planning, Building and Zoning Committee of the Kendall County Board finds that the requested minor amendment will result in equal or better performance than the original condition imposed and the property will still be in substantial compliance with the previously approved Ordinance 2021-23.

2. The Planning, Building and Zoning Committee of the Kendall County Board hereby grants approval of Petitioner's petition for a minor amendment to Ordinance 2021-23 subject to the following conditions and restrictions

   A. Condition 2.A of Ordinance 2021-23 is deleted in its entirety and is replaced with the following:

      "The site shall be developed substantially in accordance with the site plan attached hereto as Exhibit B, including allowing for illuminated signage. The gravel parking lot noted on the site plan shall be composed of either limestone or asphalt screenings. The 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. Landscaping display areas may be installed on the property without the need to amend the special use permit unless the landscaping display areas encroach into required setbacks. The description of types of lights contained in Ordinance 2021-23 shall remain effective."

B. Condition 2.B of Ordinance 2021-23 is deleted in its entirety and is replaced with the following:

"All of the structures shown on the site plan attached hereto as Exhibit B shall be constructed and occupied by June 1, 2024. 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."

C. Condition 2.J of Ordinance 2021-23 is deleted in its entirety and is replaced with the following:

"The landscaping shown on the landscaping plan attached hereto as Exhibit B shall be installed no later than June 1, 2024. 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. 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.

D. All references to the site plan, landscaping plan, and photometric plan contained in Ordinance 2021-23 shall be amended to refer to Exhibit B attached to this minor amendment.

E. All of the other conditions and restrictions contained in Ordinance 2021-23 shall remain effective.

F. If one or more of the above conditions or the conditions contained in Ordinance 2021-23 are declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

3. This special use permit and minor to an existing special use permit shall be treated as covenants running with the land and are binding on the successors, heirs, and assigns as to the same special use conducted on the property.

IN WITNESS OF, this minor amendment to an existing special use permit has been enacted by a majority vote of the Planning, Building and Zoning Committee of the Kendall County Board and is effective this 12th day of June, 2023.

Attest:

_____	_____
Kendall County Zoning Administrator	Kendall County PBZ Committee Chairman
Matthew H. Asselmeier	Seth Wormley

That part of the Southeast Quarter of Section 28, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence North along the West line of said Quarter, 642.65 feet for the point of beginning; thence Easterly at right angles to said West line 647.36 feet; thence Northerly along a line forming an angle of 89 degrees 35 minutes 05 seconds, measured clockwise from the last described course, 1012.69 feet; thence Westerly along a line forming an angle of 89 degrees 56 minutes 12 seconds, measured clockwise from the last described course, 640.04 feet to the West line of said Southeast Quarter thence Southerly along said West line 1007.32 feet to the point of beginning (except that part thereof lying within the right of way of Illinois State Route No. 47 and being described in a Judgment recorded November 13, 1991 as Document No. 917979) in the Township of Kendall, Kendall County, Illinois.

ENGINEERING PLANS
FOR
SEMPER FI LAND SITE PLAN

SECTION 28, TOWNSHIP 36 NORTH , RANGE 7 EAST
10744 US ROUTE 47
YORKVILLE, IL 60560
KENDALL COUNTY
MAY, 2023

LEGEND

- PROPERTY BOUNDARY
- 600 EXISTING CONTOUR LINE
- STM EXISTING STORM SEWER
- SAN EXISTING SANITARY SEWER LINE
- W EXISTING WATERMAIN
- UE EXISTING UNDERGROUND ELECTRIC
- OHE EXISTING OVERHEAD ELECTRIC
- GAS EXISTING GAS SERVICE
- T EXISTING TELEPHONE
- 673 PROPOSED CONTOUR LINE
- W PROPOSED WATERMAIN
- STM PROPOSED STORM SEWER
- SAN PROPOSED SANITARY SEWER LINE
- GREASE PROPOSED GREASE SERVICE LINE
- VENT PROPOSED VENT LINE
- F EXISTING FENCELINE
- SF PROPOSED SILT FENCE
- x 686.00 EXISTING SPOT SHOT
- x 686.00 PROPOSED SPOT GRADE

	EXIST	PROP	
WATER:			B–BOX
			HYDRANT
			VALVE
			VALVE VAULT
STORM:			INLET–CURB
			INLET OR MANHOLE
			FLARED END SECTION
SANITARY:			CLEANOUT
			MANHOLE

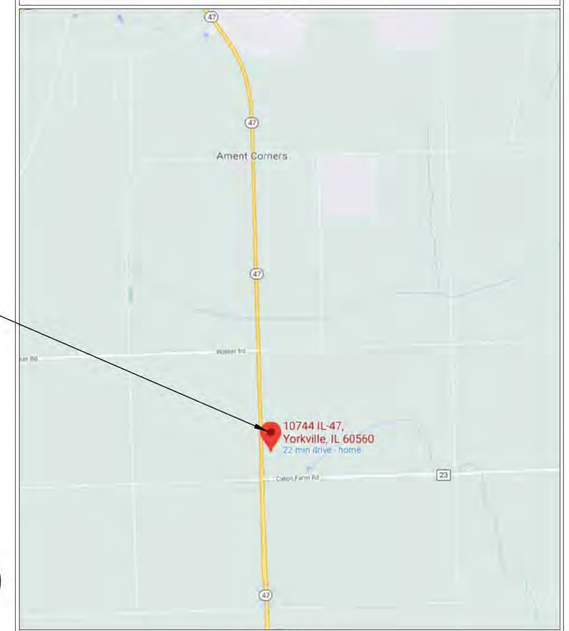
- R.O.W. MONUMENT
- PROPERTY PIN
- P.K. NAIL
- CHISELED MARK
- BENCHMARK
- HUB & TACK
- SOIL BORING
- OVERLAND RELIEF
- FLOW DIRECTION
- UTILITY POLE
- GUY WIRE LOC.
- UTIL CABINET
- UTIL PEDESTAL
- LIGHT POLE
- TRAFFIC SIGNAL
- ELECTRIC VAULT
- GAS VALVE

INDEX TO SHEETS

1. COVER SHEET
2. EXISTING CONDITIONS & DEMOLITION PLAN
3. STORMWATER POLLUTION & PREVENTION PLAN 1
4. STORMWATER POLLUTION & PREVENTION PLAN 2
5. CIVIL SITE PLANS
6. GENERAL NOTES & DETAILS
7. IDOT DETAILS

PROJECT LOCATION

LOCATION MAP
N.T.S.



N

Know what's **below.**
Call before you dig.

Contractor and or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-892-0123 or dial 811.

UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

PROFESSIONAL ENGINEER'S CERTIFICATION
STATE OF ILLINOIS, COUNTY OF KENDALL

I JOHN J. TEBRUGGE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL DIRECTION BASED ON AVAILABLE DOCUMENTS AND FIELD MEASUREMENTS FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND & SEAL THIS 31ST DAY OF MAY, 2023.

JOHN J. TEBRUGGE [redacted] REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

[redacted]
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
NO. 0[redacted] EXPIRES NOV. 30, 2023

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ALL RIGHTS RESERVED. NO PART OF THESE CIVIL ENGINEERING PLANS MAY BE REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR OTHER ELECTRONIC OR MECHANICAL METHODS, WITHOUT THE PRIOR WRITTEN PERMISSION OF TEBRUGGE ENGINEERING.

BENCHMARKS:

1. UNITED CITY OF YORKVILLE - SURVEY CONTROL MONUMENTS # 6
   LOCATED AT THE NORTH-WEST CORNER OF SYCAMORE ROAD AND JOHN STREET
   ELEVATION = 638.64 - (NAVD 88 DATUM)
2. UNITED CITY OF YORKVILLE - SURVEY CONTROL MONUMENTS # 7
   LOCATED IN FRONT OF YORKVILLE CITY HALL
   ELEVATION = 635.08 - (NAVD 88 DATUM)

PLANS PREPARED FOR:

ALWAYS FAITHFUL PROPERTIES, LLC
[redacted]

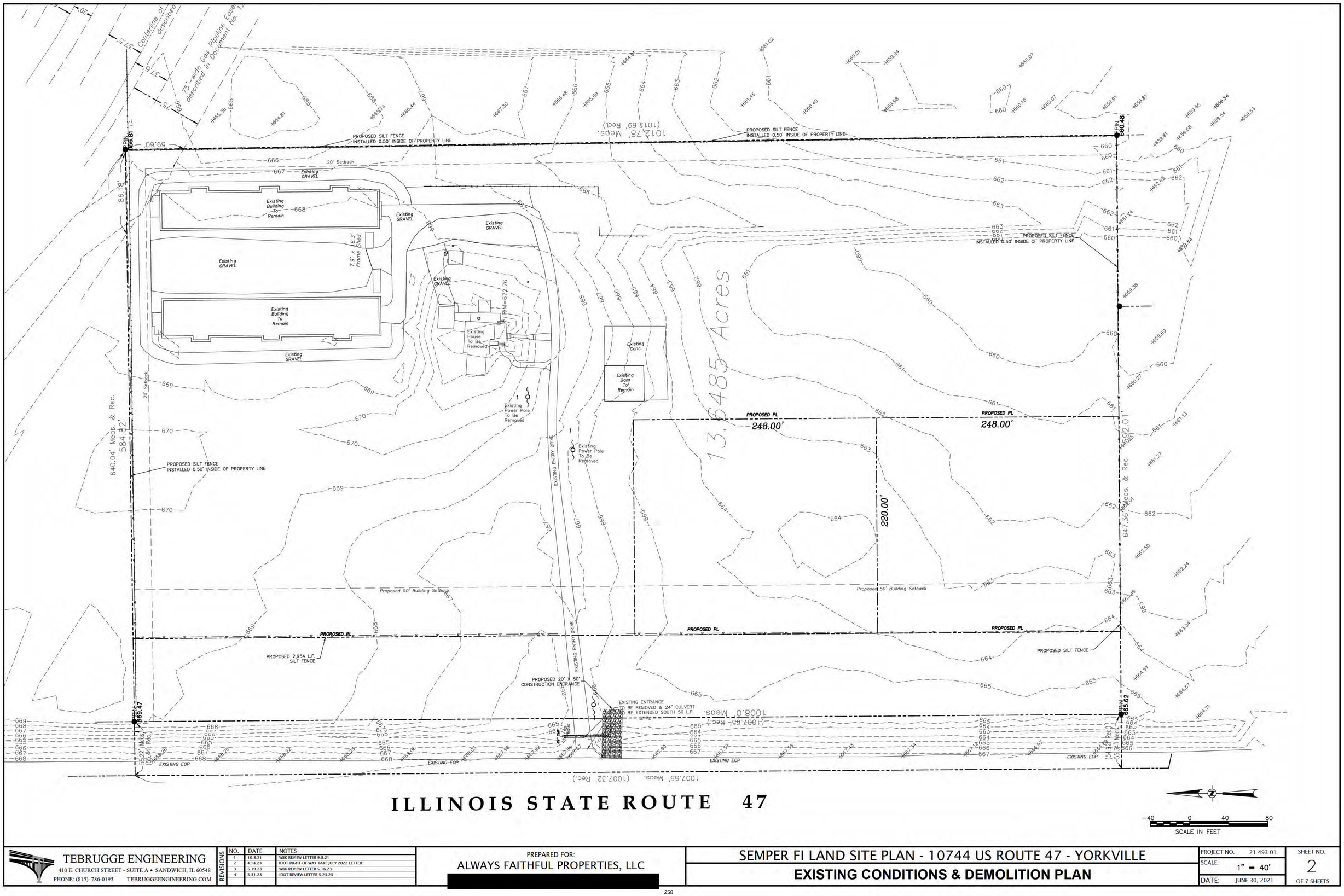
CIVIL ENGINEER:

TEBRUGGE ENGINEERING
410 E CHURCH ST - SUITE A
SANDWICH, ILLINOIS 60548
(815) 786-0195

INFO@TEBRUGGEENGINEERING.COM
WWW.TEBRUGGEENGINEERING.COM

REVISIONS

NO.	DATE	NOTES
1	10.8.21	WBK REVIEW LETTER 9.8.21
2	4.14.23	IDOT RIGHT-OF-WAY TAKE JULY 2022 LETTER
3	5.19.23	WBK REVIEW LETTER 5.16.23
4	5.31.23	IDOT REVIEW LETTER 5.23.23



TEBRUGGE ENGINEERING 410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548 PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM	REVISIONS	NO. 1: DATE 10.8.21: NOTES WBK REVIEW LETTER 9.8.21 NO. 2: DATE 4.14.23: NOTES IDOT RIGHT-OF-WAY TAKE JULY 2022 LETTER NO. 3: DATE 5.19.23: NOTES WBK REVIEW LETTER 5.16.23 NO. 4: DATE 5.31.23: NOTES IDOT REVIEW LETTER 5.23.23
PREPARED FOR: ALWAYS FAITHFUL PROPERTIES, LLC [redacted]		
SEMPER FI LAND SITE PLAN - 10744 US ROUTE 47 - YORKVILLE **EXISTING CONDITIONS & DEMOLITION PLAN**	PROJECT NO. 21 493 01 SCALE: 1" = 40' DATE: JUNE 30, 2021	SHEET NO. 2 OF 7 SHEETS

ACREAGE SUMMARY

NOTICE OF INTENT (NOI)
ALWAYS FAITHFUL PROPERTIES, LLC
1215 DEER ST
YORKVILLE, IL 60560

PHONE: 630.518.8484
EMAIL: ROBERT@SEMPERFI.LAND

LANDOWNER: ALWAYS FAITHFUL PROPERTIES, LLC.

TOTAL SITE AREA	11.56 AC±
TOTAL DISTURBED AREA	9.0 AC±
PROPOSED IMPERVIOUS AREA	1.30 AC±
LANDSCAPED AREA	6.0 AC±
PROPOSED CN	75

PROPOSED GRADE INFORMATION THAT IS PROVIDED ON THE SWPPP SITE MAP IS FOR THE PURPOSE OF INDICATING FINAL DRAINAGE PATTERNS ONLY. SEE GRADING PLAN FOR FINAL GRADING DETAILS.

THE CONTRACTOR SHALL MAINTAIN ALL EXISTING ROADWAYS, SIDEWALKS, DRIVES, ETC., TO BE FREE AND CLEAR OF ANY CONSTRUCTION DEBRIS AND/OR EXCAVATED AND HAULED MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM ADJACENT SITES.

ILLINOIS URBAN MANUAL PROTECTIONS:
IP–1. BLOCK AND ROCK SOCK INLET PROTECTION FOR SUMP OR ON–GRADE INLETS
IP–2. CURB (ROCK) SOCKS UPSTREAM OF INLET PROTECTION, ON–GRADE INLETS
IP–3. ROCK SOCK INLET PROTECTION FOR SUMP/AREA INLET
IP–4. SILT FENCE INLET PROTECTION FOR SUMP/AREA INLET
IP–5. OVER–EXCAVATION INLET PROTECTION
IP–6. STRAW BALE INLET PROTECTION FOR SUMP/AREA INLET
CIP–1. CULVERT INLET PROTECTION

SOIL EROSION / SEDIMENT CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
TEMPORARY CONSTRUCTION EXITS																			
TEMPORARY CONTROL MEASURES																			
SEDIMENT CONTROL BASINS																			
STRIP & STOCKPILE TOPSOIL																			
ROUGH GRADE																			
STORM FACILITIES																			
SITE CONSTRUCTION																			
PERMANENT CONTROL STRUCTURES																			
FOUNDATION / BUILDING CONSTRUCTION																			
FINISH GRADING																			
LANDSCAPING / SEED / FINAL STABILIZATION																			

1) CONTRACTOR SHALL UPDATE THE TABLE BY SHADING OR DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.

2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.

STORMWATER OUTFLOW CONTRIBUTING/RECEIVING WATERS

FROM SITE – DETENTION POND

TO RECEIVING WATERS – MIDDLE AUX SABLE CREEK

TYPICAL SOIL PROTECTION CHART

Stabalization Type	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding			A	A	A	A*	A*	A	A			
Dormant Seeding	B	B	B								B	B
Temporary Seeding			C	C	C	C*	D*	D	D			
Sodding			E**	E**	E**	E**	E**	E**	E**			
Mulching	F	F	F	F	F	F	F	F	F	F	F	F

A – Kentucky Bluegrass – 90 lbs/acre mixed with perennial ryegrass – 30 lbs/acre

B – Kentucky Bluegrass – 135 lbs/acre mixed with perennial ryegrass – 45 lbs/acre

C – Spring Oats – 100 lbs/acre

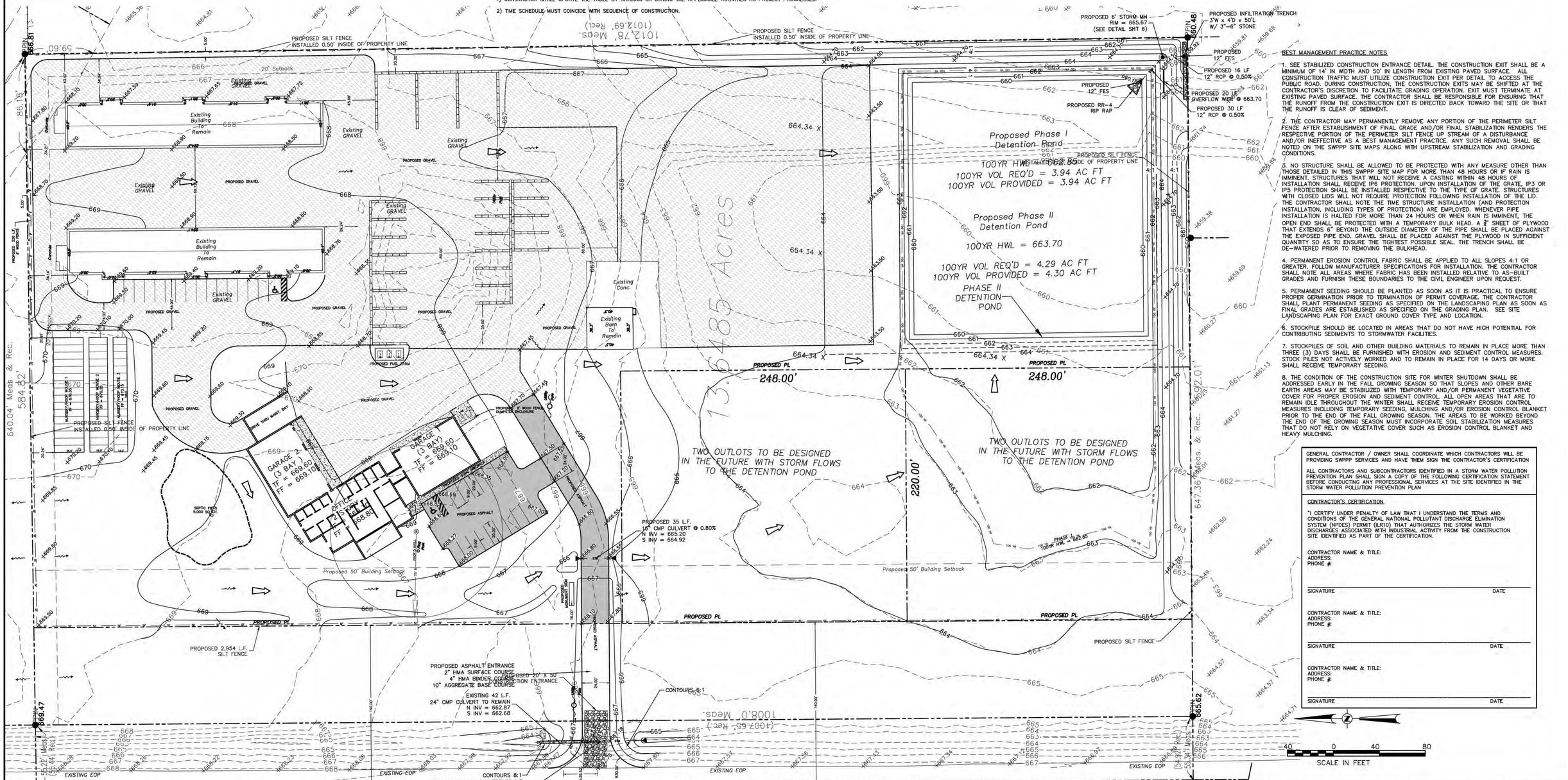
D – Wheat or Cereal Rye – 150 lbs/acre

E – Sod

F – Straw Mulch – 2 tons/acre

* Watering needed in June and July

** Water for 2–3 weeks after sodding



BEST MANAGEMENT PRACTICE NOTES

1. SEE STABILIZED CONSTRUCTION ENTRANCE DETAIL. THE CONSTRUCTION EXIT SHALL BE A MINIMUM OF 14' IN WIDTH AND 50' IN LENGTH FROM EXISTING PAVED SURFACE. ALL CONSTRUCTION TRAFFIC MUST UTILIZE CONSTRUCTION EXIT PER DETAIL TO ACCESS THE PUBLIC ROAD. DURING CONSTRUCTION, THE CONSTRUCTION EXITS MAY BE SHIFTED AT THE CONTRACTOR'S DISCRETION TO FACILITATE GRADING OPERATION. EXIT MUST TERMINATE AT EXISTING PAVED SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE RUNOFF FROM THE CONSTRUCTION EXIT IS DIRECTED BACK TOWARD THE SITE OR THAT THE RUNOFF IS CLEAR OF SEDIMENT.

2. THE CONTRACTOR MAY PERMANENTLY REMOVE ANY PORTION OF THE PERIMETER SILT FENCE AFTER ESTABLISHMENT OF FINAL GRADE AND/OR FINAL STABILIZATION RENDERS THE RESPECTIVE PORTION OF THE PERIMETER SILT FENCE UP STREAM OF A DISTURBANCE AND/OR INEFFECTIVE AS A BEST MANAGEMENT PRACTICE. ANY SUCH REMOVAL SHALL BE NOTED ON THE SWPPP SITE MAPS ALONG WITH UPSTREAM STABILIZATION AND GRADING CONDITIONS.

3. NO STRUCTURE SHALL BE ALLOWED TO BE PROTECTED WITH ANY MEASURE OTHER THAN THOSE DETAILED IN THIS SWPPP SITE MAP FOR MORE THAN 48 HOURS OR IF RAIN IS IMMINENT. STRUCTURES THAT WILL NOT RECEIVE A CASTING WITHIN 48 HOURS OF INSTALLATION SHALL RECEIVE IP6 PROTECTION. UPON INSTALLATION OF THE GRATE, IP3 OR IP5 PROTECTION SHALL BE INSTALLED RESPECTIVE TO THE TYPE OF GRATE. STRUCTURES WITH CLOSED LIDS WILL NOT REQUIRE PROTECTION FOLLOWING INSTALLATION OF THE LID. THE CONTRACTOR SHALL NOTE THE TIME STRUCTURE INSTALLATION (AND PROTECTION INSTALLATION, INCLUDING TYPES OF PROTECTION) ARE EMPLOYED. WHENEVER PIPE INSTALLATION IS HALTED FOR MORE THAN 24 HOURS OR WHEN RAIN IS IMMINENT, THE OPEN END SHALL BE PROTECTED WITH A TEMPORARY BULK HEAD. A 2" SHEET OF PLYWOOD THAT EXTENDS 6" BEYOND THE OUTSIDE DIAMETER OF THE PIPE SHALL BE PLACED AGAINST THE EXPOSED PIPE END. GRAVEL SHALL BE PLACED AGAINST THE PLYWOOD IN SUFFICIENT QUANTITY SO AS TO ENSURE THE TIGHTEST POSSIBLE SEAL. THE TRENCH SHALL BE DE–WATERED PRIOR TO REMOVING THE BULKHEAD.

4. PERMANENT EROSION CONTROL FABRIC SHALL BE APPLIED TO ALL SLOPES 4:1 OR GREATER. FOLLOW MANUFACTURER SPECIFICATIONS FOR INSTALLATION. THE CONTRACTOR SHALL NOTE ALL AREAS WHERE FABRIC HAS BEEN INSTALLED RELATIVE TO AS–BUILT GRADES AND FURNISH THESE BOUNDARIES TO THE CIVIL ENGINEER UPON REQUEST.

5. PERMANENT SEEDING SHOULD BE PLANTED AS SOON AS IT IS PRACTICAL TO ENSURE PROPER GERMINATION PRIOR TO TERMINATION OF PERMIT COVERAGE. THE CONTRACTOR SHALL PLANT PERMANENT SEEDING AS SPECIFIED ON THE LANDSCAPING PLAN AS SOON AS FINAL GRADES ARE ESTABLISHED AS SPECIFIED ON THE GRADING PLAN. SEE SITE LANDSCAPING PLAN FOR EXACT GROUND COVER TYPE AND LOCATION.

6. STOCKPILE SHOULD BE LOCATED IN AREAS THAT DO NOT HAVE HIGH POTENTIAL FOR CONTRIBUTING SEDIMENTS TO STORMWATER FACILITIES.

7. STOCKPILES OF SOIL AND OTHER BUILDING MATERIALS TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE FURNISHED WITH EROSION AND SEDIMENT CONTROL MEASURES. STOCK PILES NOT ACTIVELY WORKED AND TO REMAIN IN PLACE FOR 14 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.

8. THE CONDITION OF THE CONSTRUCTION SITE FOR WINTER SHUTDOWN SHALL BE ADDRESSED EARLY IN THE FALL GROWING SEASON SO THAT SLOPES AND OTHER BARE EARTH AREAS MAY BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATIVE COVER FOR PROPER EROSION AND SEDIMENT CONTROL. ALL OPEN AREAS THAT ARE TO REMAIN IDLE THROUGHOUT THE WINTER SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES INCLUDING TEMPORARY SEEDING, MULCHING AND/OR EROSION CONTROL BLANKET PRIOR TO THE END OF THE ALL GROWING SEASON. THE AREAS TO BE WORKED BEYOND THE END OF THE GROWING SEASON MUST INCORPORATE SOIL STABILIZATION MEASURES THAT DO NOT RELY ON VEGETATIVE COVER SUCH AS EROSION CONTROL BLANKET AND HEAVY MULCHING.

GENERAL CONTRACTOR / OWNER SHALL COORDINATE WHICH CONTRACTORS WILL BE PROVIDING SWPPP SERVICES AND HAVE THEM SIGN THE CONTRACTOR'S CERTIFICATION

ALL CONTRACTORS AND SUBCONTRACTORS IDENTIFIED IN A STORM WATER POLLUTION PREVENTION PLAN SHALL SIGN A COPY OF THE FOLLOWING CERTIFICATION STATEMENT BEFORE CONDUCTING ANY PROFESSIONAL SERVICES AT THE SITE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN

CONTRACTOR'S CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THE CERTIFICATION.

CONTRACTOR NAME & TITLE:
ADDRESS:
PHONE #:

SIGNATURE DATE

CONTRACTOR NAME & TITLE:
ADDRESS:
PHONE #:

SIGNATURE DATE

CONTRACTOR NAME & TITLE:
ADDRESS:
PHONE #:

SIGNATURE DATE

TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

REVISIONS	NO.	DATE	NOTES
	1	10.8.21	WBK REVIEW LETTER 9.8.21
	2	4.14.23	IDOT RIGHT-OF-WAY TAKE JULY 2022 LETTER
	3	5.19.23	WBK REVIEW LETTER 5.16.23
	4	5.31.23	IDOT REVIEW LETTER 5.23.23

PREPARED FOR:
ALWAYS FAITHFUL PROPERTIES, LLC

SEMPER FI LAND SITE PLAN - 10744 US ROUTE 47 - YORKVILLE

STORM WATER POLLUTION PREVENTION PLAN

PROJECT NO. 21 493 01
SCALE: 1" = 40'
DATE: JUNE 30, 2021

SHEET NO. 3 OF 7 SHEETS

1. GENERAL NOTES & DESCRIPTIONS

The Storm Water Pollution Prevention Plan (SWPPP) includes, but is not limited to the Erosion and Demolition Plan included in the Engineering Plans with the Detail Sheet, the Notice of Intent, Permit Authorization, General Permit, Notice of Termination. All records of inspection and activities which are created during the course of the project, and other documents as may be included by reference to this SWPPP. Changes, modifications, revisions, additions, or deletions shall become part of this SWPPP as they occur.

- All Contractors and sub-contractors that are responsible for implementing and measure of the SWPPP must be identified and must certify this SWPPP by signing the SWPPP certification in accordance with Part VI.G (Signatory Requirements) of the ILR10 Permit.

All signed certifications must be kept with the SWPPP documents and be available for inspection.

The Contractor and all sub-contractors involved with construction activity that disturbs site soil or who implement a pollutant control measure identified in the Storm Water Pollution Prevention Plan must comply with the following requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit, the NPDES Permit No. ILR10 for the State of Illinois and any local governing agency having jurisdiction concerning erosion and sediment control.

A. GENERAL PERMIT INFORMATION
All construction sites that will result in the disturbance of one acre or more must be permitted under the Illinois General NPDES Permit. The Notice of Intent (NOI) has been submitted at the address below. The NOI is for the onsite and offsite improvements . The NPDES Permit will be issued 30 days after the postmark date of the submittal of the NOI and Initial yearly fee.

Permit Information: The Owner has mailed the Owner-signed NOI form and the initial yearly fee of $500 to the address listed below. The Contractor will be responsible for submitting each subsequent $500 yearly fee, if applicable. A copy of the signed NOI form will be supplied to the Contractor.

Unless notified by the Illinois Environmental Protection Agency (EPA) to the contrary, construction activities may begin in accordance with this SWPPP and the ILR10 in 30 days following the post mark date of the NOI.

Transfer Information: If a portion of the property is sold, that new Owner may obtain their own general permit by submitting a separate NOI. The original NOI may then be modified by re-submitting the NOI with update acreage and checking the box "change of information". Also include documentation explaining that a lot has been sold, the acreage difference and the date of sale. There is no fee involved with modifying the NOI.

There are no requirements for a pre-construction meeting from any of the reviewing agencies.

Agency Information:

Illinois Environmental Protection Agency
Division of Water Pollution Control
1021 North Grand Avenue East
Springfield, Illinois 62794-9276
Phone: (217) 782-0610

Kendall County
Planning, Building & Zoning
111 West Fox Street
Yorkville, Illinois 60560
Phone: (630) 553-4141

B. PUBLIC POSTING
The following documents will be supplied to the contractor and must be posted on the Entrance Sign in a prominent place for public viewing until termination of permit coverage has been obtained by filing the Notice of Termination (NOT).

1. Notice of Intent signed in accordance with ILR10.
2. Permit Authorization from the Illinois Environmental Agency (IEPA).
3. Construction Site Notice.

The location of the SWPPP must be clearly visible.

C. RETENTION OF RECORDS
A complete copy of the SWPPP, including copies of all inspection reports, plan revisions, etc., must be retained at the project site at all times during the duration of the project (until NOT is filed) and kept in the permanent project records of the Contractor for at least three years following submittal of the Notice of Termination (NOT).

D. CONTRACTOR/SUB-CONTRACTOR LIST
The Contractor must provide names and addresses of all sub-contractors working on this project who will be involved with the major construction activities that disturb site soil. This information must be kept with the SWPPP.

E. CONTRACTOR/SUB-CONTRACTOR CERTIFICATION FORM
The Contractor and all sub-contractors involved with ground disturbing or installation and maintenance of any Best Management Practice (BMP) on site must sign a copy of the Contractor Certification that will be supplied to the Contractor. This information must be kept with the SWPPP.

F. INSPECTIONS
At least once every seven calendar days and with 24 hours of a 0.5 in rainfall event, inspections by documented Contractor Compliance Officer must be made to determine the effectiveness of the SWPPP. Federal, State or Local agencies have a required inspection form, the both forms must be completed. The SWPPP, including the best management practices implemented on the jobsite, shall be modified as needed to reduce or prevent pollutants from discharging from the site.

An example BMP Inspection Form will be supplied to the Contractor.

A delegation of authority letter authorizing the Contractor Compliance Officer to sign the inspection forms will also be supplied to the Contractor.

The Inspector must be a person familiar with the site, the nature of major construction activities, and qualified to evaluate both overall system performance and individual component performance. The inspector must either be someone empowered to implement modifications to this SWPPP and the pollutant control devices, if needed, in order to increase effectiveness to an acceptable level, or someone with the authority to cause such things to happen. Additionally, the inspector shall be properly authorized in accordance with the applicable General Permit to conduct the certified site storm water inspections.

See Section VII on this sheet for further reporting requirements.

G. SWPPP UPDATES & AMENDMENTS
This SWPPP must be updated each time there are significant modifications to the pollution prevention system or a change of Contractors working on the project that disturb site soils. The SWPPP must be amended as necessary during the course of construction in order to keep it current with the pollutant control measures utilized on the site. Amending the SWPPP does not mean that it has to be reprinted. It is acceptable to add addenda, sketches, new sections, and/or revised drawings. The site map showing the locations of all storm water controls must be posted on the site and updated to reflect the progress of construction and changes to the SWPPP. Any control measure that has a hydrologic design component must be updated or amended by the Engineer. Substitution of sediment control BMPs beyond those specified in the SWPPP is considered a hydrologic design component.

H. DISCHARGE OF PETROLEUM PRODUCTS OR HAZARDOUS SUBSTANCES
Discharge of Petroleum products or other hazardous substances into storm water or the storm water (storm sewer) system is subject to reporting and clean up requirements. See section V.B.8 of this SWPPP for State and local information on reporting spills. Refer to the General Permit for additional information.

I. NOTICE OF TERMINATION
Once the site reaches final stabilization as defined in the General Permit, with all permanent erosion and sedimentation controls installed and all temporary erosion and sedimentation controls removed, the Contractor and Owner's representative must complete a final inspection. Upon approval by the Owner's representative, the Owner and Contractor, as applicable, must complete and submit a NOT.

J. CONTRACTORS RESPONSIBILITY
This SWPPP intends to control water-bourne and liquid pollutant discharges by some combination of interception, sedimentation, filtration, and containment. The Contractor and sub-contractors implementing this SWPPP must remain alert to the need to periodically refine and update the SWPPP in order to accomplish the intended goals. The Contractor is ultimately responsible for all site conditions and permit compliance.

K. LOG OF CONSTRUCTION ACTIVITY
A record of dates when major ground-disturbing activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated or completed must be maintained until the NOT is filed. A log for keeping such records is included. Controls must be in place down gradient of any ground-disturbing activities prior to the commencement of construction and noted on the Site Map and Record of Stabilization and Construction Activity Dates.

2. INTRODUCTION

This SWPPP includes the elements necessary to comply with the natural baseline general permit for construction activities administered by the US Environmental Protection Agency (EPA) under the National Pollutant Discharge Elimination System (NPDES) program, the NPDES Permit No. ILR10 for the State of Illinois, and all Local governing agency requirements. This SWPPP must be implemented at the start of construction.

Construction phase pollutant sources anticipated at the site are disturbed (bare) soil, vehicle fuels and lubricants, chemicals associated with building construction, and building materials. Without adequate control there is a potential for each type of pollutant to be transported by storm water.
Project construction will consist primarily of site grading, utility service connections, and site paving to facilitate construction.

A. PURPOSE
A major goal of pollution prevention efforts during project construction is to control soil and pollutants that originate on the site and prevent them from flowing to surface waters. The purpose of this SWPPP is to provide guidelines for achieving that goal. A successful pollution prevention program also relies upon careful inspection and adjustments during the construction process in order to enhance its effectiveness.

B. SCOPE
This SWPPP must be implemented before construction begins on the site. It primarily addresses the impact of storm rainfall and runoff on areas of the ground surface disturbed during the construction process. In addition, there are recommendations for controlling other sources of pollution that could accompany the major construction activities. The SWPPP will terminate when disturbed areas are stabilized, permanent erosion and sedimentation controls are installed, temporary erosion and sedimentation controls are removed, construction activities covered herein have ceased, and a completed Notice of Termination (NOT) is transmitted to the governing agency.

3. PROJECT DESCRIPTION

Described below are the major construction activities that are subject of this SWPPP. Also included in the sequence are BMP installation activities that must take place prior to construction activities. NOTE: Down slope protective measures must always be in place before soil is disturbed. Activities are presented in the order (sequence) they are expected to be completed.

All activities and time frames (beginning and ending dates) shall be noted on the Site Map. The sequence of construction is as follows:

Upon implementation and installation of the following areas: trailers, parking, lay down, porta-potty, wheel wash, concrete washout, mason's area, fuel and material storage containers, solid waste containers, etc., immediately denote them on the Site Maps and note any changes in location as they occur throughout the construction process.

Typical Stage of Construction, items shall be added or deleted as needed for each individual project.

Phase I
1. Install stabilized construction entrance and SWPPP Entrance Sign.
2. Install silt fence(s) on the site (clear only those areas necessary to install silt fence).
3. Prepare temporary parking and storage area.
4. Install and stabilize hydraulic control structures (dikes, swales, check dams, etc.).
5. Begin grading the site.
6. Start construction of building pad and structures.

Phase II
7. Temporarily seed, throughout construction, denuded areas that will be inactive for 14 days or more.
8. Install utilities, underdrains, storm sewers, curbs and gutters.
9. Install inlet protection at all storm sewer structures as each inlet structure is installed.
10. Permanently stabilize areas to be vegetated as they are brought to final grade.
11. Prepare site for paving.
12. Pave site.
13. Install appropriate inlet protection devises for paved areas as work progresses.
14. Complete grading and installation or permanent stabilization over all areas including outlots.
15. Call Engineer after the site appears to be fully stabilized for inspection.
16. Remove all temporary erosion and sediment control devices after approval of the Engineer and stabilize any areas disturbed by the removal of the BMP.

NOTE: The Contractor may complete construction-related activities concurrently only if all preceding BMPs have been completely installed.

The actual schedule for implementing pollutant control measures will be determined by project construction progress and recorded by the Contractor on the Soil Erosion/Sediment Control Operation Time Schedule on the Erosion and Sediment Control Plans. Down slope protective measures must always be in place before soil is disturbed.

4. SITE DESCRIPTION

1. Site description
Site construction activities consist of removal of existing house, installation of new buildings, detention pond, and hard landscape display areas.

2. Total area of site – 11.56 acres
Total disturbed area on site = 9.0 acres

3. Estimated site runoff coefficient after construction activities are complete: CN=75.

4. Site map included indicating existing & proposed slopes across site is included in SWPPP.

5. Site drainage is received by Aux Sable Creek located east of the development.

5. STORM WATER POLLUTION PREVENTION MEASURES AND CONTROLS

A variety of storm water pollutant controls are recommended for this project. Some controls are intended for function temporarily and will be used as needed for pollutant control during the construction period. These include temporary sediment barriers and permanent storm retention ponds (which can also function as temporary sediment basins). Permanent stabilization will be accomplished in all disturbed areas by covering the soil with pavement, building foundation, vegetation, or other forms of soil stabilization.

A. EROSION AND SEDIMENT CONTROLS

1. Soil Stabilization
The purpose of soil stabilization is to prevent soil from eroding and leaving the site. In the natural condition, soil is stabilized by native vegetation. The primary technique to be used at this project for stabilizing site soils will be to provide a protective cover of grass, pavement, or building structure.

a) Temporary Seeding or Stabilization – All denuded areas that will be inactive for 14 days or more, must be stabilized temporarily with the use of fast-germinating annual grass/grain varieties, straw/hay mulch, wood cellulose fibers, tackifiers, netting or blankets.

b) Permanent Seeding or Sodding – All areas at final grade must be seeded or sodded within 14 days after completion of work in any area. The entire site must have permanent vegetative cover established in all areas not covered by hardscape at the completion of all soil disturbing activities on site. Except for small level spots, seeded areas should generally be protected with mulch or a rolled erosion control product. All areas to be sealed will have topsoil and other soil amendments as specified on the Landscape Plan.

2. Structural Controls

a) Silt Fence – Silt fence is a synthetic permeable woven or non-woven geotextile fabric incorporating metal support stakes at intervals sufficient to support the fence (5–feet maximum distance between posts), water, and sediment retained by the fence. The fence is designed to retain sediment-laden storm water and allow settlement of suspended soils before the storm water flows through the fabric and discharges off-site. Silt fence shall be located on the contour to capture overland, low-velocity sheet flows. The Contractor may utilize triangular silt dike and/or non-wire backed silt fence as intermediate BMPs. Install silt fence at a fairly level grade along the contour with the ends curved uphill to provide sufficient upstream storage volume for the anticipated runoff. Drainage areas shall not exceed ½ acre per 100 feet of silt fence for slopes less than 2 percent.

b) Construction Exit – All access points from the pubic street into the construction site shall include a construction exit composed of course stone to the dimensions shown on the Existing Conditions and Demolition Plan. The rough texture of the stone helps to remove clumps of soil adhering to the construction vehicles tires through the action of vibration and jarring over the rough surface and the friction of the stone matrix against soils attached to vehicle tires.

In addition to the stone at the construction exit, it may be necessary to install devices such as pipes (cattle guard) to increase the vibration and jarring. It may also be necessary to install a wheel wash system. If this is done, a sediment trap control must be installed to treat the wash water before it discharges from the site.

All site access must be confined to the Construction Exit(s). Barricade, sufficient to prevent use, any locations other than Construction Exit(s) where vehicles or equipment may access the site.

c) Storm Sewer Inlet Protection – Curb and grated inlets are protected from the intrusion of sediment through a variety of measures as shown on the details included in the Construction drawings. The primary mechanism is to place controls in the path of flow sufficient to slow the sediment-laden water to allow settlement of suspended soils before discharging into the storm sewer. It is possible that as construction progresses from storm sewer installation through paving that the inlet protection devices should change. All inlet protection devices create ponding of storm water. This should be taken into consideration when deciding on which device or devices should be used.

d) Inspection and any necessary cleaning of the underground storm system shall be included as part of this swppp.

C. CONSTRUCTION PHASE "BEST MANAGEMENT PRACTICES" (BMPs)
During the construction phase, the Contractor shall implement the following measures:

1. Materials resulting from the clearing and grubbing or excavation operations shall be stockpiled up slope from adequate sedimentation controls. Materials removed to an off–site location shall be protected with appropriate controls and property permitted.

2. The Contractor shall designate areas on the Site Map for equipment cleaning, maintenance, and repair. The Contractor and sub–contractors shall utilize such designated areas. Cleaning, maintenance, and repair areas shall be protected by a temporary perimeter berm, shall not occur within 150 feet of any waterway, water body or wetland, and in areas located as far as practical from storm water inlets.

3. Use of detergents for large scale washing is prohibited (i.e. vehicles, buildings, pavement, surfaces, etc.).

4. Chemicals, paints, solvents, fertilizers, and other toxic materials must be stored in waterproof containers. Except during application, the containers, the contents must be kept in trucks or within storage facilities. Runoff containing such material must be collected, removed from the site, treated, and disposed of at an approved solid waste and chemical disposal facility.

D. OFF–SITE FACILITIES IN THE OPERATIONAL CONTROL OF THE CONTRACTOR
Wherever dirt, rock, or other materials are imported to the construction site or exported for placement in areas off of the primary construction site, the Contractor is responsible for determining that all storm water permitting and pollution control requirements are met for each site which receives such materials or from which site materials are taken. Prior to the disturbance of any such site, Contractor will confirm that the operators of the site they are

Importing to or exporting from have properly obtained all required permits, and will comply with all laws, regulations and permit conditions applicable to such sites.

At a minimum, each off–site area that provides or receives material or is disturbed by project activities must implement erosion and sediment control measures consisting of perimeter controls on all down slope and side slope boundaries and must also provide for both temporary stabilization and for permanent re–vegetation after all disturbances has ended.

6. LOCAL PLANS

In addition to this SWPPP, construction activities associated with this project must comply with any guidelines set forth by Local regulatory agencies. The Contractor shall maintain documents evidencing such compliance in this SWPPP.

5. INSPECTIONS AND SYSTEM MAINTENANCE

Between the time this SWPPP is implemented and final Notice of Termination has been submitted, all disturbed areas and pollutant controls must be inspected weekly and within 24 hours of the end of a storm event 0.5 inches or equivalent snowfall. The purpose of site inspections is to assess performance of pollutant controls. The inspections will be conducted by the Contractor's Site Superintendent. Based on these inspections, the Contractor will decide whether it is necessary to modify this SWPPP, add or relocate controls, or revise or implement additional Best Management Practices in order to prevent pollutants from leaving the site via storm water runoff. The Contractor has the duty to cause pollutant control measures to be repaired, modified, supplemented, or take additional steps as necessary in order to achieve effective pollutant control.

Examples of specific items to evaluate during site inspections are listed below. This list is not intended to be comprehensive. During each inspection, the inspector must evaluate overall pollutant control system performance as well as particular details of individual system components. Additional factors should be considered as appropriate to the circumstances.

A. CONSTRUCTION EXIT AND TRACK OUT
Locations where vehicles enter and exit the site must be inspected for evidence of off–site sediment tracking. A stabilized construction exit shall be constructed where vehicles enter and exit. Exits shall be maintained or supplemented with additional rock as necessary to prevent the release of sediment from vehicles leaving the site. Any sediment deposited on the roadway shall be swept as necessary throughout the day at the end of everyday and disposed of in an appropriate manner. Sediment shall NOT be washed into storm sewer systems.

B. SEDIMENT CONTROL DEVICES
Sediment barriers, traps and basins must be inspected and they must be cleaned out at such time as their original capacity has been reduced by 50 percent. All material excavated from behind sediment barriers or in traps and basins shall be incorporated into on–site soils or spread out on an upland portion of the site and stabilized. Additional sediment barriers must be constructed as needed.

C. MATERIAL STORAGE AREAS
Inspections shall evaluate disturbed areas and areas used for storing materials that are exposed to rainfall for evidence of, or the potential for, pollutants entering the drainage system or discharging from the site. If necessary, the materials must be covered or original covers must be repaired or supplemented. Also, protective berms must be constructed, if needed, in order to contain runoff from material storage areas. All State and Local regulations pertaining to material storage areas will be adhered to.

D. VEGETATION
Grassed areas shall be inspected to confirm that a healthy stand of grass is maintained. The site has achieved final stabilization once all areas are covered with building foundation or pavement, or have a stand of grass with a minimum of 70 percent density or greater over the entire vegetated area in accordance with the General Permit requirements. The vegetative density must be maintained to be considered stabilized. Area must be watered, fertilized, and re–seeded as needed to achieve this requirement.

E. DISCHARGE POINTS
All discharge points must be inspected to determine whether erosion and sediment control measures are effective in preventing discharge of sediment from the site or impacts to receiving waters.

The Inspection Report Form must identify all deficiencies, any corrections, whether they are identified during the current inspection or have occurred since the previous inspection, and any additional comments. Based on inspection results, any modification necessary to increase effectiveness of this SWPPP to an acceptable level must be made immediately but no longer than within 48 hours of inspection. The inspections reports must be retained and additional information should be included if needed to fully describe a situation. An important aspect of the inspection report is the description of additional measures that need to be taken to enhance plan effectiveness. The inspection report must identify whether the site was in compliance with the SWPPP at the time of inspection and specifically identify all incidents of non–compliance.

The Inspection Report Form must summarize the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of this SWPPP, and actions taken in accordance with section 4.b shall be made and retained as part of the plan for at least six years after the date of the inspection. The report shall be signed in accordance with Part VI.G of the General Permit.

If any violation of the provisions of this plan is identified during the conduct of the construction work covered by this plan, the Contractor's Compliance Officer shall complete and file an "Incidence of Noncompliance" (ION) report for the identified violation. The Contractor's Compliance Officer shall us forms provided by the IEPA and shall include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact which may have resulted in noncompliance. All reports of noncompliance shall be signed by a responsible authority in accordance with part VI.G of the General Permit. The report of noncompliance shall be mailed to the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Attn: Compliance Assurance Section
1021 North Grand East
P.O. Box 19276
Springfield, IL 62794–9276

Ultimately, it is the responsibility of the General Contractor to assure the adequacy of site pollutant discharge controls. Actual physical site conditions or Contractor practices could make it necessary to install more structural controls than are shown on the plans. For example, Localized concentrations of runoff could make it necessary to install additional sediment barriers. Assessing the need for additional controls and implementing them or adjusting existing controls will be a continuing aspect of this SWPPP until the site achieves final stabilization. Any modifications, additions or deletions of sediment control devices must be approved by the Engineer through written communications.

CONCRETE WASH-OUT NOTE:
CONCRETE WASHOUT SHOULD BE CONTAINED AT ALL TIMES. WASHOUT MATERIAL SHOULD NOT BE ALLOWED TO ENTER WATER BODIES, STORM SEWERS OR LEACH INTO THE SOIL UNDER ANY CIRCUMSTANCES. ANY WASTE SHOULD BE DISPOSED OF PROPERLY AND THE LOCATION OF THE WASHOUT SHOULD BE DESIGNATED WITH PROPER SIGNAGE. FAILURE TO COMPLY COULD RESULT IN AN INCIDENCE OF NONCOMPLIANCE (ION).

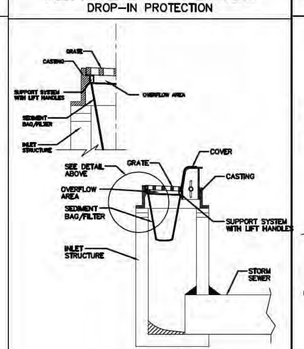
TREE PROTECTION – FENCING



NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minumum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

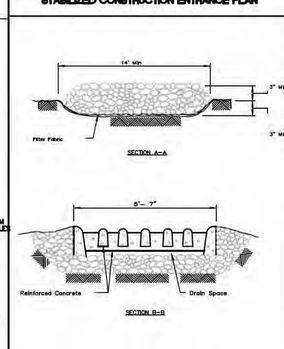
REFERENCE: Project, Designed, Checked, Approved — Date
STANDARD DWG. NO. IL-690 SHEET 1 OF 1 DATE 6-1-94

INLET PROTECTION – PAVED AREAS DROP–IN PROTECTION



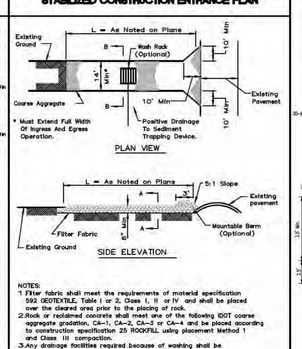
REFERENCE: Project, Designed, Checked, Approved — Date
STANDARD DWG. NO. IL-630 SHEET 1 OF 2 DATE 6-1-94

STABILIZED CONSTRUCTION ENTRANCE PLAN



REFERENCE: Project, Designed, Checked, Approved — Date
STANDARD DWG. NO. IL-630 SHEET 2 OF 2 DATE 6-1-94

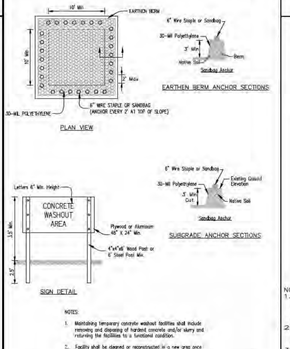
STABILIZED CONSTRUCTION ENTRANCE PLAN



* Must Extend Full Width Of Ingress And Egress Operation.

NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA–1, CA–2, CA–3 or CA–4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

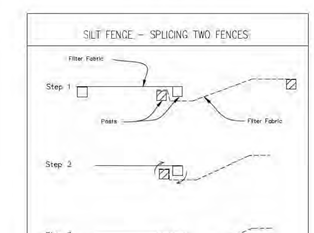
REFERENCE: Project, Designed, Checked, Approved — Date
STANDARD DWG. NO. IL-630 SHEET 2 OF 2 DATE 6-1-94



NOTES
1. Washdisg temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two–thirds full.

TEMPORARY CONCRETE WASHOUT FACILITY – EARTHEN TYPE

SILT FENCE – SPLICING TWO FENCES

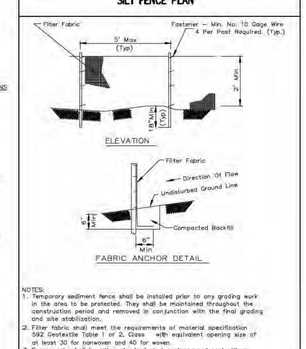


ATTACHING TWO SILT FENCES

1. Place the end post of the second fence inside the end post of the first fence.
2. Fasten both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" flap.
4. Drive both posts a minimum of 18 inches into the ground and bury the flap.
5. Compact backfill (particularly at splices) completely to prevent stormwater piping.

REFERENCE: Project, Designed, Checked, Approved — Date
STANDARD DWG. NO. ILM-620B(W) SHEET 1 OF 1 DATE 3-16-2012

SILT FENCE PLAN



NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross–sectional area of 3.0 sq. in..

REFERENCE: Project, Designed, Checked, Approved — Date
STANDARD DWG. NO. ILM-620 SHEET 1 OF 2 DATE 3-16-12

TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

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PREPARED FOR:
ALWAYS FAITHFUL PROPERTIES, LLC
[redacted]

SEMPER FI LAND SITE PLAN - 10744 US ROUTE 47 - YORKVILLE
STORM WATER POLLUTION PREVENTION PLAN

PROJECT NO. 21 493 01
SCALE: NTS
DATE: JUNE 30, 2021
SHEET NO. 4 OF 7 SHEETS

Proposed Phase I Detention Pond
100YR HWL = 662.85
100YR VOL REQ'D = 3.94 AC FT
100YR VOL PROVIDED = 3.94 AC FT

Proposed Phase II Detention Pond
100YR HWL = 663.70
100YR VOL REQ'D = 4.29 AC FT
100YR VOL PROVIDED = 4.30 AC FT

PHASE II DETENTION POND

13.785 Acres

PROPOSED 6" STORM MH
RIM = 665.67
(SEE DETAIL SHT 6)

PROPOSED INFILTRATION TRENCH
3'W x 4'D x 50'L
W/ 3"-6" STONE

PROPOSED 12" FES

PROPOSED 16 LF
12" RCP @ 0.50%

PROPOSED 20 LF
OVERFLOW WIER @ 663.70

PROPOSED 30 LF
12" RCP @ 0.50%

PROPOSED 12" FES

PROPOSED RR-4
RIP RAP

PROPOSED PL
248.00'

TWO OUTLOTS TO BE DESIGNED IN THE FUTURE WITH STORM FLOWS TO THE DETENTION POND

PROPOSED 35 L.F.
18" CMP CULVERT @ 0.80%
N INV = 665.20
S INV = 664.92

PROPOSED ASPHALT ENTRANCE
2" HMA SURFACE COURSE
4" HMA BINDER COURSE
10" AGGREGATE BASE COURSE

EXISTING 42 L.F.
24" CMP CULVERT TO REMAIN
N INV = 662.87
S INV = 662.68

CONTOURS 8:1

EXTEND EXISTING CULVERT 50 L.F.
24" CMP CULVERT @ 0.60%
N INV = 662.68
S INV = 662.38

Proposed 50' Building Setback

Existing Building To Remain

Existing Barn To Remain

Existing Conc.

PROPOSED GRAVEL

PROPOSED ASPHALT

PROPOSED FUEL ITEM

PROPOSED 8' WOOD FENCE DUMPSTER ENCLOSURE

PROPOSED LIGHT POLE

GARAGE (3 BAY)
TF = 669.60
FF = 669.10

OFFICE
TF = 669.80
FF = 668.80

SEPTIC FIELD
5,000 SQ.FT.

DRIVE THRU MAINT. BAY

NURSERY/POP HOUSE 1
FF = 670.35

NURSERY/POP HOUSE 2
FF = 670.35

PROPOSED ASPHALT DRIVE

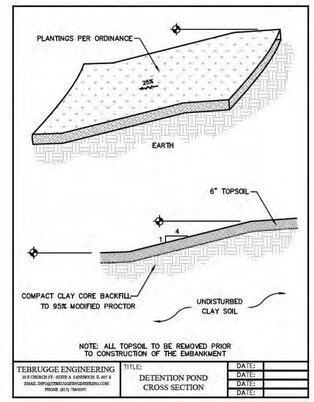
EXISTING EOP

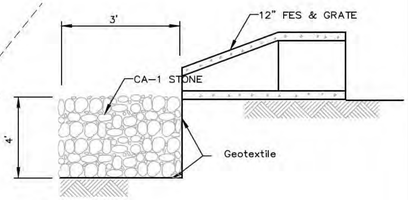
PROPOSED ASPHALT

CONTOURS 6:1

MINIMUM SWALE WIDTH ALONG WEST PROPERTY LINE TO BE 15' WIDE

ILLINOIS STATE ROUTE 47

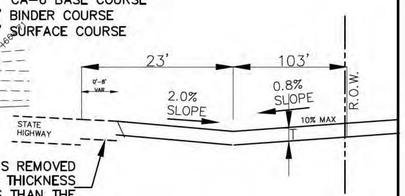




OUTFALL – INFILTRATION TRENCH DETAIL
N.T.S.

NOTES:
1. ALL ENTRANCES SHALL BE SURFACED FROM THE EDGE OF THE HIGHWAY PAVEMENT TO THE RIGHT-OF-WAY.

MIN T = 10" CA-6 BASE COURSE
4" BINDER COURSE
2" SURFACE COURSE



IF EXIST. SHLD. IS REMOVED THE PROP. ENTRANCE THICKNESS SHALL NOT BE LESS THAN THE EXIST. SHLD. THICKNESS

RURAL DRIVE SECTION
N.T.S.

QUANTITY SUMMARY	
GRAVEL	172620 S.F.
CONCRETE	1,890 S.F.
ASPHALT	11,326 S.F.

N

-40 0 40 80
SCALE IN FEET

TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

REVISIONS	NO.	DATE	NOTES
	1	10.8.21	WBK REVIEW LETTER 9.8.21
	2	4.14.23	IDOT RIGHT-OF-WAY TAKE JULY 2022 LETTER
	3	5.19.23	WBK REVIEW LETTER 5.16.23
	4	5.31.23	IDOT REVIEW LETTER 5.23.23

PREPARED FOR:
ALWAYS FAITHFUL PROPERTIES, LLC

SEMPER FI LAND SITE PLAN - 10744 US ROUTE 47 - YORKVILLE

CIVIL SITE PLAN

PROJECT NO. 21 493 01
SCALE: 1" = 40'
DATE: JUNE 30, 2021

SHEET NO. 5 OF 7 SHEETS

GENERAL CONDITIONS

1. ALL EARTHWORK, ROADWAY WORK, DRAINAGE WORK OR STORM SEWER WORK SHALL BE PERFORMED UTILIZING MATERIALS AND METHODS IN STRICT ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.

2. ALL SANITARY SEWER AND WATER MAIN WORK SHALL BE PERFORMED USING METHODS AND MATERIALS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.

3. ANY SPECIFICATIONS WHICH ARE SUPPLIED ALONG WITH THE PLANS SHALL TAKE PRECEDENCE IN THE CASE OF A CONFLICT WITH THE STANDARD SPECIFICATIONS NOTED IN ITEMS NO. 1 AND 2 ABOVE. THE ABOVE STANDARD SPECIFICATIONS & THE CONSTRUCTION PLANS ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.

4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE GOVERNING MUNICIPALITY, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS, ALONG WITH ADEQUATE TRAFFIC CONTROL MEASURES. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

7. THE UTILITY LOCATIONS, AND THE DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO INITIATING CONSTRUCTION OPERATIONS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS.

8. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE OFFICE OF J.U.L.I.E. AT 1-800-892-0123 FOR EXACT FIELD LOCATION OF ALL UNDERGROUND UTILITIES IN THE PROXIMITY OF, AND ON, THE PROJECT SITE; IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE J.U.L.I.E. SYSTEM, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THIS AND MAKE ARRANGEMENTS TO HAVE THESE UTILITIES FIELD LOCATED.

9. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR RELOCATING THESE FACILITIES AT HIS EXPENSE TO ACCOMMODATE THE NEW CONSTRUCTION.

10. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ONSITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

11. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THIS SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

12. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OF FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1926) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STELGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970(REVISED). THE CONTRACTOR, ENGINEERS, AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.

14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND ALL GOVERNING AUTHORITIES, THEIR AGENTS SUCCESSORS AND ASSIGNS FROM ANY AND ALL LIABILITY WITH RESPECT TO THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK REQUIRED ON THIS PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE WORK OF THIS CONTRACT IN A MANNER WHICH STRICTLY COMPLIES WITH ANY AND ALL PERTINENT LOCAL, STATE OR NATIONAL CONSTRUCTION AND SAFETY CODES; THE ENGINEER, OWNER, AND GOVERNING AUTHORITIES ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE BY THE CONTRACTOR WITH SAID CODES AND ASSUME NO LIABILITY FOR ACCIDENTS, INJURIES, OR DEATHS, OR CLAIMS RELATING THERETO WHICH MAY RESULT FROM LACK OF ADHERENCE TO SAID CODES.

UNDERGROUND UTILITIES

1. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME, AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6 OR CA-7) AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.

2. UNLESS OTHERWISE INDICATED ON THE PLANS, STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CULVERT PIPE OF THE CLASS AS INDICATED ON THE PLANS, AND CONFORMING TO ASTM C-76. JOINTS SHALL TYPICALLY BE A "TROWEL APPLIED" BITUMINOUS MASTIC COMPOUND IN ACCORDANCE WITH ASTM C-76 (OR C-14 AS MAY BE APPLICABLE OR RUBBER "O"-RING GASKET JOINTS CONFORMING TO ASTM C-443). LOCATIONS WHERE THE STORM SEWER CROSSES WATERMAINS AN "O"-RING JOINT IN ACCORDANCE WITH ASTM C-361 SHALL BE USED.

3. STORM SEWER MANHOLES SHALL BE PRECAST STRUCTURES, WITH THE DIAMETER DEPENDENT ON THE PIPE SIZE AND WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION STANDARDS). LIDS SHALL BE IMPRINTED "STORM SEWER". ALL FLARED END SECTIONS SHALL HAVE A FRAME & GRATE INSTALLED.

4. THESE FRAME AND GRATES FOR STORM STRUCTURES SHALL BE USED UNLESS OTHERWISE INDICATED ON THE PLAN SET. USE NEENAH R-1712 OPEN LID (OR EQUAL) IN PAVEMENT AREAS, USE NEENAH R-1772-B OPEN OR CLOSED LID (OR EQUAL) IN GRASS AREAS, USE NEENAH R-3015 (OR EQUAL) FOR B6.12 CURB AREAS, AND NEENAH R-3509 (OR EQUAL) FOR DEPRESSED CURB AREAS.

5. STRUCTURES FOR SANITARY AND STORM SEWERS AND VALVE VAULTS FOR WATER SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.

6. ALL STORM SEWERS AND WATERMAINS SHALL HAVE COMPACTED CA-7 GRANULAR BEDDING, A MINIMUM OF 4" BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH. BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE. COST FOR THE BEDDING SHALL BE INCLUDED WITH THE UNIT PRICE BID FOR THE PIPE.

7. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION FOR THE INSTALLATION OF THE SEWER OR WATER SYSTEMS. ANY DEWATERING ENCOUNTERED SHALL BE INCIDENTAL TO THE RESPECTIVE UNDERGROUND UTILITY.

8. ALL STRUCTURES SHALL HAVE A MAXIMUM OF 8" OF ADJUSTING RINGS, UNLESS OTHERWISE NOTED.

9. ALL TOP FRAMES FOR STORM AND VALVE VAULT COVERS AND B-BOXES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE UPON COMPLETION OF FINISHED GRADING AND FINAL INSPECTIONS. THIS ADJUSTMENT IS TO BE MADE BY THE UNDERGROUND CONTRACTOR AND THE COST IS TO BE INCIDENTAL. THE UNDERGROUND CONTRACTOR SHALL INSURE THAT ALL ROAD AND PAVEMENT INLETS OR STRUCTURES ARE AT FINISHED GRADE. ANY ADJUSTMENTS NECESSITATED BY THE CURB OR PAVING CONTRACTOR TO ACHIEVE FINAL RIM GRADE, RESULTING IN AN EXTRA FOR SAID ADJUSTMENTS, WILL BE CHARGED TO THE UNDERGROUND CONTRACTOR.

10. ALL FLOOR DRAINS AND FLOOR DRAIN SUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWER.

11. ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORM WATERS SHALL DISCHARGE INTO THE STORM SEWER OR ONTO THE GROUND AND BE DIRECTED TOWARDS A STORM SEWER STRUCTURE.

12. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.

13. THE CONTRACTOR SHALL INSTALL A 2"x4"x8' POST ADJACENT TO THE TERMINUS OF THE SANITARY SERVICE, WATERMAIN SERVICE, SANITARY MANHOLES, STORM STRUCTURES, AND WATER VAULTS. THE POST SHALL EXTEND A MINIMUM OF 4 FT. ABOVE THE GROUND. SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY-GREEN, WATER-BLUE, AND STORM-RED.

14. IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

EARTHWORK

1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS.

2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE.

5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.

6. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.

7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.

8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"); IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT A GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.

9. EMBANKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOIL ENGINEER.

10. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-157 (MODIFIED PROCTOR METHOD).

11. THE SUB GRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER.

12. SOIL BORING REPORTS, IF AVAILABLE, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.

13. IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

PAVING & WALKS

1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION: FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.

2. ALL PAVING AND SIDEWALK WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS (I.D.O.T.) AND PER LOCAL REGULATIONS.

3. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF THE PLAN ELEVATION. THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS, THE PAVING CONTRACTOR SHALL FINE GRADE THE SUBGRADE SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

4. THE PROPOSED PAVEMENT SHALL CONSIST OF THE SUB-BASE COURSE, BITUMINOUS AGGREGATE BASE COURSE, BITUMINOUS BINDER COURSE, AND BITUMINOUS SURFACE COURSE, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS. PRIME COAT SHALL BE APPLIED TO THE SUB-BASE COURSE AT A RATE OF 0.5 GALLONS PER SQUARE YARD. UNLESS SHOWN AS A BID ITEM, PRIME COAT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," CURRENT EDITION.

5. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC SHALL BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS LAID. AFTER INSTALLATION OF THE BINDER COURSE AND UPON INSPECTION AND APPROVAL BY GOVERNING AUTHORITY, THE PAVEMENT SHALL BE CLEANED, PRIMED AND THE SURFACE COURSE LAID. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE PAVING CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER IS NECESSARY, INCLUDING THE USE OF POWER BROOMS TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. EQUIPMENT AND MANPOWER TO CLEAN PAVEMENT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT. PRIME COAT ON THE BINDER COARSE SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.5 GALLONS PER SQUARE YARD.

6. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL DEVELOP A MINIMUM OF 3,500-PSI COMPRESSIVE STRENGTH AT 28 DAYS. CONTRACTION JOINTS SHALL BE MADE AT 5' CENTERS, AND 3/4" PRE-MOLDED FIBER EXPANSION JOINTS SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSTRUCTED OVER UTILITY TRENCHES SHALL BE REINFORCED WITH THREE NO. 5 REINFORCING BARS (10' MINIMUM LENGTH). ALL SIDEWALKS CROSSING DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK AND REINFORCED WITH 6X6 #6 WELDED WIRE MESH. ALL SIDEWALKS SHALL BE BROOM FINISHED. IF A MANHOLE FRAME FALLS WITHIN THE LIMITS OF A SIDEWALK, A BOX-OUT SECTION SHALL BE PLACED AROUND THE MANHOLE FRAME WITH A 3/4" EXPANSION JOINT.

8. BACKFILLING ALONG PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR.

9. IT SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIAL AND DEBRIS, WHICH RESULTS FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

10. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION, AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE GOVERNING MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE OWNER TO PERFORM THE REQUIRED TESTS.

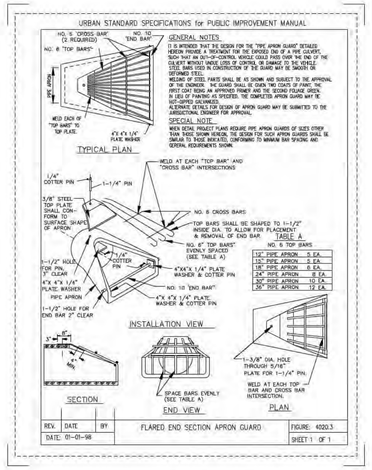
11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION T-502 OF SAME SPECIFICATIONS.

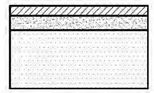
12. PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS 40 DEGREES FAHRENHEIT AND THE FORECAST CALL FOR RISING TEMPERATURES.

13. ALL EXISTING CURB AND PAVEMENT SHALL BE PROTECT DURING CONSTRUCTION. ANY DAMAGE TO THE CURB OR PAVEMENT WILL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

14. ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT, INCLUDING SIDEWALK RAMPS, MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.

ALL DISTURBED AREAS SHALL BE SEEDED WITH IDOT CLASS 1A SEEDMIX

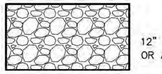




1 1/2" HMA IL-9.5, N-50 SURFACE COURSE
2 1/2" HMA IL-19, N-50 BINDER COURSE

10" AGGREGATE COURSE, TYPE A, CA-6

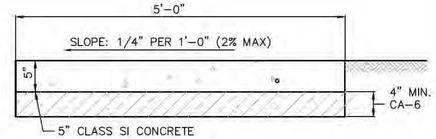
TYPICAL PAVEMENT DETAIL



12" AGGREGATE COURSE, CA-6 CRUSHED LIMESTONE OR ASPHALT GRINDINGS

GRAVEL STORAGE LOT DETAIL

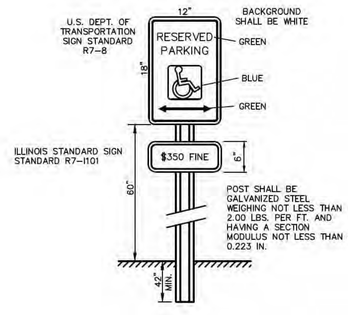
N.T.S.



NOTES:
1. INSTALL TOOL JOINTS EVERY 5' CONCRETE TO BE 6" THICK AT DRIVEWAYS.
2. ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT, INCLUDING SIDEWALK RAMPS, MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.

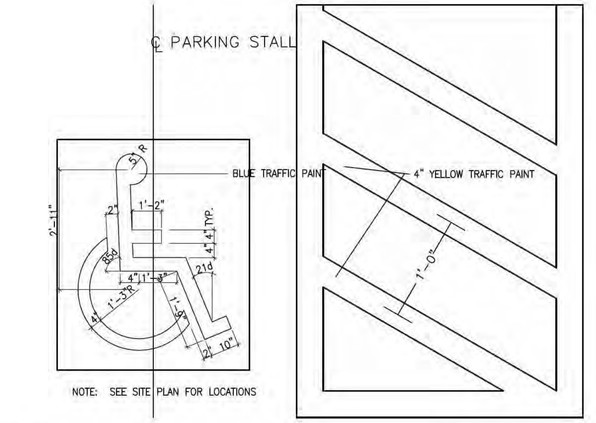
SIDEWALK

N.T.S.



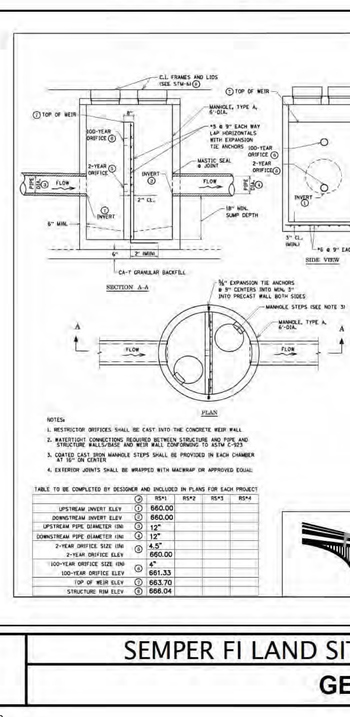
LOCATE SIGN AT EACH END OF HANDICAP PARKING AREA, 2 FT. FROM EDGE OF PAVEMENT

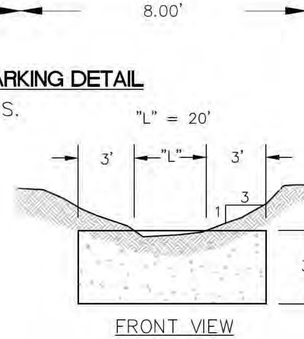
HANDICAP PARKING SIGN



HANDICAPPED PARKING DETAIL

N.T.S.





NOTE:
"L" IS SIZED TO PASS 100 YR EVENT WITH ONE FOOT DEPTH OF WATER

CONCRETE OVERFLOW DETAIL

N.T.S.

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410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

REVISIONS NO.	DATE	NOTES
1	10.8.21	WBK REVIEW LETTER 9.8.21
2	4.14.23	IDOT RIGHT-OF-WAY TAKE JULY 2022 LETTER
3	5.19.23	WBK REVIEW LETTER 5.16.23
4	5.31.23	IDOT REVIEW LETTER 5.23.23

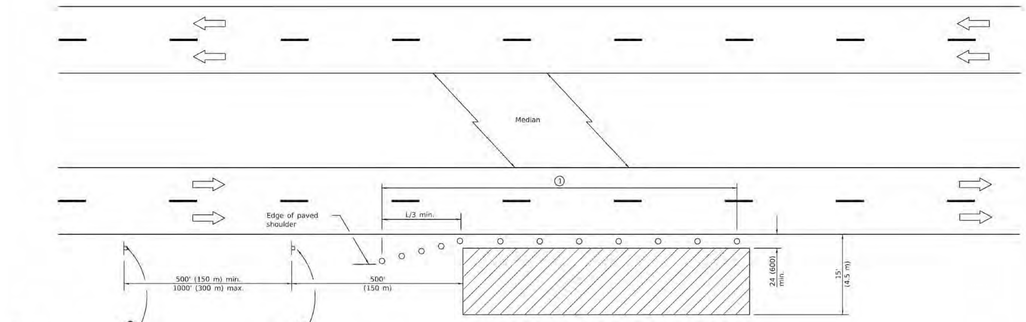
PREPARED FOR:
ALWAYS FAITHFUL PROPERTIES, LLC

SEMPER FI LAND SITE PLAN - 10744 US ROUTE 47 - YORKVILLE

GENERAL NOTES & DETAILS

PROJECT NO. 21 493 01
SCALE: NTS
DATE: JUNE 30, 2021

SHEET NO. 6 OF 7 SHEETS



GENERAL NOTES

This Standard is used where any vehicles, equipment, workers or their activities will encroach in the area 15' (4.5 m) to 24 (600) from the edge of pavement.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

All dimensions are in inches (millimeters) unless otherwise shown.

TYPICAL APPLICATIONS

Utility operations
Culvert extensions
Side slope changes
Guardrail installation and maintenance
Delineator installation
Landscaping operations
Shoulder repair
Sign installation and maintenance

① When the work operation exceeds one hour, cones, drums or barricades shall be placed at 25' (8 m) centers for L/3 distance, and at 50' (15 m) centers through the remainder of the work area.

SYMBOLS

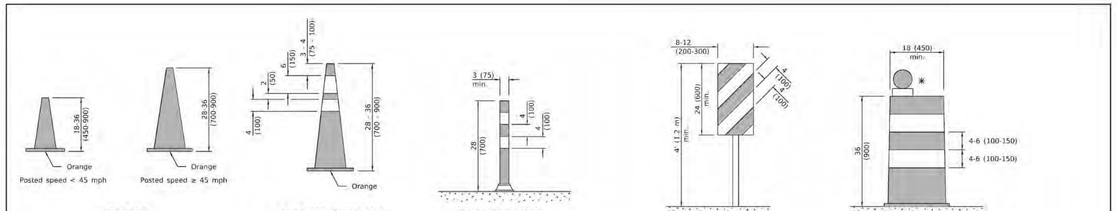
Work area
Sign
Cone, drum or barricade

Illinois Department of Transportation
PASSED April 3, 2016 — ENGINEER OF SAFETY ENGINEERING
APPROVED April 3, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT
(A.F.I. COPIES)

DATE	REVISIONS
4-1-16	Corrected typo in title.
1-1-14	Revised workers sign
	number to agree with
	current MUTCD.

OFF-RD OPERATIONS, MULTILANE, 15' (4.5 m) TO 24" (600 mm) FROM PAVEMENT EDGE

STANDARD 701101-05



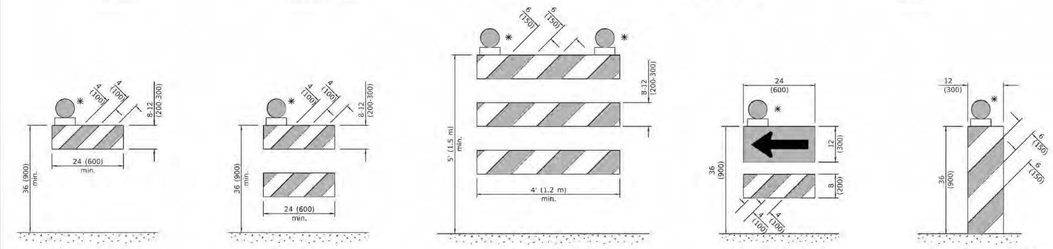
CONE FOR DAYTIME

REFLECTORIZED CONE FOR NIGHTTIME

TUBULAR MARKER

VERTICAL PANEL POST MOUNTED

DRUM



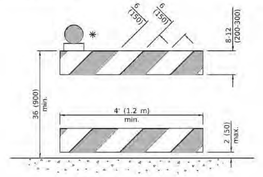
TYPE I BARRICADE

TYPE II BARRICADE

TYPE III BARRICADE

DIRECTION INDICATOR BARRICADE

VERTICAL BARRICADE



DETECTABLE PEDESTRIAN CHANNELIZING BARRICADE

* Warning lights (if required)

GENERAL NOTES

All heights shown shall be measured above the pavement surface.

All dimensions are in inches (millimeters) unless otherwise shown.

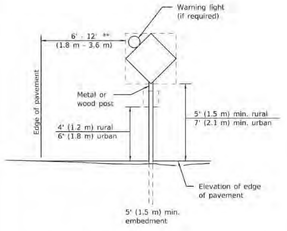
Illinois Department of Transportation
PASSED January 1, 2018 — ENGINEER OF OPERATIONS
APPROVED January 1, 2018 — ENGINEER OF DESIGN AND ENVIRONMENT
(A.F.I. COPIES)

DATE	REVISIONS
1-1-18	Revised END WORK ZONE
	SPEED LIMIT sign from
	orange to white background.
1-1-17	Changed FLEXIBLE DELINEATOR
	to TUBULAR MARKER.

TRAFFIC CONTROL DEVICES

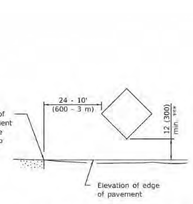
(Sheet 1 of 3)

STANDARD 701901-07



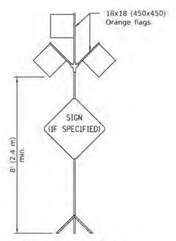
POST MOUNTED SIGNS

** When curb or paved shoulder are present this dimension shall be 24 (600) to the face of curb or 6' (1.8 m) to the outside edge of the paved shoulder.



SIGNS ON TEMPORARY SUPPORTS

*** When work operations exceed four days, this dimension shall be 5' (1.5 m) min. If located behind other devices, the height shall be sufficient to be seen completely above the devices.



HIGH LEVEL WARNING DEVICE

ROAD CONSTRUCTION NEXT X MILES	END CONSTRUCTION
G20-1104(0)-6036	G20-1105(0)-6024

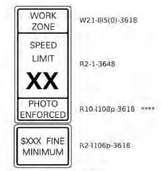
This signing is required for all projects 2 miles (3200 m) or more in length.

ROAD CONSTRUCTION NEXT X MILES sign shall be placed 500' (150 m) in advance of project limits.

END CONSTRUCTION sign shall be erected at the end of the job unless another job is within 2 miles (3200 m).

Dual sign displays shall be utilized on multi-lane highways.

WORK LIMIT SIGNING



W21-1105(0)-3618
R2-1-3648
R10-1108p-3618 ****
R2-1106p-3618

Sign assembly as shown on Standards or as allowed by District Operations.

END WORK ZONE SPEED LIMIT G20-1103-6036

This sign shall be used when the above sign assembly is used.

HIGHWAY CONSTRUCTION SPEED ZONE SIGNS

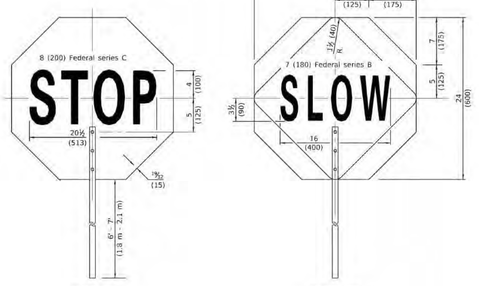
**** R10-1108p shall only be used along roadways under the jurisdiction of the State.



W12-1103-4848

WIDTH RESTRICTION SIGN

XX'-XX" width and X miles are variable.



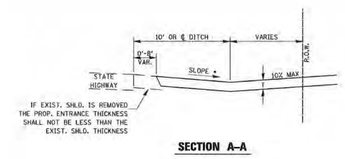
FLAGGER TRAFFIC CONTROL SIGN

Illinois Department of Transportation
PASSED January 1, 2018 — ENGINEER OF OPERATIONS
APPROVED January 1, 2018 — ENGINEER OF DESIGN AND ENVIRONMENT
(A.F.I. COPIES)

TRAFFIC CONTROL DEVICES

(Sheet 2 of 3)

STANDARD 701901-07



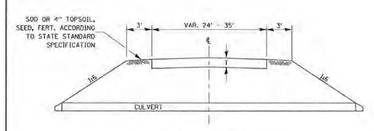
SECTION A–A

MIN. T = 6" P.C.C. REINFORCED CONCRETE W/ WIRE MESH (NO SEMI-TRUCKS)
8" P.C.C. REINFORCED CONCRETE W/ WIRE MESH (SEMI-TRUCK TRAFFIC)
HMA: USE PAVEMENT DESIGN FROM MODIFIED AASHTO DESIGN POLICY OF BDE CHAPTER 54 TYPICAL T:
OR 11" HMA (SEMI-TRUCK TRAFFIC)
2" HMA WITH 8" AGG. BASE CSE, (CA-6) (PASSENGER VEHICLE & SINGLE UNIT TRUCKS)

• SLOPE AWAY FROM HIGHWAY SURFACE AT 1.5% MINIMUM TO 10% MAXIMUM FOR A DISTANCE OF 10' OR TO CENTERLINE OF DITCH.

NOTES:
1.) ALL ENTRANCES SHALL BE SURFACED FROM THE EDGE OF THE HIGHWAY PAVEMENT TO THE RIGHT OF WAY LINE.

2.) SEE "ACCESS TO STATE HIGHWAYS" FOR OTHER OPTIONS ! GAS STATION ENTRANCES, ENTRANCES AT ANGLES, HIGH VOLUME GENERATORS, ETC.)



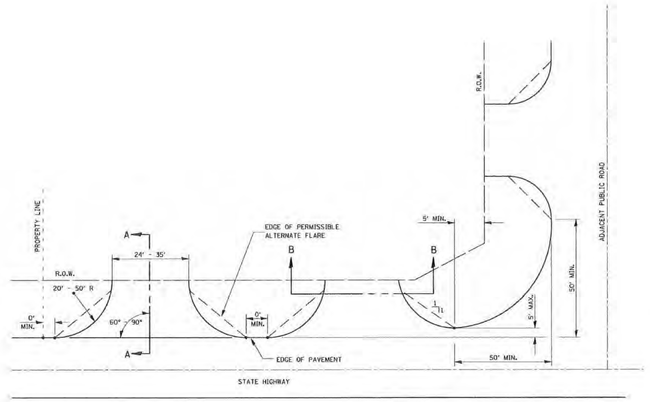
SECTION B–B

NOTES:
1.) MINIMUM ENTRANCE CULVERT SIZE IS 15" AND END SECTIONS ARE REQUIRED.

2.) SIZE ALL CULVERTS APPROPRIATELY FOR THE DRAINAGE AREA IN ACCORDANCE WITH IDOT DRAINAGE MANUAL.

3.) SUBMIT DRAINAGE DESIGN CALCULATIONS FOR ALL PROPOSED STORM SEWER, INLETS, ETC. LOCATED ON STATE ROW.

4.) SUBMIT DRAINAGE CALCULATIONS IF CONNECTING TO ANY DEPARTMENT STORM SEWER, DITCH, ETC.



TYPICAL COMMERCIAL – RURAL

FILE NAME = c:\pw_work\d1\d0823006\Project\Sheets\d0823006sht_IDOTdetails.dgn	USER NAME = vanessawalter	DESIGNED -	REVISED -
		DRAWN -	REVISED -
	PLOT SCALE = 100.0000 ' / IN.	CHECKED -	REVISED -
	PLOT DATE = Nov 06, 2019 - 09:40:01 AM	DATE -	REVISED -

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

DISTRICT 3 ACCESS POLICY
COMMERCIAL RURAL
SCALE: | SHEET NO. OF SHEETS | STA. | TO STA.

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		CONTRACT NO.		
		ILLINOIS FED. AID PROJECT		

TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

REVISIONS NO.	DATE	NOTES
1	10.8.21	WBK REVIEW LETTER 9.8.21
2	4.14.23	IDOT RIGHT-OF-WAY TAKE JULY 2022 LETTER
3	5.19.23	WBK REVIEW LETTER 5.16.23
4	5.31.23	IDOT REVIEW LETTER 5.23.23

PREPARED FOR:
ALWAYS FAITHFUL PROPERTIES, LLC
[redacted]

SEMPER FI LAND SITE PLAN - 10744 US ROUTE 47 - YORKVILLE

IDOT DETAILS

PROJECT NO. 21 493 01
SCALE: NTS
DATE: JUNE 30, 2021

SHEET NO. 7 OF 7 SHEETS

PROPOSED LANDSCAPING MATERIAL

DESCRIPTION:		UNIT OF MEASURE	QTY
DECIDUOUS TREES			
RED SUNSET MAPLE	ACER REBRUM	2 1/2"	3
SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS	2 1/2"	2
DECIDUOUS SHRUBS			
ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS	24"	9
DOUBLE KNOCKOUT ROSE	ROSA RADTKO	24"	29
BLUE MUFFIN VIBURNUM	VIBURNUM DE DENTATUM	24"	13
ALPINE CURRANT	RIBES ALPINUM	24"	10
POND SEEDING			
DRY MESIC PRAIRIE MIX	2.0 AC +/-		

ILLINOIS STATE ROUTE 47

SCALE IN FEET

TEBRUGGE ENGINEERING 410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548 PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM	PREPARED FOR: ALWAYS FAITHFUL PROPERTIES, LLC	SEMPER FI LAND SITE PLAN - 10744 US ROUTE 47 - YORKVILLE **LANDSCAPE PLAN**

REVISIONS	NO.	DATE	NOTES
	1	10.8.21	WBK REVIEW LETTER 9.8.21
	2	4.14.23	IDOT RIGHT-OF-WAY TAKE JULY 2022 LETTER

PROJECT NO.	21 493 01
SCALE:	1" = 40'
DATE:	JUNE 30, 2021
SHEET NO.	1
	OF 2 SHEETS

LANDSCAPE NOTES

PART 1 – GENERAL

1.01 DESCRIPTION

A. PROVIDE TURF, TREES, SHRUBS, AND GROUNDCOVER AS SHOWN AND SPECIFIED. THE WORK INCLUDES:
   1. SOIL PREPARATION
   2. FERTILIZATION
   3. SEEDING
   4. TREES, SHRUBS, AND GROUNDCOVERS
   5. MULCH AND PLANT ACCESSORIES
   6. MAINTENANCE AND GUARANTEE
   7. CLEANING UP WORK AREAS

1.02 QUALITY ASSURANCE

A. COMPLY WITH APPLICABLE LOCAL REGULATIONS.
B. SOD: COMPLY WITH AMERICAN SOD PRODUCERS ASSOCIATION (ASPA) CLASSES OF SOD MATERIAL.
C. PLANT NAMES INDICATED COMPLY WITH "STANDARD PLANT NAMES" AS ADOPTED BY THE LATEST EDITION OF THE AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE. NAMES OF VARIETIES NOT LISTED CONFORM GENERALLY WITH NAMES ACCEPTED BY THE NURSERY TRADE. PROVIDE STOCK TRUE TO BOTANICAL NAME AND LEGALLY TAGGED.
D. COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK". A PLANT SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION.
E. ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS.

1.03 SUBMITTALS

A. SEED: SUBMIT SEED VENDOR'S CERTIFICATION FOR REQUIRED GRASS SEED MIXTURE, INDICATING PERCENTAGE BY WEIGHT, AND PERCENTAGES OF PURITY, GERMINATION, AND WEED SEED FOR EACH GRASS SPECIES.
B. SOD: SUBMIT SOD GROWER'S CERTIFICATION OF GRASS SPECIES. IDENTIFY SOURCE.
C. MULCH
D. STRAW BLANKET

1.04 DELIVERY, STORAGE, AND HANDLING

A. SEED: DELIVER SEED AND FERTILIZE MATERIALS IN ORIGINAL UNOPENED CONTAINERS, SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION.
B. SOD: DELIVER AND INSTALL SOD CUT WITHIN 48–HOUR PERIOD.
C. DELIVER FERTILIZER MATERIALS IN ORIGINAL, UNOPENED, AND UNDAMAGED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION.
D. TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FALLS TO MEET THE HIGHEST STANDARDS WILL BE REJECTED. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY. INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK AND ON ARRIVAL; THE CERTIFICATE SHALL BE FILLED WITH THE LANDSCAPE ARCHITECT. PROTECT ALL PLANTS FROM DYING OUT. IF PLANTS CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, PROPERLY PROTECT THEM WITH SOIL, OR MULCH. WATER HEELED–IN PLANTINGS REGULARLY.
E. COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH A PROTECTIVE COVERING TO PREVENT WINDBURN, WHEN IN LEAF.

1.05 PROJECT CONDITIONS

A. CONFIRM THAT THE QUALITY AND DEPTH OF TOPSOIL IS SATISFACTORY PRIOR TO BEGINNING FINE GRADING.
B. FINE GRADING MUST BE APPROVED BY OWNER PRIOR TO START OF SEEDING OR SODDING.
C. PERFORM GRASSING WORK ONLY AFTER PLANTING AND OTHER WORK AFFECTING GROUND SURFACE HAS BEEN COMPLETED.
D. INSTALL SEED UNDER FAVORABLE WEATHER CONDITIONS UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. THE GENERALLY ACCEPTED TIMES FOR SEEDING ARE:

   SPRING – APRIL 1ST TO MAY 31ST
   FALL – AUGUST 15TH TO SEPTEMBER 30TH

1.06 GUARANTEE

A. GUARANTEE ALL WORK FOR ONE YEAR FOLLOWING THE DATE OF INSTALLATION.
B. AT THE END OF THE GUARANTEE PERIOD, RESEED AND RESOD AREAS WITH SPECIFIED MATERIALS, WHICH FAIL TO PROVIDE A UNIFORM STAND OF GRASS.
C. REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE DEAD OR, AS DETERMINED BY THE LANDSCAPE ARCHITECT, ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION.
D. GURANTEE SHALL NOT INCLUDE DAMAGE OR LOSS OF TREES, PLANTS, GROUNDCOVERS, OR TURF CAUSED BY FIRES, FLOODS, FREEZING RAINS, LIGHTNING STORMS, OR WINDS OVER 75 MILES PER HOUR, WINTER KILL CAUSED BY EXTREME COLD AND SEVERE WINTER CONDITIONS NOT TYPICAL OF PLANTING AREA; OR ACT OF VANDALISM.

PART 2 – PRODUCTS

2.01 MATERIALS

A. SEED/SOD FERTILIZER:
   1. GRANULAR, 10–10–10. ALL PURPOSE AT A RATE OF 1LBS N–P–K PER 1,000 S.F.
B. PLANT FERTILIZER:
   1. PROVIDE A GRANULAR COMMERCIAL FERTILIZER WITH AN ANALYSIS OF 10–10–10.
C. SEED:
   1. LAWN SEED: FRESH, CLEAN SEED FROM MOST RECENTLY HARVESTED CROP WHICH COMPLIES WITH ALL LOCAL, STATE, AND FEDERAL SEED AND WEED LAWS IS FREE FROM POA ANNUAL, BENT GRASS AND NOXIOUS WEEDS.
   2. BLEND: PERCENT BY WEIGHT:

   FIELD OF DREAMS RESEEDER MIX, (AS AVAILABLE FROM NATURAL SEED, DOWNERS GROVE, IL)

   2 – NAMED KENTUCKY BLUE GRASSES 50%
   2 – NAMED TURF TYPE PERENNIAL GRASSES 50%

   3. BOTTOM OF STORM WATER MANAGEMENT BASINS TO BE OVER SEEDED WITH RED TOP SEED AT A RATE OF 50 LBS PER ACRE.
D. PLANTS: PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL, DENSELY DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, PLANTS FREE FROM DEFECTS, SUN SCALD INJURIES, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION. ALL PLANTS SHALL HAVE A FULL DEVELOPMENT FORM.
   1. DIG BALLED AND BURLAPPED PLANTS WITH FIRM, NATURAL BALLS OR EARTH. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK".
   2. PROVIDE SHADE AND EVERGREEN TREE SPECIES WITH A SINGLE MAIN TRUNK UNLESS OTHERWISE SPECIFIED OR ACCEPTED.
   3. PROVIDE PLANTS MATCHED IN FORM WHEN ARRANGED IN GROUPS.
   4. PROVIDE EVERGREEN TREES BRANCHED TO THE GROUND UNLESS OTHERWISE SPECIFIED OR ACCEPTED.
   5. PROVIDE SHRUBS AND SMALL PLANTS MEETING THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT LIST.
      5.a. THE MEASUREMENTS FOR HEIGHT SHALL BE TAKEN FROM THE GROUND LEVEL TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT AND NOT THE LONGEST BRANCH.

PART 3 – EXECUTION

3.01 INSPECTION

A. EXAMINE FINISH SURFACE GRADES, TOPSOIL QUALITY, DEPTH, AND CONDITIONS OF INSTALLATIONS.

3.02 PREPARATION

A. LOOSEN TOPSOIL OF LAWN AREAS TO MINIMUM DEPTH OF 2". REMOVE STONES OVER 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND EXTRANEOUS MATTER.
B. GRADE LAWN AREAS TO SMOOTH, FREE DRAINING AND EVEN SURFACE WITH A LOOSE, UNIFORMLY FINE TEXTURE. MECHANICALLY OR MANUALLY RAKE; REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO DRAIN.
C. RESTORE PREPARED AREAS TO SPECIFIED CONDIOTION IF ERODED, SETTLED, OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO SEEDING OR SODDING.
D. TIME OF PLANTING:
   1. EVERGREEN MATERIAL; PLANT EVERGREEN MATERIALS BETWEEN SEPTEMBER 2ND AND NOVEMBER 1ST OR IN SPRING BEFORE NEW GROWTH BEGINS
   2. DECIDUOUS MATERIAL; PLANT DECIDUOUS MATERIALS IN A DORMANT CONDITION OR PRE–DIG AND HEAL UNTIL SITE IS READY.
E. LOCATE PLANTS AS INDICATED AND APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
F. ROTOTILL ALL GROUNDCOVER BEDS.
G. PROVIDE SHRUB PITS AT LEAST 8" GREATER THAN THE DIAMETER OF THE ROOT SYSTEM AND 12" GREATER FOR TREES.

3.03 SEED INSTALLATION

A. TURF AREAS;
   1. SEED IMMEDIATELY AFTER PREPARATION OF BED.
   2. PERFORM SEEDING OPERATIONS WHEN THE SOIL IS DRY AND WHEN WINDS DO NOT EXCEED 20 MILES PER HOUR VELOCITY.
   3. SOW SEED AT 300 LBS. PER ACRE.
      3.a. CONVENTIONAL SEEDING:
         3.a.1. APPLY SEED WITH A ROTARY OR DROP TYPE DISTRIBUTOR. SEED EVENLY.
         3.a.2. AFTER SEEDING, RAKE SOIL SURFACE LIGHTLY TO INCORPORATE SEED.
   4. WITHIN 24 HOURS, PLACE STRAW BLANKET OVER ALL SEEDED AREAS. PLACE BLANKET PERPENDICULAR TO CONTOUR LINES AND FASTEN IN PLACE PER MANUFACTURES RECOMMENDATIONS.

3.04 PLANT INSTALLATION

A. TREES AND SHRUBS:
   1. SET PLANT MATERIAL IN THE PLANTING PIT TO PROPER GRADE AND ALIGNMENT. DO NOT FILL AROUND TRUNKS OR STEMS.
   2. AFTER BALLED OR BURLAPPED PLANTS ARE SET, FILL ALL VOIDS.
   3. MIX APPROVED COMMERCIAL FERTILIZER AT 10 LBS. PER CUBIC YARD OF BACKFILL.
B. GROUNDCOVERS:
   1. WHERE GROUNDCOVERS ARE SPECIFIED ON THE PLANS, ROTOTILL ENTIRE PLANT BED TO 6" DEPTH USING AMENDED TOPSOIL. INCORPORATE COMMERCIAL 10–10–10 FERTILIZER INTO PREPARED SOIL MIXTURE AT AN APPROPRIATE RATE OF 1 LB. PER SQUARE YARD.
C. MULCHING:
   1. MULCH TREE AND SHRUB PLANTING PITS AND SHRUB BEDS WITH REQUIRED MULCHING MATERIAL 3" DEEP IMMEDIATELY AFTER PLANTING. THOROUGHLY WATER MULCHED AREAS. AFTER WATERING, RAKE MULCH TO PROVIDE A UNIFORM FINISHED SURFACE.
D. WRAPPING:
   1. INSPECT TREES FOR INJURY TO TRUNKS, EVIDENCE OF INSECT INFESTATIONS, AND IMPROPER PRUNING BEFORE WRAPPING.
   2. WRAP TRUNKS OF ALL TREES SPIRALLY FROM BOTTOM TO TOP WITH SPECIFIED TREE WRAP AND SECURE IN PLACE. WRAPPING IS AT THE DISCRETION OF THE CONTRACTOR.
E. PRUNING:
   1. PRUNE BRANCHES OF DECIDUOUS STOCK, AFTER PLANTING, TO PRESERVE THE NATURAL CHARACTER APPROPRIATE TO THE PARTICULAR PLANT REQUIREMENTS. IN GENERAL, REMOVE APPROXIMATELY ⅓ OF THE LEAF BEARING BUDS. REMOVE OR CUT BACK BROKEN, DAMAGED, AND UNSYMMETRICAL GROWTH OF NEW WOOD.
   2. MULTIPLE LEADER PLANTS: PRESERVE THE LEADER WHICH WILL BEST PROMOTE THE SYMMETRY OF THE PLANT. CUT BRANCHES FLUSH WITH THE TRUNK OR MAIN BRANCH, AT DIAMETER OF THE SUPPORTING BRANCH. MAKE CUT ON AN ANGLE.
   3. PRUNE EVERGREENS ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.

3.05 FINAL COMPLETION, INSPECTION, AND ACCEPTANCE

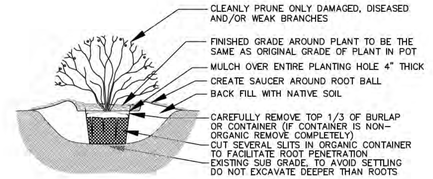
A. UPON COMPLETION INSPECTION OF ALL WORK WILL BE MADE BY THE OWNER OR HIS REPRESENTATIVE. AT THAT TIME IF ALL WORK IS SATISFACTORY, THAT WILL CONSTITUTE FINAL ACCEPTANCE.
B. SEEDED AREAS WILL BE INSPECTED AT COMPLETION OF THE INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS.
   1. SEEDED AREAS WILL BE ACCEPTABLE PROVIDED ALL REQUIREMENTS, HAVE BEEN COMPLIED WITH.
   2. NO SEEDED AREAS SHALL HAVE BARE SPOTS OR UNACCEPTABLE COVER TOTALING MORE THAN 2% OF THE INDIVIDUAL AREAS, IN AREAS REQUESTED TO BE INSPECTED.
C. INSPECTION OF ALL WORK SHALL BE MADE UPON REQUEST OF CONTRACTOR. AT THAT TIME, IF ALL WORK IS SATISFACTORY, THAT WILL CONSTITUTE FINAL ACCEPTANCE.
D. PLANTS THAT HAVE DIED OR ARE IN UNHEALTHY OR BADLY IMPAIRED CONDITION UPON INSPECTION SHALL BE TREATED OR REPLACED AT NO ADDITIONAL COST TO OWNER.
E. REPLACE REJECTED PLANTS IN THE SEASON THAT IS MOST FAVORABLE FOR RESETTING KINDS OF PLANTS REQUIRED.

3.06 CLEANING

A. PERFORM CLEANING DURING INSTALLATION OF THE WORK AND UPON COMPLETION OF THE WORK. REMOVE FROM SITES ALL EXCESS MATERIALS, SOIL, DEBRIS, AND EQUIPMENT.

4.01 MISC. NOTES

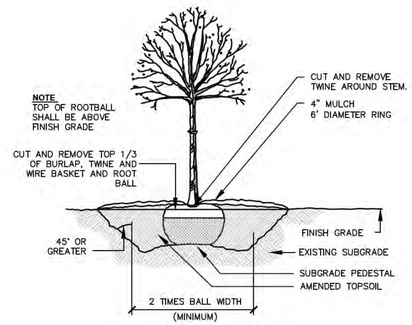
A. ALL GRADES TO BE ESTABLISHED TO MEET ENGINEERING DRAWINGS BY OTHERS.
B. BASIN BOTTOMS SEED, BLOW WITH STRAW MULCH AND CRIMP STRAW IN PLACE, AS NOTED ON PLANS.
C. SEED AND INSTALL STRAW BLANKET ALL OTHER TURF AREAS.
D. ALL DISTURBED AREAS THAT ARE NOT MULCHED SHALL BE SEEDED.



NOTES:

1. WATER THOROUGHLY AFTER INSTALLATION.
2. USE EXISTING SOIL AS BACK FILL. IF DIRECTED BY OWNER, AMEND WITH 1/3 COMPOST.
3. ALL SHRUBS TO BE MULCH OVER ENTIRE PLANTING HOLE

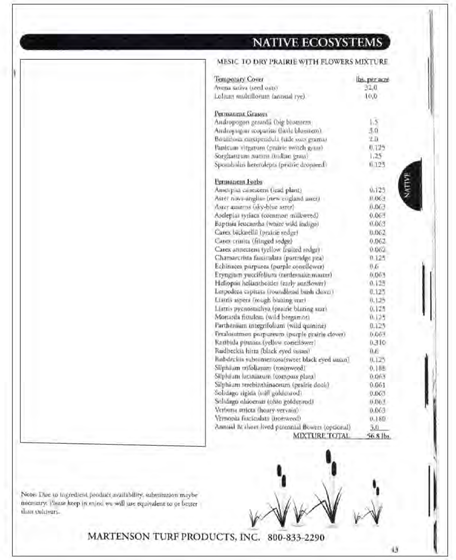
SHRUB DETAIL – CONTAINER OR B&B



TREE DETAIL
N.T.S.

DETENTION POND SHALL HAVE 6" OF PULVERIZED TOPSOIL AND INSTALL DRY MESIC PRAIRIE MIX & EROSION CONTROL BLANKET UP TO THE HIGH WATER LINE

ALL DISTURBED AREAS THAT ARE NOT BEING MULCHED SHALL RECEIVE A MINIMUM OF 6" OF PULVERIZED TOP SOIL & BE SEEDED


NATIVE ECOSYSTEMS

MESIC TO DRY PRAIRIE WITH FLOWERS MIXTURE

	lbs. per acre
Temporary Cover	
Avena sativa (seed oats)	24.0
Lolium multiflorum (annual rye)	10.0
Permanent Grasses	
Andropogon gerardii (big bluestem	1.5
Andropogon scoparius (little bluestem)	3.0
Bouteloua curtipendula (side oats grama)	2.0
Panicum virgatum (prairie switch grass)	0.125
Sorghastrum nutans (indian grass)	1.25
Sporobolus heterolepis (prairie dropseed)	0.125
Permanent Forbs	
Asclepias syriaca (seed plant)	0.125
Aster novae-angliae (new england aster)	0.063
Aster oolentus (skyblue aster)	0.063
Asclepias tuberosa (butterfly weed)	0.063
Baptisia leucantha (white wild indigo)	0.063
Carex bicknellii (prairie sedge)	0.062
Carex crinita (fringed sedge)	0.062
Carex stricta (tussock sedge)	0.062
Chamaecrista fasciculata (partridge pea)	0.125
Echinacea purpurea (purple coneflower)	0.6
Eryngium yuccifolium (rattlesnake master)	0.063
Helianthus helianthoides (sawtooth sunflower)	0.125
Lespedeza capitata (roundhead bush clover)	0.125
Liatris aspera (rough blazing star)	0.125
Liatris pycnostachya (prairie blazing star)	0.125
Monarda fistulosa (wild bergamot)	0.125
Parthenium integrifolium (wild quinine)	0.125
Pycnanthemum pycnanthemum (purple prairie clover)	0.603
Ratibida pinnata (yellow coneflower)	0.250
Rudbeckia hirta (black eyed susan)	0.6
Rudbeckia subtomentosa(sweet black eyed susan)	0.125
Silphium rotilobum (compassweed)	0.188
Silphium terebinthinaceum (prairie dock)	0.063
Silphium trifoliatum (whorled rosinweed)	0.063
Solidago rigida (stiff goldenrod)	0.063
Solidago speciosa (showy goldenrod)	0.063
Verbena stricta (hoary vervain)	0.063
Vernonia fasciculata (ironweed)	0.188
Annual & short lived perennial flowers (optional)	3.0
MIXTURE TOTAL	56.8 lbs.

Note: Due to ingredient product availability, substitutions maybe necessary. Please keep in mind we will use equivalent or better than universals.

MARTENSON TURF PRODUCTS, INC. 800-833-2290

43

For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.

TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

REVISIONS	NO.	DATE	NOTES
	1	10.8.21	WBK REVIEW LETTER 9.8.21
	2	4.14.23	IDOT RIGHT-OF-WAY TAKE JULY 2022 LETTER

PREPARED FOR:
ALWAYS FAITHFUL PROPERTIES, LLC

SEMPER FI LAND SITE PLAN - 10744 US ROUTE 47 - YORKVILLE

LANDSCAPE DETAILS

PROJECT NO. 21 493 01
SCALE: NTS
DATE: JUNE 30, 2021

SHEET NO. 2 OF 2 SHEETS

Matt Asselmeier

From: Daniel J Kramer <[redacted]
Sent: Tuesday, July 23, 2024 11:15 AM
To: Matt Asselmeier; Seth Wormley; Christina Burns; Ruben Rodriguez
Subject: RE: [External]Always Faithful Landscape Special Use

In an abundance of caution for both please.

Very Truly Yours,

Daniel J. Kramer
Attorney at Law
1107A S. Bridge Street
Yorkville, IL. 60560
Phone-630.553.9500
Fax-630.553.5764

NOTICE: This communication is covered by the Electronic Communications Privacy Act found at 18 USC 2510 et. seq. and is intended to remain confidential and is subject to the applicable attorney/client and or work product privileges. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and all attachments. Do not deliver, distribute or copy this message and/or any attachments and do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments if you are not the intended recipient.

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Tuesday, July 23, 2024 9:37 AM
To: Daniel J Kramer <[redacted]>; Seth Wormley <swormley@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>; Ruben Rodriguez <rrodriguez@kendallcountyil.gov>
Subject: RE: [External]Always Faithful Landscape Special Use

Dan:

For this request, do you want the extension to apply only to the landscaping or to both the landscaping and building installation?

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

Law Offices
of

Daniel J. Kramer

1107A S. Bridge Street
Yorkville, Illinois 60560
630-553-9500
Fax: 630-553-5764

Kelly A. Helland
D.J. Kramer

July 22, 2024

Matt Asselmeier
masselmeier@co.kendall.il.us

Seth Wormley
swormley@kendallcountyil.gov

Christina Burns
cburns@kendallcountyil.gov

Reuben Rodriguez
rrodriguez@kendallcountyil.gov

RE: Always Faithful Landscape Special Use

To All:

Please be advised that Robert R. Velazquez has placed the order for His Building, and is currently performing grading and site work at the site. He expects that there will be several months of construction on the Site which will interfere with placing the Landscaping.

He asks that We extend the Landscaping deadline to May 1 of 2025 in an abundance of caution.

Please take this as Our request to the Kendall County Planning, Building and Zoning Committee to extend the Landscaping completion date to May 1, 2025.

Very truly yours,

[redacted]

Daniel J. Kramer
Attorney at Law

DJK:rg

Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 9/9/2024

Subject: Stormwater Ordinance Violation at 7821 Route 71

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

Request for Guidance Regarding a Stormwater Management Ordinance Violation at 7821 Route 71, Yorkville (PINs: 02-35-151-017 and 02-34-279-001) in Oswego Township; Committee Could Issue Additional Citations

Previous Board/Committee Review:

N/A

Fiscal impact:

N/A

Background and Discussion:

In November 2023, the County issued a warning notice to the owners of subject property for disturbing more than one (1) acre of ground without a permit as required by the Kendall County Stormwater Management Ordinance.

The matter was not remedied, the court found the property owners guilty, and placed a lien of Eighteen Thousand, One Hundred Dollars ($18,100) on the property in June 2024.

In July 2024, the owners submitted an application for a stormwater permit. WBK Engineering submitted the attached response letter requesting additional information. WBK Engineering also performed an inspection at the property at the end of July; the letter to the owner is attached. To date, the property owners have not responded to WBK Engineering's request for more information and clarification of site work.

Also, as of the date of this memo, the first installment of the taxes on one (1) of the parcels remains unpaid.

Staff is requesting guidance on next steps. In the past, specifically in the case involving 1038 Harvey Road, the County issued additional citations.

Staff Recommendation:

Issue Additional Citations (Specifically Disturbing More Than One (1) Acre of Ground Without a Permit)

Attachments:

July 25, 2024, Letter from WBK

July 31, 2024, Letter from WBK

July 25, 2024

Mr. Matt Asselmeier
Kendall County Planning, Building, & Zoning
111 West Fox Street
Yorkville, IL 60560-1498

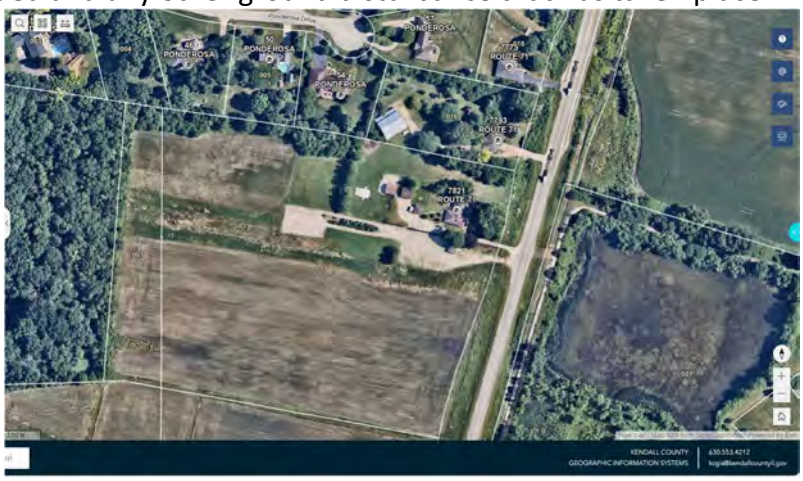
Subject: 7821 Rte 71- WBK Project 19-102.CE

Dear Mr. Asselmeier:
We have received and reviewed the following information for the subject project:

- Stormwater Permit Application prepared by Chris Rosier dated July 8, 2024 and received July 15, 2024.
- Boundary Survey prepared by R B & Associates dated May 9, 2023 and received July 14, 2024.

The following comments require resolution prior to plan approval and our recommendation for issuance of a stormwater permit.

1. The survey submitted does not match aerial photos of ground disturbance, specifically the addition of gravel for parking and driveways. Provide a clear exhibit which depicts gravel added and any other ground disturbance that has taken place.



2. Provide a specific outline of what was added and a measurement in square feet of the area on the submittal.

With that information we will perform a field visit to verify the condition of the site as well as confirm the general limits depicted. If additional information is needed we will advise you accordingly.

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]

G

WBK Engineering, LLC

WBK ENGINEERING

July 31, 2024

Mr. Christopher Rossier
[redacted]

Subject: 7821 Rt 71 Site Visit
Kendall County (WBK Project 19-102.CE)

Dear Mr. Rossier,

WBK Engineering completed a site inspection of the subject project on July 31, 2024 in response to a stormwater permit application. I noted a recently poured concrete pad, platform and lighting (see attached photo). Please explain the purpose of this recent construction and if it is intended to remain or be removed.

If you have any questions or comments, please contact us at (630) 443-7755.

Sincerely,

[redacted]

Chad McDaniel
WBK Engineering, LLC



Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 9/9/2024

Subject: 45 Settlers Lane Drainage Issue Investigation

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

Approval of a Quote in an Amount not to Exceed One Thousand Five Hundred Fifty Dollars ($1,550) from WBK Engineering to Investigate Drainage Issues at 45 Settlers Lane, Oswego (PIN: 06-06-127-012) in Na-Au-Say Township; Related Invoice(s) to be Paid from the PBZ Department's Consultant's Line Item 11001902-63630

Previous Board/Committee Review:

The property owner, Cynthia Lucksinger, spoke at the June 4, 2024, County Board meeting.

Fiscal impact:

As of the date of this memo, there is Five Thousand Nine Hundred Ninety-Four Dollar ($5,994) remaining in the Consultant's Line Item. The cost to remedy any issues found at the site is unknown.

Background and Discussion:

On June 4, 2024, the owner of the subject property, Cynthia Lucksinger, spoke at the County Board regarding drainage issues at the property. Ms. Lucksinger followed up with an email to Chairman Kellogg on June 21, 2024.

Staff contacted WBK Engineering to prepare a quote to investigate this matter. WBK proposes to visit the property, determine the extent of improvements, and prepare a summary memo.

Nobody at the County is aware of Kendall County previously undertaking stormwater/drainage work in this area and the County does not historically maintain stormwater/drainage infrastructure inside easements.

Staff Recommendation:

Approval

Attachments:

WBK Proposal

June 21, 2024 Email from Cythia Lucksinger, Including Title Work and Plat of Survey

Final Plat of Resubdivision of Lots 5, 6, and 7 of Hattner Subdivision

opportunity number

WBK ENGINEERING

PROPOSAL

Submitted To:	Kendall County 111 West Fox Street Yorkville, IL 60560	**Submitted By:**	WBK Engineering, LLC 116 W. Main Street Suite 201 St. Charles, IL 60174 (630) 443-7755
Primary Contact:	Matt Asselmeier	**Primary Contact:**	Greg Chismark

PROJECT INFORMATION

Project Name: 45 Settlers Lane Private Property Drainage Review

Address:

City / State / Zip

General Location:

SCOPE OF SERVICES

○ Cost (Not-to-Exceed) ● Lump Sum ○ Time and Materials (T&M)

Task Name: Field Investigation and Review Memo

Deliverable: The property owner at 45 Settlers Lane has raised general concerns with water from upland drainage pipes are observed and the resident is seeking County assistance to resolve her co underlying subdivision plans (provided by the County) and make a field visit to meet with the first hand knowledge of conditions. To the best of our ability we will determine the extent of improvements and causes of resident concerns. We will a summary memo of findings and necessary.
This scope one on site with the land owners but does not include extended phone call corre meetings with county staff or neighbors.

A total of 4-8 manhours is estimated to complete this task

$1,500
Task Budget

Budget for Reimbursable Expenses (Cost Plus 10%): $50 (mileage)

Total Amount Budgeted For All Services Rendered: $1,550

☐ Additional Tasks on Following Pages.

We propose to bill you monthly based on the attached Schedule of Charges (if applicable). We establish our contract in accordance with the attached General Terms and Conditions. These General Terms and Conditions are expressly incorporated into and are made an integral part of this contract for professional services. We reserve the right to increase our fees by five percent (5%) on December 31st of each calendar year.

Greg Chismark [redacted] 7/5/24

WBK Authorization By (Please Print): *Signature* *Date*

The Proposal, Schedule of Charges, and General Terms & Conditions are satisfactory and are hereby accepted. You are authorized to begin the work as specified. Payments will be made as outlined above.

Client Authorization By (Please Print): *Signature* *Date*

WBK ENGINEERING, LLC
GENERAL TERMS AND CONDITIONS

1. Relationship Between Engineer and Client: WBK ENGINEERING, LLC (Engineer) shall serve as Client's professional engineer consultant in those phases of the Project to which this Agreement applies. This relationship is that of a buyer and seller of professional services and as such the Engineer is an independent contractor in the performance of this Agreement and it is understood that the parties have not entered into any joint venture or partnership with the other. The Engineer shall not be considered to be the agent of the Client. Nothing contained in this Agreement shall create a contractual relationship with a cause of action in favor of a third party against either the Client or Engineer.

   Furthermore, causes of action between the parties to this Agreement pertaining to acts of failures to act shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of substantial completion.

2. Responsibility of the Engineer: Engineer will strive to perform services under this Agreement in accordance with generally accepted and currently recognized engineering practices and principles, and in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, express or implied, and no warranty or guarantee is included or intended in this Agreement, or in any report, opinion, document, or otherwise.

   Notwithstanding anything to the contrary which may be contained in this Agreement or any other material incorporated herein by reference, or in any Agreement between the Client and any other party concerning the Project, the Engineer shall not have control or be in charge of and shall not be responsible for the means, methods, techniques, sequences or procedures of construction, or the safety, safety precautions or programs of the Client, the construction contractor, other contractors or subcontractors performing any of the work or providing any of the services on the Project. Nor shall the Engineer be responsible for the acts or omissions of the Client, or for the failure of the Client, any architect, engineer, consultant, contractor or subcontractor to carry out their respective responsibilities in accordance with the Project documents, this Agreement or any other agreement concerning the Project. Any provision which purports to amend this provision shall be without effect unless it contains a reference that the content of this condition is expressly amended for the purposes described in such amendment and is signed by the Engineer.

3. Changes: Client reserves the right by written change order or amendment to make changes in requirements, amount of work, or engineering time schedule adjustments, and Engineer and Client shall negotiate appropriate adjustments acceptable to both parties to accommodate any changes, if commercially possible.

4. Suspension of Services: Client may, at any time, by written order to Engineer (Suspension of Services Order) require Engineer to stop all, or any part, of the services required by this Agreement. Upon receipt of such an order, Engineer shall immediately comply with its terms and take all reasonable steps to minimize the costs associated with the services affected by such order. Client, however, shall pay all costs incurred by the suspension, including all costs necessary to maintain continuity and for the resumptions of the services upon expiration of the Suspension of Services Order. Engineer will not be obligated to provide the same personnel employed prior to suspension, when the services are resumed, in the event that the period

5. Termination: This Agreement may be terminated by either party upon thirty (30) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. This Agreement may be terminated by Client, under the same terms, whenever Client shall determine that termination is in its best interests. Cost of termination, including salaries, overhead and fee, incurred by Engineer either before or after the termination date shall be reimbursed by Client.

6. Documents Delivered to Client: Drawings, specifications, reports, and any other Project Documents prepared by Engineer in connection with any or all of the services furnished hereunder shall be delivered to the Client for the use of the Client. Engineer shall have the right to retain originals of all Project Documents and drawings for its files.

   Furthermore, it is understood and agreed that the Project Documents such as, but not limited to reports, calculations, drawings, and specifications prepared for the Project, whether in hard copy or machine readable form, are instruments of professional service intended for one-time use in the construction of this Project. These Project Documents are and shall remain the property of the Engineer.

   The Client may retain copies, including copies stored on magnetic tape or disk, for information and reference in connection with the occupancy and use of the Project.

   When and if record drawings are to be provided by the Engineer, Client understands that information used in the preparation of record drawings is provided by others and Engineer is not responsible for accuracy, completeness, nor sufficiency of such information. Client also understands that the level of detail illustrated by record drawings will generally be the same as the level of detail illustrated by the design drawing used for project construction. If additional detail is requested by the Client to be included on the record drawings, then the Client understands and agrees that the Engineer will be due additional compensation for additional services.

   It is also understood and agreed that because of the possibility that information and data delivered in machine readable form may be altered, whether inadvertently or otherwise, the Engineer reserves the right to retain the original tapes/disks and to remove from copies provided to the Client all identification reflecting the involvement of the Engineer in their preparation. The Engineer also reserves the right to retain hard copy originals of all Project Documentation delivered to the Client in machine readable form, which originals shall be referred to and shall govern in the event of any inconsistency between the two.

   The Client understands that the automated conversion of information and data from the system and format used by the Engineer to an alternate system or format cannot be accomplished without the introduction of inexactitudes, anomalies, and errors. In the event Project Documentation provided to the Client in machine readable form is so converted, the Client agrees to assume all risks associated therewith and, to the fullest extent permitted by law, to hold harmless and indemnify the Engineer from and against all claims, liabilities, losses, damages, and costs, including but not limited to attorney's fees, arising therefrom or in connection therewith.

   The Client recognizes that changes or modifications to the Engineer's instruments of professional service introduced by anyone other than the Engineer may result in adverse consequences which the Engineer can neither predict nor control. Therefore, and in consideration of the Engineer's agreement to deliver its instruments of professional service in machine readable form, the Client agrees, to the fullest extent permitted by law, to hold harmless and indemnify the Engineer from and against all claims, liabilities, losses, damages, and costs, including but not limited to attorney's fees, arising out of or in any way connected with the modification, misinterpretation, misuse, or reuse by others of the machine readable information and data provided by the Engineer under this Agreement. The foregoing indemnification applies, without limitation, to any use of the Project Documentation on other projects, for additions to this Project, or for completion of this Project by others, excepting only such use as may be authorized, in writing, by the Engineer.

7. Reuse of Documents: All Project Documents including but not limited to reports, opinions of probable costs, drawings and specifications furnished by Engineer pursuant to this Agreement are intended for use on the Project only. They cannot be used by Client or others on extensions of the Project or any other project. Any reuse, without specific written verification or adaptation by Engineer, shall be at Client's sole risk, and Client shall indemnify and hold harmless Engineer from all claims, damages, losses, and expenses including attorney's fees arising out of or resulting therefrom.

   The Engineer shall have the right to include representations of the design of the Project, including photographs of the exterior and interior, among the Engineer's promotional and professional materials. The Engineer's materials shall not include the Client's confidential and proprietary information if the Client has previously advised the Engineer in writing of the specific information considered by the Client to be confidential and proprietary.

8. Standard of Practice: The Engineer will strive to conduct services under this agreement in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions as of the date of this Agreement.

9. Compliance with Laws: The Engineer will strive to exercise usual and customary professional care in his/her efforts to comply with those laws, codes, ordinance and regulations which are in effect as of the date of this Agreement. With specific respect to prescribed requirements of the Americans with Disabilities Act of 1990 or certified state or local accessibility regulations (ADA), Client understands ADA is a civil rights legislation and that interpretation of ADA is a legal issue and not a design issue and, accordingly, retention of legal counsel (by Client) for purposes of interpretation is advisable. As such and with respect to ADA, Client agrees to waive any action against Engineer, and to indemnify and defend Engineer against any claim arising from Engineer's alleged failure to meet ADA requirements prescribed.

   Further to the law and code compliance, the Client understands that the Engineer will strive to provide designs in accordance with the prevailing Standards of Practice as previously set forth, but that the Engineer does not warrant that any reviewing agency having jurisdiction will not for its own purposes comment, request changes and/or additions to such designs. In the event such design requests are made by a reviewing agency, but which do not exist in the form of a written regulation, ordinance or other similar document as published by the reviewing agency, then such design changes (at substantial variance from the intended design developed by the Engineer), if effected and incorporated into the project documents by the Engineer, shall be considered as Supplementary Task(s) to the Engineer's Scope of Service and compensated for accordingly.

10. Affirmative Action: The Engineer is committed to the principles of equal employment opportunity. Moreover, as a government contractor bound by Executive Order 11246, Engineer takes its affirmative action obligations very seriously. Engineer states as its Policy of Affirmative Action the following:

    It will be the policy of the Engineer to recruit, hire, train and promote persons in all job titles without regard to race, color, religion, sex, age, disability, veteran status, national origin, or any other characteristic protected by applicable law.

    All employment decisions shall be consistent with the principle of equal employment opportunity, and only job-related qualifications will be required.

    All personnel actions, such as compensation, benefits, transfers, tuition assistance, social and recreational programs, etc. will be administered without regard to race, color, religion, sex, age, disability, veteran status, national origin, or any other characteristic protected by applicable law.

11. Indemnification: Engineer shall indemnify and hold harmless Client up to the amount of this contract fee (for services) from loss or expense, including reasonable attorney's fees for claims for personal injury (including death) or property damage to the extent caused by the sole negligent act, error or omission of Engineer.

    Client shall indemnify and hold harmless Engineer under this Agreement, from loss or expense, including reasonable attorney's fees, for claims for personal injuries (including death) or property damage arising out of the sole negligent act, error omission of Client.

    In the event of joint or concurrent negligence of Engineer and Client, each shall bear that portion of the loss or expense that its share of the joint or concurrent negligence bears to the total negligence (including that of third parties), which caused the personal injury or property damage.

    Engineer shall not be liable for special, incidental or consequential damages, including, but not limited to loss of profits, revenue, use of capital, claims of customers, cost of purchased or replacement power, or for any other loss of any nature, whether based on contract, tort, negligence, strict liability or otherwise, by reasons of the services rendered under this Agreement.

12. Opinions of Probable Cost: Since Engineer has no control over the cost of labor, materials or equipment, or over the Contractor(s) method of determining process, or over competitive bidding or market conditions, his/her opinions of probable Project Construction Cost provided for herein are to be made on the basis of his/her experience and qualifications and represent his/her judgement as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposal, bids or the Construction Cost will not vary from opinions of probable construction cost prepared by him/her. If prior to the Bidding or Negotiating Phase, Client wishes greater accuracy as to the Construction Cost, the Client shall employ an independent cost estimator Consultant for the purpose of obtaining a second construction cost opinion independent from Engineer.

13. Governing Law & Dispute Resolutions: This Agreement shall be governed by and construed in accordance with Articles previously set forth by (Item 9 of) this Agreement, together with the laws of the **State of Illinois**.

    Any claim, dispute or other matter in question arising out of or related to this Agreement, which cannot be mutually resolved by the parties of this Agreement, shall be subject to mediation as a condition precedent to arbitration (if arbitration is agreed upon by the parties of this Agreement) or the institution of legal or equitable proceedings by either party. If such matter relates to or is the subject of a lien arising out of the Engineer's services, the Engineer may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by arbitration.

    The Client and Engineer shall endeavor to resolve claims, disputes and other matters in question between them by mediation which, unless the parties mutually agree otherwise, shall be in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect. Requests for mediation shall be filed in writing with the other party to this Agreement and with the American Arbitration Association. The request may be made concurrently with the filing of a demand for arbitration but, in such event, mediation shall proceed in advance of arbitration or legal or equitable proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order.

    The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

14. Successors and Assigns: The terms of this Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns: provided, however, that neither party shall assign this Agreement in whole or in part without the prior written approval of the other.

15. Waiver of Contract Breach: The waiver of one party of any breach of this Agreement or the failure of one party to enforce at any time, or for any period of time, any of the provisions hereof, shall be limited to the particular instance, shall not operate or be deemed to waive any future breaches of this Agreement and shall not be construed to be a waiver of any provision, except for the particular instance.

16. Entire Understanding of Agreement: This Agreement represents and incorporates the entire understanding of the parties hereto, and each party acknowledges that there are no warranties, representations, covenants or understandings of any kind, matter or description whatsoever, made by either party to the other except as expressly set forth herein. Client and the Engineer hereby agree that any purchase orders, invoices, confirmations, acknowledgments or other similar documents executed or delivered with respect to the subject matter hereof that conflict with the terms of the Agreement shall be null, void and without effect to the extent they conflict with the terms of this Agreement.

17. Amendment: This Agreement shall not be subject to amendment unless another instrument is duly executed by duly authorized representatives of each of the parties and entitled "Amendment of Agreement".

18. Severability of Invalid Provisions: If any provision of the Agreement shall be held to contravene or to be invalid under the laws of any particular state, county or jurisdiction where used, such contravention shall not invalidate the entire Agreement, but it shall be construed as if not containing the particular provisions held to be invalid in the particular state, country or jurisdiction and the rights or obligations of the parties hereto shall be construed and enforced accordingly.

19. Force Majeure: Neither Client nor Engineer shall be liable for any fault or delay caused by any contingency beyond their control including but not limited to acts of God, wars, strikes, walkouts, fires, natural calamities, or demands or requirements of governmental agencies.

20. Subcontracts: Engineer may subcontract portions of the work, but each subcontractor must be approved by Client in writing.

21. Access and Permits: Client shall arrange for Engineer to enter upon public and private property and obtain all necessary approvals and permits required from all governmental authorities having jurisdiction over the Project. Client shall pay costs (including Engineer's employee salaries, overhead and fee) incident to any effort by Engineer toward assisting Client in such access, permits or approvals, if Engineer performs such services.

22. Designation of Authorized Representative: Each party (to this Agreement) shall designate one or more persons to act with authority in its behalf in respect to appropriate aspects of the Project. The persons designated shall review and respond promptly to all communications received from the other party.

23. Notices: Any notice or designation required to be given to either party hereto shall be in writing, and unless receipt of such notice is expressly required by the terms hereof shall be deemed to be effectively served when deposited in the mail with sufficient first class postage affixed, and addressed to the party to whom such notice is directed at such party's place of business or such other address as either party shall hereafter furnish to the other party by written notice as herein provided.

24. Limit of Liability: The Client and the Engineer have discussed the risks, rewards, and benefits of the project and the Engineer's total fee for services. In recognition of the relative risks and benefits of the Project to both the Client and the Engineer, the risks have been allocated such that the Client agrees that to the fullest extent permitted by law, the Engineer's total aggregate liability to the Client for any and all injuries, claims, costs, losses, expenses, damages of any nature whatsoever or claim expenses arising out of this Agreement from any cause or causes, including attorney's fees and costs, and expert witness fees and costs, shall not exceed the total Engineer's fee for professional engineering services rendered on this project as made part of this Agreement. Such causes included but are not limited to the Engineer's negligence, errors, omissions, strict liability or breach of contract. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

25. Client's Responsibilities: The Client agrees to provide full information regarding requirements for and about the Project, including a program which shall set forth the Client's objectives, schedule, constraints, criteria, special equipment, systems and site requirements.

    The Client agrees to furnish and pay for all legal, accounting and insurance counseling services as may be necessary at any time for the Project, including auditing services which the Client may require to verify the Contractor's Application for Payment or to ascertain how or for what purpose the Contractor has used the money paid by or on behalf of the Client.

    The Client agrees to require the Contractor, to the fullest extent permitted by law, to indemnify, hold harmless, and defend the Engineer, its consultants, and the employees and agents of any of them from and against any and all claims, suits, demands, liabilities, losses, damages, and costs ("Losses"), including but not limited to costs of defense, arising in whole or in part out of the negligence of the Contractor, its subcontractors, the officers, employees, agents, and subcontractors of any of them, or anyone for whose acts any of them may be liable, regardless of whether or not such Losses are caused in part by a party indemnified hereunder.

    Specifically excluded from the foregoing are Losses arising out of the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs, or specifications, and the giving of or failure to give directions by the Engineer, its consultants, and the agents and employees of any of them, provided such giving or failure to give is the primary cause of Loss. The Client also agrees to require the Contractor to provide to the Engineer the required certificate of insurance.

    The Client further agrees to require the Contractor to name the Engineer, its agents and consultants as additional insureds on the Contractor's policy or policies of comprehensive or commercial general liability insurance. Such insurance shall include products and completed operations and contractual liability coverages, shall be primary and noncontributing with any insurance maintained by the Engineer or its agents and consultants, and shall provide that the Engineer be given thirty days, unqualified written notice prior to any cancellation thereof.

    In the event the foregoing requirements, or any of them, are not established by the Client and met by the Contractor, the Client agrees to indemnify and hold harmless the Engineer, its employees, agents, and consultants from and against any and all Losses which would have been indemnified and insured against by the Contractor, but were not.

    When Contract Documents prepared under the Scope of Services of this contract require insurance(s) to be provided, obtained and/or otherwise maintained by the Contractor, the Client agrees to be wholly responsible for setting forth any and all such insurance requirements. Furthermore, any document provided for Client review by the Engineer under this Contract related to such insurance(s) shall be considered as sample insurance requirements and not the recommendation of the Engineer.

    Client agrees to have their own risk management department review any and all insurance requirements for adequacy and to determine specific types of insurance(s) required for the project. Client further agrees that decisions concerning types and amounts of insurance are specific to the project and shall be the product of the Client. As such, any and all insurance requirements made part of Contract Documents prepared by the Engineer are not to be considered the Engineer's recommendation, and the Client shall make the final decision regarding insurance requirements.

26. Information Provided by Others: The Engineer shall indicate to the Client the information needed for rendering of the services of this Agreement. The Client shall provide to the Engineer such information as is available to the Client and the Client's consultants and contractors, and the Engineer shall be entitled to rely upon the accuracy and completeness thereof. The Client recognizes that it is impossible for the Engineer to assure the accuracy, completeness and sufficiency of such information, either because it is impossible to verify, or because of errors or omissions which may have occurred in assembling the information the Client is providing. Accordingly, the Client agrees, to the fullest extent permitted by law, to indemnify and hold the Engineer and the Engineer's subconsultants harmless from any claim, liability or cost (including reasonable attorneys' fees and cost of defense) for injury or loss arising or allegedly arising from errors, omissions or inaccuracies in documents or other information provided by the Client to the Engineer.

27. Payment: Client shall be invoiced once each month for work performed during the preceding period.Client agrees to pay each invoice within thirty (30) days of its receipt. The client further agrees to pay interest on all amounts invoiced and not paid or objected to for valid cause within said thirty (30) day period at the rate of eighteen (18) percent per annum (or the maximum interest rate permitted under applicable law, whichever is the lesser) until paid. Client further agrees to pay Engineer's cost of collection of all amounts due and unpaid after sixty (60) days, including court costs and reasonable attorney's fees, as well as costs attributed to suspension of services accordingly and as follows:

    Collection Costs: In the event legal action is necessary to enforce the payment provisions of this Agreement, the Engineer shall be entitled to collect from the Client any judgement or settlement sums due, reasonable attorneys' fees, court costs and expenses incurred by the Engineer in connection therewith and, in addition, the reasonable value of the Engineer's time and expenses spent in connection with such collection action, computed at the Engineer's prevailing fee schedule and expense policies.

    Suspension of Services: If the Client fails to make payments when due or otherwise is in breach of this Agreement, the Engineer may suspend performance of services upon five (5) calendar days' notice to the Client. The Engineer shall have no liability whatsoever to the Client for any costs or damages as a result of such suspension caused by any breach of this Agreement by the Client. Client will reimburse Engineer for all associated costs as previously set forth in (Item 4 of) this Agreement.

28. When construction observation tasks are part of the service to be performed by the Engineer under this Agreement, the Client will include the following clause in the construction contract documents and Client agrees not to modify or delete it:

    Kotecki Waiver: Contractor (and any subcontractor into whose subcontract this clause is incorporated) agrees to assume the entire liability for all personal injury claims suffered by its own employees, including without limitation claims under the **Illinois** Structural Work Act, asserted by persons allegedly injured on the Project; waives any limitation of liability defense based upon the Worker's Compensation Act, court interpretations of said Act or otherwise; and to the fullest extent permitted by law, agrees to indemnify and hold harmless and defend Owner and Engineer and their agents, employees and consultants (the "Indemnitees") from and against all such loss, expense, damage or injury, including reasonable attorneys' fees, that the Indemnitees may sustain as a result of such claims, except to the extent that **Illinois** law prohibits indemnity for the Indemnitees' own negligence. The Owner and Engineer are designated and recognized as explicit third-party beneficiaries of the Kotecki Waiver within the general contract and all subcontracts entered into in furtherance of the general contract.

29. Job Site Safety/Supervision & Construction Observation: The Engineer shall neither have control over or charge of, nor be responsible for, the construction means, methods, techniques, sequences of procedures, or for safety precautions and programs in connection with the Work since they are solely the Contractor's rights and responsibilities. The Client agrees that the Contractor shall supervise and direct the work efficiently with his/her best skill and attention; and that the Contractor shall be solely responsible for the means, methods, techniques, sequences and procedures of construction and safety at the job site. The Client agrees and warrants that this intent shall be carried out in the Client's contract with the Contractor. The Client further agrees that the Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work; and that the Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to all employees on the subject site and all other persons who may be affected thereby. The Engineer shall have no authority to stop the work of the Contractor or the work of any subcontractor on the project.

    When construction observation services are included in the Scope of Services, the Engineer shall visit the site at intervals appropriate to the stage of the Contractor's operation, or as otherwise agreed to by the Client and the Engineer to: 1) become generally familiar with and to keep the Client informed about the progress and quality of the Work; 2) to strive to bring to the Client's attention defects and deficiencies in the Work and; 3) to determine in general if the Work is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Engineer shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. If the Client desires more extensive project observation, the Client shall request that such services be provided by the Engineer as Additional and Supplemental Construction Observation Services in accordance with the terms of this Agreement.

    The Engineer shall not be responsible for any acts or omissions of the Contractor, subcontractor, any entity performing any portions of the Work, or any agents or employees of any of them. The Engineer does not guarantee the performance of the Contractor and shall not be responsible for the Contractor's failure to perform its Work in accordance with the Contract Documents or any applicable laws, codes, rules or regulations.

    When municipal review services are included in the Scope of Services, the Engineer (acting on behalf of the municipality), when acting in good faith in the discharge of its duties, shall not thereby render itself liable personally and is, to the maximum extent permitted by law, relieved from all liability for any damage that may accrue to persons or property by reason of any act or omission in the discharge of its duties. Any suit brought against the Engineer which involve the acts or omissions performed by it in the enforcement of any provisions of the Client's rules, regulation and/or ordinance shall be defended by the Client until final termination of the proceedings. The Engineer shall be entitled to all defenses and municipal immunities that are, or would be, available to the Client.

30. Insurance and Indemnification: The Engineer and the Client understand and agree that the Client will contractually require the Contractor to defend and indemnify the Engineer and/or any subconsultants from any claims arising from the Work. The Engineer and the Client further understand and agree that the Client will contractually require the Contractor to procure commercial general liability insurance naming the Engineer as an additional named insured with respect to the work. The Contractor shall provide to the Client certificates of insurance evidencing that the contractually required insurance coverage has been procured. However, the Contractor's failure to provide the Client with the requisite certificates of insurance shall not constitute a waiver of this provision by the Engineer.

    The Client and Engineer waive all rights against each other and against the Contractor and consultants, agents and employees of each of them for damages to the extent covered by property insurance during construction. The Client and Engineer each shall require similar waivers from the Contractor, consultants, agents and persons or entities awarded separate contracts administered under the Client's own forces.

31. Hazardous Materials/Pollutants: Unless otherwise provided by this Agreement, the Engineer and Engineer's consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials/pollutants in any form at the Project site, including but not limited to mold/mildew, asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic/hazardous/pollutant type substances.

    Furthermore, Client understands that the presence of mold/mildew and the like are results of prolonged or repeated exposure to moisture and the lack of corrective action. Client also understands that corrective action is a operation, maintenance and repair activity for which the Engineer is not responsible.

WBK ENGINEERING, LLC
2024 Standard Charges for Professional Services

Classification	Hourly Rate
Principal	$ 245
Engineer VI	$ 208
Engineer V	$ 188
Engineer IV	$ 164
Engineer III	$ 148
Engineer II	$ 130
Engineer I	$ 120
Urban Planner VI	$ 225
Urban Planner V	$ 195
Urban Planner IV	$ 168
Urban Planner III	$ 145
Urban Planner II	$ 125
Environmental Resource Specialist V	$ 158
Environmental Resource Specialist IV	$ 138
Environmental Resource Specialist III	$ 125
Environmental Resource Specialist II	$ 110
Environmental Resource Specialist I	$ 95
Technician V	$ 178
Technician IV	$ 155
Technician III	$ 140
Technician II	$ 110
Technician I	$ 98
Intern	$ 75
Administrative	$ 80
Direct Costs: Copies & Prints, Messenger & Delivery Services, Mileage, etc.	Cost +10%

Charges include overhead and profit.

WBK Engineering, LLC reserves the right to increase these rates by 5% annually.

Matt Asselmeier

From: Cy [redacted]
Sent: Friday, June 21, 2024 4:27 PM
To: Matt Kellogg
Cc: Matt Asselmeier
Subject: [External]45 Settlers Lane Kendall County Easement Maintenance Emergency
Attachments: Easement.Survey - Copy.pdf

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Kellogg:

My name is Cynthia Lucksinger, and we meet at the June 3, 2024, Kendall County Board Meeting. I spoke for a few minutes in front of the Board regarding the easement that I have that states that Kendall is to maintain the easement. I stated that the easement needs to be serviced right away, as its structure appears to have failed, causing widespread destruction to my property.

Upon adjournment of the meeting, I asked to speak with you. You and I stepped out to the hallway where I explained about the water tearing though my property in a very destructive manner, due to the failing underground structure that requires maintenance from the County. You asked me to send Matthew, your assistant, my title which has the easement to Kendall County, and survey, which I did send to Matthew on 6-6-2024. Matthew kindly did confirm receipt of my email.

I'm writing to you today to ask if the State's Attorney has my request and if there has been any movement on my request. The water issue worsens with each passing day.

I do want you to know that I truly appreciate your time and Matthew's time and attention to this pressing issue. I have attached the easement from title and my survey once again for your convenience.

Many thanks to both of you again for all of your help,

Cynthia



Cynthia Lucksinger. Esq.
Owner and Principal Attorney
Lucksinger Law, P.C.
Office: 23 North Lincoln Street
Hinsdale, Illinois 60521
Phone: [redacted]
Fax:
Email

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****OUR OFFICE DOES NOT SEND WIRING INSTRUCTIONS. IF YOU RECEIVE WIRING INSTRUCTIONS VIA EMAIL FROM OUR OFFICE, PLEASE DISREGARD AND CALL US AT [redacted]**

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Name and Address of Title Insurance Agent: Karen L. Johnson| Pc
[redacted]

SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

16. Note on said plat of resubdivision: The area designated hereon as Private Roadway Easement is an easement for ingress and egress granted to the individual lot owners which about said easement and their invitees, guests, heirs and assigns, etc. the roadway in not publicly maintained and is subject to maintenance by the lot owners in accordance with the recorded CC& Rs binding all such lot owners to the maintenance thereof

(Affects Parcel 1)

17. As noted on said plat of resubdivision, an easement is hereby reserved for, and granted to, the County of Kendall, and its successors and assigns for the installation, maintenance, relocation, renewal and removal of improvements and appurtenances to serve these and other lands with storm water management facilities, over, under and upon the areas hereon designated as drainage Easement (D. E.), Public utility and drainage Easement (P. U. and D. E.), and detention Easement. Utility easements, (N. E.) depicted hereon were granted under provisions on the recorded plat of Hattner Subdivision. No structure shall be erected over said areas, but same may be used for landscaping, fencing, parking or other purposes, if approved by the grantee, if such use does not then or later interfere with the aforementioned purposes, improvements by others shall be permitted to cross said areas at right angles thereto.

(Affects Parcel 1)

18. Note on said plat of resubdivision, issuance of a site development permit for Lots 9 and 11 will require submittal of stormwater calculations and structural designs for review and approval by the county

Affects Parcel 1

19. Easement for Public Utilities and Drainage, and the easement provisions and grantees as set forth on the plat of subdivision, over the following:

The West and Southerly 15 feet, the North 10 feet and the Westerly, Northerly and Easterly 7.5 feet of the land.

(See plat for exact locations)

Affects Parcel 3

20. Building line(s) as shown on the plat of subdivision recorded as Document no. 98-14723, affecting the Northerly 20 feet of the land.

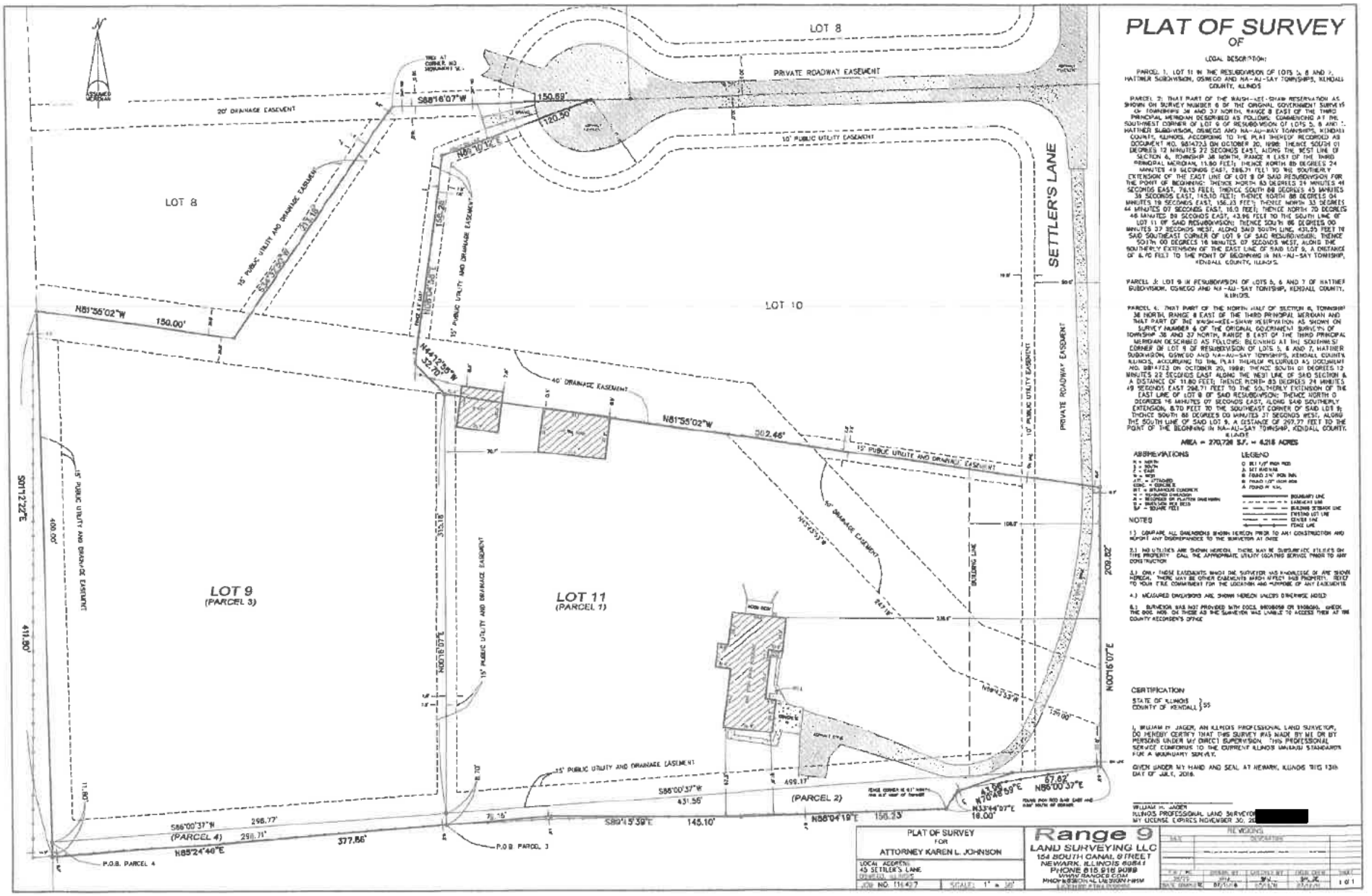
(See plat for exact location)

(Affects Parcel 3)

21. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.

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PLAT OF SURVEY

OF

LEGAL DESCRIPTION:

PARCEL 1: LOT 11 IN THE RESUBDIVISION OF LOTS 5, 6 AND 7, HATTNER SUBDIVISION, OSWEGO AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS

PARCEL 2: THAT PART OF THE WASH-KEE-SHAW RESERVATION AS SHOWN ON SURVEY NUMBER 6 OF THE ORIGINAL GOVERNMENT SURVEYS OF TOWNSHIPS 36 AND 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 6 OF RESUBDIVISION OF LOTS 5, 6 AND 7, HATTNER SUBDIVISION, OSWEGO AND NA-AU-WAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 98147253 ON OCTOBER 20, 1998; THENCE SOUTH 01 DEGREES 12 MINUTES 22 SECONDS EAST, ALONG THE WEST LINE OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, 11.80 FEET; THENCE NORTH 85 DEGREES 24 MINUTES 49 SECONDS EAST, 298.71 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 8 OF SAID RESUBDIVISION FOR THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES 24 MINUTES 46 SECONDS EAST, 78.15 FEET; THENCE SOUTH 88 DEGREES 45 MINUTES 39 SECONDS EAST, 145.10 FEET; THENCE NORTH 86 DEGREES 04 MINUTES 19 SECONDS EAST, 156.23 FEET; THENCE NORTH 33 DEGREES 44 MINUTES 07 SECONDS EAST, 18.0 FEET; THENCE NORTH 70 DEGREES 48 MINUTES 59 SECONDS EAST, 43.36 FEET TO THE SOUTH LINE OF LOT 11 OF SAID RESUBDIVISION; THENCE SOUTH 86 DEGREES 00 MINUTES 37 SECONDS WEST, ALONG SAID SOUTH LINE, 431.55 FEET TO SAID SOUTHEAST CORNER OF LOT 9 OF SAID RESUBDIVISION; THENCE SOUTH 00 DEGREES 16 MINUTES 07 SECONDS WEST, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 9, A DISTANCE OF 6.70 FEET TO THE POINT OF BEGINNING IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PARCEL 3: LOT 9 IN RESUBDIVISION OF LOTS 5, 6 AND 7 OF HATTNER SUBDIVISION, OSWEGO AND NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE NORTH HALF OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE WASH-KEE-SHAW RESERVATION AS SHOWN ON SURVEY NUMBER 6 OF THE ORIGINAL GOVERNMENT SURVEYS OF TOWNSHIP 36 AND 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 9 OF RESUBDIVISION OF LOTS 5, 6 AND 7, HATTNER SUBDIVISION, OSWEGO AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 98147253 ON OCTOBER 20, 1998; THENCE SOUTH 01 DEGREES 12 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 11.80 FEET; THENCE NORTH 85 DEGREES 24 MINUTES 49 SECONDS EAST 298.71 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 8 OF SAID RESUBDIVISION; THENCE NORTH 0 DEGREES 16 MINUTES 07 SECONDS EAST, ALONG SAID SOUTHERLY EXTENSION, 6.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 86 DEGREES 00 MINUTES 37 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 269.77 FEET TO THE POINT OF THE BEGINNING IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS.

AREA = 270,726 S.F. = 6.216 ACRES

ABBREVIATIONS

N = NORTH
S = SOUTH
E = EAST
W = WEST
ATT. = ATTACHED
CONC. = CONCRETE
BT. = BITUMINOUS CONCRETE
M = MEASURED DIMENSION
R = RECORDED OR PLATTED DIMENSION
B = BASELINE BEARING
SF. = SQUARE FEET

LEGEND

- O SET 1/2" IRON ROD
- A SET NAIL
- B FOUND 3/4" IRON PIPE
- R FOUND 1/2" IRON ROD
- A FOUND P.K.
- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING LOT LINE
- CENTER LINE
- FENCE LINE

NOTES

1.) COMPARE ALL DIMENSIONS SHOWN HEREON PRIOR TO ANY CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.

2.) NO UTILITIES ARE SHOWN HEREON. THERE MAY BE SUBSURFACE UTILITIES ON THIS PROPERTY. CALL THE APPROPRIATE UTILITY LOCATING SERVICE PRIOR TO ANY CONSTRUCTION.

3.) ONLY THOSE EASEMENTS WHICH THE SURVEYOR HAS KNOWLEDGE OF ARE SHOWN HEREON. THERE MAY BE OTHER EASEMENTS WHICH AFFECT THIS PROPERTY. REFER TO YOUR TITLE COMMITMENT FOR THE LOCATION AND PURPOSE OF ANY EASEMENTS.

4.) MEASURED DIMENSIONS ARE SHOWN HEREON UNLESS OTHERWISE NOTED.

5.) SURVEYOR HAS NOT PROVIDED WITH DOCS. #R08058 OR #R08061. CHECK THE DOC. NOS. ON THESE AS THE SURVEYOR WAS UNABLE TO ACCESS THEM AT THE COUNTY RECORDER'S OFFICE.

CERTIFICATION

STATE OF ILLINOIS } SS
COUNTY OF KENDALL }

I, WILLIAM H. JAGER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR BY PERSONS UNDER MY DIRECT SUPERVISION. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL AT NEWARK, ILLINOIS THIS 13th DAY OF JULY, 2018.

WILLIAM H. JAGER
ILLINOIS PROFESSIONAL LAND SURVEYOR
MY LICENSE EXPIRES NOVEMBER 30, 20[redacted]

PLAT OF SURVEY
FOR
ATTORNEY KAREN L. JOHNSON

LOCAL ADDRESS:
45 SETTLER'S LANE
OSWEGO, ILLINOIS

JOB NO. 116427 | SCALE: 1" = 30'

Range 9
LAND SURVEYING LLC
154 SOUTH CANAL STREET
NEWARK, ILLINOIS 60541
PHONE 815.918.9099
WWW.RANGE9.COM
PROFESSIONAL DESIGN FIRM

REVISIONS				
NO.	DESCRIPTION	DRAWN BY	CHECKED BY	DATE
		WHJ	WHJ	7/13/18

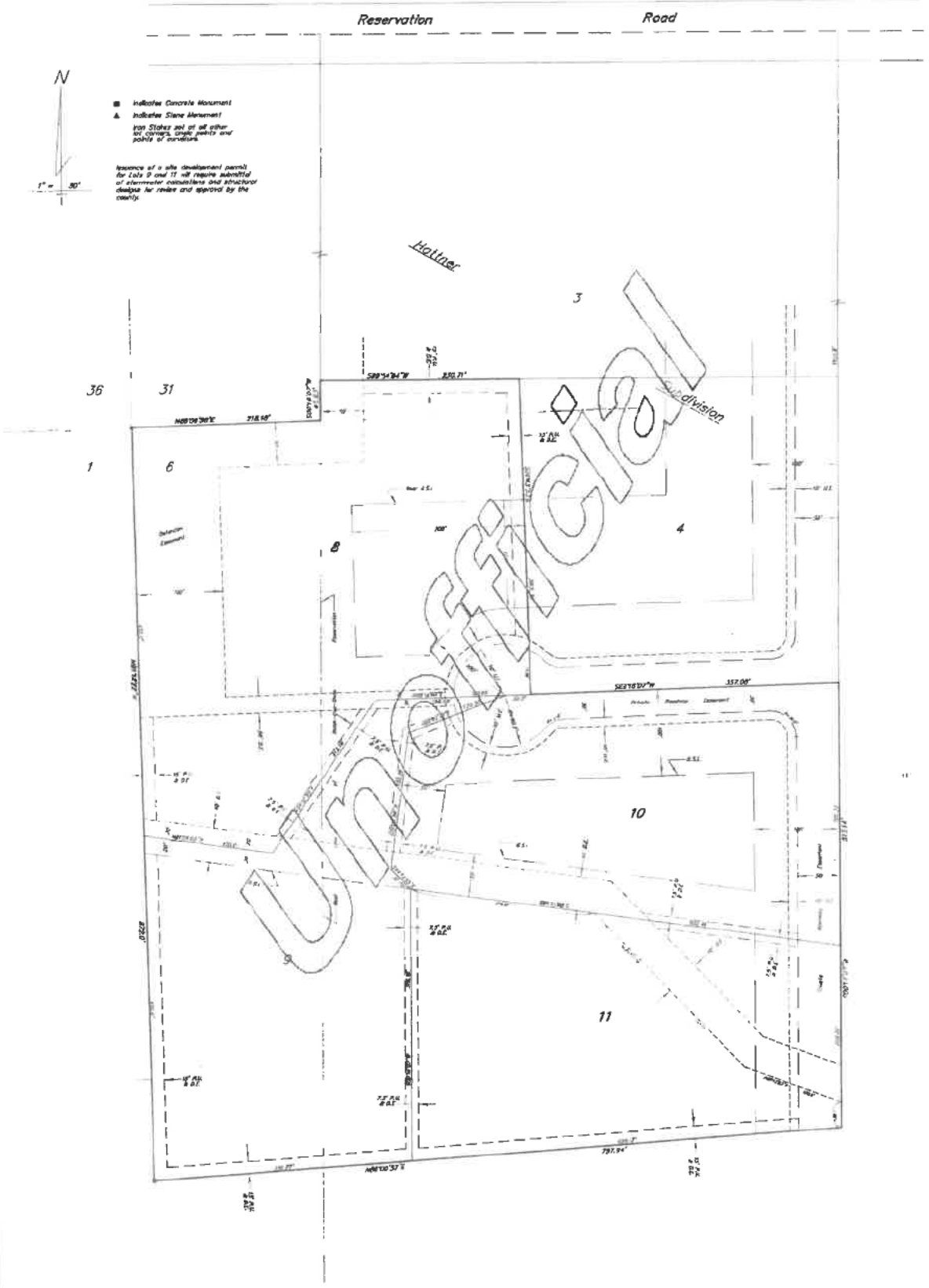
1 OF 1

Doc # 9814723

FF 6-9

Final Plat of
Resubdivision of Lots 5, 6 and 7 Hattner Subdivision
Oswego and Na-Au-Say Townships Kendall County Illinois

Page 1 of 2



F-P 6-09

Final Plat of
Resubdivision of Lots 5, 6, and 7 Hattner Subdivision
Oswego and Na-Au-Say Townships Kendall County Illinois
Page 2 of 2

State of Illinois :
:SS
County of Kendall:

I, James M. Olson, Illinois Professional Land Surveyor No. 2253, employed by James M. Olson Associates, Ltd., do hereby certify that under the direction of the owners thereof, I have surveyed, subdivided and platted: Lots 5, 6 and 7 of Hattners Subdivision, Oswego and Na-Au-Say Townships, Kendall County, Illinois as shown by the plat hereon drawn which is a correct representation of said survey and subdivision. All distances are shown in feet and decimal parts thereof.

We further certify that the above described property is not within 1 1/2 miles of the corporate limits of any city or village which has adopted an official plan, and that no portion of the subject property lie within a special flood hazard area as identified by the Federal Emergency Management Agency Community Panel Map.

Dated at Yorkville, Illinois October 8 , 19 98 .

[redacted]
James M. Olson
Illinois Professional Land Surveyor No. 2253
James M. Olson Associates, Ltd.
107 West Madison Street
Yorkville, Illinois 60560
(630)553-0060

State of Illinois :
:SS
County of Kendall :

This is to certify that Annette H. Hattner and Marie Hattner as co-trustees under the Marie Hattner Declaration of Living Trust Agreement, dated October 11, 1996, and not personally, are the owners of the property described in the annexed plat and has caused the same to be surveyed, subdivided and platted for the uses and purposes herein set forth as allowed and provided by statute. The subdivision is to be known as "Resubdivision of Lots 5, 6 and 7, Hattner Subdivision, Oswego and Na-Au-Say Townships, Kendall County, Illinois".

Dated this 20th day of October , 19 .

[redacted] [redacted]
Annette H. Hattner Marie Hattner

State of Illinois :
:SS
County of Kendall :

I, Lisa G. Martin Notary Public in and for the County and state aforesaid, do hereby certify that Annette H. Hattner and Marie Hattner personally known to me to be the same persons whose names are subscribed to the foregoing certificate, appeared before me this day in person and severally acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said Living Trust as Trustees aforesaid, for the uses and purposes therein set.

Given under my hand and notarial seal this 5 day of October , 19 98 .

[redacted]
NOTARY PUBLIC

"OFFICIAL SEAL"
LISA G. MARTIN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/20/00

State of Illinois :
:SS
County of Kendall:

I, Francis Klaas, County Engineer, do hereby certify that the annexed plat has been examined by me and found to comply with the highway requirements as set forth in the regulations governing plats of subdivided land adopted by the County Board of Kendall County, Illinois.

Dated at Yorkville, Illinois this 20th day of October , 19 98 .

[redacted]
I Francis Klaas, Kendall County Engineer

State of Illinois :
:SS
County of Kendall:

Subject to individual lot testing pursuant to regulations the soils marginally permit the use of septic systems.

Dated at Yorkville, Illinois this 1st day of October , 19 98 .

[redacted]
David St. Jules
Kendall County Health Dept.

FF 6-10

State of Illinois :
:SS
County of Kendall:

I, [redacted], Na-Au-Say Township Highway Commissioner, do hereby certify that all matters pertaining to the highway requirements as described in the regulations governing plats adopted by the County Board of Kendall County, insofar as they pertain to the annexed plat, have been complied with.

Dated at Kendall City, Illinois this 5th day of October , 19 98 .

[redacted]
Na-Au-Say Township Highway Commissioner

Kendall County has a long, rich tradition in agriculture and respects the role that farming continues to play in shaping the economic viability of the county. Property that supports this industry is indicated by a zoning indicator - A1 or A1 Special Use. Anyone constructing a residence or facility near this zoning should be aware that normal agricultural practices may result in occasional smells, dust, sights, noise and unique hours of operations that are not typical in other zoning areas.

The area designated hereon as "Private Roadway Easement" is an easement for ingress and egress hereby granted to the individual lot owners which abut said easement and their invitees, guests, heirs and assigns, etc. The roadway is NOT PUBLICLY MAINTAINED and is subject to maintenance by the lot owners in accordance with the recorded Covenants, conditions and Restrictions binding all such lot owners to the maintenance thereof.

An Easement is hereby reserved for, and granted to, the County of Kendall, and its successors and assigns for the installation, maintenance, relocation, renewal and removal of improvements and appurtenances to serve these and other lands with storm water management facilities, over, under and upon the areas hereon designated as Drainage Easement (D.E.), Public Utility and Drainage Easement (P.U. & D.E.), and Detention Easement.

Utility Easements (U.E.) depicted hereon are granted under provisions on the recorded plat of Hattner Subdivision.

No structure shall be erected over said areas, but same may be used for landscaping, fencing, parking for other purposes, if approved by the Grantee, if such use does not then or later interfere with the aforementioned purposes. Any covenants to the contrary shall be permitted to cross said areas at right angles thereto.

State of Illinois :
:SS
County of Kendall:

Approved this 20th day of October , 19 98 .

[redacted]
Kendall County Plat Officer

State of Illinois :
:SS
County of Kendall:

Approved by the County Board of Kendall County, Illinois this 15th day of ~~October~~ September , 19 98 .

[redacted] [redacted]
County Clerk Chairman

State of Illinois :
:SS
County of Kendall:

Approved by the Planning, Building & Zoning Committee, this 20th day of October , 19 98 . The lands platted hereon will not be served by a public sewer system.

[redacted]
Chairman

State of Illinois :
:SS
County of Kendall:

This is to certify that I, Paul P. Anderson, County Clerk, in and for the County and State aforesaid, find no redeemable tax sales, no unpaid forfeiture taxes, no delinquent general taxes, and no unpaid current taxes against any of the real estate described in the foregoing surveyor's certificate.

Dated at Yorkville, Illinois this 20th day of October , 19 98 .

[redacted]
Paul P. Anderson, Kendall County Clerk

[redacted]
State of Illinois :
:SS
County of Kendall:

This Instrument No. 9814723 was filed for record in the Recorder's Office of Kendall County, Illinois, on the 20th day of OCTOBER , 19 98 , at 2:04 o'clock P M., and was recorded in Cabinet of Plats at Slot F-F-6-8 F-F-6-10

[redacted]
Kendall County Recorder [redacted]

9814723 10/20/1998 02:04P 2 of 15
Paul Anderson, Kendall County, IL Recorder

Unofficial

Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 9/9/2024

Subject: Agreement with Teska Associates, Inc. for Planning Services

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

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

Previous Board/Committee Review:

N/A

Fiscal impact:

Maximum $175 Per Hour

Background and Discussion:

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

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

The costs and scope of work are the same as the 2023-2024 contract.

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

Staff Recommendation:

N/A

Attachments:

Proposed Contract

AGREEMENT BETWEEN
KENDALL COUNTY
AND
TESKA ASSOCIATES, INC.

This AGREEMENT made and entered into this _____ day of September, 2024 by and between Kendall County, Illinois with offices at 111 West Fox Street, Yorkville, IL 60560-1498, hereinafter referred to as the "CLIENT" and Teska Associates, Inc., an Illinois Corporation with offices at 627 Grove Street, Evanston, Illinois 60201 and 24103 West Lockport Street, Unit 107, Plainfield, IL 60544, hereinafter referred to as the "CONSULTANT".

WITNESSETH:

WHEREAS the CLIENT desires to engage the services of the CONSULTANT to provide **Planning and Zoning Support/Consulting** for Kendall County, hereinafter referred to as the "PROGRAM", and the CONSULTANT has signified its willingness to furnish professional and technical services to the CLIENT:

NOW THEREFORE, the parties hereto do mutually agree as follows:

A. Scope of Consultant's Services

The CONSULTANT agrees to commence work upon execution of this AGREEMENT, and to perform those services outlined in Attachment "A", a copy of which is attached hereto and incorporated in this Agreement, utilizing the degree of skill and care exercised by practicing professionals performing similar services under similar conditions. CONSULTANT makes no other representations and no warranties of any kind, whether express or implied, with respect to its services rendered hereunder.

B. Services to be provided by the CLIENT

If any information, data, reports, records, and maps are existing and available and are useful for carrying out the work on this PROJECT, the CLIENT shall promptly furnish this material to the CONSULTANT. CONSULTANT shall be entitled to rely upon the accuracy and completeness of all information provided by the CLIENT and the CLIENT shall obtain any information reasonably necessary for the CONSULTANT to perform its work under this Agreement. The CLIENT will be responsible for the organization and conduct of all meetings necessary to carry out the services described in Attachment "A". The CLIENT designates **the Kendall County Administrator** or his/her appointee to act as its representatives with respect to the work to be performed under this Agreement, and such persons shall have authority to transmit instructions, receive information, interpret and define the CLIENT's policies and provide decisions in a timely manner pertinent to the work covered by this Agreement until the CONSULTANT has been advised in writing by the CLIENT that such authority has been

revoked. The CONSULTANT shall assign Mike Hoffman as Principal-in-Charge with respect to the work to be performed under this agreement.

C. Compensation

The CONSULTANT shall be compensated for services based on hourly billing rates for professional and technical staff time devoted to the PROJECT, plus reimbursement for directly related expenses. The Consultant will not charge for travel to Kendall County. The billing rates for professional staff are:

Staff Member	Hourly Rate
Mike Hoffman, AICP, Principal, V.P.	**$165**
Other Principal	**$135 to $175**
Associate	**$115**

An accurate accounting of the hours and expenses incurred on the assignment shall be kept by the CONSULTANT and the CLIENT will be invoiced accordingly. Separate accounts can be set-up for individual projects to allow the County to seek reimbursement from developers as appropriate. Invoicing will be done bi-weekly when services are rendered.

D. Method of Payment

Method of payment shall be as follows: The CONSULTANT shall submit applicable invoices for costs incurred on the PROJECT during the billing period. Invoices are subject to the requirements of the Prompt Payment Act of the State of Illinois. To the extent permitted by applicable law, the CLIENT agrees to pay all costs and disbursements, including reasonable attorney's fees, incurred by the CONSULTANT in legal proceedings to collect for invoices which are delinquent and payable. No interest or collection costs shall be included.

If the CLIENT fails to make any payment due the CONSULTANT within sixty (60) days from receipt of the invoice, the consultant may, after giving seven days' written notice to the CLIENT, suspend services under this AGREEMENT until it has been paid in full all amounts due.

E. Time of Performance

Work shall proceed in a timely manner according to mutually acceptable scheduling adopted between the CLIENT and CONSULTANT. The services of the CONSULTANT will begin upon delivery to the CONSULTANT of an executed copy of this Agreement and shall continue for one (1) year from the date of this agreement.

F. Excusable Delays

The CONSULTANT shall not be in default by reason of any failure in performance of this Agreement in accordance with its terms (including any failure by the CONSULTANT to make progress in the prosecution of the work hereunder which endangers such performance) if such failure arises out of causes beyond the reasonable control and without the fault or negligence of the CONSULTANT. Such causes may include, but are not restricted or limited to, acts of God, or of the public enemy, acts of the government in either its sovereign or contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, illness, accidents, and unusually severe weather, but in every case the failure to perform must be beyond the control and without the fault or negligence of the CONSULTANT.

G. Termination

The CLIENT and the CONSULTANT shall have the right to terminate the Agreement by written notice delivered to the other party at least thirty (30) days prior to the specified effective date of such termination. In such event, all finished and unfinished documents prepared by the CONSULTANT under the Agreement shall become the property of the CLIENT upon payment of all invoices properly submitted and due the CONSULTANT under the terms of the Agreement. CLIENT acknowledges that incomplete documents are not represented as suitable for any use or purpose, and further agrees to defend, indemnify, and hold the CONSULTANT harmless from and against all claims, costs, suits, damages, liabilities, and expenses, including reasonable attorneys' fees, arising from or relating to any use, reuse, or modification of any CONSULTANT-authored documents that occurs without the CONSULTANT'S consent and professional involvement. This includes any subsequent use or completion of any incomplete documents.

H. Dispute Resolution

The parties agree that all claims, disputes, or other matters in question that arise out of or relate to this AGREEMENT or the breach thereof shall be submitted to non-binding mediation as a condition precedent to the institution of legal proceedings. If mediation fails to resolve the matter, either party may initiate litigation in a court of competent jurisdiction in the State of Illinois.

I. Conflict of Interest

The CONSULTANT certifies that to the best of his knowledge, no CLIENT's employee or agent interested in the Agreement has any pecuniary interest in the business of the CONSULTANT or the Agreement, and that no person associated with the

CONSULTANT has any interest that would conflict in any manner or degree with the performance of the Agreement.

J. Changes

The CLIENT may, from time to time, require or request changes in the scope or deadline of services of the CONSULTANT to be performed hereunder. Such changes, including any appropriate increase or decrease in the amount of compensation, which are mutually agreed upon by and between the CLIENT and the CONSULTANT, shall be incorporated in written amendments to this Agreement.

K. Hold Harmless

The CLIENT shall hold the CONSULTANT harmless, protect and defend the CONSULTANT against any claims brought by third parties in connection with the implementation of any recommendations made or services rendered by the CONSULTANT in accordance with the Agreement that are not the result of the CONSULTANT'S negligence.

To the fullest extent permitted by law, the total liability in the aggregate, of the CONSULTANT to the CLIENT or anyone claiming by, through, or under the CLIENT, whether arising in tort, breach of contract, or by virtue of any other cause of action or legal theory, shall be limited to the coverage and limits of the insurance required of CONSULTANT by this Agreement.

The CONSULTANT shall indemnify and hold the CLIENT harmless from and against damages, costs, liabilities, and expenses, to the extent caused by the CONSULTANT'S negligence in the performance of its services under this Agreement.

L. Insurance

The CONSULTANT shall maintain and keep in force during the term of this Agreement Commercial General Liability and Automobile Liability coverage in the following minimum amounts:

Commercial General Liability	
General Aggregate Limit	$3,000,000
Product-Completed Operation	$1,000,000
Each Occurrence Limit	$1,000,000
Personal and Advertising Injury Limit	$1,000,000
Medical expense Limit	$10,000
Auto - Combined Single Limits (each Accident)	$1,000,000
Excess/Umbrella Liability	$1,000,000
Workers Compensation (statutory limits)	$500,000

IN WITNESS WHEREOF, the CLIENT and the CONSULTANT have executed this Agreement on the date and year first above written.

CONSULTANT:	CLIENT:
TESKA ASSOCIATES, INC.	KENDALL COUNTY



BY: _____ BY:_____

Michael E. Hoffman
Vice President

Date: _____

ATTACHMENT A

SCOPE OF SERVICES

The Study Area

For the purposes of this Agreement, the study area is defined Kendall County, Illinois.

1. County Planning and Zoning Consultation

   The CONSULTANT will assist the CLIENT with planning and zoning services as needed. This effort may include review of development applications and zoning related requests and meeting or responding via telephone or e-mail with developers, residents, and County staff/consultants as appropriate, and preparation of staff reports. All services will be at the request of the CLIENT.

2. Meetings

   During the period of the Agreement, the CONSULTANT may, at the request of the CLIENT, attend regular or special meetings of the Kendall County Regional Planning Commission (KCRPC), the Historic Preservation Commission (HPC), the Comprehensive Land Plan and Ordinance Committee (CLPOC), the Zoning Board of Appeals (ZBA), the Planning, Building and Zoning Committee (PBZ), and the Zoning, Platting and Advisory Committee (ZPAC). The CONSULTANT will also be available for County Board or other meetings as requested by the CLIENT to provide planning or landscape architectural advice.

3. Special Assignments

   As required, the CONSULTANT will provide professional and technical assistance on special assignments related to such subjects as: intergovernmental relations, code enforcement and amendment, capital improvements, economic development, public meetings, litigation, and other topics as requested by the CLIENT during the period of this Agreement.

Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 9/9/2024

Subject: Renew the Special Use Permit for Swimming Lessons at 15331 Burr Oak Road, Plano

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

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

Previous Board/Committee Review:

N/A

Fiscal impact:

N/A

Background and Discussion:

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

On July 10, 2024, the property owner, Michael Isadore, submitted a request to renew the special use permit.

On July 17, 2024, Staff emailed the Health Department and Sheriff's Department asking they had any objections to this renewal. To date, no objections have been received.

Staff Recommendation:

Approval

Attachments:

July 10, 2024, Email from Michael Isadore

Ordinance 82-2

Matt Asselmeier

From: mike isadore [redacted]
Sent: Wednesday, July 10, 2024 10:07 AM
To: Matt Asselmeier
Cc: Seth Wormley; Christina Burns
Subject: Re: [External]15331 BURR OAK RD SPECIAL USE PERMIT FOR SWIMMING LESSONS

Hello Matt, thanks so much for reaching out. Yes, I would like to renew it. Hope you're having a great week.!!!
Sent from my iPhone

On Jul 10, 2024, at 9:31 AM, Matt Asselmeier <masselmeier@kendallcountyil.gov> wrote:

Michael:

Do you wish to renew the special use permit for swimming lessons at your property at 15331 Burr Oak Road?

If yes, I will request that the renewal be placed on the August Planning, Building and Zoning Committee agenda like we have done since 2021.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

From: Matt Asselmeier
Sent: Tuesday, August 8, 2023 1:45 PM
To: mike isadore [redacted]
Subject: RE: [External]15331 BURR OAK RD SPECIAL USE PERMIT FOR SWIMMING LESSONS

Mike:

The PBZ Committee approved the renewal of the special use permit.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498

Bad legal
think it is

Pt 01-33-400-005

ORDINANCE 82-2
AMENDING KENDALL COUNTY ZONING ORDINANCE AS AMENDED 82-03

WHEREAS, the Kendall County Board did petition the Zoning Board of Appeals of Kendall County for a public hearing in the mannerrequired 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 Statutes of the State of Illinois, and did then hold a public hearing on said proposed amendment on the 29th day of April, 1982, A.D., on the site described in the petition and at the conclusion of said hearing said Zoning Board of Appeals voted in favor of recommending to the County Board of Kendall County, Illinois that the petition be granted and the Zoning maps and ordinance be amended in the manner required by law; and

NOW THEREFORE, BE IT ORDAINED by theCounty Board of Kendall County, Illinois that the following described property be and it is hereby rezoned from A1, Agriculture District to A1SU for the purpose of setting standards and restrictions for swimming instruction classes, and that the County Clerk be and she is hereby ordered and directed to change the zoning map, to show the change in zoning classification:

That part of the Southeast Quarter of Section 33, Township 37 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Section 33; thence West on the South line of said Section, 952 feet to the center line extended Southeasterly of a public highway running Northwesterly through said quarter-section; thence North 34° 43' 30" West on the center line of said public highway and forming an angle of 53° 19' 30" as measured from West to North with the Southline of said Section 33, 1,992.9 feet to a point of beginning; thence North 55° 16' 30" East at right angles to the center line of said highway 315.15 feet; thence South 34° 43' 30" West, 372 feet to the point of beginning; in the Township of Little Rock, Kendall County, Illinois.

BE IT FURTHER ORDAINED that the above special use classification shall be expressly made subject to the following conditions:

1. Renewal annually by County Board/Committee.
2. Operations regulations:
   a. Season June 1 thru August 31
   b. Monday thru Saturday, 9 a.m. to 6 p.m.
3. Off street parking on north side of street only.
4. Copy of lease to be reviewed by County Board/Committee prior to Special Use approval.
5. No additional facilities be constructed as accessory uses to the Special Use without prior approval of County Board/Committee.
6. No concession structure be built and sales to be limited to pool users only. Health permit and sales tax reporting, enforced.
7. Pool can be leased to a non-profit organization only.

PASSED THIS 11th day of May, 1982.

Chairman, County Board of Kendall County, Illinois

ATTEST: Jean P Bradley
County Clerk

Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 9/9/2024

Subject: NPDES Survey Results

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

NDPES Survey Results-Discussion Only

Previous Board/Committee Review:

N/A

Fiscal impact:

N/A

Background and Discussion:

The County sent the NPDES survey to the townships at the end of June. 2024 was the sixth (6^{th}) time the County sent the survey.

Seven (7) townships responded compared to four (4) townships in 2023, 2022, 2021, and 2020, and five (5) townships in 2019. Bristol Township responded for the first time since 2022. Fox Township responded for the first time since 2019. Lisbon Township and Oswego Township responded every year.

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

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

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

Over the years, respondents have not utilized volunteer information on the County's website and that remained true in 2024.

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

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

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

Townships historically felt that the County does an adequate job of inspecting soil erosion and sediment control at construction sites and this remained true with in the 2024 survey with five (5) townships agreeing with this statement. However, for the first time since 2019, two (2) townships responded no to this quest.

2024 was the third year with the question regarding good housekeeping. Only three (3) townships felt that they had a clear understanding of good housekeeping compared to one (1) township in 2023 and the County offering a training on the topic earlier in 2024. Two (2) townships said they attended the training and four (4) townships said the training should be repeated.

2023 was the first year where the majority of responding townships felt the County was taking the necessary steps to reduce flooding and this trend continued in 2024. However, Lisbon and Seward responded no to this question; a reversal for Lisbon Township from 2023. Oswego responded yes to this question for the first time.

The survey composite and comparison of the previous survey responses are attached.

Staff Recommendation:

N/A

Attachments:

Survey Composite

Comparison of Previous Responses

NPDES Annual Evaluation Survey Questions
Kendall County

Public Education and Outreach

1. What topics are you interested in learning more about that the County could provide information on for the public? Please rank the following list from 1 to 3 with 1 being most interested and 3 being least interested.

    A. How to properly store and dispose of common household products such as fuel, oil, paint, etc. 1 (Seward, Oswego, Kendall, and Fox) 3 (Bristol, Lisbon, and Little Rock)
    B. How to incorporate green infrastructure such as rain gardens, rain barrels, or permeable pavement onto my property to improve rainwater runoff. 3 (Seward and Fox) 1 (Bristol) 2 (Oswego, Lisbon, Kendall, and Little Rock)
    C. How to compost to reduce the amount of waste my household generates. 1 (Lisbon and Little Rock) 2 (Seward, Bristol, and Fox) 3 (Oswego and Kendall)

2. Do you utilize the stormwater information listed on the County's website at https://www.kendallcountyil.gov/departments/planning-building-zoning/npdes?
    A. Yes 2 (Seward and Kendall)
    B. No 5 (Bristol, Oswego, Lisbon, Fox, and Little Rock)

3. Do you find the stormwater information listed on the County's website helpful?
    A. Yes 2 (Seward and Kendall)
    B. No
    C. Do not utilize information on County Website 5 (Bristol, Oswego, Lisbon, Fox, and Little Rock)

4. Do you feel the quality of surface water (rivers, streams, lakes, ponds, etc.) is important to the people that live in your Township?
    A. Yes 5 (Seward, Bristol, Oswego, Kendall, and Little Rock)
    B. No 2 (Lisbon and Fox)

5. Do you feel protecting the quality of surface water (rivers, streams, lakes, ponds, etc.) is an important element of your agency's work and responsibility?
    A. Yes 5 (Seward, Bristol, Oswego, Kendall, and Little Rock)
    B. No 1 (Lisbon)
    C. Kind Of 1 (Fox)

Public Participation/Involvement

1. Do you think the County offers enough volunteer opportunities for members of the community?
    A. Yes 2 (Kendall and Fox)
    B. No

C. Not familiar with County volunteer opportunities 5 (Seward, Bristol, Oswego, Lisbon, and Little Rock)

2. Do you utilize the volunteer opportunities information listed on the County's website at https://www.kendallcountyil.gov/departments/administration-services/volunteer-opportunities?
   A. Yes 1 (Kendall)
   B. No 5 (Bristol, Oswego, Lisbon, Fox, and Little Rock)
   C. No Response 1 (Seward)

3. Do you find the volunteer opportunities information listed on the County's website helpful?
   A. Yes 2 (Kendall and Fox)
   B. No
   C. Not familiar with County volunteer opportunities 4 (Bristol, Oswego, Lisbon, and Little Rock)
   D. No Response 1 (Seward)

4. What volunteer opportunities would you be interested in in participating in in the future? Please rank the following list from 1 to 3 with 1 being most interested and 3 being least interested.
   A. River clean-up 1 (Bristol and Oswego) 2 (Little Rock) 3 (Lisbon, Kendall, and Fox)
   B. Electronic recycling 1 (Lisbon, Kendall, Fox, and Little Rock) 2 (Bristol and Oswego)
   C. Household waste (fuel, oil, paint, etc.) recycling 2 (Lisbon, Kendall, and Fox) 3 (Bristol, Oswego, and Little Rock)
   D. No Response 1 (Seward)

Illicit Discharge Detection & Elimination

1. If an illicit discharge is identified by a Township staff member or reported to the Township office, do you work with the County to get it removed?
   A. Yes 1*(Little Rock)
   B. No
   C. Have not identified illicit discharge. 6 (Bristol, Oswego, Lisbon, Kendall, Fox, and Little Rock*)
   D. No Response 1 (Seward)

2. Do you feel the County is doing a sufficient job in identifying, tracking, and removing illicit discharges and non-stormwater discharges that are significant polluters within the County?
   A. Yes
   B. No

C. There have not been illicit discharges identified within my Township. 6 (Bristol, Oswego, Lisbon, Kendall, Fox, and Little Rock)
D. No Response 1 (Seward)

3. What can the County do to better identify and track illicit discharges?
   A. Perform more visual inspections at outfalls throughout the County.
   B. Once an illicit discharge is identified perform more grab samples downstream of the location. 1 (Kendall)
   C. Both of the above. 3 (Oswego, Lisbon, and Fox)
   D. None of the above. 1 (Bristol)
   E. Other:
      My concern now is as it was last is to keep Ausable Creek Clear. They are not doing a good job of that at Forest Preserve Area (Seward)
      Don't Know (Little Rock)

Construction and Post-Construction Runoff Control

1. Do you feel that the County does an adequate job inspecting soil erosion and sediment control on construction sites within your township?
   A. Yes 5 (Bristol, Oswego, Kendall, Fox, and Little Rock)
   B. No 2 (Seward and Lisbon)
   C. There have not been construction projects within my Township during the past year.

2. What can the County do to better monitor soil erosion and sediment control issues on construction sites?

   Make sure they have in place. (Seward)
   Existing permitting process seems to be well administered. Spot checks during other inspection processes might ensure compliance. (Kendall)
   Nothing (Little Rock)
   N/A (Bristol, Oswego, Lisbon, and Fox)

Pollution Prevention/Good Housekeeping

1. Do you have a clear understanding of "Good Housekeeping" under the NPDES regulation?
   A. Yes 3 (Seward, Bristol, and Kendall)
   B. No 4 (Oswego, Lisbon, Fox, and Little Rock)

2. Do you feel you have adequate resources for training of your staff members to keep them informed on stormwater pollution prevention practices?
   A. Yes 4 (Seward, Bristol, Oswego, and Kendall)
   B. No 2 (Lisbon and Little Rock)
      Unsure 1 (Fox)
      If No, what resources would you like to have available?
      None Available (Lisbon)

Not Aware of Resource (Little Rock)

3. Was the County sponsored presentation/training that was offered in 2024 on good housekeeping useful?
    A. Yes 2 (Seward and Bristol)
    B. No
    C. Did Not Attend the Training 5 (Oswego, Lisbon, Kendall, Fox, and Little Rock)

4. Is there value in repeating good housekeeping training?
    A. Yes 4 (Seward, Oswego, Kendall, and Fox)
    B. No 3 (Bristol, Lisbon, and Little Rock)

5. Do you feel the County is taking necessary measures to mitigate flooding throughout the County?
    A. Yes 5 (Bristol, Oswego, Kendall, Fox, and Little Rock)
    B. No 2 (Seward and Lisbon)

General comments or questions regarding Stormwater Management and/or NPDES requirements:

Attend training at County Highway; Probably good to repeat training because people get forgetful; Keeping creeks clear is important; Keep Ausable creek cleared is important. Alot of downed trees slows water flow (example) Forest Preserve Area. Seward Township is very flat on west side. (Seward)

Recent heavy rains have shown field residue to be an ongoing and increasing issue – with less tillage practices becoming more prevalent. Additional education and awareness of how to mitigate that would be beneficial. (Kendall)

Township:_
Seward (Scott Cryder)
Bristol
Oswego
Lisbon
Kendall
Fox (Randy Seggebruch)
Little Rock (JoAnn Gryder and Dick Wade)

	2019	Notes	2020	Notes	2021	Notes	2022	Notes	2023	Notes	2024	Notes
Dispose Products												
Most Interested	7	4 From OS, LR, SE, LS, Fox	2	NAS and BG	2	NAS and OS	2	LS and SE	2	Ken and LR	4	SE, OS, Ken, and Fox
Middle Interested			1	BL			2	OS and BR	1	LS		
Least Interested					1	LS					3	BR, LS, and LR
Incorporate Green Infrastructure												
Most Interested			1	OS			2	OS and BR			1	BR
Middle Interested	5	2 From OS, SE, LS, Fox	1	BL	1	LS			3	Ken, LS, and LR	4	OS, LS, Ken, and LR
Least Interested	1	LR	2	NAS and BG	2	NAS and OS	1	LS			2	SE and Fox
Compost												
Most Interested					2	LS and SE			1	OS	2	LS and LR
Middle Interested			3	NAS BL and BG	2	NAS and OS	1	LS	1	LS	3	SE, BR, and Fox
Least Interested	6	2 From OS, LR, SE, LS, Fox					2	OS and BR	2	Ken and LR	2	OS and Ken
Utilize SW Info												
Yes	1	OS	1	OS	1	SE	2	OS and SE	1	Ken	2	SE and Ken
No	7	3 From OS, LR, SE, LS, Fox	3	NAS, BL, and BG	3	NAS, LS, and OS	2	LS and BR	3	LS, LR, and OS	5	BR, OS, LS, Fox and LR
No Response												
SW Info Helpful												
Yes	2	OS and SE	1	OS	1	SE	2	OS and SE	1	Ken	2	SE and Ken
No	4	2 From OS, LS, Fox	2	BL and BG								
Do Not Utilize	N/A		N/A		3	NAS, LS, and OS	2	LS and BR	3	LS, LR, and OS	5	BR, OS, LS, Fox, and LR
No Response	3	OS, LR, SE	1	NAS								
Quality of Surface Water Importance												
Yes											5	SE, BR, OS, Ken, and LR
No											2	LS and Fox
No Response												
Protecting Quality of Surface												
Yes											5	SE, BR, OS, Ken, and LR
No											1	LS
No Response											1	Kind Of (Fox)
Enough Volunteer Opportunities												
Yes	2	OS and SE	2	OS and BG	1	SE			1	Ken	2	Ken and Fox
No	5	2 From OS, LR, LS, Fox	1	NAS			1	LS				
Not Familiar	N/A		N/A		3	NAS, LS, and OS	3	OS, SE, and BR	3	LS, LR, and OS	5	SE, BR, OS, LS, and LR
No Response	1	OS	1	BL								
Utilize Volunteer Opportunities												
Yes	1	SE	1	BL					1	Ken	1	Ken
No	7	4 From OS, LR, LS, Fox	2	OS and BG	4	NAS, LS, OS, and SE	4	OS, LS, SE, and BR	3	LS, LR, and OS	5	BR, OS, LS, Fox, and LR
No Response			1	NAS							1	SE
Volunteer Opportunities Helpful												
Yes	2	OS and SE	1	OS	1	SE			1	Ken	2	Ken and Fox
No	3	OS, LS, Fox	2	BL and BG					1	LR		
Not Familiar	N/A		N/A		3	NAS, LS, and OS	4	OS, LS, SE, and BR	2	LS and OS	4	BR, OS, LS, and LR
No Response	3	2 From OS and LR	1	NAS							1	SE

River Clean-up	Least Popular Except in OS	Least Popular	Least Popular	Least Popular	BR and OS Least Popular LS and Ken and Fox Mid LR
Electronic Recycling	Most Popular	Most Popular-NAS and OS	Most Popular-LS and Bl	Most Popular-Ken, LS, and OS	Middle BR and OS; Most Popular in LS and Ken and Fox and LR
Household Waste Recycling	Second Most Popular	Most Popular-LS and SE	Most Popular-SE and O	Most Popular-OS	Least BR and OS and LR Middle Fox

Work With County on Illicit Discharge						
Yes	2 2 From OS	1 OS		2 SE and BR	1 LR	1 LR*
No	0	0				
No Illicit Discharge	5 2 From OS, LR, SW, LS, and F	3 NAS BL and BG	4 NAS, LS, OS, and SE	2 OS and LS	3 Ken, LS, and OS	6 BR, OS, LS, Ken, Fox and LR*
No Response						1 SE
Sufficient Job						
Yes	1 OS	0	1 SE	1 LS		
No	0	0			1 OS	
No Illicit Discharge	7 3 From OS, LR, SE, LS, Fox	4 OS, NAS, BL, and BG	3 NAS, LS, and OS	3 OS, SE, and BR	3 Ken, LS, and LR	6 BR, OS, LS, Ken, Fox, and LR
No Response						1 SE
What Can County Do Better						
More Visual Inspections	0	1 BL				
More Grab Samples	1 SE	0			1 Ken	1 Ken
Both of Above	5 3 From OS, LR, and LS	2 NAS OS	3 LS, OS, and SE	4 OS, LS, SE and BR	2 LS and LR	3 OS, LS, and Fox
None of Above	0	1 BG	1 NAS			1 BR
Other	Educate Public and Public Of	0			Not Sure OS	2 SE and LR
Soil and Erosion Inspections						
Yes	3 3 From OS	2 OS and BG	4 NAS, LS, OS, and SE	3 OS, LS, and SE	3 Ken, LS, and LR	5 BR, OS, Ken, Fox, and LR
No	2 LS and Fox	0				2 SE and LS
No Construction Projects	2 LR and SE	2 NAS and BL		1 BR	1 OS	
What Can County Do Better	Work Closer with Township (OS)	No Responses	Silt Fencing and Possil	Enforce Rules (LS)	Existing Permitting Process Seems to be well Administered. Spot Checks during other Inspection Processes (Ken) (2023 and 2024)	
	Enforce Maintenance of Silt Fences (Fox)		Culverts After Floodin	Adequate Response (SE)		
	Keep Sediment out of Road Ditches (LS)					
Understanding Good Housing Keeping						
Yes				1 BR	1 Ken	3 SE, BR, and Ken
No				3 OS, LS, and SE	3 LS, LR, and OS	4 OS, LS, Fox,and LR
Adequate Training						
Yes	3 2 From OS and SE	2 NAS and BG		2 SE and BR	2 Ken and LR	4 SE, BR, OS, and Ken
No	3 1 From OS, LR, and Fox	1 OS	3 LS, OS, and SE	2 OS and LS	2 LS and LR	2 LS and LR
No Response	1 OS	1 BL	1 NAS			
Unaware of Training/No Training	1 LS and Fox					1 Unsure Fox
County 2024 Training Good						
Yes						2 SE and BR
No						
Did Not Attend						5 OS, LS, Ken, Fox, and LR
No Response						
Repeat Training						
Yes						4 SE, OS, Ken, and Fox
No						3 BR, LS, and LR
No Response						
Necessary Steps to Reduce Flooding						
Yes	1 SE	1 BG		1 BR	3 Ken, LS, and LR	5 BR, OS, Ken, Fox and LR
No	6 3 From OS, LR, LS and Fox	3 NAS, OS, and BL	4 NAS, LS, OS, and SE	3 OS, LS, and SE	1 OS	2 SE and LS
No Response	1 OS					

Key
OS-Oswego
LR-Little Rock
SE-Seward

LS-Lisbon
Fox
NAS-Na-Au-Say
BL-Blank
BG-Big Grove
BR-Bristol
Ken-Kendall

Ord #	Previous Ord	Address	Special Use Description	Check Frequency	Last Check
23-35		1270 E. Beecher	Composting Facility	Manager Information by July 1st; Permit Expires in 2033	6/20/2024
23-01		5375 Route 34	Dwelling Unit for Watchman	Annually	7/8/2024
22-25		67 Boulder Hill Pass	Church	Annually (Restricted to Olangi Wosho Foundation)	7/18/2024
22-19		15759 Route 47	Lisbon Township Garage	Botanticals Installed by June 2024 (Extended to December 1, 2024)	
21-16		14975 Brisbin Road	Hogan Market	Annually (Expires When Thomas or Wanda Hogan No Long Own Property or Oct. 31, 2031)	7/1/2024
21-21		12830 Ashley Road	Landscaping Business	Annually (Owner or Operator Must Reside at the Property)	7/1/2024
21-11		9396 Plattville Road	Product and Sale of Wine	Annually (Owner or Operator Must Reside at the Property)	7/1/2024
21-10		4405 Van Dyke	Banquet Hall	Annually (Owner or Operator Must Reside at the Property)	7/1/2024
18-15		Harazin Property on Newark Road	Solar Panels	Annually (Production Frequency) (Landscaping Due October 31, 2024)	7/9/2024
16-02		8573 Fox River Drive	Dog Kennel	Annually (Pete and Mary Bielby Must Retain Ownership)	7/1/2024
15-03		655 Woolley Road	Landscaping Business	Annually (Andrew and Audra Sybert Must Own Property)	7/1/2024
15-02		71 Boulder Hill Pass	Church	Annually (Restricted to Rivers' Edge Fellowship)	
15-16	97-06	3485 Route 126	DK Truck and Tractor Only	Annually	8/1/2024
09-24	13-22349	1072 Tyler Road	Ag Housing	Annually	7/19/2024
09-38	13-22355	6139 Caton Farm Road	Implement Sales and Service Motor Repair	Annually	7/25/2024
05-28	2005	Bell Road in Minooka	Athletic Park	Review as Necessary	7/1/2024
05-52	2005	12624 McKanna Road	Airstrip	Annually (Wilsons Must Maintain Pilot's License)	7/2/2024
02-26		3428 Roth Road	Occupancy Letter for Groomsman	Annually	8/13/2024
02-16		3478 Route 52	Occupancy Letter for Groomsman	Annually (Property Must be Owned by Only Ingenuity, LLC or Northern Tradition Farms)	7/12/2024
00-30		14270 Fennel Road	Auto Truck and Tractor Repair	Annually (Property Must be Owned by David and Lori Chelsen)	7/1/2024
00-25	99-17	1250 E. Beecher Road	Asphalt Production	Every Five Years (Due in 2024, December 31st Extension)	
98-31		14313 Route 52	Watchman's Quarters	Annually	7/25/2024
87-25		1626 Route 31	Church Camp	Annually (Must Maintain Similar Mission as LDS Camp) (Sold in 2022)	7/12/2021
82-02		15331 Burr Oak Road	Swimming Classes	Annually	
77-05		10017 Lisbon Road (331-725-4464)	Implement Repair and Service	Inspect Annually (No Business in 2022) (Wants to Keep SU 2024)	7/10/2024
72-08		Corner of Beecher and E. Beecher	Gravel Mining	Annually	7/25/2024
72-08		02-07-200-013			7/25/2024
72-08		02-06-400-006 (Green Buffer)			7/25/2024
72-08		02-07-200-015			7/25/2024
72-08		02-07-200-008 (Comply with Road District Commissioner)			7/25/2024
72-08		02-08-100-007 (Green Buffer and Comply with Road District Commissioner)			7/25/2024
72-08		02-08-100-005 (Comply with Road District Commissioner)			7/25/2024
72-08		02-08-300-015 (Comply with Road District Commissioner)			7/25/2024
72-08		02-08-300-014 (Comply with Road District Commissioner)			7/25/2024

Illinois Association of County Zoning Officials

111 W. Fox St., Room 203, Yorkville, IL 60545
Phone: 630-553-4139

TO: IACZO Members
FROM: Matthew Asselmeier, AICP, CFM, IACZO President
RE: October 25, 2024, Meeting

The fall 2024 meeting of the Illinois Association of County Zoning Officials (IACZO) will be held on Friday, October 25, 2024, remotely. I hope all members can attend. If you have any questions, please email me at masselmeier@kendallcountyil.gov or call me at the phone number listed in the header.

The agenda is as follows:

Agenda

9:00 am-9:15 am	Check-in/Log-In (Please let Jami Staser know if you are attending zoning@clintonco.illinois.gov)
9:15 am-10:30 am	Presentation by Greg Minger, Woodford County State's Attorney, on SolAmerica Energy, LLC v. Woodford County (aka What Happens When a County Board Votes Opposite the Recommendation of a ZBA)
10:30 am-10:45 am	Break
10:45 am-Noon	Presentation by Matthew Asselmeier, Director of Planning, Building and Zoning for Kendall County, on Zoning 101
Noon-1:00 pm	Lunch
1:00 pm -1:15pm	Presentation by Greg Thorpe, Director of Zoning and Building Safety for Rock Island County, on New Building Code Regulations for Counties that Do Not Have Building Codes
1:15 pm-1:30 pm	Reports of Officers/Approval of Minutes/Approval of Treasurer's Report
1:30 pm-2:00 pm	Roundtable Discussion and Future Meetings
2:00 pm	Adjourn

Join Zoom Meeting
https://us02web.zoom.us/j/86384939901
Meeting ID: 863 8493 9901

One tap mobile
1-312-626-6799, 86384939901# US (Chicago)

Matt Asselmeier

From: Brian Holdiman
Sent: Thursday, September 5, 2024 4:49 AM
To: Matt Asselmeier
Subject: Re: Building Permit 01-2020-146

The interior is complete The exterior is nearly complete. I would expect by October 8th I will be able to put this case to bed

Get Outlook for iOS

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Wednesday, September 4, 2024 3:52:33 PM
To: Brian Holdiman <BHoldiman@kendallcountyil.gov>
Subject: RE: Building Permit 01-2020-146

Any estimated date for completion?

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

From: Brian Holdiman <BHoldiman@kendallcountyil.gov>
Sent: Wednesday, September 4, 2024 3:12 PM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Subject: Re: Building Permit 01-2020-146

He is close to completion

Brian Holdiman
Kendall County Code Official

2024 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Court	Closed
V24-001	Gonzalez	03-09-152-019	14 Ridgefield Rd.	Boulder Hill	RV/Trailer parked in F/y setback	11/6/2023	12/10/2023				1/4/2024
V24-002	Galvan	03-05-430-019	42 S Bereman Rd.	Boulder Hill	Trailer parked in F/Y setback	12/6/2023	1/11/2024				2/22/2024
V24-003	Sanchez	03-08-279-007	110 Circle Drive W	Boulder Hill	Trailer parked in F/Y setback	11/6/2023	1/11/2024		COURT 5/7/2024		7/2/2024
V24-004	Nickels	05-04-178-006	53 Crooked Creek Dr	Crooked Creek	Junk & Debris	11/15/2023	4/2/2024		HOLD SAO		
V24-005	Maxson	03-04-378-018	81 Pueblo Rd.	Boulder Hill	Trailer parked in F/Y setback	11/6/2023	1/11/2024				2/23/2024
V24-006	Silva	03-04-152-013	22 Greenbriar rd.	Boulder Hill	Trailer parked in F/Y setback	11/6/2023	1/11/2024		Court 5/7/2024	$630 fine 3 mo prob	7/2/2024
V24-007	Rosier - Ref to V23-015	02-35-151-017	7821 Route 71		Stormwater Violation	11/6/2023	4/2/2024		Court 5/1/2024	$18,000 fine + $100	
V24-008	Schuster	03-22-400-001	2142 Woolley Rd.		Landscape Business	1/4/2024	4/24/2024	MA	HOLD SAO		5/24/2024
V24-009	Oak Plaza Properties LLC	02-17-226-004	2215 B Route 47		Junk & Debris	11/7/2023	4/1/2024		HOLD SAO		
V24-010	Leifheit	01-29-351-010	16789 Griswold Springs Rd	Billy R Williams	Stormwater Violation	7/31/2023	2/28/2024	MA	9/26/2024		
V24-011	Bohr	01-29-351-011	16751 Griswold Springs Rd	Billy R Williams	Stormwater Violation	7/31/2023	2/28/2024	MA	9/26/2024		
V24-012	Ortega	01-29-351-008	16859 Griswold Springs Rd.	Billy R Williams	Stormwater Violation	7/31/2023	2/28/2024	MA	9/26/2024		
V24-013	Widloe	01-29-351-009	16815 Griswold Springs Rd.	Billy R Williams	Stormwater Violation	7/31/2023	2/28/2024	MA	9/26/2024		
V24-014	Hurtado	03-04-277-023	2 Afton Dr.	Boulder Hill	Trailer parked in F/Y setback	2/6/2024	4/12/2024		HOLD SAO		8/21/2024

2023 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Court	Closed
V23-001	MUND/STADLER	02-34-176-004	34 RIVERSIDE ST	FOX RIVER GARDENS	Work in Floodplain w/o permit	5/15/2023	MA Stormwater				7/3/2023
V23-002	HARDEKOPF	03-04-253-010	44 INGLESHIRE RD	BOULDER HILL	INOPERABLE VEHICLE	10/14/2022	12/1/2023		$2400 Jdgmnt		10/24/2023
V23-003	VANDERBERG	03-04-176-006	90 FERNWOOD RD	BOULDER HILL	PROHIBITED PARKING-TRAILER	3/23/2023					8/6/2023
V23-004	BUTZ	03-04-305-023	16 WYNDHAM DR	BOULDER HILL	MULTIPLE VIOLATIONS	9/8/2022			COURT 5/7/2024	$1700 fine + $100	8/21/2024
V23-005	RUIZ	03-03-352-001	132 SAUGATUCK RD	BOULDER HILL	PROH. PKG. COMMERCIAL VEHICLE	12/27/2022	$500 fine tbp 4/3/24		10/18/2023		10/24/2023
V23-006	RAMIREZ	03-04-282-007	13 SONORA DR	BOULDER HILL	INOPERABLE VEHICLE	6/6/2023	Removed				1/3/2024
V23-007	OROS	03-05-432-012	28 SENECA DR	BOULDER HILL	JUNK & DEBRIS	5/10/2023			COURT 5/7/2024	smissed-Service to	8/21/2024
V23-008	CRUZ/KOKOSIOULIS	03-04-307-005	17 WYNDHAM DR	BOULDER HILL	INOPERABLE VEHICLE	6/15/2023					10/12/2023
V23-009	DILLER, JR. LIV TR	06-15-100-007	8150 S SCHLAPP RD		STORMWATER VIOLATION	12/8/2023	3/21/2024		8/9/2023		Re-opened 2/28/24
V23-010	RIVERA/ROSIER	02-35-151-017	7821 ROUTE 71		MULTIPLE VIOLATIONS	8/21/2023	MA		Court 6/5/2024	Fined 7/3/24	7/29/2024
V23-011	SANCHEZ	03-12-203-011	29 GASTVILLE ST	GASTVILLE ACRES	LANDSCAPE/PALLET BUSINESS	1/23/2023			Bench Trial ~~8/5/24~~	9/4/24	
V23-012	FLORES	08-11-100-014	7701 PLATTVILLE RD		INOPERABLE VEH/ JUNK & DEBRIS	9/12/2023	4/2/2024		Waiting on Citation		Citation
V23-013	RAMIREZ/RENDON	03-04-430-015	144 LONGBEACH RD	BOULDER HILL	PROHIBITED PARKING-TRAILER	7/19/2023	10/11/2023				10/25/2023
V23-014	TOSO	09-24-400-027	15625 COUNTY LINE RD		PROHIBITED SIGN	6/15/2023	2nd Citation coming				12/4/2023
V23-015/V24-007	RIVERA/ROSIER	02-35-151-017	7821 ROUTE 71		STORMWATER VIOLATION	11/7/2023	Applied SP 24-05		Court 5/1/2024	Fined	7/29/2024
V23-015	EXQUIVEL	03-08-106-014	31 BOAT LN	MARINA VILLAGE	MULTIPLE VIOLATIONS	8/22/2023					4/15/2024

2022 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Court	Closed
V22-001	Aguilar	03-07-277-001	20 Shore Ct.	Marina Village	Parking on Lawn	11/9/2021	1/23/2022				2/9/2022
V22-002	Jones	03-05-279-020	44 Briarcliff Rd.	Boulder Hill	Illegal fence height	8/6/2021	1/23/2022				4/27/2022
V22-003	Cabrera	03-04-306-027	44 Hampton Rd.	Boulder Hill	Multiple Violations	8/3/2021	1/23/2022				5/9/2022
V22-004	Lemaster	03-04-253-024	16 Winrock Rd.	Boulder Hill	Inoperable Vehicles	8/18/2021	1/23/2022		11/8/2022		11/23/2022
V22-005	Johnson	03-04-477-025	54 Springdale Rd.	Boulder Hill	Trailer parking	11/22/2021	1/23/2022				4/22/2022
V22-006	Haehlen	03-04-277-011	235 Fernwood Rd.	Boulder Hill	RV parking	11/24/2021	1/23/2022				2/24/2022
V22-007	Joaquin	03-27-377-015	2543 Simons Rd		Banquet facility	11/15/2021			5/16/2022		5/17/2022
V22-008	Bilek	01-34-300-008	14824 Millhurst Rd		Air B&B	1/3/2022	3/11/2022				2/24/2022
V22-009	VOID										
V22-010	Faulkner	03-26-100-004	1539 Collins Rd.		Multiple Violations	7/13/2021	8/4/2021				Ongoing
V22-011	Amstadt	02-35-380-001	7796 Madeline Dr.	FOFC	RV parking	5/24/2022	6/24/2022		9/7/2022		10/18/2022
V22-012	Gomez	09-27-200-004	2511 Wildy Rd.		Stormwater	8/1/2022	4/11/2023	1/17/2024	10/17/2024		
V22-013	Utility Dynamics	03-07-227-002	5327 Light Rd.		Stormwater	9/8/2022	10/11/2022				9/19/2022

2024 PRE VIOLATION REPORT

Date Opened	Parcel #	Address	Subdivision	Description of Complaint	Inspection Date	Comments	F/Up	Closed
1/4/2024	03-22-400-001	2142 Woolley Rd Oswego		Landscape Business	1/11/2024	30 Day Warning Notice Reg-Cert	2/23/2024	V24-008
1/8/2024	09-19-200-009	17660 Sedgewick Rd. Plano		Occupied Acc Bldg & Addition-No permit	1/18/2024	No Visible Violations-Emailed complaintant		1/18/2024
1/17/2024	03-04-451-051	13 Pomeroy Rd. Montgomery	Boulder Hill	Junk & Debris / Inoperable Vehicle	1/18/2024	BLH-spoke with owner-30 Day Reg-Cert 3/25	4/25/2024	4/25/2024
1/18/2024	03-04-327-009	33 Surrey Rd. Montgomery	Boulder Hill	Prohibited Trailer in required F/Yard setback	1/11/2024	30 Day Warning Notice Reg-Cert	2/19/2024	2/26/2024
1/18/2024	03-05-430-020	44 S Bereman Rd. Montgomery	Boulder Hill	3 Trailers - Exceeds # allowed	1/11/2024	30 Day Warning Notice Reg-Cert	2/19/2024	2/26/2024
1/18/2024	03-04-305-021	12 Wyndham Dr. Montgomery	Boulder Hill	Prohibited Trailer in required F/Yard setback	1/11/2024	30 Day Warning Notice Reg-Cert	2/19/2024	2/25/2024
1/18/2024	03-05-253-012	43 N Bereman Rd. Montgomery	Boulder Hill	Inoperable Vehicle	1/11/2024	30 Day Warning Notice Reg-Cert	2/19/2024	1/22/2024
1/18/2024	03-05-276-008	32 N Bereman Rd. Montgomery	Boulder Hill	Prohibited Trailer in required F/Yard setback	1/11/2024	30 Day Warning Notice Reg-Cert	2/19/2024	2/23/2024
1/18/2024	03-05-430-014	32 Seneca Dr. Montgomery	Boulder Hill	Prohibited Trailer in required F/Yard setback	1/11/2024	30 Day Warning Notice Reg-Cert	4/1/2024	7/2/2024
1/23/2024		2015 Route 34 Oswego		Possible living quarters in storage unit	1/29/2024	Monitor - Follow up 30 Days	4/1/2024	3/21/2024
1/24/2024	03-08-326-001	1626 Route 31 Oswego	Prospect Villa	Confirming compliance with Sp Use	1/25/2024	Compliant	4/7/2024	On Hold
1/25/2024	03-24-400-008	63 Scotch Rd Plainfield		Illegal Landscaping business	1/29/2024	Not a violation - Nursery		1/29/2024
1/29/2024	09-09-300-009	13916 McKanna Rd. Minooka		Semi Truck business	1/29/2024	Follow up 30 Days	4/1/2024	3/8/2024
1/30/2024	03-18-451-002	5462 Route 34 Oswego	Riverview Heights	Unit C - Possible living quarters	2/16/2024	30 Day Warning Notice Reg-Cert	6/1/2024	6/1/2024
2/6/2024	04-16-253-005	8304 Fox River Dr. Millbrook		Vehicles parked on non approved surface	2/9/2024	30 Day Warning Notice Reg & Cert	3/11/2024	3/11/2024
2/6/2024	03-04-277-023	2 Afton Dr. Montgomery	Boulder Hill	Trailer parked in Side yard setback	2/23/2024	30 Day Warning Notice Reg-Cert	3/26/2024	V24-014
2/13/2024	03-05-453-003	5 Codorus Rd. Mongtomery	Boulder Hill	Vehicle Sales Business	2/16/2024	30 Day Warning Notice Reg-Cert	3/16/2024	3/21/2024
2/16/2024	02-35-380-015	7694 Madeline Dr. Yorkville	FOFC	Accessory Building - Gazebo No permit	2/16/2024	30 Day Warning Notice Reg-Cert	4/13/2024	5/28/2024
2/21/2024	03-05-429-011	24 Greenfield Rd. Montgomery	Boulder Hill	Rooster		Monitoring per BLH	3/16/2024	7/2/2024
2/22/2024	03-04-328-015	24 Whitney Way Montgomery	Boulder Hill	Parking in grass	2/23/2024	30 Day Warning Notice Reg-Cert	3/23/2024	3/21/2024
2/23/2024	03-04-155-044	6 Pembrooke Rd. Montgomery	Boulder Hill	Trailer parked in Front yard setback	2/23/2024	30 Day Warning Notice Reg-Cert - V	4/1/2024	4/25/2024
2/23/2024	03-04-303-029	40 Marnel Rd. Montgomery	Boulder Hill	Parking in grass	2/23/2024	30 Day Warning Notice Reg-Cert	3/23/2024	3/12/2024
2/23/2024	02-14-428-006	29 Charles St. Oswego	Lynwood	Parking in grass	2/23/2024	30 Day-Applied for permit on 3/25/2024	4/25/2024	4/26/2024
2/23/2024	03-04-354-013	93 Circle Dr. E Montgomery	Boulder Hill	Driveway expansion - No permit	2/23/2024	30 Day Warning Notice Reg-Cert	4/19/2024	4/23/2024
2/26/2024	01-10-301-003	1700 Little Rock Rd. Plano	Snyder	Addition to South Side of Main post bldg - No permit		Monitoring per BLH		
2/27/2024	09-15-300-001	14757 Jughandle Rd. Minooka		Conversion of Ag Bldg to single family home		15 Day Notice for onsite meeting	3/15/2024	4/30/2024
2/27/2024	09-35-400-009	17845 Ridge Rd. Minooka		Junk & Debris/Illegal Business	3/26/2024	30 Day Notice sent	4/26/2024	7/3/2024
2/28/2024	08-02-451-006	11 Pletcher Dr. Yorkville	Pletchers	Fire - Unsafe structure	2/27/2024	Demo Permit to be submitted per email		3/4/2024
3/1/2024	01-10-301-003	1700 Little Rock Rd. Plano		Addition to Storage unit - No Permit	4/1/2024			
4/11/2024	03-08-303-005	109 Dolores St. Oswego	Shore Heights	Rooster crowing all day - chickens & coup				7/2/2024

Drawings 8/31

PRE VIOLATION REPORT
2023

9/7/2023	09-04-100-004	12130 McKanna Rd. Minooka		Banquet Facility		Not enough evidence	10/5/2023	10/10/2023
9/13/2023	03-01-351-001	675 Route 30 Aurora		Life Safety regarding a fence	9/21/2023	Not a life safety issue		9/21/2023
9/14/2023	01-29-452-007	16267 Griswold Springs Rd.		Deck/Addition - No Permit	9/20/2023	Notice to owner to contact us	11/2/2023	11/27/2023
9/14/2023	01-26-300-030	13600 Hale Rd. Plano		Addition to Garage & shed(s) - no permit	9/20/2023	otice to owner to contact us/Not enough eviden	12/15/2023	1/22/2024
9/14/2023	01-35-100-009	13524 B Hale Rd. Plano		Ingound pool - no permit	9/20/2023	Notice to owner to contact us	12/15/2023	1/22/2024
9/14/2023	08-11-100-014	7701 Plattville Rd. Newark		Multiple Violations	9/18/2023	10 Day Final Notice to Comply	9/28/2023	V23-012
9/26/2023	03-15-165-003	2373 Douglas Rd. Oswego	Keierleber Acres	Possible business	9/20/2023	No evidence of violation		9/29/2023
9/26/2023	03-12-203-009	17 Gastville St Aurora	Gastville Acres	Rooster, multiple chickens & ducks				10/30/2023
9/26/2023	03-04-151-016	74 Fernwood Rd. Montgomery	Boulder Hill	Chickens & Roosters	9/26/2023	No evidence of violations		9/29/2023
9/26/2023		9155 Kennedy Rd.		Excessive Farm Animals	9/26/2023	Referred to KCHD-not a PBZ violation		9/29/2023
9/26/2023	05-26-200-006	10141 Church Rd. Yorkville		Junk & Debris, Inoperable Vehicles	9/26/2023	30 Day Warning Notice Reg & Cert	8/1/2024	7/23/2024
9/27/2023	02-16-426-006	2560 Cannonball Trail Bristol	Babbit	Construction without permit		Sent to Yorkville		9/27/2023
9/29/2023	03-04-378-031	66 Hubbard Way Montgomery	Boulder Hill	Building w/o permit / Multiple units	10/2/2023	Not enough evidence		10/2/2023
10/2/2023	03-04-453-033	84 Sheffield Rd. Montgomery	Boulder Hill	Inop Vehicle/Parking in Grass	10/3/2023	Removed		10/30/2023
10/3/2023	03-01-351-009	991 Harvey Rd. Oswego		Change in Occupancy w/o permit	10/5/2023	Not enough evidence		10/10/2023
10/4/2023	02-28-252-006	1101 McHugh Rd. Yorkville		Junk & Debris	10/5 & 10/11/23	30 Day Warning Notice Reg & Cert	11/13/2023	11/2/2023
10/4/2023	06-03-251-002	2017 Devonshire Ct. Oswego	Southfield Estates	Occupied Camping Trailer	10/5/2023	Occupied RV in R-1 zoning	11/10/2023	10/16/2023
10/10/2023	09-09-100-002	13039 McKanna Rd. Minooka		Stormwater-fill- diesel tank location		MA	7/8/2024	PBZ
10/13/2023	03-05-426-011	22 Circle Dr E Montgomery	Boulder Hill	Pool - no Permit & too close to property line	10/25/2023	Pool existing		10/25/2023
10/25/2023	03-04-478-031	72 Eastfield Rd. Montgomery	Boulder Hill	Trailer parked in F/Yard setback	10/27/2023	30 Day Warning Notice Reg & Cert	12/15/2023	12/4/2023
10/25/2023	08-04-100-017	NW corner Rt 47 & Newark Rd.	Lisbon Township	Noxious Weeds	10/27/2023	Re-opened 8/28 file - Reg Letter sent MA	4/15/2023	7/2/2024
11/6/2023	03-04-378-018	81 Pueblo Rd. Montgomery	Boulder Hill	Trailer/RV parked in req front yard setback	11/10/2023	30 Day Warning notice sent Reg & Cert	1/4/2024	V24-005
11/6/2023	03-09-152-006	230 Boulder Hill Pass Montgomery	Boulder Hill	Trailer/RV parked in req front yard setback	11/10/2023	Trailer not present		11/13/2023
11/6/2023	03-09-152-019	14 Ridgefield Rd. Montgomery	Boulder Hill	Trailer/RV parked in req front yard setback	11/10/2023	Violation found - photos taken		V24-001
11/6/2023	03-08-279-007	110 Circle Drive W Montgomery	Boulder Hill	Trailer/RV parked in req front yard setback	11/10/2023	30 Day Warning notice sent Reg & Cert	1/11/2024	V24-003
11/6/2023	03-08-278-010	102 Circle Drive W Montgomery	Boulder Hill	Trailer/RV parked in req front yard setback	11/10/2023	Trailer Removed		11/13/2023
11/6/2023	03-04-152-013	22 Greenbriar Rd. Montgomery	Boulder Hill	Trailer/RV parked in req front yard setback				V24-006
11/6/2023	02-35-151-017	7821 Route 71 Yorkville		Fill in excess of 1 acre without permit		30 Day Warning Notice Reg - MA	6/5/24-COURT	7/29/2024
11/7/2023	02-17-226-004	2215 B Rt 47		Junk & Debris	11/10/2023	30 Day Warning Notice Reg & Cert	12/22/2023	V24-009
11/8/2023	02-15-302-001	2 South St. Bristol		Illegal Towing /Mechanic Business in R-3 zoning	11/10/2023	Letter requesting onsite meeting sent		7/23/2024
11/14/2023	03-04-378-022	48 Hubbard Way Montgomery	Boulder Hill	Fire Investigation	11/12/2023	Meeting 11/30 - 8:30am/Applied for permit 1.4.24		12/12/2023
11/14/2023	03-09-154-014	128 Circle Drive W Montgomery	Boulder Hill	Addition without permit	11/21/2023	30 Day Warning Notice Reg & Cert	12/22/2023	1/22/2024
11/15/2023	05-04-178-006	53 Crooked Creek Dr. Yorkville	Crooked Creek	Illegal Business / Junk & Debris	11/21/2023	30 Day Warning Notice Reg & Cert	12/22/2023	V24-004
11/18/2023	06-05-153-005	79 Timberlake Trail E. Oswego	Arrowhead Hills	Fire Investigation 11/18 - Pole Barn		Demo Completed		12/12/2023
11/21/2023	05-02-200-008	6410 Minkler Rd. Yorkville		Dirt piles high along road	12/1/2023		~~9/3/2024~~ 9/6/24	
11/27/2023	03-34-201-001	5020 Douglas Rd. Oswego	Douglas Hills	# of chickens on property and No coop in cold temps	12/1/2023	2 coops - not able to determine #		12/12/2023
12/1/2023	09-09-100-020	13237 McKanna Rd. Minooka		Added 3 car garage - no permit	12/8/2023	Not enough evidence		1/22/2024
12/6/2023	03-05-430-019	42 S Bereman Rd. Montgomery	Boulder Hill	Trailer parked in F/Yard setback	12/8/2023	30 Day Warning Notice Reg & Cert	1/11/2024	V24-002
12/7/2023	06-02-177-007	1551 Cherry Rd. Oswego	Oswego Plains/County Clerks	Addition - No Permit	12/8/2023	BLH met with owner		1/24/2024
12/12/2023	05-04-300-032	9630 Route 71 Yorkville		Horse in R-3 zoning & illegal building		Horse not observed-bldg has permit/Permit n/a		12/13/23 & 1/22/24
12/13/2023	06-01-100-008	902 E Plainfield Rd. Oswego	Condon Acres	Roofing Business	1/4/2024	Roofing / Construction business in R3 zoning	2/10/2024	1/29/2024
12/22/2023	03-04-152-012	24 Greenbriar Rd. Montgomery	Boulder Hill	Semi Parking	1/4/2024	No Evidence		1/4/2024
12/22/2023	03-05-280-005	49 Briarcliff Rd. Montgomery	Boulder Hill	Semi Parking	1/4/2024	No Evidence		1/4/2024
12/22/2023	03-04-307-018	20 Longbeach Rd. Montgomery	Boulder Hill	Semi Parking	1/4/2024	No Evidence		1/4/2024
12/22/2023	03-04-302-002	49 Circle Drive E. Montgomery	Boulder Hill	Junk & Debris	1/4/2024	No Junk & Debris		1/4/2024

complaint_	complaint_status	complaint_description	complaint_date	date_notice_sent	last_edited_date	complaint_pin	address	complaint_subdivision
1880	30 Day Notice	Junk & Debris	1-Apr-24	15-Apr-24	31-Jul-24	09-35-200-005	17045 Ridge Road,	Summerfield
1881	30 Day Notice	Trailer parked in required front or side yard setback.	10-Apr-24	15-Apr-24	15-Aug-24	03-04-378-018	81 PUEBLO ROAD, Montgomery 60538	BOULDER18
1891	30 Day Notice	Operating Non-Permitted Business w/o home occupancy permit	15-Apr-24	23-Jul-24	31-Jul-24	03-12-476-001	139 WOLF ROAD, OSWEGO 60543	
1895	30 Day Notice	Illegal Tree Removal Business	16-Apr-24	19-Apr-24	15-Aug-24	03-12-204-005	26 GASTVILLE STREET, AURORA 60503	GASTVILLE
1897	30 Day Notice	Parking on non approved surface	16-Apr-24	19-Apr-24	15-Aug-24	03-04-307-001	62 CIRCLE DRIVE EAST, MONTGOMERY 60538	BOULDER08
1899	30 Day Notice	Inoperable Vehicle	16-Apr-24	19-Apr-24	31-Jul-24	03-04-307-001	62 CIRCLE DRIVE EAST, MONTGOMERY 60538	BOULDER08
1913	30 Day Notice	RV parked in required setback	16-Apr-24	15-May-24	31-Jul-24	03-04-327-015	24 CHATHAM PLACE, MONTGOMERY 60538	BOULDER10
1930	Open	Inoperable Vehicle	20-Apr-24		31-Jul-24	03-12-202-002	1030 Route 30,	
1937	30 Day Notice	Trailer in setback	1-May-24	24-May-24	31-Jul-24	03-07-402-012	103 KRISTINE STREET, OSWEGO 60543	SHORE02
1939	30 Day Notice	Junk and Debris	7-May-24	23-Jul-24	31-Jul-24	03-27-401-002	4550 DOUGLAS ROAD, OSWEGO 60543	RING
1941	30 Day Notice	Camper in the setback	8-May-24	16-May-24	31-Jul-24	02-35-380-005	5727 FIELDS DRIVE, YORKVILLE 60560	FIELDS OF FARM02
1943	30 Day Notice	Operating business in violation of zoning ordinance	9-May-24	15-May-24	31-Jul-24	05-10-200-010	8222 ROUTE 126, YORKVILLE 60560	
1949	30 Day Notice	Operating business in violation of zoning ordinance	14-May-24	7-Jun-24	31-Jul-24	09-15-200-011	,	
1959	30 Day Notice	Parking on non approved surface	4-Jun-24	31-Jul-24	19-Aug-24	03-08-227-032	15 OLD POST ROAD, MONTGOMERY 60538	BOULDER17
1969	30 Day Notice	Operating Business Out of Home	10-Jun-24	20-Jun-24	1-Aug-24	03-31-478-005	49 TOMAHAWK TRAIL, OSWEGO 60543	ARROWHEAD
1970	30 Day Notice	Junk & Debris	10-Jun-24	1-Aug-24	23-Aug-24	03-31-478-005	49 TOMAHAWK TRAIL, OSWEGO 60543	ARROWHEAD
1976	30 Day Notice	Addition without permit	19-Jun-24	20-Jun-24	31-Jul-24	02-24-151-005	6800 SUNDOWN LANE, YORKVILLE 60560	HERRENS04
1978	30 Day Notice	Living in Trailer	24-Jun-24	1-Aug-24	23-Aug-24	03-07-230-016	4 SHELL COURT, OSWEGO 60543	MARINA
1980	30 Day Notice	Junk Debris	27-Jun-24	16-Jul-24	20-Aug-24	03-15-251-006	2300 WOLF ROAD, OSWEGO 60543	
1981	30 Day Notice	Junk and Debris	28-Jun-24	16-Jul-24	31-Jul-24	03-04-151-014	70 FERNWOOD ROAD, MONTGOMERY 60538	BOULDER29
1983	30 Day Notice	Roosters in violation of county ordinance	3-Jul-24	16-Jul-24	31-Jul-24	01-03-351-007	69 DAWN AVENUE, PLANO 60545	STAINFIELD
1984	30 Day Notice	Non-Permitted Pallet Factory	8-Jul-24	23-Jul-24	19-Aug-24	01-13-400-004	12029 FAXON ROAD, PLANO 60545	
1985	Monitoring	Building too close to property line	10-Jul-24		31-Jul-24	03-08-154-007	36 SHORE DRIVE, OSWEGO 60543	MARINA06
1986	30 Day Notice	Excessive Chickens	15-Jul-24	16-Jul-24	31-Jul-24	03-08-154-007	36 SHORE DRIVE, OSWEGO 60543	MARINA06
1987	30 Day Notice	Landscape business operating out of home	15-Jul-24	31-Jul-24	20-Aug-24	03-12-204-002	4 GASTVILLE STREET, AURORA 60503	GASTVILLE
1990	30 Day Notice	Tree Service	16-Jul-24	31-Jul-24	23-Aug-24	02-13-451-013	6256 ROUTE 34, OSWEGO 60543	OWNERS
1992	30 Day Notice	Trailer in setback	17-Jul-24	23-Jul-24	8-Aug-24	03-09-152-019	14 RIDGEFIELD ROAD, MONTGOMERY 60538	BOULDER25
1994	Monitoring	Shed without permit	19-Jul-24		31-Jul-24	02-13-429-002	37 CLARK AVENUE, OSWEGO 60543	CLARKS
1998	30 Day Notice	Parking trailer in required setback	23-Jul-24	25-Jul-24	8-Aug-24	03-08-226-009	24 GUILFORD ROAD, MONTGOMERY 60538	BOULDER14
2003	30 Day Notice	Inoperable Vehicles	23-Jul-24	25-Jul-24	20-Aug-24	03-04-476-019	93 LONG BEACH ROAD, MONTGOMERY 60538	BOULDER24
2004	Monitoring	Throwing Gigantic Orgies, Charging Admission (100 people)	24-Jul-24		8-Aug-24	02-14-100-002	2013 KENNEDY ROAD, BRISTOL 60512	
2008	30 Day Notice	Parked on non-approved surface	29-Jul-24	1-Aug-24	20-Aug-24	03-04-476-019	93 LONG BEACH ROAD, MONTGOMERY 60538	BOULDER24
2010	30 Day Notice	Trailer in required setback	31-Jul-24	1-Aug-24	8-Aug-24	03-08-226-028	43 CODORUS ROAD, MONTGOMERY 60538	BOULDER14
2011	30 Day Notice	Construction without a permit	31-Jul-24	1-Aug-24	6-Aug-24	02-23-154-010	23 OAKLAWN AVENUE, YORKVILLE 60560	RIVER RIDGE03
2013	30 Day Notice	Trucking Company	31-Jul-24	2-Aug-24	12-Aug-24	03-01-301-001	0 ROUTE 30, AURORA 60503	
2016	Monitoring	Inoperable Vehicle	1-Aug-24		8-Aug-24	03-08-176-006	18 MARINA DRIVE, OSWEGO 60543	MARINA07
2017	30 Day Notice	Violation of special use permit	5-Aug-24	6-Aug-24	15-Aug-24	02-08-100-003	1250 BEECHER ROAD EAST, BRISTOL 60512	
2019	30 Day Notice	Trailer in required setback	7-Aug-24	9-Aug-24	15-Aug-24	03-09-152-003	224 BOULDER HILL PASS, MONTGOMERY 60538	BOULDER25
2020	30 Day Notice	Illegal Auto Repair	7-Aug-24	9-Aug-24	20-Aug-24	03-08-278-009	4 CULVER ROAD, MONTGOMERY 60538	BOULDER17
2022	30 Day Notice	Auto repair out of residence	9-Aug-24	15-Aug-24	22-Aug-24	03-05-476-009	5 CLAY COURT, MONTGOMERY 60538	BOULDER07
2024	30 Day Notice	Trailer parked in required setback	12-Aug-24	15-Aug-24	22-Aug-24	03-04-306-027	44 HAMPTON ROAD, MONTGOMERY 60538	BOULDER05
2025	30 Day Notice	Parked on Non-approved Surface	12-Aug-24	15-Aug-24	15-Aug-24	03-04-376-005	80 CIRCLE DRIVE EAST, MONTGOMERY 60538	BOULDER05
2026	Monitoring	Rooster Complaint	12-Aug-24		15-Aug-24	03-04-251-024	40 HUNTER DRIVE, MONTGOMERY 60538	BOULDER34
2027	30 Day Notice	Operating Business Out of Home	13-Aug-24	15-Aug-24	15-Aug-24	09-32-300-004	17872 GROVE ROAD, MINOOKA 60447	
2028	Monitoring	Chickens - too many	13-Aug-24		15-Aug-24	01-09-276-002	88 GLENDA LANE, PLANO 60545	OAK MANOR
2029	30 Day Notice	Commercial Vehicle Parking	13-Aug-24	15-Aug-24	20-Aug-24	02-28-402-003	1060 MCHUGH ROAD, YORKVILLE 60560	
2030	30 Day Notice	Unauthorized Business Operating Out of Residence	13-Aug-24	15-Aug-24	20-Aug-24	02-28-402-003	1060 MCHUGH ROAD, YORKVILLE 60560	
2031	Monitoring	Trailers on property	15-Aug-24		15-Aug-24	02-34-276-002	8070 VAN EMMON ROAD, YORKVILLE 60560	
2033	30 Day Notice	Operating Unauthorized Business Out of Residence	15-Aug-24	16-Aug-24	22-Aug-24	03-04-306-025	40 HAMPTON ROAD, MONTGOMERY 60538	BOULDER05
2035	Open	Gazebo without a permit	19-Aug-24		19-Aug-24	02-35-381-007	7705 AUDREY AVENUE, YORKVILLE 60560	FIELDS OF FARM02
	Open	Blue car parked up against garage hasn't moved in over a year and trash building up behind it	20-Aug-24		20-Aug-24	03-04-479-009	57 EASTFIELD ROAD, MONTGOMERY 60538	BOULDER23
2043	Open	Trailer in setback (2 trailers)KC	21-Aug-24		21-Aug-24	03-04-306-028	46 HAMPTON ROAD, MONTGOMERY 60538	BOULDER05

Permit Summary by Category
Kendall County

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	3	$2,930,000	$21,589	$12,739
Accessory Buildings	3	$41,500	$400	$0
Additions	2	$100,000	$319	$0
Remodeling	1	$20,000	$260	$0
Commercial - B Zone	2	$1,125,000	$0	$0
Barns/Farm Buildings	2	$200,000	$0	$0
Swimming Pools	10	$1,041,390	$2,000	$0
Decks	3	$25,800	$600	$0
Demolitions	1	$22,650	$0	$0
Generator	2	$22,526	$220	$0
Solar	7	$193,383	$1,850	$0
	36	$5,722,248	$27,238	$12,739

July 2023 - 1 House
28 Total

YTD 2023 19 Houses
220 Total

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Permit Summary by Category
Kendall County

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	4	$2,801,406	$18,579	$9,879
Accessory Buildings	7	$66,785	$350	$0
Additions	3	$160,000	$0	$0
Remodeling	2	$92,500	$408	$0
Commercial - B Zone	1	$1,125,000	$0	$0
Swimming Pools	1	$120,000	$0	$0
Decks	3	$88,780	$600	$0
Demolitions	1	$0	$0	$0
Change in Occupancy	1	$78,000	$585	$0
Driveway	1	$0	$0	$0
Fire Restoration	1	$50,000	$260	$0
Patio	2	$12,000	$100	$0
Generator	2	$22,356	$110	$0
Solar	3	$103,387	$900	$0
	32	$4,720,214	$21,892	$9,879

August 2023 - 4 House
48 Total Permits

YTD 2023 - 23 Houses
270 Total Permit

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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	26	3	1	5	2	3	5	3	4	0	0	0	0
Garage	3	0	0	2	1	0	0	0	0	0	0	0	0
Accessory Buildings	48	2	4	6	12	9	5	3	7	0	0	0	0
Additions	15	0	0	1	3	1	5	2	3	0	0	0	0
Remodeling	15	3	1	3	3	2	0	1	2	0	0	0	0
Commercial - B Zone	3	0	1	0	0	0	0	2	0	0	0	0	0
Barns/Farm Buildings	10	0	3	1	1	2	1	2	0	0	0	0	0
Signs	1	0	0	0	1	0	0	0	0	0	0	0	0
Swimming Pools	25	0	0	4	3	5	2	10	1	0	0	0	0
Decks	15	0	0	2	1	5	1	3	3	0	0	0	0
Demolitions	9	0	1	1	0	3	2	1	1	0	0	0	0
Electrical Upgrades	6	1	0	1	1	1	2	0	0	0	0	0	0
Change in Occupancy	4	0	0	2	0	0	1	0	1	0	0	0	0
Driveway	8	0	0	2	3	1	1	0	1	0	0	0	0
Fire Restoration	2	1	0	0	0	0	0	0	1	0	0	0	0
Patio	7	0	0	0	2	2	1	0	2	0	0	0	0
Generator	10	1	0	1	0	2	2	2	2	0	0	0	0
Solar	42	2	2	4	10	10	4	7	3	0	0	0	0
	249	13	13	35	43	46	32	36	31	0	0	0	0

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
8/23/2024	012024272 01 House	06-07-226-012 TJ BAUMGARTNER CUSTOM HOMES CORP	7295 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	BAUMGARTNER CUSTOM HOMES, INC.
3/27/2024	012024077 01 House	05-12-278-002 CALDWELL JODI J & BRAD A	6112 LEGACY CIR YORKVILLE, IL 60560-	WHITETAIL RIDGE	KINGS COURT BUILDERS INC.
1/23/2024	012024023 01 House	04-21-252-002 YENTER KELLI & CHRIS	15536 PROSPECT HILL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	MCCUE BUILDERS INC.
2/21/2024	012024041 01 House	04-16-351-008 SPENCER JOHN & WENDY	8982 WILCOX CT MILLBROOK, IL 60536-	ESTATES OF MILLBROOK UNIT 1	
6/28/2024	012024192 01 House	08-01-100-005 WESTPHALL CORY & KYLIE	6744 HELMAR RD YORKVILLE, IL 60560-		
4/12/2024	012024094 01 House	04-21-125-032 BRATLAND JAY S & MICHELLE J	9204 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	REVOLUTION BUILDERS CONSTRUCTION
7/22/2024	012024194 01 House	09-24-400-027 TOSO SHAWN J & SARAH M	15625 COUNTY LINE RD MINOOKA, IL 60447-		
4/1/2024	012024068 01 House	05-12-276-008 DIAZ JOSEPH & PATRICIA	7605 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	DWELL HOMES, INC.
6/3/2024	012024165 01 House	06-07-374-001 HATCH MICHAEL & ANGELA	5750 CHAMPIONSHIP CT. YORKVILLE, IL. 60560	WHITETAIL RIDGE	DWELL HOMES, INC.
6/24/2024	012024155 01 House	03-14-400-007 DOUGLAS GILES N & JOANNE L	2880 ROTH RD OSWEGO, IL 60543-		DJK CUSTOM HOMES INC.
7/10/2024	012024223 01 House	06-08-101-013 MONTES JORGE A & HILDA G	7180 ROBERTS CT OSWEGO, IL 60543-	GROVE ESTATES	ED SALOGA DESIGN BUILD

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3/18/2024	012024059 01 House	04-21-125-018 AVERY JOHN R & LAUREN J	15681 COBB CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 1	IMPERIAL CONSTRUCTION -
7/11/2024	012024226 01 House	05-12-220-003 JORDAN LEO & KEANDRA	6325 VALLEYVIEW CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	KING'S COURT BUILDERS INC.
7/24/2024	012024201 01 House	06-07-402-005 MCCUE DEVELOPMENT INC	7698 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	MCCUE BUILDERS INC.
4/25/2024	012024031 01 House	09-16-400-010 AGUILAR MIGUEL & IDOLINA	3400 ROUTE 52 MINOOKA, IL 60447-		
8/5/2024	012024237 01 House	05-12-205-007 EELMAN PETER R & RAMPERSAD MIA M	6340 WHITETAIL RIDGE CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	CHARLES JAMES CUSTOM HOMES
6/26/2024	012024186 01 House	06-07-375-005 SHILKAITIS MATTHEW & SAMANTHA	5645 WATERS EDGE CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	LIBERTY BUILDERS LLC
5/30/2024	012024174 01 House	06-07-375-002 OLIVER GEORGE S & HEIDI R	7723 BENTGRASS CIR YORKVILLE, IL 60560-	WHITETAIL RIDGE	CHARLES JAMES CUSTOM HOMES
6/18/2024	012024182 01 House	01-25-376-004 TIM GREYER BUILDERS INC.	12446 MITCHELL DR. PLANO, IL. 60545	SCHAEFER WOODS SOUTH UNIT 2	TIM GREYER BUILDERS INC.
1/11/2024	012024022 01 House	05-18-228-003 DOLIN JULIE A	8019 WILSON COURT YORKVILLE, IL. 60560	TANGLEWOOD TRAILS	CL DESIGN BUILD INC
4/12/2024	012024058 01 House	02-30-300-009 BECK RYAN & SHANNON	4518 ELDAMAIN RD PLANO, IL. 60545		
3/18/2024	012024060 01 House	06-07-374-008 REVOLUTION INVESTMENTS, LLC	5946 CHAMPIONSHIP CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	REVOLUTION CUSTOM HOMES

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8/9/2024	012024258 01 House	06-05-402-009 BROSSMAN MICHAEL A & DUKALA DANUTA	4180 STEAM MILL CT OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	REVOLUTION BUILDERS CUSTOM HOMES
8/27/2024	012024257 01 House	02-36-300-003 WAESCO SEAN & JENNIFER	6649 RESERVATION RD YORKVILLE, IL 60560-		
4/15/2024	012024095 01 House	09-18-300-019 QUEZADA IRMA LOYA	14918 BRISBIN RD MINOOKA, IL 60447-		
3/25/2024	022024073 02 Garage	08-18-300-009 MILLER JORDAN & KATE	14534 LISBON RD NEWARK, IL 60541-		
4/8/2024	022024082 02 Garage	04-16-176-011 TECKENBROCK LEANN M	23 HARRIS AVE MILLBROOK, IL 60536-	MILLBROOK (ORIG TOWN) PT VACATED	EVERLAST PORTABLE BUILDINGS
4/9/2024	022024089 02 Garage	02-34-202-014 MAJCHEREK PETER & KAREN GRIDLEY	148 RIVERSIDE DR YORKVILLE, IL 60560-	FOX RIVER WOODLANDS	COACH HOUSE GARAGES
2/2/2024	032024027 03 Accessory Buildings	05-18-228-003 DOLIN JULIE A	8019 WILSON COURT YORKVILLE, IL. 60560	TANGLEWOOD TRAILS	
3/20/2024	032024067 03 Accessory Buildings	05-35-200-013 BOYD ROBERT J	11103 CHURCH RD YORKVILLE, IL 60560-		BOB LEE CONSTRUCTION
1/2/2024	032024021 03 Accessory Buildings	02-15-353-002 STEINWAY BRIAN & KIMBERLY	90 LILLIAN LN YORKVILLE, IL 60560-	BRISTOL LAKE SUB	
4/19/2024	032024107 03 Accessory Buildings	05-08-351-005 DYSON JAMES R & CONNIE R	10957 BRANDENBURG WAY YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	
4/16/2024	032024091 03 Accessory Buildings	06-15-100-008 ODONOVAN-MAYA SUSAN	2884 ROUTE 126 PLAINFIELD, IL 60544-		

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1/11/2024	032024029 03 Accessory Buildings	02-20-401-001 ULNER GREG	3651 CANNONBALL TRL YORKVILLE, IL 60560-		METRONET INFRASTRUCTURE
4/8/2024	032024098 03 Accessory Buildings	07-24-200-003 COOSE RONALD & MAHN TINA	15285 ROUTE 52 NEWARK, IL 60541-		
4/19/2024	032024106 03 Accessory Buildings	02-11-101-005 SPARTO MARIO & KAY LEIGH	83 E LARKSPUR LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 3	BOB LEE CONSTRUCTION
2/21/2024	032024037 03 Accessory Buildings	09-32-200-010 ZABEL KENNETH & ARIAS JASMINE	4187 WHITEWILLOW RD MINOOKA, IL 60447-		
2/16/2024	032024038 03 Accessory Buildings	03-18-401-009 SMITH MARTY E & CONSTANCE M	66 OSAGE CT OSWEGO, IL 60543-	HIGHLAND SUB	
6/11/2024	032023264 03 Accessory Buildings	03-07-276-011 BRITT STEVEN P & KATIE L	16 SHORE CT OSWEGO, IL 60543-	MARINA TERRACE	
6/13/2024	032024187 03 Accessory Buildings	03-04-456-011 HERNANDEZ CHRISTYAN	96 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 22	
6/3/2024	032024178 03 Accessory Buildings	03-08-280-029 STILES TRACEY	7 FIELDCREST DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	
5/29/2024	032024169 03 Accessory Buildings	05-07-403-009 TATER TOT TRUST	71 TIMBERCREEK DR YORKVILLE, IL 60560-	TIMBER CREEK SUB	
8/20/2024	032024131 03 Accessory Buildings	01-25-400-009 KENDALL COUNTY FOREST PRESERVE 1	4845 ELDAMAIN RD PLANO, IL 60545-		
5/1/2024	032024129 03 Accessory Buildings	03-04-153-007 MCKENTY VICKI & BEYNE APRIL	31 GREENBRIAR RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	

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4/29/2024	032024123 03 Accessory Buildings	03-07-231-002 RAJU RAJIV LUKE & RAJU SHANTA & RAJU MARK	37 W ANCHOR RD OSWEGO, IL 60543-	MARINA TERRACE	
6/3/2024	032024180 03 Accessory Buildings	06-05-153-005 KENDRICK KENNETH T & KATHLEEN	79 E TIMBERLAKE TRL OSWEGO, IL 60543-		WICK BUILDINGS
4/22/2024	032024109 03 Accessory Buildings	02-24-103-001 ARROYO OSVALDO E & JOSE E	21 RIVERWOOD CT OSWEGO, IL 60543-	RIVER WOOD FARMS	BOB LEE CONSTRUCTION
4/22/2024	032024108 03 Accessory Buildings	02-03-300-025 BERNHARDT RANDAL J & RAMONA L	927 B DICKSON RD BRISTOL, IL 60512-		BOB LEE CONSTRUCTION
8/19/2024	032024273 03 Accessory Buildings	04-09-377-002 ROE DAVID W & JESY	8 SHAGBARK LN NEWARK, il. 60541	FOXHURST UNIT 6	RUFF SHED, INC.
5/13/2024	032024134 03 Accessory Buildings	03-18-376-007 RAMIREZ SALVADOR C & ANGELA	6 W PLEASANTVIEW DR OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	RMT PROPERTIES LLC
3/20/2024	032024069 03 Accessory Buildings	03-08-277-020 MYLES VICTORIA & KENNY	9 FIELDPOINT RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	
4/9/2024	032024092 03 Accessory Buildings	05-18-300-006 PETERS DANIEL C & SUZANNE M	8751 B E HIGHPOINT RD YORKVILLE, IL 60560-	HIGHPOINT HILLS	
4/18/2024	032024102 03 Accessory Buildings	05-34-200-003 COBBLE JEFFERY & ERIN	11143 ASHLEY RD YORKVILLE, IL 60560-		
6/27/2024	032024199 03 Accessory Buildings	09-07-200-036 BEARD ROBERT & LISA	13217 GROVE RD MINOOKA, IL 60447-		MILMAR BUILDINGS
8/14/2024	032024266 03 Accessory Buildings	02-21-326-008 HILL MICHAEL D & CRISTINA	10 CONCORD CT YORKVILLE, IL 60560-	BLACKBERRY CREEK	

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6/17/2024	032024189 03 Accessory Buildings	02-35-301-010 CATANESE DANIEL & LORA F	5847 FIELDS DR YORKVILLE, IL 60560-		
6/17/2024	032024191 03 Accessory Buildings	05-18-300-021 DUKES FARM LLC %BRIAN J MORAN	8724 W HIGHPOINT RD YORKVILLE, IL 60560-		
4/9/2024	032024090 03 Accessory Buildings	09-22-200-004 HAASE DOUGLAS	15100 JUGHANDLE RD MINOOKA, IL 60447-	AUX SABLE OAKS UNIT 1	HOMEOWNER
5/22/2024	032024167 03 Accessory Buildings	05-18-250-006 WHITEHORN JESSE JR & ALEXANDER TIFFANY	11369 BRIGHTON OAKS DR YORKVILLE, IL 60560-	BRIGHTON OAKS ESTATES	ARROYO LAWNCARE & SNOW
2/13/2024	032024036 03 Accessory Buildings	02-35-103-013 HATHAWAY BRADFORD L &	7807 VAN EMMON RD YORKVILLE, IL 60560-	WENDLING SUB	
5/20/2024	032024158 03 Accessory Buildings	02-22-102-014 ARGYILAN GRANT	17 LILLIAN LN YORKVILLE, IL 60560-	BRISTOL LAKE SUB	MORTON BUILDINGS
5/20/2024	032024159 03 Accessory Buildings	02-36-106-002 RAND JOSEPH & SHERI J	292 TALLGRASS LN YORKVILLE, IL 60560-	FARM COLONY UNIT 2 PHAE 3	
4/8/2024	032024081 03 Accessory Buildings	02-35-380-015 ANDERSON LAUREN S	7694 MADELINE DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	
4/8/2024	032024080 03 Accessory Buildings	02-35-380-015 ANDERSON LAUREN S	7694 MADELINE DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	
5/13/2024	032024139 03 Accessory Buildings	01-34-300-008 BILEK JEFFREY S	14824 MILLHURST RD PLANO, IL 60545-		
3/6/2024	032024053 03 Accessory Buildings	02-21-200-015 DENARDO WARREN C & JACLYNN M	9025 KENNEDY RD YORKVILLE, IL 60560-		BOB LEE CONSTRUCTION

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3/25/2024	032024070 03 Accessory Buildings	02-30-400-010 MURILLO OMAR & ELIZABETH EULALIA	11287 RIVER ROAD PLANO, IL. 60545	GLEN NELSON SUB	
2/20/2024	032024039 03 Accessory Buildings	09-04-100-013 SALINAS RAFAEL & MARIA M	12452 MCKANNA RD MINOOKA, IL 60447-		
4/9/2024	032024086 03 Accessory Buildings	04-16-101-011 ZARCONE CHRISTOPHER S & MARGARET	45 SHAGBARK LN MILLBROOK, IL 60536-	FOXHURST UNIT 6	
8/5/2024	032024255 03 Accessory Buildings	03-05-278-024 WEST MICHAEL & AMBER	5 KNOLLWOOD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	
5/21/2024	032024160 03 Accessory Buildings	06-14-200-009 BAMBIC ROBERT	8435 B OLD RIDGE RD PLAINFIELD, IL 60586-		ALL PRO CONCRETE INC.
7/23/2024	032024234 03 Accessory Buildings	06-05-402-010 WEZNER MATTHEW R & KELLY DONADO	4160 STEAM MILL CT OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	
8/19/2024	032024274 03 Accessory Buildings	03-04-280-005 BUMALAY MICHAEL & ROBIN	59 AFTON DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	
7/11/2024	032024228 03 Accessory Buildings	03-05-454-023 MARTINEZ JEYLIN REYNA	16 CURTMAR CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	
4/26/2024	042024122 04 Additions	02-29-130-019 SCHLAPP GARY D & BEVERLY	1022 INDEPENDENCE BLVD YORKVILLE, IL 60560-		
4/24/2024	042024114 04 Additions	02-27-380-002 BAILEY JASON A	61 RIVERSIDE DR YORKVILLE, IL 60560-	FOX RIVER GARDENS	
4/22/2024	042024111 04 Additions	09-32-100-004 ASCENCIO VICTOR H & DIAZ MAYRA K	4552 WHITEWILLOW RD MINOOKA, IL 60447-		

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Issue Date	Permit ID / Permit Category	Parcel Number / Owner Name	Property Address	Subdivision	Contractor Name
8/28/2024	042024279 04 Additions	05-24-300-003 JBMK LLC	9625 HOPKINS RD YORKVILLE, IL 60560-		
8/13/2024	042024248 04 Additions	02-15-353-002 STEINWAY BRIAN & KIMBERLY	90 LILLIAN LN YORKVILLE, IL 60560-	BRISTOL LAKE SUB	BMF REMODELING
7/22/2024	042024235 04 Additions	03-07-252-016 MEDINA LUIS ALBERTO	112 KEVIN LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	
6/28/2024	042024209 04 Additions	05-12-205-001 GRINTER BRIAN R & KATHLEEN M	6285 WHITETAIL RIDGE CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	J. STRAHANOSKI BUILDERS, INC.
6/28/2024	042024208 04 Additions	03-27-377-006 RAMEY DAVID A & APRIL I	113 LEISURE LN OSWEGO, IL 60543-	LEISURE LEA UNIT 3	
6/17/2024	042024190 04 Additions	05-02-400-032 NICHOLS MARK & LOLA	6650 B MINKLER RD YORKVILLE, IL 60560-		
5/1/2024	042024132 04 Additions	09-31-200-004 ANGULA JAVIER & KARINA	5360 WHITEWILLOW RD MINOOKA, IL 60447-		
7/2/2024	042024202 04 Additions	04-15-300-001 SUN JELLY CHICAGO RV LLC	8574 MILLBROOK RD NEWARK, IL 60541-		LARSON HOMES INC.
4/17/2024	052024104 05 Remodeling	02-13-354-004 MUSSER BRETT R & AUBREY B	145 RIVERWOOD DR OSWEGO, IL 60543-	RIVER WOOD FARMS	MWK CONSTRUCTION INC.
3/28/2024	052024083 05 Remodeling	09-04-300-018 BURNS JOSHUA MICHAEL & LINDSEY ANNE	12478 MCKANNA RD MINOOKA, IL 60447-		Acculevel
4/16/2024	052024066 05 Remodeling	01-35-477-008 EDELMAN DAVID R & JILL A	5900 D RED GATE LN YORKVILLE, IL 60560-	THE BLUFF AT SILVER SPRINGS	WATCHMEN MAINTENANCE & SERVICES

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3/7/2024	052024057 05 Remodeling	02-14-277-002 URBON TANYA L	10 ANNA MARIA LN OSWEGO, IL 60543-	LYNWOOD EXTENSION 4	Luis Camarena - Contact
2/28/2024	052024046 05 Remodeling	03-31-302-002 HER TAO & PANG	9 SETTLERS LN OSWEGO, IL 60543-	HATTNER SUB	
2/1/2024	052024035 05 Remodeling	03-32-131-002 MAGO MICHAEL J	5380 OLD RESERVE RD OSWEGO, IL 60543-	OLD RESERVE HILLS UNIT 1	TRANQUILITY BUILDERS INC.
8/30/2024	052024281 05 Remodeling	02-35-413-011 RUMSHAS LEISA D	7388 GILDA CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	SYNERGY BUILDERS - JENNIFER KING
8/21/2024	052024270 05 Remodeling	02-35-382-003 STANLEY TIMOTHY & WENDY	5942 DANIELLE LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	ARTISAN ENTERPRISES
7/8/2024	052024222 05 Remodeling	02-16-276-006 MAGUIRE THOMAS F JR	21 NORTH ST BRISTOL, IL 60512-		
5/14/2024	052024149 05 Remodeling	03-07-429-012 FERGUSON TIMOTHY J & ANGELA N	138 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	CLEAN EDGE CONSTRUCTION
5/13/2024	052024135 05 Remodeling	06-05-153-001 SMITH MARK & KATHY	25 E TIMBERLAKE TRL OSWEGO, IL 60543-	ARROWHEAD HILLS UNIT 2	BRADFORD AND KENT
5/1/2024	052024120 05 Remodeling	03-05-353-011 FOX METRO WATER REC DIST	682 A ROUTE 31 OSWEGO, IL 60543-		TBD
4/25/2024	052024116 05 Remodeling	03-25-200-004 BROSSMAN LARRY & PATRICIA	338 SCOTCH RD OSWEGO, IL 60543-		
1/29/2024	052024033 05 Remodeling	03-06-200-006 MONTERO, ANGELICA & ORTIZ, MIGUEL A	5132 BASELINE RD OSWEGO, IL 60543-		

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1/29/2024	052024032 05 Remodeling	02-29-426-009 HANSON WILLIAM J & LORI ANNE	216 GEORGEANNA ST YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 3	HOGAN DESIGN & CONSTRUCTION
8/13/2024	072024242 07 Commercial - B Zone	09-17-400-005 SEWARD TOWNSHIP	14719 OBRIEN RD MINOOKA, IL 60447-		
3/1/2024	072024042 07 Commercial - B Zone	05-28-400-002 ALWAYS FAITHFUL PROPERTIES 10744 ROUTE 47 LLC	10744 ROUTE 47 YORKVILLE, IL 60560-		
2/21/2024	082024045 08 Barns/Farm Buildings	08-14-300-008 JOHNSON JANINE RAE	ASHLEY RD. MINOOKA, IL. 60447		
7/31/2024	082024249 08 Barns/Farm Buildings	05-35-400-004 MIRAMONTES SILVERIO & LOURDES	7343 HELMAR RD YORKVILLE, IL 60560-		
5/28/2024	082024170 08 Barns/Farm Buildings	02-20-276-009 SHANKS BRADLEY W & LYNDA C	3350 A CANNONBALL TRL YORKVILLE, IL 60560-		
7/1/2024	082024213 08 Barns/Farm Buildings	04-31-300-014 UNDERHILL GARY L & SHERRY D	, -		
5/21/2024	082024161 08 Barns/Farm Buildings	07-09-100-010 BENDER FAMILY LTD PARTNERSHIP	12961 SLEEZER RD NEWARK, IL 60541-		
4/9/2024	082024088 08 Barns/Farm Buildings	08-15-200-007 JANKE RICHARD & DELORIS	14151 ASHLEY RD MINOOKA, IL 60447-		
3/20/2024	082024072 08 Barns/Farm Buildings	04-31-300-005 DUNCAN JOHN P & NANCY M	2999 N 4201st RD SHERIDAN, IL. 60551		
2/28/2024	082024048 08 Barns/Farm Buildings	05-02-300-010 REES GINGER	6611 MINKLER RD YORKVILLE, IL. 60560		

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2/26/2024	082024047 08 Barns/Farm Buildings	07-17-400-002 FRANK SANTORO	14515 ROODS RD NEWARK, IL 60541-		
7/11/2024	082024224 08 Barns/Farm Buildings	09-33-100-008 BINNS DOUGLAS A & JENNIFER A	, -		
5/1/2024	092024093 09 Signs	05-09-152-006 BRUCKI SHIRLEY ANN	3 BONNIE LN YORKVILLE, IL 60560-		
3/7/2024	122023357 12 Swimming Pools	01-29-452-007 HANSON KIMBERLY	16267 GRISWOLD SPRINGS RD PLANO, IL 60545-		
8/14/2024	122024265 12 Swimming Pools	02-21-200-015 DENARDO WARREN C & JACLYNN M	9025 KENNEDY RD YORKVILLE, IL 60560-		
7/31/2024	122024250 12 Swimming Pools	02-35-413-013 ABBAS ALAA MOHAMMAD &	7340 GILDA CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	POOL & SPA WORKS
7/29/2024	122024241 12 Swimming Pools	05-06-100-009 LAMBERT JASON & KIMBERLY	11500 FOX RD YORKVILLE, IL 60560-		ALL PROPERTY SERVICES APS
7/24/2024	122024238 12 Swimming Pools	06-07-226-019 GREGORIO FRANK & HEATHER	7425 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SWIM SHACK INC.
7/23/2024	122024231 12 Swimming Pools	01-25-454-001 ADAM MATTHEW J & GESKEY BRITTANEY C	12503 WOODVIEW ST PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 2	SIGNATURE POOLS & SPAS INC.
5/22/2024	122024163 12 Swimming Pools	06-02-300-012 GUERRERO JUAN JR & GUERRERO JUAN	1912 CHERRY RD OSWEGO, IL 60543-		HOMEOWNER
5/13/2024	122024137 12 Swimming Pools	03-07-229-004 ALLEN DEBRA & RUTLEDGE RICHARD	13 MARLIN DR OSWEGO, IL 60543-		

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7/30/2024	122024245 12 Swimming Pools	06-07-129-007 PETTIT KENNETH T & ANN C	5753 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	DESROCHERS BACKYARD POOLS
5/31/2024	122024173 12 Swimming Pools	06-02-300-015 PLEVA ERIC & KRISTIN M	1690 CHERRY RD OSWEGO, IL 60543-		
5/24/2024	122024168 12 Swimming Pools	08-02-476-008 ADKINS MARCHAN	12832 MACKENZIE RD YORKVILLE, IL 60560-	MURDO T MACKENZIE SUB	KAYAK POOLS
6/12/2024	122024185 12 Swimming Pools	04-21-376-003 ZETTERGREN ERIC & EMILY	9480 ZOOKS NOOK NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	
3/6/2024	122024056 12 Swimming Pools	01-35-100-009 KEOUGH JOHN & MARGARET	13524 B HALE RD PLANO, IL 60545-		SIGNATURE POOLS & SPAS INC.
5/14/2024	122024141 12 Swimming Pools	03-09-151-017 DENNIS NICHOLAS B & SHANNON L	225 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	
7/22/2024	122024227 12 Swimming Pools	04-16-351-008 SPENCER JOHN & WENDY	8982 WILCOX CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 1	SWIM SHACK INC.
7/30/2024	122024221 12 Swimming Pools	02-35-226-002 GENGLER SCOTT & AMY TRUST & JOHSON	25 WINDING CREEK RD YORKVILLE, IL 60560-	OAK CREEK SUB	PARADISE POOLS INC.
7/10/2024	122024217 12 Swimming Pools	09-07-200-030 SHARKEY ERIN	13315 D GROVE RD MINOOKA, IL 60447-	HIGHGROVE	AQUA POOLS INC.
7/10/2024	122024216 12 Swimming Pools	09-12-300-001 OPPERMAN DANIELLE & DEAN ALAN	510 JONES RD MINOOKA, IL 60447-		AQUA POOLS INC
6/28/2024	122024212 12 Swimming Pools	08-24-400-012 RIGAN KENNETH & NICOLE	15613 BRISBIN RD MINOOKA, IL 60447-		A&J RECREATIONAL SERVICES

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4/26/2024	122024121 12 Swimming Pools	01-25-461-002 BERRIOS LAURIE ANN & WILLIAM	12156 MITCHELL DR PLANO, IL 60545-	SCHAEFER WOODS SOUTH UNIT 1	10X POOLS
4/24/2024	122024117 12 Swimming Pools	05-07-253-003 BECKET CHARLES & SUSAN B	11300 ROUTE 71 YORKVILLE, IL 60560-		
4/22/2024	122024096 12 Swimming Pools	02-28-452-004 SHUE CHRISTOPHER DAVID & SKOWRON MAREK	610 MCHUGH RD YORKVILLE, IL 60560-	HIGHLAND TERRACE SUB	
4/3/2024	122024076 12 Swimming Pools	02-27-151-011 BARTO MICHELLE ANN SPECIAL NEEDS TRUST STERRINS	4447 TUMA RD YORKVILLE, IL 60560-	BATSONS SUB	JG SWIMMING POOLS INC.
3/22/2024	122024064 12 Swimming Pools	09-23-300-026 RESENDIZ PHILIP AND JENNIFER	15801 HARE RD MINOOKA, IL 60447-		DESROCHES BACKYARD POOLS
7/11/2024	122024229 12 Swimming Pools	04-02-230-017 RIOS MONICA	6134 NORTH WOODS CT YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS	SUNCO POOLS INC.
3/19/2024	122024062 12 Swimming Pools	02-35-410-005 FORTIER FAMILY REV TRUST	7692 COLE CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	PARADISE POOLS, INC.
8/21/2024	132024276 13 Decks	03-32-132-003 HAMAKER RONALD A & TERESA L	5395 HALF ROUND RD OSWEGO, IL 60543-	OLD RESERVE HILLS UNIT 1	
8/7/2024	132024260 13 Decks	03-18-403-010 MAYER NICOLE M & OROZCO ISMAEL A	71 OSAGE CT OSWEGO, IL 60543-	HIGHLAND SUB	JSW PAINTING & REMODELING
7/24/2024	132024251 13 Decks	03-08-226-012 RICCARDI KEVIN M & DANIELLE N	18 GUILFORD RD MONTGOMERY, IL 60538-		OWENS & OWENS
7/10/2024	132024215 13 Decks	02-27-377-005 SUTER BRIAN P	76 RIVERSIDE DR YORKVILLE, IL 60560-	FOX RIVER GARDENS REPLAT LOTS 6-14 & 15-58	TITAL CONSTRUCTION ENTERPRISE

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6/25/2024	132024197 13 Decks	01-14-326-006 THOMPSON FAMILY TRUST	2588 E ROCK CREEK RD PLANO, IL 60545-9547	SOLITUDE LAKES SETTLEMENT	BULLDOG CARPENTRY LLC
6/5/2024	132024179 13 Decks	01-35-477-008 EDELMAN DAVID R & JILL A	5900 D RED GATE LN YORKVILLE, IL 60560-	THE BLUFF AT SILVER SPRINGS	M.T.MCCAW INC.
6/4/2024	132024175 13 Decks	09-21-300-005 TREDENNICK RON D & WENDY	3670 BELL RD MINOOKA, IL 60447-		UPPERDECK DESIGN & CONSTRUCTION
5/22/2024	132024162 13 Decks	04-12-300-005 SANDULA KRISTEN	12903 BUDD RD YORKVILLE, IL 60560-		UPPERDECK DESIGNS & CONSTRUCTION
5/14/2024	132024143 13 Decks	05-18-322-006 FOX RICHARD A & TIFFANY R	2066 BERNADETTE LN YORKVILLE, IL 60560-	HAWTHORN VILLAGE	
5/13/2024	132024136 13 Decks	01-36-200-011 BALDER DOUGLAS J & KIMBERLI	12150 RIVER RD PLANO, IL 60545-	RIVER GLEN SUB	WEST SUBURBAN DECKS, LLC
7/10/2024	132024218 13 Decks	03-05-278-024 WEST MICHAEL & AMBER	5 KNOLLWOOD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	
5/1/2024	132024128 13 Decks	03-04-376-009 GARZA TROY	4 BIRCHWOOD CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	
4/8/2024	132024084 13 Decks	02-15-101-003 VELAZQUEZ ROBERT	1996 CANNONBALL TRL BRISTOL, IL 60512-		
3/22/2024	132024065 13 Decks	02-13-428-002 BOON CHRISTOPHER	6149 ROUTE 34 OSWEGO, IL 60543-		WARNER'S DECKING
8/30/2024	132024280 13 Decks	01-19-326-014 GOLDSBORO BARTON & SANDY	19 SANDRA CT SANDWICH, IL 60548-	HOLLIS PARK UNIT 2	UPPERDECK DESIGN & CONSTRUCTION

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3/8/2024	132023356 13 Decks	01-29-452-007 HANSON KIMBERLY	16267 GRISWOLD SPRINGS RD PLANO, IL 60545-		
5/20/2024	142024156 14 Demolitions	04-16-276-001 SUN JELLY CHICAGO RV LLC	8510 MILLBROOK RD NEWARK, IL 60541-		LARSON HOMES INC.
6/24/2024	142024154 14 Demolitions	03-14-400-007 DOUGLAS GILES N & JOANNE L	2880 ROTH RD OSWEGO, IL 60543-		DJK CUSTOM HOMES
4/25/2024	142024055 14 Demolitions	08-02-452-007 CLASSIC INVESTMENTS LLC	12 PLETCHER DR YORKVILLE, IL 60560-	PLETCHERS	OTTERBACH DEMOLITION
2/26/2024	142024043 14 Demolitions	04-31-300-011 GARY AND SHERRY UNDERHILL	FOX RIVER DRIVE NEWARK, IL. 60541		
6/24/2024	142024198 14 Demolitions	02-36-300-008 DARK HORSE TRADING COMPANY INC	6724 RESERVATION RD YORKVILLE, IL 60560-	MORGANS SUB	
6/24/2024	142024196 14 Demolitions	01-26-400-009 PORTER BROTHERS TRUST	HALE ROAD PLANO, IL. 60545		
5/13/2024	152024138 15 Electrical Upgrades	01-34-300-008 BILEK JEFFREY S	14824 MILLHURST RD PLANO, IL 60545-		
4/17/2024	152024103 15 Electrical Upgrades	02-32-100-019 YOUTH CAMP ASSOC DIST 12 & 13 PNA	10701 RIVER RD PLANO, IL 60545-		QUALITY INTEGRATED SOLUTIONS
3/27/2024	152024078 15 Electrical Upgrades	03-08-228-016 BASTIDA LAUREN E	15 CAYMAN DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 20	RENE AGUILERA
1/10/2024	152024028 15 Electrical Upgrades	03-04-478-006 MOLINA TRACI A & FLORES JASHIA	53 SPRINGDALE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 23	JACOB B LAZANO

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6/25/2024	152024203 15 Electrical Upgrades	04-15-300-001 SUN JELLY CHICAGO RV LLC	8574 MILLBROOK RD NEWARK, IL 60541-		CJ POWER, INC.
6/13/2024	152024188 15 Electrical Upgrades	02-29-300-002 YORKVILLE COMM SCHOOL DIST 115	655 GAME FARM RD YORKVILLE, IL 60560-		KEITH POWELL
8/8/2024	172024262 17 Change in Occupancy	05-16-100-005 A B SCHWARTZ LLC	8115 ROUTE 47 YORKVILLE, IL 60560-		CONDON CONSTRUCTION CO.
7/22/2024	172024193 17 Change in Occupancy	09-24-400-027 TOSO SHAWN J & SARAH M	15625 COUNTY LINE RD MINOOKA, IL 60447-		
3/18/2024	172024051 17 Change in Occupancy	02-15-176-001 BRISTOL PARK PROPERTIES LLC	43 OAK ST BRISTOL, IL 60512-		Tenant: All City Plumbing
3/18/2024	172024050 17 Change in Occupancy	02-15-176-001 BRISTOL PARK PROPERTIES LLC	43 OAK ST BRISTOL, IL 60512-		Tenant: Lawn Squad of Aurora
6/11/2024	182024183 18 Driveway	03-04-478-017 SMITH TRAVIS & KARI	42 EASTFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 24	
6/4/2024	182024177 18 Driveway	02-13-451-013 ALANIS LEONEL HUERTA & GARCIA J CARMEN & DE JESUS	6256 ROUTE 34 OSWEGO, IL 60543-	OWNERS SUB PT SE 1/4 SEC 13-37-7	
5/13/2024	182024125 18 Driveway	03-07-231-002 RAJU RAJIV LUKE & RAJU SHANTA & RAJU MARK	37 W ANCHOR RD OSWEGO, IL 60543-	MARINA TERRACE	
4/24/2024	182024115 18 Driveway	03-04-354-013 SANCHEZ OSCAR HERNANDEZ & CORREA MARIA A	93 CIRCLE DR EAST MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	
4/25/2024	182024113 18 Driveway	03-08-326-005 PIERCE SYLVANUS H II & JOY R	35 CENTURY DR OSWEGO, IL 60543-	WORMLEYS CENTURY ESTATES	CEMENTRIX CONCRETE

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3/27/2024	182024079 18 Driveway	02-14-428-006 SPAARGAREN RODGERS BRENT CLYDE	29 CHARLES ST OSWEGO, IL 60543-	LYNWOOD EXTENSION 6	
3/6/2024	182024052 18 Driveway	09-18-300-019 QUEZADA IRMA LOYA	14918 BRISBIN RD MINOOKA, IL 60447-		
8/15/2024	192024275 19 Fire Restoration	03-08-103-007 PRIYANA INVESTMENTS LLC	105 HARBOR DR OSWEGO, IL 60543-	MARINA TERRACE APARTMENTS	
1/10/2024	192024024 19 Fire Restoration	03-04-378-022 PEREZ MISAEL	48 HUBBARD WAY MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	
8/8/2024	202024261 20 Patio	03-04-377-034 AGUILERA ANDY DANIEL	76 PUEBLO RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 18	
8/5/2024	202024256 20 Patio	03-05-278-024 WEST MICHAEL & AMBER	5 KNOLLWOOD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	
6/19/2024	202024200 20 Patio	03-07-229-016 RENZETTI JOSEPH T III	6 DOLPHIN CT OSWEGO, IL 60543-	MARINA TERRACE	LUIS LUGO - BLK CONSTRUCTION
5/22/2024	202024164 20 Patio	03-04-478-032 PEREZ HERNANDEZ MARIA DEL REFUGIO	75 SPRINGDALE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 23	
5/14/2024	202024140 20 Patio	03-08-277-004 ESQUIVEL FRANCISCO B JR & ALVAREZ MARIA E MORENO	8 SOMERSET RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	
5/1/2024	202024130 20 Patio	03-05-277-034 CUEVAS ALVARO & ESTHER	21 WOODCLIFF DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 13	JL CONCRETE CONSTRUCTION LLC
4/29/2024	202024124 20 Patio	03-07-231-002 RAJU RAJIV LUKE & RAJU SHANTA & RAJU MARK	37 W ANCHOR RD OSWEGO, IL 60543-	MARINA TERRACE	

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8/26/2024	232024278 23 Generator	06-07-227-010 MCLAIN STEPHEN ANTHONY & SHERILYN ANN	5491 WHITETAIL PKWY YORKVILLE, IL 60560-	WHITETAIL RIDGE	LEE LEGLER CONSTRUCTION & ELECTRIC
7/29/2024	232024244 23 Generator	03-18-379-006 HERHOLD JAMES E	34 S CHERRY DR OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	BAKER ELECTRIC - ADAMS POWER
7/12/2024	232024230 23 Generator	05-18-203-001 ROOS BETSY & LOUIS	58 MAPLE RIDGE LN YORKVILLE, IL 60560-	MAPLE GROVE	LEE LEGLER CONSTRUCTION & ELECTRIC
6/12/2024	232024184 23 Generator	05-02-201-006 BADUS MARIA & FRANK E	7405 AUDREY AVE YORKVILLE, IL 60560-	ROSEHILL	LEE LEGLER CONSTRUCTION AND ELECTRIC
6/4/2024	232024181 23 Generator	06-02-110-006 MILLER EILEEN N	1934 WINCHESTER CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	SATURN ELECTRICAL SERVICES
5/22/2024	232024166 23 Generator	04-21-126-002 GUNTY CRAIG J JR & DARCY A	9000 N STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 2	TOWN & COUNTRY SERVICES
5/14/2024	232024147 23 Generator	05-18-201-009 KLAUDA TIMOTHY & MARCIE	75 LONG GROVE RD YORKVILLE, IL 60560-	MAPLE GROVE	LEE LEGLER CONST & ELECTRIC
3/19/2024	232024063 23 Generator	02-33-201-001 SMITH DONALD S II & CLARK EMILY R	505 E SPRING ST YORKVILLE, IL 60560-	DECKERS SUB	LEE LEGLER CONSTRUCTION & ELECTRIC
1/10/2024	232024025 23 Generator	01-20-352-008 CRAWFORD WILLIAM J & VICKI L	168 WOODLAND DR PLANO, IL 60545-	SUGAR BROOK ESTATES UNIT 3	BAKER ELECTRIC & GENERATORS
4/17/2024	242024100 24 Solar	01-16-427-004 BURROUGHS ERIC B & BROOKE N	41 N LINDEN DR PLANO, IL 60545-	MEYERBROOK UNIT 1	BRIGHT PLANET SOLAR
4/9/2024	242024087 24 Solar	06-14-200-002 VIDMAR JOHN E & WILHELMINE	1226 ROUTE 126 PLAINFIELD, IL 60586-		BRIGHT PLANET SOLAR

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3/29/2024	242024085 24 Solar	03-08-227-032 BRAVO LORENZO H	15 OLD POST RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	BRIGHT PLANET SOLAR
8/21/2024	242024277 24 Solar	06-02-176-005 PLAYER KATHERINE E	128 OSWEGO PLAINS DR OSWEGO, IL 60543-	ERICKSONS RESUB	GREENGRIDS LLC
8/9/2024	242024264 24 Solar	01-01-200-015 APPEL BRYAN W & DIANE M	180 JETER RD PLANO, IL 60545-		INDEPENDENCE RENEWABLE ENERGY
7/30/2024	242024247 24 Solar	03-04-155-005 SPANG BRIAN J & GERALDINE M	8 PEMBROOKE RD MONTGOMERY, IL 60538-	ST LUKES CHURCH SUB UNIT 1	BRIGHT PLANET SOLAR
7/30/2024	242024246 24 Solar	09-15-300-006 KUBACKI MICHAEL D & DOREEN M	2652 ROUTE 52 MINOOKA, IL 60447-		INDEPENDENCE RENEWABLE ENERGY
7/16/2024	242024233 24 Solar	05-12-276-002 ARMSTRONG ERRIN & SHIRLEY	7461 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	TESLA INC.
7/15/2024	242024232 24 Solar	03-07-254-001 GASCA JOSE A & DEGASCA MA	117 KRISTINE ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	BRIGHT PLANET SOLAR
7/10/2024	242024225 24 Solar	03-08-279-009 ALLEN TODD	114 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	SUNRUN INSTALLATION
7/10/2024	242024220 24 Solar	05-10-200-010 DIAZ HUGO & CEPEDA JAVIER	8222 ROUTE 126 YORKVILLE, IL 60560-		BRS FIELD OPS LLC
6/28/2024	242024211 24 Solar	03-07-276-005 HUNT JEFFREY H & DAWN M	9 SHELL CT OSWEGO, IL 60543-	MARINA TERRACE	SOURCE SOLAR
6/26/2024	242024207 24 Solar	03-07-230-016 DELGADO ANTONIO & CARMEN	4 SHELL CT OSWEGO, IL 60543-	MARINA TERRACE	BRIGHT PLANET SOLAR

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6/26/2024	242024206 24 Solar	03-04-378-015 DONALDSON ADRIENNE SUZANNE	75 PUEBLO RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 18	BRIGHT PLANET SOLAR
3/25/2024	242024074 24 Solar	04-13-201-003 BROWN DARREL J & LISA	8262 W HIGHPOINT RD YORKVILLE, IL 60560-	HIGHPOINT VIEW	
3/19/2024	242024061 24 Solar	06-13-126-003 CURLESS WILLIAM B & VICTORIA M	16 VIKING BLVD PLAINFIELD, IL 60586-	EVERGREEN GROVE UNIT 1	SUNRUN INSTALLATION
3/4/2024	242024049 24 Solar	05-08-301-001 WOODWARD JOHN	7595 E HIGHPOINT RD YORKVILLE, IL 60560-		PERMIT COORDINATOR - ZENA GRAY
2/26/2024	242024044 24 Solar	01-14-126-002 BLACKWELL TONYA & GAGE	2050 ROCK CREEK RD PLANO, IL 60545-	ROCK CREEK ESTATES UNIT 1	SUNRUN INSALLATION SERVICES INC.
1/30/2024	242024034 24 Solar	05-17-121-005 PISANO MARCOS	85 ETHEL CT YORKVILLE, IL 60560-	RONHILL ESTATES	VANTAGE HOME SOLAR LLC
6/18/2024	242024195 24 Solar	03-27-427-015 BOLTE GLENDA H	34 RED HAWK DR OSWEGO, IL 60543-	RED HAWK LANDING	
5/21/2024	242024172 24 Solar	03-08-226-005 ALFARO DANIELLE J & JOSE	32 GUILFORD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 14	BRIGHT PLANET SOLAR
5/28/2024	242024171 24 Solar	02-23-101-001 MAGANA ANATOLIO & MARTHA	92 PARKWAY DR YORKVILLE, IL 60560-	RIVER RIDGE UNIT 2	BRIGHT PLANET SOLAR
5/16/2024	242024153 24 Solar	01-26-300-005 SANDOVAL JONHATAN J SAAVEDRA & RUIZ CLAUDIA L VELASQUEZ	13871 HALE RD PLANO, IL 60545-		BRIGHT PLANET SOLAR
5/16/2024	242024152 24 Solar	03-05-255-020 TORRES JESUS M & CARLOTA	15 N BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 2	BRIGHT PLANET SOLAR

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5/16/2024	242024151 24 Solar	03-07-430-001 MILLEN RYAN D	165 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	GREEN GRIDS
3/27/2024	242024075 24 Solar	03-04-251-003 GUERRERO ALVARO	120 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 33	BRIGHT PLANET SOLAR
1/10/2024	242024026 24 Solar	02-23-228-004 GROB MATTHEW M & FU LAURA	45 E LYNCLIFF DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 1	BRIGHT PLANET SOLAR
1/2/2024	242024020 24 Solar	07-29-300-003 FARIAS MICHAEL DAVID & JENNIFER LYNN	16627 STEPHENS RD NEWARK, IL 60541-		LGCY INSTALLATION SERVICES., LLC
2/7/2024	242024001 24 Solar	03-08-277-024 LAMBERTY MATTHEW	17 FIELDPOINT RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	FREEDOM FOREVER IL. LLC
5/14/2024	242024150 24 Solar	03-07-429-022 DOLPH RADAVICH ALYSSA & GALARZA MARCELO	118 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	SUNRUN INSTALLATION SERVICES
5/14/2024	242024148 24 Solar	02-16-476-001 STOLPESTAD NORMAN H & JILL E	2776 CANNONBALL TRL BRISTOL, IL 60512-		LGCY INSTALLATION SERVICES, LLC.
5/14/2024	242024146 24 Solar	03-05-278-017 CINNAMON PAUL C SR & MARGARET F	19 KNOLLWOOD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	BRIGHT PLANET SOLAR
5/14/2024	242024145 24 Solar	03-05-453-020 RYAN PATRICK J & PAULINE D	9 SCARSDALE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	SUNRISE SOLAR
7/24/2024	242024239 24 Solar	03-07-427-007 RIGGS PAUL	140 LAURIE LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	BRIGHT PLANET SOLAR
5/14/2024	242024144 24 Solar	06-13-101-011 RUFFATTO MIKE & ERYN	782 ROUTE 126 PLAINFIELD, IL 60544-		AG TECHNOLOGIES INC.

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5/1/2024	242024127 24 Solar	03-04-253-007 AVITIA JUAN & AVITIA LUIS ENRIQUE	149 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	SUNRUN INSTALLATION
4/30/2024	242024126 24 Solar	07-05-400-003 HARAZIN NANCY	16300 NEWARK RD. NEWARK, IL. 60541		PEPPER ENERGY % DEREK HUMMEL
8/14/2024	242024267 24 Solar	02-11-252-001 SKEEN RAYMOND L & PATRICIA L	56 W HIGHLAND DR BRISTOL, IL 60512-	STORYBOOK HIGHLANDS UNIT 2	FREEDOM FOREVER IL LLC
4/25/2024	242024119 24 Solar	05-02-201-003 PAVILIONIS RITAS JON	6069 AUDREY AVE YORKVILLE, IL 60560-	ROSEHILL	SUNRUN INSTALLATION
4/25/2024	242024118 24 Solar	03-04-179-017 RETTERER EDWARD G & JOAN	29 PEMBROOKE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	PAOLA PEREZ/BRIGHT PLANET SOLAR
4/25/2024	242024112 24 Solar	03-02-227-009 U STOR IT #2 (OSWEGO) LLC	184 ROUTE 30 AURORA, IL 60503-		OPAL ENERGY GROUP LLC
4/12/2024	242024097 24 Solar	03-04-476-027 LOPEZ JUAN M & YESINIA	66 PADDOCK ST MONTGOMERY, IL 60538-	BOULDER HILL UNIT 22	BRIGHT PLANET SOLAR
4/22/2024	242024110 24 Solar	06-14-200-016 EICHELBERGER EDWARD & NANCY S	8405 OLD RIDGE RD PLAINFIELD, IL 60586-		LEGACY SOLAR LLC
4/19/2024	242024105 24 Solar	09-07-200-027 PARKS THEODORE	13315 A GROVE RD MINOOKA, IL 60447-	HIGHGROVE	LEGACY SOLAR LLC

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PLANNING BUILDING & ZONING RECEIPTS 2024

DATE	BUILDING FEES	ZONING FEES	LAND-CASH	OFFSITE ROADWAY	MONTHLY FY 2024	TOTAL FY 2024	MONTHLY FY 23	TOTAL FY 23
December	$5,266.96	$1,329.00	$3,163.48	$1,000.00	$10,759.44	$10,759.44	$16,054.06	$16,054.06
January	$4,575.44	$1,553.00	$0.00	$0.00	$6,128.44	$16,887.88	$8,592.98	$24,647.04
February	$8,660.00	$212.50	$3,577.05	$0.00	$12,449.55	$29,337.43	$3,080.00	$27,727.04
March	$9,538.48	$848.00	$4,155.98	$1,000.00	$15,542.46	$44,879.89	$12,669.20	$40,396.24
April	$16,582.32	$124.00	$17,703.84	$2,000.00	$36,410.16	$81,290.05	$33,177.45	$73,573.69
May	$8,919.68	$4,147.50	$0.00	$0.00	$13,067.18	$94,357.23	$25,324.74	$98,898.43
June	$16,792.60	$50.00	$8,728.60	$2,000.00	$27,571.20	$121,928.43	$10,040.93	$108,939.36
July	$12,691.32	$549.00	$17,708.51	$3,000.00	$33,948.83	$155,877.26	$33,287.13	$142,226.49
August	$13,621.12	$4,016.50	$11,183.74	$3,000.00	$31,821.36	$187,698.62	$24,052.37	$166,278.86
September							$19,970.02	$186,248.88
October							$14,908.42	$201,157.30
November							$9,846.20	$211,003.50
YR END TOTAL								

We the undersigned who live on Burton Street in Millbrook, IL, would like The Kendall County Building and Zoning Department, the Kendall County Board and the Village of Millbrook Board to know that we are not in favor of a business entity at the end of our street. We realize the property sold is zoned "business", but please consider the rest of our street is made up of our homes; Residential. And, the railroad is also at the end of the street, but it was there almost when our village was established.

We still don't want to contend with possibly an ugly "business" site and traffic and noise from this entity.

Thank you for your consideration.

Marilyn T Mudd
Candace J. Pierce
Steve Pierce
Allie Underwood
Andrew Kearns
Don Underwood
Julie Wickens
Robert Wickens

[redacted]

June 3, 2024