KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE MEETING
110 West Madison Street • Court Room • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

Monday, January 12, 2026 – 6:30 p.m.

CALL TO ORDER:

ROLL CALL: Brian DeBolt, Elizabeth Flowers, Dan Koukol, Ruben Rodriguez (Vice-Chairman), and Seth Wormley (Chairman)

APPROVAL OF AGENDA (VV):

APPROVAL OF MINUTES (VV): Approval of Minutes from December 8, 2025, Meeting (Pages 3-28)

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from December 2025 (Pages 29-32)

PETITIONS (Roll Call Votes):

1. **Petition 25 – 18 – Ansar Gafur on Behalf of JAS Powered by Greenvolt, LLC (Tenant) and Thomas F. Richards, Junior (Owner) (Pages 33-326)**

Request: Special Use Permit for a Commercial Solar Energy Facility, Variance to Section 36-282(17)(a) of the Kendall County Code to Allow a Commercial Solar Energy Facility on Land within One Point Five (1.5) Miles of Municipality without an Annexation Agreement, and Revocation of Special Use Permits Previously Granted
PINs: 07-07-100-005 and 07-07-100-022
Location: Property Between 17448 and 17676 Route 71, Newark, in Big Grove Township
Purpose: Petitioner Wants To Operate a Commercial Solar Energy Facility; Property is Zoned A-1 and A-1 SU

2. **Petition 25 – 23 – Robert Velazquez on Behalf of Always Faithful Properties, LLC (Pages 327-378**

Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural District with a Special Use Permit to B-3 Highway Business District
PIN: 05-28-400-007
Location: 9475 Caton Farm Road, Yorkville, in Kendall Township
Purpose: Petitioner Wants to Rezone the Property to Operate a Construction Sales and Service Business

3. **Petition 25 – 25 – Brian Kubinski and Sherry Ailsworth (Pages 379-484)**

Request: Special Use Permit for a Kennel and a Variance to Section 36-282 (31) of the Kendall County Code by Allowing a Kennel Up To 100 Feet from Property Planned to Residential on the County's Future Land Use Map
PIN: 08-02-100-003
Location: 12076 Ashley Road, Newark, Lisbon Township
Purpose: Petitioners Wants To Operate a Kennel on the Property; Property is Zoned A-1

NEW BUSINESS:

1. Approval of a Community Benefits Agreement Between JAS Power, LLC and Kendall County, Illinois Pertaining to the Solar Project on Property Between 17448 and 17676 Route 71, Newark (Pages 485-488) (Roll Call Vote)

2. Approval of Annual Renewal of Mobile Home Permit at 13443 Fennel Road (Roll Call Vote)

3. Short-Term Rental Renewal Update (Page 489)

4. Kendall County Regional Planning Commission Annual Meeting-February 7, 2026, at 9:00 a.m.

5. Approval to Extend the Deadline for Allowing an Outdoor Storage Special Use Permit at 14339 County Line Road (PIN: 09-13-200-014) in Seward Township as Allowed by Condition 4.E of Ordinance 2020-14 and Extended by the Planning, Building and Zoning Committee on November 13, 2023; Property is Zoned B-3 with a Special Use Permit for Indoor Storage (Pages 490-512) (Roll Call Vote)

OLD BUSINESS:

1. Update on the Comprehensive Plan Update Project

2. Special Use Enforcement Update (Page 513)

REVIEW PRE-VIOLATION AND VIOLATION REPORT (Page 514):

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

1. Historic Preservation Organization Meeting-February 18, 2026, at 5:30 p.m., at the Kendall County Historic Courthouse

REVIEW PERMIT REPORTS:

1. December 2025 Report (Pages 515-517)

2. Calendar Year 2025 Report (Pages 518-548)

CORRESPONDENCE:

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 Historic Court House
Court Room
110 W. Madison Street, Yorkville, Illinois
6:30 p.m.
Meeting Minutes of December 8, 2025 – Unofficial until Approved

CALL TO ORDER
The meeting was called to order by Chairman Wormley at 6:33 p.m.

ROLL CALL
Committee Members Present: Brian DeBolt, Dan Koukol, Ruben Rodriguez (Vice Chairman), and Seth Wormley (Chairman)

Committee Members Absent: Elizabeth Flowers
Also Present: Matthew H. Asselmeier, Director, Wanda A. Rolf, Part-Time Office Assistant, Tim O'Brien, Shala Faz, Juan Faz, Joan Soltwisch, Patrick Taylor, Fran Miller, David Shively, Pat Frescura, Boyd Ingmundson, and Vichi Hitihamiradhin

Elizabeth Flowers arrived at this time (6:34 p.m.).

APPROVAL OF AGENDA
Member Rodriguez made a motion, seconded by Member DeBolt, to approve the agenda with the amendment of removing Petition 25-15 from the agenda. With a voice vote of five (5) ayes, the motion carried.

APPROVAL OF MINUTES
Member Koukol made a motion, seconded by Member DeBolt, to approve the minutes of the October 14, 2025, meeting. With a voice vote of five (5) ayes, the motion carried.

PUBLIC COMMENT
Patrick Taylor, a resident near the location of Petition 25-08, expressed concern about some of the noise and air pollution resulting from the activities at the property. Mr. Taylor was also concerned about storm drainage issues and hours of operation. Mr. Taylor felt that barriers and mature trees should be installed to mitigate noise. He was concerned about fuel leaks, gasoline and diesel fuel which would pollute the water. Mr. Taylor noted that children play in the area.

Shala and Juan Faz, owners of 11850 Fox River Drive inquired about a stormwater violation at their property. The matter will be in court in January. The consensus of the Committee was to wait with considering additional citations against the property until the court case in January.

Dave Shively, another resident living near the location of Petition 25-08, spoke about the parking lot that is currently in use; it is noisy and unkempt. Mr. Shively would be in favor of moving some of the operations to the other side of the property where there are no neighbors.

Pat Frescura would like the Petitioner for Petition 25-08 to adjust the hours of closing to between 9:00 p.m. to 7:00 p.m.

Joan Soltwisch, Seward Township Planning Commission, reviewed the Natural Resource Information report that was given to the applicant in 2022. The parcel was located within the Upper Illinois River Watershed and the Minooka Branch of the Aux Sable Creek, sub watershed. The recommendations of the report stated that preservation of open space and the maintenance of wetlands should be employed as a part of the development, including the usage of natural water management to prevent soil from leaving a construction site, protect subsurface drainage, decrease impervious surfaces, reduce areas disturbed by mass grading, preserve views, and treat water as it fell. She stated that the Petitioner proposed to add three hundred twenty-six (326) recreational vehicle and boat storage vehicles to the property. Ms. Soltwisch stated she was not aware if a stormwater permit has been requested by the Petitioner. Ms. Soltwisch felt that an Army Corps of Engineer permit should also be pursued.

Fran Miller, Trustee with Seward Township, stated there were five (5) special use permits for storage that share property lines with residential uses. She felt the Petitioner for Petition 25-08 should install additional fencing and trees. She expressed concerns that the Petitioner will not follow the County's noise regulations.

Expenditure Report

Review of Expenditures from October 2025

The Committee reviewed the Expenditure Report.

Review of Expenditures from November 2025

The Committee reviewed the Expenditure Report.

Review of End of Fiscal Year Escrow Report

The Committee reviewed the Report.

PETITIONS

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

Mr. Asselmeier summarized the request.

The Petitioners would like to operate a recreational vehicle and boat storage business at the subject property.

Best Budget Tree, LLC has been in existence for over ten (10) years and has operated at the subject property since 2022; forestry is a permitted in use in the A-1 Agricultural District.

The application materials, the original site plan, including the landscaping plan, and the plat of survey were provided.

On November 25, 2025, the Petitioners submitted an amended site plan incorporating the comments received at the Kendall County Regional Planning Commission meeting and Kendall County Zoning Board of Appeals hearing. As of the date of this memo, neither of these boards, nor the Village of Shorewood, Seward Township, nor the Minooka Fire Protection District review the amended proposal. The changes were as follows:

a. The number of stalls was reduced in Phase I from one hundred sixty-three (163) to one hundred fifty-eight (158) and in Phase II to from one hundred sixty-three (163) to one hundred fifty-four (154) for a total of three hundred twelve (312) spaces.
b. The fence has been moved from five feet (5') to thirty feet (30') off of the eastern and northern property lines. This causes the tree line to be outside of the fenced area.
c. A fence will be installed on a line from the western end of the north part of the Arbeiter Road access to the western property line.
d. The dumpster area has been moved west of the parking area.
e. A fence has been added west of the existing buildings.
f. Gates have been added at the western end of the main east-west fence and at the existing southern-most building for the fence west of the existing buildings.
g. The business sign has been moved to Route 52.
h. The Arbeiter Road access will be twenty-four feet (24') wide, have a sliding gate with Knox Box at the west end, and will be used for fire access only.

The Petitioners would also like to change the hours of operation to between 6:00 a.m. and 9:00 p.m.

The property is located at 2241 Route 52.

The property is approximately forty-eight (48) acres total with approximately six point five (6.5) acres for the proposed parking area.

The Current Land Use is Agricultural, specifically Forestry.

The County's Future Land Use Map calls for this property to be Rural Residential (Max 0.65 DU/Acre).

The Village of Shorewood's Future Land Use Map calls for this property to be Residential and Commercial.

Route 52 is a State maintained Arterial. Arbeiter Road is a Major Collector Road maintained by Seward Township.

Joliet has a trail planned along Route 52, but the property is on the Shorewood side of the boundary agreement between the two (2) municipalities.

There are no floodplains on the property. There is a wetland near the northwest corner of the property.

The adjacent land uses are Agricultural and Single-Family Residential.
The adjacent properties are zoned A-1 and R-3.

The County's Plan calls for this area to be Rural Residential, Suburban Residential, and Commercial.

The Village of Shorewood's Plan calls for this area to be Residential, Commercial, and Institution.

The City of Joliet's Plan calls for this area to be Residential.

Properties within one half (1/2) mile are zoned A-1, A-1 SU, R-1 and R-3.

The A-1 special use permit to the west is for the sale of agricultural products not grown on the premises.

There are nine (9) homes adjoining the subject property.

EcoCAT Report was submitted on June 16, 2025, and indicated the following protected resources:

> Aux Sable Creek INAI Site
>
> Greater Redhorse (Moxostoma valenciennesi)
>
> On June 16, 2025, the Illinois Department of Natural Resources submitted a letter stating adverse impacts were unlikely and consultation was terminated. This letter was provided.

The application for NRI was submitted as part of the application from 2022. The LESA Score was 210 indicating a medium level of protection. The NRI Report was provided.

Petition information was sent to Seward Township on July 25, 2025.

The Seward Township Planning Commission met on August 5, 2025, and unanimously recommended denial of the proposal. The reasons for the denial were as follows: the

property was never intended to allow for such uses and goes against the forestry use on the property, the access was always supposed to be only from Route 52 and not Arbeiter Road, there will be significant property value decreases to the homes along Arbeiter Road, there are major concerns with the aesthetics of adding this use to the property, drainage concerns, and there is no advantage to the Township or County for allowing this use on the property (i.e. no additional tax revenue). The email with this information was provided.

The Seward Township Board met on August 12, 2025, and unanimously recommended denial of the proposal. The minutes of the meeting were provided.

The amended site plan was sent to Seward Township on November 26, 2025.

Petition information was sent to the Village of Shorewood on July 25, 2025. On August 27, 2025, the Village of Shorewood submitted an email stating they had no objections to this proposal. This email was provided.

The amended site plan was sent to the Village of Shorewood on November 26, 2025.

Petition information was sent to the Minooka Fire Protection District on July 25, 2025.

The Minooka Fire Protection District submitted a letter on August 5, 2025, requesting a Knox gate lock for the gate and that the parking lot conforms to the load of a fire truck and the Petitioner needs to provide a truck turn around analysis plan. This letter was provided.

The amended site plan was sent to the Minooka Fire Protection District on November 26, 2025.

ZPAC reviewed the original proposal at their meeting on August 6, 2025. Discussion occurred regarding the number of employees at the property, the use of Arbeiter Road, and the proposed hours of operations. ZPAC voted to forward the proposal to the Kendall County Regional Planning Commission by a vote of five (5) in favor, zero (0) in opposition, one (1) present, and four (4) absent. The minutes of the meeting were provided.

The Petitioners failed to publish notice fifteen (15) days prior to the September 2, 2025, Zoning Board of Appeals hearing. At the August 27, 2025, Kendall County Regional Planning Commission meeting, prior to the vote to remove the Petition from the agenda, Claire Wilson provided evidence that the current operation was not a forestry business. This information was provided.

The Kendall County Regional Planning Commission did not have a quorum for their meeting on September 24, 2025. The minutes of this gathering are included were provided.

The Kendall County Regional Planning Commission reviewed the original proposal at their meeting on October 22, 2025. Boyd Ingemunson, Attorney for the Petitioners,

stated the Petitioners were agreeable to the conditions as proposed by Staff except condition 5 pertaining to hours of operation; they would like patrons to be able to access the storage area at any time. This time allowance was included in the special use permit for Four Season Storage on County Road near Route 52. The property would not be subdivided. Discussion occurred regarding the weight limit on Arbeiter Road. A letter from the Seward Township Highway Commissioner was read into the record; he favors access from Route 52. The Petitioners were open to the idea of using Route 52 for access, but they did not want to incur the expense of changing their site plan if the amended proposal was going to be rejected. The Petitioners offered to limit storage to boats and campers and not include recreational vehicles, if they are allowed to use Arbeiter Road. Traffic will increase as the farmland is turned into houses and it was noted that recreational vehicles are not frequently hauled during the months with the frost months. Discussion occurred regarding the definition of forestry. Discussion occurred regarding steps the Petitioners would take to monitor leaks on the property; one (1) of the Petitioners is onsite daily. Concerns were raised regarding noise, blowing mulch, odors, the unsightly appearance of the property, conflicts with the current A-1 zoning district and neighboring land uses, lack of tax benefit to Seward Township and the County, the need for the proposed use, and standing water on the property near the subject property's eastern property line. Discussion occurred regarding improvements, such as the installation of an eight foot (8') cedar fence and white pines that were installed on the subject property. Discussion occurred regarding the Right to Farm Clause. It was noted the Petitioners could build taller structures on the property by right. The Kendall County Regional Planning Commission recommended denial of the proposal by a vote of three (3) in favor, five (5) in opposition, and one (1) member absent. Member Wilson voted against the proposal because she did not trust the Petitioners to do what they said they would do. Chairman Landovitz expressed his opposition to the motion because of the weight limit on Arbeiter Road and he felt the proposal was inconsistent with the Residential area noted in the County's Land Resource Management Plan and the existing surrounding uses. The minutes of the meeting were provided.

The Kendall County Zoning Board of Appeals initiated a public hearing on the original proposal on September 29, 2025, and continued the proposal until October 27, 2025. The minutes of the September 29, 2025, hearing were provided.

The Kendall County Zoning Board of Appeals resumed the public hearing on October 27, 2025. Discussion occurred regarding hours of operation. Discussion also occurred regarding placement of similar storage operations in relation to residential uses; at least two (2) of the other outdoor storage special uses backed up to residential uses and at least one (1) had access at all times. The Petitioners' Attorney said the Petitioners were open to changing the access from Arbeiter Road to Route 52; the Petitioners originally did not want to incur the costs of amending the site plan, if the proposal was going to be denied. The Petitioners had no objections to the conditions proposed by Staff. Discussion occurred regarding patrons working on vehicles. Three (3) individuals testified in favor of the proposal; they stated that the Petitioners maintain their building

and property and noted the need for the use in the area. Seward Township Supervisor Tim O'Brien and Seward Township Trustee Fran Miller testified in opposition to the proposal. They noted the proposed access was between two (2) homes, the weight limit on Arbeiter Road, concerns about noise, odors, and unsightly appearance of the property, the proposed business did not fit with the A-1 Zoning District, lack of tax benefit to the public, drainage concerns, concerns about removing contaminated soil, the placement of the fence, and declining property values. It was noted that other agricultural uses could go on the property. The consensus of the Zoning Board of Appeals was that access should be off of Route 52. The Zoning Board of Appeals favored all of the conditions proposed by Staff and added language to condition 8 stating, "Except for battery and tire replacement, no maintenance of vehicles or items parked or stored on the premises shall occur onsite." The Petitioners were agreeable to this change. The Kendall County Zoning Board of Appeals recommended denial by a vote of one (1) in favor, three (3) in opposition, and three (3) absent. Member LeCuyer voted no because he believed the proposal would negatively impact property values of nearby homes. Member Prodehl voted no because she believed the proposal would negatively impact the resale value of nearby homes and she had concerns with patrons accessing the property at anytime without someone onsite. Chairman Mohr voted no because he thought the access should be from Route 52 and the existing fence was inadequate. Member Whitfield disagreed that the proposed use would negatively impact property values. The minutes of the hearing were provided.

Per Section 36-282 (54) of the Kendall County Code, storage facilities can be special uses on A-1 zoned property subject to the following conditions:

1. The business shall be located on, and have direct access to, a State, County or collector highway as identified in the County's Land Resource Management Plan, having an all-weather surface, designed to accommodate loads of at least eighty thousand (80,000) pounds.

2. Unless specifically permitted under a special use permit, all storage shall be in enclosed buildings.

If the County Board approves outdoor storage, the above conditions have been met.

According to the business plan, the Petitioners propose to operate an outdoor storage business at the subject property. The outdoor storage would be limited to recreational vehicles and boats.

According to the original site plan a total of three hundred twenty-six (326) parking stalls were proposed. One hundred sixty-three (163) parking stalls are proposed in Phase I and one hundred sixty-three parking (163) stalls are proposed in Phase II. The amended site plan called for one hundred fifty-eight (158) stalls in Phase I and one hundred fifty-four (154) in Phase II for a new total of three hundred twelve (312) parking stalls. All of the parking stalls would be twelve feet by thirty-five feet (12'X35'). The parking lot would

cover approximately six point five (6.5) acres of the site and would be asphalt grindings. Parking stalls would be numbered with signs at the front of each stall.

According to the business plan, hours of operation would be daily from 7:00 a.m. until 4:30 p.m. The Petitioners would like to change the hours of operation to between 6:00 a.m. and 9:00 p.m.

Other than the Petitioners, the business would not have any employees. Rentals would be arranged online and the parking area would be controlled by gated access with tenants assigned a passcode.

If approved, the Petitioners planned to start operations in the fall of 2025.

Per the site plan, there are two existing buildings on the site, one (1) approximately eleven thousand, five hundred twenty (11,520) square foot building and one (1) approximately thirteen thousand, seven hundred fifty (13,750) square foot building. Both of these buildings are related to the existing forestry operations and no new buildings are planned related to the proposed outdoor storage business.

There are utilities onsite serving the forestry business. No utilities are planned to serve the outdoor storage business area.

One (1) eight foot by twelve foot (8' X 12') dumpster enclosure was shown on the site plan south of the parking area. This enclosure was moved west of the parking area in the amended site plan. No information was provided regarding the type of fence used for the dumpster enclosure.

The property drains to the south and northwest.

There is one (1) wetland located near the northwest corner of the property.

The site plan shows an existing pond on the property and three (3) four inch (4") field tile lines. There is also a gravel area for the forestry business. These items are located south and west from the proposed storage area.

The Petitioners submitted a stormwater permit application. On August 18, 2025, WBK submitted a letter with questions and comments related to applicable permits, the stormwater management report, and engineer plans. This letter was provided.

The amended site plan was sent to WBK Engineering on November 25, 2025.

Per the site plan, the Petitioners originally planned to install one (1) twenty-four foot (24') wide gravel driveway from Arbeiter Road. Arbeiter Road has a ten (10) ton weight limit.

In the amended site plan, the Arbeiter Road access would be twenty-four feet (24') wide and would be used for fire access only. A sliding gate with a Knox Box is proposed at the western end of Arbeiter Road.

On July 25, 2025, Seward Township submitted an email requesting a thirty-three foot (33') deep right-of-way dedication along Arbeiter Road. This email was provided.

According to the amended site plan, the Petitioners plan to install two (2) sixty foot wide (60') driving aisles with parking stalls on both sides of the aisles.

Three (3) pipeline easements exist on the property, but these easements are not in the vicinity of the proposed outdoor storage area.

No lighting is proposed in the outdoor parking and storage area.

According to the amended site plan, one (1) non-illuminated sign is proposed east of entrance off of Route 52. No information was provided regarding sign dimensions or height. Per the Kendall County Code, the total maximum allowable signage is thirty-two (32) square feet of gross surface area.

According to the business plan and amended site plan, an eight foot (8') tall black chain-link fence is proposed around the north, east, and south sides of the storage area. On the east and north sides, the fence will be thirty feet (30') off of the property line. A second gate is proposed west of the existing forestry buildings. The site plan also shows one (1) security access gate at the Arbeiter Road entrance, one (1) security gate at the western end of the main east-west gate, and one (1) security gate west of the southern-most existing building.

According to the business plan and the amended site plan, two (2) rows of evergreens spaced at forty foot (40') centers exist along most of the perimeter of the property.

No information was provided regarding noise control.

No new odors are foreseen by the proposed use.

If approved, this would be the sixth (6^{th}) special use permit for storage of recreational vehicles and boats in unincorporated Kendall County. All five (5) of the existing special use permits allow some form of outdoor storage.

The Findings of Fact were as follows. It showed be noted that the Zoning Board of Appeals made these Findings based on the original site plan:

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 be detrimental and will endanger the public health, safety morals, comfort, or general welfare.

Members LeCuyer and Whitfield disagreed with this Finding.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially

diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. A The special use will be injurious to the use and enjoyment of property in the immediate vicinity and will diminish and impair property values. The proposed use does not make adequate provisions for buffers, landscaping, fencing, or other improvements necessary to insure that the proposed use does not adversely impact adjacent uses.

Member Whitfield disagreed with this Finding.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. If a stormwater management permit is issued based on the submitted materials, drainage should not be an issue. If Seward Township approves the access from Arbeiter Road, ingress and egress should not be an issue.

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. If the County Board approves the outdoor storage request, this is true. No variances are required.

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. The proposed use is inconsistent with the purpose and objectives of the Land Resource Management Plan. Also, the Kendall County Regional Planning Commission recommended denial of the Petition.

Chairman Mohr and Member Whitfield disagreed with this Finding.

Staff recommended approval of the special use permit for outdoor storage of recreational vehicles and boats only subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the amended site plan.
2. Items stored outdoors at the subject property related to this special use permit are limited to boats and recreational vehicles. No junk or debris, as defined by the Kendall County Code, shall be stored outdoors on the property.
3. Other than the perimeter trees, fencing, and no junk and debris requirements, the conditions contained in this special use permit shall not extend to the forestry operations conducted on the subject property.
4. Within ninety (90) days of approval of this special use permit, the owners of the

subject property shall dedicate a strip of land along the perimeter of Arbeiter Road thirty-three feet (33') in depth as measured from the center Arbeiter Road to Seward Township. The Kendall County Planning, Building and Zoning Department may grant an extension to this deadline.

5. The hours of operation for the business allowed by this special use permit shall be daily from 7:00 a.m. until 4:30 p.m. Patrons may access the storage area at any time **(Requested Amendment at RPC).**
6. Other than the owners of the business allowed by this special use permit, the business allowed by this special use permit shall have zero (0) employees.
7. None of the vehicles or items parked or stored on premises shall be considered agricultural equipment as they relate to the businesses allowed by the special use permit.
8. All of the vehicles or items stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law. Except for battery and tire replacement, no maintenance of vehicles or items parked or stored on the premises shall occur onsite. (**Added at ZBA**).
9. The owners of the business allowed by this special use permit shall diligently monitor the property for leaks from vehicles and items stored on the premises and shall promptly clean up the site if leaks occur.
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 the 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. The owners of the business allowed by the special use permit shall secure applicable permits for the parking area and sign near the entrance from Route 52. All of the parking stalls shall have signage identifying their stall number and directional signage may be installed throughout the site. Permits shall not be required for the parking stall signage and any directional signage installed on the

property. None of the signs shall be illuminated.

12. KenCom and other emergency responding organizations shall be provided the access codes to the Knox Boxes (**Added after ZPAC and Amended after ZBA**).
13. The operator(s) of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
14. The operator(s) of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of the business allowed by the special use permit.
15. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permits.
16. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
17. This special use permit shall be treated as covenants running with the land and is binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

The draft ordinance was provided.

Member Koukol made a motion, seconded by Member DeBolt, to recommend approval of Petition 25-08 with the conditions proposed by Staff.

Boyd Ingmunson, Attorney for the Petitioner, stated one (1) of the changes to the site plan was that there will only be emergency vehicles allowed to enter the property from Arbeiter Road. The entrance for the storage facility will be on the far west edge of the property. The Petitioner originally wanted to provide twenty-four (24) hour access to the renters, but he acknowledged that neighbors had concerns about safety. The property will only be accessible between the hours of 6:00 a.m. to 9:00 p.m. The Petitioner will probably limit the hours further in the winter months when renters would have boats and recreational vehicles in storage. Mr. Ingemunson stated the Petitioner was proposing planting evergreens as part of the landscape barrier. These evergreen trees are known for creating quick privacy screens, hedges, and windbreaks. Mr. Ingemunson stated the Petitioner will comply with applicable regulations.

Member DeBolt asked if the petitioner is planning to plant the trees prior to opening the storage business. Mr. Ingemunson stated that the Petitioner will start planting as soon as possible.

Member DeBolt asked if the Petitioner was planning on installing parking lot lighting. Mr. Ingemunson stated that there will be no parking lot lighting.

Member DeBolt asked how the renters will enter and exit the property. Mr. Ingemunson stated there will be a gate on Route 52 that the Petitioner can physically close. Also,

there will be another gate past the current business on the property that will have a key pad for keyless entry.

Member Koukol stated that the Petitioner's current business is clean and well maintained.

Member Koukol noted that the Petitioner is investing a lot of time and money into their new business and wishes them success.

Member Rodriguez visited the site of the new business and noted it was very clean.

Member DeBolt asked when the construction will begin. Mr. Ingemunson stated it would probably begin in the spring.

The votes were as follows:

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

The motion carried. The proposal goes to the Kendall County Board on December 16, 2025, on the regular agenda.

Petition 25-19 Koswatte Sumanawansa on Behalf of Chicago Buddhist Vihara
Mr. Asselmeier summarized the request.

The Petitioner would like to install a healing meditation garden at the subject property. The garden would consist of a central stupa that is twenty-five feet (25') tall and twelve feet (12') in diameter, walking paths, small group gathering spaces, and native plantings.

The Buddhist Temple is located immediately to the east of the subject property.

The subject property has been zoned B-2 since 1976.

The application materials, plat of survey, site plan, and pictures of the subject property were provided.
The property is located west of 5313 Route 34, Oswego.

The property is approximately one point five (1.5) acres in size.

The existing land use is Vacant Commercial.

The property is zoned B-2 General Commercial District.

The County's Plan calls for the property to be Suburban Residential (Max 1 DU/Acre). The Village of Oswego's Plan calls for the property to be Downtown.

The adjacent land uses are Single-Family Residential, Commercial, and Institutional (Buddhist Temple).

The adjacent properties are zoned R-3, R-3 SU, and B-2 SU.

The County's Plan calls for this area to be Suburban Residential. The Village of Oswego's Plan calls for the area to be Residential and Downtown.

The properties within one half mile (1/2) are zoned A-1, A-1 SU, R-3, R-3 SU, B-1, B-3, B-3 SU in the unincorporated area and R-2, R-3, R-4, and B-2 inside the Village of Oswego.

The R-3 special use to the east is for a church sign. The B-2 special use is for the dwelling unit for a watchman and outside storage. The B-3 special use to south is for outside storage. The A-1 special use to west is for a riding stable, including an apartment.

EcoCAT Report not required because the property was not zoned A-1.

The LESA Score was 146 indicating a low level of protection. The NRI was provided.

Petition information was emailed to Oswego Township on October 1, 2025. The Oswego Township Planning Commission met on October 22, 2025, and recommended not to file an objection by a vote of two (2) in favor and one (1) in opposition. The Oswego Township Board did not meet on the proposal. The information from Oswego Township was provided.

Petition information was emailed to the Village of Oswego on October 1, 2025. No comments received.

Petition information was emailed to the Oswego Fire Protection District on October 1, 2025. On October 6, 2025, the Oswego Fire Protection District submitted an email saying they had no comments or concerns. This email was provided.

Petition information was sent to former ZPAC members on October 1, 2025. Neither the Highway Department nor the Health Department had any comments on this proposal. The related emails were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on October 22, 2025. The Kendall County Regional Planning Commission voted to continue the proposal to a special meeting on November 6, 2025, at 7:00 p.m., by a vote of eight (8) in favor and zero (0) in opposition with one (1) member absent. The minutes were provided.

The Kendall County Regional Planning Commission continued reviewing this proposal at their meeting on November 6, 2025. Nicole Mayer discussed a lack of vegetation along the property line with the existing temple, concerns regarding a lack of privacy and the public looking into her backyard, increased noise, increased traffic, and loss of property values. She presented a petition signed by neighbors expressing opposition to the proposal; the petition is included with the minutes of the meeting. She requested the installation of a wall or privacy fence, the installation of a dense vegetative buffer along the entire property line, a restriction of public use hours to daytime only, and no general public access to the garden without clear County approval, supervision, and restriction to the garden. Discussion occurred regarding the existing chain link fence on Ms. Mayer's property. It was noted that a place of worship had been on Route 34 since 1986 and the subject property has been zoned B-2 since the 1970s, both of which occurred prior to neighbors moving into their houses. Mary Marquez presented a plat of survey of her property and noted that the common property line did not have any vegetation; the plat is included with the minutes of the meeting. She expressed concerns about parked cars along the property line and onto her property. She expressed concerns about people going to the garden at night and the number of people at the existing temple. Discussion occurred regarding splitting the cost of constructing a fence. The garden would be open to the public; discussion occurred regarding managing capacity at the property. The Petitioners were agreeable to the conditions proposed by Staff. 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. Member Bernacki noted the property was zoned B-2 since 1976 and he could think of other uses that would generate more traffic, noise, and decrease property values. He noted the mature trees and buffers on the site. Chairman Landovitz stated that he was in favor of the proposal. He agreed with Member Bernacki. He noted that the problem occurred because of the way the area was zoned previously. Considering the existing zoning of the area, the proposed site plan, and the main issues arising from the neighboring property and not the subject property, he did not see a reason to deny the request. The minutes of meeting were provided.

The Kendall County Zoning Board of Appeals initiated a public hearing on this proposal on October 27, 2025. The consensus of the four (4) Members present was to continue the hearing to November 12, 2025, at 6:00 p.m. The minutes of the hearing were provided.

The Kendall County Zoning Board of Appeals continued the hearing to November 12, 2025. A representative from the Petitioner discussed the features of the proposed meditation garden and she said the Petitioner would strive to be a good neighbor. Discussion occurred regarding the placement of the proposed meditation garden on the property and that neighbors could be loud. A member of the congregation spoke in favor of the proposal. The Kendall County Zoning Board of Appeals recommended approval of the proposal with the conditions proposed by Staff by a vote of five (5) in favor and

zero (0) in opposition with two (2) members absent. The minutes of the hearing were provided.

The Kendall County Code contains the following requirements of places of worship:

a. The height for the towers and steeples shall not exceed seventy-five feet (75') and not more than forty-five feet (45') for the main structure.

b. Other related uses, such as schools, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.

The proposal meets the above regulations.

According the submitted information, there will be one (1) central stupa contained in a walled area. The walled area around the stupa is approximately one thousand nine hundred fifty (1,950) square feet. There will also be walking areas, meditation areas, and seatings areas.

Activities will occur during the daytime, primarily on weekends.

A building permit will be required for any structures constructed on the property.

No utilities are onsite; they are available at the Buddhist temple east of the subject property.

There is no parking spaces onsite. There are forty-eight (48) parking spaces at the Buddhist temple east of the subject property.

No direct road access is planned for the subject property from Route 34.

According to the submitted materials, no stormwater permit is required.

Solar-powered lighting will illuminate the paths and four (4) solar powered pole lights will be installed at the stupa area.

No information regarding signage was provided.

No information was provided regarding security.

No fencing is planned for the site.

No large trees are proposed, but the existing mature vegetation at the north and south ends of the site will
be preserved.

Additional landscaping will feature perennial plants and small shrubs.

No information was provided regarding noise control.

No information was provided regarding refuse. This likely can be accommodated at the Buddhist temple east of the subject property.

If approved, this would be the fifteenth (15th) special use permit for a place of worship in unincorporated Kendall County.

The Findings of Fact were as follows:

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

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. Provided the use operates as proposed, no injury should occur to other property and property values should not be negatively impacted.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The subject property will utilize ingress/egress and utilities from the neighboring property to the east. Provided the site is developed according to the proposed site plan, drainage should not be an issue.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true; no variances are needed.

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. This use is consistent with the other uses in vicinity of the subject property.

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

1. The site shall be developed substantially in accordance with the site plan.
2. Failure to comply with the above condition or restriction could result in the

amendment or revocation of the special use permit.

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

4. This special use permits shall be treated as covenants running with the land and is binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

The draft ordinance was provided.

Chairman Wormley noted that the funding for the meditation center will be provided through donations.

Member Flowers asked if the work will be done in stages. Due to the funding, a spokesperson for the Buddhist Temple stated that the work will have to be done incrementally.

Member Koukol asked if there is someone there all the time. The spokesperson stated that there would be someone onsite at all times.

Member Rodriguez made a motion, seconded by Member DeBolt, to recommend approval of Petition 25-19 with the conditions proposed by Staff.

The votes were as follows:

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

The motion carried.

The proposal goes to the Kendall County Board on December 16, 2025, on the consent agenda.

NEW BUSINESS:

Approval of Contract for Engineering Review, Inspection and Consultation Services with WBK Engineering, LLC for a Period of Two Years with Optional Annual Renewals; Related Fees of Initial Escrow Deposits of $2,500 for Review Services and $3,500 for Construction Inspection Services Are Unchanged from Current Contract

Mr. Asselmeier summarized the request.

WBK Engineering, LLC has been Kendall County's Stormwater Engineer since 2009.

The current contract was signed in January 2024 and was for a term of two (2) years with optional one (1) year renewals.

The proposed contract is also for two (2) years with optional one (1) year renewals.

The scope of services remains unchanged.

The fees for services also remain unchanged.

Member Flowers made a motion, seconded by Member Koukol, to recommend approval of the proposed contract.

The votes were as follows:

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

The motion carried.

The proposal goes to the Kendall County Board on December 16, 2025, on the consent agenda.

Approval of Notice of Intent for New or Renewal of General Permit for Discharges from Small Municipal Separate Storm Sewer Systems (MS4's)
Mr. Asselmeier summarized the request.

Kendall County's General Permit for Discharges from Small Municipal Separate Storm Sewer Systems recently.

WBK prepared the information for the General Permit. The proposed General Permit is similar to the General Permit approved by the County Board in 2016 and 2021. The County currently undertakes the majority of the items listed in the General Permit.

Member Rodriguez made a motion, seconded by Member Flowers, to recommend approval of the proposed Notice of Intent.

The votes were as follows:

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

The motion carried.

The proposal goes to the Kendall County Board on December 16, 2025, on the consent agenda.

Review of 2026 Application Calendar
The Committee reviewed the application calendar.

Member Rodriguez made a motion, seconded by Member DeBolt, to recommend approval of the proposed application calendar

The votes were as follows:

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

The motion carried

Request for Guidance Regarding a Stormwater Ordinance Violation at 11850 Fox River Drive; Committee Could Approve Additional Citations
No action was taken on this matter due to the comments made in public comment earlier in the meeting.

Review of Amendments to the Kendall County Stormwater Management Ordinance; Committee Could Vote to Request a Public Hearing of the Proposed Amendments before the Stormwater Management Oversight Committee
Mr. Asselmeier summarized the request.

In 2022, the State updated the Model Floodplain Ordinance. Shortly thereafter, the County decided to review the current Stormwater Management Ordinance against the new Model Floodplain Ordinance, but decided to wait with finalizing any proposals until after codification was completed.

Earlier in 2025, WBK Engineering prepared a redlined version of the proposal, which the Committee reviewed at their February 10, 2025, meeting. This proposal was forwarded to the municipalities for review.

On April 7, 2025, the Committee reviewed the amended proposal which incorporated comments from the municipalities. At that meeting, the Committee also voted to forward the proposal to FEMA.

On September 18, 2025, FEMA submitted their comments to the County and on October 6, 2025, WBK Engineering submitted the County's response to FEMA comments.

Upon conclusion of the government shutdown, FEMA met with the State, County, and WBK Engineering on November 21, 2025, to go over the final unresolved issues.

A list of proposed changes to the Stormwater Management Ordinance and a clean version of the proposal was provided

If the PBZ Committee is agreeable, a public hearing before the Stormwater Management Oversight Committee will be scheduled. Upon completion of the public hearing, the proposal will be forwarded to the County Board.

The County cannot approve amendments to the floodplain regulations without FEMA's approval.

Member Flowers made a motion, seconded by Member DeBolt, to request a public hearing.

The votes were as follows:

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

The motion carried.

Mr. Asselmeier will work with Chairman Kellogg to schedule a Stormwater Management Oversight Committee public hearing.

OLD BUSINESS:

Update on the Comprehensive Plan Update Project
The Committee reviewed updated status of the project.

There will be a special meeting of the Kendall County Regional Planning Commission and Comprehensive Land Plan and Ordinance Committee on December 10, 2025, at 6:00 p.m.

Update on Stormwater Permit at 13039 McKanna Road (PIN: 09-09-100-002) in Seward Township; Committee Could Approve the Issuance of a Citation
Mr. Asselmeier reported that the County issued a stormwater management permit for the property on November 3, 2025. On November 6, 2025, the County met with the owners of the property and the owners provided the County with titles of eleven (11) semis parked at the property. At this time, there is no evidence that the owners are renting stalls at the property and no evidence that employees were reporting to the site for work.

Special Use Enforcement Update
Mr. Asselmeier reported that information will be available at next month's meeting.

REVIEW PRE-VIOLATION AND VIOLATION REPORT:

Review of Report from November 2025
The Committee reviewed the report.

Review of FY24-25 Inspection Report
The Committee reviewed the report.

UPDATE FROM HISTORIC PRESERVATION COMMISSION:
Mr. Asselmeier reported that the historic structure surveys of Seward Township and Na-Au-Say Township are ongoing.

REVIEW PERMIT REPORTS:
October 2025 Permit Report
The Committee reviewed the report.

November 2025 Permit Report
The Committee reviewed the report.

End of Fiscal Year Permit Report
The Committee reviewed the report.

REVIEW REVENUE REPORT:
October 2025 Revenue Report
The Committee reviewed the report.

November 2025 Revenue Report
The Committee reviewed the report.

End of Fiscal Year Revenue Report
The Committee reviewed the report.

Review of FY2011-2025 Revenue Report
The Committee reviewed the report.

Chairman Wormley asked if revenue reports could be provided quarterly. Mr. Asselmeier said yes.

CORRESPONDENCE
None

COMMENTS FROM THE PRESS:
None

EXECUTIVE SESSION
None

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

Chairman Wormley adjourned the meeting at 8:00 p.m.

Minutes prepared by Wanda A. Rolf, Part-Time Office Assistant

Encs

KENDALL COUNTY
PLANNING, BUILDING, & ZONING COMMITTEE
DECEMBER 8, 2025

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Jeri O'Brien	[redacted]	
Shalabh VanFaz		
Joan Sobkowicz		
Patrick Taylor		
Fran Miller		
DAVID SHIVELY		
Pat Fresenius		
Boyd Ingemunson		
Vichi Hitihamiaradhi		

PUBLIC TESTIMONY:

KENDALL COUNTY PLANING AND ZONING: MONDAY DECEMBER 9TH 2025

I would like to review with the planning building and zoning committee the Natural Resource Information (NRI) report, number 2202, May 2022, Best Budget Tree Service. This is a 48.59-acre parcel. This parcel is located within the Upper Illinois River watershed and the Minooka Brance Aux Sable Creek, sub watershed. The original zoning described in the Kendall County Soil and Water Conservation District report, was A-1 Agricultural. It was then proposed and later adopted a zoning use of A-1 SU Agricultural with Special Use Permit, Tree Service Business. This report was was given to the applicant, Jeremy Dippold, The Township Planning Commission, and The County Planning and Zoning Department. This report remains in the Kendall County Soil and Water Conservation District Files. The recommendations of this report state that the Watershed and Sub Watershed Plan preserve open space, maintain wetlands, as a part of the development, use natural water management, prevent soil from leaving a construction site, protect subsurface drainage, decrease impervious surfaces, reduce areas disturbed by mass grading, preserve views, and treat water as it falls, to name a few. Many Kendall County Citizens were active in helping create the above recommendations, as documented in the Protect Kendall Now Grant Plan, as well as the Aux Sable Creek Watershed 319 grant plan.

There is a freshwater emergent wetland on the northwest corner of the property. When the latest proposed zoning came before our Seward Township Planning Commission, in August of this year, to add 326 R.V. and boat storage vehicles, which does not seem to fit the forestry use, the engineer John Tebrugge was asked about the storm water plan which was designed for parking on Asphalt Grindings. He stated that the drainage from the parking lot would be discharged into the wetland.

In our area, where many individual homes rely on shallow groundwater wells, the wetland in its original state is particularly valuable. The wetland controls flooding, for the landowner to the West. Wetlands cleanse water by filtering out sediment and other pollutants, like road salt, tar, and oil particulate, coming off the impervious service of the proposed parking area. This would be detrimental to the wetland. The conversation of wetlands, with their sediment trapping and nutrient absorbing vegetation, to biologically barren stormwater detention ponds, can cause addition degradation of water quality in downstream or adjacent areas.

Wetlands are high quality and important. It has been estimated that over 95 percent 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. One acre of wetland can filter 7.3 million gallons of water a year.

The N.R.I. report also mentioned that there are Hydric Soils, on the site, another indication of flooding potential. It is imperative that the drainage tiles remain undisturbed. A damaged subsurface drainage tile may return original hydrologic condition to all the areas that drained through the tile, ranging from less that one acre to many square miles.

We are not aware that a Kendall County Stormwater Management Plan has been secured for this site. This permitted engineering plan would help protect the wetland by installing filter strips, and erosion control measures, after modification of the property. This is a permitted process with professional seals and certifications required. We have not heard, in any of the zoning committees, that this process will take place, before or during the construction project. Pulling a storm water plan will have final inspections and long-term maintenance.

Our question today will be if and when a storm water management plan will be applied for, when the project is approved for this special use zoning. I would also ask why an Army Corps of Engineer permit does not have to be applied for, in the consideration of discharging stormwater into this wetland, as proposed by and discussing the engineering plan?

Sincerely,

[redacted]

Joan Kathry Soltwisch

Seward Township Land Planning Committee, Representing the Aux Sable Creek Watershed.

Kendall County

Zoning-Econ 12-8-25

CLERK: wRolf BATCH: 6053 NEW INVOICES

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

PENDING UNPAID INVOICES

1849 00001 VERIZON 6129010234 121525 39.36 .00 .00

CASH 000008 2026/01 INV 12/02/2025 SEP-CHK: Y DISC: .00 131505 62070 39.36 1099:
ACCT 1Y210 DEPT 19 DUE 12/02/2025 DESC:FY25-Verizon Cellular Bill-Econ Dev

CONDITIONS THAT PREVENT POSTING INVOICE 1849/68672

* Invoice must be approved or voided to post.
PO BOX 16810 NEWARK NJ 07101-6810

1849 00001 VERIZON 6129010234A 121525 118.08 .00 .00

CASH 000008 2026/01 INV 12/02/2025 SEP-CHK: Y DISC: .00 11001902 62070 118.08 1099:
ACCT 1Y210 DEPT 19 DUE 12/02/2025 DESC:FY25-Verizon Cellular Bill-PBZ

CONDITIONS THAT PREVENT POSTING INVOICE 1849/68674

* Invoice must be approved or voided to post.
PO BOX 16810 NEWARK NJ 07101-6810

1928 00000 WBK ENGINEERING, 00086 121525 2,750.00 .00 .00

CASH 000008 2026/01 INV 12/02/2025 SEP-CHK: Y DISC: .00 11001902 63630 2,750.00 1099:N
ACCT 1Y210 DEPT 19 DUE 12/02/2025 DESC:Kendall County NPDES MS4

CONDITIONS THAT PREVENT POSTING INVOICE 1928/68675

* Invoice must be approved or voided to post.
116 W MAIN ST STE 201 ST. CHARLES IL 60174

3883 00000 ANTHONY MAYER 12-1-25 121525 2,380.00 .00 .00

CASH 000008 2026/01 INV 12/02/2025 SEP-CHK: Y DISC: .00 11001902 63610 2,380.00 1099:N
ACCT 1Y210 DEPT 19 DUE 12/02/2025 DESC:FY25-Mayer Plumbing-Qty-17

CONDITIONS THAT PREVENT POSTING INVOICE 3883/68713

* Invoice must be approved or voided to post.
4 HICKORY LANE OSWEGO IL 60543

1928 00000 WBK ENGINEERING, 13145 121525 1,080.66 .00 .00

CASH 000008 2026/01 INV 12/02/2025 SEP-CHK: Y DISC: .00 180119 63150 1,080.66 1099:N
24-24 -CONTSVC -002 WBK -
ACCT 1Y210 DEPT 19 DUE 12/02/2025 DESC:Filotto Roofing

CONDITIONS THAT PREVENT POSTING INVOICE 1928/69030

Report generated: 12/08/2025 15:15
User: wRolf
Program ID: apinvent

CLERK: wRolf BATCH: 6053 NEW INVOICES

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

* Invoice must be approved or voided to post.
116 W MAIN ST STE 201 ST. CHARLES IL 60174

1928 00000 WBK ENGINEERING, 13199 121525 270.00 .00 .00

CASH 000008 2026/01 INV 12/02/2025 SEP-CHK: Y DISC: .00 180119 63150 24-04 -CONTSVC 270.00 -002 WBK - 1099:N

ACCT 1Y210 DEPT 19 DUE 12/02/2025 DESC:FY25 3875 Eldamain YMCA

CONDITIONS THAT PREVENT POSTING INVOICE 1928/69039

* Invoice must be approved or voided to post.
116 W MAIN ST STE 201 ST. CHARLES IL 60174

1928 00000 WBK ENGINEERING, 13200 121525 270.00 .00 .00

CASH 000008 2026/01 INV 12/02/2025 SEP-CHK: Y DISC: .00 180119 63150 24-07 -CONTSVC 270.00 -002 WBK - 1099:N

ACCT 1Y210 DEPT 19 DUE 12/02/2025 DESC:FY25 7789 Route 47

CONDITIONS THAT PREVENT POSTING INVOICE 1928/69041

* Invoice must be approved or voided to post.
116 W MAIN ST STE 201 ST. CHARLES IL 60174

1928 00000 WBK ENGINEERING, 13204 121525 127.00 .00 .00

CASH 000008 2026/01 INV 12/02/2025 SEP-CHK: Y DISC: .00 180119 63150 24-06 -CONTSVC 127.00 -002 WBK - 1099:N

ACCT 1Y210 DEPT 19 DUE 12/02/2025 DESC:FY25 NICOR IL 47

CONDITIONS THAT PREVENT POSTING INVOICE 1928/69045

* Invoice must be approved or voided to post.
116 W MAIN ST STE 201 ST. CHARLES IL 60174

1928 00000 WBK ENGINEERING, 13208 121525 127.00 .00 .00

CASH 000008 2026/01 INV 12/02/2025 SEP-CHK: Y DISC: .00 180119 63150 25-03 -CONTSVC 127.00 -002 WBK - 1099:N

ACCT 1Y210 DEPT 19 DUE 12/02/2025 DESC:FY25 ANR SP25-03

CONDITIONS THAT PREVENT POSTING INVOICE 1928/69046

* Invoice must be approved or voided to post.
116 W MAIN ST STE 201 ST. CHARLES IL 60174

Zoning-Econ 12-8-25

CLERK: wRolf BATCH: 6053 NEW INVOICES

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

1928 00000 WBK ENGINEERING, 13214 121525 635.00 .00 .00

CASH 000008 2026/01 INV 12/02/2025 SEP-CHK: Y DISC: .00 180119 63150 635.00 1099:N
2521 -CONTSVC -002 WBK -
ACCT 1Y210 DEPT 19 DUE 12/02/2025 DESC:FY25 1542 Plainfield

CONDITIONS THAT PREVENT POSTING INVOICE 1928/69048

* Invoice must be approved or voided to post.
116 W MAIN ST STE 201 ST. CHARLES IL 60174

1928 00000 WBK ENGINEERING, 13216 121525 270.00 .00 .00

CASH 000008 2026/01 INV 12/02/2025 SEP-CHK: Y DISC: .00 180119 63150 270.00 1099:N
21-20 -CONTSVC -002 WBK -
ACCT 1Y210 DEPT 19 DUE 12/02/2025 DESC:FY25 JPC Tree Care

CONDITIONS THAT PREVENT POSTING INVOICE 1928/69049

* Invoice must be approved or voided to post.
116 W MAIN ST STE 201 ST. CHARLES IL 60174

1153 00000 KENDALL COUNTY H 12-8-25 121525 215.09 .00 .00

CASH 000008 2026/01 INV 12/02/2025 SEP-CHK: Y DISC: .00 11001902 62170 215.09 1099:
ACCT 1Y210 DEPT 19 DUE 12/02/2025 DESC:FY25 Gas 90.15- Gallons @ $2.386 per gal.

CONDITIONS THAT PREVENT POSTING INVOICE 1153/69050

* Invoice must be approved or voided to post.
6780 ROUTE 47 YORKVILLE IL 60560

12 PENDING UNPAID INVOICES TOTAL 8,282.19

0 INVOICE(S) REPORT POST TOTAL .00

REPORT TOTALS .00

31

Zoning-Econ 12-19-25

CLERK: wRolf BATCH: 6085 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, 13211 123125 2,500.00 .00 .00

CASH 000008 2026/01 INV 12/10/2025 SEP-CHK: Y DISC: .00 180119 63150 2,500.00 1099:N
2507 -CONTSVC -002 WBK -
ACCT 1Y210 DEPT 19 DUE 12/10/2025 DESC:FY25 ANR SP 25-07

CONDITIONS THAT PREVENT POSTING INVOICE 1928/69092

* Invoice must be approved or voided to post.
116 W MAIN ST STE 201 ST. CHARLES IL 60174

1508 00000 ROBIN GREEN INC. 225181 123125 27.00 .00 .00

CASH 000008 2026/01 INV 12/10/2025 SEP-CHK: Y DISC: .00 11001902 62170 27.00 1099:
ACCT 1Y210 DEPT 19 DUE 12/10/2025 DESC:FY25 Monthly Services 11/25

CONDITIONS THAT PREVENT POSTING INVOICE 1508/69193

* Invoice must be approved or voided to post.
1010 N BRIDGE ST YORKVILLE IL 60560

4160 00000 WISS, JANNEY, EI 0630691 123125 8,000.00 .00 .00

CASH 000008 2026/01 INV 12/10/2025 SEP-CHK: Y DISC: .00 172019 63630 8,000.00 1099:
ACCT 1Y210 DEPT 19 DUE 12/10/2025 DESC:FY25 Architectural & Historical Survey NaAuSay Sew

CONDITIONS THAT PREVENT POSTING INVOICE 4160/69195

* Invoice must be approved or voided to post.
PO BOX 204645 DALLAS TX 75320-4645

3 PENDING UNPAID INVOICES TOTAL 10,527.00

0 INVOICE(S) REPORT POST TOTAL .00

REPORT TOTALS .00

32

Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 1/12/2026

Subject: Approval of a Special Use Permit and Variance for a Commercial Solar Farm Between 17448 and 17676 Route 71

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

Approval of Petition 25-18, a Request from Ansar Gafur on Behalf of JAS Powered by Greenvolt, LLC (Tenant) and Thomas F. Richards, Junior (Owner) for a Special Use Permit for a Commercial Solar Energy Facility, Variance to Section 36-282(17)(a) of the Kendall County Code to Allow a Commercial Solar Energy Facility on Land within One Point Five (1.5) Miles of Municipality without an Annexation Agreement, and Revocation of Special Use Permits Previously Granted at the Property Between 17448 and 17676 Route 71, Newark (PINs: 07-07-100-005 and 07-07-100-022) in Big Grove Township; Properties are Zoned A-1 and A-1 SU

Previous Board/Committee Review:

Kendall County Regional Planning Commission – Approval with Conditions (8-0-2) on December 10, 2025

Kendall County Zoning Board of Appeals – Approval with Conditions (5-2) on December 15, 2025

Neither of the above Boards reviewed the final, proposed site plan, vegetation management plan, or decommissioning plan.

Fiscal impact:

N/A

Background and Discussion:

See attached Staff Report dated January 7, 2026.

Staff Recommendation:
Neutral

Attachments:

Staff Report dated January 7, 2026

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

Petition 25-18
Ansar Gafur on Behalf of JAS Powered by Greenvolt, LLC (Tenant) and Thomas F. Richards, Junior (Owner) A-1 Special Use Permit for Commercial Solar Energy Facility, a Variance to Allow the Facility on Land Within 1.5 Miles of a Municipality Without an Annexation Agreement, and Revocation of a Special Use Permit

INTRODUCTION

The Petitioner is seeking a special use permit for a commercial solar energy facility and a variance to Section 36-282(17)a of the Kendall County Code to allow a commercial solar energy facility on land within one point five (1.5) miles of municipality without an annexation agreement. The southern portion of subject property also has a special use permit from 1974, probably for gravel mining. The Petitioner is voluntarily requesting the revocation of this special use permit.

JAS Powered by Greenvolt, LLC would lease the property from Thomas F. Richards, Junior.

The application materials are included as Attachment 1. The NRI Report is included as Attachment 2. The stormwater permit application is included as Attachment 3. The wetland delineation report is included as Attachment 4. The original site plan, including the landscaping plan, is included as Attachment 5. The original decommissioning plan is included as Attachment 6. The Agricultural Impact Mitigation Agreement is included as Attachment 7. A picture of the property is included as Attachment 12.

On November 25, 2025, the Petitioner's representatives submitted a revised site plan (Attachment 5A). The solar panels were shifted further south. Noise information was added to the site plan. The site plan identifies approximately forty-eight (48) acres planted in a native grass mix and approximately two point five (2.5) acres planted in a swale seed mix. The number of plantings was also updated.

Also in November 2025, the Petitioner's representative submitted a cover email (Attachment 18) stating they did not want to move the site further south because of concerns related to the existing riverine area. They also reduced the number of poles from eight (8) to six (6) and moved the poles the poles twenty feet (20') closer to the road. The Petitioner was also agreeable to providing contact information to the County and owners of record of adjoining properties prior to the start of construction. They also provided an email from Lawrence Gehrig at Cushing Field saying that glare will not be an issue.

On December 3, 2025, the Petitioner's representative submitted a revised decommissioning plan (Attachment 6A) which reflected the new site plan and changed the decommissioning bond amount to Three Hundred Sixty-Four Thousand, Two Hundred Eighty-Eight Dollar ($364,288), due to fencing and topsoil replacement.

SITE INFORMATION

PETITIONER: Ansar Gafur on Behalf of JAS Powered by Greenvolt, LLC and Thomas F. Richards, Junior (Owner)

ADDRESS: Between 17448 and 17676 Route 71, Newark

LOCATION: Approximately 0.10 Miles Northeast of Sheridan Road on the East Side of Route 71



TOWNSHIP: Big Grove

PARCELs : 07-07-100-022 and 07-07-100-005

LOT SIZE: 51.3 +/- Acres (Total Parcel), 20.6 +/- Acres (Fenced Area)

EXISTING LAND USE: Agricultural

ZONING: A-1 and A-1 SU for Mining

LRMP:

Future Land Use	Agricultural (County) Agricultural (Newark)
Roads	Route 71 is an Arterial maintained by IDOT. Route 71 is identified as a Scenic Route in the County's LRMP. Lisbon Center Road is a Local Road maintained by Big Grove Township
Trails	No trails are planned in this area.
Floodplain/ Wetlands	There is a wetland on the property; a wetland delineation report was provided as Attachment 4. There are no floodplains on the property.

REQUESTED ACTIONS: Special Use Permit for a Commercial Solar Energy System

Variance to Allow a Commercial Solar Energy System on Land with One Point Five (1.5) Miles of a Municipality without an Annexation Agreement

Voluntary Revocation of an Existing Special Use Permit

APPLICABLE REGULATIONS: §36-282(17) – A-1 Special Uses

§36-39 – Variance Procedures

Chapter 36, Article II, Division 3, Subdivision I – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Single-Family Residential	A-1	Agricultural (County) Agricultural (Newark)	A-1 (County) A-1 (Newark)
South	Agricultural	A-1 and A-1 SU	Agricultural (County) Agricultural (Newark)	A-1 and A-1 SU (County)
East	Agricultural and Single-Family Residential	A-1	Agricultural (County) Agricultural (Newark)	A-1 (County) A-1 and Commercial Manufacturing (Newark)
West	Agricultural and Single-Family Residential	A-1 and A-1 SU	Agricultural (County) Agricultural (Newark)	A-1, A-1 SU, and A-1 BP (County) A-1 (LaSalle County)

The A-1 special use permit to the southwest is probably for mining.

Approximately twenty-two (22) existing houses are within one half (1/2) mile of the subject property.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report was submitted on June 3, 2025, and consultation was terminated, see Attachment 1, Page 22.

NATURAL RESOURCES INVENTORY

The LESA Score was 201 indicating a medium level of protection. The NRI Report is included as Attachment 2.

ACTION SUMMARY

BIG GROVE TOWNSHIP

Original Petition information was sent to Big Grove Township on October 1, 2025. The amended site plan was sent to Big Grove Township on November 26, 2025.

VILLAGE OF NEWARK

Petition information was sent to the Village of Newark on October 1, 2025.

Prior to formal application submittal, the Village of Newark submitted an email stating they did not want to annex the property and they were not opposed to the project. This email is included as Attachment 1, Page 4.

The amended site plan was sent to the Village of Newark on November 26, 2025.

NEWARK FIRE PROTECTION DISTRICT

Petition information was sent to the Newark Fire Protection District on October 1, 2025. The amended site plan was sent to the Newark Fire Protection District on November 26, 2025.

ZPAC

Original Petition information was sent to former ZPAC members on October 1, 2025. The Highway Department and Health Department responded and neither Department had any objections. The

emails are included as Attachments 13 and 14.

RPC

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on October 22, 2025. The Kendall County Regional Planning Commission voted to continue the proposal to a special meeting on November 6, 2025, at 7:00 p.m., by a vote of eight (8) in favor and zero (0) in opposition with one (1) member absent. The minutes are included as Attachment 15, Pages 5-7.

The Kendall County Regional Planning Commission continued their review of this proposal at their meeting on November 6, 2025. Discussion occurred regarding the uses for the funds given to the County per the community benefit agreement; Member Wilson suggested that some of the funds be reserved to pay for the County to review the decommissioning costs as allowed by the AIMA and pay for decommissioning costs, if the operator was no longer in existence. The Petitioner did not have experience implementing a decommissioning plan. The maximum height was clarified to thirteen feet (13') at maximum tilt. Discussion occurred regarding using a different road for access. Discussion occurred regarding drainage in the area, a field tile survey, and the condition of the existing field tile. Josh Haggard requested a glare study, particularly in relation to the impact on Cushing Field. Mr. Haggard also requested a Kendall County centered property value study, a legally enforceable maintenance and vegetative management plan with clearly defined schedules, responsible parties, and monetary performance guarantees, a robust decommissioning surety, and local accountability with a local contact. Mr. Haggard questioned if the Fire District was equipped and trained to handle fires at the property and he questioned what the Village of Newark gained from this proposal. Five (5) additional speakers stated they agreed with Mr. Haggard. Discussion larger setbacks from the homes and the use of the balance of the property. Discussion occurred regarding the timeline to install the vegetation. The Petitioners were agreeable to the existing proposed conditions. The Petitioners were agreeable to the following:

1. Amending the site plan showing the solar field moved further south and east on the property away from the neighboring houses.
2. Submitting a glare study.
3. Requiring the operator's contact information be on file with the County and with the owners of record of adjoining properties.

The Kendall County Regional Planning Commission voted to continue the proposal to their December 10, 2025, meeting at the Petitioners' request 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 16.

The Kendall County Regional Planning Commission continued their review of the proposal at their meeting on December 10, 2025. Discussion occurred regarding the changes made to the site plan, vegetative management plan, and decommissioning plan. Discussion occurred regarding the source of the materials used for the project and the potential that China might install detection devices that could monitor or impact the grid; the belief was that such actions were beyond the scope of review of the Regional Planning Commission. Discussion occurred regarding the location of the poles The Petitioner's representative stated that, if the poles were moved to other side of the road, the poles would be within the setbacks of the homes on the other side of the road. She noted the number of poles were reduced and the poles placed closer to the road. Josh Haggard expressed concerns regarding the vegetative screening; he requested a professional glare and visual impact study; he requested a drainage study; he requested clarification regarding the use of the land outside the fenced area; he said that he respected the Petitioner for trying to get value from their land. Mr. Haggard's primary concern was that all of the necessary studies existed and were reviewed prior to a vote by the Commission. Chairman Landovitz felt that reasonable steps had been taken to make the proposal acceptable. Member Hamman felt the landowner would properly handle the land outside of the fence. The Kendall County Regional Planning Commission voted to recommend approval of the proposal with the conditions proposed by Staff by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting are included as Attachment 19.

ZBA

The Kendall County Zoning Board of Appeals initiated a public hearing on this proposal on October 27,

2025. The consensus of the four (4) Members present was to continue the hearing to November 12, 2025, at 6:00 p.m. The minutes of the hearing are included as Attachment 15, Pages 1-4.

At their hearing on November 12, 2025, the Zoning Board of Appeals voted to continue this Petition to December 10, 2025. The minutes of the hearing are included as Attachment 17.

The Kendall County Zoning Board continued the hearing on December 10, 2025. Discussion occurred regarding why the Village of Newark did not enter into a pre-annexation agreement with the Petitioner. Discussion also occurred regarding planting taller trees closer to the residential properties to the north of the solar field. Discussion occurred regarding why the status of Cushing Field did not require a glare study. The Kendall County Zoning Board of Appeals recommended approval of the proposal with the conditions proposed by Staff and added a condition requiring the planting of vegetation around the northern portion of the site closest to the homes that will reach a height of twenty feet (20') at maturity by a vote of five (5) in favor and two (2) in opposition. Chairman Mohr and Member Prodehl voted no because they felt the project should be annexed to Newark. The minutes of the meeting are included as Attachment 21.

Following the Zoning Board of Appeals hearing, the Petitioner submitted a revised site plan and vegetative management plan to reflect the taller vegetation. The area delineating the solar farm and non-solar farm portions of the property is shown. Also, a revised decommissioning was also provided This information was included with the draft ordinance provided as Attachment 22. An email from the property owner was provided saying the balance of the property will be used for farming. This email is included as Attachment 23.

GENERAL INFORMATION

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

a. All commercial solar energy facilities and test solar energy systems located within one point five (1.5) miles of a municipality shall either annex to the municipality or obtain an annexation agreement with the municipality requiring the municipality's regulations to flow through the property. **Petitioner is requesting a variance.**

b. The setbacks for commercial solar energy facilities shall be measured from the nearest edge of any component of the facility as follows:

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

   Boundary Lines of Participating Properties-None

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

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

   The above setbacks do not exempt or excuse compliance with electric facility clearances approved or required by the National Electrical Code, the National Electrical Safety Code, Commerce Commission, Federal Energy Regulatory Commission, and their designees or successors. **Per the site plan, see Attachment 22, Page 11, the project is greater than one hundred fifty feet (150') from the nearest occupied non-participating dwelling. The perimeter fence is setback greater than fifty feet (50') from the adjoining property lines and nearest right-of-way.**

c. A commercial solar energy facility's perimeter shall be enclosed by fencing having a height of at least six feet (6') and no more than twenty-five feet (25'). **This is true. Per the site plan, see Attachment 22, Page 12, the fence is proposed to be eight feet (8') in height and will be wire mesh. The fence will be three inches (3") off of the ground. One (1) twenty foot (20') wide gate is also on the site plan.**

d. No component of a solar panel as part of a commercial solar energy facility shall have a height of more than twenty feet (20') above ground when the solar energy facility's arrays are at full tilt. **This is true. The maximum height will be approximately thirteen feet (13') off of the ground. The Petitioner does not want a restriction setting the maximum height at this level.**

e. The above setback, fencing, and component height requirements may be waived subject to written consent of the owner of each affected nonparticipating property. This written consent shall be submitted at the time of application submittal. **No such consent requested or needed.**

f. Sound limitations for components in commercial solar energy facilities shall follow the sound limitations established by the Illinois Pollution Control Board. **Noise radii are including on the site plan, see Attachment 22, Page 11.**

g. The County shall not require standards for construction, decommissioning, or deconstruction of a commercial solar energy system or related financial assurances to be more restrictive than agricultural impact mitigation agreement set in State law. The amount of any decommissioning payment shall be limited to the cost identified in the decommissioning or deconstruction plan, as required by the agricultural impact mitigation agreement, minus the salvage value of the project. A copy of the agricultural impact mitigation agreement shall be submitted with the application materials. **The amended decommissioning plan is included as part of Attachment 22 and is outlined in the AIMA provided as part of Attachment 22. As noted on Page 29 of Attachment 22, the estimated cost of decommissioning is Three Hundred Sixty-Four Thousand, Two Hundred Eighty-Eight Dollars ($364,288). This money will be provided to the County in the form of a bond as outlined in the AIMA on Pages 42 and 43 of Attachment 22.**

h. A vegetative screening shall be placed around the commercial solar energy facility. **The original landscaping plan was included on Pages 7 and 8 of the amended site plan (Attachment 5A). The final, proposed plan, as identified on Pages 14 and 15 of Attachment 22 calls for ninety (90) Alleghany Viburnum, one hundred four (104) Red-Twig Doorwood, one hundred twelve (112) Northern Spice Bush, and one hundred twenty-six (126) Tannenbaum Mugo Pine. The Viburnum, Doorwood, and Pine will be ten feet (10') in height at maturity; the Bush will be eight feet (8') in height at the time of maturity. The site plan also shows fifty (50) Wintergreen Arborvitae, forty-one (41) Burkii Red Cedar, and twenty-three (23) Korean Fir. The Arborvitae and Cedar will be twenty-five feet (25') in height at maturity and the Fir will be thirty feet (30') in height at maturity. The amended site plan identifies approximately twenty-four (24) acres planted in a native grass mix and the balance of the property outside of the solar lease area will be farmed.**

i. Commercial solar energy facility applicants shall provide the results and recommendations from consultations with the Illinois Department of Natural Resources obtained through the Ecological Compliance Assessment Tool (EcoCat) or a comparable successor tool. The commercial solar energy facility applicant shall adhere to the recommendations provided through this consultation. **The EcoCat was submitted and consultation was terminated without any specific recommendations.**

j. Commercial solar energy facility applicants shall provide the results of the United States Fish and Wildlife Service's Information for Planning and Consulting environmental review or a comparable successor toll that is consistent with the U.S. Fish and Wildlife Service's Land-Based Wind Energy Guidelines and any applicable United States Fish and Wildlife Service solar wildlife guidelines that have been subject to public review. **This was provided as Attachment 8. Six (6) threatened or endangered species were in the area, but no impacts were anticipated.**

k. A facility owner shall demonstrate avoidance of protected lands as identified by the Illinois Department of Natural Resources and the Illinois Nature Preserve Commission or consider the recommendations of the Illinois Department of Natural Resources for setbacks from protected lands, including areas identified by the Illinois Nature Preserve Commission. **This is true. The site is designed around the farmed wetlands.**

l. A facility owner shall provide evidence at the time of application submittal of consultation with the Illinois State Historic Preservation Office to assess potential impacts on State-registered historic sites under applicable State law. **No potential impacts to State-registered historic sites exist, see Attachment 9.**

m. A commercial solar energy facility owner shall plant, establish, and maintain for the life of the facility vegetative ground cover consistent with State law and the guidelines of the Illinois Department of Natural Resources' vegetative management plans. The vegetation management plan shall be required at the time of application submittal. **The vegetation management plan, including timelines for planting and maintenance of the vegetation was provided, see Attachment 22.**

n. The facility owner shall enter into a road use agreement with the jurisdiction having control over the applicable roads. The road use agreement shall follow applicable law. The facility owner shall supply the Kendall County Planning, Building and Zoning Department with a copy of the road use agreement. This provision shall be waived if the jurisdiction having control over the applicable roads does not wish to enter into an agreement. **The Illinois Department of Transportation did not want to enter into a road use agreement. An email outlining this position is included as Attachment 11.**

o. The facility owner shall repair or pay for the repair of all damage to the drainage system caused by the construction of the commercial solar energy system within a reasonable time after construction of the commercial solar energy facility is complete. The specific time shall be set in the special use permit. **The Petitioner does not believe there is any drain tile on the property and, if drain tile exists, they would not impact the project layout.**

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

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

STORMWATER
The Petitioner applied for a stormwater management permit.

The amended site plan was sent to WBK Engineering on November 26, 2025. On December 11, 2025, WBK submitted a letter requesting that the stormwater report be amended by providing an exhibit delineating existing and proposed watersheds, identifying off-site areas draining through the site, providing an exhibit delineating and quantifying impervious and pervious areas, determining peak flows, verifying the need for stormwater storage and release rates, providing a narrative recognizing and determining the impacts on Roods Creek and the stream that passes through the southerly portion of the property, providing field tile survey, and more information related to the vegetative management plan. WBK also requested the missing pages of the wetlands report be provided, the access permit from Route 71 be provided, a soil and erosion and sediment control plan be provided, elevations for the gravel areas be provided, and information regarding the drainage culvert be provided. This letter is included as Attachment 20. WBK received the final, proposed site plan on January 7, 2026, and, to date, they are still reviewing the proposal

ACCESS
Per the site plan (Attachment 22, Page 14), the Petitioner proposes one (1) twenty foot (20') wide gravel access road from Route 71 along the west and southwest portions of the property.

There is one (1) twenty (20') wide vehicular access gate. The site plan references other, personnel gates, but does not show where those would be located.

Knox box information will be provided to the County.

PARKING AND INTERNAL TRAFFIC CIRCULATION
No permeant parking was proposed. There will be a twenty thousand (20,000) square foot staging area during construction located northwest of the fenced area.

LIGHTING
No lighting was proposed.

SIGNAGE
There is one sign shown on the site plan (Attachment 22, Page 11) near Route 71 and a second sign is shown on the vehicular access gate stating emergency contact information.

GLARE
The Petitioner's provided an email from Cushing Field saying glare will not be an issue at the airport (Attachment 18).

IMPACT ON PROPERTY VALUES
No property value studies were provided.

ODORS
No odors were foreseen.

NOISE
Noise radii were included on the amended site plan (Attachment 22, Page 11).

RELATION TO OTHER SPECIAL USES
If approved, this would be the fourth special use permit for a commercial solar energy facility in unincorporated Kendall County.

The Petitioner has agreed to enter into a community benefits agreement. In that agreement, the Petitioner agreed to pay the County approximately Three Thousand Dollars ($3,000) per megawatt annually with five percent (5%) increases every five (5) years. The Petitioners for the proposals on Ament Road and Corneils Road agreed to the same agreement, which is included as Attachment 10.

FINDINGS OF FACT-SPECIAL USE PERMIT
The Findings of Fact for the special use permit were as follows:

The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **The project will generate clean, renewable electricity while producing no air, noise, or water pollution, or ground contamination. The project will be screened from adjoining properties. The Petitioner submitted a vegetative management plan outlining the types of vegetation that will be planted, the timing of planting, and a maintenance plan for the vegetation.**

The special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use makes adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **The proposal will not interfere with the use and enjoyment of nearby properties. The surrounding properties are primarily zoned A-1 and will not be prevented from continuing any existing use or from pursuing future uses. The proposal's operations would be quiet and minimal traffic will occur after installation is completed. The solar panels are setback from Route 71 and Lisbon Center Road and neighboring houses to avoid negative visual impacts.**

Adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **The proposal will have adequate utility interconnections designed in collaboration with Ameren. The proposal does not require water, sewer, or any other public utility facilities to operate. The Petitioner will also build the road and entrance at the facility and will obtain approval from IDOT for access from Route 71. After initial construction traffic, landscape maintenance and maintenance to the project components are anticipated to occur on an as-needed basis, consistent with the vegetative management plan. Existing traffic patterns will not be impacted in the post-**

construction operations phase.

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

The special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **The proposal is also consistent with a goal and objective found on page 3-4 of the Land Resource Management Plan**, **"Support the public and private use of sustainable energy systems (examples include wind, solar, and geo-thermal)."**

FINDINGS OF FACT-VARIANCE
The Findings of Fact for the variance were as follows; Chairman Mohr and Member Prodehl dissented on all of the Findings:

The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. **The subject property is located within one point five (1.5) miles of the Village of Newark. The Village of Newark submitted an email stating they did not want to annex the property or enter into a pre-annexation agreement.**

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

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

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

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

RECOMMENDATION
Staff's recommendation is neutral because of lack of clarity in State law regarding using the LaSalle and Sinclar Factors in evaluating applications of special use permits for commercial solar facilities. Assuming that conditions can be imposed on the special use permit, the proposed conditions and restrictions are as follows:

1. The site shall be developed substantially in accordance with the submitted site plan and vegetative management plan, decommissioning plan, and Agricultural Impact Mitigation Agreement (see Attachment 22).
2. The planting of vegetation around the northern portion of the site closest to the homes will reach a height of twenty feet (20') at maturity (**Added at ZBA**).
3. A variance to section 36-282(17)(a) of the Kendall County Code is hereby granted allowing a commercial solar energy facility within one point five (1.5) miles of a municipality without an annexation or pre-annexation agreement.
4. Any special use permits previously granted on the subject property are hereby revoked in their entirety.
5. The developer and/or owner of the subject property allowed by this special use permit shall enter into

a community benefits agreement with Kendall County.

6. None of the vehicles or equipment parked or stored on the subject property allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
7. All of the vehicles and equipment stored on the subject property allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
8. Any structures, included solar arrays, constructed, installed, or used allowed by this special use permit shall not be considered for agricultural purposes and must secure applicable building permits.
9. Warning signs shall be placed in the locations shown on the site plan (Attachment 5). These signs shall include, at minimum, the address of the subject property and a twenty-four (24) hour emergency contact phone number. Additional signage may be installed, if required by applicable law.
10. KenCom and other applicable public safety agencies shall be supplied the access code to the Knox Box/security gate.
11. Damaged drain tile will be repaired on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
12. The operators of the use allowed by this special use permit shall supply the immediate property owners and KenCom with a contact phone number that can be called in case of emergencies prior to the issuance of any building permits. In the event that the phone number of the operator of the use allowed by this special use permit changes, the operators of the use allowed by the special use permit shall supply the immediate property owners and KenCom with an updated phone number within thirty (30) days of change of phone number. In the event that an adjoining property owner changes their phone number or adjoining property owner changes, the operators of the use allowed by this special use permit shall supply the property owner the contact phone number within thirty (30) days of written request for the phone number (**Added after November RPC Meeting**).
13. The operators of the use allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
14. The property owner and operator of the use allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
15. 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.
16. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
17. 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.

The draft ordinance is included as Attachment 22.

ATTACHMENTS

1. Application Materials
2. NRI Report
3. Stormwater Permit Application
4. Wetland Delineation Report
5. Site Plan and Vegetative Management Plan

5A Site Plan Submitted November 25, 2025

6. Decommissioning Information

6A Decommissioning Information December 3, 2025

7. Agricultural Impact Mitigation Agreement
8. United States Fish and Wildlife Consultation Information

9. State Historic Preservation Office Letter
10. Community Benefits Agreement
11. September 29, 2025, Email from the Illinois Department of Transportation
12. Looking North from Lisbon Center Road
13. October 1, 2025, Klaas Email
14. October 7, 2025, Rybski Email
15. October RPC and ZBA Minutes on the Proposal
16. November 6, 2025, Kendall County Regional Planning Commission Minutes (This Petition Only)
17. November 12, 2025, Kendall County Zoning Board of Appeals Minutes (This Petition Only)
18. November 21, 2025, Email from Elizbeth Corrigan Including Glare Information from Cushing Field
19. December 10, 2025, Kendall County Regional Planning Commission Minutes (This Petition Only)
20. December 11, 2025, Letter from WBK Engineering
21. December 15, 2025, Kendall County Zoning Board of Appeals Minutes (This Petition Only)
22. Draft Ordinance
23. December 31, 2025, Email from Tom Richards

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

APPLICATION

PROJECT NAME Blue Sage Project LLC **FILE #:**_____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name)
Ansar Gafur, Head of Business Development, JAS Powered by Greenvolt, LLC

CURRENT LANDOWNER/NAME(s)
Thomas F JR Richards

SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
51.32	41°31'37.3"N 88°35'33.9"W	07-07-100-022 07-07-100-005

EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Agriculture	A1 Agricultural	Agriculture

REQUESTED ACTION (Check All That Apply):

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

[1]PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Elizabeth Corrigan	[redacted]	[redacted]

PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
[redacted]		

[2]ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
John Tucker	[redacted]	[redacted]

ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
[redacted]		

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

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

SIGNATURE OF APPLICANT [redacted] **DATE** August 14, 2025

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*

Date Stamp Here If Checklist Is Complete

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

APPLICATION

PROJECT NAME Blue Sage Project LLC **FILE #:**_____

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

CURRENT LANDOWNER/NAME(s)
Thomas F JR Richards

SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
51.32	41°31'37.3"N 88°35'33.9"W	07-07-100-022/07-07-100-00 5

EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Agricultural	A1 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
Elizabeth Corrigan	[redacted]	

PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
[redacted]		

[2]ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
John Tucker	[redacted]	

ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
[redacted]		

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

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

SIGNATURE OF APPLICANT [redacted] **DATE** Sept 09, 2025

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:
02.04.25

Date Stamp Here If Checklist Is Complete

Matt Asselmeier

From: Dave Patterson <[redacted]
Sent: Thursday, July 31, 2025 2:27 PM
To: Ansar Gafur; Stuart Smith
Subject: Fw: Letter of Support

See below

David Patterson | Head of Originations
JAS Power, LLC
Email: dave@jaspowerllc.com
Cell: (365) 324-4744

This email and any attachments are for the sole use of the intended recipients and may be privileged or confidential. Any distribution, printing or other use by anyone else is prohibited. If you are not an intended recipient, please contact the sender immediately, and permanently delete this email and attachments.

From: Tom Richards <[redacted]
Sent: Thursday, July 31, 2025 1:53:43 PM
To: Dave Patterson <[redacted]
Subject: Letter of Support

Dear JAS Power LLC,

I am writing to confirm my full support for the solar development project proposed on my land. I am enthusiastic about moving forward with this initiative and am confident in the positive impact it will have on our community as a whole.
This project represents an important step toward sustainable energy and economic growth, and I look forward to seeing the benefits it will bring to local residents and future generations.
Please let me know if any further documentation or communication is required on my part.

Sincerely, Tom Richards

Thomas F Richards Jr.
[redacted]

Matt Asselmeier

From: Cliff Fox <admin@newark-il.us>
Sent: Monday, June 16, 2025 12:11 PM
To: Tucker, John
Cc: Matt Asselmeier
Subject: [External]RE: Village of Newark Property Annexation

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.

Hello John,

Our Board met Wednesday, the 11th.

I notified the County; Newark is not opposed to the project. This makes a difference to the steps the County takes in process.

The Village is not interested in annexing the site or entering a pre annexation agreement.

The County has an email record of this, sent last week.

Let me know if you need anything further.

Best regards,

Cliff Fox

Village Administrator
PH 815-695-5671
Cell 708-308-8202

Stantec Consulting Services Inc.
12308 North Corporate Parkway, Suite 600
Mequon WI 53092-3386

August 11, 2025

To Whom it May Concern,

Blue Sage Project LLC is submitting for a Special Use Permit at 17746 State Hwy 71, in the village of Newark, IL. We are requesting a revocation of the Special Use Permit at this property from 1974.

Best regards,

Stantec Consulting Services Inc.

Project: Blue Sage Project LLC

Parcel Number: 07-07-100-022

Legal Description: PT NW ¼ SEC 7-35-6, COM PT ON N/LN NW ¼, 116.82 E OF NW COR NW ¼, SW 194.18, SE 85, SE 660.24, SW 280.31 FOR POB, SW 1773.59, SE 1381.70, NE 2640.80, NW 658.76, SW 7.35, SE 182.70, SW 609.88, SE 134, SW 428.53 TO POB (EXC COM N/LN NW ¼, 116.32 E OF NW COR NW ¼, SW 194.18, SE 85, SE 660.24, SW 280.31 TO POB, SW 1773.59, SE 885.93, NE 602.63, NW 109.96, NW 310.53, NW 681, NW 100, NE 595.11, SW 162 TO POB)

Parcel Number: 07-07-100-005
Legal description: LT 2 HELGEVOLD'S SUBD. SEC. 7-35-6

ALTA COMMITMENT FOR TITLE INSURANCE

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued through the Office of

Old Republic National Title Insurance Company
2 Hudson Place
5th Floor
Hoboken, NJ 07030
Phone: 201-610-9455

[redacted]

Authorized Officer or Agent

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By [redacted] President

Attest [redacted] Secretary

COMMITMENT CONDITIONS

1. DEFINITIONS
    a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
    b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
    c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
    d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
    e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
    f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
    g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
    h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
    i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
    j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

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

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
    a. the Notice;
    b. the Commitment to Issue Policy;
    c. the Commitment Conditions;
    d. Schedule A;
    e. Schedule B, Part I—Requirements; and
    f. Schedule B, Part II—Exceptions; and
    g. a counter-signature by the Company or its issuing agent that may be in electronic form.

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

5. LIMITATIONS OF LIABILITY
    a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
        i. comply with the Schedule B, Part I—Requirements;
        ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
        iii. acquire the Title or create the Mortgage covered by this Commitment.
    b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
    c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
    d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
    e. The Company is not liable for the content of the Transaction Identification Data, if any.
    f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
    g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM
    a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
    b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
    c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
    d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
    e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
    f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT
    The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

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

9. CLAIMS PROCEDURES
    This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

DIRECT ALL INQUIRIES TO:
Old Republic National Title Insurance Company
2 Hudson Place, 5th Floor, Hoboken, NJ 07030
Phone: 201-610-9455
Title Officer Email: scohen1@oldrepublictitle.com
Title Processor Email: phennessycuevas@oldrepublictitle.com

Issuing Office File No.: [redacted]
Revision No.: **V2**
Customer Reference:

SCHEDULE A

1. Commitment Date: April 22, 2025

2. Policies to be issued:

   a. ALTA OWNER'S POLICY (07/01/2021) Proposed Amount of Insurance: **To Be Determined**
   Proposed Insured: **To Be Determined**

   b. ALTA LOAN POLICY (07/01/2021) Proposed Amount of Insurance: **To Be Determined**
   Proposed Insured: **To Be Determined**

3. The estate or interest in the Land at the Commitment Date is: **Leasehold**

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

   Source of Title as to Parcel A:
   Thomas R. Richards, Jr., **a married person** by Trustees Quitclaim Deed from Peoples National Bank of Kewanee and Thomas F. Richards, Jr., not individually, but as successor co-trustees of the Thomas F. Richards, Sr. Trust dated December 1, 2017, as a successor co-trustees of the Shirley J. Richards Trust dated December 1, 2017, dated May 14, 2024, and recorded May 14, 2024, as Document No. 202400005286, in the Official Records of Kendall County, Illinois

   Prior Deed to Thomas R. Richards, Sr. or his successor in trust, as trustee of the Thomas F. Richards, Sr. Trust dated December 1, 2017, and Shirley J. Richards, or her successor in trust, as Trustee of the Shirley J. Richards Trust dated December 1, 2017, each as to an undivided one-half (1/2) interest as tenants in common, by Warranty Deed in Trust from Thomas R. Richards, Sr., and Shirley J. Richards, husband and wife, dated December 1, 2017, and recorded December 15, 2017, as Document No. 201700019754, in the Official Records of Kendall County, Illinois

   Source of Title as to Parcel B:
   Douglas L. Brucker and Tracy L. Brucker, husband and wife, as joint tenant, by Warranty Deed from Cassco Links, LLC, an Illinois Limited liability company, dated April 12, 2017, and recorded April 12, 2017, as Document No. 266315, in the Official Records of Ford County, Illinois

   Source of Title as to Parcel C:
   Susan D. Eugenides as Trustee of the Susan D. Eugenides Trust u/t/a 02/8/13 by Quit Claim Deed from Mark Eugenides, married to Susan D. Eugenides, dated January 6, 2023, and recorded January 12, 2023, as Document No. R2023002023, in the Official Records of Will County, Illinois.

   Prior Deed to Mark Eugenides by Warranty Deed from Glen Charles Manny and Marie Beemsterboer Manny, husband and wife, to Mark Eugenides, dated November 5, 2005, and recorded December 9, 2005, as Document No. R2005215907, in the Office Records of Will County, Illinois.

5. The Land referred to in this Commitment is situated in the Counties of Montgomery, Kendall, LaSalle and Ford, State of Illinois, and described in the Legal Description attached hereto as Schedule A - Legal Description.

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Parcel A:
Property Address: Hughes Road, Newark, IL 60541
Part of Parcel Numbers: 07-07-100-022 and 07-07-100-005

Parcel B:
Property Address: State Route 47, Gibson City, IL 60936
Part of Parcel Number: 09-08-35-400-009

Parcel C:
Property Address: 128th Avenue, Manhattan, IL 60442
Part of Parcel Number: 13-19-14-100-005-0000

SCHEDULE B - PART I
REQUIREMENTS

All of the following Requirements must be met:

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

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

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

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

5. Closing Affidavit, in form acceptable to the Company, must be executed at closing.

6. Pay all taxes, sewer, water and other charges, and assessments, levied and assessed against the subject premises, which are due and payable. General and special taxes and assessments as follows:

   Tax Searches

7. The Company must be informed, prior to closing, of any alterations, repairs or new construction in progress, recently completed or contemplated, at which time additional requirements may become necessary.

8. If survey coverage is desired, an acceptable ALTA survey certified to Old Republic National Title Insurance Company must be provided.

9. The identity of the Proposed Insured(s) must be disclosed to the Company prior to closing. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this Commitment until it received a designation for a Proposed Insured(s), acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this Commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured(s).

10. Proof must be furnished that the persons executing the closing instruments are the same persons named as grantees in the deed cited in the source of title.

11. Proof of payment, satisfaction, discharge, reconveyance or other disposition of the following items:

    A. Mortgage made between Tom F. Richards, (a/k/a Thomas Richards, a/k/a Thomas F. Richards, Jr.,), a married person, as Mortgagee and Compeer Financial, a federally chartered corporation, as Mortgagor, Securing the principal amount of $132,500.00, dated June 11, 2024, and recorded June 11, 2024, as Document No. 202400006552, in the Official Records of Kendall County, Illinois. (**Affects Parcel A)**

    B. Mortgage made between Douglas L. Brucker and Tracy L. Brucker, as spouses, as Mortgagor, and Flanagan State Bank, organized and existing under the laws of Illinois, as Lender, Securing the principal amount of $409,000.00, dated February 20, 2019, and recorded March 4, 2019, as Document No. 270543, in the Official Records of Ford County, Illinois. **(Affects Parcel B)**

    C. Mortgage made between Douglas L. Brucker and Tracy L. Brucker, as spouses, as Mortgagor, and Flanagan State Bank, organized and existing under the laws of Illinois, as Lender, Securing the principal amount of $111,000.00, dated February 20, 2019, and recorded March 4, 2019, as Document No. 270544, in the Official Records of Ford County, Illinois. **(Affects Parcel B)**

12. As of effective date of this Commitment, there are no open mortgage of record in the Office of the County Clerk/Register as to Susan D. Eugenides as Trustee for the Susan D. Eugenides Trust u/t/a 02/08/13. Seller's Affidavit of Title must specifically attest that affiant has not made by mortgages that have not yet been recorded or that currently encumber the Land. **(As to Parcel C)**

13. Company requires copy of the Lease, to be insured hereunder, be presented to the Company for review prior to closing. Company reserves the right to add additional requirements and exceptions to this Commitment in connection therewith. **(As to all Parcels)**

14. Company must be furnished either (a) an affidavit from the owner indicating that there is no property manager employed; or (b) a final lien waiver from the property manager acting on behalf of the owner.

15. Deed recording requirements must be complied with, inter alia:

    A. Grantee's address must be listed.
    B. Metes and bounds legal description require a Plat Act affidavit.
    C. Deeds must show the name and address of the preparer.
    D. Deeds must show where the instrument is to be returned to upon recordation.
    E. Taxpayer name and address for tax bills must be listed.
    F. All deeds require either a completed Illinois PTAX-203 form or a signed and dated exemption statement.
    G. Local municipal transfer tax stamps must be obtained prior to submission for recording at the Register of Deeds.

16. Company reserved the right to add additional requirements and exceptions to this Commitment as may be warranted by further disclosure of the details of this transaction.

17. If a Mortgage is contemplated in this transaction, please contact the Company immediately. Additional requirements and exceptions to this Commitment will be added as warranted.

18. All underwriting requirements for requested endorsements must be satisfied in accordance with the Company's instruction for issuance of any such endorsements.

19. A copy of the instrument creating the Susan D. Eugenides Trust u/t/a 02/08/13, or a certification of trust must be submitted to this Company for review. Company reserves the right to add additional requirements or exceptions to this Commitment in connection therewith.

    In the event a copy of the Trust Agreement is presented to the Company in lieu of the certification of trust, Company requires proof that the Trust Agreement is still in full force and effect and has not been amended. Company reserves the right to add additional requirements or exceptions to this Commitment in connection therewith. **(As to Parcel C)**

SCHEDULE B - PART II
EXCEPTIONS

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenants in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

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

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

2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

4. Easements or claims of easements not shown by the public records.

5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

6. Taxes, special assessments, and additional assessments for taxes in connection with new construction not shown as existing liens by the public records.

7. General and special taxes and assessments for the tax year 2025, and subsequent years, a lien not yet due and payable.

8. Any acreage or square footage indicated in the legal description, and/or the address shown on Schedule A, is solely for the purpose of identifying said tract of land and shall not be construed as insuring the quantity of land, and/or the address as set forth in the description of the property.

9. Rights of tenants, as tenants only under unrecorded leases, if any.

10. Rights of way for drainage tiles, ditches, feeders and laterals, if any.

THE FOLLOWING EXCEPTIONS 11-14 AFFECT PARCEL A:

11. Terms, conditions, easement and rights of way, as evidenced by Grant of Right of Way made between Otto Miller and Illinois Power and Light Corporation, dated August 24, 1936, recorded October 19, 1936 in Book 89, Page 136, affected by Correction of Description made between Manley B. Thorson and Dorothy V. Thorson, husband and wife, and Clayton Helgenvold and Nellie K. Helgenvold, husband and wife, and Illinois Power Company, successor to Illinois Power and Light Corporation dated June 10,1964, and recorded September 1, 1964, as Instrument No. 146043 in Book 137, Page 576, in the Official Records of Kendall County, Illinois.

12. Terms, conditions, easement and rights of way, as evidenced by Easement in Public Highway made by Clayton Helgevold, widower, as Grantor, in favor of County of Kendell, State of Illinois, as Grantee, dated May 4, 1983, and recorded May 1, 1984, as Document No. 84-1962, in the Official Records of Kendall County, Illinois.

13. Subject to slope, drainage and grading rights as well as the right of the State of Illinois to limit access to and from the Land in and to Illinois State Highway Route No. 71 (a/k/a Gleng Peerson Memorial Highway), which it abuts.

14. Terms and conditions of Lease dated _____ as memorialized by a Memorandum of Leases by and between _____, landlord, and _____, tenant, dated _____ and recorded _____ as Instrument No. _____, in the Official Records of Kendall County, Illinois.

THE FOLLOWING EXCEPTIONS 15-16 AFFECT PARCEL B:

15. Rights, public and private, in and to golf course located on subject Land.

16. Terms and conditions of Lease dated _____ as memorialized by a Memorandum of Leases by and between _____, landlord, and _____, tenant, dated _____ and recorded _____ as Instrument No. _____, in the Official Records of Ford County, Illinois.

THE FOLLOWING EXCEPTIONS 17-18 AFFECT PARCEL C:

17. Subject to slope, drainage and grading rights as well as the right of the State of Illinois to limit access to and from the Land in and to Illinois State Highway Route No. 52, which it abuts.

18. Terms and conditions of Lease dated _____ as memorialized by a Memorandum of Leases by and between _____, landlord, and _____, tenant, dated _____ and recorded _____ as Instrument No. _____, in the Official Records of Will County, Illinois.

THE FOLLOWING EXCEPTIONS AFFECTS ALL PARCEL:

19. Rights of others in and to solar panels and all related equipment located on the land, including but not limited to, rights to access same over the Land(s).

NOTICE - TAX SEARCH

The Tax Searches attached herein covers only the Land as described, and no search is made against any part of the street on which said Land abuts.

Some items shown hereon may have been paid but payment not yet officially posted. Receipted bills should be produced on closing. Policy does not insure against items not a lien up to the date of the Policy, nor for installments for assessments due after date of this Policy. Policy does not insure against pending assessments.

If the Land is benefited by a Real Estate Tax Abatement personal to an exempt owner, additional taxes may accrue or may have accrued due to a change in ownership or possession. Any restored taxes from the date of transfer of title or possession from the exempt owner, must be fixed and paid prior to closing of title.

Policy will except water and sewer rent not entered and/or water and sewer rent entered subsequent to date of last reading.

NOTE: If meter entries herein indicated average or minimum readings, an actual reading should be obtained prior to closing of title or Policy will except any possible charge that an actual reading may disclose.

NOTE: Amounts set forth in this Commitment may be exclusive of interest, costs and/or penalties.

SCHEDULE A - LEGAL DESCRIPTION

Parcel A :

The Land referred to is situated in the Township of Big Grove, County of Kendall, State of Illinois, and is further described as follows:

Company requires that applicant produce a metes and bounds description of the premises to be insured drawn by a licensed surveyor in accordance with a current ALTA/NSPS Land Title Survey. Upon receipt and approval by the Company, the metes and bounds description will be added to Schedule A-Legal Description. The proposed transaction must not close until Company has approved the legal description and incorporated same into this Commitment. Company reserves the right to additional requirements and exceptions to the Commitment in connection therewith.

Parcel B :

The Land referred to is situated in the Township of Drummer, County of Ford, State of Illinois, and is further described as follows:

Company requires that applicant produce a metes and bounds description of the premises to be insured drawn by a licensed surveyor in accordance with a current ALTA/NSPS Land Title Survey. Upon receipt and approval by the Company, the metes and bounds description will be added to Schedule A-Legal Description. The proposed transaction must not close until Company has approved the legal description and incorporated same into this Commitment. Company reserves the right to additional requirements and exceptions to the Commitment in connection therewith.

Parcel C :

The Land referred to is situated in the Township of Wilton, County of Will, State of Illinois, and is further described as follows:

Company requires that applicant produce a metes and bounds description of the premises to be insured drawn by a licensed surveyor in accordance with a current ALTA/NSPS Land Title Survey. Upon receipt and approval by the Company, the metes and bounds description will be added to Schedule A-Legal Description. The proposed transaction must not close until Company has approved the legal description and incorporated same into this Commitment. Company reserves the right to additional requirements and exceptions to the Commitment in connection therewith.

For Information Only:

Parcel A:
Property Address: Hughes Road, Newark, IL 60541
Part of Parcel Numbers: 07-07-100-022 and 07-07-100-005

Parcel B:
Property Address: State Route 47, Gibson City, IL 60936
Part of Parcel Number: 09-08-35-400-009

Parcel C:
Property Address: 128th Avenue, Manhattan, IL 60442
Part of Parcel Number: 13-19-14-100-005-0000

Updated 1/1/2024

OLD REPUBLIC TITLE

FACTS	WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions When you are *no longer* our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	**Yes**	**No**
For our marketing purposes — to offer our products and services to you	**No**	**We don't share**
For joint marketing with other financial companies	**No**	**We don't share**
For our affiliates' everyday business purposes — information about your transactions and experiences	**Yes**	**No**
For our affiliates' everyday business purposes — information about your creditworthiness	**No**	**We don't share**
For our affiliates to market to you	**No**	**We don't share**
For non-affiliates to market to you	**No**	**We don't share**

	Go to www.oldrepublictitle.com (*Contact Us*)

Page 2

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law.

Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • *Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., and Mississippi Valley Title Services Company*
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. • *Old Republic Title does not share with non-affiliates so they can market to you*
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. • *Old Republic Title doesn't jointly market.*

Page 3

Affiliates Who May be Delivering This Notice				
American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.
Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic National Ancillary Services, Inc.	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company
Old Republic Title Company	Old Republic Title Company of Conroe	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon
Old Republic Title Company of St. Louis	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.	RamQuest Software, Inc.
Republic Abstract & Settlement, LLC	Sentry Abstract Company	Surety Title Agency, Inc.	Trident Land Transfer Company, LLC	

EcoCAT
Ecological Compliance Assessment Tool

Applicant: JAS Associates, Ltd.
Contact: Brittany Schweiger
Address: [redacted]

IDNR Project Number: 2513863
Date: 06/03/2025

Project: JAS Blue Sage Project LLC
Address: 17676 IL-71, Newark

Description: Proposed solar project on approximately 42 acres within Kendall County, Illinois.

Natural Resource Review Results

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

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

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location
The applicant is responsible for the accuracy of the location submitted for the project.

County: Kendall

Township, Range, Section:
35N, 6E, 7



IL Department of Natural Resources Contact
Adam Rawe
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
IL Environmental Protection Agency
Division of Water Pollution Control
Post Office Box 19276
Springfield, Illinois 62794

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

To Whom it May Concern,

On behalf of Blue Sage Project LLC, we are requesting approval for a Special Use Permit to allow for development of a 4.75 MW community scale solar facility in the City of Newark, IL. This facility will sit on approximately 50 acres of agricultural land in Kendall County.

JAS, Powered by GreenVolt

JAS Power – in partnership with Greenvolt Power and Green Tower – unites the expertise of a global powerhouse with local knowledge by combining JAS's project origination and development skills with Greenvolt's decades of international experience in the renewable energy sector.

As a result, our team is delighted to offer landowners the opportunity to generate additional sources of long-lasting, reliable, predictable income. JAS – Powered by Greenvolt, LLC will provide a variety of technologies including solar photovoltaics and battery energy storage systems. Our goal is to collaborate with farmers to develop projects that may allow producers to continue agricultural operations while creating solid evergreen revenue streams.

Project Team – Ansar Gafur

Mr. Gafur focuses on project siting, permitting, interconnection and procurement. Over the last 20 years, he has developed more than 1,300 MW of solar and wind generation capacity across Canada and the U.S. and concluded several billion dollars of M&A transactions. Mr. Gafur was co-founder of AIM PowerGen Corporation, now part of Engie North America, and took AIM PowerGen from startup to multi-billion dollar power producer. Mr. Gafur was an early proponent of renewable energy and has been a driver of the industry's rapid growth, accounting for several billion dollars of renewable energy transactions and a broad network of partners across the independent power industry's regulatory, manufacturing, construction, financial and legal fields.

Project Details

Our proposed solar farm, Blue Sage Project LLC, offers lasting economic, social, and environmental benefits to the community. We are committed to creating local employment opportunities across a range of skill levels, generating dozens of direct jobs during construction, supporting permanent roles once operational, and stimulating indirect job growth through local suppliers and small businesses. By providing a clean, renewable energy source, the project enhances grid reliability and supports broader sustainability and environmental goals. We also prioritize community investment through open communication, environmental stewardship, and responsible resource use. Designed with long-term value in mind, the project will increase property tax revenues to support schools and public infrastructure, attract future investment and innovation, and leave a legacy of sustainability and economic vitality.

This 5 MW solar facility will require dozens of workers during construction, electricians, project managers, and engineers, creating both specialized and local job opportunities. Construction is estimated to take approximately four months, with standard operating hours from 8:00 AM to 5:00 PM. Once operational, the site will be staffed by 2 to 4 employees. Environmental impacts were carefully evaluated during site selection and design, followed by an on-site survey to ensure all concerns were addressed. Temporary traffic disruptions may occur during construction and equipment delivery, but all activities will comply with county and provincial regulations to minimize community impact. The facility will connect to adjacent distribution lines for efficient utility interconnection. Noise will be controlled by limiting construction to permitted hours and ensuring equipment operates within allowable levels. Stormwater management is integrated into the design phase, in full compliance with county regulations to prevent runoff and protect water quality. To further reduce community impact, visual screening measures such as berms or vegetation will be incorporated, and the site will be operated and maintained during regular business hours.

Kendall County Code outlines certain criteria that the Zoning Board Administration (ZBA) makes their decision on. We addressed each of those criteria below:

1. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
   The project has been designed with public welfare as a priority. All construction and operational activities will comply with county and provincial safety standards. Noise levels will remain within permissible limits, and construction will occur only during approved hours. Environmental impacts have been thoroughly assessed, ensuring no harm to local ecosystems or community health.

2. 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 ensure 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 project will not negatively affect the use or enjoyment of nearby properties. Visual impacts will be mitigated through thoughtful design, including the installation of berms or vegetation buffers. The facility will use materials and landscaping that harmonize with the surrounding area, preserving neighborhood character and property values.

3. Adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided.
   The site is well-served by existing infrastructure, including access roads, utilities, and drainage systems. Points of ingress and egress have been planned to minimize traffic disruption, and all construction-related traffic will follow county and state guidelines to reduce community impact.

4. The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals.
   The proposed special use conforms to all applicable zoning regulations for the district. Any necessary modifications will be pursued through the appropriate channels, with full transparency and cooperation with the Zoning Board of Appeals and County Board.

5. 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 project aligns with the goals of the Land Resource Management Plan and other adopted county and municipal policies. It supports sustainable development, environmental stewardship, and responsible land use, contributing positively to the long-term vision for Kendall County.

Stantec Consulting Services Inc.
12308 North Corporate Parkway, Suite 600
Mequon WI 53092-3386

August 11, 2025

To Whom it May Concern,

As part of the Special Use Application for Blue Sage Project LLC, certain pieces of data pertaining to the site were requested. The project parcel is 51.32 acres, and has the following:

- Zero required parking stalls
- Zero proposed parking stalls
- Zero required handicap parking stalls
- Zero proposed handicap parking stalls

Best regards,

Stantec Consulting Services Inc.


nextracker
NX Horizon™



NX Horizon™ is the world's most chosen solar tracker system for utility-scale power plants, deployed and contracted on over 75 gigawatts of solar power plants globally as of March 2023. NX Horizon's unrivaled combination of integrated hardware and software has become the gold standard for the utility-scale solar industry, thanks to its robust design, ease of installation, field-proven weather durability, and LCOE-optimized performance.

Pioneering independent-row technology

NX Horizon's patented independent row, self-powered tracking system provides reliable performance across the widest possible range of site conditions. Simple, robust hardware, including self-aligning module rails and vibration-proof fasteners, enables rapid installation and long life without maintenance. Mechanically balanced rows minimize tracking power requirements and pair with a time-proven, rugged drive & control system for maximum durability and uptime. NX Horizon's decentralized architecture with intelligent communications supports maximum layout adaptability, flexible construction and commissioning sequencing, advanced tracker functionality, and over-the-air updates.

© Nextracker Inc. Contents subject to change without notice.
6200 Paseo Padre Parkway | Fremont, CA 94555 | USA | +1 510 270 2500 | nextracker.com

Proven resilience

NX Horizon is designed to withstand extreme weather events, proven season after season across hundreds of systems around the world. Through Nextracker's in-house project-engineering services, NX Horizon is configured and optimized to suit the unique combination of severe weather hazards and climate for each project site. Based on the industry's most comprehensive wind analysis and field testing, NX Horizon is hardened against wind-related failures by robust structural design, an optimized damping system, and advanced stowing functionality. Furthermore, the combination of balanced, independent self-powered rows with integrated UPS, 60° stowing angle, and available smart software enables rapid hail-stow protection to maximize panel survivability, even in the event of a grid outage. NX Horizon is inherently tolerant of flooding with drive and control components 4-5' above grade and available flood stowing functions to protect panels.

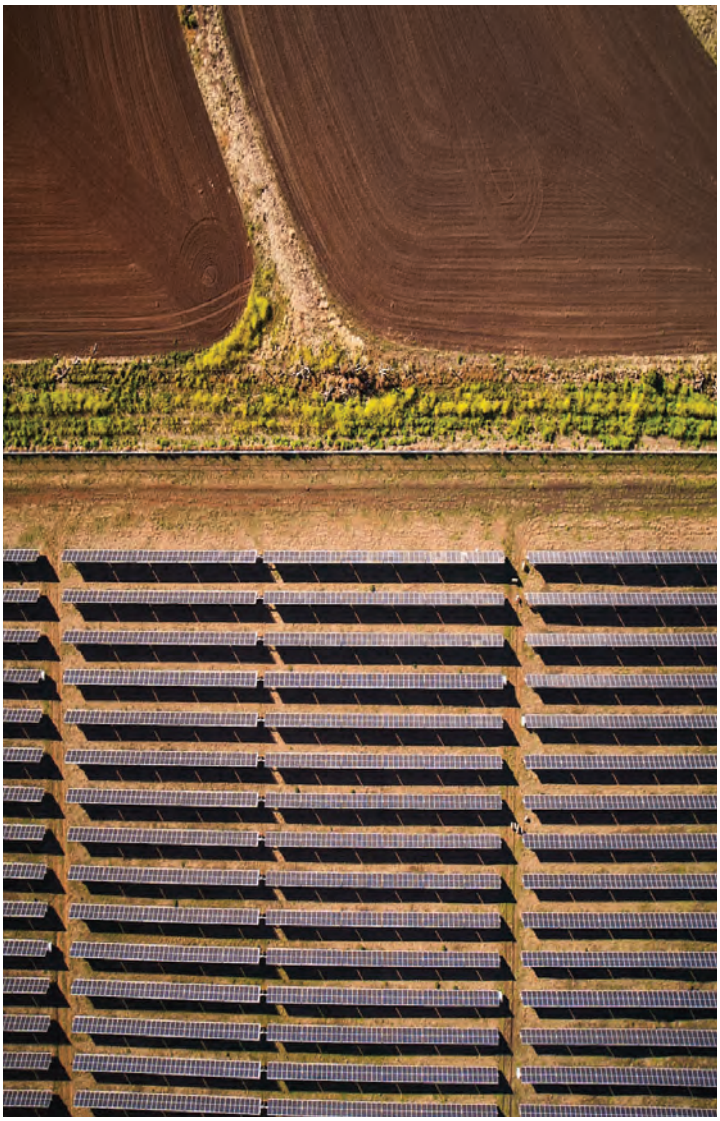
Features and Benefits

7 years in a row
Global Market Share Leader

75 GW
Delivered on 6 Continents

Best-in Class
Software Ecosystem and Global Services

Up to 6% more energy
Using TrueCapture™ Smart Control System



Optimized for the lowest LCOE

Compared with conventional tracking systems, NX Horizon delivers Levelized Cost of Energy (LCOE) reductions of up to 7% by maximizing energy generation and solving for the lowest possible project CAPEX and OPEX. With pre-assembled components, no drive linkages, no AC wiring, self-aligning rails, and available XTR terrain following upgrades, NX Horizon is fundamentally faster to install, requiring less construction labor, less grading, and less total project capital cost. Projects using NX Horizon enjoy open-row access for maximum vegetation management and panel cleaning efficiency. Compared with linked row systems, NX Horizon cuts mowing costs by up to 55% and cleaning costs by up to 73%, reducing total project operations costs.

Lastly, but crucially for project returns, NX Horizon boosts project energy generation and revenue with its unique bifacial-optimized design as standard, and available IE-validated, 38GW proven TrueCapture Smart Control System with diffuse mode and row to row optimization functions.

© Nextracker Inc. Contents subject to change without notice.
6200 Paseo Padre Parkway | Fremont, CA 94555 | USA | +1 510 270 2500 | nextracker.com

GENERAL AND MECHANICAL

Architecture	Horizontal single-axis, independent row, independently balanced
Configuration	1x module in portrait
Tracking range of motion	Options for ±60° or ±50°
Row Size	Configurable per module type, string length and site layout
Array Height	Rotation axis elevation, 1.3 to 1.8 m / 4'3" to 5'10"
Drive type	High accuracy slew gear
Modules supported	All utility-scale crystalline and thin-film modules
Bifacial optimization	High-rise mounting rails, bearing & driveline gaps, round torque tube
Structural connections	Engineered fastening system, vibration-proof
Materials	Galvanized steel; other coatings available
Foundations	Complete range of foundation solutions available
Slope	Up to 15% N-S and 15% E-W
Ground coverage ratio (GCR)	No specific limit Typical range 25-45%
Operating temperature range	SELF POWERED: -30°C to 55°C (-22°F to 131°F) AC POWERED: -40°C to 55°C (-40°F to 131°F)
Wind speed	Configurable up to 240 kph (150 mph) 10m, 3-second gust
Wind protection	Intelligent wind stowing with symmetric damping system

ELECTRONICS AND CONTROLS

Solar tracking method	Astronomical algorithm with backtracking standard. TrueCapture™ upgrades available for enhanced energy yield
Tracker controller	Self-Powered Controller (SPC) with integrated inclinometer and UPS
Motor	Brushless DC
Power supply	SELF POWERED: Standalone smart solar power AC POWERED: Customer-provided 120-277 VAC circuit
Communications	Network control units (NCUs) at inverter pads/skids, self-powered weather stations, centralized data hub, encrypted Zigbee wireless mesh communications
Defensive stowing functions	Wind, hail, hurricane, snow, flood, loss of grid power
Operator interface	NX Navigator advanced HMI available, with SCADA integration

SERVICE, WARRANTY, AND STANDARDS

Tracker engineering & PE stamped design package	Standard
Foundation engineering & PE stamped design package	Available
Onsite construction support & commissioning service	Available
Warranty	10-year structural, 5-year drive and controls standard; extended warranty available
Certifications	UL 2703, UL 3703, IEC 62817, CSA
Codes and standards	UL 3703 / UL 2703 / IEC 62817 / CSA



© Nextracker Inc. Contents subject to change without notice.

Please fill out the following findings of fact to the best of your capabilities. § 36-39 of the Kendall County Code outlines findings that the Zoning Board of Appeals shall take into consideration the extent to which the following conditions have been established by the evidence:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out.

The subject property is located within 1.5 mile from the City of Newark. Strict enforcement of the regulations would require the property to be annexed by Newark. Changes to the property jurisdiction would create limitations for the subject property at the end of the power production system life and therefore potentially limiting the use of the property for future agricultural or industry purposes.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification.

The subject property is located within 1.5 miles from the City of Newark. Properties of the same zoning classification and located in other areas would not be subject to the conditions of the variance as Newark may decide on a case by case basis to pursue annexation.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.

The request for variance is due to location proximity. Compliance with annexation requirements were discussed with the City and were not desired to be retained. If annexation were required it may create a hardship for future property owners and the adjacent City.

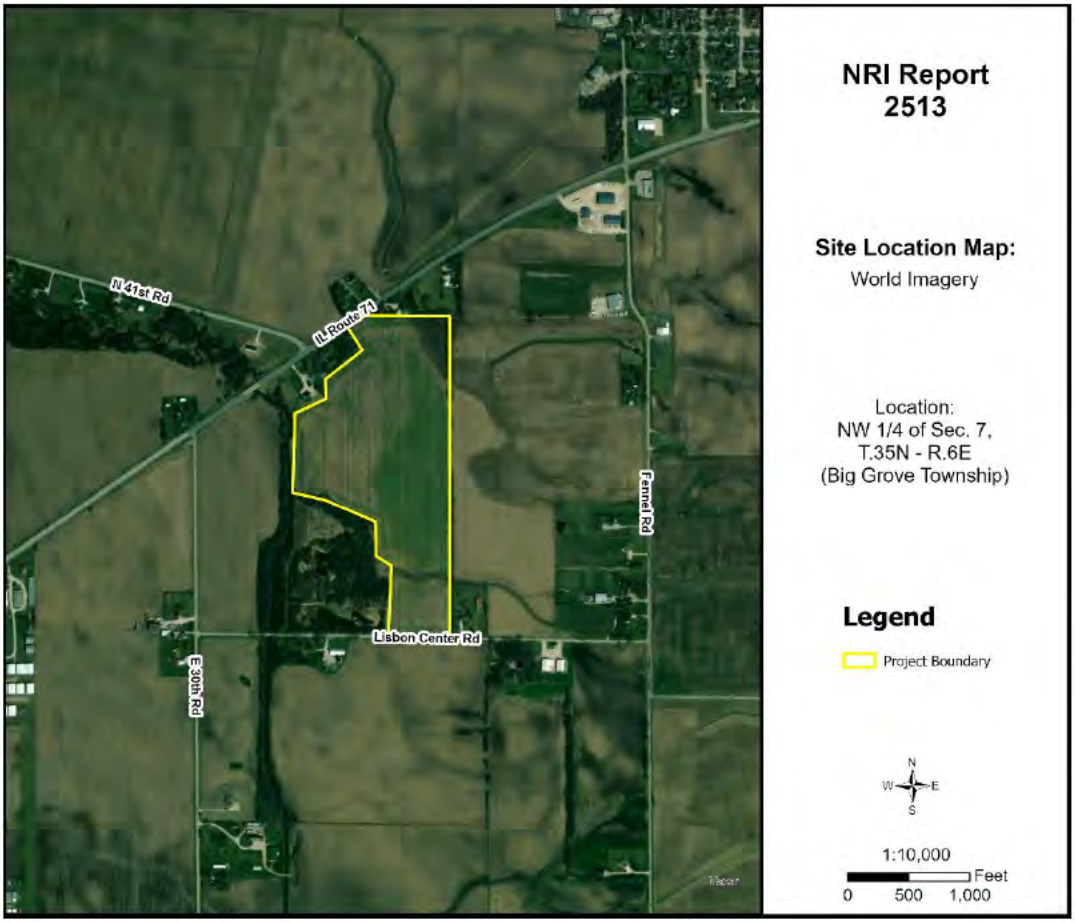
That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located.

The proposed solar facility will be enclosed by fencing and vegetative screening, as required by Illinois law. It will not generate excessive noise or traffic and will operate safely. Studies show that solar farms do not negatively impact neighboring property values and may even enhance community resilience and sustainability. The project will comply with all environmental and safety standards, including those from the Illinois Department of Natural Resources and the U.S. Fish and Wildlife Service. Providing the variance will not affect public welfare.

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.

Solar arrays for this site are between 4'3" and 5'10" and do not obstruct light or air flow. The facility will not substantially increase the congestion in public streets and will not generate traffic beyond occasional maintenance visits. The site will not pose fire risks due to strict electrical and structural safety standards. The installation will be designed to avoid glare and will include storm water management features to prevent runoff and erosion. This project will not diminish property values; in fact, solar projects often contribute positively to local tax bases and environmental goals.

NATURAL RESOURCES INFORMATION (NRI) REPORT: #2513



Sept. 2025

Petitioner: Blue Sage Solar, LLC
Contact: Jonathan Sheetz (Stantec)

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	2513
Date District Board Reviews Application	September 2025
Applicant's Name	Blue Sage Solar, LLC
Size of Parcel	(+/-) 51.32 acres
Current Zoning & Use	A-1 Agricultural District; Agricultural land
Proposed Zoning & Use	A-1 Agricultural Special Use; Commercial Solar Energy Facility
Parcel Index Number(s)	07-07-100-005 & 07-07-100-022
Contact Person	Jonathan Sheetz (Stantec)

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

TABLE OF CONTENTS

EXECUTIVE SUMMARY 1
PARCEL LOCATION 8
ARCHAEOLOGIC/CULTURAL RESOURCES INFORMATION 10
ECOLOGICALLY SENSITIVE AREAS 11
SOILS INFORMATION 13
SOILS INTERPRETATIONS EXPLANATION 15
BUILDING LIMITATIONS 16
SOIL WATER FEATURES 21
SOIL EROSION AND SEDIMENT CONTROL 23
PRIME FARMLAND SOILS 24
LAND EVALUATION AND SITE ASSESSMENT (LESA) 25
LAND USE PLANS 27
DRAINAGE, RUNOFF, AND FLOOD INFORMATION 27
WATERSHED PLANS 31
WETLAND INFORMATION 32
HYDRIC SOILS 34
WETLAND AND FLOODPLAIN REGULATIONS 36
GLOSSARY 37
REFERENCES 40

LIST OF FIGURES

FIGURE 1: Soil Map 2
FIGURE 2: Soil Limitations 4
FIGURE 3: 2021 Plat Map 8
FIGURE 4: Aerial Map with NRI Site Boundary 9
FIGURE 5: Soil Map 14
FIGURE 6A-6C: Maps of Building Limitations 18-20

FIGURE 7: Prime Farmland Soils 24
FIGURE 8: Flood Map 29
FIGURE 9: Topographic Map 30
FIGURE 10: Watershed Map 31
FIGURE 11: Wetland Map 33
FIGURE 12: Hydric Soils Map 35

LIST OF TABLES

TABLE 1: Soils Information 2
TABLE 2: Soil Limitations 4
TABLE 3: Soil Map Unit Descriptions 14
TABLE 4: Building Limitations 17
TABLE 5: Water Features 22
TABLE 6: Soil Erosion Potential 23
TABLE 7: Prime Farmland Soils 24
TABLE 8A: Land Evaluation Computation 25
TABLE 8B: Site Assessment Computation 26
TABLE 9: LESA Score Summary 26
TABLE 10: Hydric Soils 34

EXECUTIVE SUMMARY

Natural Resources Information Report Number	2513
Petitioner	Blue Sage Solar, LLC
Contact Person	Jonathan Sheetz (Stantec)
County or Municipality the Petition is Filed With	Kendall County
Location of Parcel	Northwest ¼ of Section 7, Township 35 North, Range 6 East (Big Grove Township) of the 3rd Principal Meridian
Project or Subdivision Name	Blue Sage Solar Facility
Existing Zoning & Land Use	A-1 Agricultural District; Agricultural land
Proposed Zoning & Land Use	A-1 Agricultural Special Use; Commercial Solar Energy Facility
Proposed Water Source	Not applicable
Proposed Type of Sewage Disposal System	Not applicable
Proposed Type of Storm Water Management	Undetermined
Size of Site	(+/-) 51.32 acres
Land Evaluation Site Assessment (LESA) Score	201 (Land Evaluation: 89; Site Assessment: 112)

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.

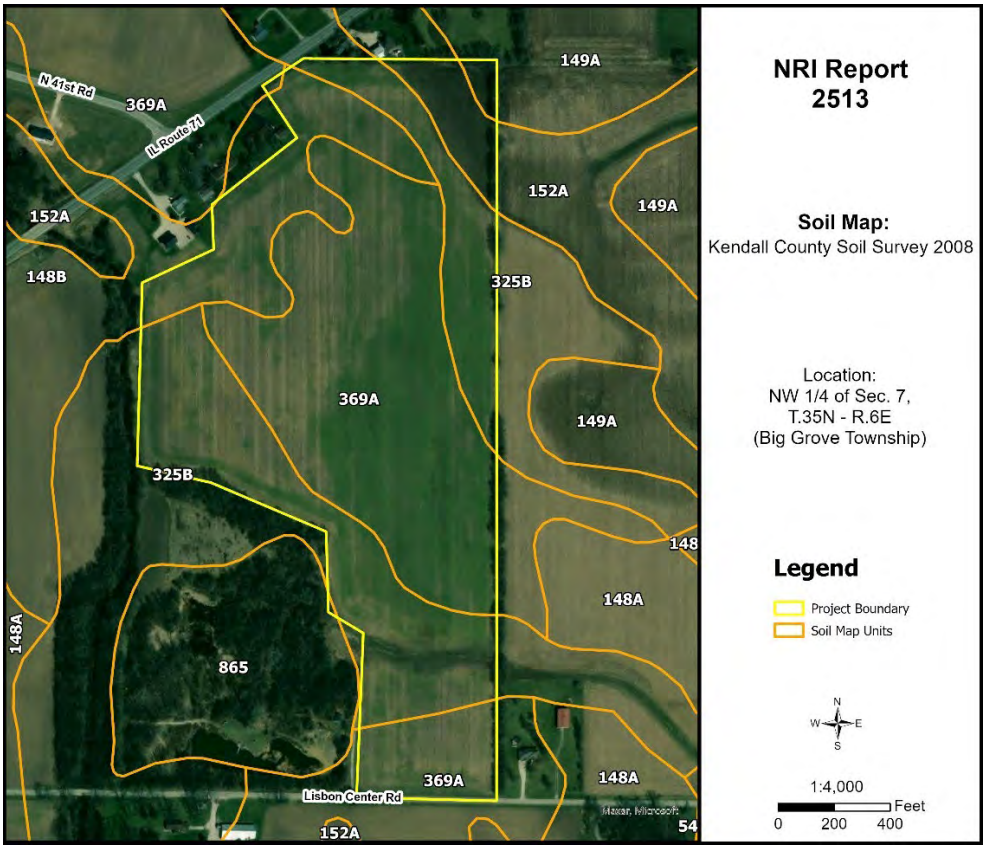


Figure 1: Soil Map

Table 1: Soils Information

Soil Type	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation	Acres	% Area
148B	Proctor silt loam, 2-5% slopes	Well Drained	B	Non-Hydric	Prime Farmland	6.8	13.2%
149A	Brenton silt loam, 0-2% slopes	Somewhat Poorly Drained	B/D	Non-Hydric w/ Hydric Inclusions	Prime Farmland	0.3	0.7%
152A	Drummer silty clay loam, 0-2% slopes	Poorly Drained	B/D	Hydric	Prime Farmland if Drained	2.0	3.9%
325B	Dresden silt loam, 2-4% slopes	Well Drained	B	Non-Hydric w/ Hydric Inclusions	Prime Farmland	16.8	32.7%
369A	Waupecan silt loam, 0-2% slopes	Well Drained	B	Non-Hydric w/ Hydric Inclusions	Prime Farmland	25.4	49.5%

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), one is classified as non-hydric soil (148B Proctor silt loam), and three are classified as non-hydric soil with hydric inclusions likely (149A Brenton silt loam, 325B Dresden silt loam, and 369A Waupecan 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, four are designated as prime farmland (148B Proctor silt loam, 149A Brenton silt loam, 325B Dresden silt loam, and 369A Waupecan silt loam) and one is designated as prime farmland if drained (152A Drummer silty clay 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.

Table 2: Soil Limitations

Soil Type	Solar Arrays	Shallow Excavations	Lawns/ Landscaping	Unpaved Roads / Streets
148B	Very Limited	Somewhat Limited	Somewhat Limited	Very Limited
149A	Very Limited	Very Limited	Somewhat Limited	Very Limited
152A	Very Limited	Very Limited	Very Limited	Very Limited
325B	Somewhat Limited	Somewhat Limited	Somewhat Limited	Somewhat Limited
369A	Very Limited	Somewhat Limited	Somewhat Limited	Very Limited

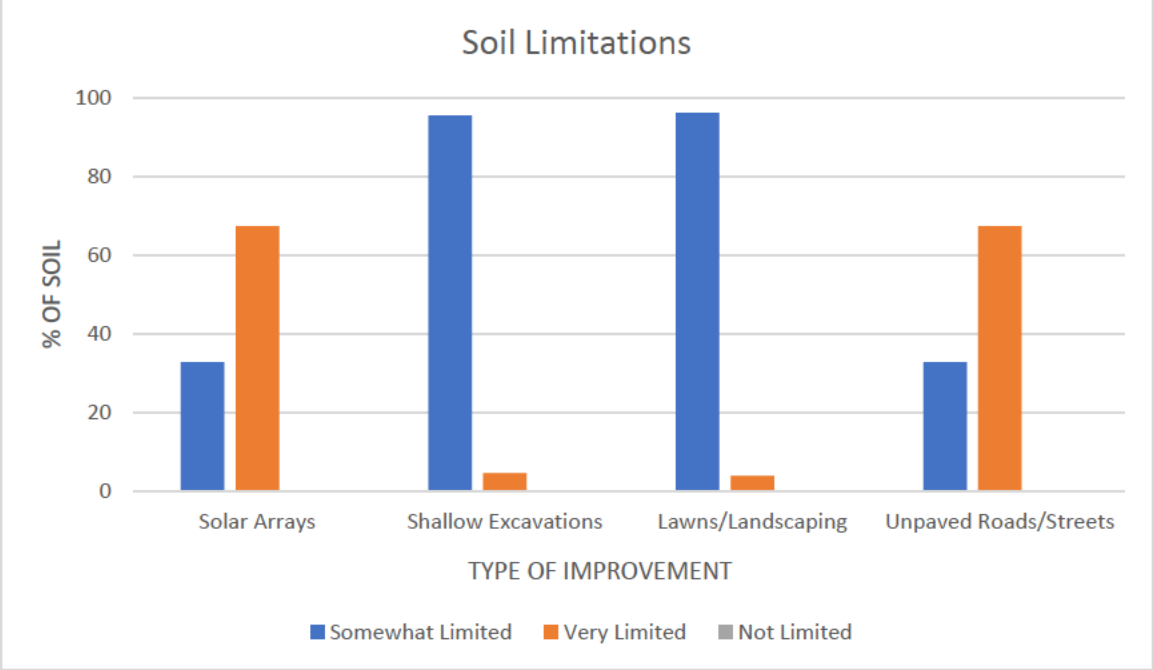


Figure 2: Soil Limitations Chart

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 **89 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 **112 out of 200**.

The **LESA Score for this site is 201 out of a possible 300, which indicates a medium 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 or near 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. A Wetland Delineation Report dated July 16, 2025, was prepared by Stantec. The results of their field investigation of approximately 41.84 acres indicate that there were no wetlands or waterways identified within the study area. Please see the wetland delineation report for more information.

FLOODPLAIN

The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for Kendall County, Community Panel No. 17093C0088G & 17093C0089G (effective date February 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 contain an area of regulated 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.

ECOLOGICAL CONSIDERATIONS

Developers of solar project sites are encouraged to plant native groundcover. Native shrubs, grasses, and wildflowers offer benefits such as improved erosion control, pesticide avoidance, stormwater infiltration, wildlife habitat, and reduced overall maintenance. Naturalized areas, once established, are more drought tolerant, require little to no fertilization, and only need to be mowed once or twice a year. Native fruiting

and flowering plants also provide a food source and habitat for native pollinators which offer the ecological service of pollinating our agricultural crops.

The district recognizes two potential sources of water pollution from solar farms including cracked panels and oil leaks or spills from transformers. Cracked panels can leach toxic materials if many broken panels are exposed to precipitation over a long period of time. To prevent this issue, solar farm operators should regularly inspect cracked panels. Cracked or broken panels must be immediately stored under protective cover and should be periodically transported offsite for recycling or proper offsite storage.

Electrical transformers are used to increase output voltage from solar farms to the electrical grid. These transformers contain oil, which can leak or spill resulting in environmental damage. To reduce environmental damage, biodegradable oil can be used in the transformers. Larger transformers typically use mineral-based oil unless biodegradable oil is specifically requested. Leaks and spills of biodegradable oil must still be prevented, but the risk for groundwater contamination would be reduced and clean-up efforts simplified in the event of a release. Secondary containment systems such as trays, membranes, or vaults can also be used in the event of a leak or spill. Containment systems must be designed to manage stormwater so adequate containment volume is maintained. This would be the responsibility of the solar developer.

LAND USE FINDINGS:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed site plans for petitioner Blue Sage Solar, LLC. The petitioner is requesting an A-1 Agricultural Special Use Permit from Kendall County on two parcels (Parcel Index Numbers 07-07-100-005 & 07-07-100-022), totaling approximately 51.32 acres. The petitioner plans to construct a Commercial Solar Energy Facility within Section 7 of Big Grove Township (T.35N – R.6E) 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 soil should be preserved whenever feasible due to their highly productive qualities for growing agriculturally important crops in our community. Of the soils found onsite, 100% are designated as prime farmland or prime farmland if drained.

A land evaluation (LE), which is a part of the Land Evaluation and Site Assessment (LESA), was conducted on this parcel. The soil on this parcel scored 89 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA score for this site is 201 out of a possible 300, which indicates a medium 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, 67% are considered very limited for supporting solar arrays and unpaved roads/streets, 5% are considered very limited for supporting shallow excavations, and 4% are considered very limited for supporting lawns/landscaping. The remaining soils are considered somewhat limited for these types of developments/uses. This information is based on the soil in an undisturbed state.

This site is within the Lower Fox River watershed and the Roods Creek sub watershed (HUC 12 – 071200070604). The sub watershed comprises approximately 18,203 acres covering parts of Newark, Millington, and Sheridan.

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.

The Kendall County SWCD strongly recommends the use of native ground cover, specifically plant varieties beneficial to pollinator species, be used to vegetate the site. Native vegetation benefits soil health, creates habitat, provides resilience to drought and prolonged wet conditions, and reduces maintenance needs after successful establishment.

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

SEPT 8, 2025

Date

PARCEL LOCATION

Northwest quarter of Section 7, Township 35 North, Range 6 East (Big Grove Township). This site is approximately 51.32 acres and is located southeast of Illinois Route 71, north of Lisbon Center Road, and west of Fennel Road near Newark, IL.

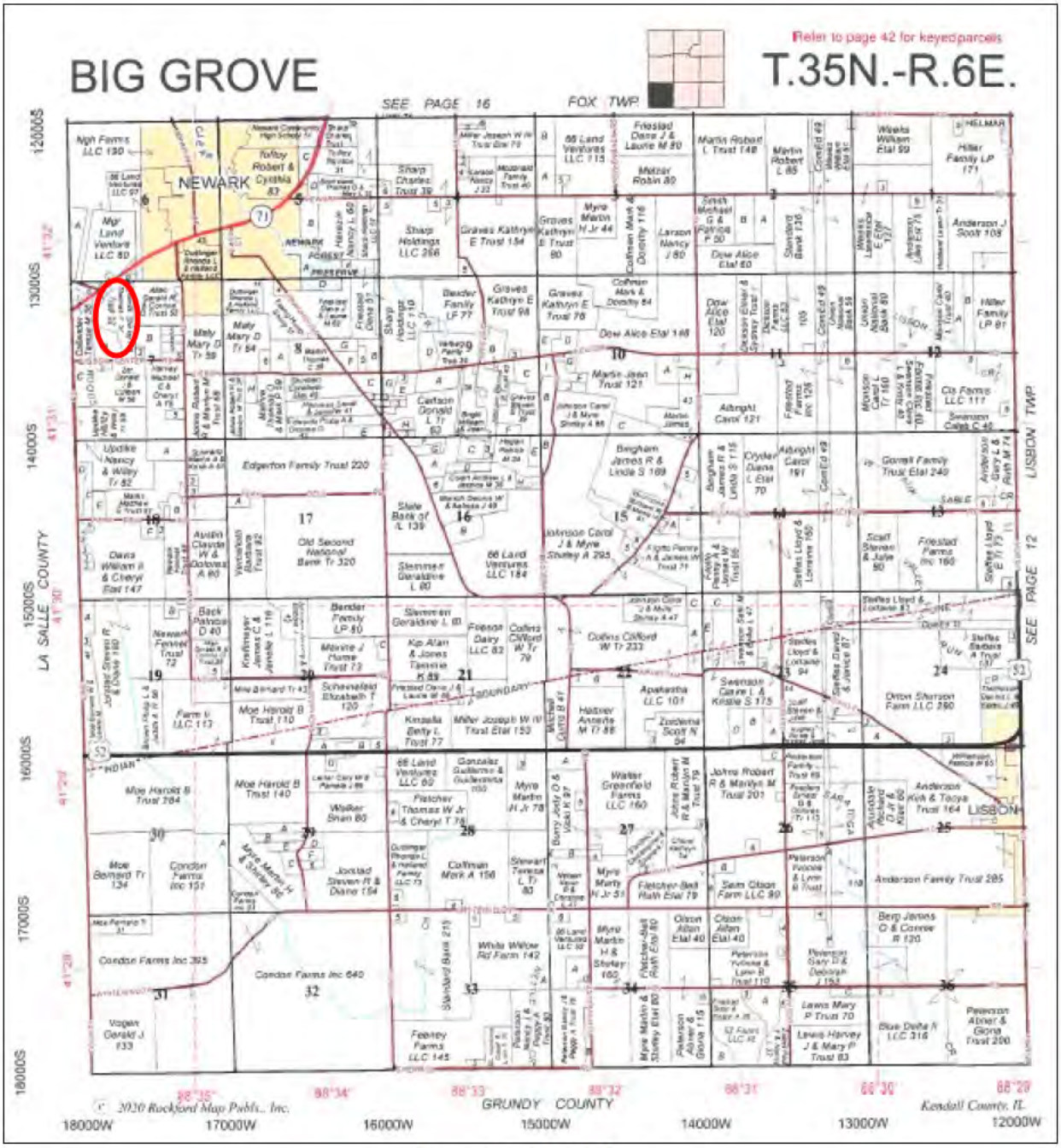


Figure 3: 2021 Plat Map

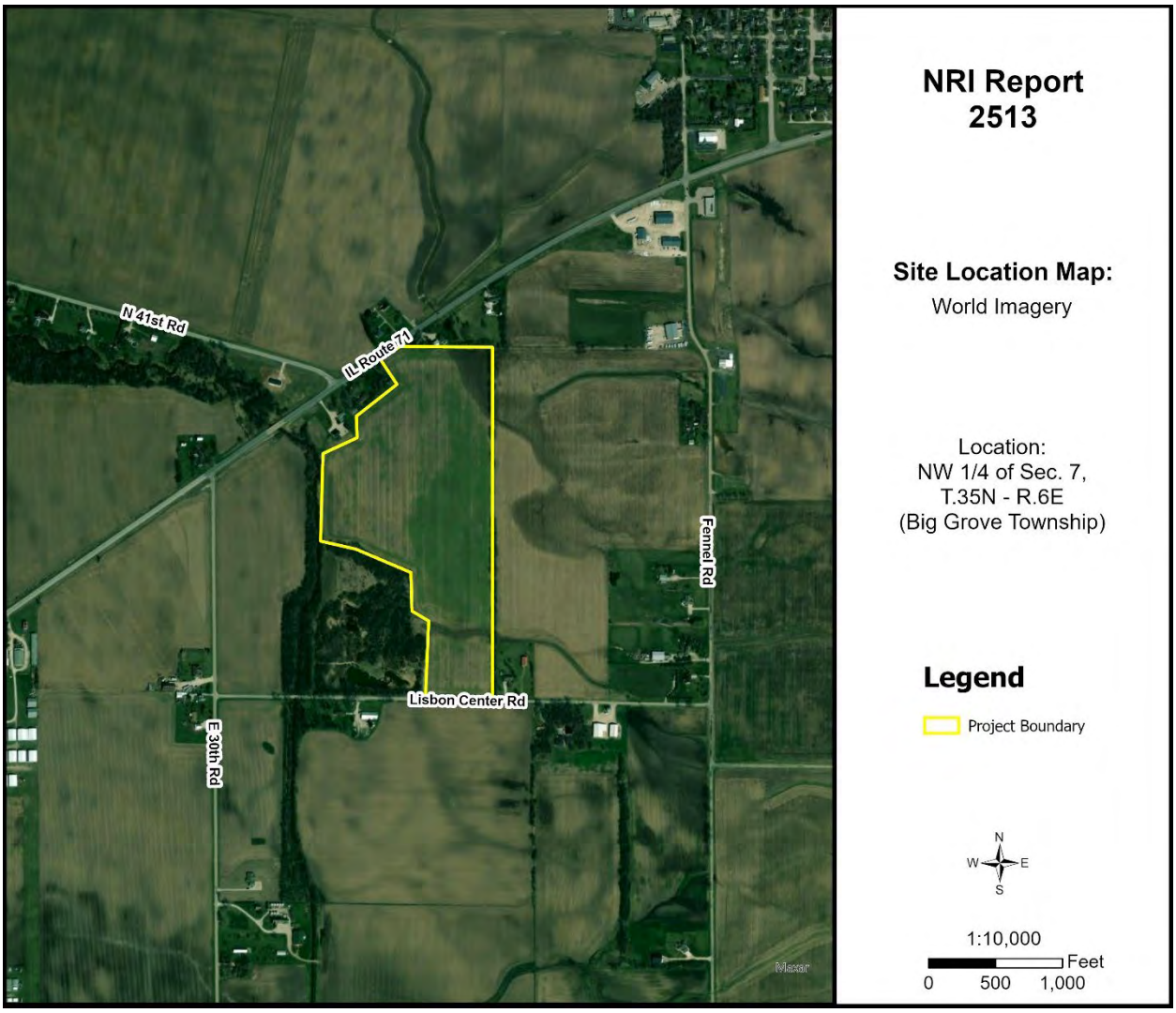


Figure 4: Aerial Map with NRI Project Boundary

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 reviews 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). Roods Creek, a mapped riverine waterway, flows along the west side of the PIQ and is considered an ecologically sensitive area.

[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.

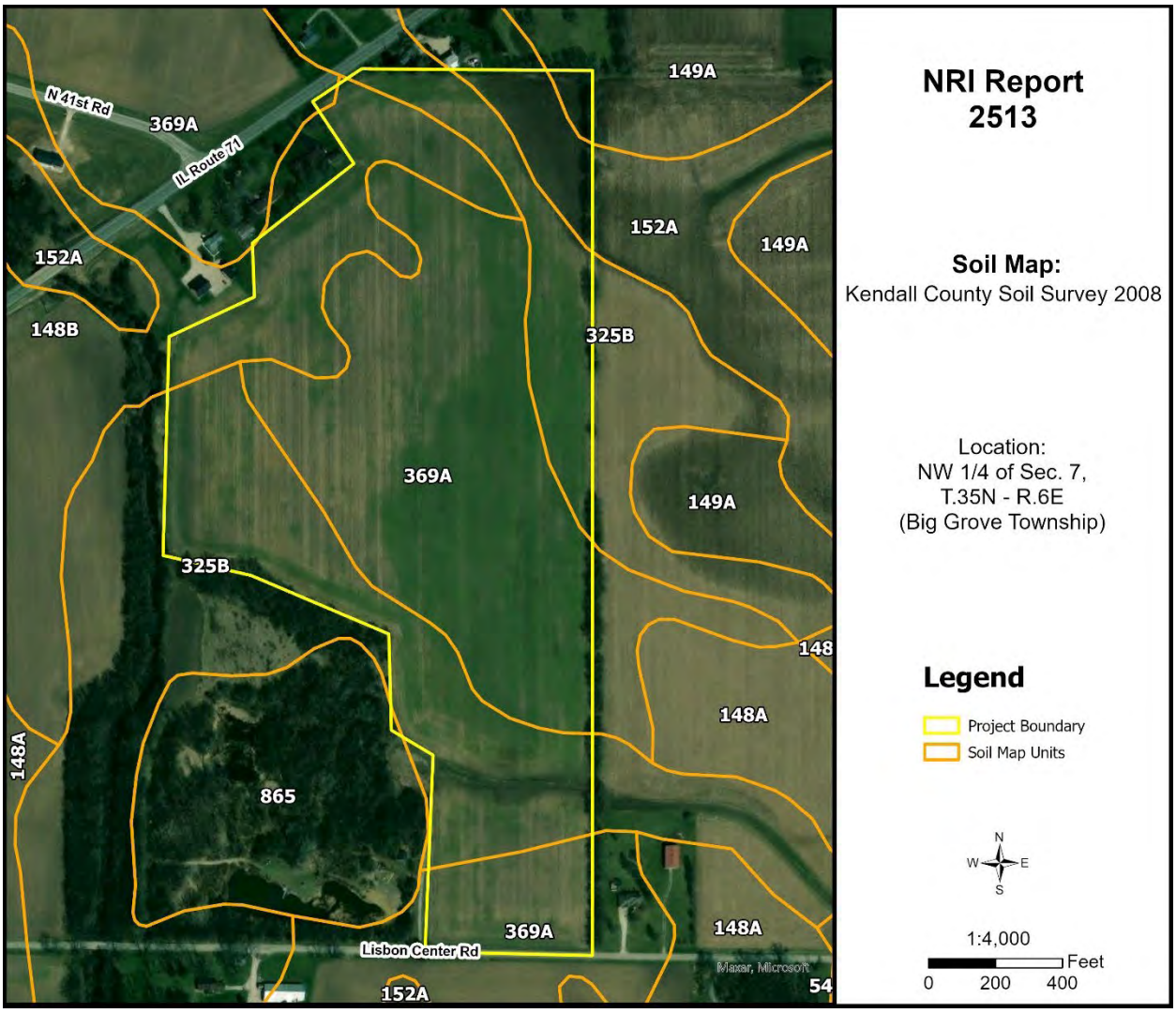


Figure 5: Soil Map

Table 3: Soil Map Unit Descriptions

Soil Type	Soil Name	Acres	Percent
148B	Proctor silt loam, 2-5% slopes	6.8	13.2%
149A	Brenton silt loam, 0-2% slopes	0.3	0.7%
152A	Drummer silty clay loam, 0-2% slopes	2.0	3.9%
325B	Dresden silt loam, 2-4% slopes	16.8	32.7%
369A	Waupecan silt loam, 0-2% slopes	25.4	49.5%

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.

Solar Arrays, Soil-Penetrating Anchor Systems – Ground-based solar arrays are sets of photovoltaic panels that are not situated on a building or pole. These installations consist of a racking system that holds the panel in the desired orientation and the foundation structures that hold the racking system to the ground. Two basic methods are used to hold the systems to the ground, based on site conditions and cost. One method employs driven piles, screw augers, or concrete piers that penetrate the soil to provide a stable foundation.

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.

Roads and Streets – They have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material, a base of gravel, crushed rock or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete) or gravel with a binder. The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity.

Table 4: Building Limitations

Soil Type	Solar Arrays	Shallow Excavations	Lawns & Landscaping	Roads & Streets (Paved & Unpaved)	Acres	%
148B	**Very Limited:** Frost action Steel corrosion Low strength Hillslope position Slope shape across	**Somewhat Limited:** Dusty Unstable excavation walls	**Somewhat Limited:** Dusty	**Very Limited:** Frost action Low strength Dusty Shrink-swell	6.8	13.2%
149A	**Very Limited:** Frost action Steel corrosion Depth to saturated zone Low strength Hillslope position Ponding	**Very Limited:** Depth to saturated zone Dusty Unstable excavation walls Ponding	**Somewhat Limited:** Depth to saturated zone Dusty	**Very Limited:** Frost action Low strength Depth to saturated zone Shrink-swell Dusty Ponding	0.3	0.7%
152A	**Very Limited**: Ponding Depth to saturated zone Frost action Low strength Steel corrosion Shrink-swell	**Very Limited**: Ponding Depth to saturated zone Dusty Unstable excavation walls Too clayey	**Very Limited**: Ponding Depth to saturated zone Dusty	**Very Limited:** Ponding Depth to saturated zone Frost action Low strength Shrink-swell	2.0	3.9%
325B	**Somewhat Limited:** Steel corrosion, Frost action, Hillslope position, Slope shape across, Shrink-swell	**Somewhat Limited:** Dusty Unstable excavation walls	**Somewhat Limited:** Dusty	**Somewhat Limited:** Frost action Shrink-swell Dusty	16.8	32.7%
369A	**Very Limited**: Frost action, Steel corrosion, Low strength, Hillslope position, Shrink-swell, Ponding, Depth to saturated zone	**Somewhat Limited**: Dusty Unstable excavation walls	**Somewhat Limited**: Dusty	**Very Limited:** Frost action, Low strength, Shrink-swell, Dusty, Ponding, Depth to saturated zone	25.4	49.5%
% Very Limited	**67.2%**	**4.6%**	**3.9%**	**67.2%**		

Figure 6A: Map of Building Limitations - Solar Arrays & Road / Streets

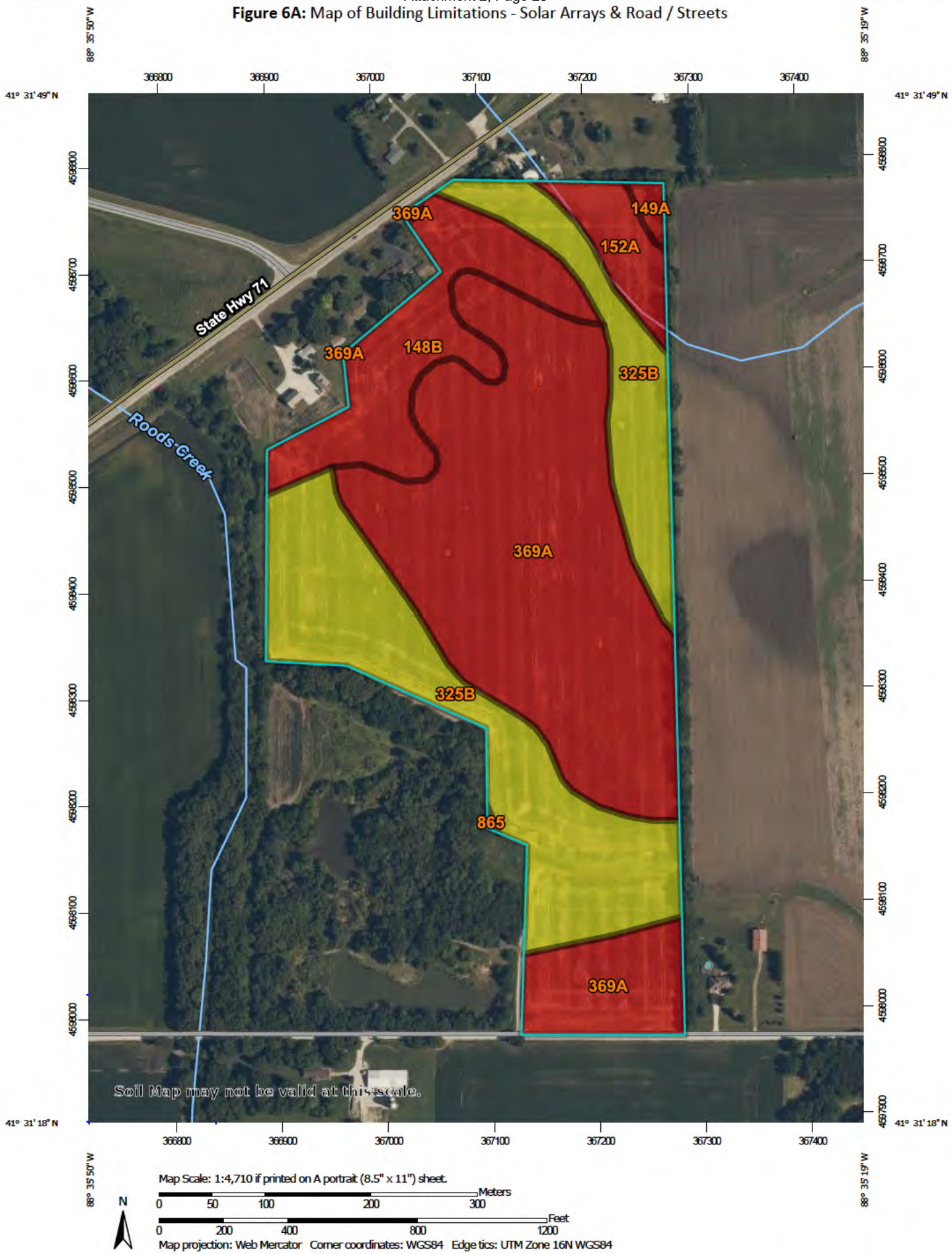


Figure 6B: Map of Building Limitations - Shallow Excavations

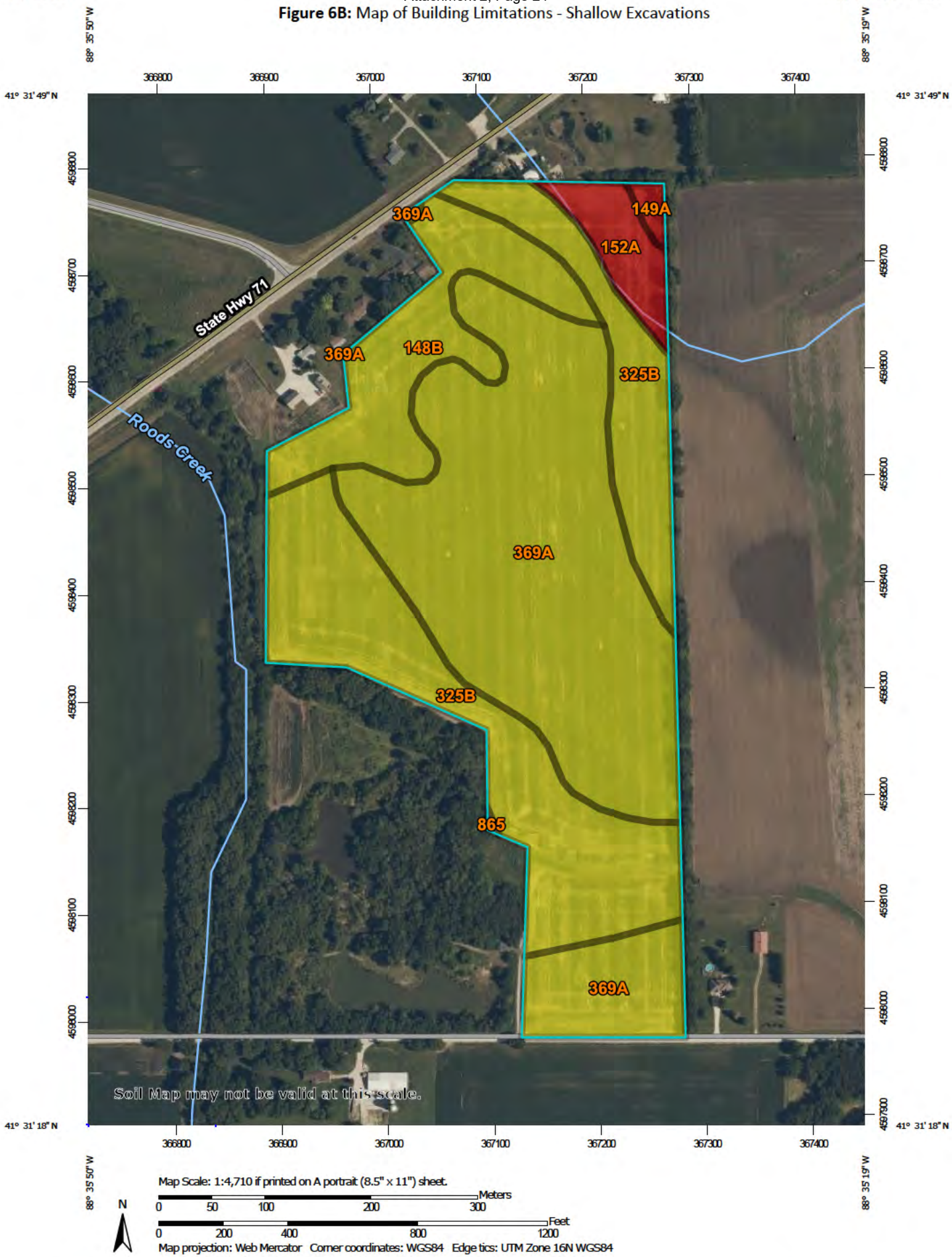
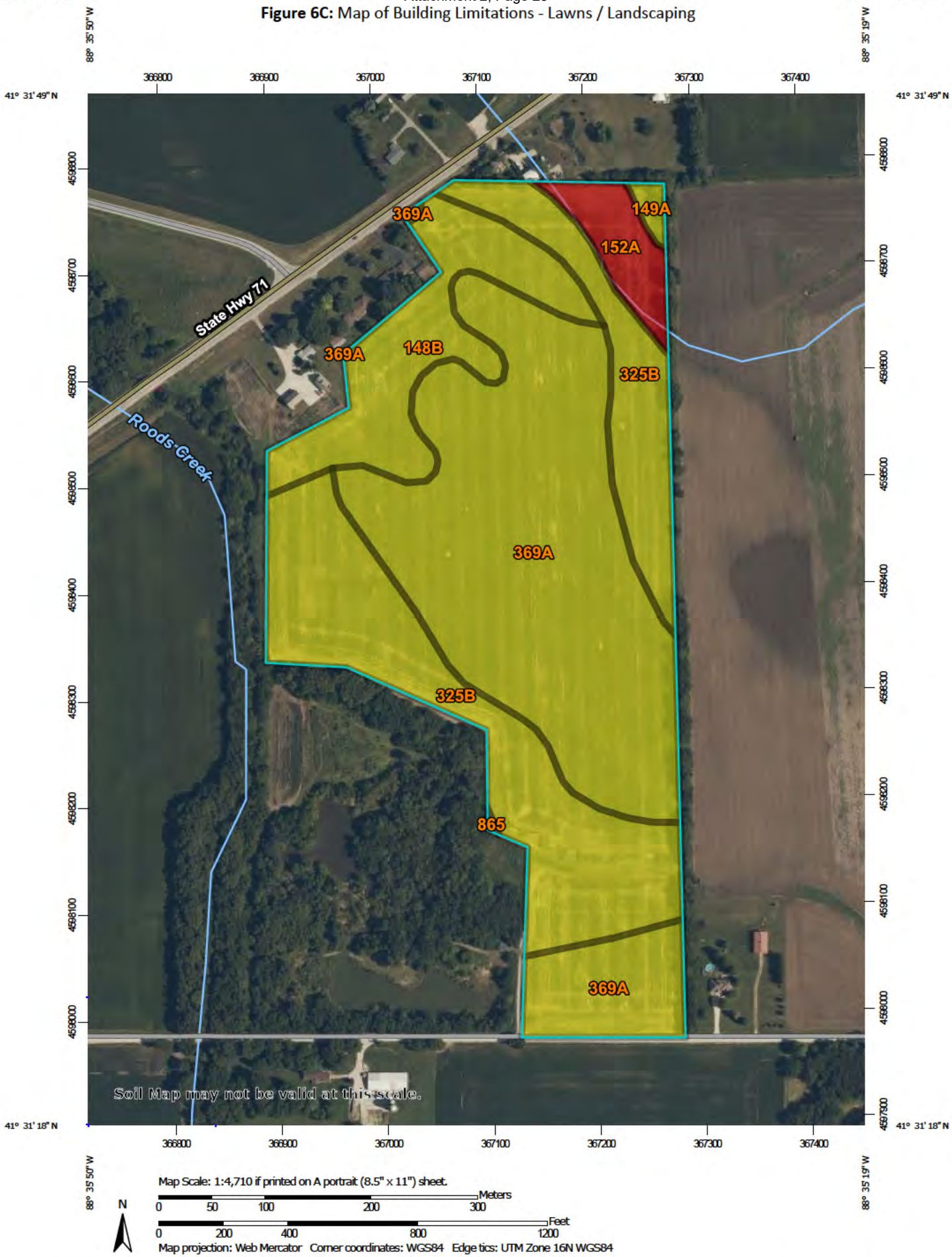


Figure 6C: Map of Building Limitations - Lawns / Landscaping



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
148B	B	Low	January – December **Upper Limit:** -- **Lower Limit:** --	January – December **Frequency**: None	January – December **Frequency**: None
149A	B/D	Low	January – May **Upper Limit:** 1.0’-2.0’ **Lower Limit:** 6.0’	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 Water Depth**: 0.0’-0.5’ **Duration**: Brief (2-7 days) **Frequency**: Frequent	January – December **Frequency**: None
325B	B	Low	January – December **Upper Limit:** -- **Lower Limit:** --	January – December **Frequency**: None	January – December **Frequency**: None
369A	B	Low	January – December **Upper Limit:** -- **Lower Limit:** --	January – December **Frequency**: None	January – December **Frequency**: None

SOIL EROSION AND SEDIMENT CONTROL

Erosion is the wearing away of the soil by water, wind, and other forces. Soil erosion threatens the Nation's soil productivity and contributes the most pollutants in our waterways. Water causes about two thirds of erosion on agricultural land. Four properties, mainly, determine a soil's erodibility: texture, slope, structure, and organic matter content.

Slope has the most influence on soil erosion potential when the site is under construction. Erosivity and runoff increase as slope grade increases. The runoff then exerts more force on the particles, breaking their bonds more readily and carrying them farther before deposition. The longer water flows along a slope before reaching a major waterway, the greater the potential for erosion.

Soil erosion during and after this proposed construction can be a primary non-point source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, decrease the storage capacity of lakes, clog streams and drainage channels, cause deterioration of aquatic habitats, and increase water treatment costs. Soil erosion also increases the risk of flooding by choking culverts, ditches, and storm sewers and by reducing the capacity of natural and man-made detention facilities.

The general principles of erosion and sedimentation control measures include:

- Reducing/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 of Project Area
148B	2-5%	Slight	6.8	13.2%
149A	0-2%	Slight	0.3	0.7%
152A	0-2%	Slight	2.0	3.9%
325B	2-4%	Slight	16.8	32.7%
369A	0-2%	Slight	25.4	49.5%

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
148B	Prime Farmland	6.8	13.2%
149A	Prime Farmland	0.3	0.7%
152A	Prime Farmland if Drained	2.0	3.9%
325B	Prime Farmland	16.8	32.7%
369A	Prime Farmland	25.4	49.5%
% Prime Farmland	**100%**		

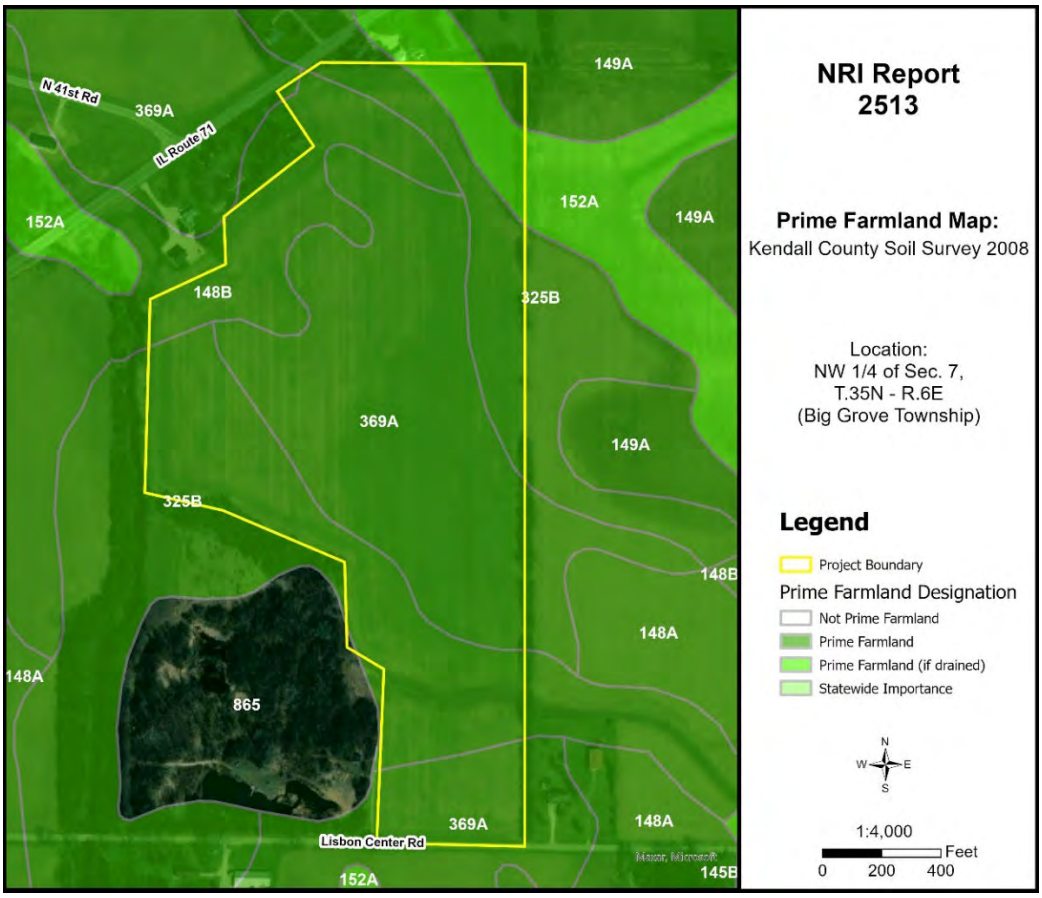


Figure 7: Prime Farmland Soils

LAND EVALUATION AND SITE ASSESSMENT (LESA)

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

LAND EVALUATION (LE)

The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is assigned a value of 100, and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The LE score is calculated by multiplying the relative value of each soil type by the number of acres of that soil. The sum of the products is then divided by the total number of acres; the answer is the Land Evaluation score on this site. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.

SITE ASSESSMENT (SA)

The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The value group is a predetermined value based upon prime farmland designation. The Kendall County LESA Committee is responsible for this portion of the LESA system.

Please Note: A land evaluation (LE) score will be compiled for every project parcel. However, when a parcel is located within municipal planning boundaries, a site assessment (SA) score is not compiled as the scoring factors are not applicable. As a result, only the LE score is available, and a full LESA score is unavailable for the parcel.

Table 8A: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres*	Product (Relative Value x Acres)
148B	2	94	6.8	639.2
149A	1	100	0.3	30.0
152A	1	100	2.0	200.0
325B	4	79	16.8	1,327.2
369A	2	94	25.4	2,387.6
			51.3	**4,584.0**
LE Calculation			(Product of relative value / Total Acres) 4,584.0 / 51.3 = 89.4	
LE Score			**LE = 89**	

The Land Evaluation score for this site is 89, indicating that the soils on this site are designated as land that is well suited for agricultural uses considering the Land Evaluation score is at or above 80.

Table 8B: Site Assessment Computation

A.	**Agricultural Land Uses**	**Points**
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	20
	2. Current land use adjacent to site. (30-20-15-10-0)	30
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	20
	4. Size of site. (30-15-10-0)	15
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)	0
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)	10
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	2
	Site Assessment Score:	**112**

Land Evaluation Value: 89 + **Site Assessment Value:** 112 = **LESA Score: 201**

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 201 which indicates a medium 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 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.

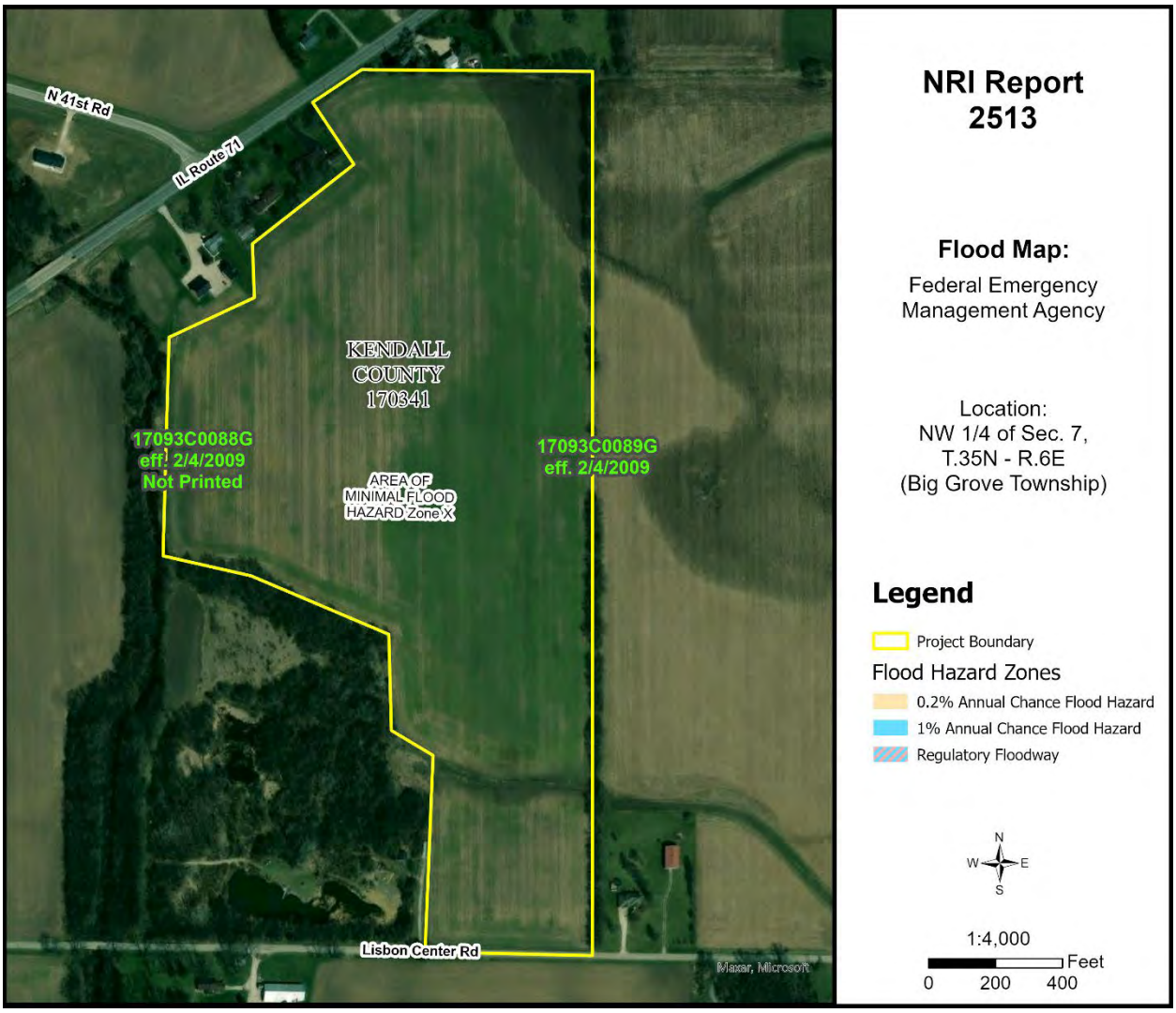


Figure 8: Flood Map

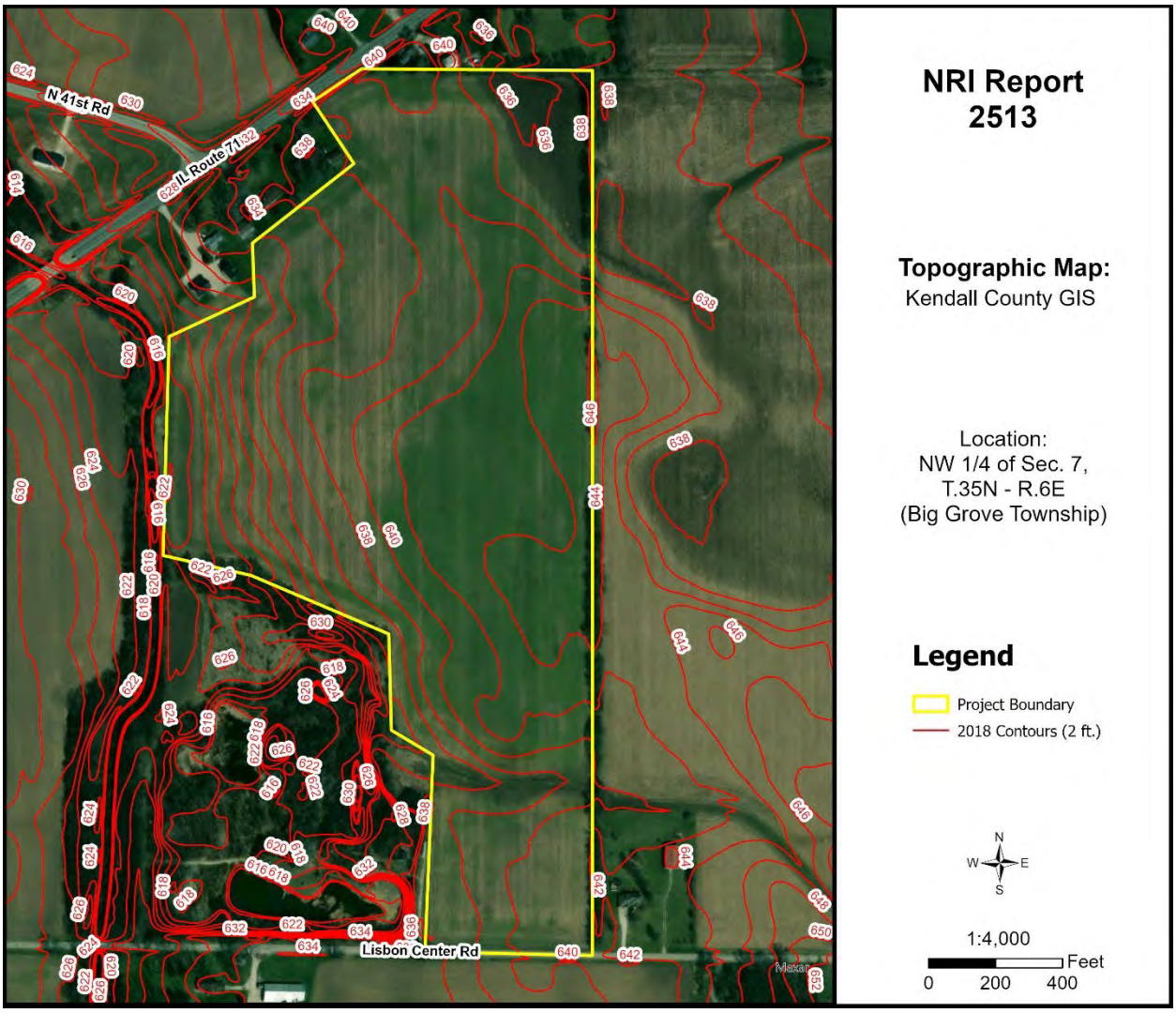


Figure 9: Topographic Map

This parcel contains slopes of 0% to 5% with an elevation range of approximately 622'-646' above sea level. The highest point is near the east boundary of the site, and the lowest point is near the west boundary. According to the FEMA Flood Map (Figure 8), the parcel appears to be mapped as Zone X (unshaded), an area of minimal flood hazard determined to be outside of the 0.2% annual chance floodplain. A portion of the site contains a FEMA panel that is labeled as "Not Printed." According to the FEMA website, "FEMA typically uses the non-printed panel designation when the area is entirely located within a single flood zone." (FEMA Flood Map Service Center: FAQs, n.d.)

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.

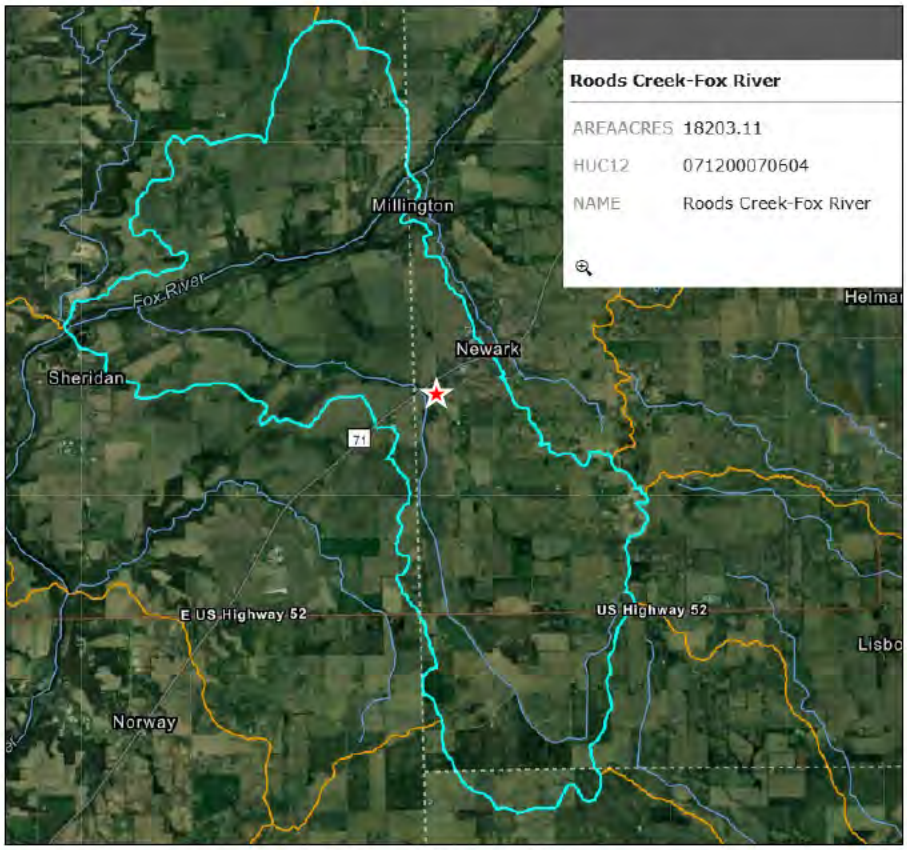


Figure 10: Sub Watershed Map

This parcel is located within the Lower Fox River watershed and the Roods Creek sub watershed (HUC 12 – 071200070604). The sub watershed comprises approximately 18,203 acres covering parts of Newark, Millington, and Sheridan.

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."*

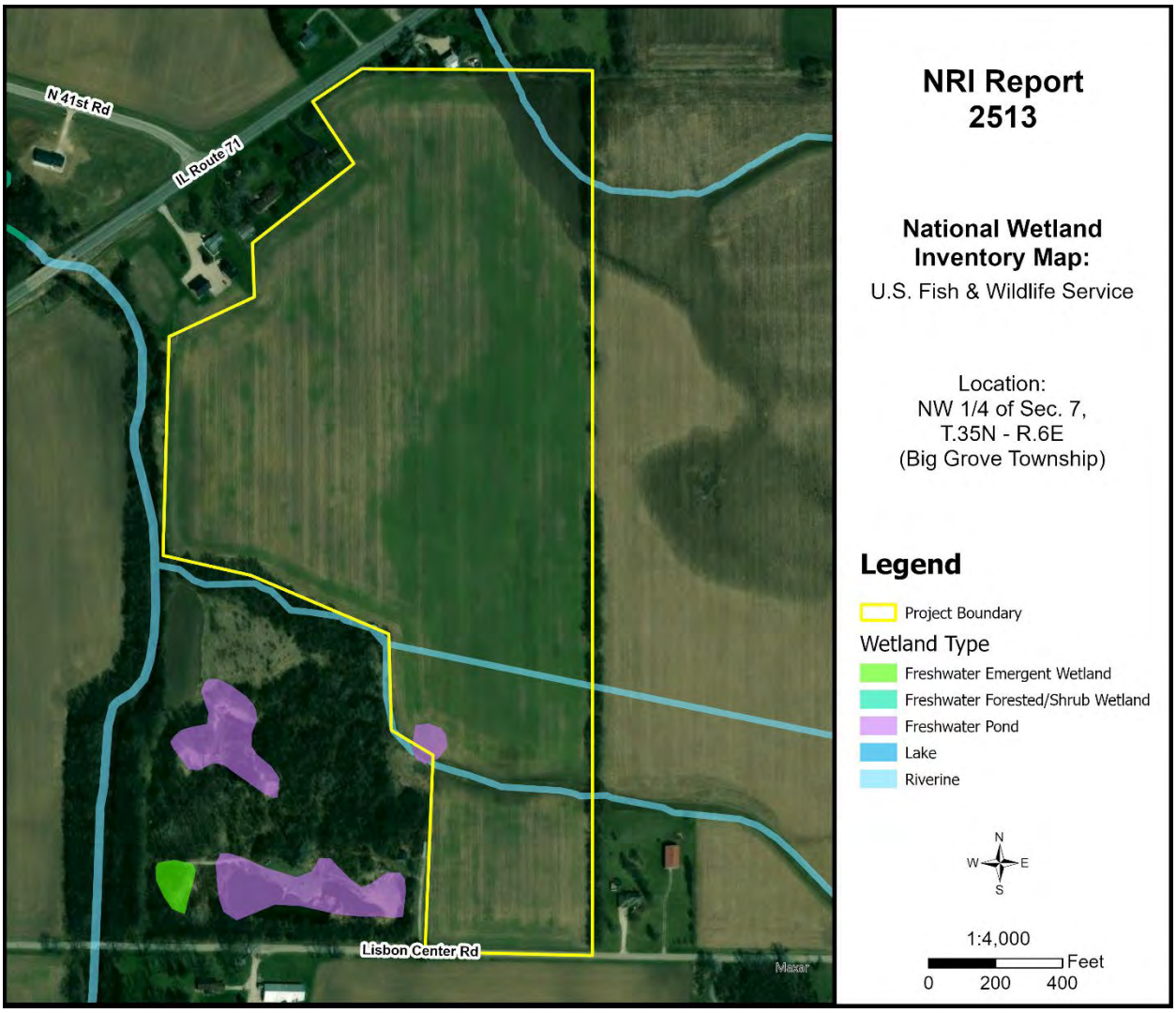


Figure 11: Wetland Map

Office maps indicate that mapped wetlands/waters are present on the parcel in question (PIQ). Roods Creek, a riverine waterway, flows along the west edge of 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. A Wetland Delineation Report dated July 16, 2025, was prepared by Stantec. The results of their field investigation of approximately 41.84 acres indicate that there were no wetlands or waterways identified within the study area. Please see the wetland delineation report for more information.

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
148B	Well Drained	Non-Hydric	No	0%	6.8	13.2%
149A	Somewhat Poorly Drained	Non-Hydric	Yes	3%	0.3	0.7%
152A	Poorly Drained	Hydric	N/A	100%	2.0	3.9%
325B	Well Drained	Non-Hydric	Yes	3%	16.8	32.7%
369A	Well Drained	Non-Hydric	Yes	3%	25.4	49.5%

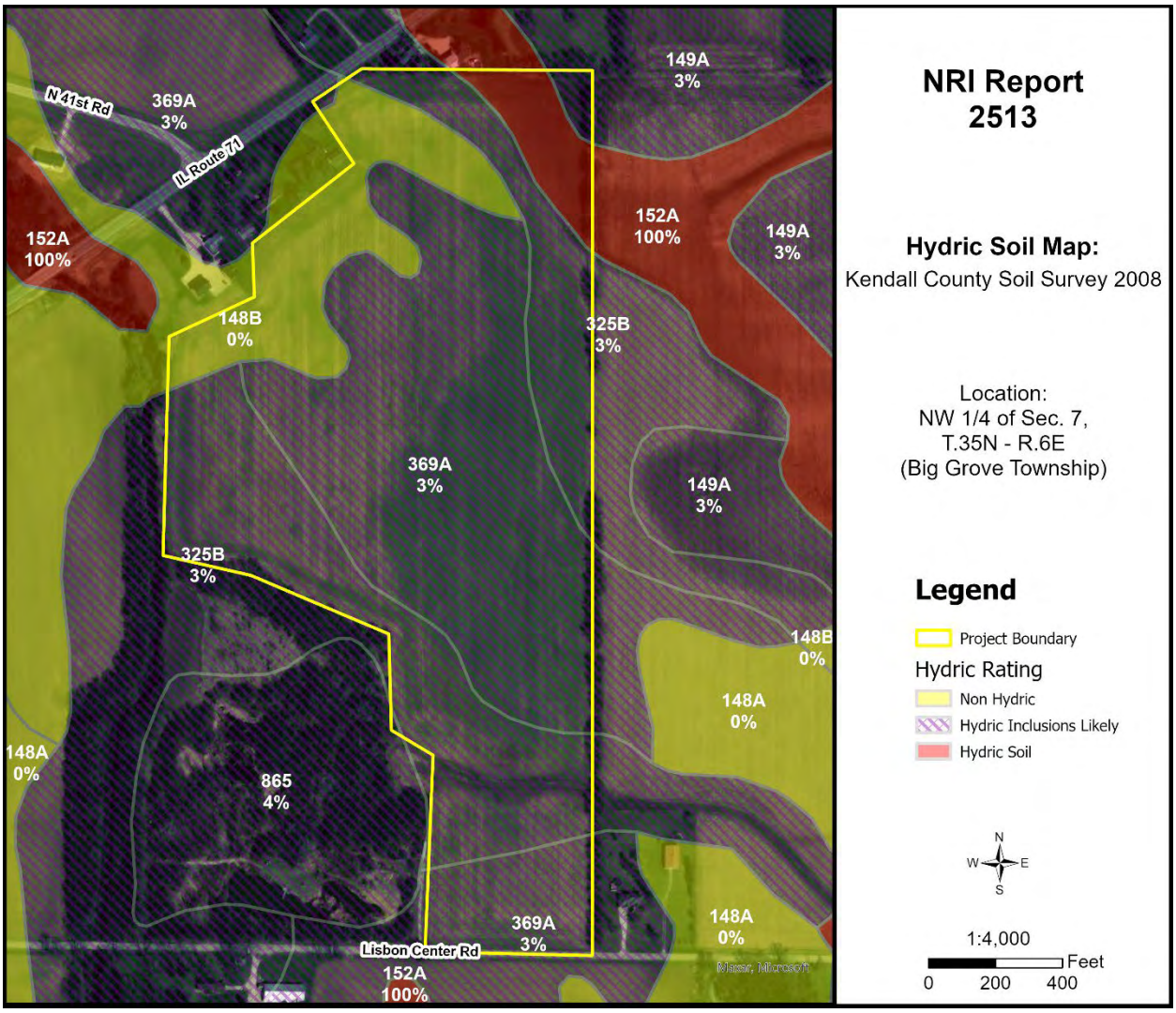


Figure 12: Hydric Soil Map

WETLAND AND FLOODPLAIN REGULATIONS

PLEASE READ THE FOLLOWING IF YOU ARE PLANNING TO DO ANY WORK NEAR A STREAM (THIS INCLUDES SMALL UNNAMED STREAMS), LAKE, WETLAND OR FLOODWAY.

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against floodway encroachments, maintenance and enhancement of water quality, protection of fish and wildlife habitat and recreational resources, and, in general, the protection of total public interest. Unregulated use of the waters within the State of Illinois could permanently destroy or alter the character of these valuable resources and adversely impact the public. Therefore, please contact the proper regulatory authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

WHO MUST APPLY?

Anyone proposing to dredge, fill, rip rap, or otherwise alter the banks or beds of, or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility, floodplain or floodway subject to State or Federal regulatory jurisdiction should apply for agency approvals.

REGULATORY AGENCIES

- **Wetland or U.S. Waters**: U.S. Army Corps of Engineers, 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.

REFERENCES

Association of Illinois Soil & Water Conservation Districts. 2020. Illinois Urban Manual.

Berg, R. C., and J. P. Kempton. 1984. Potential for contamination of shallow aquifers from land burial of municipal wastes: Champaign, Illinois, Illinois State Geological Survey map, scale 1:500,000.

Clean Water Act of 1972, Sections 309 and 404.

Federal Emergency Management Agency. National Flood Hazard Layer (NFHL) Viewer. https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd. Accessed September 2025.

Federal Emergency Management Agency. Flood Map Service Center: FAQs. https://msc.fema.gov/portal/howto#:~:text=FEMA%20typically%20uses%20the%20non,within%20a%20single%20flood%20zone. Accessed September 2025.

Illinois State Geological Survey, Department of Natural Resources. 2021. Geologic Road Map of Illinois.

Kendall County Department of Planning Building and Zoning and Kendall County Soil and Water Conservation District In cooperation with NRCS, USDA. Land Evaluation and Site Assessment System.

Kendall County. 2023. Land Resource Management Plan Map.

Natural Resources Conservation Service, United States Department of Agriculture. General Manual, Title 310, Land Use.

Natural Resources Conservation Service, United States Department of Agriculture. 2007. Hydric Soils of the United States.

Natural Resources Conservation Service, United States Department of Agriculture. Hydrologic Unit Map for Kendall County.

Natural Resources Conservation Service, United States Department of Agriculture. 1987. Soil Erosion by Water. Agriculture Information Bulletin 513.

Natural Resources Conservation Service, United States Department of Agriculture. 2008. Soil Survey of Kendall County.

Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. http://websoilsurvey.sc.egov.usda.gov/. Accessed September 2025.

Rivers and Harbors Appropriation Act of 1899, Section 10.

Rockford Map Publishers, Inc. 2021. Land Atlas and Plat Book, Kendall County, Illinois, 21st Edition.

United States Fish & Wildlife Service. 2018. National Wetlands Inventory. https://data.nal.usda.gov/dataset/national-wetlands-inventory. Accessed September 2025.

Nature Conservancy (U.S.) Great Lakes Program. 1994. *The Conservation of Biological Diversity in the Great Lakes Ecosystem: Issues and Opportunities*. The Program, 1994.

STORMWATER MANAGEMENT PERMIT

PERMIT APPLICATION #_____

Conformance with all Federal, State, and County Regulations is required. Applicants are encouraged to read the Stormwater Management Division of the Kendall County Code and consider a pre-application meeting with Department staff prior to submittal. See attached highlights of regulations.

Property: Name Blue Sage Project LLC

Owner: Address Hughes Road, Newark IL - 41°31'37.3"N 88°35'33.9"W

Phone [redacted]

Agent: Name Ansar Gafur

Address [redacted]

Phone [redacted]

Site: Address or Location Hughes Road, Newark IL - 41°31'37.3"N 88°35'33.9"W

Tax Parcel # 07-07-100-022

Zoning/Land Use/Acres A1 (Agricultural)/Agriculture/51.32

Proposed Development:
4.75 MW AC Solar Energy Facility, located at 41°31'37.3"N 88°35'33.9"W

Attachments: Plat X Construction Plans X

Soils _____ Landscaping _____

Grading _____ Phasing _____

Other _____

Fees

$ 50.00 Processing Fee ($50.00)

$ 2500 Engineering Review Deposit ($2,500.00 *or* 2% of estimated cost of the proposed improvements, whichever is greater. A $3,500.00 Construction Inspection Services Fee and General Consultation Fee Might Be Required as the Project Progresses)

TOTAL $ 2550 One check is acceptable made out to the Kendall County Treasurer

Staff will contact Applicant regarding schedule and reviews.

I hereby certify that the information on this application, on the documents attached, and on other submittals made during the review process is true and correct; that I am authorized to file this application; and that I agree to conform to all requirements set forth by the County and all conditions of the Kendall County Code related to stormwater management. I understand that by signing this form, that the property in question may be visited by County Staff and County Engineers throughout the permit and construction process. I also understand that I am responsible for all costs associated with this application. The applicant attests that they are free of debt or current on all debts owed to Kendall County as of the application date.

Owner's Signature (Including Middle Initial) [redacted] Date August, 14, 2025

Agent's Signature (Including Middle Initial) _____ Date _____

Kendall County Planning, Building, & Zoning Department
807 West John Street
Yorkville, Illinois 60560
Phone: (630) 553-4139, Fax (630) 553-4179
www.kendallcountyil.gov

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

ENGINEERING CONSULTANT FEES

I, Ansar Gafur (Applicant Name) understand that Kendall County uses the services of a consultant for engineering reviews and inspections and that I will be responsible for payment of services on Blue Sage Project LLC (Project Name) project. I authorize the consulting services to proceed.

☒ IF THIS IS ***NOT*** PART OF A BUILDING PERMIT APPLICATION, PLEASE CHECK THE BOX AND COMPLETE THIS SECTION:

I hereby submit a deposit of 2550 ($ Amount) payable to the **Kendall County Treasurer** to be used by Kendall County to reimburse consultant for charges invoiced for work done in the review, approval and inspection of the proposed improvements.

I understand that if the deposit is depleted that I may be required to replenish the deposit to have work proceed.

I further understand that Kendall County will not issue a Building Permit or a Certificate of Occupancy as the case may be until I provide payment or proof of payment for the engineering services.

Signature of Applicant [redacted] Date: August, 14, 2025

STORMWATER MANAGEMENT REVIEW – ENGINEERING

Kendall County requires the engineering review of "development" to determine compliance with County regulations including the following portions of the Kendall County Code:

- Countywide Stormwater Ordinance (Includes Soil Erosion Control & Floodplain Protection)
- Subdivision Control Ordinance
- Zoning Ordinance

These portions of the Kendall County Code can be viewed online at https://library.municode.com/il/kendall_county/codes/code_of_ordinances or purchased at the Planning, Building, and Zoning Office. For further information, please contact PBZ Staff.

Development is broadly defined as any activity that has potential for adverse effect on adjacent properties due to changes in stormwater runoff. A permit may be needed for some activities that do not require a land use, subdivision or zoning petition. Please check with the County Planning Building & Zoning Office (630-553-4139) prior to any significant grading or filling on your property.

The consulting firm of WBK Engineering assists the County with the review of engineering plans submitted by developers. WBK is a multi-disciplinary, full-service civil and environmental engineering and consulting firm. Their Project Manager assigned to Kendall County is:

Greg Chismark, P.E.
WBK Engineering
116 West Main Street, Suite 201
St. Charles, IL 60174
Phone: 630-443-7755
Email: GChismark@bodwegroup.com

WBK charges fees for their review and consultation services. The applicant/developer will be expected to open an escrow account with Kendall County at the time of application. WBK's fees are in addition to the application fee charged by the County. Fees vary by project considering each project has different potential impacts and each development plan is different. If there is any question on fees, please contact the County Planning, Building, and Zoning Office (630-553-4139).

HIGHLIGHTS OF STORMWATER MANAGEMENT REGULATIONS

AUTHORITY: The County has statutory authority to regulate stormwater management and governing the location, width, course, and release rate of all stormwater runoff channels, streams and basins in the County.
OBJECTIVES: To protect upstream and downstream land owners from adverse impact of development activities. These impacts relate to stormwater quantity (flooding), soil erosion control, and floodplain and wetland protection.
EXEMPTIONS & LIMITATIONS: Most farming activities outside the floodplain and wetlands are exempt from the regulation. A farming activity that results in a total of more than 43,560 square feet of impervious surfaces (old & new) will require a permit. Many projects, such as ponds, berms, shore stabilization where more than 43,500 square feet of ground is disturbed or three feet of fill is placed, require a Stormwater Management Permit. Some exceptions include driveways, some swimming pools, utilities, and public roadway projects.
PROCEDURES: The owner should do their best to read and understand the requirements of the regulations prior to contacting the County and preparing an application. If the project involves impacts to floodplain or wetlands, it may be necessary to seek guidance from a design professional. We encourage early communication to help determine permit requirements. A pre-application meeting is encouraged. In order for the meeting to be as productive as possible, we recommend you bring a draft application, the engineering consultants fee deposit form, along with **two** copies of a concept grading plans that includes at a minimum, a location map, the extent of disturbance and a description of the change in ground elevation proposed. We recommend the applicant utilize the County GIS data in preparing initial project concepts. County Staff and WBK will determine if additional data is needed and whether other agency permits/consultation is required.

DEPARTMENT OF PLANNING, BUILDING & ZONING
807 West John Street
Yorkville, IL 60560
Phone (630) 553-4139 Fax (630) 553-4179

STORMWATER MANAGEMENT PERMIT

IF YOUR PROJECT...	THEN YOU NEED A STORMWATER MANAGEMENT PERMIT
☐	Any development or a substantial improvement located in the regulatory floodplain or wetland or there is a regulatory floodplain or wetland within the property boundary.
☐	Any land disturbing activity to be performed in a water course or water body or crossing a water course or waterbody.
☐	Any fill that will exceed three (3) feet in vertical height at its highest point measured from the natural ground surface.
☐	Any land disturbing activity requiring a site runoff storage facility (stormwater detention).
☐	Any development that disturbs more than 43,500 square feet of ground cover, <u>unless</u> the development solely involves one or more of the following: a. Installation, renovation, or replacement of a septic system, potable water service line, or other utility to serve an existing structure b. Maintenance, repair, or at grade replacement of: Existing lawn, Garden or cultivated areas or Residential Driveway c. Maintenance of an existing stormwater facility, not requiring other state or federal permits or approvals d. Excavation below final grade for tanks, vaults, tunnels, swimming pools, cellars, or for basements and/or footings of a single-family residence and appurtenant structures on a site that is part of an engineered and final platted subdivision or for which a building permit has been issued by the permitting authority, unless the site would otherwise require a Stormwater Management Permit e. Public roadway or bridge projects; consisting of improvement to an existing public roadway or public bridge sponsored by a public roadway agency and contracted as a public bid project

The following activities shall be EXEMPT and shall not require a stormwater management permit:

•	Tilling of soil for fire protection purposes
•	Engaging in the following only if in connection with a farming or other agricultural or conservation enterprise, purpose, or use and only if there is no placement of fill within a floodplain: a. Construction of sod waterways b. Construction of terraces c. Construction of surface water diversions (but not across watershed boundaries) d. Construction of grade stabilization berms or systems e. Tilling of the soil f. The implementation of conservation measures included in a farm conservation plan approved by the Kendall County Soil and Water Conservation District
•	Agricultural use of land and development on un-platted residentially zoned property larger than three acres provided the total impervious area is less than or equal to 43,560 square feet and no structure(s) or any substantial improvement to a building is within a floodplain

ALL DEVELOPMENT SHALL SECURE ALL FEDERAL, STATE, REGIONAL AND LOCAL APPROVALS, INCLUDING, WITHOUT LIMITATION, AN IDNR-OWR FLOODWAY/FLOODPLAIN CONSTRUCTION PERMIT, A USACOE PERMIT AND AN IDNR-OWR DAM SAFETY PERMIT IF REQUIRED, MEETING ALL FEDERAL, STATE, REGIONAL AND LOCAL APPROVALS PRIOR TO THE ISSUANCE OF A STORMWATER MANAGEMENT PERMIT FOR PROPOSED WORK AND AREAS OF A SITE REQUIRING SUCH OTHER APPROVALS.

Table 16-174 Required Submittals (Refer to Sections Listed for Specific Material)

	Section Number/ Description						
	16-174(c)	16-174(d)	16-174(e)	16-174(f)	16-174(g)	16-174(h)	16-174(i)
	Application & Project Overview Plan	Erosion Control Plan Set Submittal	Engineering Plan Set Submittal	Stormwater Submittal	Floodplain Submittal	Performance Security	Maintenance Schedule & Funding
All Development Requiring a Permit	X	X					X
All Development Requiring Detention/Retention	X	X	X	X		X	X
All Development Requiring a Permit > 20 acres	X	X	X	X		X	X
All Developments on Sites with Floodplains	X	X	X		X	X	X
All Applications Requesting Variances	X	X	X	X	If on site	X	X

Stantec

Wetland Delineation Report

Blue Sage Project LLC
Big Grove Township
Kendall County, Illinois
Stantec Project #: 190300383

July 16, 2025

Prepared for:

JAS – Powered by Greenvolt LLC
[redacted]

Prepared by:

Stantec Consulting Services Inc.
1 Carlson Parkway North, Suite 100
Plymouth, MN 55447
Phone: (763) 479-4200

Table of Contents

1.0 INTRODUCTION **1**

2.0 METHODS **2**
2.1 WETLANDS 2
2.2 WATERWAYS 2
2.3 SITE DESCRIPTION 2
2.4 CLIMATIC CONDITIONS 3

3.0 RESULTS **4**
3.1 WETLANDS 4
3.2 UPLANDS 4
3.3 WATERWAYS 4
3.4 ENVIRONMENTAL CONSIDERATIONS 4

4.0 CONCLUSION **5**

5.0 REFERENCES **6**

LIST OF TABLES

Table 1. Summary of Soils Identified within the Study Area 3

LIST OF APPENDICES

APPENDIX A **FIGURES** ..... **A**

APPENDIX B **PRECIPITATION ANALYSIS** ..... **B**

APPENDIX C **WETLAND DETERMINATION DATA FORMS** ..... **C**

APPENDIX D **SITE PHOTOGRAPHS** ..... **D**

1.0 INTRODUCTION

Stantec Consulting Services Inc. (Stantec) performed a wetland delineation of the Blue Sage Project LLC (the "Study Area") on behalf of JAS – Powered by Greenvolt LLC (JAS Solar). The wetland delineation was completed by Mason Steele and Mackenzie Groth of Stantec on June 2, 2025.

The Study Area is approximately 41.84 acres in and located in Township 35 North, Range 6 East, Section 7, in Big Grove Township, Kendall County, Illinois. Specifically, the Study Area is located in southwestern Kendall County approximately a half mile southwest of Newark, Illinois (Appendix A, Figure 1). The purpose and objective of the wetland delineation was to identify the extent and spatial arrangement of wetlands, as well as to identify potentially jurisdictional waterways, within the Study Area.

Wetland and waterways may be subject to federal regulation under the jurisdiction of the U.S. Army Corps of Engineers (USACE), state regulation under the jurisdiction of the Illinois Department of Natural Resources (IDNR), and local regulation under jurisdiction of the county, town, city, or village. Stantec recommends this report be submitted to local authorities, the IDNR, and USACE for concurrence on absence of wetlands in the Study Area.

2.0 METHODS

2.1 WETLANDS

Wetland delineations were based on the criteria and methods outlined in the *Corps of Engineers Wetlands Delineation Manual,* Technical Report Y-87-1 (1987) and subsequent guidance documents, and applicable Regional Supplements to the *Corps of Engineers Wetland Delineation Manual*.

The wetland delineation involved the use of available resources to assist in the assessment such as U.S. Geological Survey (USGS) topographic maps, U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) soil survey, U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) mapping, and aerial photography.

On-site wetland delineations were made using the three criteria (vegetation, soil, and hydrology) and technical approach defined in the USACE 1987 Manual and Midwest Regional Supplement (USACE 2010). According to procedures described in the 1987 Manual and Midwest Regional Supplement, areas that under normal circumstances reflect a predominance of hydrophytic vegetation, hydric soils, and wetland hydrology (e.g., inundated or saturated soils) are considered wetlands.

As recent weather patterns influence the visibility and presence of some wetland hydrology indicators, the antecedent precipitation in the three months leading up to the field investigation was reviewed. The current year's precipitation data were compared to the most recent long-term (30-year) precipitation averages and standard deviation to determine if precipitation was normal, wet, or dry for the area using the Antecedent Precipitation Tool (APT) developed by the USACE.

The wetland boundary and sampling points were identified and surveyed with an iPad equipped with ESRI Field Maps and a Global Navigation Satellite System (GNSS) capable of sub-meter accuracy and mapped using Geographical Information System (GIS) software.

2.2 WATERWAYS

If observed, waterways, waterbodies, culverts, and/or other connections to off-site wetland or aquatic features that may be under federal or state authority were surveyed with GNSS and mapped using GIS software. Waterways were defined as having a distinct bed and bank and an identifiable Ordinary High Water Mark (OHWM).

2.3 SITE DESCRIPTION

The Study Area is located south of State Highway 71 and east of Roods Creek and is primarily comprised of agricultural cropland with a woodland fringe around the field edges. The Study Area is largely flat with an elevation of approximately 639 feet above mean sea level (AMSL).

The NWI map identifies two riverine wetlands in the Study Area, one crossing the northeast corner of the Study Area and the other crossing through the southwestern corner (Appendix A, Figure 3). The soil within northwestern corner of the Study Area is mapped by the NRCS as hydric (Appendix A, Figure 2).

Soils present within the Study Area and their hydric status are summarized in Table 1.

Table 1. Summary of Soils Identified within the Study Area

Soil Symbol	Soil Unit Name	Drainage Class	Hydric Status	Acreage Within Study Area
369A	Waupecan silt loam, 0 to 2 percent slopes	Well drained	Predominantly Non-Hydric	20.00
325B	Dresden silt loam, 2 to 4 percent slopes	Well drained	Predominantly Non-Hydric	12.03
148B	Proctor silt loam, 2 to 5 percent slopes	Well drained	Non-Hydric	7.30
152A	Drummer silty clay loam, 0 to 2 percent slopes	Poorly drained	Hydric	2.08
149A	Brenton silt loam, 0 to 2 percent slopes	Somewhat poorly drained	Predominantly Non-Hydric	0.43

2.4 CLIMATIC CONDITIONS

Precipitation was analyzed using the USACE APT which compares the current year's precipitation data to the most recent long-term (30-year) precipitation averages and standard deviation to determine if precipitation prior to field efforts was normal, wet, or dry. A total of 9.73 inches of precipitation occurred in the three-month period prior to the field investigation. When compared to long-term precipitation data for the three months prior to the field investigation, precipitation conditions are considered normal (Appendix B).

3.0 RESULTS

3.1 WETLANDS

No wetlands were identified within the Study Area. Wetland determination data forms were completed for two sample points corresponding with the NWI wetland in the southwestern portion of the Study Area (UPL01) and the NWI wetland and the hydric soil unit in the northeastern portion (UPL02) of the Study Area (Appendix C) and are described in greater detail in Section 3.2 below. The locations of the sample points are shown in Appendix A, Figure 4. Photographs of the sample point locations and adjacent lands are included in Appendix D.

3.2 UPLANDS

Upland within the Study Area consisted of active agricultural fields under standard corn (*Zea mays*) and soybean (*Glycine max*) crop rotation, and some woodland fringe along the field edges. At the time of the field surveys, agricultural lands within the Study Area contained young soybeans and occasional sparse natural vegetation in some areas. Natural vegetation mainly occurred in wooded field edges. Dominant plant species identified within the vegetated Study Area uplands included black cherry (*Prunus serotina*, FACU), hackberry (*Celtis occidentalis*, FAC), American elm (*Ulmus americana*, FACW), Amur honeysuckle (*Lonicera maackii*, UPL), smooth brome (*Bromus inermis*, FACU), wood gray sedge (*Carex grisea*, FAC), and prickly gooseberry (*Ribes cynosbati*, FAC). Sample points in upland generally lacked hydric soil and wetland hydrology indicators, supporting the non-wetland determination.

In general, upland areas were determined to be non-wetland based on the lack of wetland hydrology, hydric soils, hydrophytic vegetation, and a location in areas higher in the landscape that lacked suitable geomorphic position for wetland conditions to exist.

3.3 WATERWAYS

No waterways were identified within the Study Area.

3.4 OTHER ENVIRONMENTAL CONSIDERATIONS

This report is limited to the identification of state and/or federally regulated wetlands and waterways within the Study Area. However, there may be other regulated features within the Study Area, including, but not limited to, historical or archeological features, endangered or threatened species, navigable waters, shoreland zones, and/or floodplains, etc. Federal, state, and local units of government and regional planning organizations may have regulatory authority to control or restrict land uses within or in close proximity to these features.

4.0 CONCLUSION

Stantec performed a wetland delineation of the Blue Sage Project LLC on behalf of JAS Solar. The Study Area was approximately 41.84 acres and located in Township 35 North, Range 6 East, Section 7, in Big Grove Township, Kendall County, Illinois. The purpose and objective of the wetland delineation was to identify wetlands and potentially jurisdictional waterways within the Study Area.

No wetlands or waterways were identified within the Study Area. Uplands within the Study Area consisted of agricultural cropland planted in soybeans and adjacent woodlands along the field edges.

Wetlands and waterways identified within or adjacent to a proposed Project may be subject to federal regulation under the jurisdiction of USACE, state regulation under the jurisdiction of the IDNR, and local regulation under jurisdiction of the county, town, city, or village. Stantec recommends delineation reports be submitted to local authorities, the IDNR, and USACE for concurrence on absence of wetlands in the Study Area.

Prior to beginning work at this site or disturbing or altering wetlands, waterways, or adjacent lands in any way, Stantec recommends that the owner obtain the necessary permits or other agency regulatory review and concurrence with regard to the proposed work to comply with applicable regulations.

The information provided by Stantec regarding wetland boundaries is a scientific-based analysis of the wetland and upland conditions present within the Study Area at the time of the fieldwork. The delineation was performed by experienced and qualified professionals using standard practices and sound professional judgment. The ultimate decision on wetland boundaries rests with the USACE and, in some cases, the IDNR or a local unit of government. As a result, there may be adjustments to boundaries based upon review by a regulatory agency. An agency determination can vary from time to time depending on various factors including, but not limited to recent precipitation patterns and the season of the year. In addition, the physical characteristics of the Study Area can change over time, depending on the weather, vegetation patterns, drainage activities on adjacent parcels, or other events. Any of these factors can change the nature and extent of wetlands within the Study Area.

5.0 REFERENCES

Cowardin, L.M., V. Carter, F. Golet, and E. LaRoe. 1979. *Classification of wetlands and deepwater habitats of the United States*. U.S. Department of the Interior, Fish and Wildlife Service, Washington, D.C. Jamestown, ND: Northern Prairie Wildlife Research Center Online. http://www.fws.gov/wetlands/Documents/classwet/index.html (Version 04DEC1998).

Environmental Laboratory. 1987. "Corps of Engineers Wetlands Delineation Manual," Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.

Gutenson, J. L., and J. C. Deters. 2023. Antecedent Precipitation Tool (APT) Version 2.0: Technical and User Guide. ERDC/TN WRAP-23-2. Vicksburg, MS: US Army Engineer Research and Development Center. http://dx.doi.org/10.21079/11681/47189

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at http://websoilsurvey.nrcs.usda.gov/.

Swink, F. and G. Wilhelm. 1994. *Plants of the Chicago Region*. 4th ed. Indiana Academy of Science, Indianapolis. 921 pp.

USACE. 2005. *Guidance on Ordinary High Water Mark Identification.* (Regulatory Guidance Letter, No. 05-05). Retrieved from http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits/GuidanceLetters.aspx.

USACE. 2007. *Jurisdictional Determination Form Instructional Guidebook.* Retrieved from http://www.usace.army.mil/Portals/2/docs/civilworks/regulatory/cwa_guide/jd_guidebook_051207final.pdf.

USACE. 2023. 2022 National Wetland Plant List, version 3.6. U.S. Army Engineer Research and Development Center, Vicksburg, MS. http://wetland-plants.usace.army.mil/

USACE. 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0)*, ed. J.S. Wakeley, R.W. Lichvar, and C.V. Noble. ERDC/EL TR-10-16. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

U.S. Department of Agriculture, Natural Resource Conservation Service (USDA, NRCS). 1998. *Illinois Wetland Mapping Conventions*. Illinois Bulletin No. IL 190-8-4.

USDA, NRCS. 2024. Field Indicators of Hydric Soils in the United States, Version 9.0.

U.S. Fish and Wildlife Service (USFWS). 2012. [Wetlands Spatial Data Layer]. *Wetland Geodatabase, National Wetlands Inventory*.

United States Geological Survey (USGS). *Illinois 7.5 Minute Series (Topographic) Maps.* 1:24,000. Reston, VA: United States Department of the Interior, USGS.

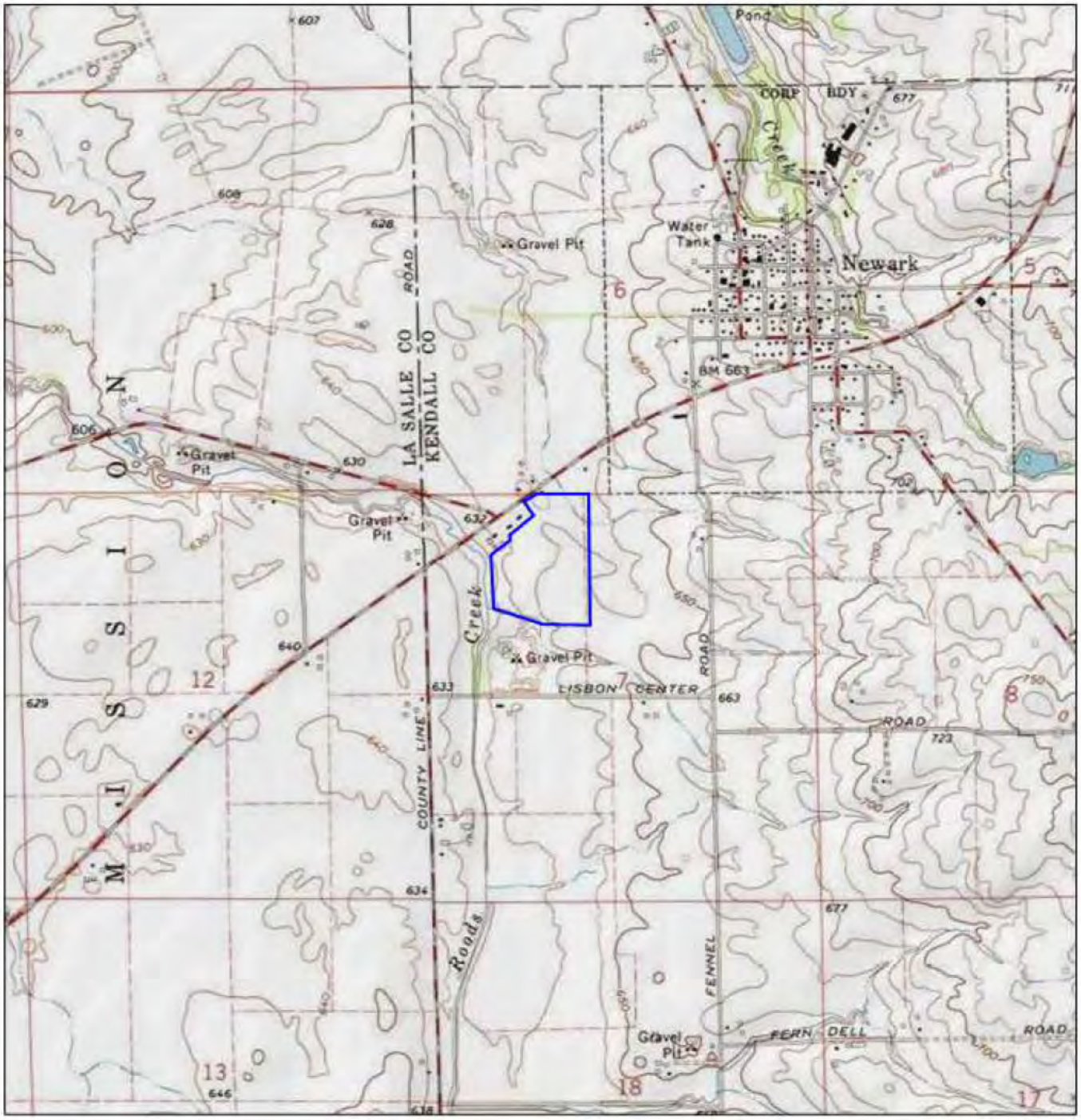
Appendix A FIGURES

Figure 1. Project Location and Topography

Figure 2. NRCS Soil Survey Data – Hydric Ratings

Figure 3. National Wetlands Inventory

Figure 4. Field Collected Data





Legend

Project Boundary

0 1,000 2,000 Feet

(At original document size of 8.5x11)
1:24,000

N

Stantec

Project Location
T35N, R6E, S7
T. of Big Grove, Kendall Co., IL

Prepared by MEK on 2025-06-23
TR by JDS on 2025-06-24
IR by BB on 2025-06-25

Client/Project
JAS - Powered by Greenvolt LLC
JAS - Blue Sage Project LLC
Wetland Delineation

192300383

Figure No.
1

Title
Project Location and Topography

Page 1 of 1

Notes
1. Coordinate System: NAD 1983 StatePlane Illinois East FIPS 1201 Feet
2. Data Sources: Stantec, JAS, Esri, USCB, USGS
3. Background: USGS 7.5' Topographic Quadrangles

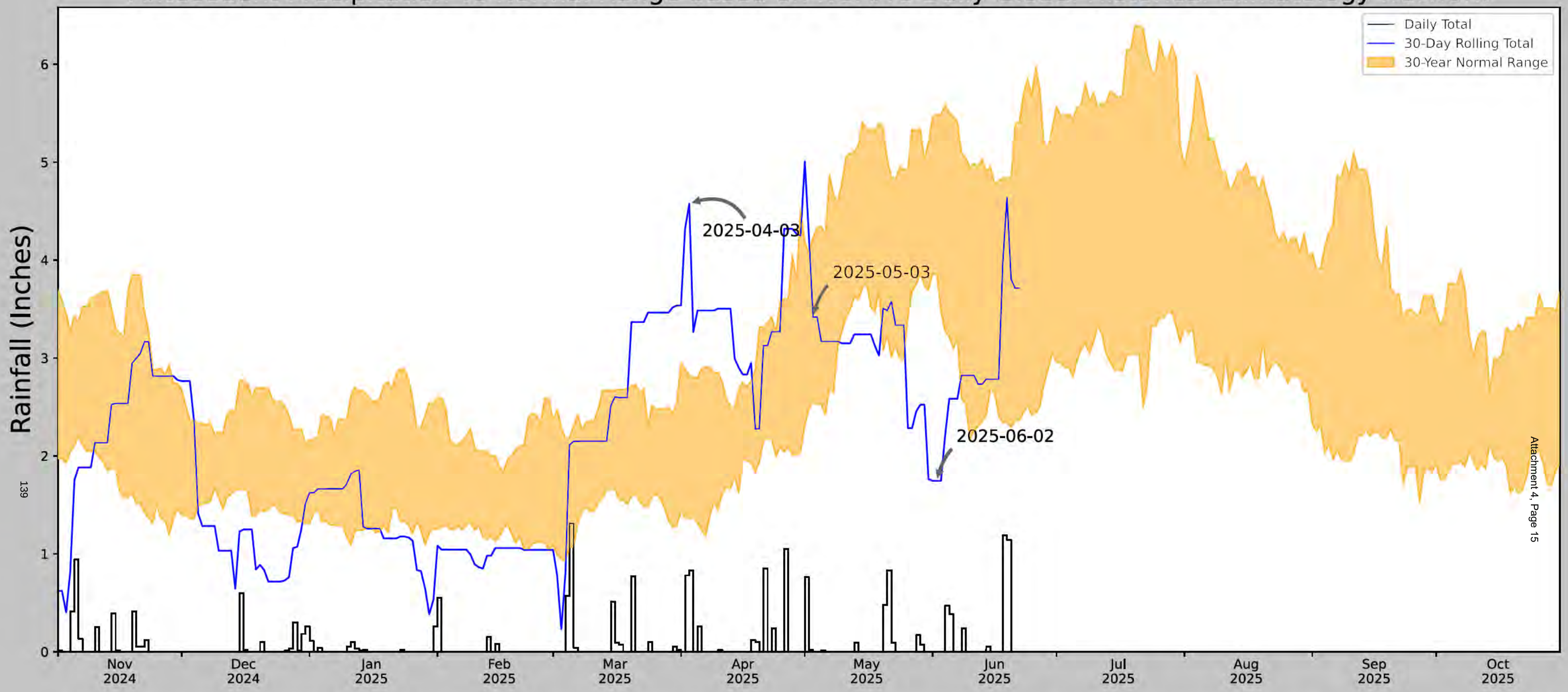
Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

Project LLC

Project LLC

Project LLC

Appendix B PRECIPITATION ANALYSIS



Coordinates	41.527283, -88.592857
Observation Date	2025-06-02
Elevation (ft)	638.724
Drought Index (PDSI)	Moderate drought (2025-05)
WebWIMP H_2O Balance	Dry Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2025-06-02	3.844095	5.47874	1.744095	Dry	1	3	3
2025-05-03	2.547244	4.230709	3.417323	Normal	2	2	4
2025-04-03	1.362992	2.819685	4.574803	Wet	3	1	3
Result							Normal Conditions - 10

Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
MORRIS 1NW	41.3714, -88.4333	523.95	13.575	114.774	7.667	10344	90
GEBHARD WOODS SP	41.35, -88.4333	504.921	1.479	19.029	0.694	769	0
MORRIS 2.5 SSE	41.3369, -88.4045	525.919	2.813	1.969	1.271	1	0
MORRIS 6.4 ESE	41.3315, -88.3141	540.026	6.769	16.076	3.155	1	0
CHANNAHON DRESDEN ISL DAM	41.3978, -88.2819	504.921	8.058	19.029	3.779	238	0

Appendix C WETLAND DETERMINATION DATA FORMS

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: JAS - Blue Sage Project LLC | City/County: Kendall County | Sampling Date: 06/02/2025

Applicant/Owner: JAS - Powered by Greenvolt LLC | State: IL | Sampling Point: UPL01

Investigator(s): MS MG | Section, Township, Range: S07, T035N, R006E

Landform (hillside, terrace, etc.): Depression | Local relief (concave, convex, none): Concave | Slope %: 0-1

Subregion (LRR or MLRA): LRR M, MLRA | Lat: 41.525438 | Long: -88.594629 | Datum: WGS84

Soil Map Unit Name: Dresden silt loam, 2 to 4 percent slopes | NWI classification: R4SBC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes X	No ____	

Remarks: (Explain alternative procedures here or in a separate report.)
Mild drought conditions. Point taken in upland forest, no waterway present.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species	Indicator Status
1. *Celtis occidentalis*	50	Yes	FAC
2. *Ulmus americana*	50	Yes	FACW
3. *Prunus serotina*	30	Yes	FACU
4.			
5.			
	130	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15 ft)			
1. *Ulmus americana*	30	Yes	FACW
2. *Lonicera maackii*	30	Yes	UPL
3.			
4.			
5.			
	60	= Total Cover	

Herb Stratum (Plot size: 5 ft)			
1. *Carex grisea*	50	Yes	FAC
2. *Ribes cynosbati*	15	No	FAC
3. *Laportea canadensis*	10	No	FACW
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	75	= Total Cover	

Woody Vine Stratum (Plot size: 30 ft)			
1.			
2.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 67 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	90	x 2 =	180
FAC species	115	x 3 =	345
FACU species	30	x 4 =	120
UPL species	30	x 5 =	150
Column Totals:	265 (A)		795 (B)
Prevalence Index = B/A =			3

Hydrophytic Vegetation Indicators:

- - 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- ____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No ____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UPL01

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-20	10YR 3/2	100					Sandy Loam	
20-30	10YR 3/2	100					Silt Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present	Yes ___	No X	Depth (inches): _____
Water Table Present	Yes ___	No X	Depth (inches): _____
Saturation Present (includes capillary fringe)	Yes ___	No X	Depth (inches): _____

Wetland Hydrology Present? Yes X No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: JAS - Blue Sage Project LLC | City/County: Kendall County | Sampling Date: 06/02/2025

Applicant/Owner: JAS - Powered by Greenvolt LLC | State: IL | Sampling Point: UPL02

Investigator(s): MS MG | Section, Township, Range: S07, T035N, R006E

Landform (hillside, terrace, etc.): Toeslope | Local relief (concave, convex, none): Concave | Slope %: 1-5

Subregion (LRR or MLRA): LRR M, MLRA | Lat: 41.528744 | Long: -88.590948 | Datum: WGS84

Soil Map Unit Name: Drummer silty clay loam, 0 to 2 percent slopes | NWI classification: R4SBC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks: (Explain alternative procedures here or in a separate report.)
Mild drought. Point taken in ag field recently planted with soybeans. No waterway present.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species	Indicator Status
1. *Celtis occidentalis*	20	Yes	FAC
2.			
3.			
4.			
5.			
	20 = Total Cover		
Sapling/Shrub Stratum (Plot size: 15 ft)			
1. *Lonicera maackii*	10	Yes	UPL
2.			
3.			
4.			
5.			
	10 = Total Cover		
Herb Stratum (Plot size: 5 ft)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	0 = Total Cover		
Woody Vine Stratum (Plot size: 30 ft)			
1.			
2.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	20	x 3 =	60
FACU species	0	x 4 =	0
UPL species	10	x 5 =	50
Column Totals:	30 (A)		110 (B)
Prevalence Index = B/A =			3.67

Hydrophytic Vegetation Indicators:

- - 1 - Rapid Test for Hydrophytic Vegetation
- - 2 - Dominance Test is >50%
- - 3 - Prevalence Index is ≤3.0[1]
- ____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UPL02

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 3/1	100					Silt Loam	
16-24	10YR 4/3	100					Silt Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present	Yes ___	No X	Depth (inches): _____
Water Table Present	Yes ___	No X	Depth (inches): _____
Saturation Present (includes capillary fringe)	Yes ___	No X	Depth (inches): _____

Wetland Hydrology Present? Yes ___ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Appendix D SITE PHOTOGRAPHS



Photo 1. Sample Point UPL01, view north



Photo 2. Sample Point UPL01, view west



Photo 3. Sample Point UPL01, view east



Photo 4. Sample Point UPL02, view north



Photo 5. Sample Point UPL02, view south



Photo 6. Sample Point UPL02, view west

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC BEFORE PROCEEDING WITH THE WORK. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

SPECIAL USE PERMIT PLANS
FOR
BLUE SAGE PROJECT LLC
KENDALL COUNTY, ILLINOIS

SHEET INDEX

SHEET NO	SHEET TITLE
C0.01	COVER SHEET
C1.00	EXISTING CONDITIONS
C2.00	SITE PLAN
C8.01	CIVIL DETAILS
C8.02	CIVIL DETAILS

APPLICANTS

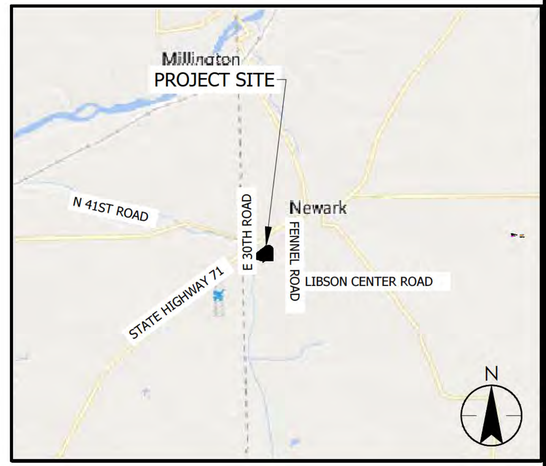
PROJECT OWNER:	JAS POWERED BY GREENBOLT, LLC
☐ Primary Contact	ANSAR GAFUR [redacted]
CIVIL ENGINEER:	STANTEC CONSULTING SERVICES INC.
☐ Primary Contact	JOHN TUCKER, PE [redacted]

SITE INFORMATION

PARCEL ZONING	
A1 AGRICULTURE	
PROJECT DESCRIPTION	
PROJECT LOCATION	
PARCEL PIN	07-07-100-022
PROJECT PARCEL	51.32 ACRES
FENCED ACREAGE	20.6 ACRES
AC CAPACITY AT POI	TBD
DC CAPACITY	TBD
MODULE MODULE	TBD
MOUNTING SYSTEM	TBD
INVERTER MODULES	TBD



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



STATE OF ILLINOIS
NOT TO SCALE

The locations of existing utility installations as shown on this plan are approximate. There may be other underground utility installations within the project area that are not shown.

Stantec assumes no responsibility for damages, liability or costs resulting from changes or alterations made to this plan without written consent of Stantec.

These drawings have been prepared based on information provided by others. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result.

Stantec
224 S. Michigan Avenue, Suite 1400
Chicago, IL 60604
www.stantec.com

PRELIMINARY
NOT FOR CONSTRUCTION

COVER SHEET

BLUE SAGE PROJECT LLC
JAS POWERED BY GREENVOLT, LLC
KENDALL COUNTY,IL

DATE OF ISSUANCE
August 29, 2025

NO	REVISION	DATE

SURVEY	
DRAWN	AMA
DESIGNED	AMA
CHECKED	JJM
APPROVED	JMT
PROJ. NO.	190300383

SHEET NUMBER
C0.01

Plot Date: 09/24/2025 - 11:04pm
Drawing name: C:\Users\ansar.gafur\ACCDocs\Stantec\190300383\Shared_projects\190300383\5_DESIGN\cad\4_PLANSHEETS\C000-Title_Sheet.dwg
Xrefs: Border, C-SITE

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

EXISTING BUILDING (TYP)

PID: 07-06-300-005
OWNER: RICHARD J
LINDA FITZGIBBON

EXISTING BUILDING (TYP)

N54°25'32"E 7.25

S35°34'37"E 182.69

N54°25'02"E 200.35

S35°47'03"W 194.39

N35°34'37"W 182.69

PID: 07-07-100-004
OWNER: NORMAN B
IVA JEAN TOFTOY

N NORTH 41ST ROAD

40' R.O.W.

60' R.O.W.

S51°03'52"W 199.99

PID: 07-07-100-003
OWNER: JOSHUA L
GENNY L HAGGARD

VACANT LOT
PID: 07-07-100-05
OWNER: THOMAS F JR RICHARDS
AREA: 37,709.92 SQ. FT.
0.87 ACRES

EXISTING BUILDING (TYP)

PID: 07-07-100-019
OWNER: RYAN HUGHES
SARAH HUGHES
JOHN DEBRA

EXISTING BUILDING (TYP)

ILLINOIS ROUTE 71

N13°09'21"W 134.00

EXISTING BUILDING (TYP)

EXISTING UTILITY POLE (TYP)

VACANT LOT
PID: 07-07-100-022
AREA: 2,234,145.92 SQ. FT.
51.89 ACRES
OWNER THOMAS F JR RICHARDS

PID: 07-07-200-013
OWNER: GERALD R ALLEN TRUST &
CORRINE O ALLEN TRUST

PID: 07-07-100-020
OWNER: JOSE J CASILLIAS & IVAN
J CASILLAS

N11°14'02"W 96.71

N79°50'34"W 109.95

PID: 07-07-200-025
OWNER: GERALD R &
CORINNIE O ALLEN

PID: 07-07-100-009
OWNER: JOSE J CASILLIAS &
IVAN J CASILLIAS

PID: 07-07-100-013
OWNER: JAMES LISA SNYDER

BUILDING

BUILDING

07-07-100-021
OWNER: JOSE J CASILLIAS
& IVAN J CASILLIAS

50' R.O.W.

LISBON CENTER ROAD

PID: 07-07-300-006
OWNER: DALE W MORSCH REV LIV TR

639 636 638 640 643 644 624 626 641 642 622

LEGEND
EXISTING

- PROJECT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION QUARTER LINE
- WETLAND
- DRAINAGE ARROW
- EXISTING UTILITY POLE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING TREE LINE (TRACED VIA AERIAL)
- STRUCTURE
- EXISTING RIVERINE

N

0 150' 300'

Stantec

PRELIMINARY
NOT FOR CONSTRUCTION

EXISTING CONDITIONS

BLUE SAGE PROJECT LLC
JAS POWERED BY GREENVOLT, LLC
KENDALL COUNTY, IL

DATE OF ISSUANCE
August 29, 2025

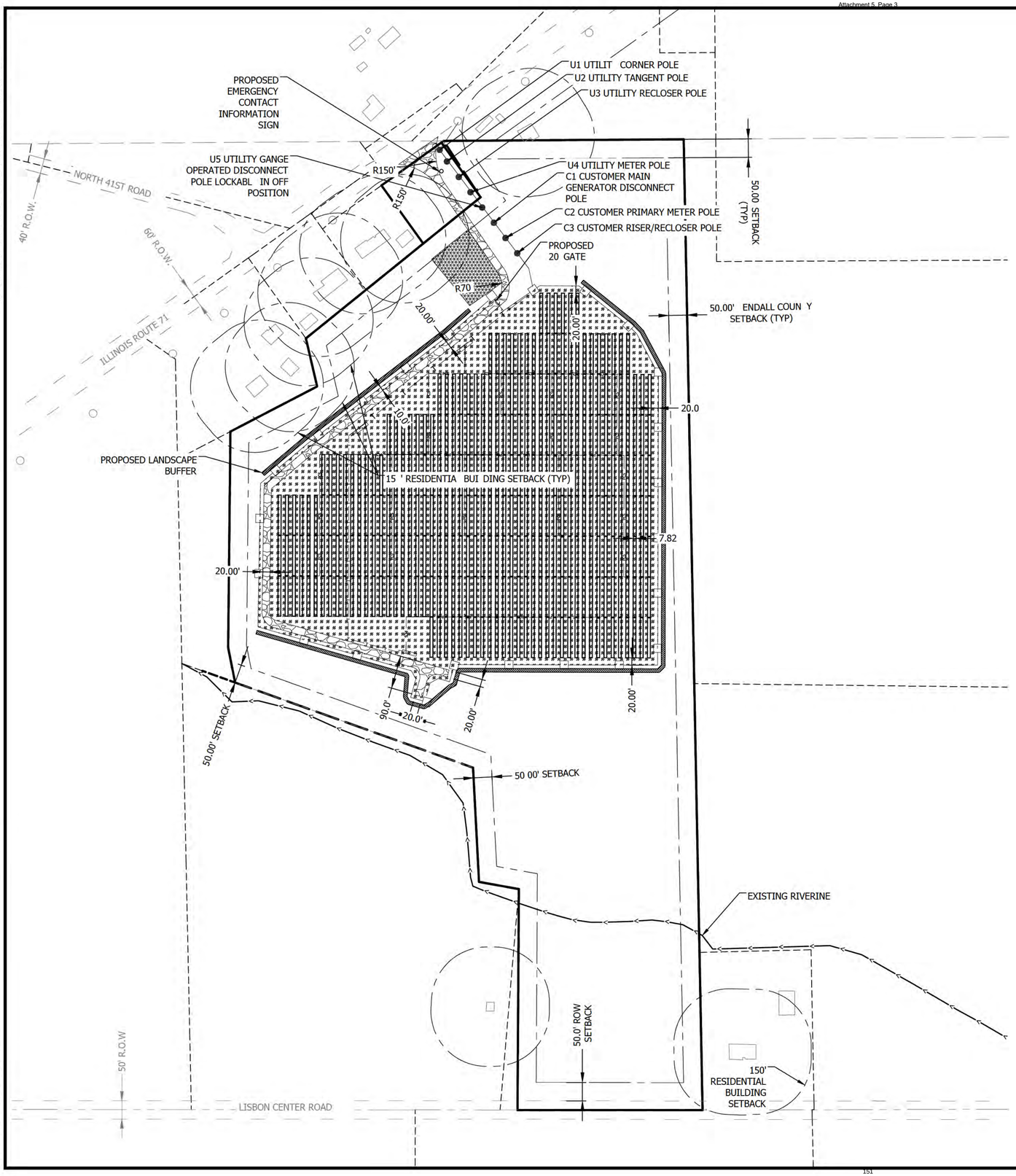
NO	REVISION	DATE

SURVEY	
DRAWN	AMA
DESIGNED	AMA
CHECKED	JJM
APPROVED	JMT
PROJ. NO.	190300383

SHEET NUMBER
C1.00

Plot Date: 09/24/2025 - 11:05pm
Drawing name: \\ut1d501-cpfs01\shared_projects\190300383\5_DESIGN\a_CAD\4_PLANSHEETS\C010-Existing_Conditions.dwg
User: Brandon.Cook

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



LEGEND

SETBACKS

- 50' NON-PARTICIPATING NEIGHBOR/RIGHT-OF-WAY
- 150' STRUCTURE NON-PARTICIPATING NEIGHBOR

PROPOSED

- PERIMETER FENCE
- GRAVEL ACCESS ROAD
- T — MV CABLE
- PCS — LV CABLE
- INVERTER AND EQUIPMENT PAD
- PVCASE TRACKERS
- TEMPORARY LAYDOWN YARD 20,000 SF
- LANDSCAPE BUFFER
- LANDSCAPE SEED MIX

SETBACKS		
DESCRIPTION	REQUIRED	ACHIEVED
RIGHT-OF-WAY	100'	
FROM CENTERLINE OF ROAD	150'	
INTERIOR SIDE YARDS	25'	
REAR YARDS	60'	
ADJACENT PROPERTIES	60'	

N

0 150' 300'

Stantec

PRELIMINARY
NOT FOR CONSTRUCTION

SITE PLAN

BLUE SAGE PROJECT LLC
JAS POWERED BY GREENVOLT, LLC
KENDALL COUNTY,IL

DATE OF ISSUANCE
August 29, 2025

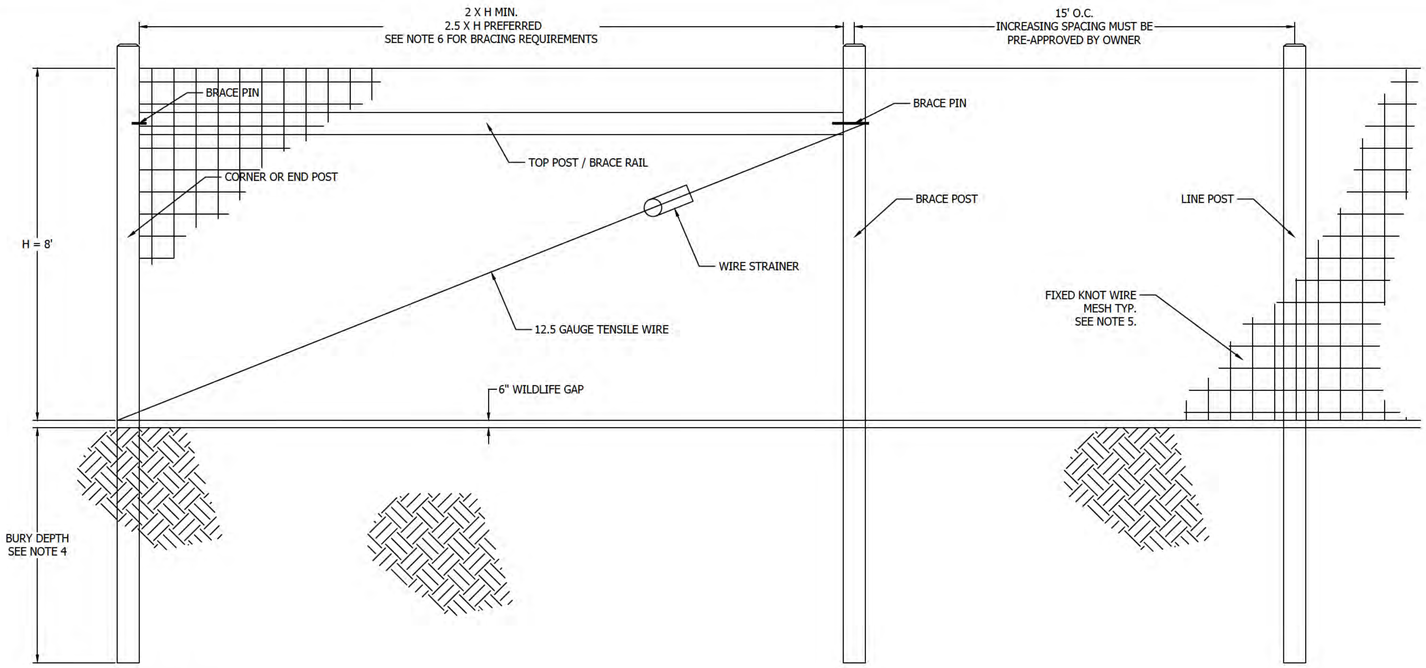
NO	REVISION	DATE

SURVEY	
DRAWN	AMA
DESIGNED	AMA
CHECKED	JJM
APPROVED	JMT
PROJ. NO.	190300383

SHEET NUMBER
C2.00

Plot Date: 09/24/2025 - 11:04pm
Drawing name: \\us1501-pdsd1\shared_projects\190300383\5_DESIGN\a_CAD\4_PLANSHEETS\C100-Site_Plan.dwg
Xrefs: BORDER, C-ESITE, C-PSITE, C-PARRAY

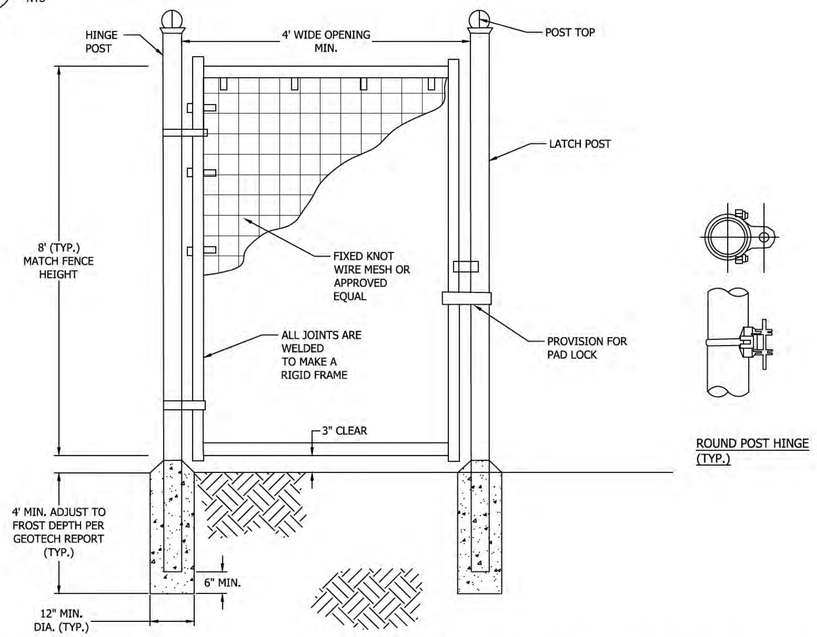
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC IMMEDIATELY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



NOTES
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURER'S SPECIFICATIONS.
2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. ALL SQUARE POSTS TO BE MIN. 5"X5" NOMINAL SIZE OR ROUND POST WITH MIN. 5" OR 6" DIAMETER PRESSURE TREATED WOOD OR APPROVED EQUAL. POSTS SHALL HAVE A CHAMFERED TOP.
4. ALL LINE POST TO BE SET TO A MIN. DEPTH OF 4' BELOW GRADE, ALL CORNER, END OR GATE POSTS SHALL BE SET TO A MIN. DEPTH OF 6' BELOW GRADE, UNLESS OTHERWISE NOTED.
5. FIXED KNOT WIRE MESH TO BE BEKAERT SOLIDLOCK® PRO, 12.5 GAUGE, CLASS 3 GALVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL.
6. BRACING IS REQUIRED AT ALL CORNER, END, AND GATE POSTS. DOUBLE BRACING (TWO BRACE ASSEMBLIES IN A ROW) SHOULD BE USED FOR STRAIGHT RUNS OF FENCE THAT EXCEED 1,000 LF. AN ADDITIONAL BRACE ASSEMBLY SHOULD BE INSTALLED MID SPAN FOR STRAIGHT RUNS OF FENCE THAT EXCEED 1,320 LF. ADDITIONAL BRACING MAY BE STILL BE REQUIRED OVER UNEVEN TERRAIN, CONTRACTOR SHALL INSTALL ADDITIONAL BRACING AS NEEDED IF DEFLECTION IS NOTICED DURING TENSIONING.

1 / C8.01 FIXED KNOT FARM FENCE

NTS

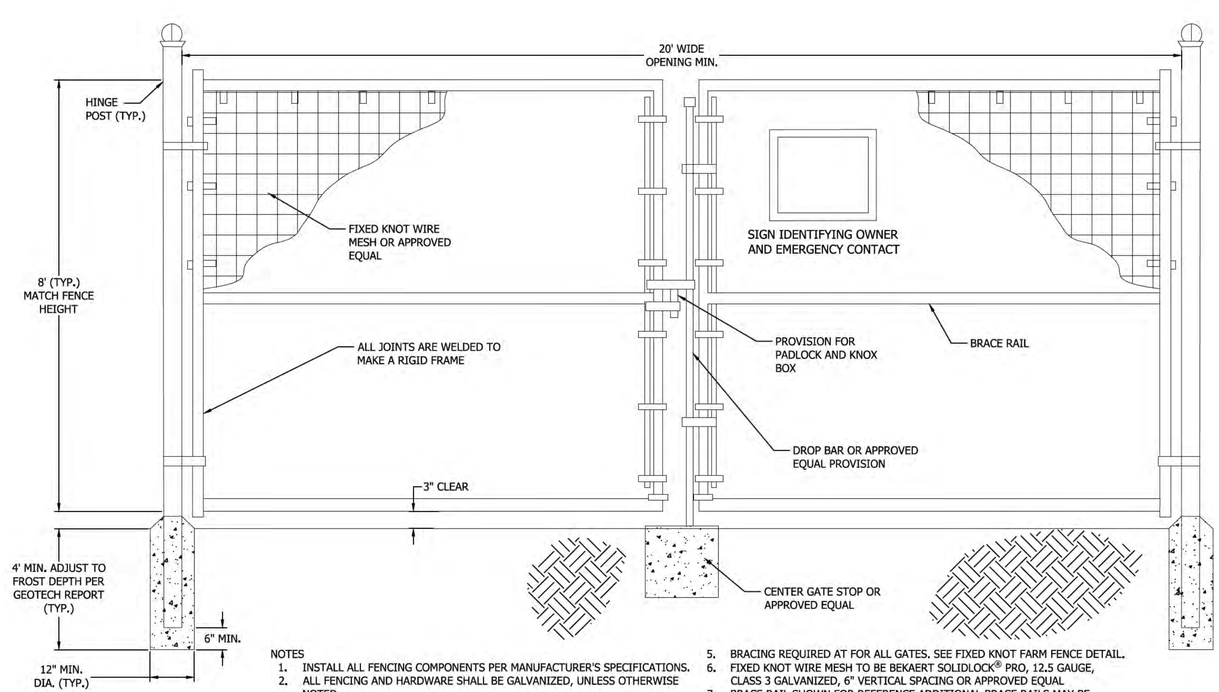


ROUND POST HINGE (TYP.)

NOTES
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURER'S SPECIFICATIONS.
2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. HINGE POSTS MAY BE TIMBER. TIMBER HINGE POSTS DO NOT NEED TO BE SET IN CONCRETE. UTILIZE HINGE THRU BOLTS TO CONNECT TO TIMBER HINGE POSTS OR LAG SCREWS, PER MANUFACTURER'S RECOMMENDATIONS.
4. IF CONTRACTOR UTILIZES METAL HINGE POST, POSTS SHALL BE SET IN CONCRETE AS SHOWN ON DETAIL.
5. BRACING REQUIRED AT FOR ALL GATES. SEE FIXED KNOT FARM FENCE DETAIL.
6. FIXED KNOT WIRE MESH TO BE BEKAERT SOLIDLOCK® PRO, 12.5 GAUGE, CLASS 3 GALVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL
7. BRACE RAILS AND/ OR TRUSS RODS ARE NOT SHOWN, MAY BE REQUIRED PER MANUFACTURER'S RECOMMENDATIONS

2 / C8.01 FIXED KNOT FARM FENCE PERSONNEL GATE

NTS



NOTES
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURER'S SPECIFICATIONS.
2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. HINGE POSTS MAY BE TIMBER. TIMBER HINGE POSTS DO NOT NEED TO BE SET IN CONCRETE. UTILIZE HINGE THRU BOLTS TO CONNECT TO TIMBER HINGE POSTS OR LAG SCREWS, PER MANUFACTURER'S RECOMMENDATIONS.
4. IF CONTRACTOR UTILIZES METAL HINGE POST, POSTS SHALL BE SET IN CONCRETE AS SHOWN ON DETAIL.
5. BRACING REQUIRED AT FOR ALL GATES. SEE FIXED KNOT FARM FENCE DETAIL.
6. FIXED KNOT WIRE MESH TO BE BEKAERT SOLIDLOCK® PRO, 12.5 GAUGE, CLASS 3 GALVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL
7. BRACE RAIL SHOWN FOR REFERENCE ADDITIONAL BRACE RAILS MAY BE REQUIRED (NOT SHOWN) OR TRUSS RODS MAY BE REQUIRED PER MANUFACTURER'S RECOMMENDATIONS

3 / C8.01 20' WIDE FIXED KNOT FARM FENCE DOUBLE SWING GATE

NTS

Stantec
224 S. Michigan Avenue, Suite 1400
Chicago, IL 60604
www.stantec.com

PRELIMINARY
NOT FOR CONSTRUCTION

CONSTRUCTION DETAILS

BLUE SAGE PROJECT LLC
JAS POWERED BY GREENVOLT, LLC
KENDALL COUNTY,IL

DATE OF ISSUANCE
August 29, 2025

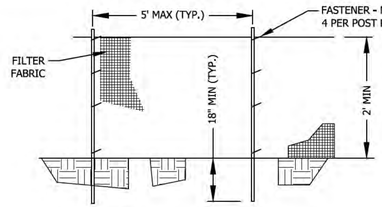
NO	REVISION	DATE

SURVEY	
DRAWN	AMA
DESIGNED	AMA
CHECKED	JJM
APPROVED	JMT
PROJ. NO.	190300383

SHEET NUMBER
C8.01

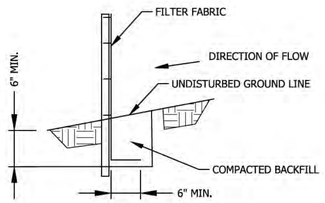
Plot Date: 09/24/2025 - 11:07pm
Drawing Name: \\ad501-pplsol\shared_projects\190300383\5_DESIGN\cg_CAD\4_PLANSHEETS\C809-CIVIL_DETAILS.dwg
Xrefs: ACADISO

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ALL DRAWINGS, MODELS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS PREPARED BY STANTEC ARE INSTRUMENTS OF SERVICE OF STANTEC, AND THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

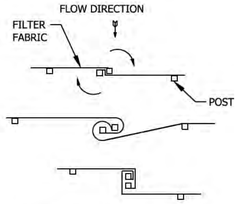


NOTES:
1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1, CLASSES I-IV; THE USER MANUAL SHALL SELECT THE GEOTEXTILE FABRIC THAT BEST SUITS THE DESIGN AND SITE CONDITIONS.
2. FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQUARE INCHES.

ELEVATION



FABRIC ANCHOR DETAIL

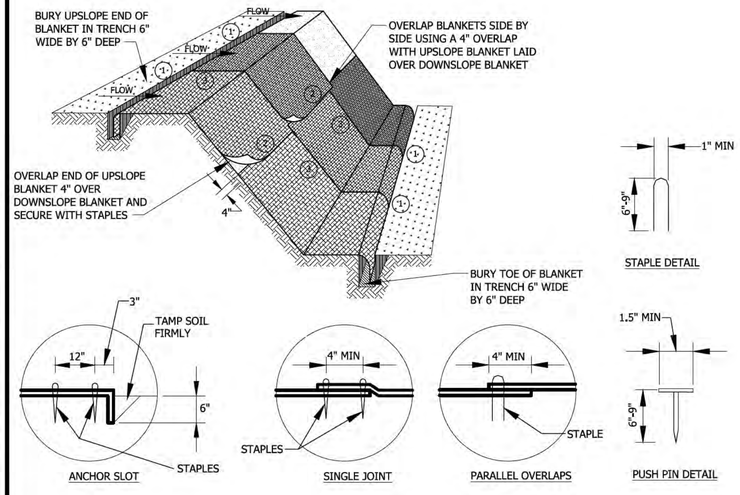


ATTACHING TWO SILT FENCES

NOTES:
1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
2. ROTATE BOTH POSTS 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 THE SPLICES) COMPLETELY TO PREVENT STORMWATER PIPING.

1 C8.02 PERIMETER EROSION CONTROL

NTS

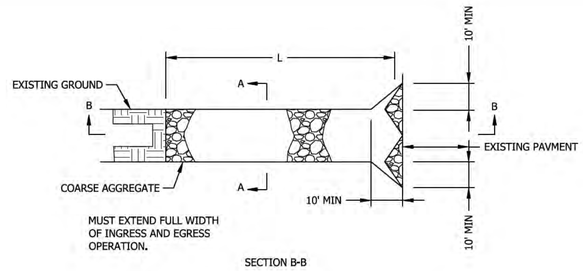


DETAIL 1 DETAIL 2 DETAIL 3

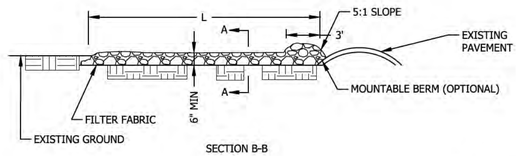
NOTES:
1. STAPLES SHALL BE PLACED IN A DIAMOND PATTERN AT 2 PER S.Y. FOR STITCHED BLANKETS. NON-STITCHED SHALL USE 4 STAPLES PER S.Y. OF MATERIAL. THIS EQUATES TO 200 STAPLES WITH STITCHED BLANKET AND 400 STAPLES WITH NON-STITCHED BLANKET PER 100 S.Y. OF MATERIAL.
2. STAPLE OR PUSH PIN LENGTHS SHALL BE SELECTED BASED ON SOIL TYPE AND CONDITIONS. (MINIMUM STAPLE LENGTH IS 6")
3. EROSION CONTROL MATERIAL SHALL BE PLACED IN CONTACT WITH THE SOIL OVER A PREPARED SEEDBED.
4. ALL ANCHOR SLOTS SHALL BE STAPLED AT APPROXIMATELY 12" INTERVALS.
5. EROSION CONTROL BLANKET MATERIAL SHALL BE NYLON/PLASTIC-FREE.

4 C8.02 TYPICAL NYLON-FREE EROSION CONTROL BLANKET

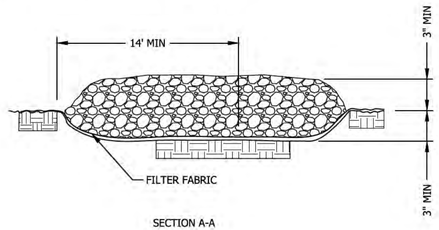
NTS



SECTION B-B



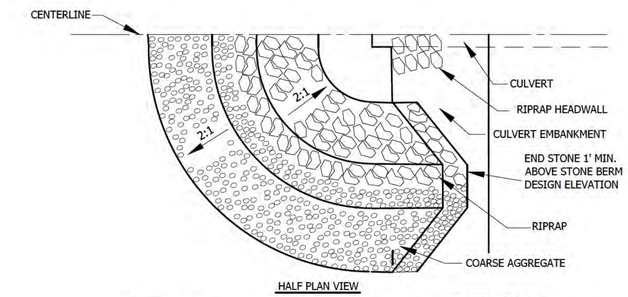
SECTION B-B



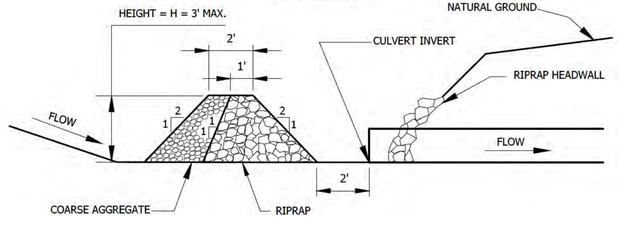
SECTION A-A

2 C8.02 STABILIZED CONSTRUCTION ENTRANCE

NTS



HALF PLAN VIEW

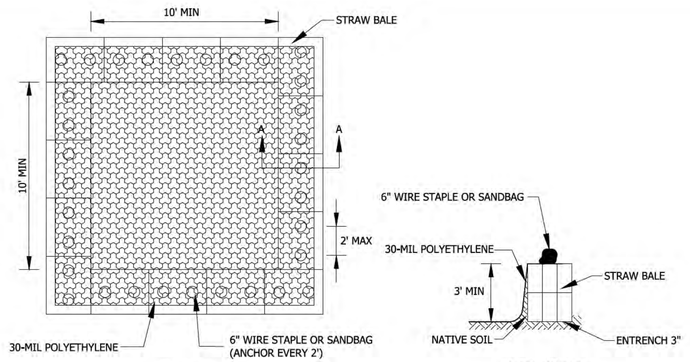


CENTERLINE CROSS SECTION

NOTES:
1. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE HEIGHT OF THE STONE BERM.
2. COARSE AGGREGATE SHALL MEET ONE OF THE FOLLOWING IDOT COARSE AGGREGATE GRADATIONS, CA-1, CA-2, CA-3 OR CA-4.
3. RIPRAP SHALL MEET IDOT GRADATION RR-3 OR RR-4. ANY PERMANENT RIPRAP, SUCH AS FOR THE CULVERT HEADWALL, SHALL MEET IDOT QUALITY DESIGNATION A.
4. COARSE AGGREGATE AND RIPRAP SHALL BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 25 ROCKFILL USING PLACEMENT METHOD 1 AND CLASS III COMPACTION.
5. THE MAXIMUM DRAINAGE AREA TO THE CULVERT BEING PROTECTED IS 3 ACRES.
6. SEE PLANS FOR H DIMENSION.
7. TIE THE STONE BERM INTO THE CULVERT EMBANKMENT A MINIMUM OF 1 FOOT ABOVE THE DESIGN ELEVATION OF THE STONE BERM.

5 C8.02 CULVERT PROTECTION

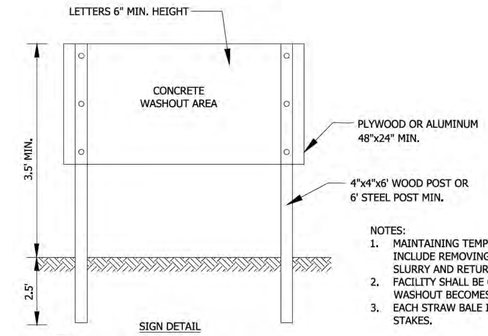
NTS



PLAN VIEW

LINER ANCHOR

STRAW BALE ANCHOR SECTION A-A

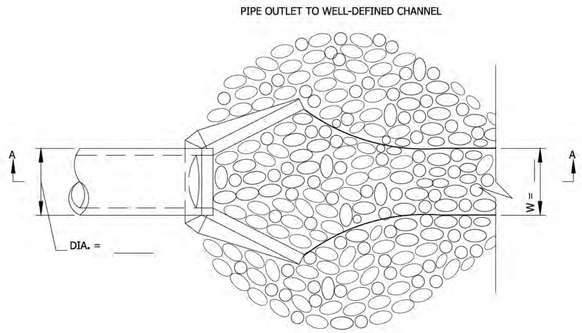


SIGN DETAIL

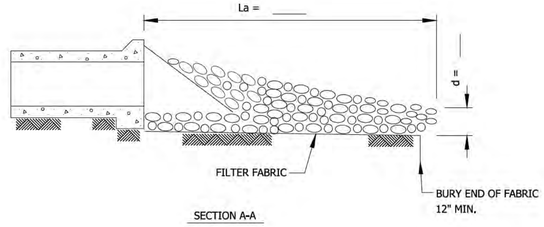
NOTES:
1. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDEND CONCRETE AND/OR SLURRY AND RETURNING THE FACILIITIES TO A FUNCTIONAL CONDITION.
2. FACILITY SHALL BE CLEANED OR RECONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO-THIRDS FULL.
3. EACH STRAW BALE IS TO BE STAKED IN PLACE USING (2) 2"X2"X4' WOODEN STAKES.

3 C8.02 CONCRETE WASHOUT

NTS



PLAN



SECTION A-A

NOTES:
1. THE FILTER FABRIC SHALL MEET THE REQUIREMENTS IN MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS, OR I, II, III.
2. THE ROCK RIPRAP SHALL MEET THE IDOT REQUIREMENTS FOR THE FOLLOWING GRADATION.
3. THE RIPRAP SHALL BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 61 LOOSE ROCK RIPRAP. THE ROCK MAY BE EQUIPMENT PLACED.

6 C8.02 RIPRAP ON FILTER FABRIC

NTS

Stantec
224 S. Michigan Avenue, Suite 1400
Chicago, IL 60604
www.stantec.com

PRELIMINARY
NOT FOR CONSTRUCTION

CONSTRUCTION DETAILS

BLUE SAGE PROJECT LLC
JAS POWERED BY GREENVOLT, LLC
KENDALL COUNTY, IL

DATE OF ISSUANCE
August 29, 2025

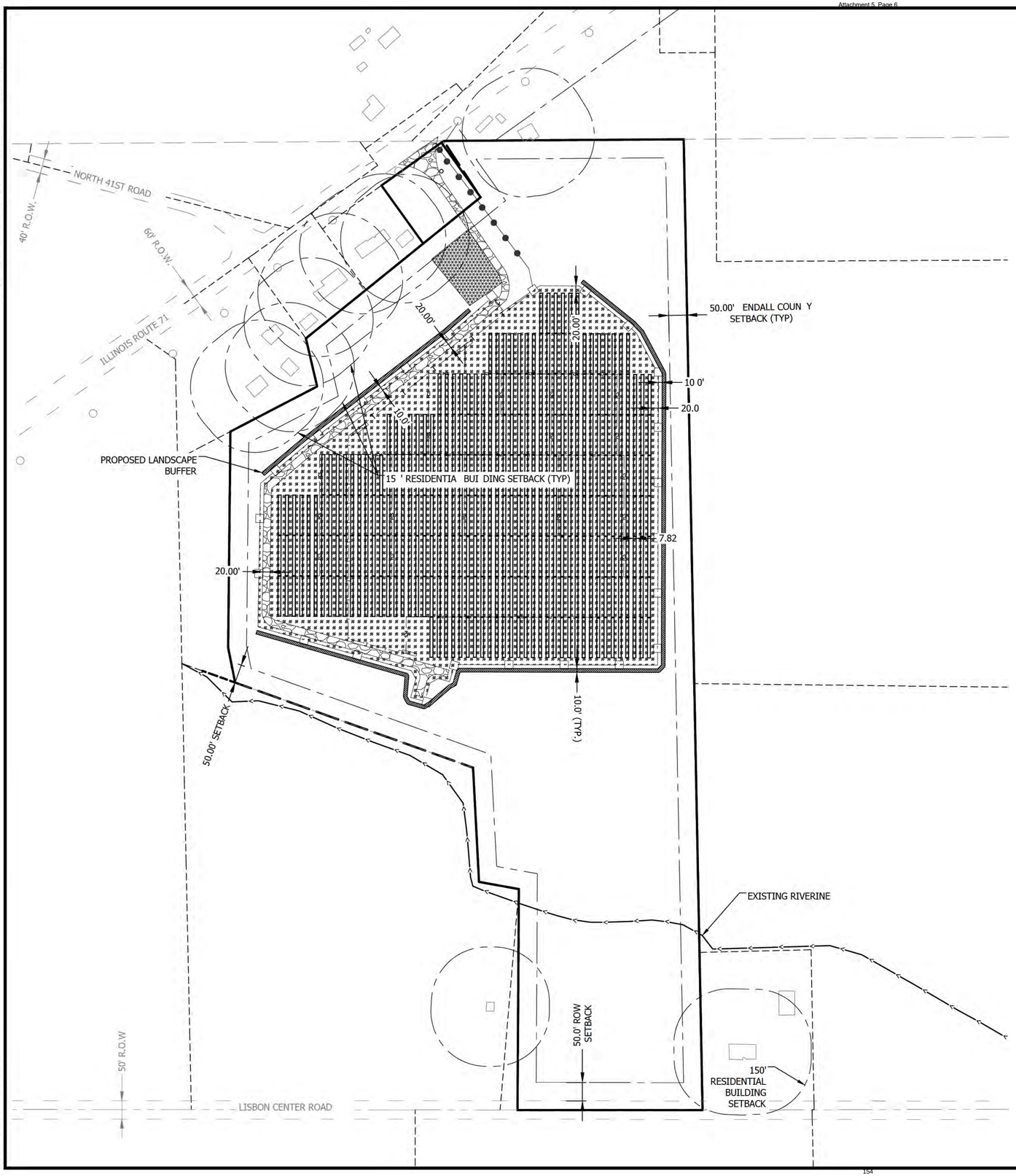
NO	REVISION	DATE

SURVEY	
DRAWN	AMA
DESIGNED	AMA
CHECKED	JJM
APPROVED	JMT
PROJ. NO.	190300383

SHEET NUMBER
C8.02

Plot Date: 09/24/2025 - 11:07pm
Drawing Name: \\us0501-ppfs01\shared_projects\190300383\5_DESIGN\cp_CAD\4_PLANSHEETS\C800-CIVIL_DETAILS.dwg
Xrefs: ltr2018

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THESE DRAWINGS AND APPLICABLE CODES. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



LEGEND

SETBACKS

- 50' NON-PARTICIPATING NEIGHBOR/RIGHT-OF-WAY
- 150' STRUCTURE NON-PARTICIPATING NEIGHBOR

PROPOSED

- PERIMETER FENCE
- GRAVEL ACCESS ROAD
- MV CABLE
- LV CABLE
- INVERTER AND EQUIPMENT PAD
- PVCASE TRACKERS
- TEMPORARY LAYDOWN YARD 20,000 SF
- LANDSCAPE BUFFER
- LANDSCAPE SEED MIX
  19.78 ACRES, IL DOT CLASS 4A LOW PROFILE NATIVE GRASS MIX

N

0 150' 300'

Stantec

PRELIMINARY
NOT FOR CONSTRUCTION

LANDSCAPE PLAN

BLUE SAGE PROJECT LLC
JAS POWERED BY GREENVOLT, LLC
KENDALL COUNTY,IL

DATE OF ISSUANCE
August 29, 2025

NO	REVISION	DATE

SURVEY	
DRAWN	AMA
DESIGNED	AMA
CHECKED	JJM
APPROVED	JMT
PROJ. NO.	190300383

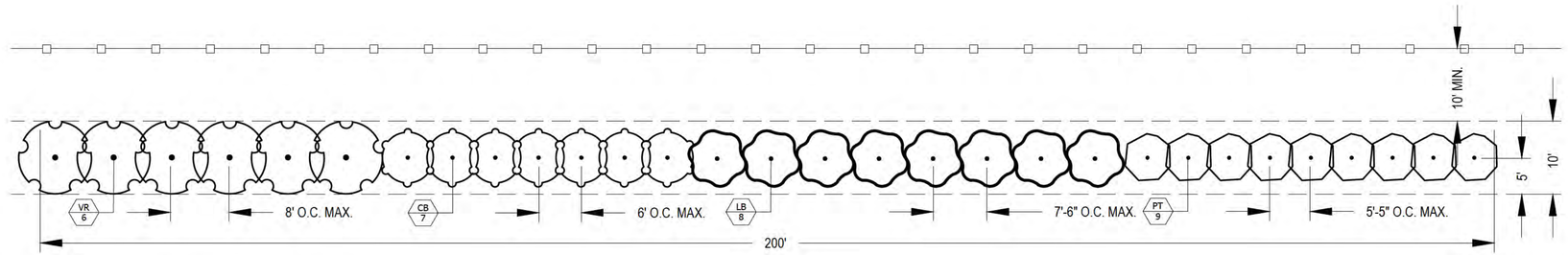
SHEET NUMBER
L1.00

Plot Date: 09/24/2025 - 11:08pm
Drawing name: \\us350-prbsfs01\shared_projects\190300383\5_DESIGN\a_CAD\4_PLANSHEETS\LI100-Landscape_Plan.dwg
Xrefs: BORDER, C-ESITE, C-PSITE, C-PARRAY

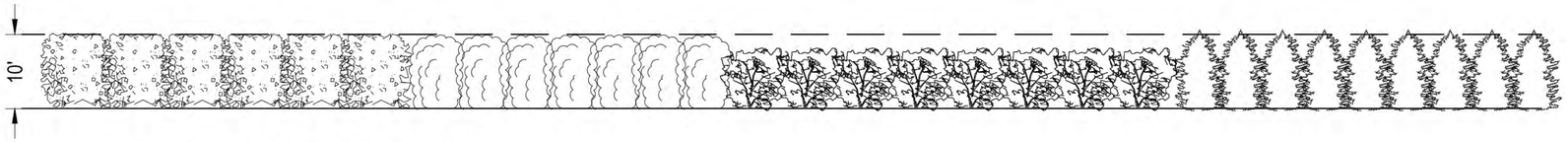
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

PLANT SCHEDULE: LANDSCAPE BUFFER (3086LF)									
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	ZONE	APPROXIMATE MATURE HEIGHT	APPROXIMATE MATURE SPREAD	AVG. ANNUAL GROWTH	SPECIFICATION	NOTES
PLANTS (459)									
104	VR	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY VIBURNUM	4 TO 8	10'	10'	12"-24"	MIN. 6' HEIGHT - CONTAINER	•SPACE PLANTS AS SHOWN IN TYPICAL LAYOUT.
121	CB	CORNUS BAILEYI	RED-TWIG DOGWOOD	3 TO 8	10'	8'	12"-24"	MIN. 6' HEIGHT - CONTAINER	
117	LB	LINDERA BENZOIN	NORTHERN SPICE BUSH	5 TO 8	8'	8'	12"-24"	MIN. 6' HEIGHT - CONTAINER	
117	PT	PINUS MUGO 'TANNENBAUM'	TANNENBAUM MUGO PINE	3 TO 7	10'	6'	12"-24"	MIN. 6' HEIGHT - CONTAINER OR B&B	

1 L1.01 LANDSCAPE BUFFER PLANT SCHEDULE
NTS



2 L1.01 LANDSCAPE BUFFER: PLAN VIEW OF TYPICAL 200' SEGMENT
SCALE: 1"=10'



3 L1.01 LANDSCAPE BUFFER: SECTION VIEW OF TYPICAL 200' SEGMENT
SCALE: 1"=10'

Stantec

PRELIMINARY
NOT FOR CONSTRUCTION

LANDSCAPE DETAILS

BLUE SAGE PROJECT LLC
JAS POWERED BY GREENVOLT, LLC
KENDALL COUNTY,IL

DATE OF ISSUANCE
August 29, 2025

NO	REVISION	DATE

SURVEY	
DRAWN	AMA
DESIGNED	AMA
CHECKED	JJM
APPROVED	JMT
PROJ. NO.	190300383

SHEET NUMBER
L1.01

Plot Date: 09/25/2025 - 9:24am
Drawing name: \\us0301-pdts01\shared_projects\190300383\5_DESIGN\a_CAD\4_PLANSHEETS\L100-Landscape_Plan.dwg
Xrefs: BORDER, C-ESITE, C-PSITE, C-PARRAY

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS THE PROPERTY OF STANTEC AND MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

PLANTING SEQUENCE

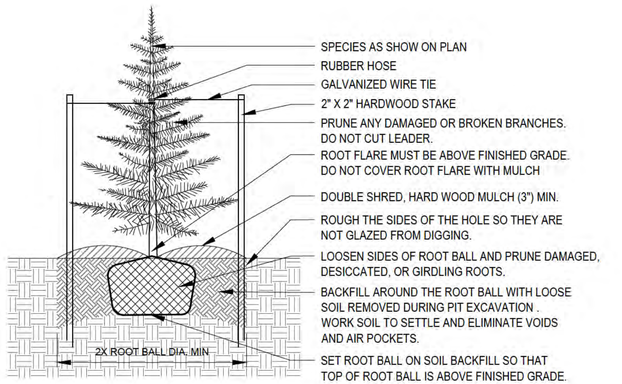
1. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
2. HOLES FOR INDIVIDUAL PLANTINGS SHALL BE EXCAVATED TO PRODUCE VERTICAL SIDES AND FLAT BOTTOMS. ALL PLANTING HOLES SHALL HAVE ROUGHED, SCARIFIED SIDES AND BOTTOMS.
3. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
4. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER.
5. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP.
6. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
7. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.
8. APPLY GRANULAR MYCORRHIZALINOCULANT SOIL ENHANCER AT EACH PLANT PER MANUFACTURER RECOMMENDATIONS.
9. THE CONTRACTOR SHALL RESTORE AREAS DISTURBED BY THE INSTALLATION OF SHRUBS AND TREES.

VEGETATIVE SCREENING NOTES: SHRUB AND TREE INSTALLATION

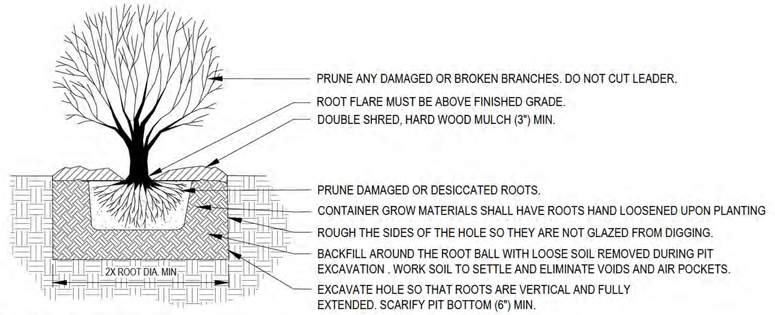
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL WORK COVERED UNDER THESE PLANS.
2. ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE UNIFORMLY BRANCHED AND HAVE A VIGOROUS ROOT SYSTEM. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE FROM DEFECTS, DECAY, DISEASES, INSECT PEST EGGS, AND ALL FORMS OF INFESTATION. ALL PLANT MATERIAL SHALL BE FRESH, FREE FROM TRANSPLANT SHOCK OR VISIBLE WILT. PLANTS DEEMED UNHEALTHY SHALL BE REJECTED.
3. ALL PLANT MATERIAL SHALL MEET THE MINIMUM SPECIFICATIONS AND STANDARDS DESCRIBED IN THE CURRENT ISSUE OF "THE AMERICAN STANDARD FOR NURSERY STOCK," PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, 1250 I STREET, N.W., SUITE 500, WASHINGTON, D.C. 20005.
4. ALL CONTAINER STOCK SHALL HAVE BEEN PROPAGATED IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL. CONTAINER STOCK WITH POORLY DEVELOPED ROOT SYSTEMS SHALL NOT BE ACCEPTED.
5. PLANTS SHALL BE PREPARED FOR SHIPMENT IN A MANNER THAT SHALL NOT CAUSE DAMAGE TO THE BARK, BUDS, BRANCHES, STEMS, OR OVERALL SHAPE OF THE STOCK. CONTAINER GROWN PLANTS SHALL BE TRANSPORTED IN THE CONTAINERS IN WHICH THEY HAVE BEEN GROWN.
6. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY FIELD PREPARATIONS WHERE PLANTINGS WILL OCCUR.
7. PLANTS NOT INSTALLED ON THE DAY OF ARRIVAL AT THE SITE SHALL BE STORED AND PROTECTED BY THE CONTRACTOR. OUTSIDE STORAGE AREAS SHALL BE SHADED AND PROTECTED FROM THE WIND AND SUN. PLANTS STORED ON SITE SHALL BE PROTECTED FROM ANY DRYING AT ALL TIMES BY COVERING THE BALLS OR ROOTS WITH MOIST SAWDUST, WET BURLAP, WOOD CHIPS, SHREDDED BARK, PEAT MOSS, OR OTHER SIMILAR MULCHING MATERIAL, OR OTHER METHODS APPROVED BY OWNER.
8. PLANT SUBSTITUTIONS MAY BE MADE BASED ON AVAILABILITY BUT MUST BE OF SIMILAR SIZE AND LANDSCAPE (SCREENING) VALUE. ALL SUBSTITUTIONS MUST BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD.
10. NO PLANTING SHALL OCCUR WHEN THE SOIL IS FROZEN.

PROJECT ACCEPTANCE, MAINTENANCE, AND WARRANTY

1. PLANTED AREAS WILL BE INSPECTED AT COMPLETION OF INSTALLATION AND ACCEPTED (INITIAL ACCEPTANCE) WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS. FOLLOWING INITIAL ACCEPTANCE OF THE COMPLETE INSTALLATION OF ALL PLANT MATERIAL, THE WARRANTY PERIOD WILL BEGIN.
2. CONTRACTOR IS RESPONSIBLE FOR ANY SOIL DAMAGE CREATED BY VEHICLES OR INSTALLATION PROCEDURES THAT ALTER EXISTING GRADES. THIS INCLUDES SOIL RUTS OR DEPRESSIONS. CONTRACTOR SHALL RESTORE AREAS DISTURBED.
3. CONTRACTOR SHALL MAINTAIN INSTALLED SHRUBS AND TREES WITHIN THE PROJECT LIMITS UNTIL FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER. FINAL ACCEPTANCE SHALL BE AT THE END OF THE WARRANTY PERIOD. MAINTENANCE SHALL INCLUDE PRUNING, CULTIVATING, WEEDING, WATERING, AND METHODS NECESSARY TO MAINTAIN PLANTS FREE OF INSECT, DISEASE, OR OTHER HERBIVORY DAMAGE UNTIL ACCEPTANCE. MAINTENANCE PERIOD SHALL BE ASSUMED TO CONTINUE THROUGH THE DURATION OF THE WARRANTY PERIOD.
4. WARRANT PLANT MATERIAL TO REMAIN ALIVE AND BE IN HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF ONE (1) YEAR AFTER INITIAL ACCEPTANCE. IF PLANTING TAKES PLACE OVER MULTIPLE PLANTING WINDOWS, THIS WARRANTY WILL REMAIN IN AFFECT ON ALL PLANT MATERIAL BASED ON THE WARRANTY PERIOD OF THE MOST RECENTLY INSTALLED PLANT MATERIAL.
5. REMOVE AND IMMEDIATELY REPLACE ALL PLANTS, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, TO BE UNSATISFACTORY DURING THE INITIAL PLANTING INSTALLATION.
6. REPLACE AT ONCE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE DEAD OR, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, OR ARE IN SEVERELY UNHEALTHY CONDITION WITHIN THE WARRANTY PERIOD. REPLACEMENTS TO BE INSTALLED AT NEXT BEST PLANTING SEASON.
7. TREE STAKING SHOULD BE REMOVED AFTER ONE COMPLETE GROWING SEASON. IF STAKING IS REQUIRED ON REPLACED WARRANTED MATERIAL AT THE TIME OF WARRANTY PLANTING, THESE STAKES SHALL BE REMOVED AFTER ONE COMPLETE GROWING SEASON FOLLOWING INSTALLATION.
8. CONTRACTOR IS RESPONSIBLE FOR PROVIDING HERBIVORY PROTECTION DURING THE MAINTENANCE AND WARRANTY PERIOD. REPLACEMENT OF PLANTS DUE TO DAMAGE FROM HERBIVORY WILL BE AT THE CONTRACTOR'S EXPENSE.
9. UPON FINAL ACCEPTANCE, THE OWNER WILL ASSUME PLANT MAINTENANCE.



1 / L1.02 EVERGREEN TREE PLANTING
NTS



2 / L1.02 SHRUB PLANTING
NTS

Stantec

PRELIMINARY
NOT FOR CONSTRUCTION

LANDSCAPE DETAILS

BLUE SAGE PROJECT LLC
JAS POWERED BY GREENVOLT, LLC
KENDALL COUNTY,IL

DATE OF ISSUANCE
August 29, 2025

NO	REVISION	DATE

SURVEY	
DRAWN	AMA
DESIGNED	AMA
CHECKED	JJM
APPROVED	JMT
PROJ. NO.	193300383

SHEET NUMBER
L1.02

Plot Date: 09/24/2025 - 11:09pm
Drawing name: \\us050-ppfs01\shared_projects\193300383\5.DESIGN\5.CADV4_PLANSHEETS\L1.00-landscape_Plan.dwg
Xrefs: BORDER, C-ESITE, C-PSITE, C-P-ARRAY

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC IMMEDIATELY. ALL THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

SPECIAL USE PERMIT PLANS
FOR
BLUE SAGE PROJECT LLC
KENDALL COUNTY, ILLINOIS

Sheet List Table

Sheet Number	Sheet Title
C0.01	COVER SHEET
C0.10	EXISTING CONDITIONS
C1.00	SITE PLAN
C8.00	CIVIL DETAILS
C8.01	CIVIL DETAILS
C9.00	LANDSCAPE PLAN
C9.01	LANDSCAPE DETAILS
C9.02	LANDSCAPE DETAILS

APPLICANTS

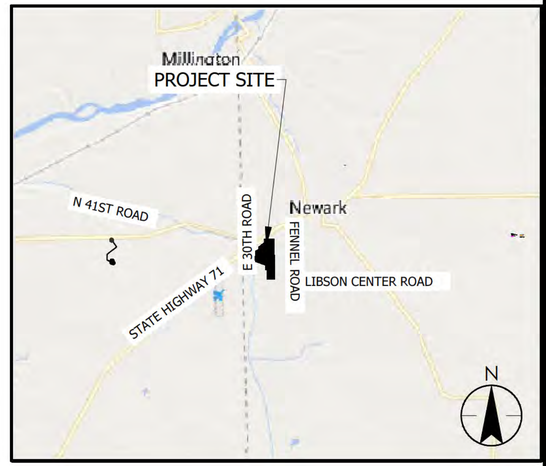
PROJECT OWNER:	JAS POWERED BY GREENBOLT, LLC
☐ Primary Contact	ANSAR GAFUR [redacted]
CIVIL ENGINEER:	STANTEC CONSULTING SERVICES INC.
☐ Primary Contact	JOHN TUCKER, PE [redacted]

SITE INFORMATION

PARCEL ZONING	
A1 AGRICULTURE	
PROJECT DESCRIPTION	
PROJECT LOCATION	
PARCEL PIN	07-07-100-022
PROJECT PARCEL	51.32 ACRES
FENCED ACREAGE	20.6 ACRES
AC CAPACITY AT POI	TBD
DC CAPACITY	TBD
MODULE MODULE	TBD
MOUNTING SYSTEM	TBD
INVERTER MODULES	TBD



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



STATE OF ILLINOIS
NOT TO SCALE

The locations of existing utility installations as shown on this plan are approximate. There may be other underground utility installations within the project area that are not shown.

Stantec assumes no responsibility for damages, liability or costs resulting from changes or alterations made to this plan without written consent of Stantec.

These drawings have been prepared based on information provided by others. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result.

Stantec
224 S. Michigan Avenue, Suite 1400
Chicago, IL 60604
www.stantec.com

PRELIMINARY
NOT FOR CONSTRUCTION

COVER SHEET

BLUE SAGE PROJECT LLC
JAS POWERED BY GREENVOLT, LLC
KENDALL COUNTY,IL

DATE OF ISSUANCE
August 29, 2025

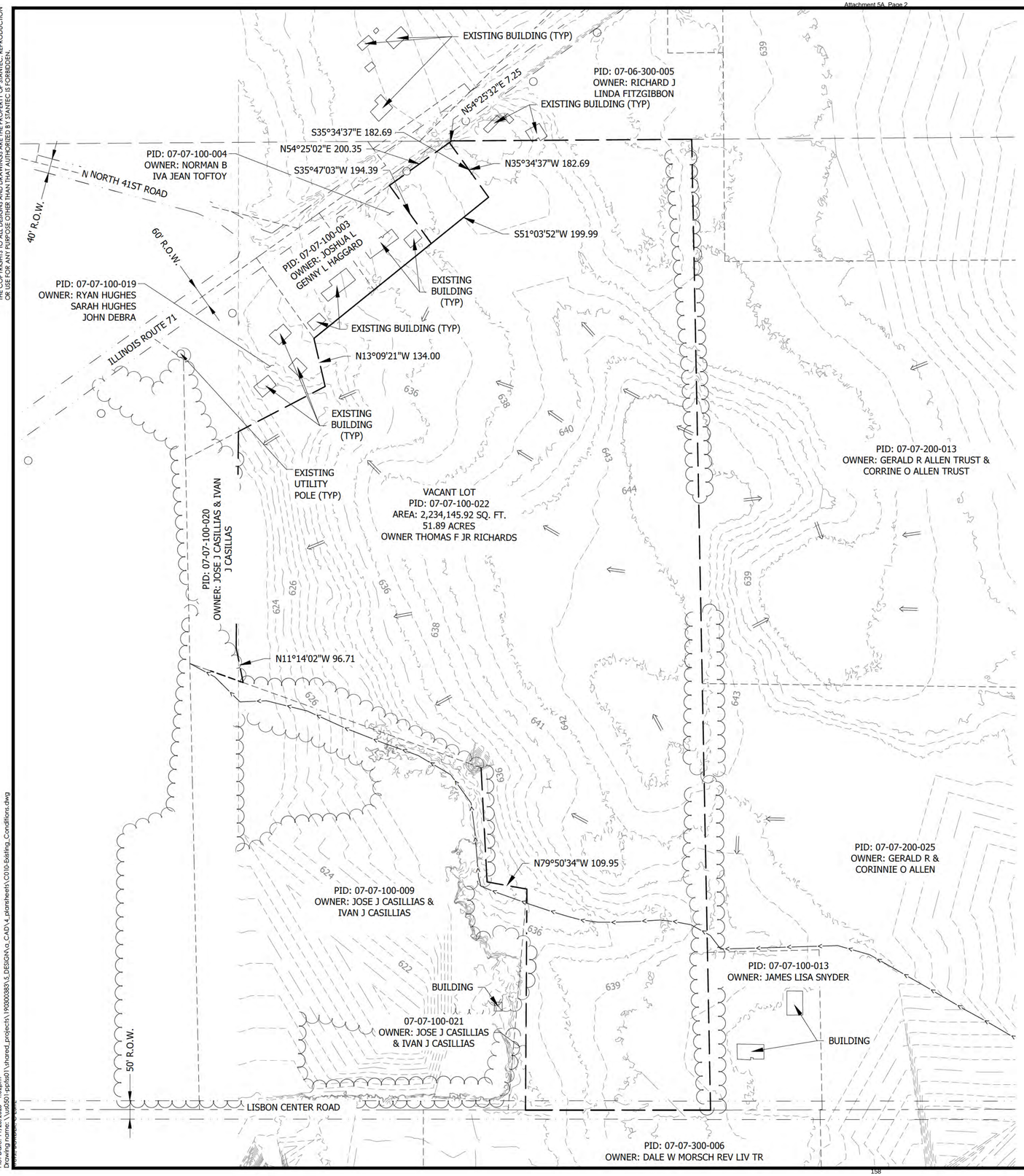
NO	REVISION	DATE

SURVEY	
DRAWN	AMA
DESIGNED	AMA
CHECKED	JJM
APPROVED	JMT
PROJ. NO.	190300383

SHEET NUMBER
C0.01

Plot Date: 11/25/2025 - 12:59pm
Drawing name: C:\Users\ansar.gafur\ACCDocs\Stantec\190300383\Shared_projects\190300383_S_DESIGN\cs_CADV4_plansheets\C000-Title_Sheet.dwg
Xrefs: Borders_C.dwg

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



LEGEND
EXISTING

- PROJECT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION QUARTER LINE
- WETLAND
- DRAINAGE ARROW
- EXISTING UTILITY POLE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING TREE LINE (TRACED VIA AERIAL)
- STRUCTURE (TRACED VIA AERIAL)
- EXISTING RIVERINE

EXISTING CONDITIONS NOTES:

1. SURVEY DATA IS BASED ON GIS DATA FROM KENDALL COUNTY AND HAS NOT BEEN VERIFIED IN THE FIELD.
2. ALL SURFACE DATA IS BASED ON DATA FROM ILLINOIS GEOSPATIAL DATA CLEARINGHOUSE.
3. WETLAND INFORMATION IS BASED ON DATA FROM NATIONAL WETLAND INVENTORY (NWI).

N

0 150' 300'

Stantec

PRELIMINARY
NOT FOR CONSTRUCTION

EXISTING CONDITIONS

BLUE SAGE PROJECT LLC
JAS POWERED BY GREENVOLT, LLC
KENDALL COUNTY,IL

DATE OF ISSUANCE
August 29, 2025

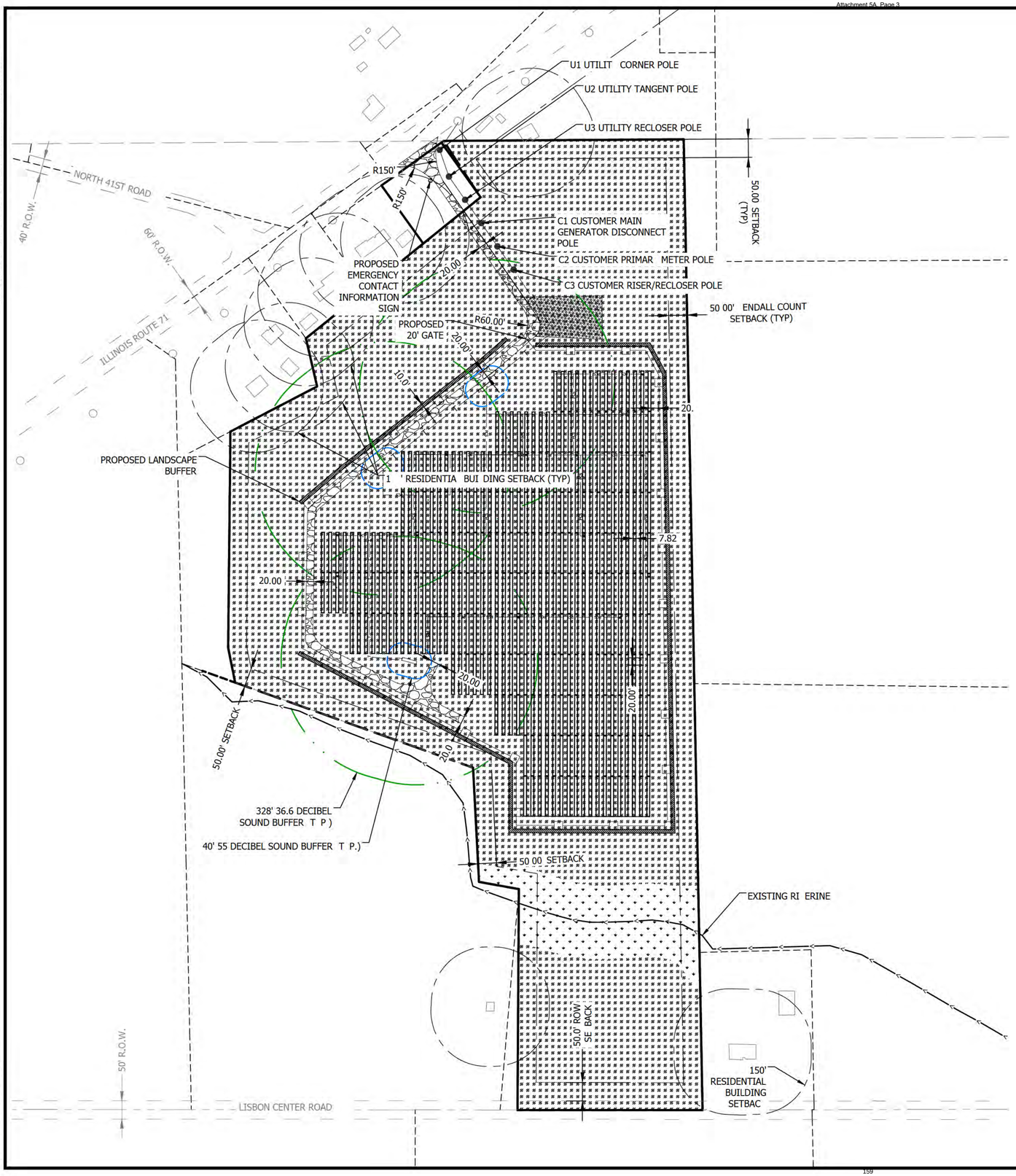
NO	REVISION	DATE

SURVEY	
DRAWN	AMA
DESIGNED	AMA
CHECKED	JJM
APPROVED	JMT
PROJ. NO.	190300383

SHEET NUMBER
C1.00

Plot Date: 11/25/2025 - 1:07pm
Drawing name: \\na501-cpfils01\shared_projects\190300383\5_DESIGN\a_CADD\4_plansheets\C010-Existing_Conditions.dwg
Xrefs Bound: C:\Users

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHT TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



LEGEND

SETBACKS

- 50' NON-PARTICIPATING NEIGHBOR/RIGHT-OF-WAY
- 150' STRUCTURE NON-PARTICIPATING NEIGHBOR
- 100m (328') 36.6 DECIBEL SOUND BUFFER
- 12m (40') 55 DECIBEL SOUND BUFFER (KENDALL COUNTY EVENING SOUND LIMIT)

PROPOSED

- PERIMETER FENCE
- GRAVEL ACCESS ROAD
- T — MV CABLE
- PCS — LV CABLE
- INVERTER AND EQUIPMENT PAD
- PVCASE TRACKERS
- TEMPORARY LAYDOWN YARD 20,000 SF
- LANDSCAPE BUFFER
- 47.97 ACRES, IL DOT CLASS 4A LOW PROFILE NATIVE GRASS MIX
- 2.47 ACRES, STANTEC SWALE SEED MIX OR EQUAL AVAILABLE AT: 574-586-2412

SETBACKS		
DESCRIPTION	REQUIRED	ACHIEVED
RIGHT-OF-WAY	100'	
FROM CENTERLINE OF ROAD	150'	
INTERIOR SIDE YARDS	25'	
REAR YARDS	60'	
ADJACENT PROPERTIES	60'	

N

0 150' 300'

Stantec

PRELIMINARY
NOT FOR CONSTRUCTION

SITE PLAN

BLUE SAGE PROJECT LLC
JAS POWERED BY GREENVOLT, LLC
KENDALL COUNTY,IL

DATE OF ISSUANCE
August 29, 2025

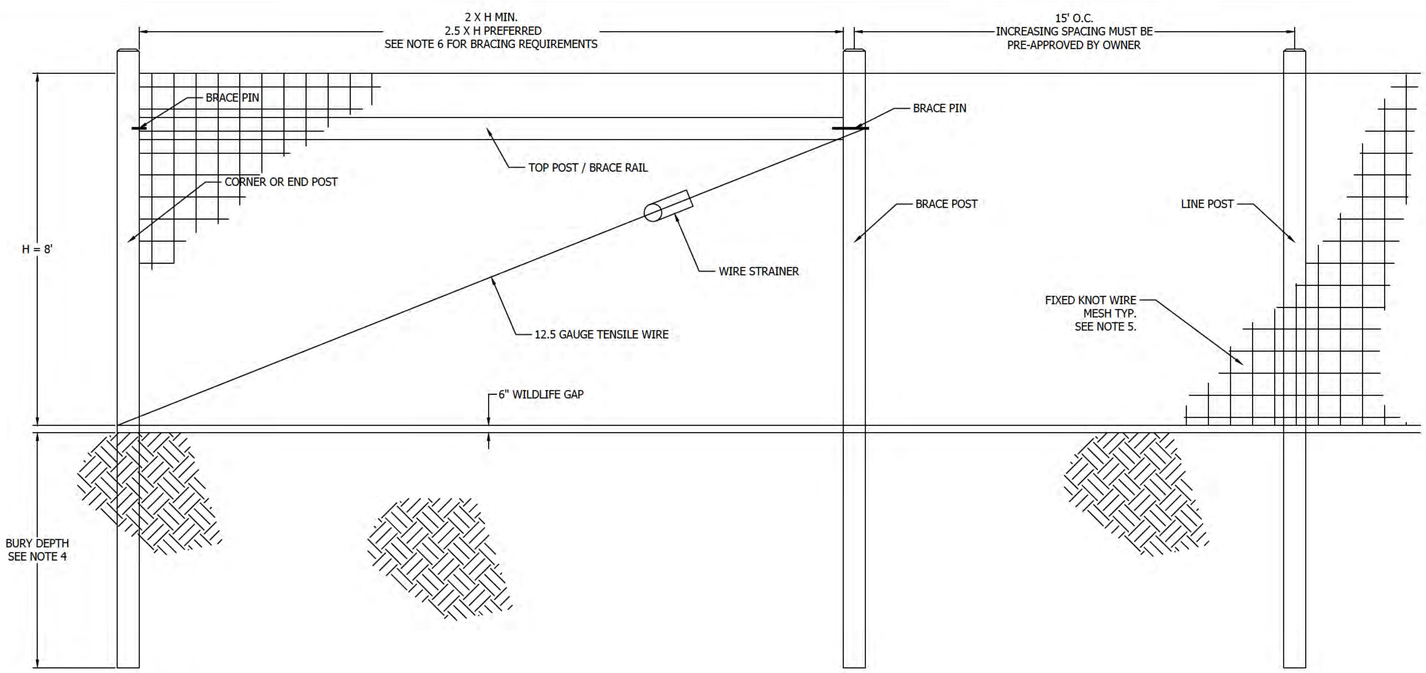
NO	REVISION	DATE

SURVEY	
DRAWN	AMA
DESIGNED	AMA
CHECKED	JJM
APPROVED	JMT
PROJ. NO.	190300383

SHEET NUMBER
C2.00

Plot Date: 11/25/2025 - 1:03pm
Drawing name: \\us050-ppfs01\shared_projects\190300383\5.DESIGN\a.CAD\4_plotsheets\C100-Site_Plan.dwg
Xrefs: BORDER, C-SITE, C-PSITE, C-P-ARRAY

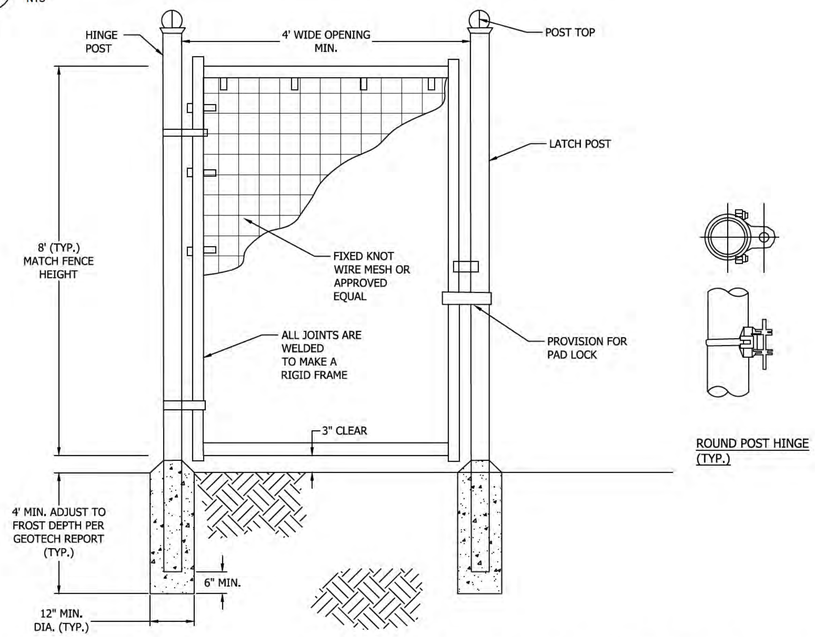
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC IMMEDIATELY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



NOTES
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURER'S SPECIFICATIONS.
2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. ALL SQUARE POSTS TO BE MIN. 5"X5" NOMINAL SIZE OR ROUND POST WITH MIN. 5" OR 6" DIAMETER PRESSURE TREATED WOOD OR APPROVED EQUAL. POSTS SHALL HAVE A CHAMFERED TOP.
4. ALL LINE POST TO BE SET TO A MIN. DEPTH OF 4' BELOW GRADE, ALL CORNER, END OR GATE POSTS SHALL BE SET TO A MIN. DEPTH OF 6' BELOW GRADE, UNLESS OTHERWISE NOTED.
5. FIXED KNOT WIRE MESH TO BE BEKAERT SOLIDLOCK® PRO, 12.5 GAUGE, CLASS 3 GALVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL.
6. BRACING IS REQUIRED AT ALL CORNER, END, AND GATE POSTS. DOUBLE BRACING (TWO BRACE ASSEMBLIES IN A ROW) SHOULD BE USED FOR STRAIGHT RUNS OF FENCE THAT EXCEED 1,000 LF. AN ADDITIONAL BRACE ASSEMBLY SHOULD BE INSTALLED MID SPAN FOR STRAIGHT RUNS OF FENCE THAT EXCEED 1,320 LF. ADDITIONAL BRACING MAY BE STILL BE REQUIRED OVER UNEVEN TERRAIN, CONTRACTOR SHALL INSTALL ADDITIONAL BRACING AS NEEDED IF DEFLECTION IS NOTICED DURING TENSIONING.

1 / C8.01 FIXED KNOT FARM FENCE

NTS

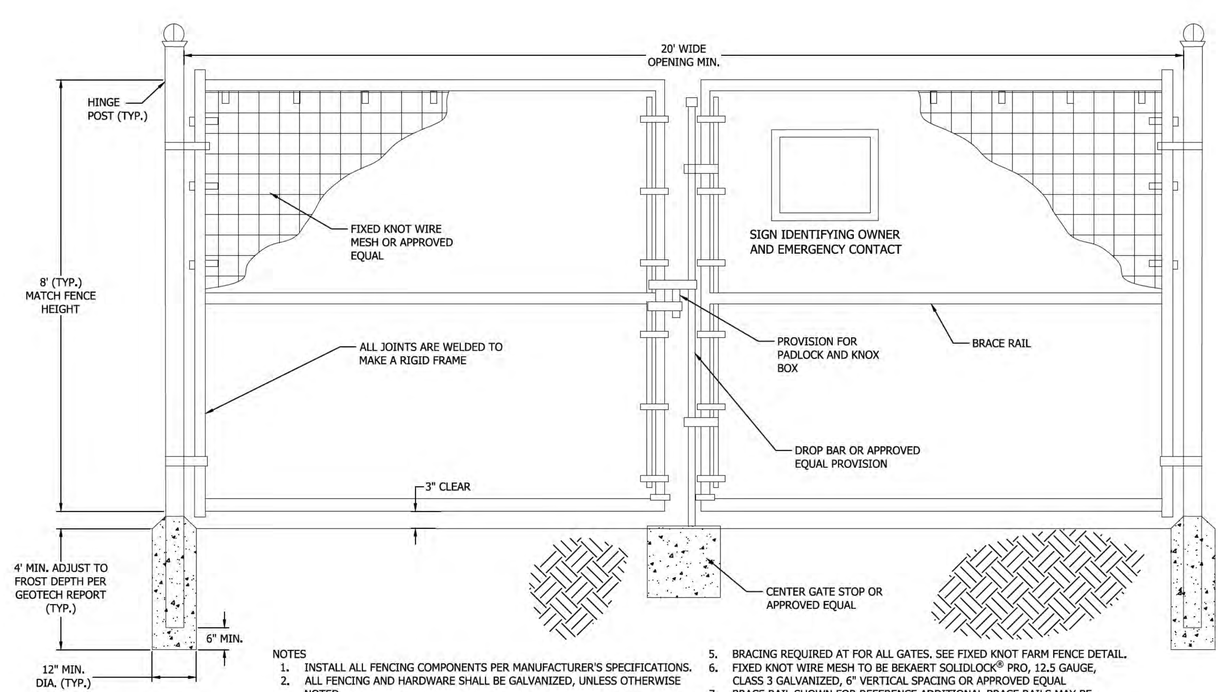


ROUND POST HINGE
(TYP.)

NOTES
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURER'S SPECIFICATIONS.
2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. HINGE POSTS MAY BE TIMBER. TIMBER HINGE POSTS DO NOT NEED TO BE SET IN CONCRETE. UTILIZE HINGE THRU BOLTS TO CONNECT TO TIMBER HINGE POSTS OR LAG SCREWS, PER MANUFACTURER'S RECOMMENDATIONS.
4. IF CONTRACTOR UTILIZES METAL HINGE POST, POSTS SHALL BE SET IN CONCRETE AS SHOWN ON DETAIL.
5. BRACING REQUIRED AT FOR ALL GATES. SEE FIXED KNOT FARM FENCE DETAIL.
6. FIXED KNOT WIRE MESH TO BE BEKAERT SOLIDLOCK® PRO, 12.5 GAUGE, CLASS 3 GALVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL
7. BRACE RAILS AND/ OR TRUSS RODS ARE NOT SHOWN, MAY BE REQUIRED PER MANUFACTURER'S RECOMMENDATIONS

2 / C8.01 FIXED KNOT FARM FENCE PERSONNEL GATE

NTS



NOTES
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURER'S SPECIFICATIONS.
2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. HINGE POSTS MAY BE TIMBER. TIMBER HINGE POSTS DO NOT NEED TO BE SET IN CONCRETE. UTILIZE HINGE THRU BOLTS TO CONNECT TO TIMBER HINGE POSTS OR LAG SCREWS, PER MANUFACTURER'S RECOMMENDATIONS.
4. IF CONTRACTOR UTILIZES METAL HINGE POST, POSTS SHALL BE SET IN CONCRETE AS SHOWN ON DETAIL.
5. BRACING REQUIRED AT FOR ALL GATES. SEE FIXED KNOT FARM FENCE DETAIL.
6. FIXED KNOT WIRE MESH TO BE BEKAERT SOLIDLOCK® PRO, 12.5 GAUGE, CLASS 3 GALVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL.
7. BRACE RAIL SHOWN FOR REFERENCE ADDITIONAL BRACE RAILS MAY BE REQUIRED (NOT SHOWN) OR TRUSS RODS MAY BE REQUIRED PER MANUFACTURER'S RECOMMENDATIONS

3 / C8.01 20' WIDE FIXED KNOT FARM FENCE DOUBLE SWING GATE

NTS

Stantec
224 S. Michigan Avenue, Suite 1400
Chicago, IL 60604
www.stantec.com

PRELIMINARY
NOT FOR CONSTRUCTION

CONSTRUCTION DETAILS

BLUE SAGE PROJECT LLC
JAS POWERED BY GREENVOLT, LLC
KENDALL COUNTY,IL

DATE OF ISSUANCE
August 29, 2025

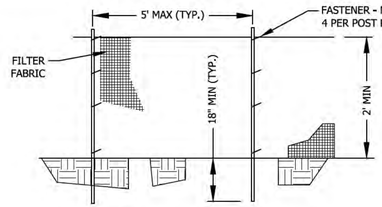
NO	REVISION	DATE

SURVEY	
DRAWN	AMA
DESIGNED	AMA
CHECKED	JJM
APPROVED	JMT
PROJ. NO.	190300383

SHEET NUMBER
C8.01

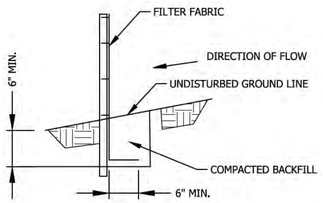
Plot Date: 11/25/2025 - 1:04pm
Drawing Name: \\ad001-hpilso1\shared_projects\190300383\5_DESIGN\cg_CAD\4_plansheets\C800-CIVIL_DETAILS.dwg
Xrefs: SOILDS

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ALL DIMENSIONS AND CONDITIONS SHALL BE REPORTED TO STANTEC IMMEDIATELY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

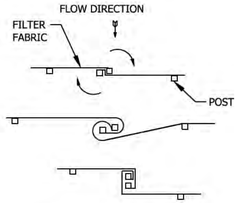


NOTES:
1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1, CLASSES I-IV; THE USER MANUAL SHALL SELECT THE GEOTEXTILE FABRIC THAT BEST SUITS THE DESIGN AND SITE CONDITIONS.
2. FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQUARE INCHES.

ELEVATION



FABRIC ANCHOR DETAIL

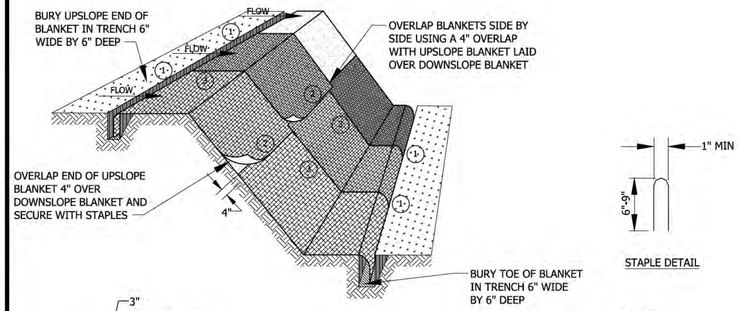


ATTACHING TWO SILT FENCES

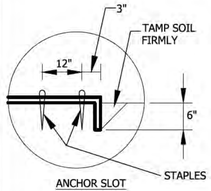
NOTES:
1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
2. ROTATE BOTH POSTS 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
3. CUT THE FABRIC NEAR THE BOTTOM OF THE STAKES TO ACCOMMODATE THE 6" FLAP.
4. DRIVE BOTH POSTS A MINIMUM OF 18 INCHES INTO THE GROUND AND BURY THE FLAP.
5. COMPACT BACKFILL (PARTICULARLY AT THE SPLICES) COMPLETELY TO PREVENT STORMWATER PIPING.

1 C8.02 PERIMETER EROSION CONTROL

NTS

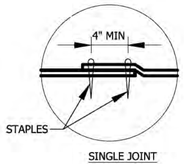


STAPLE DETAIL



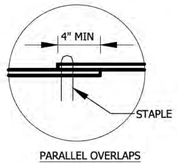
ANCHOR SLOT

DETAIL 1



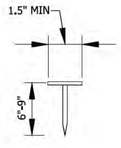
SINGLE JOINT

DETAIL 2



PARALLEL OVERLAPS

DETAIL 3

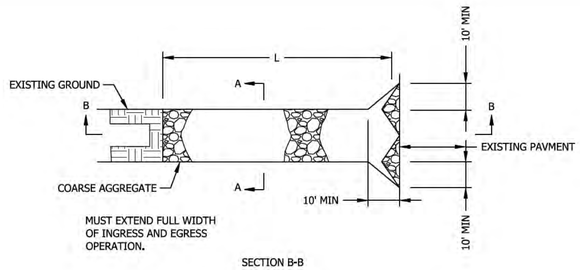


PUSH PIN DETAIL

NOTES:
1. STAPLES SHALL BE PLACED IN A DIAMOND PATTERN AT 2 PER S.Y. FOR STITCHED BLANKETS. NON-STITCHED SHALL USE 4 STAPLES PER S.Y. OF MATERIAL. THIS EQUATES TO 200 STAPLES WITH STITCHED BLANKET AND 400 STAPLES WITH NON-STITCHED BLANKET PER 100 S.Y. OF MATERIAL.
2. STAPLE OR PUSH PIN LENGTHS SHALL BE SELECTED BASED ON SOIL TYPE AND CONDITIONS. (MINIMUM STAPLE LENGTH IS 6")
3. EROSION CONTROL MATERIAL SHALL BE PLACED IN CONTACT WITH THE SOIL OVER A PREPARED SEEDBED.
4. ALL ANCHOR SLOTS SHALL BE STAPLED AT APPROXIMATELY 12" INTERVALS.
5. EROSION CONTROL BLANKET MATERIAL SHALL BE NYLON/PLASTIC-FREE.

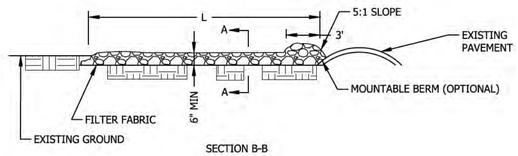
4 C8.02 TYPICAL NYLON-FREE EROSION CONTROL BLANKET

NTS

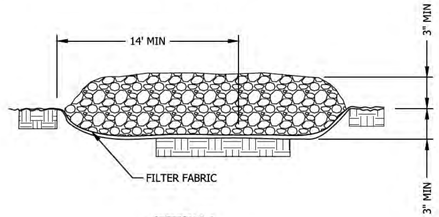


MUST EXTEND FULL WIDTH
OF INGRESS AND EGRESS
OPERATION.

SECTION B-B



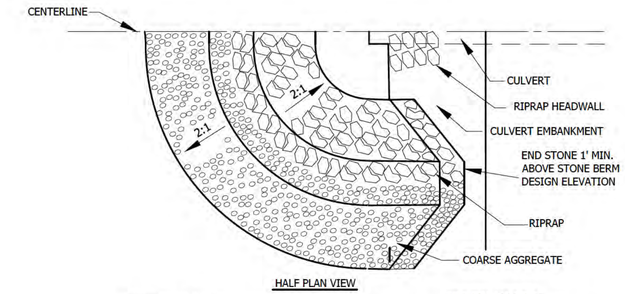
SECTION B-B



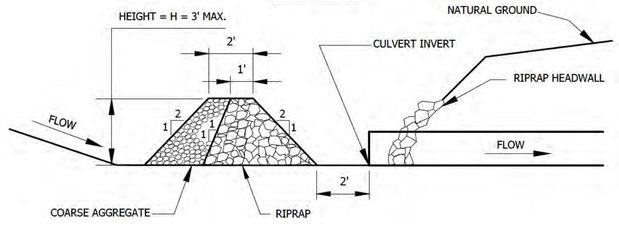
SECTION A-A

2 C8.02 STABILIZED CONSTRUCTION ENTRANCE

NTS



HALF PLAN VIEW

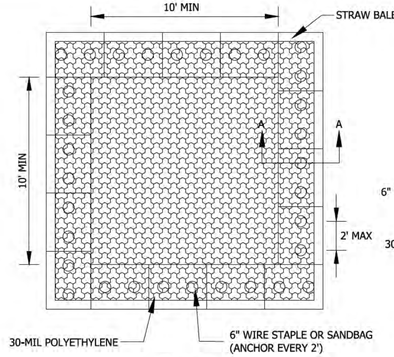


CENTERLINE CROSS SECTION

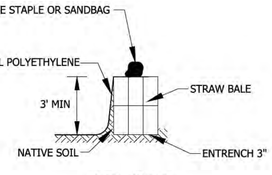
NOTES:
1. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE HEIGHT OF THE STONE BERM.
2. COARSE AGGREGATE SHALL MEET ONE OF THE FOLLOWING IDOT COARSE AGGREGATE GRADATIONS, CA-1, CA-2, CA-3 OR CA-4.
3. RIPRAP SHALL MEET IDOT GRADATION RR-3 OR RR-4. ANY PERMANENT RIPRAP, SUCH AS FOR THE CULVERT HEADWALL, SHALL MEET IDOT QUALITY DESIGNATION A.
4. COARSE AGGREGATE AND RIPRAP SHALL BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 25 ROCKFILL USING PLACEMENT METHOD 1 AND CLASS III COMPACTION.
5. THE MAXIMUM DRAINAGE AREA TO THE CULVERT BEING PROTECTED IS 3 ACRES.
6. SEE PLANS FOR H DIMENSION.
7. TIE THE STONE BERM INTO THE CULVERT EMBANKMENT A MINIMUM OF 1 FOOT ABOVE THE DESIGN ELEVATION OF THE STONE BERM.

5 C8.02 CULVERT PROTECTION

NTS

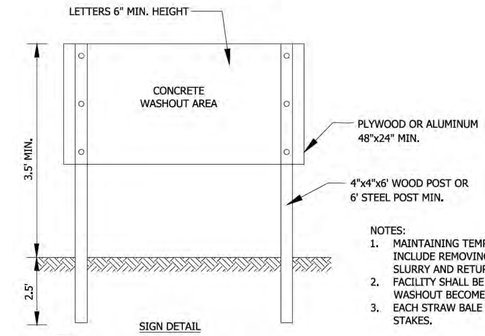


PLAN VIEW



LINER ANCHOR

STRAW BALE ANCHOR SECTION A-A



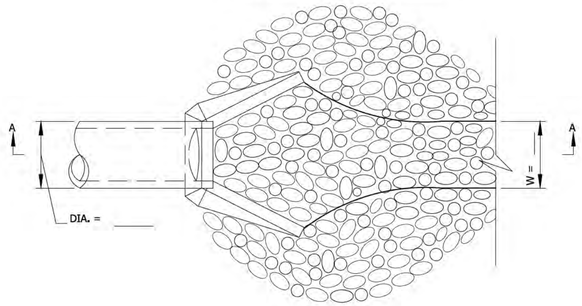
SIGN DETAIL

NOTES:
1. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDEND CONCRETE AND/OR SLURRY AND RETURNING THE FACILIITIES TO A FUNCTIONAL CONDITION.
2. FACILITY SHALL BE CLEANED OR RECONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO-THIRDS FULL.
3. EACH STRAW BALE IS TO BE STAKED IN PLACE USING (2) 2"X2"X4' WOODEN STAKES.

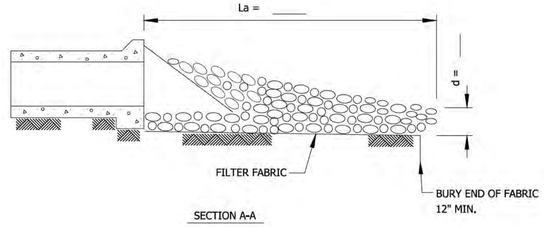
3 C8.02 CONCRETE WASHOUT

NTS

PIPE OUTLET TO WELL-DEFINED CHANNEL



PLAN



SECTION A-A

NOTES:
1. THE FILTER FABRIC SHALL MEET THE REQUIREMENTS IN MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS, OR I, II, III.
2. THE ROCK RIPRAP SHALL MEET THE IDOT REQUIREMENTS FOR THE FOLLOWING GRADATION.
3. THE RIPRAP SHALL BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 61 LOOSE ROCK RIPRAP. THE ROCK MAY BE EQUIPMENT PLACED.

6 C8.02 RIPRAP ON FILTER FABRIC

NTS

Stantec
224 S. Michigan Avenue, Suite 1400
Chicago, IL 60604
www.stantec.com

PRELIMINARY
NOT FOR CONSTRUCTION

CONSTRUCTION DETAILS

BLUE SAGE PROJECT LLC
JAS POWERED BY GREENVOLT, LLC
KENDALL COUNTY, IL

DATE OF ISSUANCE
August 29, 2025

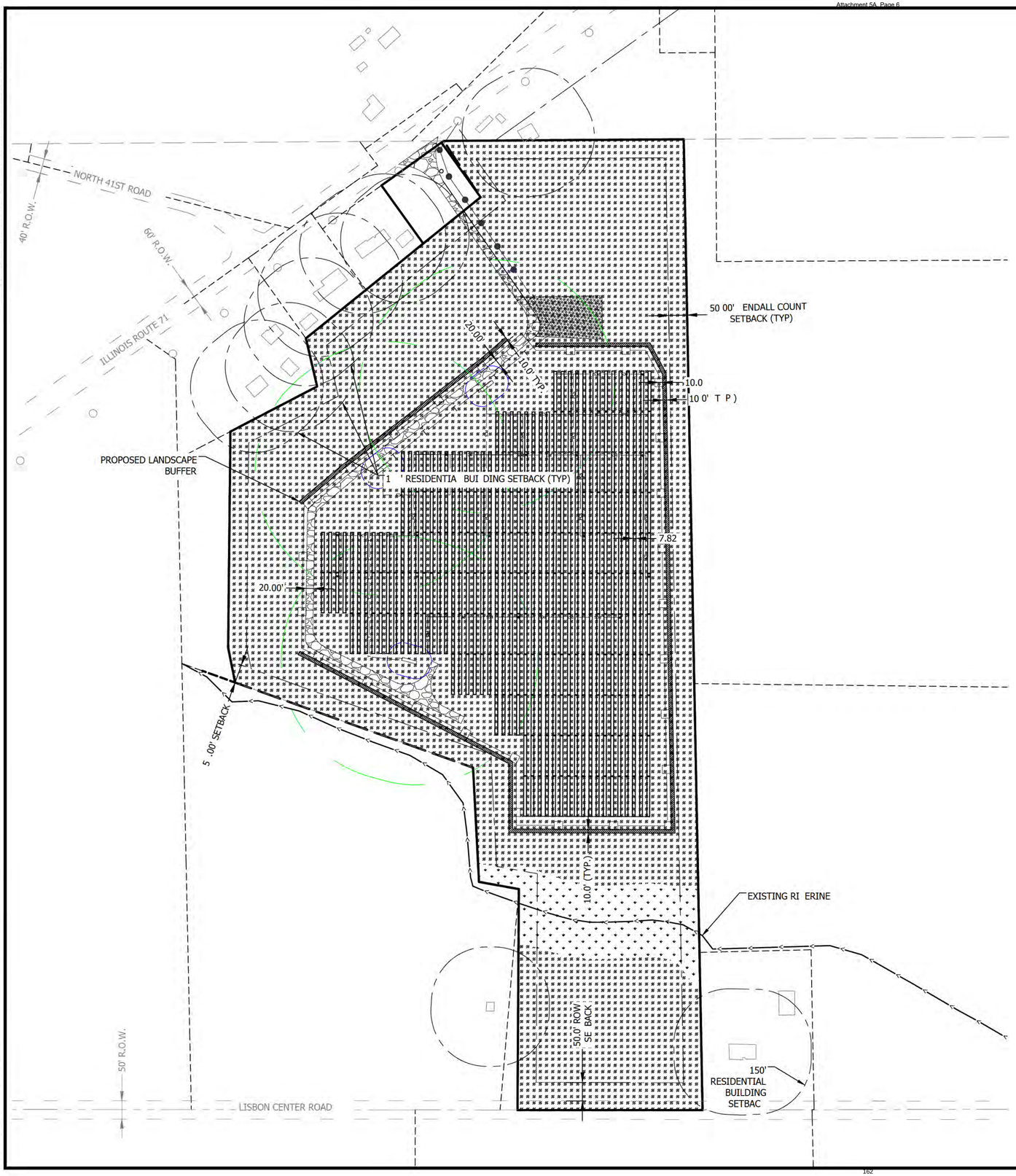
NO	REVISION	DATE

SURVEY	
DRAWN	AMA
DESIGNED	AMA
CHECKED	JJM
APPROVED	JMT
PROJ. NO.	190300383

SHEET NUMBER
C8.01

Plot Date: 11/25/2025 - 1:04pm
Drawing Name: \\us0501-fpfs01\shared_projects\190300383\5_DESIGN\cp_CAD\4_plansheets\C809-CIVIL_DETAILS.dwg
Xrefs: BORDER

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHT TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



LEGEND

SETBACKS

- 50' NON-PARTICIPATING NEIGHBOR/RIGHT-OF-WAY
- 150' STRUCTURE NON-PARTICIPATING NEIGHBOR
- 100m (328') 36.6 DECIBEL SOUND BUFFER
- 12m (40') 55 DECIBEL SOUND BUFFER (KENDALL COUNTY EVENING SOUND LIMIT)

PROPOSED

- PERIMETER FENCE
- GRAVEL ACCESS ROAD
- T — MV CABLE
- PCS — LV CABLE
- INVERTER AND EQUIPMENT PAD
- PVCASE TRACKERS
- TEMPORARY LAYDOWN YARD 20,000 SF
- LANDSCAPE BUFFER
- 47.97 ACRES, IL DOT CLASS 4A LOW PROFILE NATIVE GRASS MIX
- 2.47 ACRES, STANTEC SWALE SEED MIX OR EQUAL AVAILABLE AT: 574-586-2412

N

0 150' 300'

Stantec

PRELIMINARY
NOT FOR CONSTRUCTION

LANDSCAPE PLAN

BLUE SAGE PROJECT LLC
JAS POWERED BY GREENVOLT, LLC
KENDALL COUNTY,IL

DATE OF ISSUANCE
August 29, 2025

NO	REVISION	DATE

SURVEY	
DRAWN	AMA
DESIGNED	AMA
CHECKED	JJM
APPROVED	JMT
PROJ. NO.	190300383

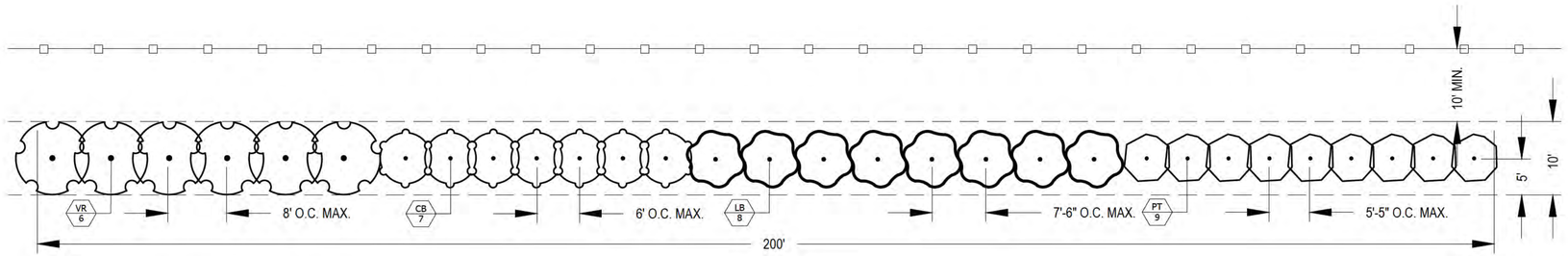
SHEET NUMBER
C9.00

Plot Date: 11/25/2025 - 1:05pm
Drawing name: \\ad501-pphd01\shared_projects\190300383\5_DESIGN\a_CAD\4_plansheets\C900-Landscape_Plan.dwg
Xrefs: BORDER, C-SITE, C-PSITE, C-PARRAY

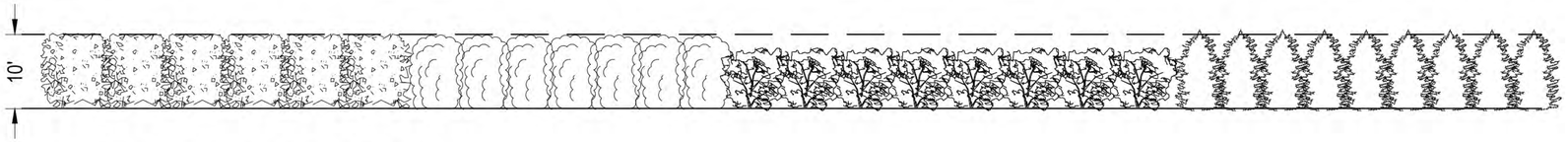
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

PLANT SCHEDULE: LANDSCAPE BUFFER (3,627 LF)									
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	ZONE	APPROXIMATE MATURE HEIGHT	APPROXIMATE MATURE SPREAD	AVG. ANNUAL GROWTH	SPECIFICATION	NOTES
PLANTS (544)									
112	VR	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY VIBURNUM	4 TO 8	10'	10'	12"-24"	MIN. 6' HEIGHT - CONTAINER	•SPACE PLANTS AS SHOWN IN TYPICAL LAYOUT.
126	CB	CORNUS BAILEYI	RED-TWIG DOGWOOD	3 TO 8	10'	8'	12"-24"	MIN. 6' HEIGHT - CONTAINER	
144	LB	LINDERA BENZOIN	NORTHERN SPICE BUSH	5 TO 8	8'	8'	12"-24"	MIN. 6' HEIGHT - CONTAINER	
162	PT	PINUS MUGO 'TANNENBAUM'	TANNENBAUM MUGO PINE	3 TO 7	10'	6'	12"-24"	MIN. 6' HEIGHT - CONTAINER OR B&B	

1 L1.01 LANDSCAPE BUFFER PLANT SCHEDULE
NTS



2 L1.01 LANDSCAPE BUFFER: PLAN VIEW OF TYPICAL 200' SEGMENT
SCALE: 1"=10'



3 L1.01 LANDSCAPE BUFFER: SECTION VIEW OF TYPICAL 200' SEGMENT
SCALE: 1"=10'

Stantec

PRELIMINARY
NOT FOR CONSTRUCTION

LANDSCAPE DETAILS

BLUE SAGE PROJECT LLC
JAS POWERED BY GREENVOLT, LLC
KENDALL COUNTY,IL

DATE OF ISSUANCE
August 29, 2025

NO	REVISION	DATE

SURVEY	
DRAWN	AMA
DESIGNED	AMA
CHECKED	JJM
APPROVED	JMT
PROJ. NO.	190300383

SHEET NUMBER
C9.01

Plot Date: 11/25/2025 - 1:07pm
Drawing name: \\us0361-ppfs01\shared_projects\190300383\5.DESIGN\a_CAD\4_plansheets\C900-Landscape_Plan.dwg
Xrefs: BORDER, C-ESITE, C-PSITE, C-PARRAY

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. COPYRIGHT RESERVED. THIS DRAWING AND ALL DESIGNS, INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

PLANTING SEQUENCE

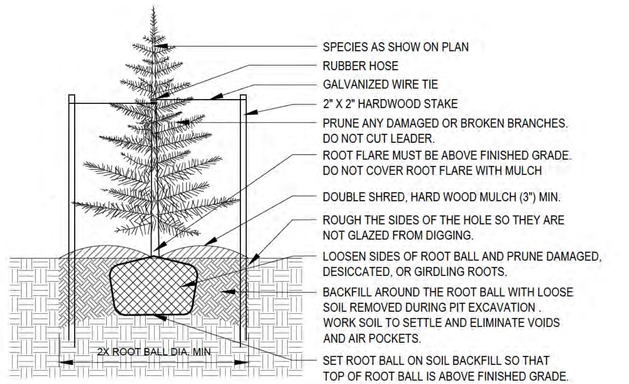
1. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
2. HOLES FOR INDIVIDUAL PLANTINGS SHALL BE EXCAVATED TO PRODUCE VERTICAL SIDES AND FLAT BOTTOMS. ALL PLANTING HOLES SHALL HAVE ROUGHED, SCARIFIED SIDES AND BOTTOMS.
3. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
4. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER.
5. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP.
6. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
7. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.
8. APPLY GRANULAR MYCORRHIZALINOCULANT SOIL ENHANCER AT EACH PLANT PER MANUFACTURER RECOMMENDATIONS.
9. THE CONTRACTOR SHALL RESTORE AREAS DISTURBED BY THE INSTALLATION OF SHRUBS AND TREES.

VEGETATIVE SCREENING NOTES: SHRUB AND TREE INSTALLATION

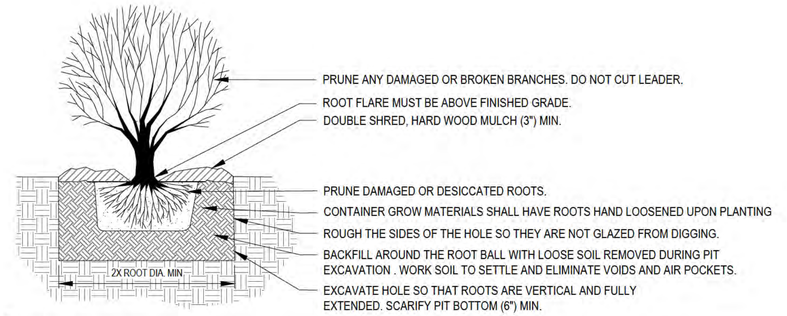
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL WORK COVERED UNDER THESE PLANS.
2. ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE UNIFORMLY BRANCHED AND HAVE A VIGOROUS ROOT SYSTEM. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE FROM DEFECTS, DECAY, DISEASES, INSECT PEST EGGS, AND ALL FORMS OF INFESTATION. ALL PLANT MATERIAL SHALL BE FRESH, FREE FROM TRANSPLANT SHOCK OR VISIBLE WILT. PLANTS DEEMED UNHEALTHY SHALL BE REJECTED.
3. ALL PLANT MATERIAL SHALL MEET THE MINIMUM SPECIFICATIONS AND STANDARDS DESCRIBED IN THE CURRENT ISSUE OF "THE AMERICAN STANDARD FOR NURSERY STOCK," PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, 1250 I STREET, N.W., SUITE 500, WASHINGTON, D.C. 20005.
4. ALL CONTAINER STOCK SHALL HAVE BEEN PROPAGATED IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL. CONTAINER STOCK WITH POORLY DEVELOPED ROOT SYSTEMS SHALL NOT BE ACCEPTED.
5. PLANTS SHALL BE PREPARED FOR SHIPMENT IN A MANNER THAT SHALL NOT CAUSE DAMAGE TO THE BARK, BUDS, BRANCHES, STEMS, OR OVERALL SHAPE OF THE STOCK. CONTAINER GROWN PLANTS SHALL BE TRANSPORTED IN THE CONTAINERS IN WHICH THEY HAVE BEEN GROWN.
6. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY FIELD PREPARATIONS WHERE PLANTINGS WILL OCCUR.
7. PLANTS NOT INSTALLED ON THE DAY OF ARRIVAL AT THE SITE SHALL BE STORED AND PROTECTED BY THE CONTRACTOR. OUTSIDE STORAGE AREAS SHALL BE SHADED AND PROTECTED FROM THE WIND AND SUN. PLANTS STORED ON SITE SHALL BE PROTECTED FROM ANY DRYING AT ALL TIMES BY COVERING THE BALLS OR ROOTS WITH MOIST SAWDUST, WET BURLAP, WOOD CHIPS, SHREDDED BARK, PEAT MOSS, OR OTHER SIMILAR MULCHING MATERIAL, OR OTHER METHODS APPROVED BY OWNER.
8. PLANT SUBSTITUTIONS MAY BE MADE BASED ON AVAILABILITY BUT MUST BE OF SIMILAR SIZE AND LANDSCAPE (SCREENING) VALUE. ALL SUBSTITUTIONS MUST BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD.
10. NO PLANTING SHALL OCCUR WHEN THE SOIL IS FROZEN.

PROJECT ACCEPTANCE, MAINTENANCE, AND WARRANTY

1. PLANTED AREAS WILL BE INSPECTED AT COMPLETION OF INSTALLATION AND ACCEPTED (INITIAL ACCEPTANCE) WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS. FOLLOWING INITIAL ACCEPTANCE OF THE COMPLETE INSTALLATION OF ALL PLANT MATERIAL, THE WARRANTY PERIOD WILL BEGIN.
2. CONTRACTOR IS RESPONSIBLE FOR ANY SOIL DAMAGE CREATED BY VEHICLES OR INSTALLATION PROCEDURES THAT ALTER EXISTING GRADES. THIS INCLUDES SOIL RUTS OR DEPRESSIONS. CONTRACTOR SHALL RESTORE AREAS DISTURBED.
3. CONTRACTOR SHALL MAINTAIN INSTALLED SHRUBS AND TREES WITHIN THE PROJECT LIMITS UNTIL FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER. FINAL ACCEPTANCE SHALL BE AT THE END OF THE WARRANTY PERIOD. MAINTENANCE SHALL INCLUDE PRUNING, CULTIVATING, WEEDING, WATERING, AND METHODS NECESSARY TO MAINTAIN PLANTS FREE OF INSECT, DISEASE, OR OTHER HERBIVORY DAMAGE UNTIL ACCEPTANCE. MAINTENANCE PERIOD SHALL BE ASSUMED TO CONTINUE THROUGH THE DURATION OF THE WARRANTY PERIOD.
4. WARRANT PLANT MATERIAL TO REMAIN ALIVE AND BE IN HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF ONE (1) YEAR AFTER INITIAL ACCEPTANCE. IF PLANTING TAKES PLACE OVER MULTIPLE PLANTING WINDOWS, THIS WARRANTY WILL REMAIN IN AFFECT ON ALL PLANT MATERIAL BASED ON THE WARRANTY PERIOD OF THE MOST RECENTLY INSTALLED PLANT MATERIAL.
5. REMOVE AND IMMEDIATELY REPLACE ALL PLANTS, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, TO BE UNSATISFACTORY DURING THE INITIAL PLANTING INSTALLATION.
6. REPLACE AT ONCE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE DEAD OR, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, OR ARE IN SEVERELY UNHEALTHY CONDITION WITHIN THE WARRANTY PERIOD. REPLACEMENTS TO BE INSTALLED AT NEXT BEST PLANTING SEASON.
7. TREE STAKING SHOULD BE REMOVED AFTER ONE COMPLETE GROWING SEASON. IF STAKING IS REQUIRED ON REPLACED WARRANTED MATERIAL AT THE TIME OF WARRANTY PLANTING, THESE STAKES SHALL BE REMOVED AFTER ONE COMPLETE GROWING SEASON FOLLOWING INSTALLATION.
8. CONTRACTOR IS RESPONSIBLE FOR PROVIDING HERBIVORY PROTECTION DURING THE MAINTENANCE AND WARRANTY PERIOD. REPLACEMENT OF PLANTS DUE TO DAMAGE FROM HERBIVORY WILL BE AT THE CONTRACTOR'S EXPENSE.
9. UPON FINAL ACCEPTANCE, THE OWNER WILL ASSUME PLANT MAINTENANCE.



1 / C9.02 EVERGREEN TREE PLANTING
NTS



2 / C9.02 SHRUB PLANTING
NTS

Stantec

PRELIMINARY
NOT FOR CONSTRUCTION

LANDSCAPE DETAILS

BLUE SAGE PROJECT LLC
JAS POWERED BY GREENVOLT, LLC
KENDALL COUNTY, IL

DATE OF ISSUANCE
August 29, 2025

NO	REVISION	DATE

SURVEY	
DRAWN	AMA
DESIGNED	AMA
CHECKED	JJM
APPROVED	JMT
PROJ. NO.	190300383

SHEET NUMBER
C9.02

Plot Date: 11/25/2025 - 1:07pm
Drawing name: \\us501-ppfs01\shared_projects\190300383\5.DESIGN\a_CAD\4_plansheet\C900-Landscape_Plan.dwg
Xrefs: BORDER, C-SITE, C-SITE, C-P-ARRAY

Decommissioning Plan
Blue Sage Solar Project
Kendall County, Illinois

Prepared for:
Blue Sage Solar, LLC
[redacted]

Prepared by:
Stantec Consulting Services Inc.
1165 Scheuring Road
De Pere, Wisconsin 54115

Project No: 190300383
August 27, 2025

This document entitled Decommissioning Plan – Blue Sage Solar Project, Kendall County, Illinois, was prepared by Stantec Consulting Services Inc. (Stantec) for the use of Blue Sage Solar, LLC (the Client), and the applicable regulatory agencies. The material in this document reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in this document are based on conditions and information existing at the time this document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others.

[redacted]

Hannah Gilgus
Environmental Planner

[redacted]

Steven Summerford
Civil Designer

[redacted]

Matthew A Clementi, PE
Sr. Project Engineer

PE CERTIFICATION	
NAME:	Matthew Clementi
TITLE:	Professional Engineer
COMPANY:	Stantec Consulting Services Inc.
REGISTRATION NO:	#062049423
EXPIRATION:	11/30/2025
STATE:	ILLINOIS

Table of Contents

1.0 INTRODUCTION 1
1.1 SOLAR FARM COMPONENTS 1
1.2 TRIGGERING EVENTS AND EXPECTED LIFETIME OF PROJECT 2
1.3 DECOMMISSIONING SEQUENCE 2

2.0 PROJECT COMPONENTS AND DECOMMISSIONING ACTIVITIES 3
2.1 OVERVIEW OF SOLAR FACILITY SYSTEM 3
2.2 SOLAR MODULES 4
2.3 TRACKING SYSTEM AND SUPPORT 4
2.4 STRING INVERTERS TRANSFORMERS AND SWITCHGEAR 4
2.5 ELECTRICAL CABLING 5
2.6 PROJECT ELECTRICAL CABLES TO THE UTILITY TIE-IN 5
2.7 PERIMETER FENCING, SITE ACCESS AND INTERNAL ROADS 5

3.0 LAND USE AND ENVIRONMENT 6
3.1 SOILS AND AGRICULTURAL LAND 6
3.2 RESTORATION AND REVEGETATION 6
3.3 SURFACE WATER DRAINAGE AND CONTROL 6
3.4 MAJOR EQUIPMENT REQUIRED FOR DECOMMISSIONING 6

4.0 DECOMMISSIONING COST ESTIMATE SUMMARY 7
4.1 DECOMMISSIONING EXPENSES 7
4.2 DECOMMISSIONING REVENUES 8
4.3 DECOMMISSIONING COST SUMMARY 9
4.4 FINANCIAL ASSURANCE 10

LIST OF TABLES

Table 1 Major Components of Solar Project to be Decommissioned 3
Table 2 Typical Access Road Construction Materials 5
Table 3 Estimated Decommissioning Expenses 8
Table 4 Estimated Decommissioning Revenues 9
Table 5 Net Decommissioning Cost Summary 10

LIST OF FIGURES

Figure 1 Proposed Project Layout

1.0 INTRODUCTION

Blue Sage Solar, LLC (Blue Sage) is proposing to construct the Blue Sage Solar Project (the Project) in Kendall County, Illinois. The proposed Project is located southwest of the Village of Newark, Illinois. The Project boundary encompasses approximately 51.3 acres with approximately 20.6 acres of land within perimeter fencing. The maximum nameplate generating capacity of the Project will be up to 4.75 megawatts (MW) alternating current (AC) at the point-of-interconnect (POI). Construction of the Project is planned to begin in July 2027 with a Commercial Operation Date (COD) projected in September 2027.

This Decommissioning Plan (Plan) has been prepared in accordance with:

- Requirement for a "Deconstruction Plan" from the Standard Agricultural Impact Mitigation Agreement (AIMA) between Blue Sage Solar, LLC and the Illinois Department of Agriculture (IDOA), currently under negotiations. A copy of the updated AIMA will be provided to Kendall County upon execution.
- The Kendall County Code Ordinance No. 24-32, Sec. 36-282 (17) Commercial Solar Energy Facility – "The County shall not require standards for construction, decommissioning, or deconstruction of a commercial solar energy system or related financial assurances to be more restrictive than AIMA set in State law. A copy of the AIMA shall be submitted with the application materials."
- Requirements of the landowner lease agreements (landowner agreements supersede AIMA, where allowed).

This Plan is applicable to the decommissioning/deconstruction and restoration phases of the Project. Blue Sage will be the responsible party for decommissioning the Project. A summary of the components to be removed is provided in Section 1.1. A summary of estimated costs associated with decommissioning is included in Section 4.0.

1.1 SOLAR FARM COMPONENTS

Major components of the Project covered under this Plan include (also see Figure 1):

- Solar modules and tracking system
- Foundations and steel piles
- Transformers and string inverters
- Underground electrical cabling
- Site access and internal roads
- Perimeter fencing
- Overhead and underground gen-tie line and associated poles
- Switchgear equipment

1.2 TRIGGERING EVENTS AND EXPECTED LIFETIME OF PROJECT

The following events could trigger the need for decommissioning:

- Section 17.B of the AIMA states, "The Facility Owner shall, at its expense, complete Deconstruction of a Facility within twelve (12) months after the end of the useful life of the Facility." The AIMA provides that "a Commercial Solar Energy Facility shall be presumed to have reached the end of its useful life if the Commercial Solar Energy Facility Owner fails, for a period of six (6) consecutive months, to pay the Landowner amounts owed in accordance with an Underlying Agreement."

- Section 17.F of the AIMA also states, "Upon Abandonment, the County may take all appropriate actions for Deconstruction including drawing upon the Financial Assurance." Abandonment is defined in the AIMA as "when Deconstruction has not been completed within 12 months after the Commercial Solar Energy Facility reaches the end of its useful life."

The expected lifetime of the Project is approximately 25 years. Depending on market conditions and Project viability, the solar arrays may be retrofitted with updated components (e.g., modules, tracking system, etc.) to extend the life of the Project. In the event the modules are not retrofitted, or at the end of the Project's useful life, the modules and associated components will be decommissioned, and the site will be restored in accordance with this Plan, or an updated decommissioning plan agreed to by the Project and the applicable regulatory bodies at the time of decommissioning.

Components of the solar facility that have resale value may be sold in the wholesale market. Components with no wholesale value will be salvaged and sold as scrap for recycling or disposed of at an approved offsite licensed solid waste disposal facility (landfill). Decommissioning activities will include removal of the arrays and associated components as listed in Section 1.1 and described in Section 2.

1.3 DECOMMISSIONING SEQUENCE

In accordance with the AIMA, solar facility decommissioning will occur within twelve months after the end of the facility's useful life. The general sequence of decommissioning and removal is described below; however, overlap of activities is expected.

- Install temporary fencing and erosion control best management practices (BMPs) to protect sensitive resources and control erosion during the decommissioning activities.
- Reinforce access roads, if needed, and prepare site for component removal.
- De-energize solar arrays.
- Dismantle and remove modules and above ground wiring
- Remove tracking equipment.
- Remove string inverters, transformers and switchgear equipment, along with support piers, piles and concrete pads.
- Remove electrical cables above and below the ground surface to a depth of five feet.
- Remove overhead and underground electrical lines from the equipment pad to the connection with the Utility owned power poles.
- Remove access and internal roads and grade site, as needed

- De-compact subsoils (if required), restore and revegetate disturbed land as specified with the AIMA, landowner lease agreements, or permit conditions.
- If drain tile damage occurs during project operation or decommissioning, repair the drain tile system
- Remove temporary BMPs.

2.0 PROJECT COMPONENTS AND DECOMMISSIONING ACTIVITIES

Project components and decommissioning activities are further described within this section.

2.1 OVERVIEW OF SOLAR FACILITY SYSTEM

Blue Sage anticipates utilizing 8,150 solar modules, with an approximate total nameplate generating capacity of up to 5.70 MW direct current (DC) converting to approximately 4.75 $MW_{[AC]}$. The Project generating facilities will be placed within approximately 20.6 acres of land bounded by perimeter fencing as shown on Figure 1. The Project area is situated on predominantly agricultural land. Statistics and estimates provided in this Plan are based on a Canadian Solar 700-watt bifacial module.

Collection cabling will be installed below the surface at a depth of approximately four feet (48 inches). All collection cabling, foundations and steel piles will be removed to a minimum depth of five (5) feet during Project decommissioning. Access roads may be left in place if requested and/or agreed to by the landowner; however, for purposes of this assessment, all access roads are assumed to be removed and the land restored to pre-construction conditions. Public roads damaged or modified during the decommissioning and reclamation process will be repaired upon completion of the decommissioning phase.

Estimated quantities of materials to be removed and salvaged or disposed of are included in this section. Many of the materials described have salvage value; although, there are some components that will likely have none at the time of decommissioning. All materials will be salvaged or recycled to the extent possible. All other waste materials will be disposed of in accordance with state and federal law in an approved licensed solid waste facility.

Solar panels will have value in a resale market, decreasing over the life of the Project. For purposes of this report, salvage values only, not resale, were considered as this is the more conservative estimate strategy.

Table 1 presents a summary of the major Project components included in this Plan.

Table 1 Major Components of Solar Project to be Decommissioned

Component	Quantity	Unit of Measure
Solar Modules	8,150	Each
Tracking System (75-module equivalent tracker)	109	Tracker
Steel Piles/Trackers	1,308	Each
String Inverters	19	Each
Transformers	3	Each

Component	Quantity	Unit of Measure
Concrete Equipment Pads	3	Each
Electrical Cables (below ground cabling)	103,529	Linear Feet (estimated)
Perimeter Fencing	3,849	Linear Feet
Access Roads (approximate)	2,422	Linear Feet
Overhead Electrical Line to Utility Owned Connection	1	Lump Sum
Underground Tie-in Line to Utility Owned Connection	1,408	Linear Feet
Switchgear	1	Each

2.2 SOLAR MODULES

Statistics and estimates provided in this Plan are based on the Canadian Solar CS7N-700TB-AG (700-watt) bifacial panel or similar for the Project. Each module assembly (with frame) has a total weight of approximately 83.3 pounds. The modules will be approximately 93.9 inches by 51.3 inches in size and are mainly comprised of non-metallic materials such as silicon or mono-crystalline glass, plastic, and epoxies, with an aluminum frame.

At the time of decommissioning, module components in working condition may be refurbished and sold in a secondary market yielding greater revenue than selling as salvage material. The estimates in this report have been calculated using a conservative approach, considering revenue from salvage only, rather than resale of the modules.

2.3 TRACKING SYSTEM AND SUPPORT

The solar modules will be mounted on a one-in-portrait single axis tracking system. Each full-sized tracker is approximately 327 feet in length and will support approximately 75 solar modules. Smaller trackers will be employed at the edges of the layout, to efficiently utilize available space. The tracking system is mainly comprised of galvanized and stainless steel; piles that support the system are assumed to be comprised of structural steel.

The solar arrays will be deactivated from the surrounding electrical system and made safe for disassembly. Liquid wastes, including oils and hydraulic fluids will be removed and properly disposed of or recycled according to regulations current at the time of decommissioning. Electronic components, and internal electrical wiring will be removed and salvaged. The steel piles will be removed to a minimum depth of five (5) feet.

The supports, tracking system, and posts contain salvageable materials which can be sold to provide revenue to offset the decommissioning costs.

2.4 STRING INVERTERS TRANSFORMERS AND SWITCHGEAR

String inverters will be located within the array and will sit on racks. The transformers and switchgear will be located on concrete equipment pads. The string inverters, transformers, and switchgear will be deactivated, disassembled, and removed. Depending on condition, the equipment may be sold for

refurbishment and re-use. If not re-used, they will be salvaged or disposed of at an approved solid waste management facility. Oils and lubricants will be collected and recycled or disposed of at a licensed facility. Concrete pads will be crushed and removed from the site.

2.5 ELECTRICAL CABLING

This plan assumes collection and communications cabling will be removed and salvaged if buried at no more than five (5) feet below grade. No recovery value has been assumed for the collection cabling, although it is likely to have salvage value at the time of removal.

2.6 PROJECT ELECTRICAL CABLES TO THE UTILITY TIE-IN

A dedicated above ground generation tie-in line, anticipated to be approximately 209 feet in length with three (3) power poles will connect the Project switchgear equipment to the utility owned connection. The connection to the utility-owned power line will also include 1,408 feet of underground electrical line. Unless an alternate use for the Project electrical lines are determined, the facilities will be removed, and the land restored to pre-construction condition to the extent practicable.

2.7 PERIMETER FENCING, SITE ACCESS AND INTERNAL ROADS

Blue Sage will include a minimum six-foot-high chain link fence surrounding the perimeter of the array site. The quantity of fence will be approximately 3,849 feet (0.73-mile) in length. Near the end of the decommissioning process, all fence, poles and foundations will be completely removed from the site.

An access road will provide direct access to the solar facility. The internal access drives will be composed of gravel approximately 20 feet wide and total approximately 2,422 linear feet (0.46 miles) in length. The access road will be comprised of six-inch-thick gravel layer over geotextile fabric. To be conservative, the decommissioning estimate assumes that all access and internal roads will be completely removed. The estimated quantity of these materials is provided in Table 2.

Table 2 Typical Access Road Construction Materials

Item	Quantity	Unit
Gravel or granular fill; six-inch thick	897	Cubic Yards
Geotextile fabric	5,382	Square Yards

Decommissioning activities include the removal and stockpiling of aggregate materials onsite for salvage preparation. Underlying non-woven geotextile fabric will also be removed during the decommissioning process. Fabric that is easily separated from the aggregate during excavation will be disposed of in an approved solid waste disposal facility. Fabric that remains with the aggregate will be sorted out at the processing site and properly disposed of Following removal of aggregate and non-woven geotextile fabric, the access road areas will be graded, de-compacted with deep ripper or chisel plow (ripped to 18 inches), backfilled with native subsoil and topsoil, as needed, and land restored as near as practicable to preconstruction conditions.

3.0 LAND USE AND ENVIRONMENT

3.1 SOILS AND AGRICULTURAL LAND

Areas of the Project that were previously utilized for agricultural purposes will be restored, as close as reasonably practical, to their preconstruction condition in accordance with the AIMA and landowner lease agreements. Restored areas will be revegetated in consultation with the current landowner and in compliance with regulations in place at the time of decommissioning. Land disturbed by Project facilities will be restored in such a way that will allow for a reasonably similar land use that existed prior to Project construction.

3.2 RESTORATION AND REVEGETATION

Areas of the Project that have been excavated and backfilled will be graded as previously described to restore land as required within landowner lease agreements. Soils compacted during decommissioning activities will be de-compacted, as necessary, to restore the land as close as reasonably practical to pre-construction depth and contour. If present, drain tiles that have been damaged will be restored to pre-construction condition, as described condition 6.D of the AIMA. Topsoil will be placed on disturbed areas and seeded with appropriate vegetation or in coordination with landowners within agricultural land.

3.3 SURFACE WATER DRAINAGE AND CONTROL

Blue Sage site area is located on agricultural land and the terrain is relatively flat. The Project facilities have been sited to avoid wetlands, waterways, and drainage ditches to the extent practicable. The existing Project site conditions and proposed BMPs to protect surface water features will be detailed in a Project Stormwater Pollution Prevention Plan (SWPPP) prior to the commencement of deconstruction activities.

Surface water conditions at the Project site will be reassessed prior to the decommissioning phase. Blue Sage Solar, LLC will obtain the required water quality permits from the Illinois Department of Natural Resources (IDNR) and the U.S. Army Corp of Engineers (USACE), if needed, before decommissioning of the Project. Construction stormwater permits will also be obtained and a SWPPP prepared describing the protection needed to reflect conditions present at the time of decommissioning. BMPs may include improved construction entrances, temporary seeding, permanent seeding, mulching (in non-agricultural areas), erosion control matting, silt fence, filter berms, and filter socks.

3.4 MAJOR EQUIPMENT REQUIRED FOR DECOMMISSIONING

Equipment required for the decommissioning activities is similar to what is needed to construct the solar facility and may include, but is not limited to: small cranes, low ground pressure (LGP) tracked excavators, backhoes, LGP tracked bulldozers and dump trucks, front-end loaders, deep rippers, water trucks, disc plows and tractors to restore subgrade conditions, and ancillary equipment. Standard dump trucks may be required to transport material removed from the site to disposal facilities.

4.0 DECOMMISSIONING COST ESTIMATE SUMMARY

Expenses associated with decommissioning the Project will be dependent on labor costs at the time of decommissioning. For the purposes of this report approximate 2025 market values were used to estimate labor expenses. Fluctuation and inflation of the labor costs were not factored into the estimates.

The value of the individual components of the solar facility will vary with time. In general, the highest component value would be expected at the time of construction with declining value over the life of the Project. Over most of the life of the Project, components such as the solar panels could be sold in the wholesale market for reuse or refurbishment. As efficiency and power production of the panels decrease due to aging and/or weathering, the resale value will decline accordingly. Secondary markets for used solar components include other utility scale solar facilities with similar designs that may require replacement equipment due to damage or normal wear over time; or other buyers (e.g., developers, consumers) that are willing to accept a slightly lower power output in return for a significantly lower price point when compared to new equipment.

4.1 DECOMMISSIONING EXPENSES

Project decommissioning and deconstruction of facilities will incur costs associated with disposal of components not sold for salvage, including materials which will be disposed of at a licensed facility, as required. Decommissioning costs also include backfilling, grading, and restoration of the proposed Project site as described in Sections 2 and 3. Table 3 summarizes the estimated costs for activities associated with the major components of the Project.

Table 3 Estimated Decommissioning Expenses

Activity	Unit	Quantity	Cost per Unit	Total
Overhead and management (includes estimated permitting required)	Lump Sum	1	$39,900	$39,900
Solar modules; disassembly and removal	Each	8,150	$5.95	$48,493
Tracking system disassembly and removal	Each	109	$850	$92,650
Steel pile/trackers	Each	1,308	$17.50	$22,890
String inverter removal	Each	19	$420	$7,980
Underground collection cables	Linear Feet	103,529	$1.20	$124,235
Transformers	Each	3	$1,200	$3,600
Concrete equipment pads	Each	3	$3,744	$11,232
Perimeter fence removal	Linear Feet	3,849	$6.60	$25,403
Access road excavation and removal	Lump Sum	1	$21,600	$21,600
Topsoil replacement and rehabilitation of site including access roads	Lump Sum	1	$31,850	$31,850
Above ground generation tie-in electrical line removal	Lump Sum	1	$6,000	$6,000
Underground generation tie-in electrical line removal	Linear Feet	1,408	$1.20	$1,690
Switchgear removal	Lump Sum	1	$1,575	$1,575
Total Estimated Decommissioning Cost				**$439,098**

4.2 DECOMMISSIONING REVENUES

Revenue from decommissioning the Project will be realized through the sale of the solar facility components and construction materials. As previously described, the value of the decommissioned components will be higher in the early stages of the Project and decline over time. Resale of components such as solar panels is expected to be greater than salvage (i.e., scrap) value for most of the life of the Project.

Modules and other solar plant components can be sold within a secondary market for re-use. A current sampling of reused solar panels indicates a wide range of pricing depending on age and condition ($0.10 to $0.30 per watt). Future pricing of solar panels is difficult to predict at this time, due to the relatively young age of the market, changes to solar panel technology, and the ever-increasing product demand. A conservative estimation of the value of solar panels at $0.10 per watt would yield approximately $570,000. Increased costs of removal, for resale versus salvage, would be expected in order to preserve the integrity of the panels; however, the net revenue would be substantially higher than the estimated salvage value.

The resale value of components, such as trackers, may decline more quickly; however, the salvage value of the steel that makes up a large portion of the tracker is expected to stay at or above the value used in this report. The market value of steel and other materials fluctuates daily and has varied widely over the past five years. Salvage value estimates were based on an approximate five-year-average price of steel

and copper derived from sources including on-line recycling companies and United States Geological Survey (USGS) commodity summaries. The price used to value the steel used in this report is $273 per metric ton; aluminum at $0.40 per pound; silicon at $0.40 per pound and glass at $0.05 per pound.

The main component of the tracking system and piles is assumed to be salvageable steel. Solar panels are estimated to contain approximately 75 percent glass, 8 percent aluminum and 5 percent silicon. A 50 percent recovery rate was assumed for aluminum and all panel components, due to the processing required to separate the panel components. Alternative and more efficient methods of recycling solar panels are anticipated before this Project is decommissioned, given the large number of solar facilities that are currently being developed. Table 4 summarizes the potential salvage value for the solar array components and construction materials.

Table 4 Estimated Decommissioning Revenues

Item	Unit of Measurement	Quantity per Unit	Salvage Price per Unit	Total Salvage Price per Item	Number of Items	Total
Panels - Silicon	Pounds per Panel	2.1	$0.40	$0.840	8,150	$6,846
Panels - Aluminum	Pounds per Panel	3.3	$0.40	$1.320	8,150	$10,758
Panels - Glass	Pounds per Panel	31.3	$0.05	$1.565	8,150	$12,755
Tracking System and Posts	Metric tons per MW_{DC}	32.0	$273	$8,736	6	$49,795
Total Potential Revenue*						**$80,154**

*Revenue based on salvage value only. Revenue from used panels at $0.10 per watt could raise $570,000 as resale versus the estimated salvage revenue.

4.3 DECOMMISSIONING COST SUMMARY

Table 5 provides a summary of the net estimated cost to decommission the Project, using the information detailed in Sections 4.1 and 4.2. The Net Decommissioning Cost is based on 2025 prices, with no market fluctuations or inflation considered.

Table 5 Net Decommissioning Cost Summary

Item	(Cost)/Revenue
Decommissioning Expenses	($439,098)
Potential Revenue – salvage value of module components and recoverable materials	$80,154
Net Decommissioning Cost	**($358,944)**

4.4 FINANCIAL ASSURANCE

Per Kendall County Code, Blue Sage has indicated they will provide financial assurance as required by the AIMA, minus the salvage value of the project. Blue Sage Solar, LLC is providing this Plan prior to issuance of the County building permit. Blue Sage Solar, LLC understands that the County may require the Plan to be updated on or before the end of the tenth year of commercial operation, and every five years thereafter.

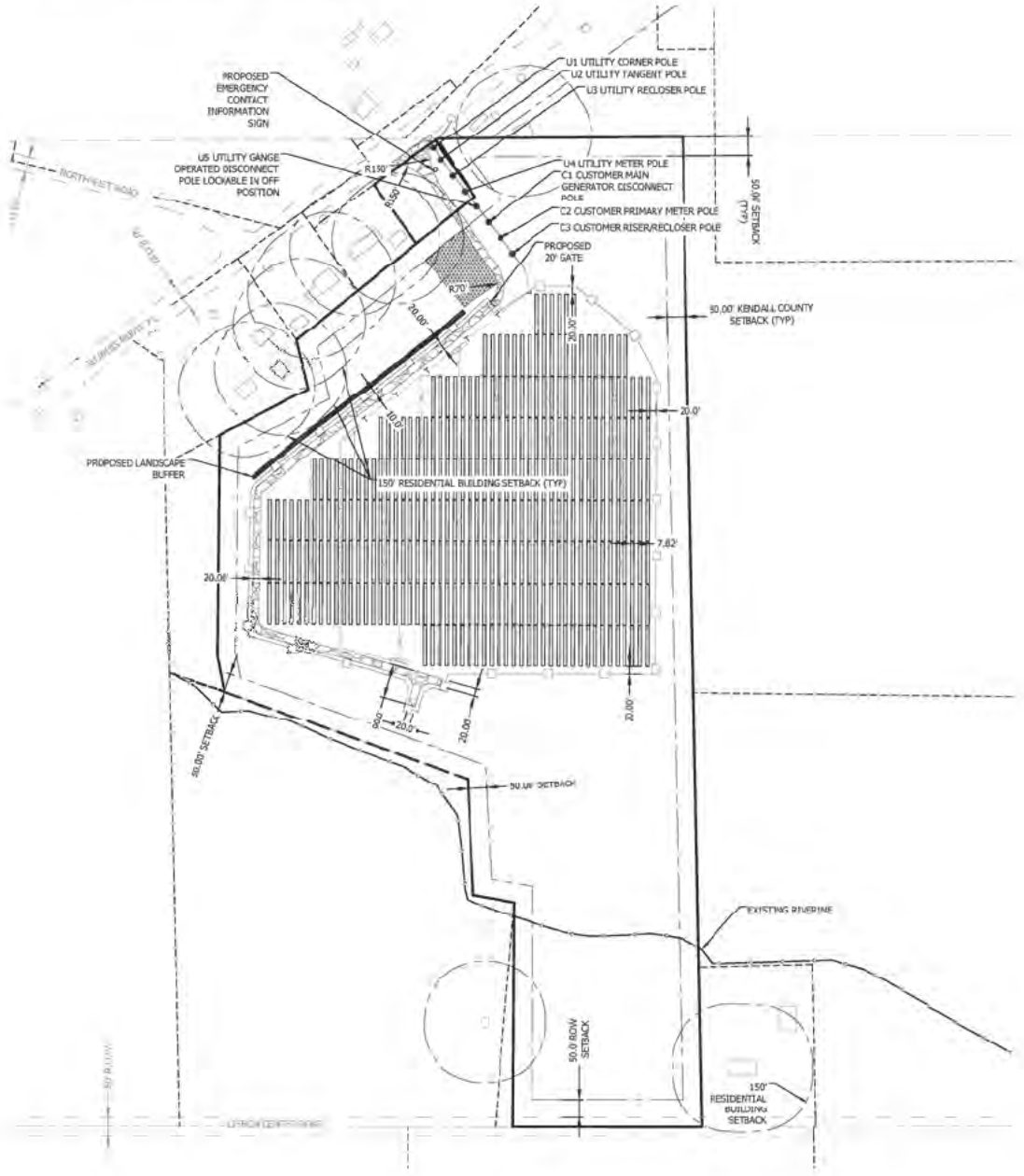
Blue Sage Solar, LLC has indicated they will provide the County with Financial Assurance to cover the estimated costs of decommissioning. The provisions of this Financial Assurance shall be phased in over the first 11 years of the Project's operation as follows:

- On or before the first anniversary of the COD, Blue Sage Solar, LLC shall provide the County with Financial Security to cover ten (10) percent of the estimated costs to decommission the facility as determined in this Plan.
- On or before the sixth anniversary of the COD, Blue Sage Solar, LLC shall provide the County with Financial Security to cover fifty (50) percent of the estimated costs to decommission the facility as determined in this Plan.
- On or before the eleventh anniversary of the COD, Blue Sage Solar, LLC shall provide the County with Financial Security to cover one hundred (100) percent of the estimated costs to decommission the facility as determined in the updated Plan provided during the tenth year of commercial operation.

FIGURES

DRAFT

Figure 1 Proposed Project Layout



Decommissioning Plan
Blue Sage Project
Kendall County, Illinois

Prepared for:
Blue Sage Project LLC
[redacted]

Prepared by:
Stantec Consulting Services Inc.
[redacted]

Project No: 190300383
August 27, 2025
Revised: December 3, 2025

This document entitled Decommissioning Plan – Blue Sage Project, Kendall County, Illinois, was prepared by Stantec Consulting Services Inc. (Stantec) for the use of Blue Sage Project LLC (the Client), and the applicable regulatory agencies. The material in this document reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in this document are based on conditions and information existing at the time this document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others.

[redacted]

Hannah Gilgus
Environmental Planner

[redacted]

Steven Summerford
Civil Designer

[redacted]

Matthew A Clementi, PE
Sr. Project Engineer

PE CERTIFICATION

NAME:	**Matthew Clementi**
TITLE:	**Professional Engineer**
COMPANY:	**Stantec Consulting Services Inc.**
REGISTRATION NO:	[redacted]
EXPIRATION:	**11/30/2027**
STATE:	**ILLINOIS**

Table of Contents

1.0 INTRODUCTION 1
1.1 SOLAR FARM COMPONENTS 1
1.2 TRIGGERING EVENTS AND EXPECTED LIFETIME OF PROJECT 2
1.3 DECOMMISSIONING SEQUENCE 2

2.0 PROJECT COMPONENTS AND DECOMMISSIONING ACTIVITIES 3
2.1 OVERVIEW OF SOLAR FACILITY SYSTEM 3
2.2 SOLAR MODULES 4
2.3 TRACKING SYSTEM AND SUPPORT 4
2.4 STRING INVERTERS TRANSFORMERS AND SWITCHGEAR 4
2.5 ELECTRICAL CABLING 5
2.6 PROJECT ELECTRICAL CABLES TO THE UTILITY TIE-IN 5
2.7 PERIMETER FENCING, SITE ACCESS AND INTERNAL ROADS 5

3.0 LAND USE AND ENVIRONMENT 6
3.1 SOILS AND AGRICULTURAL LAND 6
3.2 RESTORATION AND REVEGETATION 6
3.3 SURFACE WATER DRAINAGE AND CONTROL 6
3.4 MAJOR EQUIPMENT REQUIRED FOR DECOMMISSIONING 6

4.0 DECOMMISSIONING COST ESTIMATE SUMMARY 7
4.1 DECOMMISSIONING EXPENSES 7
4.2 DECOMMISSIONING REVENUES 8
4.3 DECOMMISSIONING COST SUMMARY 9
4.4 FINANCIAL ASSURANCE 10

LIST OF TABLES

Table 1 Major Components of Solar Project to be Decommissioned 3
Table 2 Typical Access Road Construction Materials 5
Table 3 Estimated Decommissioning Expenses 8
Table 4 Estimated Decommissioning Revenues 9
Table 5 Net Decommissioning Cost Summary 10

LIST OF FIGURES

Figure 1 Proposed Project Layout

1.0 INTRODUCTION

Blue Sage Project LLC (Blue Sage) is proposing to construct the Blue Sage Project (the Project) in Kendall County, Illinois. The proposed Project is located southwest of the Village of Newark, Illinois. The Project boundary encompasses approximately 51.3 acres with approximately 22.0 acres of land within perimeter fencing. The maximum nameplate generating capacity of the Project will be up to 4.75 megawatts (MW) alternating current (AC) at the point-of-interconnect (POI). Construction of the Project is planned to begin in July 2027 with a Commercial Operation Date (COD) projected in September 2027.

This Decommissioning Plan (Plan) has been prepared in accordance with:

- Requirement for a "Deconstruction Plan" from the Standard Agricultural Impact Mitigation Agreement (AIMA) between Blue Sage Project LLC and the Illinois Department of Agriculture (IDOA), currently under negotiations. A copy of the updated AIMA will be provided to Kendall County upon execution.
- The Kendall County Code Ordinance No. 24-32, Sec. 36-282 (17) Commercial Solar Energy Facility – "The County shall not require standards for construction, decommissioning, or deconstruction of a commercial solar energy system or related financial assurances to be more restrictive than AIMA set in State law. A copy of the AIMA shall be submitted with the application materials."
- Requirements of the landowner lease agreements (landowner agreements supersede AIMA, where allowed).

This Plan is applicable to the decommissioning/deconstruction and restoration phases of the Project. Blue Sage will be the responsible party for decommissioning the Project. A summary of the components to be removed is provided in Section 1.1. A summary of estimated costs associated with decommissioning is included in Section 4.0.

1.1 SOLAR FARM COMPONENTS

Major components of the Project covered under this Plan include (also see Figure 1):

- Solar modules and tracking system
- Foundations and steel piles
- Transformers and string inverters
- Underground electrical cabling
- Site access and internal roads
- Perimeter fencing
- Overhead and underground gen-tie line and associated poles
- Switchgear equipment

1.2 TRIGGERING EVENTS AND EXPECTED LIFETIME OF PROJECT

The following events could trigger the need for decommissioning:

- Section 17.B of the AIMA states, “The Facility Owner shall, at its expense, complete Deconstruction of a Facility within twelve (12) months after the end of the useful life of the Facility.” The AIMA provides that “a Commercial Solar Energy Facility shall be presumed to have reached the end of its useful life if the Commercial Solar Energy Facility Owner fails, for a period of six (6) consecutive months, to pay the Landowner amounts owed in accordance with an Underlying Agreement.”

- Section 17.F of the AIMA also states, “Upon Abandonment, the County may take all appropriate actions for Deconstruction including drawing upon the Financial Assurance.” Abandonment is defined in the AIMA as “when Deconstruction has not been completed within 12 months after the Commercial Solar Energy Facility reaches the end of its useful life.”

The expected lifetime of the Project is approximately 25 years. Depending on market conditions and Project viability, the solar arrays may be retrofitted with updated components (e.g., modules, tracking system, etc.) to extend the life of the Project. In the event the modules are not retrofitted, or at the end of the Project’s useful life, the modules and associated components will be decommissioned, and the site will be restored in accordance with this Plan, or an updated decommissioning plan agreed to by the Project and the applicable regulatory bodies at the time of decommissioning.

Components of the solar facility that have resale value may be sold in the wholesale market. Components with no wholesale value will be salvaged and sold as scrap for recycling or disposed of at an approved offsite licensed solid waste disposal facility (landfill). Decommissioning activities will include removal of the arrays and associated components as listed in Section 1.1 and described in Section 2.

1.3 DECOMMISSIONING SEQUENCE

In accordance with the AIMA, solar facility decommissioning will occur within twelve months after the end of the facility’s useful life. The general sequence of decommissioning and removal is described below; however, overlap of activities is expected.

- Install temporary fencing and erosion control best management practices (BMPs) to protect sensitive resources and control erosion during the decommissioning activities.
- Reinforce access roads, if needed, and prepare site for component removal.
- De-energize solar arrays.
- Dismantle and remove modules and above ground wiring
- Remove tracking equipment.
- Remove string inverters, transformers and switchgear equipment, along with support piers, piles and concrete pads.
- Remove electrical cables above and below the ground surface to a depth of five feet.
- Remove overhead and underground electrical lines from the equipment pad to the connection with the Utility owned power poles.
- Remove access and internal roads and grade site, as needed

- De-compact subsoils (if required), restore and revegetate disturbed land as specified with the AIMA, landowner lease agreements, or permit conditions.
- If drain tile damage occurs during project operation or decommissioning, repair the drain tile system
- Remove temporary BMPs.

2.0 PROJECT COMPONENTS AND DECOMMISSIONING ACTIVITIES

Project components and decommissioning activities are further described within this section.

2.1 OVERVIEW OF SOLAR FACILITY SYSTEM

Blue Sage anticipates utilizing 8,150 solar modules, with an approximate total nameplate generating capacity of up to 5.70 MW direct current (DC) converting to approximately 4.75 $MW_{[AC]}$. The Project generating facilities will be placed within approximately 22.0 acres of land bounded by perimeter fencing as shown on Figure 1. The Project area is situated on predominantly agricultural land. Statistics and estimates provided in this Plan are based on a Canadian Solar 700-watt bifacial module.

Collection cabling will be installed below the surface at a depth of approximately four feet (48 inches). All collection cabling, foundations and steel piles will be removed to a minimum depth of five (5) feet during Project decommissioning. Access roads may be left in place if requested and/or agreed to by the landowner; however, for purposes of this assessment, all access roads are assumed to be removed and the land restored to pre-construction conditions. Public roads damaged or modified during the decommissioning and reclamation process will be repaired upon completion of the decommissioning phase.

Estimated quantities of materials to be removed and salvaged or disposed of are included in this section. Many of the materials described have salvage value; although, there are some components that will likely have none at the time of decommissioning. All materials will be salvaged or recycled to the extent possible. All other waste materials will be disposed of in accordance with state and federal law in an approved licensed solid waste facility.

Solar panels will have value in a resale market, decreasing over the life of the Project. For purposes of this report, salvage values only, not resale, were considered as this is the more conservative estimate strategy.

Table 1 presents a summary of the major Project components included in this Plan.

Table 1 Major Components of Solar Project to be Decommissioned

Component	Quantity	Unit of Measure
Solar Modules	8,150	Each
Tracking System (75-module equivalent tracker)	109	Tracker
Steel Piles/Trackers	1,308	Each
String Inverters	19	Each
Transformers	3	Each

Component	Quantity	Unit of Measure
Concrete Equipment Pads	3	Each
Electrical Cables (below ground cabling)	103,529	Linear Feet (estimated)
Perimeter Fencing	3,849	Linear Feet
Access Roads (approximate)	2,272	Linear Feet
Overhead Electrical Line to Utility Owned Connection	1	Lump Sum
Underground Tie-in Line to Utility Owned Connection	1,408	Linear Feet
Switchgear	1	Each

2.2 SOLAR MODULES

Statistics and estimates provided in this Plan are based on the Canadian Solar CS7N-700TB-AG (700-watt) bifacial panel or similar for the Project. Each module assembly (with frame) has a total weight of approximately 83.3 pounds. The modules will be approximately 93.9 inches by 51.3 inches in size and are mainly comprised of non-metallic materials such as silicon or mono-crystalline glass, plastic, and epoxies, with an aluminum frame.

At the time of decommissioning, module components in working condition may be refurbished and sold in a secondary market yielding greater revenue than selling as salvage material. The estimates in this report have been calculated using a conservative approach, considering revenue from salvage only, rather than resale of the modules.

2.3 TRACKING SYSTEM AND SUPPORT

The solar modules will be mounted on a one-in-portrait single axis tracking system. Each full-sized tracker is approximately 327 feet in length and will support approximately 75 solar modules. Smaller trackers will be employed at the edges of the layout, to efficiently utilize available space. The tracking system is mainly comprised of galvanized and stainless steel; piles that support the system are assumed to be comprised of structural steel.

The solar arrays will be deactivated from the surrounding electrical system and made safe for disassembly. Liquid wastes, including oils and hydraulic fluids will be removed and properly disposed of or recycled according to regulations current at the time of decommissioning. Electronic components, and internal electrical wiring will be removed and salvaged. The steel piles will be removed to a minimum depth of five (5) feet.

The supports, tracking system, and posts contain salvageable materials which can be sold to provide revenue to offset the decommissioning costs.

2.4 STRING INVERTERS TRANSFORMERS AND SWITCHGEAR

String inverters will be located within the array and will sit on racks. The transformers and switchgear will be located on concrete equipment pads. The string inverters, transformers, and switchgear will be deactivated, disassembled, and removed. Depending on condition, the equipment may be sold for

refurbishment and re-use. If not re-used, they will be salvaged or disposed of at an approved solid waste management facility. Oils and lubricants will be collected and recycled or disposed of at a licensed facility. Concrete pads will be crushed and removed from the site.

2.5 ELECTRICAL CABLING

This plan assumes collection and communications cabling will be removed and salvaged if buried at no more than five (5) feet below grade. No recovery value has been assumed for the collection cabling, although it is likely to have salvage value at the time of removal.

2.6 PROJECT ELECTRICAL CABLES TO THE UTILITY TIE-IN

A dedicated above ground generation tie-in line, anticipated to be approximately 233 feet in length with three (3) power poles will connect the Project switchgear equipment to the utility owned connection. The connection to the utility-owned power line will also include 1,408 feet of underground electrical line. Unless an alternate use for the Project electrical lines are determined, the facilities will be removed, and the land restored to pre-construction condition to the extent practicable.

2.7 PERIMETER FENCING, SITE ACCESS AND INTERNAL ROADS

Blue Sage will include a minimum six-foot-high chain link fence surrounding the perimeter of the array site. The quantity of fence will be approximately 4,045 feet (0.77-mile) in length. Near the end of the decommissioning process, all fence, poles and foundations will be completely removed from the site.

An access road will provide direct access to the solar facility. The internal access drives will be composed of gravel approximately 20 feet wide and total approximately 2,272 linear feet (0.43 miles) in length. The access road will be comprised of six-inch-thick gravel layer over geotextile fabric. To be conservative, the decommissioning estimate assumes that all access and internal roads will be completely removed. The estimated quantity of these materials is provided in Table 2.

Table 2 Typical Access Road Construction Materials

Item	Quantity	Unit
Gravel or granular fill; six-inch thick	957	Cubic Yards
Geotextile fabric	5,744	Square Yards

Decommissioning activities include the removal and stockpiling of aggregate materials onsite for salvage preparation. Underlying non-woven geotextile fabric will also be removed during the decommissioning process. Fabric that is easily separated from the aggregate during excavation will be disposed of in an approved solid waste disposal facility. Fabric that remains with the aggregate will be sorted out at the processing site and properly disposed of. Following removal of aggregate and non-woven geotextile fabric, the access road areas will be graded, de-compacted with deep ripper or chisel plow (ripped to 18 inches), backfilled with native subsoil and topsoil, as needed, and land restored as near as practicable to preconstruction conditions.

3.0 LAND USE AND ENVIRONMENT

3.1 SOILS AND AGRICULTURAL LAND

Areas of the Project that were previously utilized for agricultural purposes will be restored, as close as reasonably practical, to their preconstruction condition in accordance with the AIMA and landowner lease agreements. Restored areas will be revegetated in consultation with the current landowner and in compliance with regulations in place at the time of decommissioning. Land disturbed by Project facilities will be restored in such a way that will allow for a reasonably similar land use that existed prior to Project construction.

3.2 RESTORATION AND REVEGETATION

Areas of the Project that have been excavated and backfilled will be graded as previously described to restore land as required within landowner lease agreements. Soils compacted during decommissioning activities will be de-compacted, as necessary, to restore the land as close as reasonably practical to pre-construction depth and contour. If present, drain tiles that have been damaged will be restored to pre-construction condition, as described condition 6.D of the AIMA. Topsoil will be placed on disturbed areas and seeded with appropriate vegetation or in coordination with landowners within agricultural land.

3.3 SURFACE WATER DRAINAGE AND CONTROL

Blue Sage Project site area is located on agricultural land and the terrain is relatively flat. The Project facilities have been sited to avoid wetlands, waterways, and drainage ditches to the extent practicable. The existing Project site conditions and proposed BMPs to protect surface water features will be detailed in a Project Stormwater Pollution Prevention Plan (SWPPP) prior to the commencement of deconstruction activities.

Surface water conditions at the Project site will be reassessed prior to the decommissioning phase. Blue Sage will obtain the required water quality permits from the Illinois Department of Natural Resources (IDNR) and the U.S. Army Corp of Engineers (USACE), if needed, before decommissioning of the Project. Construction stormwater permits will also be obtained and a SWPPP prepared describing the protection needed to reflect conditions present at the time of decommissioning. BMPs may include improved construction entrances, temporary seeding, permanent seeding, mulching (in non-agricultural areas), erosion control matting, silt fence, filter berms, and filter socks.

3.4 MAJOR EQUIPMENT REQUIRED FOR DECOMMISSIONING

Equipment required for the decommissioning activities is similar to what is needed to construct the solar facility and may include, but is not limited to: small cranes, low ground pressure (LGP) tracked excavators, backhoes, LGP tracked bulldozers and dump trucks, front-end loaders, deep rippers, water trucks, disc plows and tractors to restore subgrade conditions, and ancillary equipment. Standard dump trucks may be required to transport material removed from the site to disposal facilities.

4.0 DECOMMISSIONING COST ESTIMATE SUMMARY

Expenses associated with decommissioning the Project will be dependent on labor costs at the time of decommissioning. For the purposes of this report approximate 2025 market values were used to estimate labor expenses. Fluctuation and inflation of the labor costs were not factored into the estimates.

The value of the individual components of the solar facility will vary with time. In general, the highest component value would be expected at the time of construction with declining value over the life of the Project. Over most of the life of the Project, components such as the solar panels could be sold in the wholesale market for reuse or refurbishment. As efficiency and power production of the panels decrease due to aging and/or weathering, the resale value will decline accordingly. Secondary markets for used solar components include other utility scale solar facilities with similar designs that may require replacement equipment due to damage or normal wear over time; or other buyers (e.g., developers, consumers) that are willing to accept a slightly lower power output in return for a significantly lower price point when compared to new equipment.

4.1 DECOMMISSIONING EXPENSES

Project decommissioning and deconstruction of facilities will incur costs associated with disposal of components not sold for salvage, including materials which will be disposed of at a licensed facility, as required. Decommissioning costs also include backfilling, grading, and restoration of the proposed Project site as described in Sections 2 and 3. Table 3 summarizes the estimated costs for activities associated with the major components of the Project.

Table 3 Estimated Decommissioning Expenses

Activity	Unit	Quantity	Cost per Unit	Total
Overhead and management (includes estimated permitting required)	Lump Sum	1	$40,400	$40,400
Solar modules; disassembly and removal	Each	8,150	$5.95	$48,493
Tracking system disassembly and removal	Each	109	$850	$92,650
Steel pile/trackers	Each	1,308	$17.50	$22,890
String inverter removal	Each	19	$420	$7,980
Underground collection cables	Linear Feet	103,529	$1.20	$124,235
Transformers	Each	3	$1,200	$3,600
Concrete equipment pads	Each	3	$3,744	$11,232
Perimeter fence removal	Linear Feet	4,045	$6.60	$26,697
Access road excavation and removal	Lump Sum	1	$23,050	$23,050
Topsoil replacement and rehabilitation of site including access roads	Lump Sum	1	$33,950	$33,950
Above ground generation tie-in electrical line removal	Lump Sum	1	$6,000	$6,000
Underground generation tie-in electrical line removal	Linear Feet	1,408	$1.20	$1,690
Switchgear removal	Lump Sum	1	$1,575	$1,575
Total Estimated Decommissioning Cost				**$444,442**

4.2 DECOMMISSIONING REVENUES

Revenue from decommissioning the Project will be realized through the sale of the solar facility components and construction materials. As previously described, the value of the decommissioned components will be higher in the early stages of the Project and decline over time. Resale of components such as solar panels is expected to be greater than salvage (i.e., scrap) value for most of the life of the Project.

Modules and other solar plant components can be sold within a secondary market for re-use. A current sampling of reused solar panels indicates a wide range of pricing depending on age and condition ($0.10 to $0.30 per watt). Future pricing of solar panels is difficult to predict at this time, due to the relatively young age of the market, changes to solar panel technology, and the ever-increasing product demand. A conservative estimation of the value of solar panels at $0.10 per watt would yield approximately $570,000. Increased costs of removal, for resale versus salvage, would be expected in order to preserve the integrity of the panels; however, the net revenue would be substantially higher than the estimated salvage value.

The resale value of components, such as trackers, may decline more quickly; however, the salvage value of the steel that makes up a large portion of the tracker is expected to stay at or above the value used in this report. The market value of steel and other materials fluctuates daily and has varied widely over the past five years. Salvage value estimates were based on an approximate five-year-average price of steel

and copper derived from sources including on-line recycling companies and United States Geological Survey (USGS) commodity summaries. The price used to value the steel used in this report is $273 per metric ton; aluminum at $0.40 per pound; silicon at $0.40 per pound and glass at $0.05 per pound.

The main component of the tracking system and piles is assumed to be salvageable steel. Solar panels are estimated to contain approximately 75 percent glass, 8 percent aluminum and 5 percent silicon. A 50 percent recovery rate was assumed for aluminum and all panel components, due to the processing required to separate the panel components. Alternative and more efficient methods of recycling solar panels are anticipated before this Project is decommissioned, given the large number of solar facilities that are currently being developed. Table 4 summarizes the potential salvage value for the solar array components and construction materials.

Table 4 Estimated Decommissioning Revenues

Item	Unit of Measurement	Quantity per Unit	Salvage Price per Unit	Total Salvage Price per Item	Number of Items	Total
Panels - Silicon	Pounds per Panel	2.1	$0.40	$0.840	8,150	$6,846
Panels - Aluminum	Pounds per Panel	3.3	$0.40	$1.320	8,150	$10,758
Panels - Glass	Pounds per Panel	31.3	$0.05	$1.565	8,150	$12,755
Tracking System and Posts	Metric tons per MW_{DC}	32.0	$273	$8,736	5.7	$49,795
Total Potential Revenue*						**$80,154**

*Revenue based on salvage value only. Revenue from used panels at $0.10 per watt could raise $570,000 as resale versus the estimated salvage revenue.

4.3 DECOMMISSIONING COST SUMMARY

Table 5 provides a summary of the net estimated cost to decommission the Project, using the information detailed in Sections 4.1 and 4.2. The Net Decommissioning Cost is based on 2025 prices, with no market fluctuations or inflation considered.

Table 5 Net Decommissioning Cost Summary

Item	(Cost)/Revenue
Decommissioning Expenses	($444,442)
Potential Revenue – salvage value of module components and recoverable materials	$80,154
Net Decommissioning Cost	**($364,288)**

4.4 FINANCIAL ASSURANCE

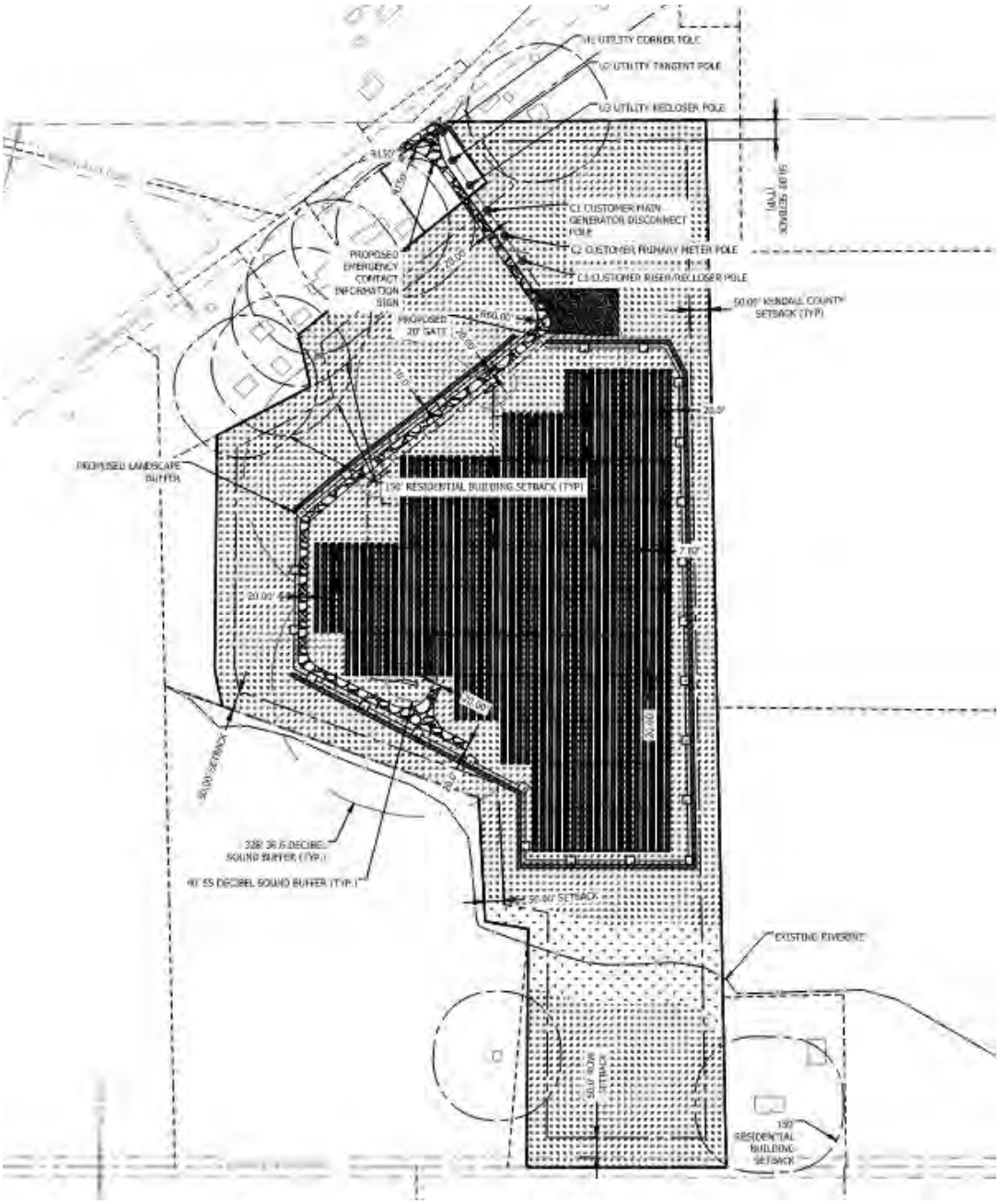
Per Kendall County Code, Blue Sage Project LLC has indicated they will provide financial assurance as required by the AIMA, minus the salvage value of the project. Blue Sage Project LLC is providing this Plan prior to issuance of the County building permit. Blue Sage Project LLC understands that the County may require the Plan to be updated on or before the end of the tenth year of commercial operation, and every five years thereafter.

Blue Sage Project LLC has indicated they will provide the County with Financial Assurance to cover the estimated costs of decommissioning. The provisions of this Financial Assurance shall be phased in over the first 11 years of the Project's operation as follows:

- On or before the first anniversary of the COD, Blue Sage Project LLC shall provide the County with Financial Security to cover ten (10) percent of the estimated costs to decommission the facility as determined in this Plan.
- On or before the sixth anniversary of the COD, Blue Sage Project LLC shall provide the County with Financial Security to cover fifty (50) percent of the estimated costs to decommission the facility as determined in this Plan.
- On or before the eleventh anniversary of the COD, Blue Sage Project LLC shall provide the County with Financial Security to cover one hundred (100) percent of the estimated costs to decommission the facility as determined in the updated Plan provided during the tenth year of commercial operation.

FIGURES

Figure 1 Proposed Project Layout



STANDARD AGRICULTURAL IMPACT MITIGATION AGREEMENT

between

Blue Sage Project LLC

and the

ILLINOIS DEPARTMENT OF AGRICULTURE

Pertaining to the Construction of a Commercial Solar Energy Facility

in

Kendall County, Illinois

Pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147), the following standards and policies are required by the Illinois Department of Agriculture (IDOA) to help preserve the integrity of any Agricultural Land that is impacted by the Construction and Deconstruction of a Commercial Solar Energy Facility. They were developed with the cooperation of agricultural agencies, organizations, Landowners, Tenants, drainage contractors, and solar energy companies to comprise this Agricultural Impact Mitigation Agreement (AIMA).

Blue Sage Project LLC, hereafter referred to as Commercial Solar Energy Facility Owner, or simply as Facility Owner, plans to develop and/or operate a 5 MWac Commercial Solar Energy Facility in **Kendall** County [GPS Coordinates: 41°31'37" N, 88°35'34" W], which will consist of up to 20.6 acres that will be covered by solar facility related components, such as solar panel arrays, racking systems, access roads, an onsite underground collection system, inverters and transformers and any affiliated electric transmission lines. This AIMA is made and entered between the Facility Owner and the IDOA.

If Construction does not commence within four years after this AIMA has been fully executed, this AIMA shall be revised, with the Facility Owner's input, to reflect the IDOA's most current Solar Farm Construction and Deconstruction Standards and Policies. This AIMA, and any updated AIMA, shall be filed with the County Board by the Facility Owner prior to the commencement of Construction.

The below prescribed standards and policies are applicable to Construction and Deconstruction activities occurring partially or wholly on privately owned agricultural land.

Conditions of the AIMA

The mitigative actions specified in this AIMA shall be subject to the following conditions:

A. All Construction or Deconstruction activities may be subject to County or other local requirements. However, the specifications outlined in this AIMA shall be the minimum standards applied to all Construction or Deconstruction activities. IDOA may utilize any legal means to enforce this AIMA.

B. Except for Section 17. B. through F., all actions set forth in this AIMA are subject to modification through negotiation by Landowners and the Facility Owner, provided such changes are negotiated in advance of the respective Construction or Deconstruction activities.

C. The Facility Owner may negotiate with Landowners to carry out the actions that Landowners wish to perform themselves. In such instances, the Facility Owner shall offer Landowners the area commercial rate for their machinery and labor costs.

D. All provisions of this AIMA shall apply to associated future Construction, maintenance, repairs, and Deconstruction of the Facility referenced by this AIMA.

E. The Facility Owner shall keep the Landowners and Tenants informed of the Facility's Construction and Deconstruction status, and other factors that may have an impact upon their farming operations.

F. The Facility Owner shall include a statement of its adherence to this AIMA in any environmental assessment and/or environmental impact statement.

G. Execution of this AIMA shall be made a condition of any Conditional/Special Use Permit. Not less than 30 days prior to the commencement of Construction, a copy of this AIMA shall be provided by the Facility Owner to each Landowner that is party to an Underlying Agreement. In addition, this AIMA shall be incorporated into each Underlying Agreement.

H. The Facility Owner shall implement all actions to the extent that they do not conflict with the requirements of any applicable federal, state and local rules and regulations and other permits and approvals that are obtained by the Facility Owner for the Facility.

I. No later than 45 days prior to the Construction and/or Deconstruction of a Facility, the Facility Owner shall provide the Landowner(s) with a telephone number the Landowner can call to alert the Facility Owner should the Landowner(s) have questions or concerns with the work which is being done or has been carried out on his/her property.

J. If there is a change in ownership of the Facility, the Facility Owner assuming ownership of the Facility shall provide written notice within 90 days of ownership transfer, to the Department, the County, and to Landowners of such change. The Financial Assurance requirements and the other terms of this AIMA shall apply to the new Facility Owner.

K. The Facility Owner shall comply with all local, state and federal laws and regulations, specifically including the worker protection standards to protect workers from pesticide exposure.

L. Within 30 days of execution of this AIMA, the Facility Owner shall use Best Efforts to provide the IDOA with a list of all Landowners that are party to an Underlying Agreement and known Tenants of said Landowner who may be affected by the Facility. As the list of Landowners and Tenants is updated, the Facility Owner shall notify the IDOA of any additions or deletions.

M. If any provision of this AIMA is held to be unenforceable, no other provision shall be affected by that holding, and the remainder of the AIMA shall be interpreted as if it did not contain the unenforceable provision.

Definitions

Abandonment	When Deconstruction has not been completed within 12 months after the Commercial Solar Energy Facility reaches the end of its useful life. For purposes of this definition, a Commercial Solar Energy Facility shall be presumed to have reached the end of its useful life if the Commercial Solar Energy Facility Owner fails, for a period of 6 consecutive months, to pay the Landowner amounts owed in accordance with an Underlying Agreement.

Aboveground Cable	Electrical power lines installed above ground surface to be utilized for conveyance of power from the solar panels to the solar facility inverter and/or point of interconnection to utility grid or customer electric meter.
Agricultural Impact Mitigation Agreement (AIMA)	The Agreement between the Facility Owner and the Illinois Department of Agriculture (IDOA) described herein.
Agricultural Land	Land used for Cropland, hayland, pastureland, managed woodlands, truck gardens, farmsteads, commercial ag-related facilities, feedlots, livestock confinement systems, land on which farm buildings are located, and land in government conservation programs used for purposes as set forth above.
Best Efforts	Diligent, good faith, and commercially reasonable efforts to achieve a given objective or obligation.
Commercial Operation Date	The calendar date of which the Facility Owner notifies the Landowner, County, and IDOA in writing that commercial operation of the facility has commenced. If the Facility Owner fails to provide such notifications, the Commercial Operation Date shall be the execution date of this AIMA plus 6 months.
Commercial Solar Energy Facility (Facility)	A solar energy conversion facility equal to or greater than 500 kilowatts in total nameplate capacity, including a solar energy conversion facility seeking an extension of a permit to construct granted by a county or municipality before June 29, 2018. "Commercial solar energy facility" does not include a solar energy conversion facility: (1) for which a permit to construct has been issued before June 29, 2018; (2) that is located on land owned by the commercial solar energy facility owner; (3) that was constructed before June 29, 2018; or (4) that is located on the customer side of the customer's electric meter and is primarily used to offset that customer's electricity load and is limited in nameplate capacity to less than or equal to 2,000 kilowatts.
Commercial Solar Energy Facility Owner deemed (Facility Owner)	A person or entity that owns a commercial solar energy facility. A Commercial Solar Energy Facility Owner is not nor shall it be to be a public utility as defined in the Public Utilities Act.
County	The County or Counties where the Commercial Solar Energy Facility is located.
Construction	The installation, preparation for installation and/or repair of a Facility.
Cropland	Land used for growing row crops, small grains or hay; includes land which was formerly used as cropland, but is currently enrolled in a government conservation program; also includes pastureland that is classified as Prime Farmland.

Deconstruction	The removal of a Facility from the property of a Landowner and the restoration of that property as provided in the AIMA.
Deconstruction Plan	A plan prepared by a Professional Engineer, at the Facility's expense, that includes: (1) the estimated Deconstruction cost, in current dollars at the time of filing, for the Facility, considering among other things: i. the number of solar panels, racking, and related facilities involved; ii. the original Construction costs of the Facility; iii. the size and capacity, in megawatts of the Facility; iv. the salvage value of the facilities (if all interests in salvage value are subordinate to that of the Financial Assurance holder if abandonment occurs); v. the Construction method and techniques for the Facility and for other similar facilities; and (2) a comprehensive detailed description of how the Facility Owner plans to pay for the Deconstruction of the Facility.
Department	The Illinois Department of Agriculture (IDOA).
Financial Assurance	A reclamation or surety bond or other commercially available financial assurance that is acceptable to the County, with the County or Landowner as beneficiary.
Landowner	Any person with an ownership interest in property that is used for agricultural purposes and that is party to an Underlying Agreement.
Prime Farmland	Agricultural Land comprised of soils that are defined by the USDA Natural Resources Conservation Service (NRCS) as "Prime Farmland" (generally considered to be the most productive soils with the least input of nutrients and management).
Professional Engineer	An engineer licensed to practice engineering in the State of Illinois.
Soil and Water Conservation District (SWCD)	A unit of local government that provides technical and financial assistance to eligible Landowners for the conservation of soil and water resources.
Tenant	Any person, apart from the Facility Owner, lawfully residing or leasing/renting land that is subject to an Underlying Agreement.
Topsoil	The uppermost layer of the soil that has the darkest color or the highest content of organic matter; more specifically, it is defined as the "A" horizon.
Underlying Agreement	The written agreement between the Facility Owner and the Landowner(s) including, but not limited to, an easement, option, lease, or license under the terms of which another person has constructed, constructs, or intends to construct a Facility on the property of the Landowner.

Underground Cable	Electrical power lines installed below the ground surface to be utilized for conveyance of power within a Facility or from a Commercial Solar Energy Facility to the electric grid.
USDA Natural Resources Conservation Service (NRCS)	An agency of the United States Department of Agriculture that provides America's farmers with financial and technical assistance to aid with natural resources conservation.

Construction and Deconstruction Standards and Policies

1. Support Structures

A. Only single pole support structures shall be used for the Construction and operation of the Facility on Agricultural Land. Other types of support structures, such as lattice towers or H-frames, may be used on nonagricultural land.

B. Where a Facility's Aboveground Cable will be adjacent and parallel to highway and/or railroad right-of-way, but on privately owned property, the support structures shall be placed as close as reasonably practicable and allowable by the applicable County Engineer or other applicable authorities to the highway or railroad right-of-way. The only exceptions may be at jogs or weaves on the highway alignment or along highways or railroads where transmission and distribution lines are already present.

C. When it is not possible to locate Aboveground Cable next to highway or railroad right-of-way, Best Efforts shall be expended to place all support poles in such a manner to minimize their placement on Cropland (i.e., longer than normal above ground spans shall be utilized when traversing Cropland).

2. Aboveground Facilities

Locations for facilities shall be selected in a manner that is as unobtrusive as reasonably possible to ongoing agricultural activities occurring on the land that contains or is adjacent to the Facility.

3. Guy Wires and Anchors

Best Efforts shall be made to place guy wires and their anchors, if used, out of Cropland, pastureland and hayland, placing them instead along existing utilization lines and on land other than Cropland. Where this is not feasible, Best Efforts shall be made to minimize guy wire impact on Cropland. All guy wires shall be shielded with highly visible guards.

4. Underground Cabling Depth

A. Underground electrical cables located outside the perimeter of the (fence) of the solar panels shall be buried with:

1. a minimum of 5 feet of top cover where they cross Cropland.
2. a minimum of 5 feet of top cover where they cross pastureland or other non-Cropland classified as Prime Farmland.
3. a minimum of 3 feet of top cover where they cross pastureland and other Agricultural Land not classified as Prime Farmland.

4. a minimum of 3 feet of top cover where they cross wooded/brushy land.

B. Provided that the Facility Owner removes the cables during Deconstruction, underground electric cables may be installed to a minimum depth of 18 inches:

1. Within the fenced perimeter of the Facility; or

2. When buried under an access road associated with the Facility provided that the location and depth of cabling is clearly marked at the surface.

C. If Underground Cables within the fenced perimeter of the solar panels are installed to a minimum depth of 5 feet, they may remain in place after Deconstruction.

5. Topsoil Removal and Replacement

A. Any excavation shall be performed in a manner to preserve topsoil. Best Efforts shall be made to store the topsoil near the excavation site in such a manner that it will not become intermixed with subsoil materials.

B. Best Efforts shall be made to store all disturbed subsoil material near the excavation site and separate from the topsoil.

C. When backfilling an excavation site, Best Efforts shall be used to ensure the stockpiled subsoil material will be placed back into the excavation site before replacing the topsoil.

D. Refer to Section 7 for procedures pertaining to rock removal from the subsoil and topsoil.

E. Refer to Section 8 for procedures pertaining to the repair of compaction and rutting of the topsoil.

F. Best Efforts shall be performed to place the topsoil in a manner so that after settling occurs, the topsoil's original depth and contour will be restored as close as reasonably practicable. The same shall apply where excavations are made for road, stream, drainage ditch, or other crossings. In no instance shall the topsoil materials be used for any other purpose unless agreed to explicitly and in writing by the Landowner.

G. Based on the mutual agreement of the landowner and Facility Owner, excess soil material resulting from solar facility excavation shall either be removed or stored on the Landowner's property and reseeded per the applicable National Pollution Discharge Elimination System (NPDES) permit/Stormwater Pollution Prevention Plan (SWPPP). After the Facility reaches the end of its Useful Life, the excess subsoil material shall be returned to an excavation site or removed from the Landowner's property, unless otherwise agreed to by Landowner.

6. Rerouting and Permanent Repair of Agricultural Drainage Tiles

The following standards and policies shall apply to underground drainage tile line(s) directly or indirectly affected by Construction and/or Deconstruction:

A. Prior to Construction, the Facility Owner shall work with the Landowner to identify drainage tile lines traversing the property subject to the Underlying Agreement to the extent reasonably practicable. All drainage tile lines identified in this manner shall be shown on the Construction and Deconstruction Plans.

B. The location of all drainage tile lines located adjacent to or within the footprint of the Facility shall be recorded using Global Positioning Systems (GPS) technology. Within 60 days after Construction is complete, the Facility Owner shall provide the Landowner, the IDOA, and the respective County Soil and Water Conservation District (SWCD) with "as built" drawings (strip maps) showing the location of all drainage tile lines by survey station encountered in the Construction of the Facility, including any tile line repair location(s), and any underground cable installed as part of the Facility.

C. **Maintaining Surrounding Area Subsurface Drainage**

If drainage tile lines are damaged by the Facility, the Facility Owner shall repair the lines or install new drainage tile line(s) of comparable quality and cost to the original(s), and of sufficient size and appropriate slope in locations that limit direct impact from the Facility. If the damaged tile lines cause an unreasonable disruption to the drainage system, as determined by the Landowner, then such repairs shall be made promptly to ensure appropriate drainage. Any new line(s) may be located outside of, but adjacent to the perimeter of the Facility. Disrupted adjacent drainage tile lines shall be attached thereto to provide an adequate outlet for the disrupted adjacent tile lines.

D. **Re-establishing Subsurface Drainage Within Facility Footprint**

Following Deconstruction and using Best Efforts, if underground drainage tile lines were present within the footprint of the facility and were severed or otherwise damaged during original Construction, facility operation, and/or facility Deconstruction, the Facility Owner shall repair existing drainage tiles or install new drainage tile lines of comparable quality and cost to the original, within the footprint of the Facility with sufficient capacity to restore the underground drainage capacity that existed within the footprint of the Facility prior to Construction. Such installation shall be completed within 12 months after the end of the useful life of the Facility and shall be compliant with Figures 1 and 2 to this Agreement or based on prudent industry standards if agreed to by Landowner.

E. If there is any dispute between the Landowner and the Facility Owner on the method of permanent drainage tile line repair, the appropriate County SWCD's opinion shall be considered by the Facility Owner and the Landowner.

F. During Deconstruction, all additional permanent drainage tile line repairs beyond those included above in Section 6.D. must be made within 30 days of identification or notification of the damage, weather and soil conditions permitting. At other times, such repairs must be made at a time mutually agreed upon by the Facility Owner and the Landowner. If the Facility Owner and Landowner cannot agree upon a reasonable method to complete this restoration, the Facility Owner may implement the recommendations of the appropriate County SWCD and such implementation constitutes compliance with this provision.

G. Following completion of the work required pursuant to this Section, the Facility Owner shall be responsible for correcting all drainage tile line repairs that fail due to Construction and/or Deconstruction for one year following the completion of Construction or Deconstruction, provided those repairs were made by the Facility Owner. The Facility Owner shall not be responsible for drainage tile repairs that the Facility Owner pays the Landowner to perform.

7. Rock Removal

With any excavations, the following rock removal procedures pertain only to rocks found in the uppermost 42 inches of soil, the common freeze zone in Illinois, which emerged or were brought to the site as a result of Construction and/or Deconstruction.

A. Before replacing any topsoil, Best Efforts shall be taken to remove all rocks greater than 3 inches in any dimension from the surface of exposed subsoil which emerged or were brought to the site as a result of Construction and/or Deconstruction.

B. If trenching, blasting, or boring operations are required through rocky terrain, precautions shall be taken to minimize the potential for oversized rocks to become interspersed in adjacent soil material.

C. Rocks and soil containing rocks removed from the subsoil areas, topsoil, or from any excavations, shall be removed from the Landowner's premises or disposed of on the Landowner's premises at a location that is mutually acceptable to the Landowner and the Facility Owner.

8. Repair of Compaction and Rutting

A. Unless the Landowner opts to do the restoration work on compaction and rutting, after the topsoil has been replaced post-Deconstruction, all areas within the boundaries of the Facility that were traversed by vehicles and Construction and/or Deconstruction equipment that exhibit compaction and rutting shall be restored by the Facility Owner. All prior Cropland shall be ripped at least 18 inches deep or to the extent practicable, and all pasture and woodland shall be ripped at least 12 inches deep or to the extent practicable. The existence of drainage tile lines or underground utilities may necessitate less ripping depth. The disturbed area shall then be disked.

B. All ripping and disking shall be done at a time when the soil is dry enough for normal tillage operations to occur on Cropland adjacent to the Facility.

C. The Facility Owner shall restore all rutted land to a condition as close as possible to its original condition upon Deconstruction, unless necessary earlier as determined by the Landowner.

D. If there is any dispute between the Landowner and the Facility Owner as to what areas need to be ripped/disked or the depth at which compacted areas should be ripped/disked, the appropriate County SWCD's opinion shall be considered by the Facility Owner and the Landowner.

9. Construction During Wet Weather

Except as provided below, construction activities are not allowed on agricultural land during times when normal farming operations, such as plowing, disking, planting or harvesting, cannot take place due to excessively wet soils. With input from the landowner, wet weather conditions may be determined on a field by field basis.

A. Construction activities on prepared surfaces, surfaces where topsoil and subsoil have been removed, heavily compacted in preparation, or otherwise stabilized (e.g. through cement mixing) may occur at the discretion of the Facility Owner in wet weather conditions.

B. Construction activities on unprepared surfaces will be done only when work will not result in rutting which may mix subsoil and topsoil. Determination as to the potential of subsoil and topsoil mixing will be made in consultation with the underlying Landowner, or, if approved by the Landowner, his/her designated tenant or designee.

10. Prevention of Soil Erosion

A. The Facility Owner shall work with Landowners and create and follow a SWPPP to prevent excessive erosion on land that has been disturbed by Construction or Deconstruction of a Facility.

B. If the Landowner and Facility Owner cannot agree upon a reasonable method to control erosion on the Landowner's property, the Facility Owner shall consider the recommendations of the appropriate County SWCD to resolve the disagreement.

C. The Facility Owner may, per the requirements of the project SWPPP and in consultation with the Landowner, seed appropriate vegetation around all panels and other facility components to prevent erosion. The Facility Owner must utilize Best Efforts to ensure that all seed mixes will be as free of any noxious weed seeds as possible. The Facility Owner shall consult with the Landowner regarding appropriate varieties to seed.

11. Repair of Damaged Soil Conservation Practices

Consultation with the appropriate County SWCD by the Facility Owner shall be carried out to determine if there are soil conservation practices (such as terraces, grassed waterways, etc.) that will be damaged by the Construction and/or Deconstruction of the Facility. Those conservation practices shall be restored to their preconstruction condition as close as reasonably practicable following Deconstruction in accordance with USDA NRCS technical standards. All repair costs shall be the responsibility of the Facility Owner.

12. Compensation for Damages to Private Property

The Facility Owner shall reasonably compensate Landowners for damages caused by the Facility Owner. Damage to Agricultural Land shall be reimbursed to the Landowner as prescribed in the applicable Underlying Agreement.

13. Clearing of Trees and Brush

A. If trees are to be removed for the Construction or Deconstruction of a Facility, the Facility Owner shall consult with the Landowner to determine if there are trees of commercial or other value to the Landowner.

B. If there are trees of commercial or other value to the Landowner, the Facility Owner shall allow the Landowner the right to retain ownership of the trees to be removed and the disposition of the removed trees shall be negotiated prior to the commencement of land clearing.

14. Access Roads

A. To the extent practicable, access roads shall be designed to not impede surface drainage and shall be built to minimize soil erosion on or near the access roads.

B. Access roads may be left intact during Construction, operation or Deconstruction through mutual agreement of the Landowner and the Facility Owner unless otherwise restricted by federal, state, or local regulations.

C. If the access roads are removed, Best Efforts shall be expended to assure that the land shall be restored to equivalent condition(s) as existed prior to their construction, or as otherwise agreed to by the Facility Owner and the Landowner. All access roads that are removed shall be ripped to a depth of 18 inches. All ripping shall be performed consistent with Section 8.

15. Weed/Vegetation Control

A. The Facility Owner shall provide for weed control in a manner that prevents the spread of weeds. Chemical control, if used, shall be done by an appropriately licensed pesticide applicator.

B. The Facility Owner shall be responsible for the reimbursement of all reasonable costs incurred by owners of agricultural land where it has been determined by the appropriate state or county entity that weeds have spread from the Facility to their property. Reimbursement is contingent upon written notice to the Facility Owner. Facility Owner shall reimburse the property owner within 45 days after notice is received.

C. The Facility Owner shall ensure that all vegetation growing within the perimeter of the Facility is properly and appropriately maintained. Maintenance may include, but not be limited to, mowing, trimming, chemical control, or the use of livestock as agreed to by the Landowner.

D. The Deconstruction plans must include provisions for the removal of all weed control equipment used in the Facility, including weed-control fabrics or other ground covers.

16. Indemnification of Landowners

The Facility Owner shall indemnify all Landowners, their heirs, successors, legal representatives, and assigns from and against all claims, injuries, suits, damages, costs, losses, and reasonable expenses resulting from or arising out of the Commercial Solar Energy Facility, including Construction and Deconstruction thereof, and also including damage to such Facility or any of its appurtenances, except where claims, injuries, suits, damages, costs, losses, and expenses are caused by the negligence or intentional acts, or willful omissions of such Landowners, and/or the Landowners heirs, successors, legal representatives, and assigns.

17. Deconstruction Plans and Financial Assurance of Commercial Solar Energy Facilities

A. Deconstruction of a Facility shall include the removal/disposition of all solar related equipment/facilities, including the following utilized for operation of the Facility and located on Landowner property:

1. Solar panels, cells and modules;
2. Solar panel mounts and racking, including any helical piles, ground screws, ballasts, or other anchoring systems;
3. Solar panel foundations, if used (to depth of 5 feet);

4. Transformers, inverters, energy storage facilities, or substations, including all components and foundations; however, Underground Cables at a depth of 5 feet or greater may be left in place;
5. Overhead collection system components;
6. Operations/maintenance buildings, spare parts buildings and substation/switching gear buildings unless otherwise agreed to by the Landowner;
7. Access Road(s) unless Landowner requests in writing that the access road is to remain;
8. Operation/maintenance yard/staging area unless otherwise agreed to by the Landowner; and
9. Debris and litter generated by Deconstruction and Deconstruction crews.

B. The Facility Owner shall, at its expense, complete Deconstruction of a Facility within twelve (12) months after the end of the useful life of the Facility.

C. During the County permit process, or if none, then prior to the commencement of construction, the Facility Owner shall file with the County a Deconstruction Plan. The Facility Owner shall file an updated Deconstruction Plan with the County on or before the end of the tenth year of commercial operation.

D. The Facility Owner shall provide the County with Financial Assurance to cover the estimated costs of Deconstruction of the Facility. Provision of this Financial Assurance shall be phased in over the first 11 years of the Project's operation as follows:

1. On or before the first anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover ten (10) percent of the estimated costs of Deconstruction of the Facility as determined in the Deconstruction Plan.
2. On or before the sixth anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover fifty (50) percent of the estimated costs of Deconstruction of the Facility as determined in the Deconstruction Plan.
3. On or before the eleventh anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover one hundred (100) percent of the estimated costs of Deconstruction of the Facility as determined in the updated Deconstruction Plan provided during the tenth year of commercial operation.

The Financial Assurance shall not release the surety from liability until the Financial Assurance is replaced. The salvage value of the Facility may only be used to reduce the estimated costs of Deconstruction if the County agrees that all interests in the salvage value are subordinate or have been subordinated to that of the County if Abandonment occurs.

E. The County may, but is not required to, reevaluate the estimated costs of Deconstruction of any Facility after the tenth anniversary, and every five years thereafter, of the Commercial Operation Date. Based on any reevaluation, the County may require changes in the level of Financial Assurance used to calculate the phased Financial Assurance levels described in Section 17.D. required from the Facility Owner. If the County is unable to its satisfaction to perform the investigations necessary to approve the Deconstruction Plan filed by the Facility Owner, then the County and Facility may mutually agree on the selection of a Professional Engineer independent of the Facility Owner to conduct any necessary investigations. The Facility Owner shall be responsible for the cost of any such investigations.

F. Upon Abandonment, the County may take all appropriate actions for Deconstruction including drawing upon the Financial Assurance.

Concurrence of the Parties to this AIMA

The Illinois Department of Agriculture and **Blue Sage Project LLC** concur that this AIMA is the complete AIMA governing the mitigation of agricultural impacts that may result from the Construction and Deconstruction of the solar farm project in **Kendall** County within the State of Illinois.

The effective date of this AIMA commences on the date of execution.

STATE OF ILLINOIS
DEPARTMENT OF AGRICULTURE

[redacted]

By: Jerry Costello II, Director

[redacted]

By Clay Nordsiek, Deputy General Counsel

801 E. Sangamon Avenue,
State Fairgrounds, POB 19281
Springfield, IL 62794-9281

9/25, 2025

Blue Sage Project LLC

[redacted]

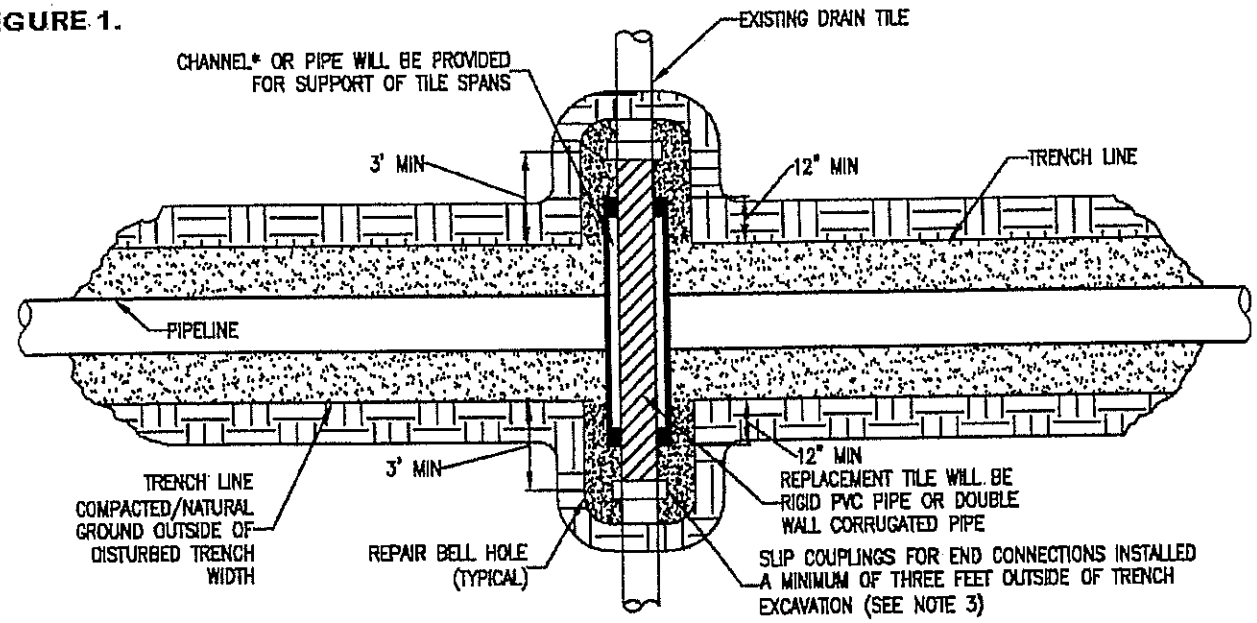
By Ansar Gufar

[redacted]

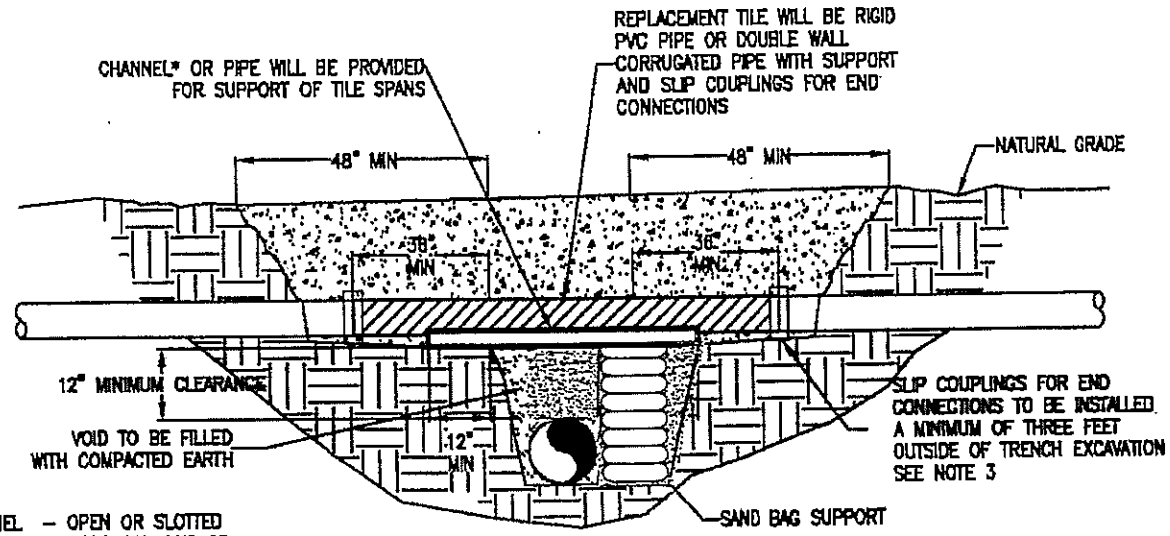
Address

September 15, 2025

FIGURE 1.



PLAN
N.T.S.



*CHANNEL – OPEN OR SLOTTED CORRUGATED GALVANIZED, PVC OR ALUMINUM CRADLE TO SUPPORT DRAIN TILE.

CROSS SECTION
N.T.S.

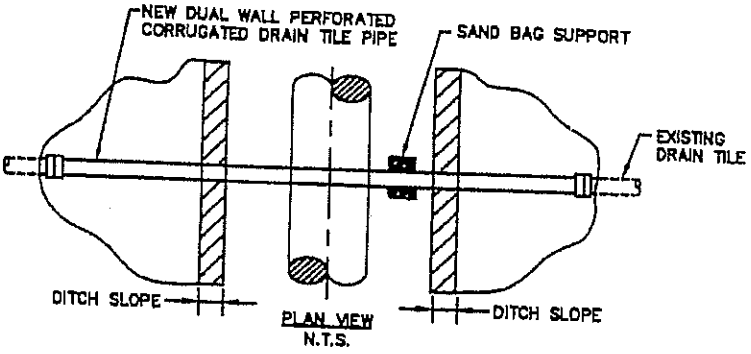
NOTE:

1. IMMEDIATELY REPAIR TILE IF WATER IS FLOWING THROUGH TILE AT TIME OF TRENCHING. IF NO WATER IS FLOWING AND TEMPORARY REPAIR IS DELAYED, OR NOT MADE BY THE END OF THE WORK DAY, A SCREEN OR APPROPRIATE 'NIGHT CAP' SHALL BE PLACED ON OPEN ENDS OF TILE TO PREVENT ENTRAPMENT OF ANIMALS ETC.
2. CHANNEL OR PIPE (OPEN OR SLOTTED) MADE OF CORRUGATED GALVANIZED PIPE, PVC OR ALUMINUM WILL BE USED FOR SUPPORT OF DRAIN TILE SPANS.
3. INDUSTRY STANDARDS SHALL BE FOLLOWED TO ENSURE PROPER SEAL OF REPAIRED DRAIN TILES.

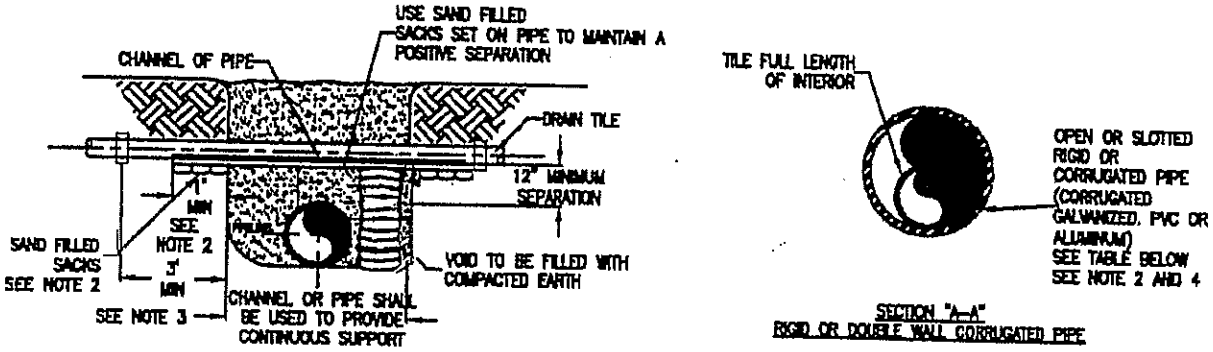
TEMPORARY DRAIN TILE REPAIR

PAGE 1 of 2

FIGURE 2.



PLAN VIEW



END VIEWS

MINIMUM SUPPORT TABLE			
TILE SIZE	CHANNEL SIZE	PIPE SIZE	
3"	4" @ 5.4 #/ft	4"	STD. WT.
4"-5"	5" @ 6.7 #/ft	6"	STD. WT.
8"-9"	7" @ 9.8 #/ft	9"-10"	STD. WT.
10"	10" @ 15.3 #/ft	12"	STD. WT.

NOTE:

1. TILE REPAIR AND REPLACEMENT SHALL MAINTAIN ORIGINAL ALIGNMENT GRADIENT AND WATER FLOW TO THE GREATEST EXTENT POSSIBLE. IF THE TILE NEEDS TO BE RELOCATED, THE INSTALLATION ANGLE MAY VARY DUE TO SITE SPECIFIC CONDITIONS AND LANDOWNER RECOMMENDATIONS.

2. 1'-0" MINIMUM LENGTH OF CHANNEL OR RIGID PIPE (OPEN OR SLOTTED CORRUGATED GALVANIZED, PVC OR ALUMINUM CRADLE) SHALL BE SUPPORTED BY UNDISTURBED SOIL, OR IF CROSSING IS NOT AT RIGHT ANGLES TO PIPELINE, EQUIVALENT LENGTH PERPENDICULAR TO TRENCH. SHIM WITH SAND BAGS TO UNDISTURBED SOIL FOR SUPPORT AND DRAINAGE GRADIENT MAINTENANCE (TYPICAL BOTH SIDES).

3. DRAIN TILES WILL BE PERMANENTLY CONNECTED TO EXISTING DRAIN TILES A MINIMUM OF THREE FEET OUTSIDE OF EXCAVATED TRENCH LINE USING INDUSTRY STANDARDS TO ENSURE PROPER SEAL OF REPAIRED DRAIN TILES INCLUDING SLIP COUPLINGS.

4. DIAMETER OF RIGID PIPE SHALL BE OF ADEQUATE SIZE TO ALLOW FOR THE INSTALLATION OF THE TILE FOR THE FULL LENGTH OF THE RIGID PIPE.

5. OTHER METHODS OF SUPPORTING DRAIN TILE MAY BE USED IF ALTERNATE PROPOSED IS EQUIVALENT IN STRENGTH TO THE CHANNEL/PIPE SECTIONS SHOWN AND IF APPROVED BY COMPANY REPRESENTATIVES AND LANDOWNER IN ADVANCE. SITE SPECIFIC ALTERNATE SUPPORT SYSTEM TO BE DEVELOPED BY COMPANY REPRESENTATIVES AND FURNISHED TO CONTRACTOR FOR SPANS IN EXCESS OF 20', TILE GREATER THEN 10" DIAMETER, AND FOR "HEADER" SYSTEMS.

6. ALL MATERIAL TO BE FURNISHED BY CONTRACTOR.

7. PRIOR TO REPAIRING TILE, CONTRACTOR SHALL PROBE LATERALLY INTO THE EXISTING TILE TO FULL WIDTH OF THE RIGHTS OF WAY TO DETERMINE IF ADDITIONAL DAMAGE HAS OCCURRED. ALL DAMAGED/DISTURBED TILE SHALL BE REPAIRED AS NEAR AS PRACTICABLE TO ITS ORIGINAL OR BETTER CONDITION.

PERMANENT DRAIN TILE REPAIR

PAGE 2 of 2

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Illinois-Iowa Ecological Services Field Office
Illinois & Iowa Ecological Services Field Office
1511 47th Ave
Moline, IL 61265-7022
Phone: (309) 757-5800 Fax: (309) 757-5807

In Reply Refer To: 06/03/2025 15:20:43 UTC
Project Code: 2025-0104652
Project Name: JAS Blue Sage Project LLC

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The attached species list identifies federally threatened, endangered, proposed and candidate species that may occur within the boundary of your proposed project or may be affected by your proposed project. The list also includes designated critical habitat, if present, within your proposed project area or affected by your project. This list is provided to you as the initial step of the consultation process required under section 7(c) of the Endangered Species Act, also referred to as Section 7 Consultation.

Under 50 CFR 402.12(e) (the regulations that implement Section 7 of the Endangered Species Act) **the accuracy of this species list should be verified after 90 days.** This verification can be completed formally or informally. You may verify the list by visiting the ECOSPHERE Information for Planning and Consultation (IPaC) website https://ipac.ecosphere.fws.gov at regular intervals during project planning and implementation and completing the same process you used to receive the attached list.

Section 7 Consultation

Section 7 of the Endangered Species Act of 1973 requires that actions authorized, funded, or carried out by Federal agencies not jeopardize federally threatened or endangered species or adversely modify designated critical habitat. To fulfill this mandate, Federal agencies (or their designated non-federal representative) must consult with the U.S. Fish and Wildlife Service (Service) if they determine their project "may affect" listed species or designated critical habitat. Under the ESA, it is the responsibility of the Federal action agency or its designated representative to determine if a proposed action may affect endangered, threatened, or proposed species, or designated critical habitat, and if so, to consult with the Service further. Similarly, it is the responsibility of the Federal action agency or project proponent, not the Service to make "no effect" determinations. If you determine that your proposed action will have no effect on threatened or endangered species or their respective designated critical habitat, you do not need to seek concurrence with the Service.

Note: For some species or projects, IPaC will present you with *Determination Keys*. You may be able to use one or

more Determination Keys to conclude consultation on your action.

Technical Assistance for Listed Species

1. For assistance in determining if suitable habitat for listed, candidate, or proposed species occurs within your project area or if species may be affected by project activities, you can obtain information on the species life history, species status, current range, and other documents by selecting the species from the thumbnails or list view and visiting the species profile page.

No Effect Determinations for Listed Species

1. If there are *no* species or designated critical habitats on the Endangered Species portion of the species list: conclude "no species and no critical habitat present" and document your finding in your project records. No consultation under ESA section 7(a)(2) is required if the action would result in no effects to listed species or critical habitat. Maintain a copy of this letter and IPaC official species list for your records.
2. If any species or designated critical habitat are listed as potentially present in the **action area** of the proposed project the project proponents are responsible for determining if the proposed action will have “no effect” on any federally listed species or critical habitat. No effect, with respect to species, means that no individuals of a species will be exposed to any consequence of a federal action or that they will not respond to such exposure.
3. If the species habitat is not present within the action area or current data (surveys) for the species in the action area are negative: conclude “no species habitat or species present” and document your finding in your project records. For example, if the project area is located entirely within a “developed area” (an area that is already graveled/paved or supports structures and the only vegetation is limited to frequently mowed grass or conventional landscaping, is located within an existing maintained facility yard, or is in cultivated cropland conclude no species habitat present. Be careful when assessing actions that affect: 1) rights-of-ways that contains natural or semi-natural vegetation despite periodic mowing or other management; structures that have been known to support listed species (example: bridges), and 2) surface water or groundwater. Several species inhabit rights-of-ways, and you should carefully consider effects to surface water or groundwater, which often extend outside of a project’s immediate footprint.
4. Adequacy of Information & Surveys - Agencies may base their determinations on the best evidence that is available or can be developed during consultation. Agencies must give the benefit of any doubt to the species when there are any inadequacies in the information. Inadequacies may include uncertainty in any step of the analysis. To provide adequate information on which to base a determination, it may be appropriate to conduct surveys to determine whether listed species or their habitats are present in the action area. Please contact our office for more information or see the survey guidelines that the Service has made available in IPaC.

May Effect Determinations for Listed Species

1. If the species habitat is present within the action area and survey data is unavailable or inconclusive: assume the species is present or plan and implement surveys and interpret results in coordination with our office. If assuming species present or surveys for the species are positive continue with the may affect determination process. May affect, with respect to a species, is the appropriate conclusion when a species might be exposed to a consequence of a federal action and could respond to that exposure. For critical habitat, ‘may affect’ is the appropriate conclusion if the action area overlaps with mapped areas of critical habitat and an essential physical or biological feature may be exposed to a consequence of a federal action and could change in response to that exposure.
2. Identify stressors or effects to the species and to the essential physical and biological features of critical habitat that overlaps with the action area. Consider all consequences of the action and assess the potential for each life stage of the species that occurs in the action area to be exposed to the stressors. Deconstruct the action into its component parts to be sure that you do not miss any part of the action that could cause effects to the species or physical and biological features of critical habitat. Stressors that affect species’ resources may have consequences even if the species is not present when the project is implemented.
3. If no listed or proposed species will be exposed to stressors caused by the action, a ‘no effect’ determination may be appropriate – be sure to separately assess effects to critical habitat, if any overlaps with the action

area. If you determined that the proposed action or other activities that are caused by the proposed action may affect a species or critical habitat, the next step is to describe the manner in which they will respond or be altered. Specifically, to assess whether the species/critical habitat is "not likely to be adversely affected" or "likely to be adversely affected."

4. Determine how the habitat or the resource will respond to the proposed action (for example, changes in habitat quality, quantity, availability, or distribution), and assess how the species is expected to respond to the effects to its habitat or other resources. Critical habitat analyses focus on how the proposed action will affect the physical and biological features of the critical habitat in the action area. If there will be only beneficial effects or the effects of the action are expected to be insignificant or discountable, conclude "may affect, not likely to adversely affect" and submit your finding and supporting rationale to our office and request concurrence.
5. If you cannot conclude that the effects of the action will be wholly beneficial, insignificant, or discountable, check IPaC for species-specific Section 7 guidance and conservation measures to determine whether there are any measures that may be implemented to avoid or minimize the negative effects. If you modify your proposed action to include conservation measures, assess how inclusion of those measures will likely change the effects of the action. If you cannot conclude that the effects of the action will be wholly beneficial, insignificant, or discountable, contact our office for assistance.
6. Letters with requests for consultation or correspondence about your project should include the Consultation Tracking Number in the header. Electronic submission is preferred.

For additional information on completing Section 7 Consultation including a Glossary of Terms used in the Section 7 Process, information requirements for completing Section 7, and example letters visit the Midwest Region Section 7 Consultations website at: https://www.fws.gov/office/midwest-region-headquarters/midwest-section-7-technical-assistance.

You may find more specific information on completing Section 7 on communication towers and transmission lines on the following websites:

- Incidental Take Beneficial Practices: Power Lines - https://www.fws.gov/story/incidental-take-beneficial-practices-power-lines
- Recommended Best Practices for Communication Tower Design, Siting, Construction, Operation, Maintenance, and Decommissioning. - https://www.fws.gov/media/recommended-best-practices-communication-tower-design-siting-construction-operation

Tricolored Bat Update

On September 14, 2022, the Service published a proposal in the Federal Register to list the tricolored bat (Perimyotis subflavus) as endangered under the Endangered Species Act (ESA). The Service has up to 12-months from the date the proposal published to make a final determination, either to list the tricolored bat under the Act or to withdraw the proposal. The Service determined the bat faces extinction primarily due to the rangewide impacts of white-nose syndrome (WNS), a deadly fungal disease affecting cave-dwelling bats across North America. Because tricolored bat populations have been greatly reduced due to WNS, surviving bat populations are now more vulnerable to other stressors such as human disturbance and habitat loss. Species proposed for listing are not afforded protection under the ESA; however, as soon as a listing becomes effective (typically 30 days after publication of the final rule in the Federal Register), the prohibitions against jeopardizing its continued existence and “take” will apply. Therefore, if your future or existing project has the potential to adversely affect tricolored bats after the potential new listing goes into effect, we recommend that the effects of the project on tricolored bat and their habitat be analyzed to determine whether authorization under ESA section 7 or 10 is necessary. Projects with an existing section 7 biological opinion may require

reinitiation of consultation, and projects with an existing section 10 incidental take permit may require an amendment to provide uninterrupted authorization for covered activities. Contact our office for assistance.

Other Trust Resources and Activities

Bald and Golden Eagles

Although no longer protected under the Endangered Species Act, be aware that bald eagles are protected under the Bald and Golden Eagle Protection Act and Migratory Bird Treaty Act, as are golden eagles. Projects affecting these species may require measures to avoid harming eagles or may require a permit. If your project is near an eagle nest or winter roost area, please contact our office for further coordination. For more information on permits and other eagle information visit our website https://www.fws.gov/library/collections/bald-and-golden-eagle-management.
We appreciate your concern for threatened and endangered species. Please feel free to contact our office with questions or for additional information.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Illinois-Iowa Ecological Services Field Office
Illinois & Iowa Ecological Services Field Office
1511 47th Ave
Moline, IL 61265-7022
(309) 757-5800

PROJECT SUMMARY

Project Code: 2025-0104652
Project Name: JAS Blue Sage Project LLC
Project Type: Power Gen - Solar
Project Description: Proposed solar project on approximately 42 acres.
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@41.5264803,-88.59310293858668,14z



Counties: Kendall County, Illinois

ENDANGERED SPECIES ACT SPECIES

There is a total of 6 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Indiana Bat *Myotis sodalis* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered

BIRDS

NAME	STATUS
Whooping Crane *Grus americana* Population: U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non-Essential

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened
Western Regal Fritillary *Argynnis idalia occidentalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/12017	Proposed Threatened

FLOWERING PLANTS

NAME	STATUS
Eastern Prairie Fringed Orchid *Platanthera leucophaea* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/601	Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

---

1. The Bald and Golden Eagle Protection Act of 1940.
2. The Migratory Birds Treaty Act of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

BALD & GOLDEN EAGLES INFORMATION WAS NOT AVAILABLE WHEN THIS SPECIES LIST WAS GENERATED. PLEASE CONTACT THE FIELD OFFICE FOR FURTHER INFORMATION.

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service). The incidental take of migratory birds is the injury or death of birds that results from, but is not the purpose, of an activity. The Service interprets the MBTA to prohibit incidental take.

---

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

MIGRATORY BIRD INFORMATION WAS NOT AVAILABLE WHEN THIS SPECIES LIST WAS GENERATED. PLEASE CONTACT THE FIELD OFFICE FOR FURTHER INFORMATION.

WETLANDS

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

RIVERINE

- R4SBC
- R5UBH

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Brittany Schweiger
Address: [redacted]
Address Line 2:
City:
State:
Zip:
Email
Phone:

Illinois Department of Natural Resources
JB Pritzker, Governor • Natalie Phelps Finnie, Director
One Natural Resources Way • Springfield, Illinois 62702-1271
www.dnr.illinois.gov

Kendall County
Newark
IL-71 & N 41st Rd
Section:7-Township:35N-Range:6E
IEPA
New Construction, Blue Sage Project LLC

PLEASE REFER TO: SHPO LOG #023072125

August 9, 2025

William Pridden
Stantec Consulting Services, Inc.
[redacted]

The Illinois State Historic Preservation Office is required by the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420, as amended, 17 IAC 4180) (Act) to review all state undertakings for their effect on cultural resources. Pursuant to this requirement, we have received information regarding the above-referenced project for our comment. We have reviewed the reports of archaeological and architectural surveys and they appear adequate. No historic properties were identified within the area of potential visual effects, or within the **31.6 acres** of proposed project area that were surveyed.

Our files do not identify any known historic properties within the remainder of the proposed project area, nor is it within the high probability area for archaeological resources as defined in the state Act. You have indicated there is no public funding, nor is the proposed project on public land. Accordingly, that portion of the proposed project area is **EXEMPT** from survey requests pursuant to Section 6 of the Act. An archaeological survey of the remaining **11.2 acres** is not *required* under Illinois law.

Since the area has never been surveyed for archaeological resources, however, it is possible that archaeological sites are present but remain unidentified. Please consider assisting the State of Illinois in its efforts to preserve and protect historic resources by sharing with us the results of any due diligence archaeological surveys. Early awareness of the presence of historic properties may help prevent unanticipated discoveries and potential construction delays. Our most recently updated list of archaeological consultants is available on our website.

The project, as proposed, is compliant with the Act. This letter remains in effect for two (2) years from the date of issuance. This approval does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Remains Protection Act (20 ILCS 3440).

According to the information provided there is no federal involvement in your project. Be aware the state law is less restrictive than the federal cultural resource laws concerning archaeology. If your project will use any federal loans or grants, need any federal agency permits (including non-reporting), use any federal property, or involve any assistance from a federal agency, then your project must be reviewed under the National Historic Preservation Act of 1966, as amended. Please notify us immediately if this is the case. Additional survey coverage may be necessary.

Please contact Jeff Kruchten, Principal Archaeologist, at 217/785-1279 or jeff.kruchten@illinois.gov if you need assistance.

Sincerely,

[redacted]
Carey L. Mayer, AIA
Deputy State Historic Preservation Officer

COMMUNITY BENEFITS AGREEMENT

THIS COMMUNITY BENEFITS AGREEMENT ("**Agreement**") is made this 3rd day of September, 2025, between Blue Sage Project LLC, a limited liability company (the "**Developer**") and the County of Kendall, Illinois, an Illinois body politic (the "**County**") (individually Developer and the County are each a "**Party**" and collectively are the "**Parties**").

WHEREAS, Developer proposes to construct, own and operate a solar farm at parcel 07-07-100-022 and 07-07-100-005 known as the Blue Sage Project LLC commercial solar energy project (the "**Project**") in the County of Kendall, Illinois and Developer has applied to the County for a special use permit for the Project;

WHEREAS, the Project will include a solar photovoltaic system and other ancillary Project improvements to be installed in the County;

WHEREAS, Developer desires to participate in and contribute to the well-being of the community;

WHEREAS, by this Agreement, Developer shall provide certain economic benefits to the County in addition to those substantial economic benefits the Project will already provide to the County and its citizens;

WHEREAS, Developer and County agree that this Agreement will provide substantial benefits to the County and its citizens, and will serve to offset any possible increased demand upon County services resulting from the operation of the Project; and

NOW THEREFORE, in consideration of the promises made herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. The recitals are adopted and incorporated as material terms of this Agreement.

2. On an annual basis during the commercial operation of the Project, Developer shall contribute the amount of Fifteen Thousand Dollars ($15,000) to the County (the "**Contribution**"), which is approximately $3,000 per megawatt of the Project. "Commercial operation" shall mean the selling of electricity to a third-party purchaser on a commercial basis (excluding the sale of test energy). The first Contribution shall be made within thirty (30) days after the Project achieves commercial operation. Subsequent Contributions shall be made on the yearly anniversary of the first annual payment, or on such other calendar date as the Parties may agree. The Contribution shall increase by 5% every five (5) years.

3. If the County does not approve the special use permit application for the Project, and/or if Developer elects not to build the Project, then this Agreement shall become null and void, and neither Party shall have any obligations hereunder. This

Agreement does not constitute any promise or representation on behalf of the County that the County will approve the special use permit application for the Project.

4. Upon termination of the commercial operation of the Project, the Contribution shall cease and this Agreement shall terminate. Developer shall pay the full annual Contribution for any calendar year during which the Project conducts commercial operations.

5. This Agreement shall inure to the benefit of and be binding upon the respective heirs, executors, administrators, assigns and successors of each Party. At the time of any assignment by Developer, Developer shall provide written notice to the County of the name, address, entity type and state of incorporation of the assignee, and the name and address of the assignee's registered agent in the State of Illinois. In the event Developer assigns this Agreement, Developer shall remain obligated, as a principal and not a guarantor, to the County with respect to all of Developer's obligations, duties, liabilities, and commitments under this Agreement, including the obligation to make annual Contribution payments, unless and until the assignee agrees to assume all of the Developer's obligations, duties, liabilities, and commitments under this Agreement and the County consents to that assumption by the assignee.

6. This Agreement may be executed in one or more counterparts, each of which so executed shall be deemed to be an original and such counterparts together shall constitute one and the same instrument.

7. Any written communication will be deemed to have been given or made on the day on which it was delivered if it is received before 5:00 p.m. on the day in question or, if such day is not a business day or if such written communication is received after 5:00 p.m., then delivery will be deemed to have occurred on the next following business day. Either Party may from time to time change its address for service hereunder by notice to the other Party. Any notice, request, demand or other instrument which may be required or permitted to be delivered, given or served upon either Party will be sufficiently delivered, given or served upon the Party in question, if in writing, and if either delivered by hand or if sent by certified mail (return receipt requested), courier or nationally recognized overnight delivery service mailed, in each case addressed as referenced below:

(A) In the case of County to:

County of Kendall
502 S Main Street
Yorkville IL 60560
Attn: County Clerk

(B) In the case of Developer to:

JAS Power, LLC
190 High Street, 3rd Floor
Boston, MA 02110

Attn: Ansar Gafur

8. Each Party acknowledges having obtained its own independent legal advice with respect to this Agreement and the transactions contemplated hereby to the fullest extent deemed necessary by each Party prior to its execution and delivery. There will be no presumption that any ambiguity in this Agreement and any documents contemplated hereby be resolved in favor of either of the Parties. The execution, delivery and performance by the Parties of this Agreement has been duly authorized by all necessary action and there are no approvals, authorizations, consents, or other action necessary to authorize either Party's execution and delivery of this Agreement.

9. This Agreement shall be governed by and be construed in accordance with the laws of the State of Illinois. Any dispute arising from this Agreement shall be adjudicated by the Circuit Court of Kendall County, Illinois.

IN WITNESS WHEREOF, this Agreement is executed effective as of the day and year first above written.

BLUE SAGE PROJECT LLC a limited liability company	**COUNTY OF KENDALL, ILLINOIS,** an Illinois body politic
By: **JAS Power, LLC** Its sole member and manager	
By: [redacted]	By: _____
Name: Ansar Gafur	Name: _____
Title: Authorized Signatory	Title: _____

Matt Asselmeier

From: Short, Michael A <Michael.Short@illinois.gov>
Sent: Monday, September 29, 2025 10:56 AM
To: Matt Asselmeier
Cc: Christina Burns; Seth Wormley; Fran Klaas
Subject: RE: [External]RE: 07-07-100-022

Mr. Asselmeier,

While we believe it would be safer for IL 71 traffic for access to the property to be from Lisbon Center Road instead of IL 71, we have no significant concerns at this time.

We will not require a road use agreement. However, an access permit will be required.

Thanks,
Mike

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Thursday, September 25, 2025 2:52 PM
To: Short, Michael A <Michael.Short@illinois.gov>
Cc: Christina Burns <cburns@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>; EXT Klaas, Francis <FKlaas@kendallcountyil.gov>
Subject: RE: [External]RE: 07-07-100-022

Mike:

For the solar project at this site, did IDOT have any concerns with their proposed driveway location off of Route 71?

Is IDOT going to require a road use agreement?

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
807 West John Street
Yorkville, IL 60560-9249
PH: 630-553-4139
Fax: 630-553-4179

From: Short, Michael A <Michael.Short@illinois.gov>
Sent: Thursday, September 4, 2025 8:54 AM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Cc: Christina Burns <cburns@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>; Fran Klaas <FKlaas@kendallcountyil.gov>
Subject: [External]RE: 07-07-100-022

Attachment 12 Looking North from Lisbon Center Road



Matt Asselmeier

From: Fran Klaas
Sent: Wednesday, October 1, 2025 3:56 PM
To: Matt Asselmeier
Subject: RE: Petition 25-18

I have no comments on this one either.

Francis C. Klaas, P.E. Kendall County Engineer **6780 Route 47, Yorkville, IL 60560 (630) 553-7616** fklaas@kendallcountyil.gov

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Wednesday, October 1, 2025 3:54 PM
To: Aaron Rybski <ARybski@kendallcountyil.gov>; Alyse Olson <aolson.kcswcd@gmail.com>; Brian Holdiman <BHoldiman@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>; David Guritz <dguritz@kendallcountyil.gov>; Fran Klaas <FKlaas@kendallcountyil.gov>; Greg Chismark <gchismark@bodwegroup.com>; Jason Langston <JLangston@kendallcountyil.gov>; Meagan Briganti <MBriganti@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>
Subject: RE: Petition 25-18

Please use this link for this Petition, https://www.kendallcountyil.gov/home/showdocument?id=33712.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
807 West John Street
Yorkville, IL 60560-9249
PH: 630-553-4139
Fax: 630-553-4179

From: Matt Asselmeier
Sent: Wednesday, October 1, 2025 3:35 PM
To: Aaron Rybski <ARybski@kendallcountyil.gov>; Alyse Olson <aolson.kcswcd@gmail.com>; Brian Holdiman <BHoldiman@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>; David Guritz <dguritz@kendallcountyil.gov>; Fran Klaas <FKlaas@kendallcountyil.gov>; Greg Chismark <gchismark@bodwegroup.com>; Jason Langston <JLangston@kendallcountyil.gov>; Meagan Briganti <MBriganti@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>
Subject: Petition 25-18

ZPAC Members:

Kendall County received the following application:

Petition 25 – 18 – Ansar Gafur on Behalf of JAS Powered by Greenvolt, LLC (Tenant) and Thomas F. Richards, Junior (Owner)

Matt Asselmeier

From: Aaron Rybski
Sent: Tuesday, October 7, 2025 5:02 PM
To: Matt Asselmeier
Subject: RE: Petition 25-18

Assuming that they stick to no buildings and no real workers on site (no well, septic, garbage, etc), I have no objection at all to the development.

Thanks.

A.R.

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
110 WEST MADISON STREET, COURT ROOM
YORKVILLE, IL 60560
October 27, 2025 – 7:00 p.m.

CALL TO ORDER
Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:04 p.m.

ROLL CALL:
Members Present: Tom LeCuyer, Randy Mohr, Jillian Prodehl, and Dick Whitfield
Members Absent: Scott Cherry, Cliff Fox, and Dick Thompson
Staff Present: Matthew Asselmeier, AICP, CFM, Director
Others Present: Diego Ramirez, Laura P, Robert Schwartz, Dwayne Killian, Bill Klein, Fran Miller, Tim O'Brien, Boyd Ingemunson, Jeremy Dippold, Samantha Dippold, John Tebrugge, Miriam Schneider, Ken Schneider, Jack Marlowe, Ernesto Ramirez, Margaret Pearson, and Doug Winsor

PETITIONS:
Chairman Mohr swore in Diego Ramirez, Laura P, Robert Schwartz, Dwayne Killian, Bill Klein, Fran Miller, Tim O'Brien, Boyd Ingemunson, Jeremy Dippold, Samantha Dippold, Miriam Schneider, Ken Schneider, Ernesto Ramirez, Margaret Pearson, Doug Winsor, and Jack Marlowe.

The Zoning Board of Appeals started their review of Petitions 25-18 and 25-19 at 10:09 p.m.

Petition 25 – 18 – Ansar Gafur on Behalf of JAS Powered by Greenvolt, LLC (Tenant) and Thomas F. Richards, Junior (Owner)

Request:	Special Use Permit for a Commercial Solar Energy Facility, Variance to Section 36-282(17)(a) of the Kendall County Code to Allow a Commercial Solar Energy Facility on Land within One Point Five (1.5) Miles of Municipality without an Annexation Agreement, and Revocation of Special Use Permits Previously Granted
PINs:	07-07-100-005 and 07-07-100-022
Location:	Property Between 17448 and 17676 Route 71, Newark, in Big Grove Township
Purpose:	Petitioner Wants To Operate a Commercial Solar Energy Facility; Property is Zoned A-1 and A-1 SU

Petition 25 – 19 – Koswatte Sumanawansa on Behalf of Chicago Buddhist Vihara

Request:	Special Use Permit for a Place of Worship
PIN:	03-18-403-016
Location:	West of 5313 Route 34, Oswego, in Oswego Township
Purpose:	Petitioner Wants To Operate Healing Meditation Garden; Property is Zoned B-2

Mr. Asselmeier reported that both Petitions were continued by the Kendall County Regional Planning Commission to their meeting on November 6, 2025. He also stated that, for the December 15, 2025, hearing, there will likely be at least two (2) new Petitions. Petitions 25-18 and 25-19 won't go to the County until December, regardless of the date the Zoning Board picks for the continuance.

The consensus of the Zoning Board of Appeals was to schedule a special hearing for November 12, 2025, at 6:00 p.m.

The Zoning Board of Appeals completed their review of Petition 25-15 at 10:13 p.m.

PUBLIC COMMENTS
None

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

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

The Zoning Board of Appeals meeting adjourned at 10:15 p.m.

Respectfully submitted by,
Matthew H. Asselmeier
Director of Planning, Building and Zoning

Exhibits
1. Memo on Petitions 25-18 and 25-19 Dated October 24, 2025
2. Certificate of Publication for Petitions 25-18 and 25-19 (Not Included with Report but on file in Planning, Building and Zoning Office)

KENDALL COUNTY

ZONING BOARD OF APPEALS

October 27, 2025

In order to be allowed to present any testimony, make any comment, engage in cross-examination, or ask any question during this public hearing, you must enter your name, address, and signature on this form prior to the commencement of the public hearing. By signing this registration sheet, you agree that you understand that anything you say will be considered sworn testimony, and that you will tell the truth, the whole truth and nothing but the truth.

NAME	ADDRESS	SIGNATURE
Diana Ramirez	operator	
Laura Pollastro	[redacted]	
Robert Schwartz		
Dwayne Killian		
Bill Klein		
Fran Miller		
Tim O'Brien		
Boyd Ingemarson		
Miriam Schneider		
Ken Schmidt		
Jack Marlowe		
Ernesto Ramirez		
M. Pearson	[redacted]	
Doug Wilson		

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

MEMORANDUM

To: Kendall County Zoning Board of Appeals
From: Matthew H. Asselmeier, AICP, CFM, Director
Date: October 24, 2025
Re: Petitions 25-18 and 25-19

At their meeting on October 22, 2025, the Kendall County Regional Planning Commission voted to continue their review of the subject Petitions until November 6, 2025, at 7:00 p.m.

Accordingly, Staff recommends that Petitions 25-18 and 25-19 be continued to a special hearing of the Zoning Board of Appeals to be held at some time in mid-November.

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

MHA

KENDALL COUNTY
REGIONAL PLANNING COMMISSION

Kendall County Historic Court House
Court Room
110 W. Madison Street, Yorkville, Illinois

Unapproved - Meeting Minutes of October 22, 2025 - 7:00 p.m.

Chairman Keith Landovitz called the meeting to order at 7:01 p.m.

ROLL CALL

Mr. Asselmeier announced that Bill Ashton had resigned from the Regional Planning Commission.
Members Present: Eric Bernacki, Tom Casey, Dave Hamman, Keith Landovitz, Karin McCarthy-Lange, Ruben Rodriguez, Bob Stewart, Claire Wilson, and Seth Wormley
Members Absent: Bob Stewart
Staff Present: Matthew H. Asselmeier, Director, and Christina Burns, County Administrator
Others Present: Mike Hoffman, Boyd Ingemunson, Fran Miller, Ron Miller, Steven Papaeliou, Tim O'Brien, David Shively, Jeremy Dippold, Ed Kirch, Randy Pertler, Ernesto Ramirez, Patrick McCrimmon, Margaret Pearson, John Pearson, Sharon Robinson, Deb Mayerle, Doug Winsor, Jack Marlowe, Miriam Schneider, Ken Schneider, and Ansar Gafur

The Kendall County Regional Planning Commission returned to order at 10:54 p.m.

Members Present: Eric Bernacki, Tom Casey, Dave Hamman, Keith Landovitz, Karin McCarthy-Lange, Ruben Rodriguez, Bob Stewart, Claire Wilson, and Seth Wormley

Members Absent: Bob Stewart

Petition 25-18 Ansar Gafur on Behalf of JAS Powered by Greenvolt, LLC (Tenant) and Thomas F. Richards, Junior (Owner) and Petition 25-19 Koswatte Sumanawansa on Behalf of Chicago Buddhist Vihara

Chairman Landovitz asked if anyone other than the Petitioner for Petition 25-18 was present to speak on that topic. There were attendees that wished to speak on this proposal.

Chairman Landovitz asked representatives of Petitions 25-18 and 25-19 if there would be any issues with their projects if the proposals were laid over. Ansar Gafur said he would try work with the Commission.

Discussion occurred regarding a date for a special meeting and the date of a special meeting of the Zoning Board of Appeals.

A representative from Petition 25-19 said a hardship would not exist if the matter was delayed two (2) weeks.

ADJOURNMENT

Member Rodriguez made a motion, seconded by Member McCarthy-Lange, to continue the meeting to November 6, 2025, at 7:00 p.m. With a voice vote of eight (8) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 11:04 p.m.

Respectfully submitted by,

Matthew H. Asselmeier, AICP, CFM, Director

Encs.: October 21, 2025, Scott Cryder Letter Regarding Arbeiter Road
Pictures of 2241 Route 52
October 21, 2025, Ernesto Ramirez Email Regarding Short-Term Rental Regulations

Jack Marlow ANSAR GHAFUR
Miriam Schneider
Ken Schneider

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
OCTOBER 22, 2025

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Fran Miller		
Boyd Ingemunson		
Capaccio	[redacted]	
Jim O'Brien		
DAVID SAWELA	[redacted]	
Jeremy Dippold	Owner	
ED KIRCH		[redacted]
Randy Peterl		

Ernesto Ramirez
Patrick McGinnis
Margaret Pearson Cornell Rd.
Doug Winsor

KENDALL COUNTY
REGIONAL PLANNING COMMISSION

Kendall County Historic Court House
Court Room
110 W. Madison Street, Yorkville, Illinois

Unapproved - Meeting Minutes of November 6, 2025 - 7:00 p.m.

Chairman Keith Landovitz called the meeting to order at 7:00 p.m.

ROLL CALL

Members Present: Eric Bernacki (Arrived at 7:02 p,m.), Tom Casey, Dave Hamman, Keith Landovitz, Karin McCarthy-Lange, Ruben Rodriguez, Claire Wilson, and Seth Wormley
Members Absent: Bob Stewart
Staff Present: Matthew H. Asselmeier, Director
Others Present: Nick Wills, Amber Wills, Matt Clementi, Elizabeth Corrigan, Richard Fitzgibbon, Chris Ormiston, Gayle Hoddy, Josh Haggard, Maria DiClementi, Brian Redmond, Genny Haggard, Sarah Hughes, Ryan Hughes, John Hughes, Nicole Mayer, Mary Marquez, Buddika Gajapala, Vichitra Hitihamiarachchi, Kanishka Liyanage

PETITIONS

Petition 25-18 Ansar Gafur on Behalf of JAS Powered by Greenvolt, LLC (Tenant) and Thomas F. Richards, Junior (Owner)

Mr. Asselmeier summarized the request.

The Petitioner is seeking a special use permit for a commercial solar energy facility and a variance to Section 36-282(17)a of the Kendall County Code to allow a commercial solar energy facility on land within one point five (1.5) miles of municipality without an annexation agreement. The southern portion of subject property also has a special use permit from 1974, probably for gravel mining. The Petitioner is voluntarily requesting the revocation of this special use permit.

JAS Powered by Greenvolt, LLC would lease the property from Thomas F. Richards, Junior.

The application materials, NRI Report, stormwater permit application, wetland delineation report, site plan, including the landscaping plan, decommissioning plan, Agricultural Impact Mitigation Agreement and a picture of the property were provided.

The property is located between 17448 and 17676 Route 71, Newark.

The lot size is approximately fifty-one (51) acres and the fenced area is approximately twenty point six acres.

The existing land use Agricultural.

The property is zoned A-1 and A-1 SU for Mining.

The Future Land Use Map for the County calls for this area to be Agricultural. The Future Land Use Map for the Village of Newark calls for this area to be Agricultural.

Route 71 is an Arterial maintained by IDOT. Route 71 is identified as a Scenic Route in the County's Land Resource Management Plan. Lisbon Center Road is a Local Road maintained by Big Grove Township.

No trails are planned in this area.

There is a wetland on the property; a wetland delineation report was provided. There are no floodplains on the property.

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

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

Both the County's Plan and the Village of Newark's Plan call for this area to be Agricultural.

Properties with one half (1/2) mile of this property are zoned A-1, A-1 SU, and A-1 BP in the County, A-1 and Commercial and Manufacturing inside the Village of Newark, and A-1 in LaSalle County.

The A-1 special use permit to the southwest is probably for mining.

Approximately twenty-two (22) existing houses are within one half (1/2) mile of the subject property.

EcoCAT Report was submitted on June 3, 2025, and consultation was terminated.

The LESA Score was 201 indicating a medium level of protection. The NRI Report was provide

Petition information was sent to Big Grove Township on October 1, 2025. No comments received.

Petition information was sent to the Village of Newark on October 1, 2025. Prior to formal application submittal, the Village of Newark submitted an email stating they did not want to annex the property and they were not opposed to the project. This email was provided.

Petition information was sent to the Newark Fire Protection District on October 1, 2025. No comments received.

Petition information was sent to former ZPAC members on October 1, 2025. The Highway Department and Health Department responded and neither Department had any objections. The emails were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on October 22, 2025. The Kendall County Regional Planning Commission voted to continue the

proposal to a special meeting on November 6, 2025, at 7:00 p.m., by a vote of eight (8) in favor and zero (0) in opposition with one (1) member absent. The minutes were provided.

The Kendall County Zoning Board of Appeals initiated a public hearing on this proposal on October 27, 2025. The consensus of the four (4) Members present was to continue the hearing to November 12, 2025, at 6:00 p.m. The minutes of the hearing were provided.

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

a. All commercial solar energy facilities and test solar energy systems located within one point five (1.5) miles of a municipality shall either annex to the municipality or obtain an annexation agreement with the municipality requiring the municipality's regulations to flow through the property. Petitioner is requesting a variance.

b. The setbacks for commercial solar energy facilities shall be measured from the nearest edge of any component of the facility as follows:

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

   Boundary Lines of Participating Properties-None

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

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

   The above setbacks do not exempt or excuse compliance with electric facility clearances approved or required by the National Electrical Code, the National Electrical Safety Code, Commerce Commission, Federal Energy Regulatory Commission, and their designees or successors. Per the site plan, the project is greater than one hundred fifty feet (150') from the nearest occupied non-participating dwelling. The perimeter fence is setback greater than fifty feet (50') from the adjoining property lines and nearest right-of-way.

c. A commercial solar energy facility's perimeter shall be enclosed by fencing having a height of at least six feet (6') and no more than twenty-five feet (25'). This is true. Per the site plan, the fence is proposed to be eight feet (8') in height and will be wire mesh. The fence will be three inches (3") off of the ground. One (1) twenty foot (20') wide gate is also on the site plan.

d. No component of a solar panel as part of a commercial solar energy facility shall have a height of more than twenty feet (20') above ground when the solar energy facility's arrays

are at full tilt. This is true. The maximum height will be approximately thirteen feet (13') off of the ground. The Petitioner does not want a restriction setting the maximum height at this level.

e. The above setback, fencing, and component height requirements may be waived subject to written consent of the owner of each affected nonparticipating property. This written consent shall be submitted at the time of application submittal. No such consent requested or needed.

f. Sound limitations for components in commercial solar energy facilities shall follow the sound limitations established by the Illinois Pollution Control Board. The acoustic noise rating is 73 dBA at one (1) meter and 67dBA at three (3) meters.

g. The County shall not require standards for construction, decommissioning, or deconstruction of a commercial solar energy system or related financial assurances to be more restrictive than agricultural impact mitigation agreement set in State law. The amount of any decommissioning payment shall be limited to the cost identified in the decommissioning or deconstruction plan, as required by the agricultural impact mitigation agreement, minus the salvage value of the project. A copy of the agricultural impact mitigation agreement shall be submitted with the application materials. The decommissioning plan was provided and is outlined in the AIMA, which was also provided. The estimated cost of decommissioning is Three Hundred Fifty-Eight Thousand, Nine Hundred Forty-Four Dollars ($358,944). This money will be provided to the County in the form of a bond as outlined in the AIMA.

h. A vegetative screening shall be placed around the commercial solar energy facility. The landscaping plan was included with the site plan. The plan calls for one hundred four (104) Alleghany Viburnum, one hundred twenty (121) Red-Twig Doorwood, one hundred seventeen (117) Northern Spice Bush, and one hundred seventeen (117) Tannenbaum Mugo Pine. The Viburnum, Doorwood, and Pine will be ten feet (10') in height at maturity; the Bush will be eight feet (8') in height at the time of maturity. The Petitioner also proposes a landscape seed mix of low profile native grasses.

i. Commercial solar energy facility applicants shall provide the results and recommendations from consultations with the Illinois Department of Natural Resources obtained through the Ecological Compliance Assessment Tool (EcoCat) or a comparable successor tool. The commercial solar energy facility applicant shall adhere to the recommendations provided through this consultation. The EcoCat was submitted and consultation was terminated without any specific recommendations.

j. Commercial solar energy facility applicants shall provide the results of the United States Fish and Wildlife Service's Information for Planning and Consulting environmental review or a comparable successor toll that is consistent with the U.S. Fish and Wildlife Service's Land-Based Wind Energy Guidelines and any applicable United States Fish and Wildlife Service solar wildlife guidelines that have been subject to public review. This was provided. Six (6) threatened or endangered species were in the area, but no impacts were

anticipated.

k. A facility owner shall demonstrate avoidance of protected lands as identified by the Illinois Department of Natural Resources and the Illinois Nature Preserve Commission or consider the recommendations of the Illinois Department of Natural Resources for setbacks from protected lands, including areas identified by the Illinois Nature Preserve Commission. This is true. The site is designed around the farmed wetlands.

l. A facility owner shall provide evidence at the time of application submittal of consultation with the Illinois State Historic Preservation Office to assess potential impacts on State-registered historic sites under applicable State law. No potential impacts to State-registered historic sites exist.

m. A commercial solar energy facility owner shall plant, establish, and maintain for the life of the facility vegetative ground cover consistent with State law and the guidelines of the Illinois Department of Natural Resources' vegetative management plans. The vegetation management plan shall be required at the time of application submittal. The vegetation management plan, including timelines for planting and maintenance of the vegetation was provided.

n. The facility owner shall enter into a road use agreement with the jurisdiction having control over the applicable roads. The road use agreement shall follow applicable law. The facility owner shall supply the Kendall County Planning, Building and Zoning Department with a copy of the road use agreement. This provision shall be waived if the jurisdiction having control over the applicable roads does not wish to enter into an agreement. The Illinois Department of Transportation did not want to enter into a road use agreement. An email outlining this position was provided.

o. The facility owner shall repair or pay for the repair of all damage to the drainage system caused by the construction of the commercial solar energy system within a reasonable time after construction of the commercial solar energy facility is complete. The specific time shall be set in the special use permit. The Petitioner does not believe there is any drain tile on the property and, if drain tile exists, they would not impact the project layout.

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

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

The Petitioner applied for a stormwater management permit.

Per the site plan, the Petitioner proposes one (1) twenty foot (20') wide gravel access road from Route 71 along the west and southwest portions of the property.

There is one (1) twenty (20') wide vehicular access gate. The site plan references other, personnel gates, but does not show where those would be located.

Knox box information will be provided to the County.

No permeant parking was proposed. There will be a twenty thousand (20,000) square foot staging area during construction located northwest of the fenced area.

No lighting was proposed.

There is one sign shown on the site plan near Route 71 and a second sign is shown on the vehicular access gate stating emergency contact information.

No glare information

No property value studies were provided.

No odors were foreseen.

The acoustic noise rating is 73 dBA at one (1) meter and 67dBA at three (3) meters.

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

The Petitioner has agreed to enter into a community benefits agreement. In that agreement, the Petitioner agreed to pay the County approximately Three Thousand Dollars ($3,000) per megawatt annually with five percent (5%) increases every five (5) years. The Petitioners for the proposals on Ament Road and Corneils Road agreed to the same agreement, which was provided.

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

The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The project will generate clean, renewable electricity while producing no air, noise, or water pollution, or ground contamination. The project will be screened from adjoining properties. The Petitioner submitted a vegetative management plan outlining the types of vegetation that will be planted, the timing of planting, and a maintenance plan for the vegetation.

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

and/or the County as a whole. The proposal will not interfere with the use and enjoyment of nearby properties. The surrounding properties are primarily zoned A-1 and will not be prevented from continuing any existing use or from pursuing future uses. The proposal's operations would be quiet and minimal traffic will occur after installation is completed. The solar panels are setback from Route 71 and Lisbon Center Road and neighboring houses to avoid negative visual impacts.

Adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The proposal will have adequate utility interconnections designed in collaboration with Ameren. The proposal does not require water, sewer, or any other public utility facilities to operate. The Petitioner will also build the road and entrance at the facility and will obtain approval from IDOT for access from Route 71. After initial construction traffic, landscape maintenance and maintenance to the project components are anticipated to occur on an as-needed basis, consistent with the vegetative management plan. Existing traffic patterns will not be impacted in the post-construction operations phase.

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

The special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The proposal is also consistent with a goal and objective found on page 3-4 of the Land Resource Management Plan, "Support the public and private use of sustainable energy systems (examples include wind, solar, and geo-thermal)."

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

The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. The subject property is located within one point five (1.5) miles of the Village of Newark. The Village of Newark submitted an email stating they did not want to annex the property or enter into a pre-annexation agreement.

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

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

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

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

Staff's recommendation is neutral because of lack of clarity in State law regarding using the LaSalle and Sinclar Factors in evaluating applications of special use permits for commercial solar facilities. Assuming that conditions can be imposed on the special use permit, the proposed conditions and restrictions are as follows; to date the Petitioner has not agreed to these conditions:

1. The site shall be developed substantially in accordance with the submitted site plan and vegetative management plan, decommissioning plan, and Agricultural Impact Mitigation Agreement.
2. A variance to section 36-282(17)(a) of the Kendall County Code is hereby granted allowing a commercial solar energy facility within one point five (1.5) miles of a municipality without an annexation or pre-annexation agreement.
3. Any special use permits previously granted on the subject property are hereby revoked in their entirety.
4. The developer and/or owner of the subject property allowed by this special use permit shall enter into a community benefits agreement with Kendall County.
5. None of the vehicles or equipment parked or stored on the subject property allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
6. All of the vehicles and equipment stored on the subject property allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
7. Any structures, included solar arrays, constructed, installed, or used allowed by this special use permit shall not be considered for agricultural purposes and must secure applicable building permits.
8. Warning signs shall be placed in the locations shown on the site plan. These signs shall include, at minimum, the address of the subject property and a twenty-four (24) hour emergency contact phone number. Additional signage may be installed, if required by applicable law.
9. KenCom and other applicable public safety agencies shall be supplied the access code to the Knox Box/security gate.

10. Damaged drain tile will be repaired on a timeframe approved by the Kendall County Planning, Building and Zoning Department.

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

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

13. 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.

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

15. 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.

Member Wilson asked about the proposed use of the funds from the community benefit agreement. Mr. Asselmeier said those funds would offset the loss from not developing the property into something other than a solar farm and it would be the County Board's discretion on how those funds were spent. Member Wilson suggested that some of the funds be reserved to pay for the County to review the decommissioning costs as allowed by the AIMA and pay for decommissioning costs, if the operator was no longer in existence. The Planning, Building and Zoning Committee drafted the community benefit agreement. A professional engineer would review the decommissioning costs in ten (10) years as allowed by the AIMA.

Member Bernacki requested the setbacks as shown on the site plan. The setback is one hundred fifty feet (150').

Elizabeth Corrigan, Project Manager for the Proposal, discussed the submittal process, the creation of the proposal, and the details of the proposal.

Member Wilson asked if the Petitioner's representatives had any experience with decommissioning a solar project. Matt Clementi, Civil Engineer, responded no. He noted that no wind or battery components were part of this proposal. He explained how the decommissioning plan was created and how the bond was calculated. The owner of the facility is responsible for decommissioning.

Mr. Clementi said the height of the panels would not be five feet, ten inches (5' 10"). That is the height of the axel. At maximum tilt, the panels would be approximately thirteen feet (13') off of the ground.

Member Bernacki asked about moving the solar panels further south on the property. Mr. Clementi responded that the location was determined by the property owner. Ms. Corrigan noted the industrial activity on the southern end of the property.

The owner of the property was not present.

Chairman Landovitz asked about possibly accessing the property from a different road instead of Route 71. Ms. Corrigan said that the property owner determined the location of the panels and access point.

Chairman Landovitz explained the legal framework for reviewing commercial solar special use permits. He noted that Public Act 102-1123 preempted most of the County's authority with regards to review. He asked speakers for conditions that could be incorporated in the special use permit.

Richard Fitzgibbon discussed drainage in the area. He was concerned that the solar panels would increase the flow of water onto his property. He discussed the location of culvert under Route 71. He noted the poor state of the drain tile in the area, which were installed in the 1950s. He asked about the ground cover. His property was not considered floodplain. Mr. Clementi said the majority of the site drains to the west. A native prairie grass would be planted below the solar panels and the runoff would be less than if the property was in active farming.

Mr. Clementi said the majority of traffic would occur during construction. After construction, traffic would be minimal; only maintenance people would visit the site.

Member Bernacki asked if a drain tile study occurred. Ms. Corrigan said the drain tile study should be completed within the next two (2) weeks. The results will not impact the placement of the solar panels.

Josh Haggard did not oppose renewal energy projects when properly sited. He noted the proximity of the proposal to Cushing Field. He noted the lack of a glare study and lack of a property value study. He expressed concerns regarding the proximity of the proposal to nearby homes. He requested a local property value study. He said that the developer, JAS Powered by Greenvolt, was not a local company. He noted the County Staff's neutral recommendation. He expressed concerns regarding drainage. He noted the unsightly appearance of the solar project on Newark Road. He said the Petitioner did not engage with neighbors prior to the meeting. He requested an FAA compliant glare study, an independent Kendall County centered property value study, a legally enforceable maintenance and vegetative management plan with clearly defined schedules, responsible parties, and monetary performance guarantees, a robust decommissioning surety, and local accountability with a local contact. He questioned if the Fire District was equipped and trained to handle fires at the property. He questioned what the Village of Newark gained from this proposal.

Maria DiClementi agreed with Mr. Haggard. She had concerns about fire suppression.

Brian Redmond said he attended the Village of Newark meeting and said the Village was not in favor of the project.

Genny Haggard agreed with Mr. Haggard.

Member Bernacki asked if other counties required conditions related to glare and airports. Mr. Asselmeier said there are regulations when the airport is federally designated. A glare study could be requested.

Sarah Hughes agreed with Mr. Haggard. Member Bernacki asked about flooding issues on her property. She deferred the answer to her father.

Brian Hughes agreed with Mr. Haggard. He requested a larger setback from the property line. The development is fifty foot (50') from the property line. State law established the setbacks.

John Hughes agreed with Mr. Haggard and favored a larger setback.

A resident asked how the County would guarantee compliance with the vegetative management plan. Mr. Asselmeier responded that the vegetative management plan would be a condition of the special use permit and, under normal circumstances, if a party violated the terms of a special use permit, that party could be fined and/or the special use permit could be revoked. The resident filed a complaint against the solar farm on Newark Road for unsightly vegetation.

Member Hamman noted that he owned property in the vicinity. He discussed the project on Newark Road; he questioned the location on the property for the solar project on Newark Road. He also favored moving the solar panels in the subject case further south and east on the property to address concerns of the neighbors.

Amber Wills said that she was planning to build a home in the area. She asked about the timeline for the planting of the vegetation. Mr. Asselmeier said the installation timeline was outlined in the vegetative management plan. Discussion occurred regarding penalties and enforcement. If the property owner wanted to expand the solar field, an amendment to the special use permit would be required. She noted that the solar panels would be taller than the vegetation proposed.

A resident asked what would happen to that portion of the field that was not included in the solar project. The area outside the project area could be farmed. Mr. Clementi said that any part of the site that is not actively farmed would be planted in prairie grass. The operator was leasing the entire property.

Discussion occurred regarding providing a property value study. The Petitioners were open to providing a property value study.

Member Wilson asked if the typical flight path for Cushing Field passed over the proposed solar field. She also asked if the Petitioner was willing to get a glare study. She also questioned why nobody from Cushing Field was in attendance, if glare was a problem. Parties within seven

hundred fifty feet (750') were sent notices. Member Hamman said the runways run parallel to Route 71.

Member Wormley favored requesting that the site plan be adjusted to move the solar panels away from the homes. He also favored a glare study.

Discussion occurred regarding a Kendall County centered property value study. Mr. Asselmeier said there were three (3) approved solar projects, but the one (1) on Newark Road was the only project that had been constructed. The number of transactions for a study would be limited. State law does not allow for property value guarantees as a condition of special use permits.

Chairman Landovitz noted that the Petitioner was open to submitting a glare study. He suggested moving the solar panels away from residences. He also requested the creation of registered agent and designed contact on file with the County and the owners of the record of adjacent properties. He asked if the Petitioners would like to continue the review in order to have an opportunity to revise the site plan.

The Petitioners were agreeable to existing proposed conditions. The Petitioners were agreeable to reviewing the site plan in relation to setbacks.

The proposed changes and items for submittal were as follows:

1. Amending the site plan showing the solar field moved further south and east on the property away from the neighboring houses.
2. Submitting a glare study.
3. Requiring the operator's contact information be on file with the County and with the owners of record of adjoining properties.

Discussion occurred regarding planting the native vegetation outside of the solar panel area on the property.

Ms. Corrigan asked about the requested setbacks. Member Wormley favored a five hundred foot (500') setback on the north from the residences, moving the solar panels further to the east, and closer to ravine to the south. It was noted that the County was not requiring larger setbacks, but was requesting larger setbacks.

Member Wormley suggested the Petitioners to work with the neighbors.

Ms. Corrigan requested that the proposal be continued to the December 10, 2025, meeting in order to be given an opportunity to talk to the property owner.

Member Wilson asked about drain tile installation. Mr. Clementi said that no plans exist to change the drainage pattern. More absorption of water would occur if the property was converted to prairie grasses instead of farming.

Member Wilson made a motion, seconded by Member Hamman, to continue review of the subject Petition at the Petitioners' request to the December 10, 2025, Kendall County Regional Planning Commission meeting.

The votes were as follows:
Ayes (8): Bernacki, Casey, Hamman, Landovitz, 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 November 12, 2025, with a request for continuance and back to the Kendall County Regional Planning Commission on December 10, 2025.

CITIZENS TO BE HEARD/PUBLIC COMMENT
None

OTHER BUSINESS/ANNOUNCEMENTS
Mr. Asselmeier announced that Petition 25-18, an amendment to the special use permit at 1542 Plainfield Road, and a special use permit for a commercial solar farm near the northwest corner of Route 126 and Schlapp Roads would be on the December agenda. There might also be a rezoning request at the northeast corner of Route 47 and Caton Farm Road.

Member Casey asked if there would be some recognition of Bill Ashton. Chairman Landovitz suggested doing something at the Annual Meeting.

Discussion occurred regarding recognizing Larry Nelson. This has been on hold pending resolution of issues with Larry's family.

Member Wormley thanked the Commission Members for their service.

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

The Kendall County Regional Planning Commission meeting adjourned at 10:03 p.m.

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

Encs.: Jason Haggard's Comments
Petition to Oppose Petition 25-19
Marquez Plat of Survey

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
NOVEMBER 6, 2025

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
NICK & AMBER WILLS WILLS	[redacted]	
MATT CLEMENT / STANTEC		
Elizabeth Corrigan		[redacted]
Richard Fitzgibbon	[redacted]	Chris Ormiston [redacted] Gayle Hoddy
Josh Haggard		
Maria DeClement	[redacted]	
Brian Redmond	[redacted]	
Ginny Haggard	[redacted]	
Sarah Hughes		
Ryan Hughes		Sarah Hughes

Brian Mayer
Mary Marquez

Joshua L. Haggard — Resident, Highway 71, Newark, IL

Petition 25-18: JAS Powered by Greenvolt / Blue Sage Project LLC

Evidence Highlights

1. County staff confirms critical analyses are missing.

    - The Kendall County Planning memo (RPC Memo — Petition 25-18, Oct. 15, 2025) explicitly notes: "No glare information." and "No property value studies were provided." These are statements in the County's official staff report.

2. Project proximity to homes and an active flight school.

    - The County memo shows approximately 22 homes within ½ mile of the site and indicates the fenced solar area will be ~20.6 acres within a 51.3-acre parcel. The proposed array comes as close as ~200 feet to nearby residences.

3. FAA/aviation safety risk not evaluated.

    - A professional glare hazard analysis FAA compatible, (e.g., ForgeSolar) is standard for projects near airports. The petition contains no glare study despite the site being less than one mile from Cushing Field — an active flight school and recreational airport.

4. No local property-value evidence provided.

    - The County memo explicitly states, "No property value studies were provided." Independent published research shows measurable reductions in home values near large solar farms, making the absence of a local study an omission of consequence.

5. Developer / corporate context — who is the applicant?

    - The applicant identifies publicly as JAS Power — "Powered by Greenvolt" (a U.S. development brand tied to Greenvolt, an international renewables company recently scaling into the U.S. market). Greenvolt states it entered the U.S. market via acquisitions and partnerships in 2022–2023.

6. County staff's recommendation is neutral due to legal/factual uncertainty.

    - The RPC memo documents staff's neutral stance (legal ambiguity / missing studies) — a clear signal that major outstanding questions remain.

II. Immediate, binding commitments we should demand before any

Committee/Board approval:

Please require the applicant to provide the following, in writing and subject to enforceable conditions or deferral of action:

1. FAA-compliant Glare Hazard Analysis (ForgeSolar or equivalent) — submitted to the County and FAA, publicly posted, and resulting mitigation measures accepted in writing before any vote.

2.Independent Kendall County property-value impact study covering properties within at least ½ mile — funded by the applicant, conducted by a mutually acceptable appraiser, and subject to public review before any vote.

3. Legally enforceable maintenance & vegetation plan — including: annual County inspections, a defined maintenance schedule, clear responsible party, and monetary performance guarantees tied to failure to maintain (not just decommissioning).

4. Robust decommissioning surety — a bond or escrow that is U.S.-jurisdictional, indexed to inflation, and payable to Kendall County if the owner/operator fails to perform.

5. Local accountability & contact — provide a U.S. registered agent, local project manager contact, and a commitment to a local dispute/inspection process (not just an out-of-state address).

II. Questions to direct to the applicant now:

1. Will you commit in writing, now, to fund and deliver an FAA-compliant glare study and accept binding remedies if glare is identified?

2. Will you fund an independent, Kendall County–specific property value study for homes within ½ mile and agree to postpone approval until the County and public can review it?

3. Who will be legally responsible (entity and U.S. jurisdiction) for annual maintenance, vegetative replacement, and enforcement actions — and will you agree to an escrow/performance bond for ongoing maintenance?

4. Provide documented proof of the decommissioning bond: issuer, bond number, beneficiary, and the instrument to be recorded against the property.

5. Has JAS/Greenvolt built projects with homes and airports nearby? Provide three local references, inspection logs, or corrective actions taken at those sites.

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
110 WEST MADISON STREET, COURT ROOM
YORKVILLE, IL 60560
November 12, 2025 – 6:00 p.m.

CALL TO ORDER
Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 6:00 p.m.

ROLL CALL:
Members Present: Tom LeCuyer, Randy Mohr, Jillian Prodehl, Dick Thompson, and Dick Whitfield
Members Absent: Scott Cherry and Cliff Fox
Staff Present: Matthew Asselmeier, AICP, CFM, Director and Wanda Rolf, Part-Time Office Assistant
Others Present: Vichitra Hitihamiarachchi, Kanishka Liyanage, and Lorena Caron

PETITIONS:
The Zoning Board of Appeals started their review of Petition 25-18 at 6:01 p.m.

Petition 25 – 18 – Ansar Gafur on Behalf of JAS Powered by Greenvolt, LLC (Tenant) and Thomas F. Richards, Junior (Owner)

Request:	Special Use Permit for a Commercial Solar Energy Facility, Variance to Section 36-282(17)(a) of the Kendall County Code to Allow a Commercial Solar Energy Facility on Land within One Point Five (1.5) Miles of Municipality without an Annexation Agreement, and Revocation of Special Use Permits Previously Granted
PINs:	07-07-100-005 and 07-07-100-022
Location:	Property Between 17448 and 17676 Route 71, Newark, in Big Grove Township
Purpose:	Petitioner Wants To Operate a Commercial Solar Energy Facility; Property is Zoned A-1 and A-1 SU

Mr. Asselmeier presented an update on the Petition.

At their meeting on November 6, 2025, the Kendall County Regional Planning Commission voted to continue this proposal to their December 10, 2025, meeting at the Petitioners' request to address the following items:

1. Amending the site plan showing the solar field moved further south and east on the property away from the neighboring houses.

2. Submitting a glare study.

3. Requiring the operator's contact information be on file with the County and with the owners

of record of adjoining properties.

Complete Petition information can be found here,
https://www.kendallcountyil.gov/home/showpublisheddocument/33712/638974164313430000.

Mr. Asselmeier noted that Petition 25 – 18 needed to be continued.

Member LeCuyer made a motion, seconded by Member Whitfield, to continue Petition 25 – 18 to December 15, 2025.

The votes were as follows:

Ayes (5):	LeCuyer, Mohr, Prodehl, Thompson, and Whitfield
Nays (0):	None
Abstain (0):	None
Absent (2):	Cherry and Fox

The Petition will be at the Kendall County Regional Planning Commission on December 10, 2025.

The Zoning Board of Appeals completed their review of Petition 25-18 at 6:01 p.m.

PUBLIC COMMENTS

Mr. Asselmeier reported that Petition 25-18, an amendment to the special use permit for a banquet facility at 1542 Plainfield Road, a special use permit for a commercial solar project near the northwest corner of Route 126 and Schlapp Road, a front yard setback variance at 34 Greenfield Road, and a map amendment for the northeast corner of Route 47 and Caton Farm Road would likely be on the agenda for the December 15th hearing.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member LeCuyer made a motion, seconded by Member Prodehl, to adjourn.

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

The Zoning Board of Appeals meeting adjourned at 6:29 p.m.

Respectfully submitted by,

Wanda A Rolf,
Part-Time Office Assistant

Exhibits

1. Memo on Petition 25-18 Dated November 7, 2025

KENDALL COUNTY

ZONING BOARD OF APPEALS

November 12, 2025

In order to be allowed to present any testimony, make any comment, engage in cross-examination, or ask any question during this public hearing, you must enter your name, address, and signature on this form prior to the commencement of the public hearing. By signing this registration sheet, you agree that you understand that anything you say will be considered sworn testimony, and that you will tell the truth, the whole truth and nothing but the truth.

NAME	ADDRESS	SIGNATURE
Vichithra Hithamiarachchi	[redacted]	
Kanishka Ariyaratne		
Lorena Cora		

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

MEMORANDUM

To: Kendall County Zoning Board of Appeals
From: Matthew H. Asselmeier, AICP, CFM, Director
Date: November 7, 2025
Re: Petition 25-18

At their meeting on November 6, 2025, the Kendall County Regional Planning Commission voted to continue this proposal to their December 10, 2025, meeting at the Petitioners' request to address the following items:

1. Amending the site plan showing the solar field moved further south and east on the property away from the neighboring houses.
2. Submitting a glare study.
3. Requiring the operator's contact information be on file with the County and with the owners of record of adjoining properties.

Complete Petition information can be found here,
https://www.kendallcountyil.gov/home/showpublisheddocument/33712/638974164313430000.

Accordingly, Staff recommends that the hearing on this Petition be continued to December 15, 2025.

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

MHA

Matt Asselmeier

From: Corrigan, Elizabeth <[redacted]>
Sent: Friday, November 21, 2025 3:25 PM
To: Matt Asselmeier
Cc: Ansar Gafur; McClory, Jessica; Tucker, John; Clementi, Matt
Subject: [External]Blue Sage - Special Use Petition
Attachments: 20251119_JAS_BlueSage_SUP.pdf; Fwd: Solar site

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 Matt,

Please find attached the updated plan set for Blue Sage Solar with items of note below:

1. The site plan has been adjusted to increase the setbacks significantly from the northern residences. We are hesitant to move the site any farther south due to an existing riverine in the southern portion of the site.
2. We are not able to move the poles to the opposite site of the road because then we would be putting structures within the required setbacks for the residences on the other side of the road. However, we did reduce the poles from 8 to 6 and moved them closer (20') to the road and therefore farther from the residence in question.
3. JAS has no issue providing operator's contact information to be on file with the county and the owners of record for adjoining properties and will do so prior to starting construction.
4. JAS conducted additional research on glare study requirements. According to FAA policy, glare studies are only mandated for solar energy systems located at federally obligated airports with control towers. Our project does not meet these criteria - It is not situated at a federally obligated airport, and the nearby flight school does not have a control tower. Furthermore, our team spoke twice with Lawrence Gehrig, the current manager of the flight school, who confirmed they have no concerns regarding the project. Written email confirmation from Mr. Gehrig is attached for reference. Given these circumstances and considering that a glare study would cost several thousand dollars, we believe JAS should be exempt from this requirement.

Best Regards,
Liz

Elizabeth Corrigan, PMP
Project Manager, Renewable Energy

Direct: [redacted]

Stantec
350 North Orleans Street, Suite 8000N, Chicago IL 60654-1610, United States

Stantec

With every community, we redefine what's possible.

The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately. For a list of Stantec's operating entities with associated license and registration information, please visit stantec.com.

Matt Asselmeier

From: Ansar Gafur <[redacted]>
Sent: Thursday, November 20, 2025 2:01 PM
To: McClory, Jessica; Corrigan, Elizabeth; Stuart Smith
Subject: Fwd: Solar site

fyi.

Regards.

Ansar Gafur
Cell [redacted]

Sent from my iPhone

Begin forwarded message:

From: larry gehrig <[redacted]>
Date: November 20, 2025 at 2:59:05 PM EST
To: Ansar Gafur <[redacted]>
Subject: Solar site

Good afternoon Mr. Gafur,

My name is Lawrence Gehrig. I operate a Pilot training facility @ Cushing Field airport very near your proposed solar energy generating site.

I have looked into your proposal & I have determined that once completed & operational, I see no conflict with our day to day flight training procedures.

I hope that this message finds you well.

Sincerely

L.Gehrig, Facility Manager

Caution: This email originated from outside of Stantec. Please take extra precaution.

Attention: Ce courriel provient de l'extérieur de Stantec. Veuillez prendre des précautions supplémentaires.

KENDALL COUNTY
REGIONAL PLANNING COMMISSION

Kendall County Historic Court House
Court Room
110 W. Madison Street, Yorkville, Illinois

Unapproved - Meeting Minutes of December 10, 2025 - 7:00 p.m.

Chairman Keith Landovitz called the meeting to order at 7:10 p.m.

ROLL CALL
Members Present: Cathy Anzelc, Eric Bernacki (Arrived at 8:12 p.m.), Tom Casey, Dave Hamman, Keith Landovitz, Karin McCarthy-Lange, Ruben Rodriguez, Claire Wilson, and Seth Wormley
Members Absent: Bob Stewart
Staff Present: Matthew H. Asselmeier, Director
Others Present: Mike Hoffman, Elizabeth Corrigan, Matthew Clementi, Kathryn Vorbau, Eric Gray, Richard Fitzgibbon, Josh Haggard, Eileen Miller, Karen Dobner, John Lambert, Chad Crosley, Carol Blalock, Annette Ledbetter, Candice Hadley, Matt Waeltz, Dan Kramer, Brian Kubinski, and Sherry Ailsworth

Chairman Landovitz introduced Cathy Anzelc from Lisbon Township.

PETITIONS
Petition 25-18 Ansar Gafur on Behalf of JAS Powered by Greenvolt, LLC (Tenant) and Thomas F. Richards, Junior (Owner)
Chairman Landovitz stated that the focus of the meeting would be on the changes made to the proposal since the November 6, 2025, meeting.

Mr. Asselmeier summarized the changes.

At their hearing on November 12, 2025, the Zoning Board of Appeals voted to continue this Petition to December 10, 2025. The minutes of the hearing were provided.

On November 25, 2025, the Petitioner's representatives submitted a revised site plan. The solar panels were shifted further south. Noise information was added to the site plan. The site plan identifies approximately forty-eight (48) acres planted in a native grass mix and approximately two point five (2.5) acres planted in a swale seed mix. The number of plantings was also updated.

The Petitioner's representative submitted a cover email stating they did not want to move the site further south because of concerns related to the existing riverine area. They also reduced the number of poles from eight (8) to six (6) and moved the poles the poles twenty feet (20') closer to the road. The Petitioner was also agreeable to providing contact information to the County and

owners of record of adjoining properties prior to the start of construction. They also provided an email from Lawrence Gehrig at Cushing Field saying that glare will not be an issue.

The decommissioning plan was amended to reflect the amended site plan and the decommissioning cost was adjusted to Three Hundred Sixty-Four, Two Hundred Eighty-Eight Dollars ($364,288), due to increased fencing and topsoil replacement.

Chairman Landovitz asked the Petitioner to explain the changes to the site plan. Elizabeth Corrigan responded that they moved the solar arrays further south, decreased the number of poles and moved them closer to the road, clarified the location of vegetation planted as part of the project, and updated the decommissioning plan.

Member McCarthy-Lange asked about glare. Mr. Asselmeier stated the Petitioner submitted an email from the airport stating that glare was not an issue. Ms. Corrigan explained the federal requirements related to glare from solar panels around airports.

Member Wilson asked if the components for the project would be made in China. She expressed concerns that the Chinese might be installing detection devices that could monitor/impact the grid. Ms. Corrigan said the materials would be sourced from Canada. Chairman Landovitz felt that potential spying from China using solar inverters was beyond the scope of review of the Regional Planning Commission.

Richard Fitzgibbon expressed concerns about the location of the poles. Ms. Corrigan said they examined moving the poles across the road. If the poles were moved to other side of the road, the poles would be within the setbacks of the homes on the other side of the road. She noted the number of poles were reduced and the poles placed closer to the road.

Josh Haggard expressed concerns regarding the vegetative screening. He requested a professional glare and visual impact study. He requested a drainage study. He requested clarification regarding the use of the land outside the fenced area. He said that he respected the Petitioner for trying to get value from their land. Mr. Haggard primary concern was that all of the necessary studies existed and were reviewed prior to a vote by the Commission.

Member Wormley made a motion, seconded by Member Hamman, to recommend approval of Petition 25-18 with the conditions proposed by Staff.

Chairman Landovitz said that he favored the proposal, given the changes to the proposal. He believed that all reasonable steps had been made to proposal acceptable and fit within the land use standards. He urged the Petitioner to continue to work with neighbors to address the concerns of neighbors.

Member Hamman felt the landowner would properly handle the land outside the fence.

The votes were as follows:
Ayes (8): Anzelc, Casey, Hamman, Landovitz, McCarthy-Lange, Rodriguez, Wilson, and Wormley
Nays (0): None
Absent (2): Bernacki and Stewart
Abstain (0): None

The motion carried.

The proposal goes to the Kendall County Zoning Board of Appeals on December 15, 2025.

CITIZENS TO BE HEARD/PUBLIC COMMENT
None

OTHER BUSINESS/ANNOUNCEMENTS
Mr. Asselmeier reported that Petition 25-22 would be on the January agenda. The application deadline for the January meeting is January 2, 2026.

Member Casey requested the bylaws be amended to implement a five (5) minute time limit on speakers. This item will be placed on the agenda for the January meeting.

ADJOURNMENT
Member Wilson made a motion, seconded by Member McCarthy-Lange, to adjourn. With a voice vote of nine (9) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 10:06 p.m.

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

Encs.

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
DECEMBER 10, 2025

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Josh Haggard	[redacted]	
Eileen Mc		
Karen Dohner		
SOLTW LAMBERT		
CHAD CRAGLEY		
CAROL BLATTICK		
ANNETTE LEBETTER		
Candice Hadley		

Dan Kramer
Dkramer@kendallcountyil.gov
25-23
25-25

Laura Rainville
M Waeltz

[redacted]

REQUEST FOR CLARIFICATION — PETITION 25-18
Joshua Haggard

Key Items for Members of This Commission to Consider Before Final Vote

1. Vegetative Screening

- Panels reach approximately 13 ft.
- Request 10–12 ft evergreen trees, 20–30 ft mature height.
- Double-row staggered planting.
- Replacement guarantee.

2. Glare / Visual Impact

- Email from Lawrence Gehrig is appreciated but not an engineering analysis.
- Request a professional glare or visual impact study for the public record.

3. Drainage Study

- Drainage study requested from Mr. Ansar Gafur; not yet provided.
- Vote should not proceed without a completed and reviewed drainage analysis.

4. Remaining 30 Acres

- Lease covers only the fenced array.
- Remaining 30 acres remain landowner responsibility.
- Could be farmed, planted in native grasses, or left minimally managed.
- Clarification requested directly from landowner—or continuance if absent.
- **I contacted and spoke with Mr. Ansar Gafur**, who confirmed this.

Thank you for your consideration.

December 11, 2025

Mr. Matt Asselmeier
Kendall County Planning, Building, & Zoning
111 West Fox Street
Yorkville, IL 60560-1498

Subject: Blue Sage Solar Farm WBK Project 19-102.CR

Dear Mr. Asselmeier:

We have received and reviewed the following information for the subject project:

- Engineering Plans (Special Use Permit Plans) prepared by Stantec Consulting Services Inc. dated August 29, 2025, and received November 28, 2025.
- Kendall County Stormwater Management Permit Application prepared by JAS Powered by Greenvolt, LLC. dated September 9, 2025, and received October 1, 2025.
- EcoCAT Report prepared by JAS Powered by Greenvolt, LLC. dated June 3, 2025, and received October 1, 2025.
- Natural Resources Information (NRI) Report prepared by Kendall County Soil & Water Conservation District dated September 2025 and received October 1, 2025.
- Wetland Delineation Report prepared by Stantec Consulting Services Inc. dated July 16, 2025, and received October 1, 2025.
- Decommissioning Plan Prepared by Stantec Consulting Services Inc. dated August 27, 2025, and received October 1, 2025.

The following comments require resolution prior to our recommendation for approval of plans and stormwater permit.

Stormwater Report

1. The project scope requires submittal of a stormwater management report documenting compliance with the Kendall County Stormwater Ordinance. Including but not limited to the following elements:
    - Provide an exhibit delineating existing and proposed watershed and subwatershed divides and outfall locations and types at project boundaries. This exhibit should also include any parameters used in modelling such as Tc with flow path, CN's, slope etc.
    - Identify any off-site areas draining through the site. It appears a depressional area east of the site drains through the northerly portion of the site.

- Include an exhibit delineating and quantifying proposed and existing impervious and pervious areas.
- Determine peak flows for existing and proposed conditions at project outfalls.
- Verify the need for stormwater storage and release rate control.
- Roods Creek is to the West of the site and a stream passes through the southerly portion of the site. Provide a narrative recognizing these drainage elements and the determination of impacts.
- Provide a field tile survey for the site.
- If a vegetation management plan is a component of the stormwater management strategy for the project please submit the plan for review.

2. The wetlands report had several pages and exhibits missing. The NWI maps clearly show a wetland in the southern portion of the site. Please verify and confirm this area to be a wetland or not and the likely jurisdiction thereof.

Engineering Plans

1. Access to IL 71 will require an access permit from IDOT. Provide all correspondence with IDOT and the access permit when procured.
2. Please provide a soil erosion and sediment control plan. Determine if an IEPA NOI is necessary and apply for the same as needed.
3. Provide elevations for the proposed gravel areas or any other area intended to be graded for the proposed use.
4. Depict drainage culvert as necessary on site and at the site access road to IL Route 71. Provide sizing calculations for the same.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.

If you have any questions or comments, please contact us at (630) 443-7755.

Sincerely,

[redacted]

Greg Chismark PE
WBK Engineering, LLC

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
110 WEST MADISON STREET, COURT ROOM
YORKVILLE, IL 60560
December 15, 2025 – 7:00 p.m.

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

ROLL CALL:
Members Present: Scott Cherry, Tom LeCuyer, Cliff Fox, Randy Mohr, Jillian Prodehl, Dick Thompson, and Dick Whitfield
Members Absent: None
Staff Present: Matthew Asselmeier, AICP, CFM
Others Present: Josh Haggard, Matt Clementi, Dan Kramer, and Jessica Zaca Tochimani

PETITIONS:
Chairman Mohr swore in Josh Haggard, Matt Clementi, and Jessica Zaca Tochimani.

The Zoning Board of Appeals started their review of Petition 25-18 at 7:03 p.m.

Petition 25 – 18 – Ansar Gafur on Behalf of JAS Powered by Greenvolt, LLC (Tenant) and Thomas F. Richards, Junior (Owner)

Request:	Special Use Permit for a Commercial Solar Energy Facility, Variance to Section 36-282(17)(a) of the Kendall County Code to Allow a Commercial Solar Energy Facility on Land within One Point Five (1.5) Miles of Municipality without an Annexation Agreement, and Revocation of Special Use Permits Previously Granted
PINs:	07-07-100-005 and 07-07-100-022
Location:	Property Between 17448 and 17676 Route 71, Newark, in Big Grove Township
Purpose:	Petitioner Wants to Operate a Commercial Solar Energy Facility; Property is Zoned A-1 and A-1 SU

Mr. Asselmeier presented an update on the Petition.

The Petitioner is seeking a special use permit for a commercial solar energy facility and a variance to Section 36-282(17)a of the Kendall County Code to allow a commercial solar energy facility on land within one point five (1.5) miles of municipality without an annexation agreement. The southern portion of subject property also has a special use permit from 1974, probably for gravel mining. The Petitioner is voluntarily requesting the revocation of this special use permit.

JAS Powered by Greenvolt, LLC would lease the property from Thomas F. Richards, Junior.

The application materials, NRI Report, stormwater permit application, wetland delineation report, original site plan, including the landscaping plan, original decommissioning plan, the Agricultural Impact Mitigation Agreement, and a picture of the property was provided.

On November 25, 2025, the Petitioner's representatives submitted a revised site plan. The solar panels were shifted further south. Noise information was added to the site plan. The site plan identifies approximately forty-eight (48) acres planted in a native grass mix and approximately two point five (2.5) acres planted in a swale seed mix. The number of plantings was also updated.

Also in November 2025, the Petitioner's representative submitted a cover email stating they did not want to move the site further south because of concerns related to the existing riverine area. They also reduced the number of poles from eight (8) to six (6) and moved the poles twenty feet (20') closer to the road. The Petitioner was also agreeable to providing contact information to the County and owners of record of adjoining properties prior to the start of construction. They also provided an email from Lawrence Gehrig at Cushing Field saying that glare will not be an issue.

On December 3, 2025, the Petitioner's representative submitted a revised decommissioning plan which reflected the new site plan and changed the decommissioning bond amount to Three Hundred Sixty-Four Thousand, Two Hundred Eighty-Eight Dollar ($364,288), due to fencing and topsoil replacement.

The property is located between 17448 and 17676 Route 71, Newark.

The lot size is approximately fifty-one (51) acres and the fenced area is approximately twenty point six acres.

The existing land use Agricultural.

The property is zoned A-1 and A-1 SU for Mining.

The Future Land Use Map for the County calls for this area to be Agricultural. The Future Land Use Map for the Village of Newark calls for this area to be Agricultural.

Route 71 is an Arterial maintained by IDOT. Route 71 is identified as a Scenic Route in the County's Land Resource Management Plan. Lisbon Center Road is a Local Road maintained by Big Grove Township.

No trails are planned in this area.

There is a wetland on the property; a wetland delineation report was provided. There are no floodplains on the property.

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

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

Both the County's Plan and the Village of Newark's Plan call for this area to be Agricultural.

Properties with one half (1/2) mile of this property are zoned A-1, A-1 SU, and A-1 BP in the County, A-1 and Commercial and Manufacturing inside the Village of Newark, and A-1 in LaSalle County.

The A-1 special use permit to the southwest is probably for mining.

Approximately twenty-two (22) existing houses are within one half (1/2) mile of the subject property.

EcoCAT Report was submitted on June 3, 2025, and consultation was terminated.

The LESA Score was 201 indicating a medium level of protection. The NRI Report was provided.

Original Petition information was sent to Big Grove Township on October 1, 2025. The amended site plan was sent to Big Grove Township on November 26, 2025.

Petition information was sent to the Village of Newark on October 1, 2025.

Prior to formal application submittal, the Village of Newark submitted an email stating they did not want to annex the property and they were not opposed to the project. This email was provided.

The amended site plan was sent to the Village of Newark on November 26, 2025.

Petition information was sent to the Newark Fire Protection District on October 1, 2025. The amended site plan was sent to the Newark Fire Protection District on November 26, 2025.

Original Petition information was sent to former ZPAC members on October 1, 2025. The Highway Department and Health Department responded and neither Department had any objections. The emails were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on October 22, 2025. The Kendall County Regional Planning Commission voted to continue the proposal to a special meeting on November 6, 2025, at 7:00 p.m., by a vote of eight (8) in favor and zero (0) in opposition with one (1) member absent. The minutes were provided.

The Kendall County Regional Planning Commission continued their review of this proposal at their meeting on November 6, 2025. Discussion occurred regarding the uses for the funds given to the County per the community benefit agreement; Member Wilson suggested that some of the funds be reserved to pay for the County to review the decommissioning costs as allowed by the AIMA and pay for decommissioning costs, if the operator was no longer in existence. The Petitioner did not have experience implementing a decommissioning plan. The maximum height was clarified to thirteen feet (13') at maximum tilt. Discussion occurred regarding using a different road for access. Discussion occurred regarding drainage in the area, a field tile survey, and the condition of the existing field tile.

Josh Haggard requested a glare study, particularly in relation to the impact on Cushing Field. Mr. Haggard also requested a Kendall County centered property value study, a legally enforceable maintenance and vegetative management plan with clearly defined schedules, responsible parties, and monetary performance guarantees, a robust decommissioning surety, and local accountability with a local contact. Mr. Haggard questioned if the Fire District was equipped and trained to handle fires at the property and he questioned what the Village of Newark gained from this proposal. Five (5) additional speakers stated they agreed with Mr. Haggard. Discussion larger setbacks from the homes and the use of the balance of the property. Discussion occurred regarding the timeline to install the vegetation. The Petitioners were agreeable to the existing proposed conditions. The Petitioners were agreeable to the following:

1. Amending the site plan showing the solar field moved further south and east on the property away from the neighboring houses.
2. Submitting a glare study.
3. Requiring the operator's contact information be on file with the County and with the owners of record of adjoining properties.

The Kendall County Regional Planning Commission voted to continue the proposal to their December 10, 2025, meeting at the Petitioners' request 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 Kendall County Regional Planning Commission continued their review of the proposal at their meeting on December 10, 2025. Discussion occurred regarding the changes made to the site plan, vegetative management plan, and decommissioning plan. Discussion occurred regarding the source of the materials used for the project and the potential that China might install detection devices that could monitor or impact the grid; the belief was that such actions were beyond the scope of review of the Regional Planning Commission. Discussion occurred regarding the location of the poles The Petitioner's representative stated that, if the poles were moved to other side of the road, the poles would be within the setbacks of the homes on the other side of the road. She noted the number of poles were reduced and the poles placed closer to the road. Josh Haggard expressed concerns regarding the vegetative screening; he requested a professional glare and visual impact study; he requested a drainage study; he requested clarification regarding the use of the land outside the fenced area; he said that he respected the Petitioner for trying to get value from their land. Mr. Haggard's primary concern was that all of the necessary studies existed and were reviewed prior to a vote by the Commission. Chairman Landovitz felt that reasonable steps had been taken to make the proposal acceptable. Member Hamman felt the landowner would properly handle the land outside of the fence. The Kendall County Regional Planning Commission voted to recommend approval of the proposal with the conditions proposed by Staff by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were provided.

The Kendall County Zoning Board of Appeals initiated a public hearing on this proposal on October 27, 2025. The consensus of the four (4) Members present was to continue the hearing to November 12, 2025, at 6:00 p.m. The minutes of the hearing were provided.

At their hearing on November 12, 2025, the Zoning Board of Appeals voted to continue this Petition to December 10, 2025. The minutes of the hearing were provided.

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

a. All commercial solar energy facilities and test solar energy systems located within one point five (1.5) miles of a municipality shall either annex to the municipality or obtain an annexation agreement with the municipality requiring the municipality's regulations to flow through the property. Petitioner is requesting a variance.

b. The setbacks for commercial solar energy facilities shall be measured from the nearest edge of any component of the facility as follows:

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

   Boundary Lines of Participating Properties-None

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

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

   The above setbacks do not exempt or excuse compliance with electric facility clearances approved or required by the National Electrical Code, the National Electrical Safety Code, Commerce Commission, Federal Energy Regulatory Commission, and their designees or successors. Per the site plan the project is greater than one hundred fifty feet (150') from the nearest occupied non-participating dwelling. The perimeter fence is setback greater than fifty feet (50') from the adjoining property lines and nearest right-of-way.

c. A commercial solar energy facility's perimeter shall be enclosed by fencing having a height of at least six feet (6') and no more than twenty-five feet (25'). This is true. Per the site plan, the fence is proposed to be eight feet (8') in height and will be wire mesh. The fence will be three inches (3") off of the ground. One (1) twenty foot (20') wide gate is also on the site plan.

d. No component of a solar panel as part of a commercial solar energy facility shall have a height of more than twenty feet (20') above ground when the solar energy facility's arrays are at full tilt. This is true. The maximum height will be approximately thirteen feet (13') off of the ground. The Petitioner does not want a restriction setting the maximum height at this level.

e. The above setback, fencing, and component height requirements may be waived subject to written consent of the owner of each affected nonparticipating property. This written consent shall be submitted at the time of application submittal. No such consent requested or needed.

f. Sound limitations for components in commercial solar energy facilities shall follow the sound limitations established by the Illinois Pollution Control Board. Noise radii are including on the site plan.

g. The County shall not require standards for construction, decommissioning, or deconstruction of a commercial solar energy system or related financial assurances to be more restrictive than agricultural impact mitigation agreement set in State law. The amount of any decommissioning payment shall be limited to the cost identified in the decommissioning or deconstruction plan, as required by the agricultural impact mitigation agreement, minus the salvage value of the project. A copy of the agricultural impact mitigation agreement shall be submitted with the application materials. The amended decommissioning plan was provided and is outlined in the AIMA. As noted on Page 13 of decommissioning plan, the estimated cost of decommissioning is Three Hundred Sixty-Four Thousand, Two Hundred Eighty-Eight Dollars ($364,288). This money will be provided to the County in the form of a bond as outlined in the AIMA on Pages 11 and 12.

h. A vegetative screening shall be placed around the commercial solar energy facility. The original landscaping plan was included on Pages 7 and 8 of the amended site plan. The plan calls for one hundred twelve (112) Alleghany Viburnum, one hundred twenty-six (126) Red-Twig Doorwood, one hundred forty-four (144) Northern Spice Bush, and one hundred sixty-two (162) Tannenbaum Mugo Pine. The Viburnum, Doorwood, and Pine will be ten feet (10') in height at maturity; the Bush will be eight feet (8') in height at the time of maturity. The amended site plan identifies approximately forty-eight (48) acres planted in a native grass mix and approximately two point five (2.5) acres planted in a swale seed mix.

i. Commercial solar energy facility applicants shall provide the results and recommendations from consultations with the Illinois Department of Natural Resources obtained through the Ecological Compliance Assessment Tool (EcoCat) or a comparable successor tool. The commercial solar energy facility applicant shall adhere to the recommendations provided through this consultation. The EcoCat was submitted and consultation was terminated without any specific recommendations.

j. Commercial solar energy facility applicants shall provide the results of the United States Fish and Wildlife Service's Information for Planning and Consulting environmental review or a comparable successor toll that is consistent with the U.S. Fish and Wildlife Service's Land-Based Wind Energy Guidelines and any applicable United States Fish and Wildlife Service solar wildlife guidelines that have been subject to public review. This was provided. Six (6) threatened or endangered species were in the area, but no impacts were anticipated.

k. A facility owner shall demonstrate avoidance of protected lands as identified by the Illinois

Department of Natural Resources and the Illinois Nature Preserve Commission or consider the recommendations of the Illinois Department of Natural Resources for setbacks from protected lands, including areas identified by the Illinois Nature Preserve Commission. This is true. The site is designed around the farmed wetlands.

l. A facility owner shall provide evidence at the time of application submittal of consultation with the Illinois State Historic Preservation Office to assess potential impacts on State-registered historic sites under applicable State law. No potential impacts to State-registered historic sites exist.

m. A commercial solar energy facility owner shall plant, establish, and maintain for the life of the facility vegetative ground cover consistent with State law and the guidelines of the Illinois Department of Natural Resources' vegetative management plans. The vegetation management plan shall be required at the time of application submittal. The vegetation management plan, including timelines for planting and maintenance of the vegetation was provided.

n. The facility owner shall enter into a road use agreement with the jurisdiction having control over the applicable roads. The road use agreement shall follow applicable law. The facility owner shall supply the Kendall County Planning, Building and Zoning Department with a copy of the road use agreement. This provision shall be waived if the jurisdiction having control over the applicable roads does not wish to enter into an agreement. The Illinois Department of Transportation did not want to enter into a road use agreement. An email outlining this position was provided.

o. The facility owner shall repair or pay for the repair of all damage to the drainage system caused by the construction of the commercial solar energy system within a reasonable time after construction of the commercial solar energy facility is complete. The specific time shall be set in the special use permit. The Petitioner does not believe there is any drain tile on the property and, if drain tile exists, they would not impact the project layout.

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

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

The Petitioner applied for a stormwater management permit.

The amended site plan was sent to WBK Engineering on November 26, 2025. On December 11, 2025, WBK submitted a letter requesting that the stormwater report be amended by providing an exhibit delineating existing and proposed watersheds, identifying off-site areas draining through the site, providing an exhibit delineating and quantifying impervious and pervious areas, determining peak flows, verifying the need for stormwater storage and release rates, providing a narrative recognizing and determining the impacts on Roods Creek and the stream that passes through the southerly portion of the property, providing field tile survey, and more information related to the vegetative management

plan. WBK also requested the missing pages of the wetlands report be provided, the access permit from Route 71 be provided, a soil and erosion and sediment control plan be provided, elevations for the gravel areas be provided, and information regarding the drainage culvert be provided. This letter was provided.

Per the amended site plan, the Petitioner proposes one (1) twenty foot (20') wide gravel access road from Route 71 along the west and southwest portions of the property.

There is one (1) twenty (20') wide vehicular access gate. The site plan references other, personnel gates, but does not show where those would be located.

Knox box information will be provided to the County.

No permeant parking was proposed. There will be a twenty thousand (20,000) square foot staging area during construction located northwest of the fenced area.

No lighting was proposed.

There is one sign shown on the site plan near Route 71 and a second sign is shown on the vehicular access gate stating emergency contact information.

The Petitioner's provided an email from Cushing Field saying glare will not be an issue at the airport.

No property value studies were provided.

No odors were foreseen.

Noise radii were included on the amended site plan.

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

The Petitioner has agreed to enter into a community benefits agreement. In that agreement, the Petitioner agreed to pay the County approximately Three Thousand Dollars ($3,000) per megawatt annually with five percent (5%) increases every five (5) years. The Petitioners for the proposals on Ament Road and Corneils Road agreed to the same agreement.

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

The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The project will generate clean, renewable electricity while producing no air, noise, or water pollution, or ground contamination. The project will be screened from adjoining properties. The Petitioner submitted a vegetative management plan

outlining the types of vegetation that will be planted, the timing of planting, and a maintenance plan for the vegetation.

The special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use makes adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The proposal will not interfere with the use and enjoyment of nearby properties. The surrounding properties are primarily zoned A-1 and will not be prevented from continuing any existing use or from pursuing future uses. The proposal's operations would be quiet and minimal traffic will occur after installation is completed. The solar panels are setback from Route 71 and Lisbon Center Road and neighboring houses to avoid negative visual impacts.

Adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The proposal will have adequate utility interconnections designed in collaboration with Ameren. The proposal does not require water, sewer, or any other public utility facilities to operate. The Petitioner will also build the road and entrance at the facility and will obtain approval from IDOT for access from Route 71. After initial construction traffic, landscape maintenance and maintenance to the project components are anticipated to occur on an as-needed basis, consistent with the vegetative management plan. Existing traffic patterns will not be impacted in the post-construction operations phase.

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

The special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The proposal is also consistent with a goal and objective found on page 3-4 of the Land Resource Management Plan, "Support the public and private use of sustainable energy systems (examples include wind, solar, and geo-thermal)."

The proposed Findings of Fact for the variance were as follows:

The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. The subject property is located within one point five (1.5) miles of the

Village of Newark. The Village of Newark submitted an email stating they did not want to annex the property or enter into a pre-annexation agreement.

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

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

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

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

Staff's recommendation was neutral because of lack of clarity in State law regarding using the LaSalle and Sinclar Factors in evaluating applications of special use permits for commercial solar facilities. Assuming that conditions can be imposed on the special use permit, the proposed conditions and restrictions are as follows:

1. The site shall be developed substantially in accordance with the submitted site plan and vegetative management plan, decommissioning plan, and Agricultural Impact Mitigation Agreement.
2. A variance to section 36-282(17)(a) of the Kendall County Code is hereby granted allowing a commercial solar energy facility within one point five (1.5) miles of a municipality without an annexation or pre-annexation agreement.
3. Any special use permits previously granted on the subject property are hereby revoked in their entirety.
4. The developer and/or owner of the subject property allowed by this special use permit shall enter into a community benefits agreement with Kendall County.
5. None of the vehicles or equipment parked or stored on the subject property allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
6. All of the vehicles and equipment stored on the subject property allowed by the special use

permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.

7. Any structures, included solar arrays, constructed, installed, or used allowed by this special use permit shall not be considered for agricultural purposes and must secure applicable building permits.
8. Warning signs shall be placed in the locations shown on the site plan. These signs shall include, at minimum, the address of the subject property and a twenty-four (24) hour emergency contact phone number. Additional signage may be installed, if required by applicable law.
9. KenCom and other applicable public safety agencies shall be supplied the access code to the Knox Box/security gate.
10. Damaged drain tile will be repaired on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
11. The operators of the use allowed by this special use permit shall supply the immediate property owners and KenCom with a contact phone number that can be called in case of emergencies prior to the issuance of any building permits. In the event that the phone number of the operator of the use allowed by this special use permit changes, the operators of the use allowed by the special use permit shall supply the immediate property owners and KenCom with an updated phone number within thirty (30) days of change of phone number. In the event that an adjoining property owner changes their phone number or adjoining property owner changes, the operators of the use allowed by this special use permit shall supply the property owner the contact phone number within thirty (30) days of written request for the phone number (**Added after November RPC Meeting**).
12. The operators of the use allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
13. The property owner and operator of the use allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
14. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
15. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
16. This special use permit and variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

Chairman Mohr asked Member Fox why Newark did not wish to enter into an annexation agreement. Member Fox stated that Newark did not see any advantage in having a commercial solar energy facility. Newark would prefer to leave their boundary unchanged at this time.

Chairman Mohr open the public hearing at 7:20 p.m**.**

Matt Clementi, Senior Civil Engineer and Project Manager for Stantec, representing JAS Powered by Greenvolt, LLC said JAS Powered by Greenvolt would lease the property from Thomas F. Richards, Junior. In a previous meeting that the Petition was discussed, it was noted the northern portion of the project was beyond the required setbacks to the neighbors. Some of the comments were to push the project further south on the property. The required setback was fifty-foot (50') property line setback and one hundred fifty-foot (150') separation from residences and they were able to obtain three hundred (300') feet separation from residences.

Chairman Mohr asked if the Petitioner agreed with all the conditions that were requested of them. Mr. Clementi stated they agreed to all the conditions proposed.

Joshua Haggard expressed concerns regarding the vegetative screening. He stated that the solar field will be on a hill and he would like to have fifteen-foot (15') trees surround the property. The solar panels will be thirteen feet (13') in height. Mr. Haggard requested a professional glare and visual impact study; he requested a drainage study. Mr. Haggard stated he spoke to the flight instructor at Cushing Field was told that there was no issue with glare. Mr. Haggard asked if the vote could be delayed until the studies had been completed.

Chairman Mohr asked, if there was an issue with glare, would the FAA get involved. Mr. Haggard stated he did not believe the FAA would get involved because of the designation of Cushing Field.

Mr. Haggard asked what would consist of the remaining forty (40) acres of the property. Mr. Haggard spoke to the property owner and was told it has not been determined yet.

Member Cherry asked what were Mr. Haggard's concerns about the solar field. Mr. Haggard responded a lot had to do with stormwater drainage. The Petitioner was asked to provide a field tile survey. To date, no field tile survey has been completed. Chairman Mohr stated that there will be a field tile survey completed. Mr. Asselmeier stated that as part of the stormwater permit, the Petitioner will be required to submit a field tile survey. Mr. Asselmeier stated that the special use permit will have a condition that states the solar company must build in accordance with the site plan. If they shift things around, the solar company must go through this process again.

Chairman Mohr asked what will be done with the remaining acres. Mr. Clementi stated it has not been determined.

Mr. Asselmeier stated that there is a vegetative maintenance plan for the remaining acreage, as part of the special use permit.

Member Prodehl asked why a glare study was not conducted. Mr. Asselmeier stated that Cushing Field is an airfield that does not require any special federal designation; therefore, a glare study was not provided.

Chairman Mohr asked if the Petitioner would be agreeable in modifying the landscaping plan to include taller vegetation to block some of the view. Mr. Clementi stated they can have the landscaping taller around the residences, but they would have to consider that shading may impair the panels. Chairman Mohr stated that the vegetation can be further away from the solar field and closer to the residents' homes. Mr. Clementi stated the vegetation may be better positioned closer to the neighboring residences.

Chairman Mohr closed the public hearing at 7:40 p.m.

Member LeCuyer made a motion, seconded by Member Thompson, to approve the findings of fact for the special use permit.

The votes were as follows:
Ayes (7): LeCuyer, Mohr, Prodehl, Thompson, Whitfield, Cherry, and Fox
Nays (0): None
Abstain (0): None
Absent (0): None

The motion carried.

Member Whitfield made a motion, seconded by Member LeCuyer, to approve the findings of fact for the variance.

The votes were as follows:
Ayes (5): Whitfield, Cherry, Fox, LeCuyer, and Thompson
Nays (2): Mohr and Prodehl
Abstain (0): None
Absent (0): None

The motion carried.

Chairman Mohr voted in opposition since the Zoning Ordinance requires a municipality to annex or enter into a pre-annexation agreement for these types of developments. His vote was a matter of principle.

Member Prodehl voted in opposition for the same reason as Chairman Mohr.

Regarding the proposed conditions, Chairman Mohr requested a condition be added would to increase the height of landscaping near the residences. Member Prodehl asked how high the landscaping would be. Chairman Mohr stated the landscaping should be about twenty feet (20') high. Mr. Clementi stated the landscaping would be around the perimeter whether or not the property was farmed.

Member LeCuyer made a motion, seconded by Member Fox, to recommend approval of the proposed conditions with the addition of a condition requiring the planting of vegetation around the northern portion of the site closest to the homes that will reach a height of twenty feet (20') at maturity.

The votes were as follows:
Ayes (5): LeCuyer, Thompson, Whitfield, Cherry and Fox
Nays (2): Mohr and Prodehl
Abstain (0): None
Absent (0): None

Chairman Mohr originally voted aye on this motion, but changed his vote to nay.

Member LeCuyer made a motion, seconded by Member Fox, to recommended to approve the special use permit with the seventeen (17) conditions proposed by staff.

The votes were as follows:
Ayes (5): LeCuyer, Thompson, Whitfield, Cherry and Fox
Nays (2): Mohr and Prodehl
Abstain (0): None
Absent (0): None

Chairman Mohr's opposition was because the Petitioner cannot build without a variance. Member Prodehl agreed with Chairman Mohr.

The motion carried.

The proposal will go to the Kendall County Planning Building and Zoning Committee on January 12, 2026, at 6:30 p.m.

Mr. Haggard asked about the project being annexed into Newark, but Newark did not wish to enter into an annexation agreement. Mr. Asselmeier stated the Petitioner went to Newark first and asked Newark to annex the solar project. The County received an email from Newark stating they did not want to annex the property.

Mr. Haggard asked, if Newark annexed the property, would Newark have benefitted from an annexation agreement. Mr. Asselmeier responded, Newark could have negotiated an annexation agreement.

Chairman Mohr stated that when the County put the annexation condition into the Zoning Ordinance, the thought process was that the developers needed to make the project worthwhile so the municipality would say yes to the annexation. Mr. Asselmeier stated that they also did not want to landlock municipalities. Discussion occurred regarding the number of meetings required for an annexation compared to a special use permit with the County.

The Zoning Board of Appeals completed their review of Petition 25-18 at 7:51 p.m.

PUBLIC COMMENTS

None

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

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

With a voice vote of seven (7) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 8:30 p.m.

Respectfully submitted by,

Wanda A Rolf,
Part-Time Office Assistant

Exhibits

1. Memo on Petition 25-18 Dated December 11, 2025
2. Certificate of Publication and Certificate of Mailings for Petition 25-18 (Not Included with Report but on file in Planning, Building and Zoning Office)

KENDALL COUNTY
ZONING BOARD OF APPEALS
December 15, 2025

In order to be allowed to present any testimony, make any comment, engage in cross-examination, or ask any question during this public hearing, you must enter your name, address, and signature on this form prior to the commencement of the public hearing. By signing this registration sheet, you agree that you understand that anything you say will be considered sworn testimony, and that you will tell the truth, the whole truth and nothing but the truth.

NAME	ADDRESS	SIGNATURE
Josh Haggard	[redacted]	
Dan Kamm		
Jessica Zaca Tochimani		
Matt Clementi		

State of Illinois
County of Kendall

Zoning Petition
#25-18

ORDINANCE NUMBER 2026-_____

GRANTING A SPECIAL USE PERMIT FOR A COMMERCIAL SOLAR ENERGY FACILITY, A VARIANCE TO SECTION 36-282 (17) A OF THE KENDALL COUNTY CODE ALLOWING A COMMERCIAL SOLAR ENERGY FACILITY WITHIN 1.5 MILES OF A MUNICIPALITY WITHOUT AN ANNEXATION AGREEMENT, AND REVOKING PREVIOUSLY GRANTED SPECIAL USE PERMITS AT THE PROPERTY BETWEEN 17448 AND 17676 ROUTE 71, NEWARK, (PINs: 07-07-100-005 AND 07-07-100-022) IN BIG GROVE TOWNSHIP

WHEREAS, Sections 36-112, 36-113, and 36-114 of the Kendall County Code 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, Sections 36-115 of the Kendall County Code permits the Kendall County Board to revoke special use permits and provide the procedure through which special use permits are revoked; and

WHEREAS, Section 36-39 of the Kendall County Code permits the Kendall County Board to grant variances and place conditions on variances and provides the procedure through which variances are granted; and

WHEREAS, Section 36-282 (17) of the Kendall County Code permits the operation of commercial solar energy facilities as a special use with certain restrictions in the A-1 Agricultural Zoning District; and

WHEREAS, Section 36-282 (17) (a) of the Kendall County Code requires commercial solar energy facilities to be located on properties with pre-annexation agreements if the property is located within 1.5 miles of a municipality; 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 51 acres located at the property between 17448 and 17676 Route 71, Newark (PINs: 07-07-100-005 and 07-07-100-022), in Big Grove 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, on or about July 9, 1974, the County Board granted a portion of the subject property a special use permit, probably for gravel mining; and

WHEREAS, the subject property is owned by Thomas F. Richards, Junior, who has entered into a lease agreement with JAS Powered by Greenvolt, LLC as represented by Ansar Gafur and collectively shall hereinafter be referred to as the "Petitioner"; and

WHEREAS, on or about September 26, 2025, Petitioner filed a petition for a special use permit to allow the operation of a commercial solar energy facility, a variance allowing a commercial solar energy facility on a property within one point five (1.5) miles of a municipality without an annexation agreement with the municipality, and revocation of the special use permit previously granted at the subject property; and

WHEREAS, following due and proper notice by publication in the Beacon News on October 5, 2025, and following due and proper notification to the Village of Newark on or about October 9, 2025, and following due and proper notification to Big Grove Township on or about October 9, 2025, and following due and proper notification to the property owners of record of properties located within seven hundred fifty feet of the subject property on or about October 9, 2025, the Kendall County Zoning Board of Appeals initiated a

public hearing on October 27, 2025, at 7:00 p.m., in the Historic Court House, at 110 W. Madison Street, Yorkville, and continued the public hearing to November 12, 2025, at 6:00 p.m., in the Historic Court House, at 110 W. Madison Street, Yorkville, and continued the public hearing to December 15, 2025, at 7:00 p.m., in the Historic Court House at 110 W. Madison Street, Yorkville, at which the Petitioner's representative presented evidence, testimony, and exhibits in support of the requested special use permit, variance, and special use permit revocation, and zero members of the public testified in favor and zero members of the public testified in opposition to the request, and one member of the public submitted comments regarding the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended approval of the special use permit, variance, and special use permit revocation with conditions as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated December 15, 2025, a true and correct copy of which is attached hereto as Exhibit B; and

WHEREAS, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the testimony presented at the aforementioned public hearing and has considered the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has forwarded to the Kendall County Board a recommendation of **approval/denial/neutral** of the requested special use permit, variance, and special use permit revocation; 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 allowing the operation of a commercial solar energy facility on the subject property subject to the following conditions:

    A. The site shall be developed substantially in accordance with the site plan and vegetative management plan attached hereto as Exhibit C, decommissioning plan attached hereto as Exhibit D, and Agricultural Impact Mitigation Agreement attached hereto as Exhibit E.

    B. The planting of vegetation around the northern portion of the site closest to the homes will reach a height of twenty feet (20') at maturity.

    C. A variance to section 36-282(17)(a) of the Kendall County Code is hereby granted allowing a commercial solar energy facility within one point five (1.5) miles of a municipality without an annexation or pre-annexation agreement.

    D. Any special use permits previously granted on the subject property are hereby revoked in their entirety.

E. The developer and/or owner of the subject property allowed by this special use permit shall enter into a community benefits agreement with Kendall County.

F. None of the vehicles or equipment parked or stored on the subject property allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.

G. All of the vehicles and equipment stored on the subject property allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.

H. Any structures, included solar arrays, constructed, installed, or used allowed by this special use permit shall not be considered for agricultural purposes and must secure applicable building permits.

I. Warning signs shall be placed in the locations shown on the site plan attached hereto as Exhibit C. These signs shall include, at minimum, the address of the subject property and a twenty-four (24) hour emergency contact phone number. Additional signage may be installed, if required by applicable law.

J. KenCom and other applicable public safety agencies shall be supplied the access code to the Knox Box/security gate.

K. Damaged drain tile will be repaired on a timeframe approved by the Kendall County Planning, Building and Zoning Department.

L. The operators of the use allowed by this special use permit shall supply the immediate property owners and KenCom with a contact phone number that can be called in case of emergencies prior to the issuance of any building permits. In the event that the phone number of the operator of the use allowed by this special use permit changes, the operators of the use allowed by the special use permit shall supply the immediate property owners and KenCom with an updated phone number within thirty (30) days of change of phone number. In the event that an adjoining property owner changes their phone number or adjoining property owner changes, the operators of the use allowed by this special use permit shall supply the property owner the contact phone number within thirty (30) days of written request for the phone number.

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

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

O. 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.

P. 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 and variance 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 20th day of January, 2026.

State of Illinois
County of Kendall
Attest:

Zoning Petition
#25-18

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

Project: Blue Sage Project LLC

Parcel Number: 07-07-100-022

Legal Description: PT NW ¼ SEC 7-35-6, COM PT ON N/LN NW ¼, 116.82 E OF NW COR NW ¼, SW 194.18, SE 85, SE 660.24, SW 280.31 FOR POB, SW 1773.59, SE 1381.70, NE 2640.80, NW 658.76, SW 7.35, SE 182.70, SW 609.88, SE 134, SW 428.53 TO POB (EXC COM N/LN NW ¼, 116.32 E OF NW COR NW ¼, SW 194.18, SE 85, SE 660.24, SW 280.31 TO POB, SW 1773.59, SE 885.93, NE 602.63, NW 109.96, NW 310.53, NW 681, NW 100, NE 595.11, SW 162 TO POB)

Parcel Number: 07-07-100-005
Legal description: LT 2 HELGEVOLD'S SUBD. SEC. 7-35-6

Exhibit B

The Kendall County Zoning Board of Appeals initiated a public hearing on the Petition 25-18 on October 27, 2025, continued the public hearing to November 12, 2025, and continued the hearing to December 15, 2025. On December 15, 2025, the Kendall County Zoning Board of Appeals issued the following Findings of Fact for the special use permit by a vote of seven (7) favor and zero (0) in opposition, the following Findings of Fact for the variance by five (5) in favor and two (2) in opposition. The same day, the Kendall County Zoning Board of Appeals issued the following recommendation by a vote of five (5) in favor and two (2) in opposition. Chairman Mohr and Member Prodehl dissented on the Findings of Fact for the variance and the Recommendation.

FINDINGS OF FACT-SPECIAL USE PERMIT

The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **The project will generate clean, renewable electricity while producing no air, noise, or water pollution, or ground contamination. The project will be screened from adjoining properties. The Petitioner submitted a vegetative management plan outlining the types of vegetation that will be planted, the timing of planting, and a maintenance plan for the vegetation.**

The special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use makes adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **The proposal will not interfere with the use and enjoyment of nearby properties. The surrounding properties are primarily zoned A-1 and will not be prevented from continuing any existing use or from pursuing future uses. The proposal's operations would be quiet and minimal traffic will occur after installation is completed. The solar panels are setback from Route 71 and Lisbon Center Road and neighboring houses to avoid negative visual impacts.**

Adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **The proposal will have adequate utility interconnections designed in collaboration with Ameren. The proposal does not require water, sewer, or any other public utility facilities to operate. The Petitioner will also build the road and entrance at the facility and will obtain approval from IDOT for access from Route 71. After initial construction traffic, landscape maintenance and maintenance to the project components are anticipated to occur on an as-needed basis, consistent with the vegetative management plan. Existing traffic patterns will not be impacted in the post-construction operations phase.**

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

The special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **The proposal is also consistent with a goal and objective found on page 3-4 of the Land Resource Management Plan, "Support the public and private use of sustainable energy systems (examples include wind, solar, and geo-thermal)."**

FINDINGS OF FACT-VARIANCE (Chairman Mohr and Member Prodehl dissented on all of the Findings)

The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. **The subject property is located within one point five (1.5) miles of the Village of Newark. The Village of Newark submitted an email stating they did not want to annex the property or enter into a pre-annexation agreement.**

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

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

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

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

RECOMMENDATION (Chairman Mohr and Member Prodehl voted against the Recommendation)
Approval subject to the following conditions:

1. The site shall be developed substantially in accordance with the submitted site plan and vegetative management plan, decommissioning plan, and Agricultural Impact Mitigation Agreement.
2. The planting of vegetation around the northern portion of the site closest to the homes will reach a height of twenty feet (20') at maturity (**Added at ZBA**).
3. A variance to section 36-282(17)(a) of the Kendall County Code is hereby granted allowing a commercial solar energy facility within one point five (1.5) miles of a municipality without an annexation or pre-annexation agreement.
4. Any special use permits previously granted on the subject property are hereby revoked in their entirety.
5. The developer and/or owner of the subject property allowed by this special use permit shall enter into a community benefits agreement with Kendall County.
6. None of the vehicles or equipment parked or stored on the subject property allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
7. All of the vehicles and equipment stored on the subject property allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
8. Any structures, included solar arrays, constructed, installed, or used allowed by this special use permit shall not be considered for agricultural purposes and must secure applicable building permits.
9. Warning signs shall be placed in the locations shown on the site plan. These signs shall include, at minimum, the address of the subject property and a twenty-four (24) hour emergency contact phone number. Additional signage may be installed, if required by applicable law.
10. KenCom and other applicable public safety agencies shall be supplied the access code to the Knox

Box/security gate.

11. Damaged drain tile will be repaired on a timeframe approved by the Kendall County Planning, Building and Zoning Department.

12. The operators of the use allowed by this special use permit shall supply the immediate property owners and KenCom with a contact phone number that can be called in case of emergencies prior to the issuance of any building permits. In the event that the phone number of the operator of the use allowed by this special use permit changes, the operators of the use allowed by the special use permit shall supply the immediate property owners and KenCom with an updated phone number within thirty (30) days of change of phone number. In the event that an adjoining property owner changes their phone number or adjoining property owner changes, the operators of the use allowed by this special use permit shall supply the property owner the contact phone number within thirty (30) days of written request for the phone number (**Added after November RPC Meeting**).

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

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

15. 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.

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

17. 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.

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC BEFORE PROCEEDING WITH THE WORK. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

SPECIAL USE PERMIT PLANS
FOR
BLUE SAGE PROJECT LLC
KENDALL COUNTY, ILLINOIS

Sheet List Table

Sheet Number	Sheet Title
C0.01	COVER SHEET
C0.10	EXISTING CONDITIONS
C1.00	SITE PLAN
C8.00	CIVIL DETAILS
C8.01	CIVIL DETAILS
C9.00	LANDSCAPE PLAN
C9.01	LANDSCAPE DETAILS
C9.02	LANDSCAPE DETAILS

APPLICANTS

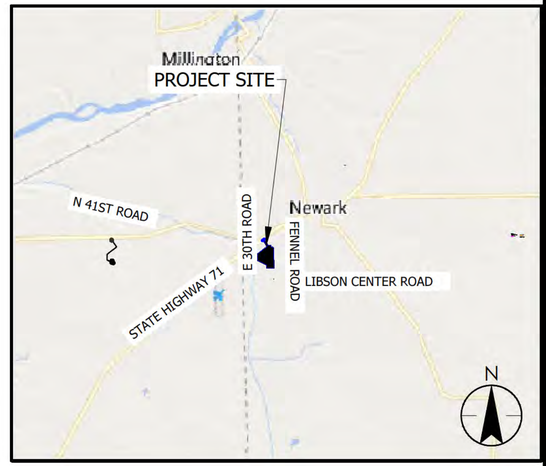
PROJECT OWNER:	JAS POWERED BY GREENBOLT, LLC
☐ Primary Contact	ANSAR GAFUR [redacted]
CIVIL ENGINEER:	STANTEC CONSULTING SERVICES INC.
☐ Primary Contact	JOHN TUCKER, PE [redacted]

SITE INFORMATION

PARCEL ZONING	
A1 AGRICULTURE	
PROJECT DESCRIPTION	
PROJECT LOCATION	
PARCEL PIN	07-07-100-022
PROJECT PARCEL	51.32 ACRES
FENCED ACREAGE	20.6 ACRES
AC CAPACITY AT POI	TBD
DC CAPACITY	TBD
MODULE MODULE	TBD
MOUNTING SYSTEM	TBD
INVERTER MODULES	TBD



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



STATE OF ILLINOIS
NOT TO SCALE

The locations of existing utility installations as shown on this plan are approximate. There may be other underground utility installations within the project area that are not shown.

Stantec assumes no responsibility for damages, liability or costs resulting from changes or alterations made to this plan without written consent of Stantec.

These drawings have been prepared based on information provided by others. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result.

Stantec
224 S. Michigan Avenue, Suite 1400
Chicago, IL 60604
www.stantec.com

PRELIMINARY
NOT FOR CONSTRUCTION

COVER SHEET

BLUE SAGE PROJECT LLC
JAS POWERED BY GREENVOLT, LLC
KENDALL COUNTY,IL

DATE OF ISSUANCE
August 29, 2025

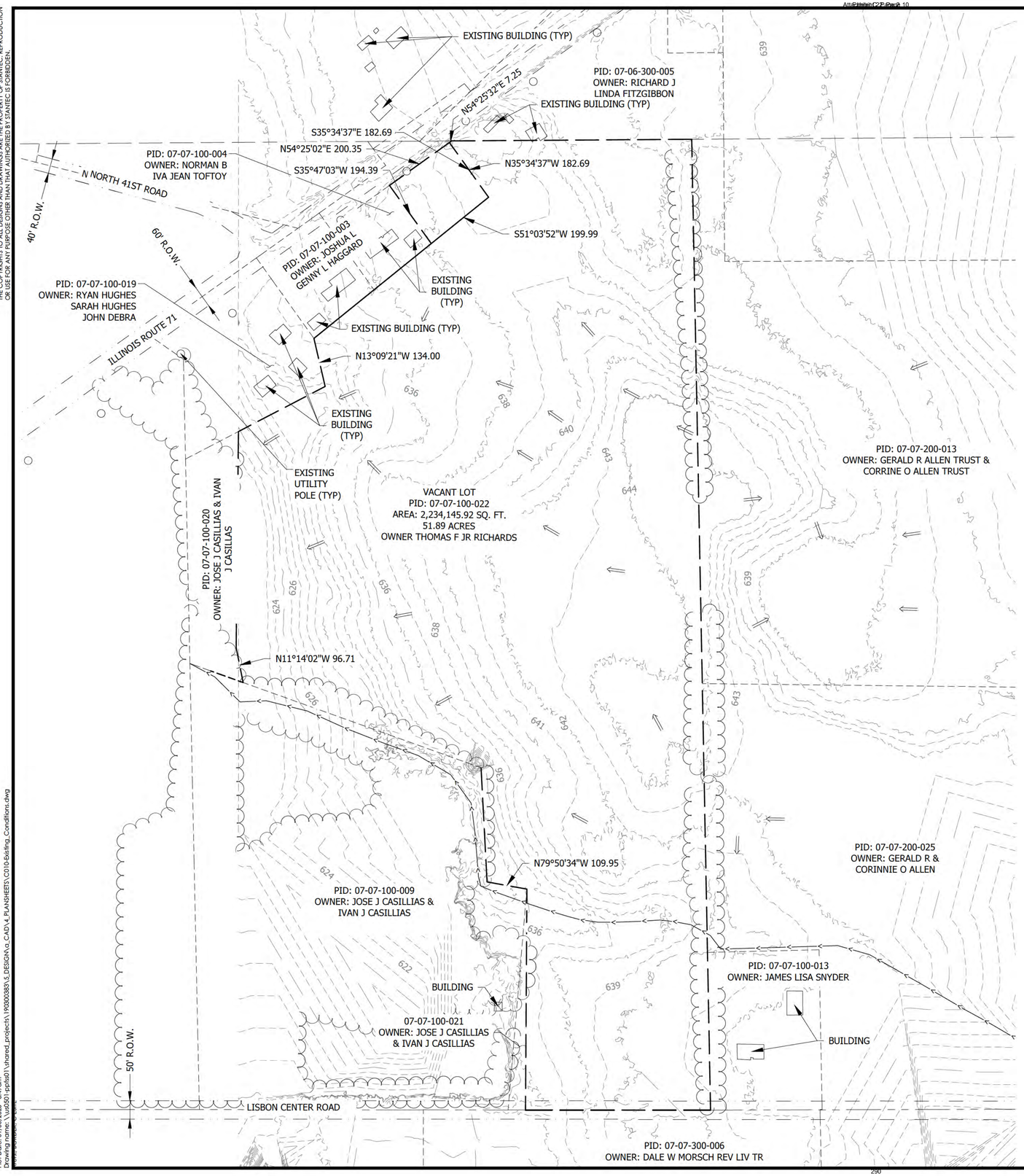
NO	REVISION	DATE

SURVEY	
DRAWN	AMA
DESIGNED	AMA
CHECKED	JJM
APPROVED	JMT
PROJ. NO.	190300383

SHEET NUMBER
C0.01

Plot Date: 01/06/2026 - 8:48am
Drawing Name: C:\Users\ansar.gafur\ACCDocs\Stantec\190300383\Shared_projects\190300383\5_DESIGN\cad\v4_PLANSHEETS\C000-Title_Sheet.dwg
User: ansar.gafur
Xrefs: Base, C-SITE

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



LEGEND
EXISTING

- PROJECT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION QUARTER LINE
- WETLAND
- DRAINAGE ARROW
- EXISTING UTILITY POLE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING TREE LINE (TRACED VIA AERIAL)
- STRUCTURE (TRACED VIA AERIAL)
- EXISTING RIVERINE

EXISTING CONDITIONS NOTES:

1. SURVEY DATA IS BASED ON GIS DATA FROM KENDALL COUNTY AND HAS NOT BEEN VERIFIED IN THE FIELD.
2. ALL SURFACE DATA IS BASED ON DATA FROM ILLINOIS GEOSPATIAL DATA CLEARINGHOUSE.
3. WETLAND INFORMATION IS BASED ON DATA FROM NATIONAL WETLAND INVENTORY (NWI).

N

0 150' 300'

Stantec

PRELIMINARY
NOT FOR CONSTRUCTION

EXISTING CONDITIONS

BLUE SAGE PROJECT LLC
JAS POWERED BY GREENVOLT, LLC
KENDALL COUNTY,IL

DATE OF ISSUANCE
August 29, 2025

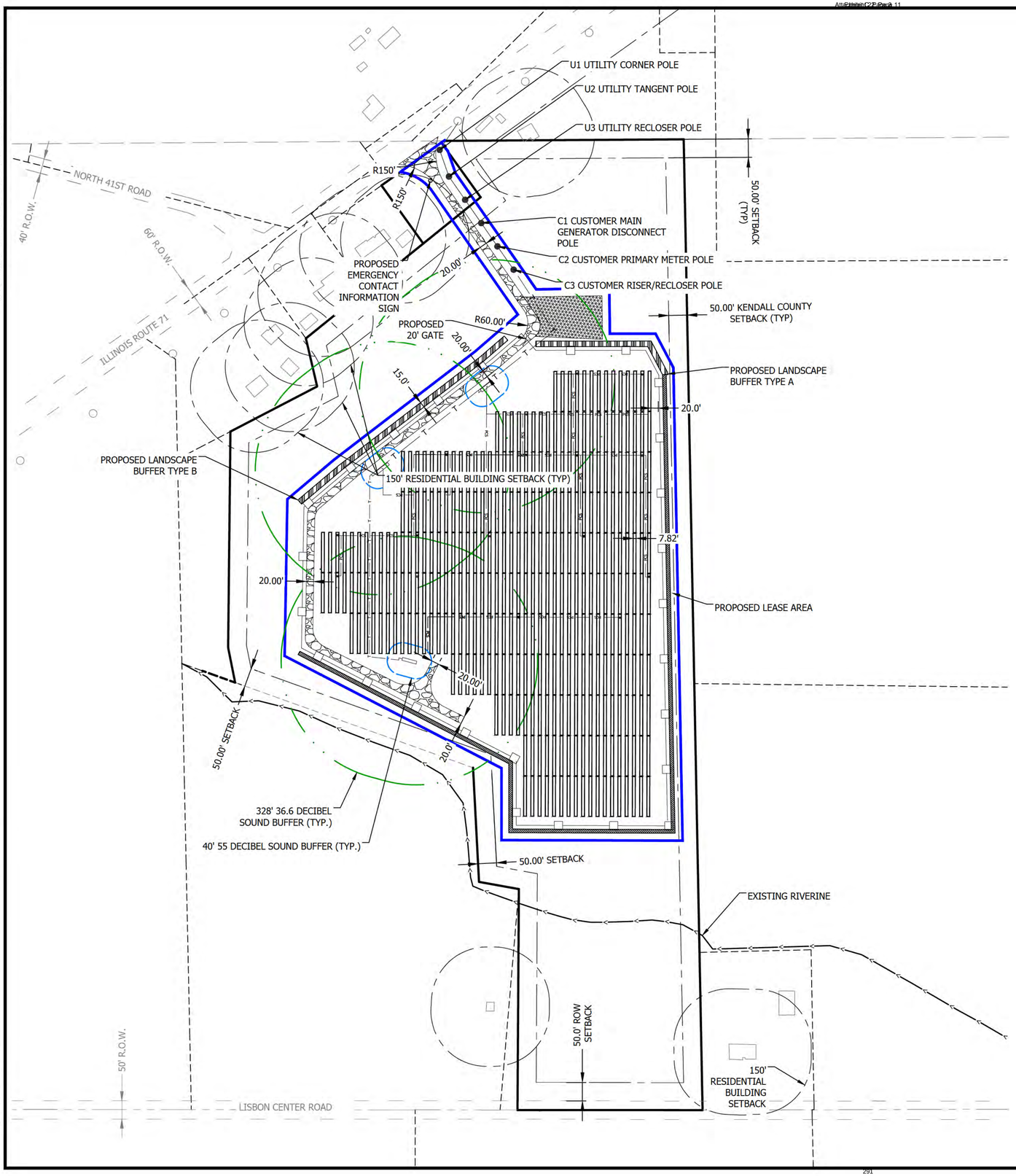
NO	REVISION	DATE

SURVEY	
DRAWN	AMA
DESIGNED	AMA
CHECKED	JJM
APPROVED	JMT
PROJ. NO.	190300383

SHEET NUMBER
C1.00

Plot Date: 01/04/2026 - 8:49pm
Drawing name: \\ad301-epfil01\shared_projects\190300383\5_DESIGN\a_CADD\4_PLANSHEETS\C010-Existing_Conditions.dwg
Xrefs Attached: C:\Users\

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHT TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



LEGEND

SETBACKS

- 50' NON-PARTICIPATING NEIGHBOR/RIGHT-OF-WAY
- 150' STRUCTURE NON-PARTICIPATING NEIGHBOR
- 100m (328') 36.6 DECIBEL SOUND BUFFER
- 12m (40') 55 DECIBEL SOUND BUFFER (KENDALL COUNTY EVENING SOUND LIMIT)

PROPOSED

- LEASE AREA
- PERIMETER FENCE
- GRAVEL ACCESS ROAD
- T — MV CABLE
- PCS — LV CABLE
- INVERTER AND EQUIPMENT PAD
- PVCASE TRACKERS
- TEMPORARY LAYDOWN YARD 20,000 SF
- LANDSCAPE BUFFER TYPE A
- LANDSCAPE BUFFER TYPE B

SETBACKS		
DESCRIPTION	REQUIRED	ACHIEVED
RIGHT-OF-WAY	50'	50'
FROM CENTERLINE OF ROAD	50'	50'
INTERIOR SIDE YARDS	50'	50'
REAR YARDS	50'	50'
ADJACENT PROPERTIES	50'	50'
RESIDENCES	150'	150'

N

0 150' 300'

Stantec

PRELIMINARY
NOT FOR CONSTRUCTION

SITE PLAN

BLUE SAGE PROJECT LLC
JAS POWERED BY GREENVOLT, LLC
KENDALL COUNTY,IL

DATE OF ISSUANCE
August 29, 2025

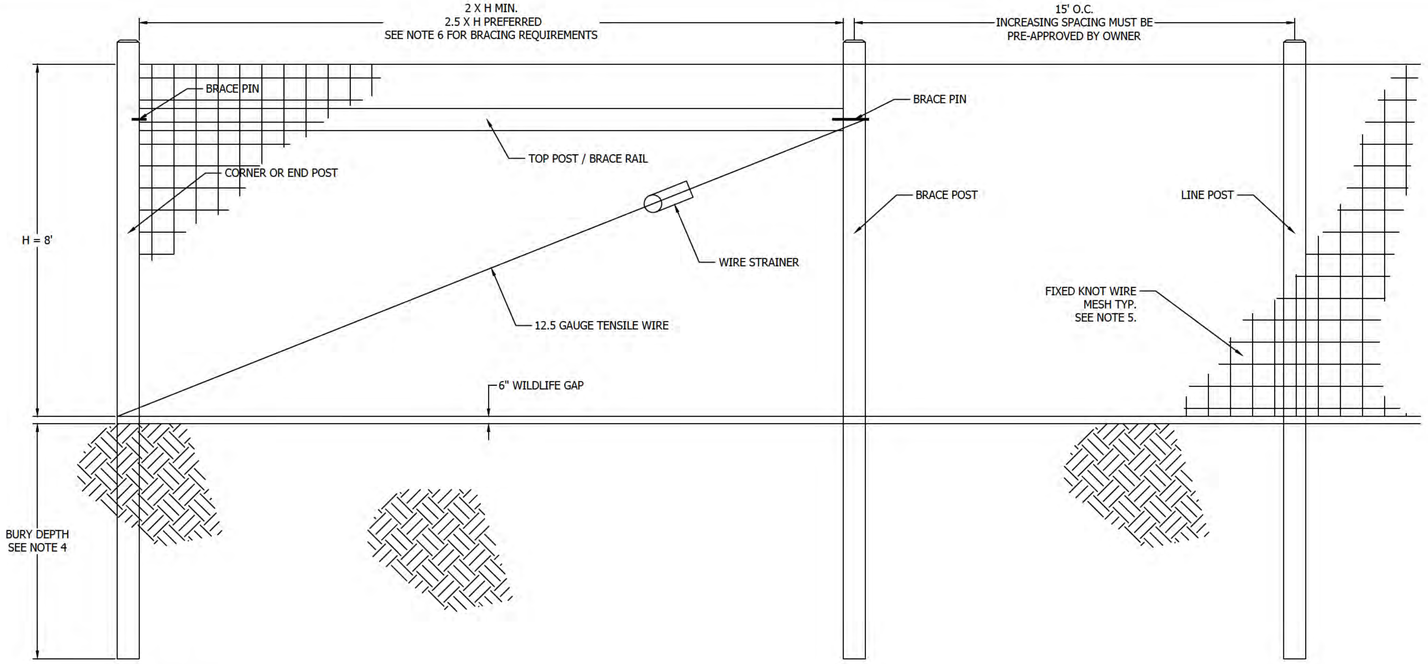
NO	REVISION	DATE

SURVEY	
DRAWN	AMA
DESIGNED	AMA
CHECKED	JJM
APPROVED	JMT
PROJ. NO.	190300383

SHEET NUMBER
C2.00

Plot Date: 01/04/2026 - 8:49am
Drawing name: \\ad501-gpfs01\shared_projects\190300383\5_DESIGN\a_CAD\4_PLANSHEETS\C100-Site_Plan.dwg
Xrefs: BORDER, C-SITE, C-PSITE, C-PARRAY

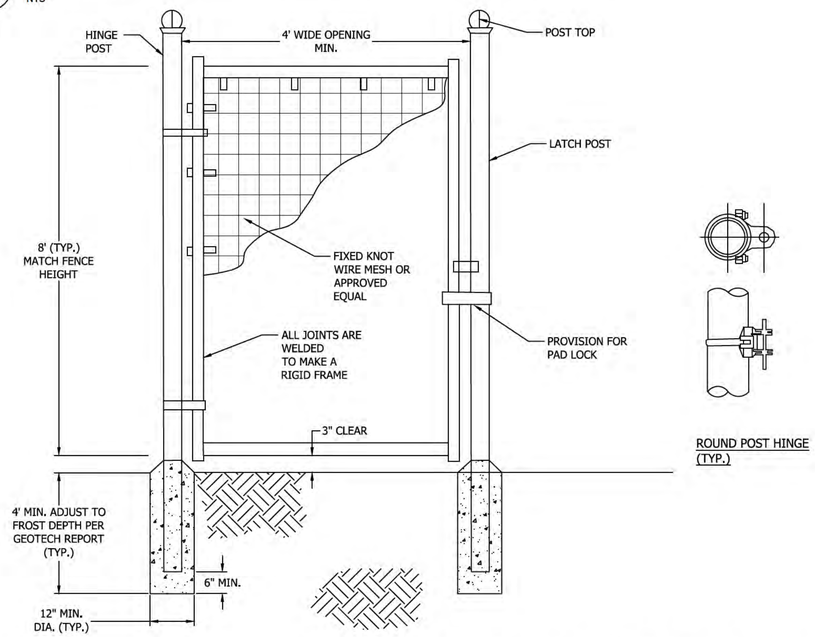
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC IMMEDIATELY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



NOTES
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURER'S SPECIFICATIONS.
2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. ALL SQUARE POSTS TO BE MIN. 5"X5" NOMINAL SIZE OR ROUND POST WITH MIN. 5" OR 6" DIAMETER PRESSURE TREATED WOOD OR APPROVED EQUAL. POSTS SHALL HAVE A CHAMFERED TOP.
4. ALL LINE POST TO BE SET TO A MIN. DEPTH OF 4' BELOW GRADE, ALL CORNER, END OR GATE POSTS SHALL BE SET TO A MIN. DEPTH OF 6' BELOW GRADE, UNLESS OTHERWISE NOTED.
5. FIXED KNOT WIRE MESH TO BE BEKAERT SOLIDLOCK® PRO, 12.5 GAUGE, CLASS 3 GALVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL.
6. BRACING IS REQUIRED AT ALL CORNER, END, AND GATE POSTS. DOUBLE BRACING (TWO BRACE ASSEMBLIES IN A ROW) SHOULD BE USED FOR STRAIGHT RUNS OF FENCE THAT EXCEED 1,000 LF. AN ADDITIONAL BRACE ASSEMBLY SHOULD BE INSTALLED MID SPAN FOR STRAIGHT RUNS OF FENCE THAT EXCEED 1,320 LF. ADDITIONAL BRACING MAY BE STILL BE REQUIRED OVER UNEVEN TERRAIN, CONTRACTOR SHALL INSTALL ADDITIONAL BRACING AS NEEDED IF DEFLECTION IS NOTICED DURING TENSIONING.

1 / C8.01 FIXED KNOT FARM FENCE

NTS

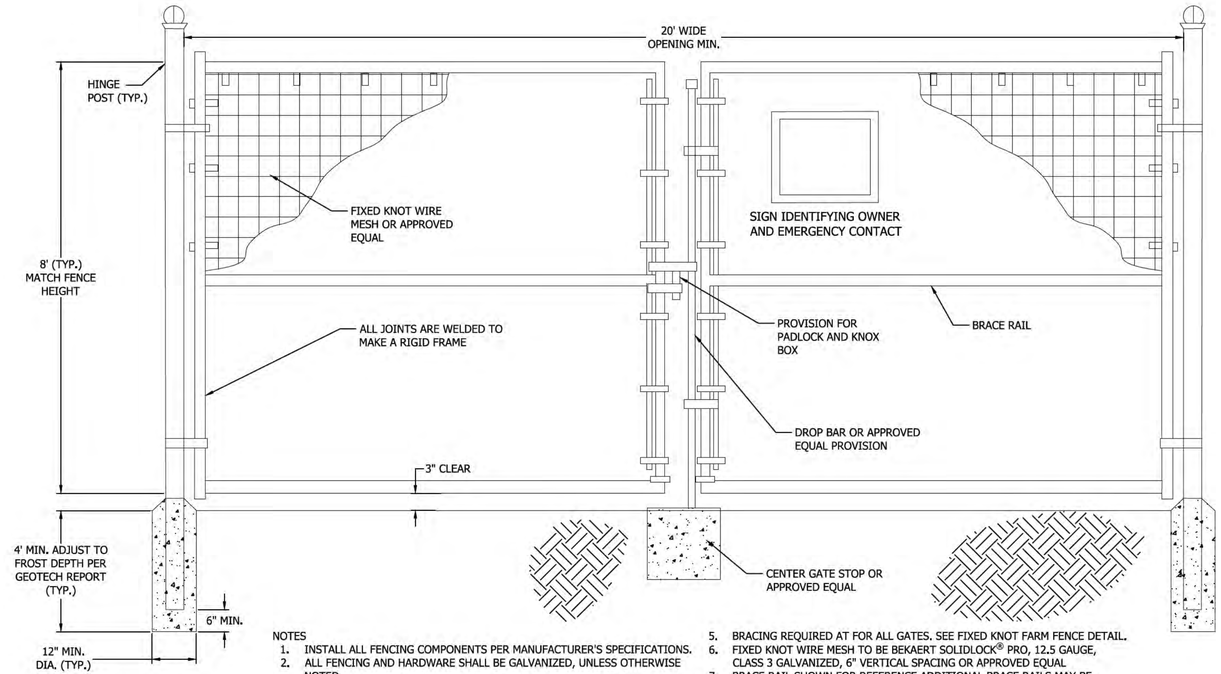


ROUND POST HINGE (TYP.)

NOTES
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURER'S SPECIFICATIONS.
2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. HINGE POSTS MAY BE TIMBER. TIMBER HINGE POSTS DO NOT NEED TO BE SET IN CONCRETE. UTILIZE HINGE THRU BOLTS TO CONNECT TO TIMBER HINGE POSTS OR LAG SCREWS, PER MANUFACTURER'S RECOMMENDATIONS.
4. IF CONTRACTOR UTILIZES METAL HINGE POST, POSTS SHALL BE SET IN CONCRETE AS SHOWN ON DETAIL.
5. BRACING REQUIRED AT FOR ALL GATES. SEE FIXED KNOT FARM FENCE DETAIL.
6. FIXED KNOT WIRE MESH TO BE BEKAERT SOLIDLOCK® PRO, 12.5 GAUGE, CLASS 3 GALVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL
7. BRACE RAILS AND/ OR TRUSS RODS ARE NOT SHOWN, MAY BE REQUIRED PER MANUFACTURER'S RECOMMENDATIONS

2 / C8.01 FIXED KNOT FARM FENCE PERSONNEL GATE

NTS



NOTES
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURER'S SPECIFICATIONS.
2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. HINGE POSTS MAY BE TIMBER. TIMBER HINGE POSTS DO NOT NEED TO BE SET IN CONCRETE. UTILIZE HINGE THRU BOLTS TO CONNECT TO TIMBER HINGE POSTS OR LAG SCREWS, PER MANUFACTURER'S RECOMMENDATIONS.
4. IF CONTRACTOR UTILIZES METAL HINGE POST, POSTS SHALL BE SET IN CONCRETE AS SHOWN ON DETAIL.
5. BRACING REQUIRED AT FOR ALL GATES. SEE FIXED KNOT FARM FENCE DETAIL.
6. FIXED KNOT WIRE MESH TO BE BEKAERT SOLIDLOCK® PRO, 12.5 GAUGE, CLASS 3 GALVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL.
7. BRACE RAIL SHOWN FOR REFERENCE ADDITIONAL BRACE RAILS MAY BE REQUIRED (NOT SHOWN) OR TRUSS RODS MAY BE REQUIRED PER MANUFACTURER'S RECOMMENDATIONS

3 / C8.01 20' WIDE FIXED KNOT FARM FENCE DOUBLE SWING GATE

NTS

Stantec
224 S. Michigan Avenue, Suite 1400
Chicago, IL 60604
www.stantec.com

PRELIMINARY
NOT FOR CONSTRUCTION

CONSTRUCTION DETAILS

BLUE SAGE PROJECT LLC
JAS POWERED BY GREENVOLT, LLC
KENDALL COUNTY,IL

DATE OF ISSUANCE
August 29, 2025

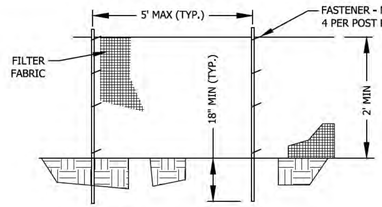
NO	REVISION	DATE

SURVEY	
DRAWN	AMA
DESIGNED	AMA
CHECKED	JJM
APPROVED	JMT
PROJ. NO.	190300383

SHEET NUMBER
C8.01

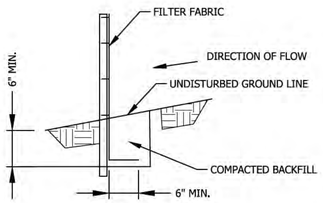
Plot Date: 01/04/2026 - 8:49am
Drawing Name: \\ad001-sp\fs01\shared_projects\190300383\5_DESIGN\cp_CAD\4_PLANSHEETS\C809-CIVIL_DETAILS.dwg
User: JOKDES

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OF THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

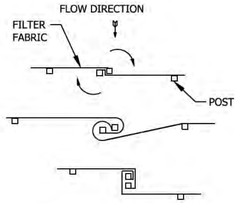


NOTES:
1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1, CLASSES I-IV; THE USER MANUAL SHALL SELECT THE GEOTEXTILE FABRIC THAT BEST SUITS THE DESIGN AND SITE CONDITIONS.
2. FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQUARE INCHES.

ELEVATION



FABRIC ANCHOR DETAIL

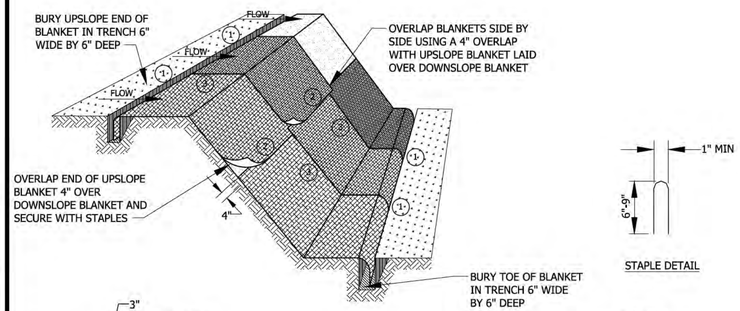


ATTACHING TWO SILT FENCES

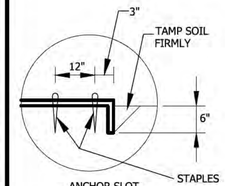
NOTES:
1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
2. ROTATE BOTH POSTS 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
3. CUT THE FABRIC NEAR THE BOTTOM OF THE STAKES TO ACCOMMODATE THE 6" FLAP.
4. DRIVE BOTH POSTS A MINIMUM OF 18 INCHES INTO THE GROUND AND BURY THE FLAP.
5. COMPACT BACKFILL (PARTICULARLY AT THE SPLICES) COMPLETELY TO PREVENT STORMWATER PIPING.

1 C8.02 PERIMETER EROSION CONTROL

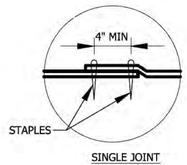
NTS



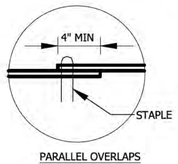
STAPLE DETAIL



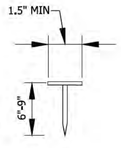
ANCHOR SLOT



SINGLE JOINT



PARALLEL OVERLAPS



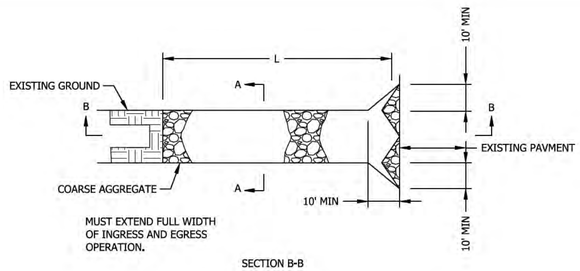
PUSH PIN DETAIL

DETAIL 1 DETAIL 2 DETAIL 3

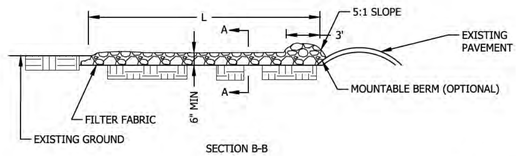
NOTES:
1. STAPLES SHALL BE PLACED IN A DIAMOND PATTERN AT 2 PER S.Y. FOR STITCHED BLANKETS. NON-STITCHED SHALL USE 4 STAPLES PER S.Y. OF MATERIAL. THIS EQUATES TO 200 STAPLES WITH STITCHED BLANKET AND 400 STAPLES WITH NON-STITCHED BLANKET PER 100 S.Y. OF MATERIAL.
2. STAPLE OR PUSH PIN LENGTHS SHALL BE SELECTED BASED ON SOIL TYPE AND CONDITIONS. (MINIMUM STAPLE LENGTH IS 6")
3. EROSION CONTROL MATERIAL SHALL BE PLACED IN CONTACT WITH THE SOIL OVER A PREPARED SEEDBED.
4. ALL ANCHOR SLOTS SHALL BE STAPLED AT APPROXIMATELY 12" INTERVALS.
5. EROSION CONTROL BLANKET MATERIAL SHALL BE NYLON/PLASTIC-FREE.

4 C8.02 TYPICAL NYLON-FREE EROSION CONTROL BLANKET

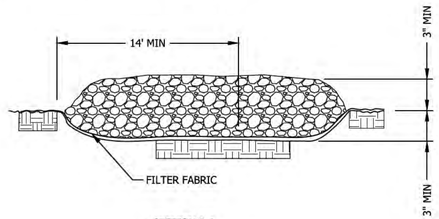
NTS



SECTION B-B



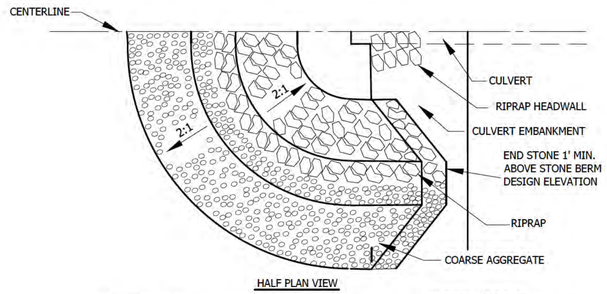
SECTION B-B



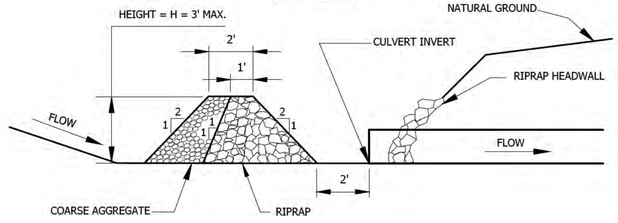
SECTION A-A

2 C8.02 STABILIZED CONSTRUCTION ENTRANCE

NTS



HALF PLAN VIEW

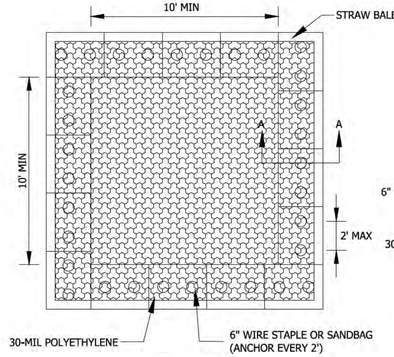


CENTERLINE CROSS SECTION

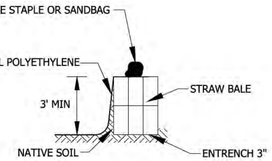
NOTES:
1. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE HEIGHT OF THE STONE BERM.
2. COARSE AGGREGATE SHALL MEET ONE OF THE FOLLOWING IDOT COARSE AGGREGATE GRADATIONS, CA-1, CA-2, CA-3 OR CA-4.
3. RIPRAP SHALL MEET IDOT GRADATION RR-3 OR RR-4. ANY PERMANENT RIPRAP, SUCH AS FOR THE CULVERT HEADWALL, SHALL MEET IDOT QUALITY DESIGNATION A.
4. COARSE AGGREGATE AND RIPRAP SHALL BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 25 ROCKFILL USING PLACEMENT METHOD 1 AND CLASS III COMPACTION.
5. THE MAXIMUM DRAINAGE AREA TO THE CULVERT BEING PROTECTED IS 3 ACRES.
6. SEE PLANS FOR H DIMENSION.
7. TIE THE STONE BERM INTO THE CULVERT EMBANKMENT A MINIMUM OF 1 FOOT ABOVE THE DESIGN ELEVATION OF THE STONE BERM.

5 C8.02 CULVERT PROTECTION

NTS

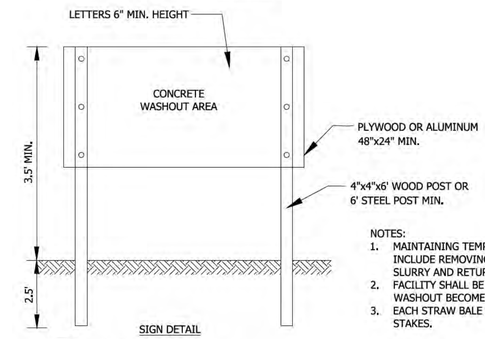


PLAN VIEW



LINER ANCHOR

STRAW BALE ANCHOR SECTION A-A

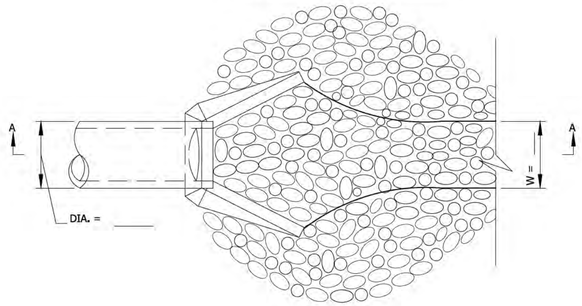


SIGN DETAIL

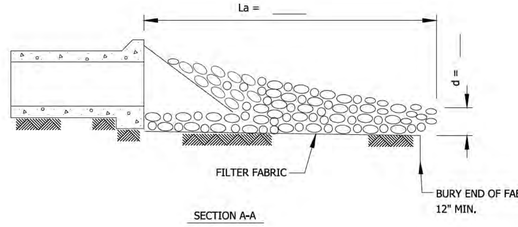
NOTES:
1. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDEND CONCRETE AND/OR SLURRY AND RETURNING THE FACILIITIES TO A FUNCTIONAL CONDITION.
2. FACILITY SHALL BE CLEANED OR RECONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO-THIRDS FULL.
3. EACH STRAW BALE IS TO BE STAKED IN PLACE USING (2) 2"X2"X4' WOODEN STAKES.

3 C8.02 CONCRETE WASHOUT

NTS



PLAN



SECTION A-A

NOTES:
1. THE FILTER FABRIC SHALL MEET THE REQUIREMENTS IN MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS, OR I, II, III.
2. THE ROCK RIPRAP SHALL MEET THE IDOT REQUIREMENTS FOR THE FOLLOWING GRADATION.
3. THE RIPRAP SHALL BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 61 LOOSE ROCK RIPRAP. THE ROCK MAY BE EQUIPMENT PLACED.

6 C8.02 RIPRAP ON FILTER FABRIC

NTS

Stantec
224 S. Michigan Avenue, Suite 1400
Chicago, IL 60604
www.stantec.com

PRELIMINARY
NOT FOR CONSTRUCTION

CONSTRUCTION DETAILS

BLUE SAGE PROJECT LLC
JAS POWERED BY GREENVOLT, LLC
KENDALL COUNTY, IL

DATE OF ISSUANCE
August 29, 2025

NO	REVISION	DATE

SURVEY	
DRAWN	AMA
DESIGNED	AMA
CHECKED	JJM
APPROVED	JMT
PROJ. NO.	190300383

SHEET NUMBER
C8.01

Plot Date: 01/06/2026 - 8:49am
Drawing Name: \\us0501-fpfs01\shared_projects\190300383\5_DESIGN\cp_CAD\4_PLANSHEETS\C800-CIVIL_DETAILS.dwg
Xrefs: BORDER

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



LEGEND

SETBACKS

- 50' NON-PARTICIPATING NEIGHBOR/RIGHT-OF-WAY
- 150' STRUCTURE NON-PARTICIPATING NEIGHBOR
- 100m (328') 36.6 DECIBEL SOUND BUFFER
- 12m (40') 55 DECIBEL SOUND BUFFER (KENDALL COUNTY EVENING SOUND LIMIT)

PROPOSED

- LEASE AREA
- PERIMETER FENCE
- GRAVEL ACCESS ROAD
- T — MV CABLE
- PCS — LV CABLE
- INVERTER AND EQUIPMENT PAD
- PVCASE TRACKERS
- TEMPORARY LAYDOWN YARD 20,000 SF
- LANDSCAPE BUFFER TYPE A
- LANDSCAPE BUFFER TYPE B
- 24.30 ACRES, IL DOT CLASS 4A LOW PROFILE NATIVE GRASS MIX

N

0 150' 300'

Stantec

PRELIMINARY
NOT FOR CONSTRUCTION

LANDSCAPE PLAN

BLUE SAGE PROJECT LLC
JAS POWERED BY GREENVOLT, LLC
KENDALL COUNTY, IL

DATE OF ISSUANCE
August 29, 2025

NO	REVISION	DATE

SURVEY	
DRAWN	AMA
DESIGNED	AMA
CHECKED	JJM
APPROVED	JMT
PROJ. NO.	190300383

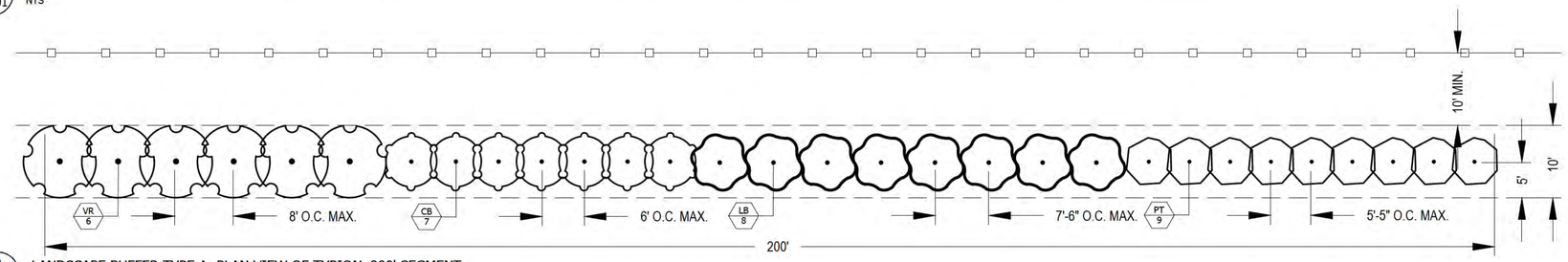
SHEET NUMBER
C9.00

Plot Date: 01/04/2026 - 8:50am
Drawing name: \\us050-ppfs01\shared_projects\190300383\5.DESIGN\5.CAD\4_PLANSHEETS\C900-Landscape_Plan.dwg
Xrefs: BORDER, C-ESITE, C-PSITE, C-PARRAY

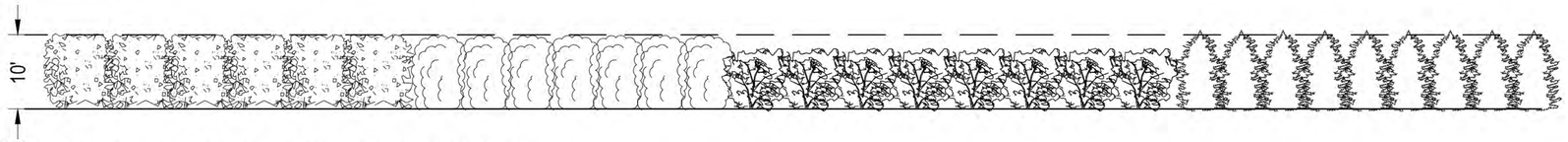
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

PLANT SCHEDULE: LANDSCAPE BUFFER TYPE A (2,912 LF)									
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	ZONE	APPROXIMATE MATURE HEIGHT	APPROXIMATE MATURE SPREAD	AVG. ANNUAL GROWTH	SPECIFICATION	NOTES
PLANTS (432)									
90	VR	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY VIBURNUM	4 TO 8	10'	10'	12"-24"	MIN. 6' HEIGHT - CONTAINER	•SPACE PLANTS AS SHOWN IN TYPICAL LAYOUT.
104	CB	CORNUS BAILEYI	RED-TWIG DOGWOOD	3 TO 8	10'	8'	12"-24"	MIN. 6' HEIGHT - CONTAINER	
112	LB	LINDERA BENZOIN	NORTHERN SPICE BUSH	5 TO 8	8'	8'	12"-24"	MIN. 6' HEIGHT - CONTAINER	
126	PT	PINUS MUGO 'TANNENBAUM'	TANNENBAUM MUGO PINE	3 TO 7	10'	6'	12"-24"	MIN. 6' HEIGHT - CONTAINER OR B&B	

1 C9.01 LANDSCAPE BUFFER TYPE A: PLANT SCHEDULE
NTS



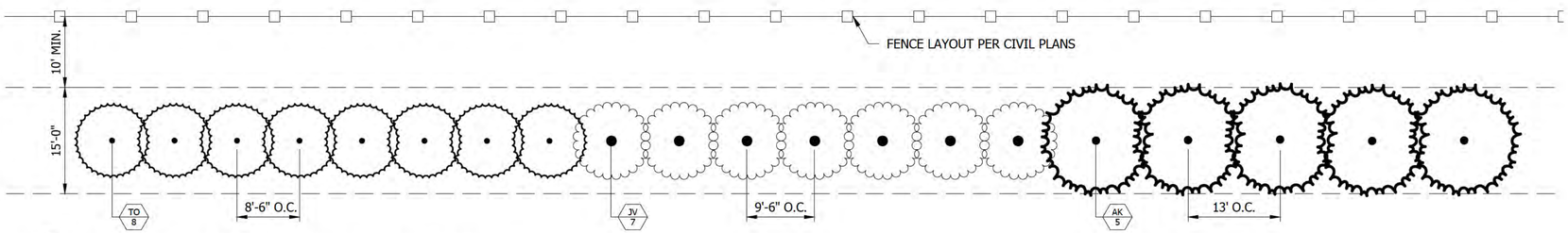
2 C9.01 LANDSCAPE BUFFER TYPE A: PLAN VIEW OF TYPICAL 200' SEGMENT
SCALE: 1"=10'



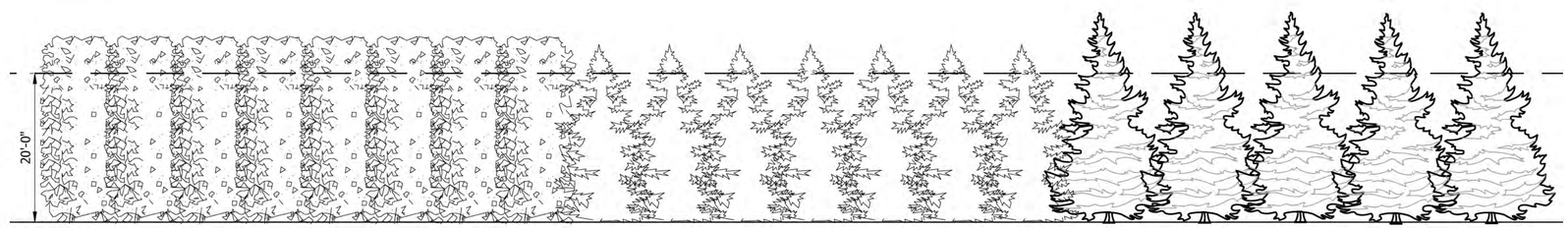
3 C9.01 LANDSCAPE BUFFER TYPE A: SECTION VIEW OF TYPICAL 200' SEGMENT
SCALE: 1"=10'

PLANT SCHEDULE: LANDSCAPE BUFFER TYPE B (715 LF)									
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	ZONE	APPROXIMATE MATURE HEIGHT	APPROXIMATE MATURE SPREAD	AVG. ANNUAL GROWTH	SPECIFICATION	NOTES
PLANTS (114)									
50	TO	THUJA OCCIDENTALIS 'WINTERGREEN'	WINTERGREEN ARBORVITAE	3 TO 7	25'	10'	12"-24"	MIN. 5' HEIGHT - CONTAINER OR B&B	•SPACE PLANTS AS SHOWN IN TYPICAL LAYOUT.
41	JV	JUNIPERUS VIRGINIANA 'BURKII'	BURKII RED CEDAR	2 TO 9	25'	10'	12"-24"	MIN. 5' HEIGHT - CONTAINER OR B&B	
23	AK	KOREAN FIR	KOREAN FIR	5 TO 7	30'	15'	12"-24"	MIN. 5' HEIGHT - CONTAINER OR B&B	

4 C9.01 LANDSCAPE BUFFER TYPE B: PLANT SCHEDULE
NTS



5 C9.01 LANDSCAPE BUFFER TYPE B: PLAN VIEW OF TYPICAL 200' SEGMENT
SCALE: 1"=10'



6 C9.01 LANDSCAPE BUFFER TYPE B: SECTION VIEW OF TYPICAL 200' SEGMENT
SCALE: 1"=10'

Stantec

PRELIMINARY
NOT FOR CONSTRUCTION

LANDSCAPE DETAILS

BLUE SAGE PROJECT LLC
JAS POWERED BY GREENVOLT, LLC
KENDALL COUNTY, IL

DATE OF ISSUANCE
August 29, 2025

NO	REVISION	DATE

SURVEY	
DRAWN	AMA
DESIGNED	AMA
CHECKED	JJM
APPROVED	JMT
PROJ. NO.	190300383

SHEET NUMBER
C9.01

Plot Date: 01/06/2026 - 8:50am
Drawing name: \\us001-ppfs01\shared_projects\190300383\5_DESIGN\a_CAD\4_PLANSHEETS\C900-Landscape_Plan.dwg
Xrefs: BORDER, C-SITE, C-PSITE, C-PARRAY

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

PLANTING SEQUENCE

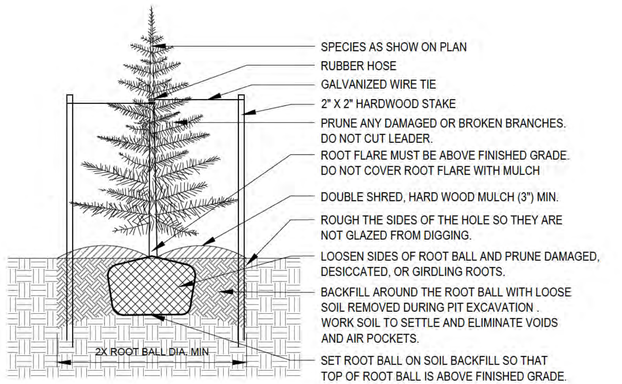
1. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
2. HOLES FOR INDIVIDUAL PLANTINGS SHALL BE EXCAVATED TO PRODUCE VERTICAL SIDES AND FLAT BOTTOMS. ALL PLANTING HOLES SHALL HAVE ROUGHED, SCARIFIED SIDES AND BOTTOMS.
3. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
4. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER.
5. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP.
6. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
7. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.
8. APPLY GRANULAR MYCORRHIZALINOCULANT SOIL ENHANCER AT EACH PLANT PER MANUFACTURER RECOMMENDATIONS.
9. THE CONTRACTOR SHALL RESTORE AREAS DISTURBED BY THE INSTALLATION OF SHRUBS AND TREES.

VEGETATIVE SCREENING NOTES: SHRUB AND TREE INSTALLATION

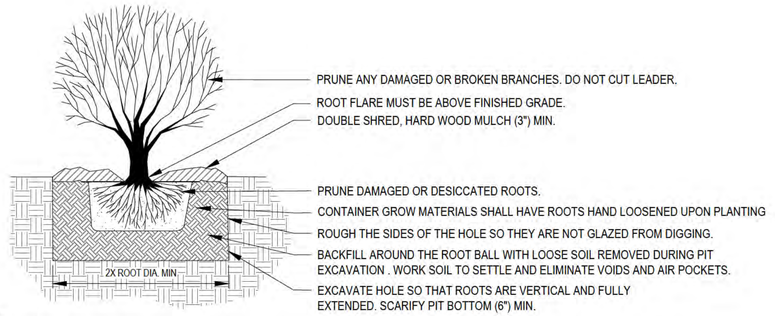
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL WORK COVERED UNDER THESE PLANS.
2. ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE UNIFORMLY BRANCHED AND HAVE A VIGOROUS ROOT SYSTEM. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE FROM DEFECTS, DECAY, DISEASES, INSECT PEST EGGS, AND ALL FORMS OF INFESTATION. ALL PLANT MATERIAL SHALL BE FRESH, FREE FROM TRANSPLANT SHOCK OR VISIBLE WILT. PLANTS DEEMED UNHEALTHY SHALL BE REJECTED.
3. ALL PLANT MATERIAL SHALL MEET THE MINIMUM SPECIFICATIONS AND STANDARDS DESCRIBED IN THE CURRENT ISSUE OF "THE AMERICAN STANDARD FOR NURSERY STOCK," PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, 1250 I STREET, N.W., SUITE 500, WASHINGTON, D.C. 20005.
4. ALL CONTAINER STOCK SHALL HAVE BEEN PROPAGATED IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL. CONTAINER STOCK WITH POORLY DEVELOPED ROOT SYSTEMS SHALL NOT BE ACCEPTED.
5. PLANTS SHALL BE PREPARED FOR SHIPMENT IN A MANNER THAT SHALL NOT CAUSE DAMAGE TO THE BARK, BUDS, BRANCHES, STEMS, OR OVERALL SHAPE OF THE STOCK. CONTAINER GROWN PLANTS SHALL BE TRANSPORTED IN THE CONTAINERS IN WHICH THEY HAVE BEEN GROWN.
6. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY FIELD PREPARATIONS WHERE PLANTINGS WILL OCCUR.
7. PLANTS NOT INSTALLED ON THE DAY OF ARRIVAL AT THE SITE SHALL BE STORED AND PROTECTED BY THE CONTRACTOR. OUTSIDE STORAGE AREAS SHALL BE SHADED AND PROTECTED FROM THE WIND AND SUN. PLANTS STORED ON SITE SHALL BE PROTECTED FROM ANY DRYING AT ALL TIMES BY COVERING THE BALLS OR ROOTS WITH MOIST SAWDUST, WET BURLAP, WOOD CHIPS, SHREDDED BARK, PEAT MOSS, OR OTHER SIMILAR MULCHING MATERIAL, OR OTHER METHODS APPROVED BY OWNER.
8. PLANT SUBSTITUTIONS MAY BE MADE BASED ON AVAILABILITY BUT MUST BE OF SIMILAR SIZE AND LANDSCAPE (SCREENING) VALUE. ALL SUBSTITUTIONS MUST BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD.
10. NO PLANTING SHALL OCCUR WHEN THE SOIL IS FROZEN.

PROJECT ACCEPTANCE, MAINTENANCE, AND WARRANTY

1. PLANTED AREAS WILL BE INSPECTED AT COMPLETION OF INSTALLATION AND ACCEPTED (INITIAL ACCEPTANCE) WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS. FOLLOWING INITIAL ACCEPTANCE OF THE COMPLETE INSTALLATION OF ALL PLANT MATERIAL, THE WARRANTY PERIOD WILL BEGIN.
2. CONTRACTOR IS RESPONSIBLE FOR ANY SOIL DAMAGE CREATED BY VEHICLES OR INSTALLATION PROCEDURES THAT ALTER EXISTING GRADES. THIS INCLUDES SOIL RUTS OR DEPRESSIONS. CONTRACTOR SHALL RESTORE AREAS DISTURBED.
3. CONTRACTOR SHALL MAINTAIN INSTALLED SHRUBS AND TREES WITHIN THE PROJECT LIMITS UNTIL FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER. FINAL ACCEPTANCE SHALL BE AT THE END OF THE WARRANTY PERIOD. MAINTENANCE SHALL INCLUDE PRUNING, CULTIVATING, WEEDING, WATERING, AND METHODS NECESSARY TO MAINTAIN PLANTS FREE OF INSECT, DISEASE, OR OTHER HERBIVORY DAMAGE UNTIL ACCEPTANCE. MAINTENANCE PERIOD SHALL BE ASSUMED TO CONTINUE THROUGH THE DURATION OF THE WARRANTY PERIOD.
4. WARRANT PLANT MATERIAL TO REMAIN ALIVE AND BE IN HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF ONE (1) YEAR AFTER INITIAL ACCEPTANCE. IF PLANTING TAKES PLACE OVER MULTIPLE PLANTING WINDOWS, THIS WARRANTY WILL REMAIN IN AFFECT ON ALL PLANT MATERIAL BASED ON THE WARRANTY PERIOD OF THE MOST RECENTLY INSTALLED PLANT MATERIAL.
5. REMOVE AND IMMEDIATELY REPLACE ALL PLANTS, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, TO BE UNSATISFACTORY DURING THE INITIAL PLANTING INSTALLATION.
6. REPLACE AT ONCE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE DEAD OR, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, OR ARE IN SEVERELY UNHEALTHY CONDITION WITHIN THE WARRANTY PERIOD. REPLACEMENTS TO BE INSTALLED AT NEXT BEST PLANTING SEASON.
7. TREE STAKING SHOULD BE REMOVED AFTER ONE COMPLETE GROWING SEASON. IF STAKING IS REQUIRED ON REPLACED WARRANTED MATERIAL AT THE TIME OF WARRANTY PLANTING, THESE STAKES SHALL BE REMOVED AFTER ONE COMPLETE GROWING SEASON FOLLOWING INSTALLATION.
8. CONTRACTOR IS RESPONSIBLE FOR PROVIDING HERBIVORY PROTECTION DURING THE MAINTENANCE AND WARRANTY PERIOD. REPLACEMENT OF PLANTS DUE TO DAMAGE FROM HERBIVORY WILL BE AT THE CONTRACTOR'S EXPENSE.
9. UPON FINAL ACCEPTANCE, THE OWNER WILL ASSUME PLANT MAINTENANCE.



1 / C9.02 EVERGREEN TREE PLANTING
NTS



2 / C9.02 SHRUB PLANTING
NTS

Stantec

PRELIMINARY
NOT FOR CONSTRUCTION

LANDSCAPE DETAILS

BLUE SAGE PROJECT LLC
JAS POWERED BY GREENVOLT, LLC
KENDALL COUNTY,IL

DATE OF ISSUANCE
August 29, 2025

NO	REVISION	DATE

SURVEY	
DRAWN	AMA
DESIGNED	AMA
CHECKED	JJM
APPROVED	JMT
PROJ. NO.	190300383

SHEET NUMBER
C9.02

Plot Date: 01/04/2026 - 8:50am
Drawing name: \\us050-ppfs01\shared_projects\190300383\5.DESIGN\5_CAD\4_PLANSHEETS\C900-Landscape_Plan.dwg
Xrefs: BORDER, C-SITE, C-PSITE, C-P-ARRAY

Decommissioning Plan
Blue Sage Project
Kendall County, Illinois

Prepared for:
Blue Sage Project LLC
[redacted]

Prepared by:
Stantec Consulting Services Inc.
[redacted]

Project No: 190300383
August 27, 2025
Revised: January 5, 2026

This document entitled Decommissioning Plan – Blue Sage Project, Kendall County, Illinois, was prepared by Stantec Consulting Services Inc. (Stantec) for the use of Blue Sage Project LLC (the Client), and the applicable regulatory agencies. The material in this document reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in this document are based on conditions and information existing at the time this document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others.

[redacted]

Hannah Gilgus
Environmental Planner

[redacted]

Steven Summerford
Civil Designer

[redacted]

Matthew A Clementi, PE
Sr. Project Engineer

PE CERTIFICATION

NAME:	**Matthew Clementi**
TITLE:	**Professional Engineer**
COMPANY:	**Stantec Consulting Services Inc.**
REGISTRATION NO:	[redacted]
EXPIRATION:	**11/30/2027**
STATE:	**ILLINOIS**

Table of Contents

1.0 INTRODUCTION 1
1.1 SOLAR FARM COMPONENTS 1
1.2 TRIGGERING EVENTS AND EXPECTED LIFETIME OF PROJECT 2
1.3 DECOMMISSIONING SEQUENCE 2

2.0 PROJECT COMPONENTS AND DECOMMISSIONING ACTIVITIES 3
2.1 OVERVIEW OF SOLAR FACILITY SYSTEM 3
2.2 SOLAR MODULES 4
2.3 TRACKING SYSTEM AND SUPPORT 4
2.4 STRING INVERTERS TRANSFORMERS AND SWITCHGEAR 4
2.5 ELECTRICAL CABLING 5
2.6 PROJECT ELECTRICAL CABLES TO THE UTILITY TIE-IN 5
2.7 PERIMETER FENCING, SITE ACCESS AND INTERNAL ROADS 5

3.0 LAND USE AND ENVIRONMENT 6
3.1 SOILS AND AGRICULTURAL LAND 6
3.2 RESTORATION AND REVEGETATION 6
3.3 SURFACE WATER DRAINAGE AND CONTROL 6
3.4 MAJOR EQUIPMENT REQUIRED FOR DECOMMISSIONING 6

4.0 DECOMMISSIONING COST ESTIMATE SUMMARY 7
4.1 DECOMMISSIONING EXPENSES 7
4.2 DECOMMISSIONING REVENUES 8
4.3 DECOMMISSIONING COST SUMMARY 9
4.4 FINANCIAL ASSURANCE 10

LIST OF TABLES

Table 1 Major Components of Solar Project to be Decommissioned 3
Table 2 Typical Access Road Construction Materials 5
Table 3 Estimated Decommissioning Expenses 8
Table 4 Estimated Decommissioning Revenues 9
Table 5 Net Decommissioning Cost Summary 10

LIST OF FIGURES

Figure 1 Proposed Project Layout

1.0 INTRODUCTION

Blue Sage Project LLC (Blue Sage) is proposing to construct the Blue Sage Project (the Project) in Kendall County, Illinois. The proposed Project is located southwest of the Village of Newark, Illinois. The leased Project boundary encompasses approximately 27.6 acres with approximately 22.0 acres of land within perimeter fencing. The maximum nameplate generating capacity of the Project will be up to 4.75 megawatts (MW) alternating current (AC) at the point-of-interconnect (POI). Construction of the Project is planned to begin in July 2027 with a Commercial Operation Date (COD) projected in September 2027.

This Decommissioning Plan (Plan) has been prepared in accordance with:

- Requirement for a "Deconstruction Plan" from the Standard Agricultural Impact Mitigation Agreement (AIMA) between Blue Sage Project LLC and the Illinois Department of Agriculture (IDOA), currently under negotiations. A copy of the updated AIMA will be provided to Kendall County upon execution.
- The Kendall County Code Ordinance No. 24-32, Sec. 36-282 (17) Commercial Solar Energy Facility – "The County shall not require standards for construction, decommissioning, or deconstruction of a commercial solar energy system or related financial assurances to be more restrictive than AIMA set in State law. A copy of the AIMA shall be submitted with the application materials."
- Requirements of the landowner lease agreements (landowner agreements supersede AIMA, where allowed).

This Plan is applicable to the decommissioning/deconstruction and restoration phases of the Project. Blue Sage will be the responsible party for decommissioning the Project. A summary of the components to be removed is provided in Section 1.1. A summary of estimated costs associated with decommissioning is included in Section 4.0.

1.1 SOLAR FARM COMPONENTS

Major components of the Project covered under this Plan include (also see Figure 1):

- Solar modules and tracking system
- Foundations and steel piles
- Transformers and string inverters
- Underground electrical cabling
- Site access and internal roads
- Perimeter fencing
- Overhead and underground gen-tie line and associated poles
- Switchgear equipment

1.2 TRIGGERING EVENTS AND EXPECTED LIFETIME OF PROJECT

The following events could trigger the need for decommissioning:

- Section 17.B of the AIMA states, “The Facility Owner shall, at its expense, complete Deconstruction of a Facility within twelve (12) months after the end of the useful life of the Facility.” The AIMA provides that “a Commercial Solar Energy Facility shall be presumed to have reached the end of its useful life if the Commercial Solar Energy Facility Owner fails, for a period of six (6) consecutive months, to pay the Landowner amounts owed in accordance with an Underlying Agreement.”

- Section 17.F of the AIMA also states, “Upon Abandonment, the County may take all appropriate actions for Deconstruction including drawing upon the Financial Assurance.” Abandonment is defined in the AIMA as “when Deconstruction has not been completed within 12 months after the Commercial Solar Energy Facility reaches the end of its useful life.”

The expected lifetime of the Project is approximately 25 years. Depending on market conditions and Project viability, the solar arrays may be retrofitted with updated components (e.g., modules, tracking system, etc.) to extend the life of the Project. In the event the modules are not retrofitted, or at the end of the Project’s useful life, the modules and associated components will be decommissioned, and the site will be restored in accordance with this Plan, or an updated decommissioning plan agreed to by the Project and the applicable regulatory bodies at the time of decommissioning.

Components of the solar facility that have resale value may be sold in the wholesale market. Components with no wholesale value will be salvaged and sold as scrap for recycling or disposed of at an approved offsite licensed solid waste disposal facility (landfill). Decommissioning activities will include removal of the arrays and associated components as listed in Section 1.1 and described in Section 2.

1.3 DECOMMISSIONING SEQUENCE

In accordance with the AIMA, solar facility decommissioning will occur within twelve months after the end of the facility’s useful life. The general sequence of decommissioning and removal is described below; however, overlap of activities is expected.

- Install temporary fencing and erosion control best management practices (BMPs) to protect sensitive resources and control erosion during the decommissioning activities.
- Reinforce access roads, if needed, and prepare site for component removal.
- De-energize solar arrays.
- Dismantle and remove modules and above ground wiring
- Remove tracking equipment.
- Remove string inverters, transformers and switchgear equipment, along with support piers, piles and concrete pads.
- Remove electrical cables above and below the ground surface to a depth of five feet.
- Remove overhead and underground electrical lines from the equipment pad to the connection with the Utility owned power poles.
- Remove access and internal roads and grade site, as needed

- De-compact subsoils (if required), restore and revegetate disturbed land as specified with the AIMA, landowner lease agreements, or permit conditions.
- If drain tile damage occurs during project operation or decommissioning, repair the drain tile system
- Remove temporary BMPs.

2.0 PROJECT COMPONENTS AND DECOMMISSIONING ACTIVITIES

Project components and decommissioning activities are further described within this section.

2.1 OVERVIEW OF SOLAR FACILITY SYSTEM

Blue Sage anticipates utilizing 8,150 solar modules, with an approximate total nameplate generating capacity of up to 5.70 MW direct current (DC) converting to approximately 4.75 $MW_{[AC]}$. The Project generating facilities will be placed within approximately 22.0 acres of land bounded by perimeter fencing as shown on Figure 1. The Project area is situated on predominantly agricultural land. Statistics and estimates provided in this Plan are based on a Canadian Solar 700-watt bifacial module.

Collection cabling will be installed below the surface at a depth of approximately four feet (48 inches). All collection cabling, foundations and steel piles will be removed to a minimum depth of five (5) feet during Project decommissioning. Access roads may be left in place if requested and/or agreed to by the landowner; however, for purposes of this assessment, all access roads are assumed to be removed and the land restored to pre-construction conditions. Public roads damaged or modified during the decommissioning and reclamation process will be repaired upon completion of the decommissioning phase.

Estimated quantities of materials to be removed and salvaged or disposed of are included in this section. Many of the materials described have salvage value; although, there are some components that will likely have none at the time of decommissioning. All materials will be salvaged or recycled to the extent possible. All other waste materials will be disposed of in accordance with state and federal law in an approved licensed solid waste facility.

Solar panels will have value in a resale market, decreasing over the life of the Project. For purposes of this report, salvage values only, not resale, were considered as this is the more conservative estimate strategy.

Table 1 presents a summary of the major Project components included in this Plan.

Table 1 Major Components of Solar Project to be Decommissioned

Component	Quantity	Unit of Measure
Solar Modules	8,150	Each
Tracking System (75-module equivalent tracker)	109	Tracker
Steel Piles/Trackers	1,308	Each
String Inverters	19	Each
Transformers	3	Each

Component	Quantity	Unit of Measure
Concrete Equipment Pads	3	Each
Electrical Cables (below ground cabling)	103,529	Linear Feet (estimated)
Perimeter Fencing	4,045	Linear Feet
Access Roads (approximate)	2,585	Linear Feet
Overhead Electrical Line to Utility Owned Connection	1	Lump Sum
Underground Tie-in Line to Utility Owned Connection	1,408	Linear Feet
Switchgear	1	Each

2.2 SOLAR MODULES

Statistics and estimates provided in this Plan are based on the Canadian Solar CS7N-700TB-AG (700-watt) bifacial panel or similar for the Project. Each module assembly (with frame) has a total weight of approximately 83.3 pounds. The modules will be approximately 93.9 inches by 51.3 inches in size and are mainly comprised of non-metallic materials such as silicon or mono-crystalline glass, plastic, and epoxies, with an aluminum frame.

At the time of decommissioning, module components in working condition may be refurbished and sold in a secondary market yielding greater revenue than selling as salvage material. The estimates in this report have been calculated using a conservative approach, considering revenue from salvage only, rather than resale of the modules.

2.3 TRACKING SYSTEM AND SUPPORT

The solar modules will be mounted on a one-in-portrait single axis tracking system. Each full-sized tracker is approximately 327 feet in length and will support approximately 75 solar modules. Smaller trackers will be employed at the edges of the layout, to efficiently utilize available space. The tracking system is mainly comprised of galvanized and stainless steel; piles that support the system are assumed to be comprised of structural steel.

The solar arrays will be deactivated from the surrounding electrical system and made safe for disassembly. Liquid wastes, including oils and hydraulic fluids will be removed and properly disposed of or recycled according to regulations current at the time of decommissioning. Electronic components, and internal electrical wiring will be removed and salvaged. The steel piles will be removed to a minimum depth of five (5) feet.

The supports, tracking system, and posts contain salvageable materials which can be sold to provide revenue to offset the decommissioning costs.

2.4 STRING INVERTERS TRANSFORMERS AND SWITCHGEAR

String inverters will be located within the array and will sit on racks. The transformers and switchgear will be located on concrete equipment pads. The string inverters, transformers, and switchgear will be deactivated, disassembled, and removed. Depending on condition, the equipment may be sold for

refurbishment and re-use. If not re-used, they will be salvaged or disposed of at an approved solid waste management facility. Oils and lubricants will be collected and recycled or disposed of at a licensed facility. Concrete pads will be crushed and removed from the site.

2.5 ELECTRICAL CABLING

This plan assumes collection and communications cabling will be removed and salvaged if buried at no more than five (5) feet below grade. No recovery value has been assumed for the collection cabling, although it is likely to have salvage value at the time of removal.

2.6 PROJECT ELECTRICAL CABLES TO THE UTILITY TIE-IN

A dedicated above ground generation tie-in line, anticipated to be approximately 233 feet in length with three (3) power poles will connect the Project switchgear equipment to the utility owned connection. The connection to the utility-owned power line will also include 1,408 feet of underground electrical line. Unless an alternate use for the Project electrical lines are determined, the facilities will be removed, and the land restored to pre-construction condition to the extent practicable.

2.7 PERIMETER FENCING, SITE ACCESS AND INTERNAL ROADS

Blue Sage will include a minimum six-foot-high chain link fence surrounding the perimeter of the array site. The quantity of fence will be approximately 4,045 feet (0.77-mile) in length. Near the end of the decommissioning process, all fence, poles and foundations will be completely removed from the site.

An access road will provide direct access to the solar facility. The internal access drives will be composed of gravel approximately 20 feet wide and total approximately 2,585 linear feet (0.49 miles) in length. The access road will be comprised of six-inch-thick gravel layer over geotextile fabric. To be conservative, the decommissioning estimate assumes that all access and internal roads will be completely removed. The estimated quantity of these materials is provided in Table 2.

Table 2 Typical Access Road Construction Materials

Item	Quantity	Unit
Gravel or granular fill; six-inch thick	957	Cubic Yards
Geotextile fabric	5,744	Square Yards

Decommissioning activities include the removal and stockpiling of aggregate materials onsite for salvage preparation. Underlying non-woven geotextile fabric will also be removed during the decommissioning process. Fabric that is easily separated from the aggregate during excavation will be disposed of in an approved solid waste disposal facility. Fabric that remains with the aggregate will be sorted out at the processing site and properly disposed of. Following removal of aggregate and non-woven geotextile fabric, the access road areas will be graded, de-compacted with deep ripper or chisel plow (ripped to 18 inches), backfilled with native subsoil and topsoil, as needed, and land restored as near as practicable to preconstruction conditions.

3.0 LAND USE AND ENVIRONMENT

3.1 SOILS AND AGRICULTURAL LAND

Areas of the Project that were previously utilized for agricultural purposes will be restored, as close as reasonably practical, to their preconstruction condition in accordance with the AIMA and landowner lease agreements. Restored areas will be revegetated in consultation with the current landowner and in compliance with regulations in place at the time of decommissioning. Land disturbed by Project facilities will be restored in such a way that will allow for a reasonably similar land use that existed prior to Project construction.

3.2 RESTORATION AND REVEGETATION

Areas of the Project that have been excavated and backfilled will be graded as previously described to restore land as required within landowner lease agreements. Soils compacted during decommissioning activities will be de-compacted, as necessary, to restore the land as close as reasonably practical to pre-construction depth and contour. If present, drain tiles that have been damaged will be restored to pre-construction condition, as described condition 6.D of the AIMA. Topsoil will be placed on disturbed areas and seeded with appropriate vegetation or in coordination with landowners within agricultural land.

3.3 SURFACE WATER DRAINAGE AND CONTROL

Blue Sage Project site area is located on agricultural land and the terrain is relatively flat. The Project facilities have been sited to avoid wetlands, waterways, and drainage ditches to the extent practicable. The existing Project site conditions and proposed BMPs to protect surface water features will be detailed in a Project Stormwater Pollution Prevention Plan (SWPPP) prior to the commencement of deconstruction activities.

Surface water conditions at the Project site will be reassessed prior to the decommissioning phase. Blue Sage will obtain the required water quality permits from the Illinois Department of Natural Resources (IDNR) and the U.S. Army Corp of Engineers (USACE), if needed, before decommissioning of the Project. Construction stormwater permits will also be obtained and a SWPPP prepared describing the protection needed to reflect conditions present at the time of decommissioning. BMPs may include improved construction entrances, temporary seeding, permanent seeding, mulching (in non-agricultural areas), erosion control matting, silt fence, filter berms, and filter socks.

3.4 MAJOR EQUIPMENT REQUIRED FOR DECOMMISSIONING

Equipment required for the decommissioning activities is similar to what is needed to construct the solar facility and may include, but is not limited to: small cranes, low ground pressure (LGP) tracked excavators, backhoes, LGP tracked bulldozers and dump trucks, front-end loaders, deep rippers, water trucks, disc plows and tractors to restore subgrade conditions, and ancillary equipment. Standard dump trucks may be required to transport material removed from the site to disposal facilities.

4.0 DECOMMISSIONING COST ESTIMATE SUMMARY

Expenses associated with decommissioning the Project will be dependent on labor costs at the time of decommissioning. For the purposes of this report approximate 2025 market values were used to estimate labor expenses. Fluctuation and inflation of the labor costs were not factored into the estimates.

The value of the individual components of the solar facility will vary with time. In general, the highest component value would be expected at the time of construction with declining value over the life of the Project. Over most of the life of the Project, components such as the solar panels could be sold in the wholesale market for reuse or refurbishment. As efficiency and power production of the panels decrease due to aging and/or weathering, the resale value will decline accordingly. Secondary markets for used solar components include other utility scale solar facilities with similar designs that may require replacement equipment due to damage or normal wear over time; or other buyers (e.g., developers, consumers) that are willing to accept a slightly lower power output in return for a significantly lower price point when compared to new equipment.

4.1 DECOMMISSIONING EXPENSES

Project decommissioning and deconstruction of facilities will incur costs associated with disposal of components not sold for salvage, including materials which will be disposed of at a licensed facility, as required. Decommissioning costs also include backfilling, grading, and restoration of the proposed Project site as described in Sections 2 and 3. Table 3 summarizes the estimated costs for activities associated with the major components of the Project.

Table 3 Estimated Decommissioning Expenses

Activity	Unit	Quantity	Cost per Unit	Total
Overhead and management (includes estimated permitting required)	Lump Sum	1	$40,400	$40,400
Solar modules; disassembly and removal	Each	8,150	$5.95	$48,493
Tracking system disassembly and removal	Each	109	$850	$92,650
Steel pile/trackers	Each	1,308	$17.50	$22,890
String inverter removal	Each	19	$420	$7,980
Underground collection cables	Linear Feet	103,529	$1.20	$124,235
Transformers	Each	3	$1,200	$3,600
Concrete equipment pads	Each	3	$3,744	$11,232
Perimeter fence removal	Linear Feet	4,045	$6.60	$26,697
Access road excavation and removal	Lump Sum	1	$23,050	$23,050
Topsoil replacement and rehabilitation of site including access roads	Lump Sum	1	$33,950	$33,950
Above ground generation tie-in electrical line removal	Lump Sum	1	$6,000	$6,000
Underground generation tie-in electrical line removal	Linear Feet	1,408	$1.20	$1,690
Switchgear removal	Lump Sum	1	$1,575	$1,575
Total Estimated Decommissioning Cost				**$444,442**

4.2 DECOMMISSIONING REVENUES

Revenue from decommissioning the Project will be realized through the sale of the solar facility components and construction materials. As previously described, the value of the decommissioned components will be higher in the early stages of the Project and decline over time. Resale of components such as solar panels is expected to be greater than salvage (i.e., scrap) value for most of the life of the Project.

Modules and other solar plant components can be sold within a secondary market for re-use. A current sampling of reused solar panels indicates a wide range of pricing depending on age and condition ($0.10 to $0.30 per watt). Future pricing of solar panels is difficult to predict at this time, due to the relatively young age of the market, changes to solar panel technology, and the ever-increasing product demand. A conservative estimation of the value of solar panels at $0.10 per watt would yield approximately $570,000. Increased costs of removal, for resale versus salvage, would be expected in order to preserve the integrity of the panels; however, the net revenue would be substantially higher than the estimated salvage value.

The resale value of components, such as trackers, may decline more quickly; however, the salvage value of the steel that makes up a large portion of the tracker is expected to stay at or above the value used in this report. The market value of steel and other materials fluctuates daily and has varied widely over the past five years. Salvage value estimates were based on an approximate five-year-average price of steel

and copper derived from sources including on-line recycling companies and United States Geological Survey (USGS) commodity summaries. The price used to value the steel used in this report is $273 per metric ton; aluminum at $0.40 per pound; silicon at $0.40 per pound and glass at $0.05 per pound.

The main component of the tracking system and piles is assumed to be salvageable steel. Solar panels are estimated to contain approximately 75 percent glass, 8 percent aluminum and 5 percent silicon. A 50 percent recovery rate was assumed for aluminum and all panel components, due to the processing required to separate the panel components. Alternative and more efficient methods of recycling solar panels are anticipated before this Project is decommissioned, given the large number of solar facilities that are currently being developed. Table 4 summarizes the potential salvage value for the solar array components and construction materials.

Table 4 Estimated Decommissioning Revenues

Item	Unit of Measurement	Quantity per Unit	Salvage Price per Unit	Total Salvage Price per Item	Number of Items	Total
Panels - Silicon	Pounds per Panel	2.1	$0.40	$0.840	8,150	$6,846
Panels - Aluminum	Pounds per Panel	3.3	$0.40	$1.320	8,150	$10,758
Panels - Glass	Pounds per Panel	31.3	$0.05	$1.565	8,150	$12,755
Tracking System and Posts	Metric tons per MW_{DC}	32.0	$273	$8,736	5.7	$49,795
Total Potential Revenue*						**$80,154**

*Revenue based on salvage value only. Revenue from used panels at $0.10 per watt could raise $570,000 as resale versus the estimated salvage revenue.

4.3 DECOMMISSIONING COST SUMMARY

Table 5 provides a summary of the net estimated cost to decommission the Project, using the information detailed in Sections 4.1 and 4.2. The Net Decommissioning Cost is based on 2025 prices, with no market fluctuations or inflation considered.

Table 5 Net Decommissioning Cost Summary

Item	(Cost)/Revenue
Decommissioning Expenses	($444,442)
Potential Revenue – salvage value of module components and recoverable materials	$80,154
Net Decommissioning Cost	**($364,288)**

4.4 FINANCIAL ASSURANCE

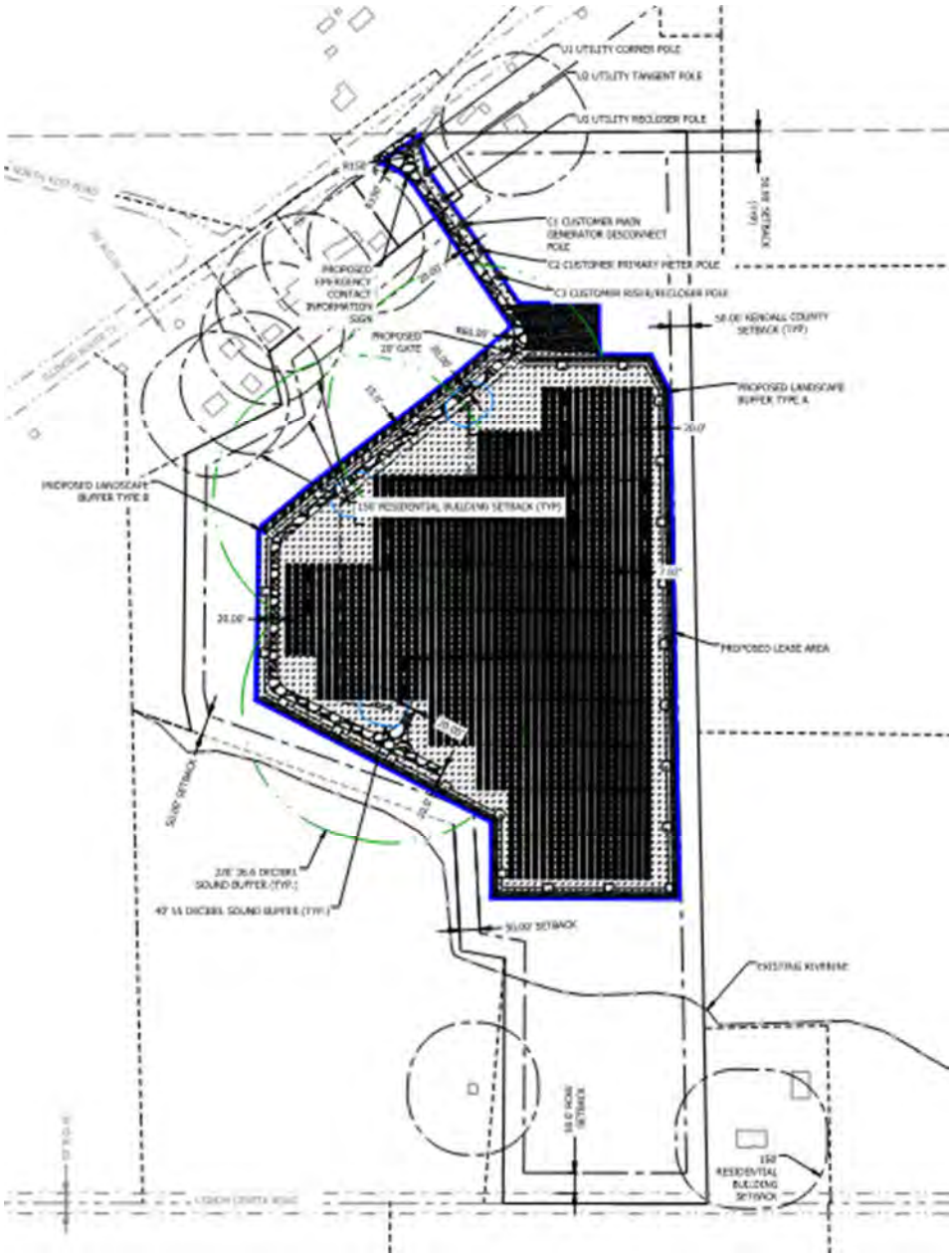
Per Kendall County Code, Blue Sage Project LLC has indicated they will provide financial assurance as required by the AIMA, minus the salvage value of the project. Blue Sage Project LLC is providing this Plan prior to issuance of the County building permit. Blue Sage Project LLC understands that the County may require the Plan to be updated on or before the end of the tenth year of commercial operation, and every five years thereafter.

Blue Sage Project LLC has indicated they will provide the County with Financial Assurance to cover the estimated costs of decommissioning. The provisions of this Financial Assurance shall be phased in over the first 11 years of the Project's operation as follows:

- On or before the first anniversary of the COD, Blue Sage Project LLC shall provide the County with Financial Security to cover ten (10) percent of the estimated costs to decommission the facility as determined in this Plan.
- On or before the sixth anniversary of the COD, Blue Sage Project LLC shall provide the County with Financial Security to cover fifty (50) percent of the estimated costs to decommission the facility as determined in this Plan.
- On or before the eleventh anniversary of the COD, Blue Sage Project LLC shall provide the County with Financial Security to cover one hundred (100) percent of the estimated costs to decommission the facility as determined in the updated Plan provided during the tenth year of commercial operation.

FIGURES

Figure 1 Proposed Project Layout



STANDARD AGRICULTURAL IMPACT MITIGATION AGREEMENT

between

Blue Sage Project LLC

and the

ILLINOIS DEPARTMENT OF AGRICULTURE

Pertaining to the Construction of a Commercial Solar Energy Facility

in

Kendall County, Illinois

Pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147), the following standards and policies are required by the Illinois Department of Agriculture (IDOA) to help preserve the integrity of any Agricultural Land that is impacted by the Construction and Deconstruction of a Commercial Solar Energy Facility. They were developed with the cooperation of agricultural agencies, organizations, Landowners, Tenants, drainage contractors, and solar energy companies to comprise this Agricultural Impact Mitigation Agreement (AIMA).

Blue Sage Project LLC, hereafter referred to as Commercial Solar Energy Facility Owner, or simply as Facility Owner, plans to develop and/or operate a 5 MWac Commercial Solar Energy Facility in **Kendall** County [GPS Coordinates: 41°31'37" N, 88°35'34" W], which will consist of up to 20.6 acres that will be covered by solar facility related components, such as solar panel arrays, racking systems, access roads, an onsite underground collection system, inverters and transformers and any affiliated electric transmission lines. This AIMA is made and entered between the Facility Owner and the IDOA.

If Construction does not commence within four years after this AIMA has been fully executed, this AIMA shall be revised, with the Facility Owner's input, to reflect the IDOA's most current Solar Farm Construction and Deconstruction Standards and Policies. This AIMA, and any updated AIMA, shall be filed with the County Board by the Facility Owner prior to the commencement of Construction.

The below prescribed standards and policies are applicable to Construction and Deconstruction activities occurring partially or wholly on privately owned agricultural land.

Conditions of the AIMA

The mitigative actions specified in this AIMA shall be subject to the following conditions:

A. All Construction or Deconstruction activities may be subject to County or other local requirements. However, the specifications outlined in this AIMA shall be the minimum standards applied to all Construction or Deconstruction activities. IDOA may utilize any legal means to enforce this AIMA.

B. Except for Section 17. B. through F., all actions set forth in this AIMA are subject to modification through negotiation by Landowners and the Facility Owner, provided such changes are negotiated in advance of the respective Construction or Deconstruction activities.

C. The Facility Owner may negotiate with Landowners to carry out the actions that Landowners wish to perform themselves. In such instances, the Facility Owner shall offer Landowners the area commercial rate for their machinery and labor costs.

D. All provisions of this AIMA shall apply to associated future Construction, maintenance, repairs, and Deconstruction of the Facility referenced by this AIMA.

E. The Facility Owner shall keep the Landowners and Tenants informed of the Facility's Construction and Deconstruction status, and other factors that may have an impact upon their farming operations.

F. The Facility Owner shall include a statement of its adherence to this AIMA in any environmental assessment and/or environmental impact statement.

G. Execution of this AIMA shall be made a condition of any Conditional/Special Use Permit. Not less than 30 days prior to the commencement of Construction, a copy of this AIMA shall be provided by the Facility Owner to each Landowner that is party to an Underlying Agreement. In addition, this AIMA shall be incorporated into each Underlying Agreement.

H. The Facility Owner shall implement all actions to the extent that they do not conflict with the requirements of any applicable federal, state and local rules and regulations and other permits and approvals that are obtained by the Facility Owner for the Facility.

I. No later than 45 days prior to the Construction and/or Deconstruction of a Facility, the Facility Owner shall provide the Landowner(s) with a telephone number the Landowner can call to alert the Facility Owner should the Landowner(s) have questions or concerns with the work which is being done or has been carried out on his/her property.

J. If there is a change in ownership of the Facility, the Facility Owner assuming ownership of the Facility shall provide written notice within 90 days of ownership transfer, to the Department, the County, and to Landowners of such change. The Financial Assurance requirements and the other terms of this AIMA shall apply to the new Facility Owner.

K. The Facility Owner shall comply with all local, state and federal laws and regulations, specifically including the worker protection standards to protect workers from pesticide exposure.

L. Within 30 days of execution of this AIMA, the Facility Owner shall use Best Efforts to provide the IDOA with a list of all Landowners that are party to an Underlying Agreement and known Tenants of said Landowner who may be affected by the Facility. As the list of Landowners and Tenants is updated, the Facility Owner shall notify the IDOA of any additions or deletions.

M. If any provision of this AIMA is held to be unenforceable, no other provision shall be affected by that holding, and the remainder of the AIMA shall be interpreted as if it did not contain the unenforceable provision.

Definitions

Abandonment	When Deconstruction has not been completed within 12 months after the Commercial Solar Energy Facility reaches the end of its useful life. For purposes of this definition, a Commercial Solar Energy Facility shall be presumed to have reached the end of its useful life if the Commercial Solar Energy Facility Owner fails, for a period of 6 consecutive months, to pay the Landowner amounts owed in accordance with an Underlying Agreement.

Aboveground Cable	Electrical power lines installed above ground surface to be utilized for conveyance of power from the solar panels to the solar facility inverter and/or point of interconnection to utility grid or customer electric meter.
Agricultural Impact Mitigation Agreement (AIMA)	The Agreement between the Facility Owner and the Illinois Department of Agriculture (IDOA) described herein.
Agricultural Land	Land used for Cropland, hayland, pastureland, managed woodlands, truck gardens, farmsteads, commercial ag-related facilities, feedlots, livestock confinement systems, land on which farm buildings are located, and land in government conservation programs used for purposes as set forth above.
Best Efforts	Diligent, good faith, and commercially reasonable efforts to achieve a given objective or obligation.
Commercial Operation Date	The calendar date of which the Facility Owner notifies the Landowner, County, and IDOA in writing that commercial operation of the facility has commenced. If the Facility Owner fails to provide such notifications, the Commercial Operation Date shall be the execution date of this AIMA plus 6 months.
Commercial Solar Energy Facility (Facility)	A solar energy conversion facility equal to or greater than 500 kilowatts in total nameplate capacity, including a solar energy conversion facility seeking an extension of a permit to construct granted by a county or municipality before June 29, 2018. "Commercial solar energy facility" does not include a solar energy conversion facility: (1) for which a permit to construct has been issued before June 29, 2018; (2) that is located on land owned by the commercial solar energy facility owner; (3) that was constructed before June 29, 2018; or (4) that is located on the customer side of the customer's electric meter and is primarily used to offset that customer's electricity load and is limited in nameplate capacity to less than or equal to 2,000 kilowatts.
Commercial Solar Energy Facility Owner deemed (Facility Owner)	A person or entity that owns a commercial solar energy facility. A Commercial Solar Energy Facility Owner is not nor shall it be to be a public utility as defined in the Public Utilities Act.
County	The County or Counties where the Commercial Solar Energy Facility is located.
Construction	The installation, preparation for installation and/or repair of a Facility.
Cropland	Land used for growing row crops, small grains or hay; includes land which was formerly used as cropland, but is currently enrolled in a government conservation program; also includes pastureland that is classified as Prime Farmland.

Deconstruction	The removal of a Facility from the property of a Landowner and the restoration of that property as provided in the AIMA.
Deconstruction Plan	A plan prepared by a Professional Engineer, at the Facility's expense, that includes: (1) the estimated Deconstruction cost, in current dollars at the time of filing, for the Facility, considering among other things: i. the number of solar panels, racking, and related facilities involved; ii. the original Construction costs of the Facility; iii. the size and capacity, in megawatts of the Facility; iv. the salvage value of the facilities (if all interests in salvage value are subordinate to that of the Financial Assurance holder if abandonment occurs); v. the Construction method and techniques for the Facility and for other similar facilities; and (2) a comprehensive detailed description of how the Facility Owner plans to pay for the Deconstruction of the Facility.
Department	The Illinois Department of Agriculture (IDOA).
Financial Assurance	A reclamation or surety bond or other commercially available financial assurance that is acceptable to the County, with the County or Landowner as beneficiary.
Landowner	Any person with an ownership interest in property that is used for agricultural purposes and that is party to an Underlying Agreement.
Prime Farmland	Agricultural Land comprised of soils that are defined by the USDA Natural Resources Conservation Service (NRCS) as "Prime Farmland" (generally considered to be the most productive soils with the least input of nutrients and management).
Professional Engineer	An engineer licensed to practice engineering in the State of Illinois.
Soil and Water Conservation District (SWCD)	A unit of local government that provides technical and financial assistance to eligible Landowners for the conservation of soil and water resources.
Tenant	Any person, apart from the Facility Owner, lawfully residing or leasing/renting land that is subject to an Underlying Agreement.
Topsoil	The uppermost layer of the soil that has the darkest color or the highest content of organic matter; more specifically, it is defined as the "A" horizon.
Underlying Agreement	The written agreement between the Facility Owner and the Landowner(s) including, but not limited to, an easement, option, lease, or license under the terms of which another person has constructed, constructs, or intends to construct a Facility on the property of the Landowner.

Underground Cable	Electrical power lines installed below the ground surface to be utilized for conveyance of power within a Facility or from a Commercial Solar Energy Facility to the electric grid.
USDA Natural Resources Conservation Service (NRCS)	An agency of the United States Department of Agriculture that provides America's farmers with financial and technical assistance to aid with natural resources conservation.

Construction and Deconstruction Standards and Policies

1. Support Structures

A. Only single pole support structures shall be used for the Construction and operation of the Facility on Agricultural Land. Other types of support structures, such as lattice towers or H-frames, may be used on nonagricultural land.

B. Where a Facility's Aboveground Cable will be adjacent and parallel to highway and/or railroad right-of-way, but on privately owned property, the support structures shall be placed as close as reasonably practicable and allowable by the applicable County Engineer or other applicable authorities to the highway or railroad right-of-way. The only exceptions may be at jogs or weaves on the highway alignment or along highways or railroads where transmission and distribution lines are already present.

C. When it is not possible to locate Aboveground Cable next to highway or railroad right-of-way, Best Efforts shall be expended to place all support poles in such a manner to minimize their placement on Cropland (i.e., longer than normal above ground spans shall be utilized when traversing Cropland).

2. Aboveground Facilities

Locations for facilities shall be selected in a manner that is as unobtrusive as reasonably possible to ongoing agricultural activities occurring on the land that contains or is adjacent to the Facility.

3. Guy Wires and Anchors

Best Efforts shall be made to place guy wires and their anchors, if used, out of Cropland, pastureland and hayland, placing them instead along existing utilization lines and on land other than Cropland. Where this is not feasible, Best Efforts shall be made to minimize guy wire impact on Cropland. All guy wires shall be shielded with highly visible guards.

4. Underground Cabling Depth

A. Underground electrical cables located outside the perimeter of the (fence) of the solar panels shall be buried with:

1. a minimum of 5 feet of top cover where they cross Cropland.
2. a minimum of 5 feet of top cover where they cross pastureland or other non-Cropland classified as Prime Farmland.
3. a minimum of 3 feet of top cover where they cross pastureland and other Agricultural Land not classified as Prime Farmland.

4. a minimum of 3 feet of top cover where they cross wooded/brushy land.

B. Provided that the Facility Owner removes the cables during Deconstruction, underground electric cables may be installed to a minimum depth of 18 inches:

1. Within the fenced perimeter of the Facility; or

2. When buried under an access road associated with the Facility provided that the location and depth of cabling is clearly marked at the surface.

C. If Underground Cables within the fenced perimeter of the solar panels are installed to a minimum depth of 5 feet, they may remain in place after Deconstruction.

5. Topsoil Removal and Replacement

A. Any excavation shall be performed in a manner to preserve topsoil. Best Efforts shall be made to store the topsoil near the excavation site in such a manner that it will not become intermixed with subsoil materials.

B. Best Efforts shall be made to store all disturbed subsoil material near the excavation site and separate from the topsoil.

C. When backfilling an excavation site, Best Efforts shall be used to ensure the stockpiled subsoil material will be placed back into the excavation site before replacing the topsoil.

D. Refer to Section 7 for procedures pertaining to rock removal from the subsoil and topsoil.

E. Refer to Section 8 for procedures pertaining to the repair of compaction and rutting of the topsoil.

F. Best Efforts shall be performed to place the topsoil in a manner so that after settling occurs, the topsoil's original depth and contour will be restored as close as reasonably practicable. The same shall apply where excavations are made for road, stream, drainage ditch, or other crossings. In no instance shall the topsoil materials be used for any other purpose unless agreed to explicitly and in writing by the Landowner.

G. Based on the mutual agreement of the landowner and Facility Owner, excess soil material resulting from solar facility excavation shall either be removed or stored on the Landowner's property and reseeded per the applicable National Pollution Discharge Elimination System (NPDES) permit/Stormwater Pollution Prevention Plan (SWPPP). After the Facility reaches the end of its Useful Life, the excess subsoil material shall be returned to an excavation site or removed from the Landowner's property, unless otherwise agreed to by Landowner.

6. Rerouting and Permanent Repair of Agricultural Drainage Tiles

The following standards and policies shall apply to underground drainage tile line(s) directly or indirectly affected by Construction and/or Deconstruction:

A. Prior to Construction, the Facility Owner shall work with the Landowner to identify drainage tile lines traversing the property subject to the Underlying Agreement to the extent reasonably practicable. All drainage tile lines identified in this manner shall be shown on the Construction and Deconstruction Plans.

B. The location of all drainage tile lines located adjacent to or within the footprint of the Facility shall be recorded using Global Positioning Systems (GPS) technology. Within 60 days after Construction is complete, the Facility Owner shall provide the Landowner, the IDOA, and the respective County Soil and Water Conservation District (SWCD) with "as built" drawings (strip maps) showing the location of all drainage tile lines by survey station encountered in the Construction of the Facility, including any tile line repair location(s), and any underground cable installed as part of the Facility.

C. **Maintaining Surrounding Area Subsurface Drainage**

If drainage tile lines are damaged by the Facility, the Facility Owner shall repair the lines or install new drainage tile line(s) of comparable quality and cost to the original(s), and of sufficient size and appropriate slope in locations that limit direct impact from the Facility. If the damaged tile lines cause an unreasonable disruption to the drainage system, as determined by the Landowner, then such repairs shall be made promptly to ensure appropriate drainage. Any new line(s) may be located outside of, but adjacent to the perimeter of the Facility. Disrupted adjacent drainage tile lines shall be attached thereto to provide an adequate outlet for the disrupted adjacent tile lines.

D. **Re-establishing Subsurface Drainage Within Facility Footprint**

Following Deconstruction and using Best Efforts, if underground drainage tile lines were present within the footprint of the facility and were severed or otherwise damaged during original Construction, facility operation, and/or facility Deconstruction, the Facility Owner shall repair existing drainage tiles or install new drainage tile lines of comparable quality and cost to the original, within the footprint of the Facility with sufficient capacity to restore the underground drainage capacity that existed within the footprint of the Facility prior to Construction. Such installation shall be completed within 12 months after the end of the useful life of the Facility and shall be compliant with Figures 1 and 2 to this Agreement or based on prudent industry standards if agreed to by Landowner.

E. If there is any dispute between the Landowner and the Facility Owner on the method of permanent drainage tile line repair, the appropriate County SWCD's opinion shall be considered by the Facility Owner and the Landowner.

F. During Deconstruction, all additional permanent drainage tile line repairs beyond those included above in Section 6.D. must be made within 30 days of identification or notification of the damage, weather and soil conditions permitting. At other times, such repairs must be made at a time mutually agreed upon by the Facility Owner and the Landowner. If the Facility Owner and Landowner cannot agree upon a reasonable method to complete this restoration, the Facility Owner may implement the recommendations of the appropriate County SWCD and such implementation constitutes compliance with this provision.

G. Following completion of the work required pursuant to this Section, the Facility Owner shall be responsible for correcting all drainage tile line repairs that fail due to Construction and/or Deconstruction for one year following the completion of Construction or Deconstruction, provided those repairs were made by the Facility Owner. The Facility Owner shall not be responsible for drainage tile repairs that the Facility Owner pays the Landowner to perform.

7. Rock Removal

With any excavations, the following rock removal procedures pertain only to rocks found in the uppermost 42 inches of soil, the common freeze zone in Illinois, which emerged or were brought to the site as a result of Construction and/or Deconstruction.

A. Before replacing any topsoil, Best Efforts shall be taken to remove all rocks greater than 3 inches in any dimension from the surface of exposed subsoil which emerged or were brought to the site as a result of Construction and/or Deconstruction.

B. If trenching, blasting, or boring operations are required through rocky terrain, precautions shall be taken to minimize the potential for oversized rocks to become interspersed in adjacent soil material.

C. Rocks and soil containing rocks removed from the subsoil areas, topsoil, or from any excavations, shall be removed from the Landowner's premises or disposed of on the Landowner's premises at a location that is mutually acceptable to the Landowner and the Facility Owner.

8. Repair of Compaction and Rutting

A. Unless the Landowner opts to do the restoration work on compaction and rutting, after the topsoil has been replaced post-Deconstruction, all areas within the boundaries of the Facility that were traversed by vehicles and Construction and/or Deconstruction equipment that exhibit compaction and rutting shall be restored by the Facility Owner. All prior Cropland shall be ripped at least 18 inches deep or to the extent practicable, and all pasture and woodland shall be ripped at least 12 inches deep or to the extent practicable. The existence of drainage tile lines or underground utilities may necessitate less ripping depth. The disturbed area shall then be disked.

B. All ripping and disking shall be done at a time when the soil is dry enough for normal tillage operations to occur on Cropland adjacent to the Facility.

C. The Facility Owner shall restore all rutted land to a condition as close as possible to its original condition upon Deconstruction, unless necessary earlier as determined by the Landowner.

D. If there is any dispute between the Landowner and the Facility Owner as to what areas need to be ripped/disked or the depth at which compacted areas should be ripped/disked, the appropriate County SWCD's opinion shall be considered by the Facility Owner and the Landowner.

9. Construction During Wet Weather

Except as provided below, construction activities are not allowed on agricultural land during times when normal farming operations, such as plowing, disking, planting or harvesting, cannot take place due to excessively wet soils. With input from the landowner, wet weather conditions may be determined on a field by field basis.

A. Construction activities on prepared surfaces, surfaces where topsoil and subsoil have been removed, heavily compacted in preparation, or otherwise stabilized (e.g. through cement mixing) may occur at the discretion of the Facility Owner in wet weather conditions.

B. Construction activities on unprepared surfaces will be done only when work will not result in rutting which may mix subsoil and topsoil. Determination as to the potential of subsoil and topsoil mixing will be made in consultation with the underlying Landowner, or, if approved by the Landowner, his/her designated tenant or designee.

10. Prevention of Soil Erosion

A. The Facility Owner shall work with Landowners and create and follow a SWPPP to prevent excessive erosion on land that has been disturbed by Construction or Deconstruction of a Facility.

B. If the Landowner and Facility Owner cannot agree upon a reasonable method to control erosion on the Landowner's property, the Facility Owner shall consider the recommendations of the appropriate County SWCD to resolve the disagreement.

C. The Facility Owner may, per the requirements of the project SWPPP and in consultation with the Landowner, seed appropriate vegetation around all panels and other facility components to prevent erosion. The Facility Owner must utilize Best Efforts to ensure that all seed mixes will be as free of any noxious weed seeds as possible. The Facility Owner shall consult with the Landowner regarding appropriate varieties to seed.

11. Repair of Damaged Soil Conservation Practices

Consultation with the appropriate County SWCD by the Facility Owner shall be carried out to determine if there are soil conservation practices (such as terraces, grassed waterways, etc.) that will be damaged by the Construction and/or Deconstruction of the Facility. Those conservation practices shall be restored to their preconstruction condition as close as reasonably practicable following Deconstruction in accordance with USDA NRCS technical standards. All repair costs shall be the responsibility of the Facility Owner.

12. Compensation for Damages to Private Property

The Facility Owner shall reasonably compensate Landowners for damages caused by the Facility Owner. Damage to Agricultural Land shall be reimbursed to the Landowner as prescribed in the applicable Underlying Agreement.

13. Clearing of Trees and Brush

A. If trees are to be removed for the Construction or Deconstruction of a Facility, the Facility Owner shall consult with the Landowner to determine if there are trees of commercial or other value to the Landowner.

B. If there are trees of commercial or other value to the Landowner, the Facility Owner shall allow the Landowner the right to retain ownership of the trees to be removed and the disposition of the removed trees shall be negotiated prior to the commencement of land clearing.

14. Access Roads

A. To the extent practicable, access roads shall be designed to not impede surface drainage and shall be built to minimize soil erosion on or near the access roads.

B. Access roads may be left intact during Construction, operation or Deconstruction through mutual agreement of the Landowner and the Facility Owner unless otherwise restricted by federal, state, or local regulations.

C. If the access roads are removed, Best Efforts shall be expended to assure that the land shall be restored to equivalent condition(s) as existed prior to their construction, or as otherwise agreed to by the Facility Owner and the Landowner. All access roads that are removed shall be ripped to a depth of 18 inches. All ripping shall be performed consistent with Section 8.

15. Weed/Vegetation Control

A. The Facility Owner shall provide for weed control in a manner that prevents the spread of weeds. Chemical control, if used, shall be done by an appropriately licensed pesticide applicator.

B. The Facility Owner shall be responsible for the reimbursement of all reasonable costs incurred by owners of agricultural land where it has been determined by the appropriate state or county entity that weeds have spread from the Facility to their property. Reimbursement is contingent upon written notice to the Facility Owner. Facility Owner shall reimburse the property owner within 45 days after notice is received.

C. The Facility Owner shall ensure that all vegetation growing within the perimeter of the Facility is properly and appropriately maintained. Maintenance may include, but not be limited to, mowing, trimming, chemical control, or the use of livestock as agreed to by the Landowner.

D. The Deconstruction plans must include provisions for the removal of all weed control equipment used in the Facility, including weed-control fabrics or other ground covers.

16. Indemnification of Landowners

The Facility Owner shall indemnify all Landowners, their heirs, successors, legal representatives, and assigns from and against all claims, injuries, suits, damages, costs, losses, and reasonable expenses resulting from or arising out of the Commercial Solar Energy Facility, including Construction and Deconstruction thereof, and also including damage to such Facility or any of its appurtenances, except where claims, injuries, suits, damages, costs, losses, and expenses are caused by the negligence or intentional acts, or willful omissions of such Landowners, and/or the Landowners heirs, successors, legal representatives, and assigns.

17. Deconstruction Plans and Financial Assurance of Commercial Solar Energy Facilities

A. Deconstruction of a Facility shall include the removal/disposition of all solar related equipment/facilities, including the following utilized for operation of the Facility and located on Landowner property:

1. Solar panels, cells and modules;
2. Solar panel mounts and racking, including any helical piles, ground screws, ballasts, or other anchoring systems;
3. Solar panel foundations, if used (to depth of 5 feet);

4. Transformers, inverters, energy storage facilities, or substations, including all components and foundations; however, Underground Cables at a depth of 5 feet or greater may be left in place;
5. Overhead collection system components;
6. Operations/maintenance buildings, spare parts buildings and substation/switching gear buildings unless otherwise agreed to by the Landowner;
7. Access Road(s) unless Landowner requests in writing that the access road is to remain;
8. Operation/maintenance yard/staging area unless otherwise agreed to by the Landowner; and
9. Debris and litter generated by Deconstruction and Deconstruction crews.

B. The Facility Owner shall, at its expense, complete Deconstruction of a Facility within twelve (12) months after the end of the useful life of the Facility.

C. During the County permit process, or if none, then prior to the commencement of construction, the Facility Owner shall file with the County a Deconstruction Plan. The Facility Owner shall file an updated Deconstruction Plan with the County on or before the end of the tenth year of commercial operation.

D. The Facility Owner shall provide the County with Financial Assurance to cover the estimated costs of Deconstruction of the Facility. Provision of this Financial Assurance shall be phased in over the first 11 years of the Project's operation as follows:

1. On or before the first anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover ten (10) percent of the estimated costs of Deconstruction of the Facility as determined in the Deconstruction Plan.
2. On or before the sixth anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover fifty (50) percent of the estimated costs of Deconstruction of the Facility as determined in the Deconstruction Plan.
3. On or before the eleventh anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover one hundred (100) percent of the estimated costs of Deconstruction of the Facility as determined in the updated Deconstruction Plan provided during the tenth year of commercial operation.

The Financial Assurance shall not release the surety from liability until the Financial Assurance is replaced. The salvage value of the Facility may only be used to reduce the estimated costs of Deconstruction if the County agrees that all interests in the salvage value are subordinate or have been subordinated to that of the County if Abandonment occurs.

E. The County may, but is not required to, reevaluate the estimated costs of Deconstruction of any Facility after the tenth anniversary, and every five years thereafter, of the Commercial Operation Date. Based on any reevaluation, the County may require changes in the level of Financial Assurance used to calculate the phased Financial Assurance levels described in Section 17.D. required from the Facility Owner. If the County is unable to its satisfaction to perform the investigations necessary to approve the Deconstruction Plan filed by the Facility Owner, then the County and Facility may mutually agree on the selection of a Professional Engineer independent of the Facility Owner to conduct any necessary investigations. The Facility Owner shall be responsible for the cost of any such investigations.

F. Upon Abandonment, the County may take all appropriate actions for Deconstruction including drawing upon the Financial Assurance.

Concurrence of the Parties to this AIMA

The Illinois Department of Agriculture and **Blue Sage Project LLC** concur that this AIMA is the complete AIMA governing the mitigation of agricultural impacts that may result from the Construction and Deconstruction of the solar farm project in **Kendall** County within the State of Illinois.

The effective date of this AIMA commences on the date of execution.

STATE OF ILLINOIS
DEPARTMENT OF AGRICULTURE

[redacted]

By: Jerry Costello II, Director

[redacted]

By Clay Nordsiek, Deputy General Counsel

801 E. Sangamon Avenue,
State Fairgrounds, POB 19281
Springfield, IL 62794-9281

9/25, 2025

Blue Sage Project LLC

[redacted]

By Ansar Gufar

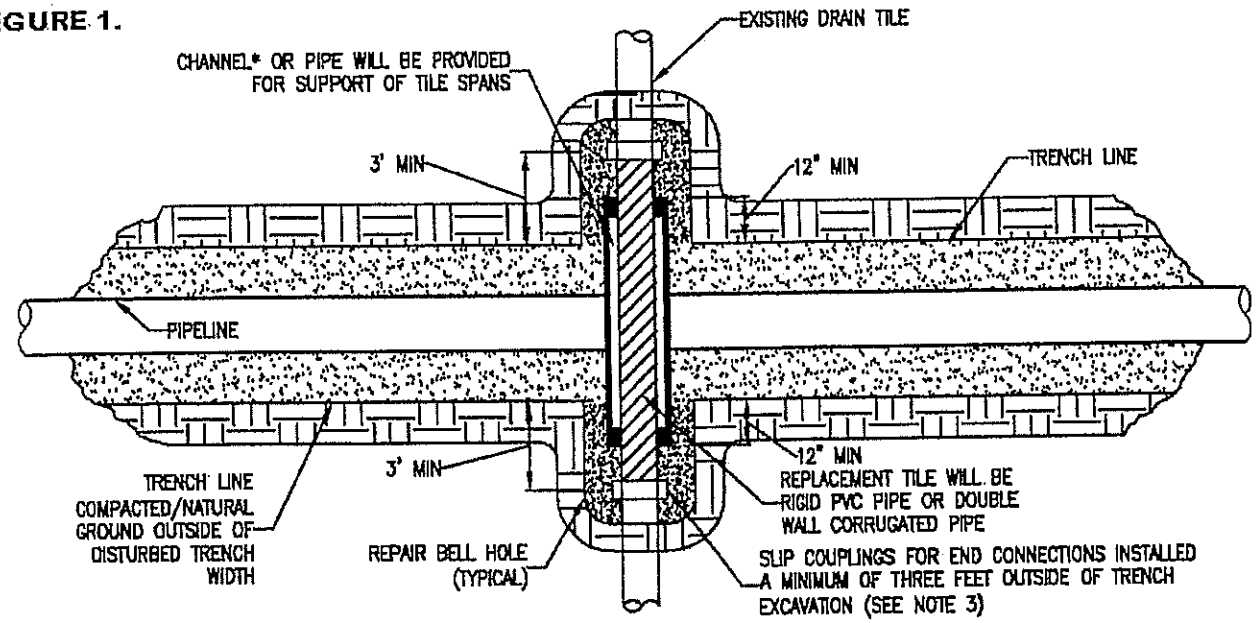
[redacted]

Address

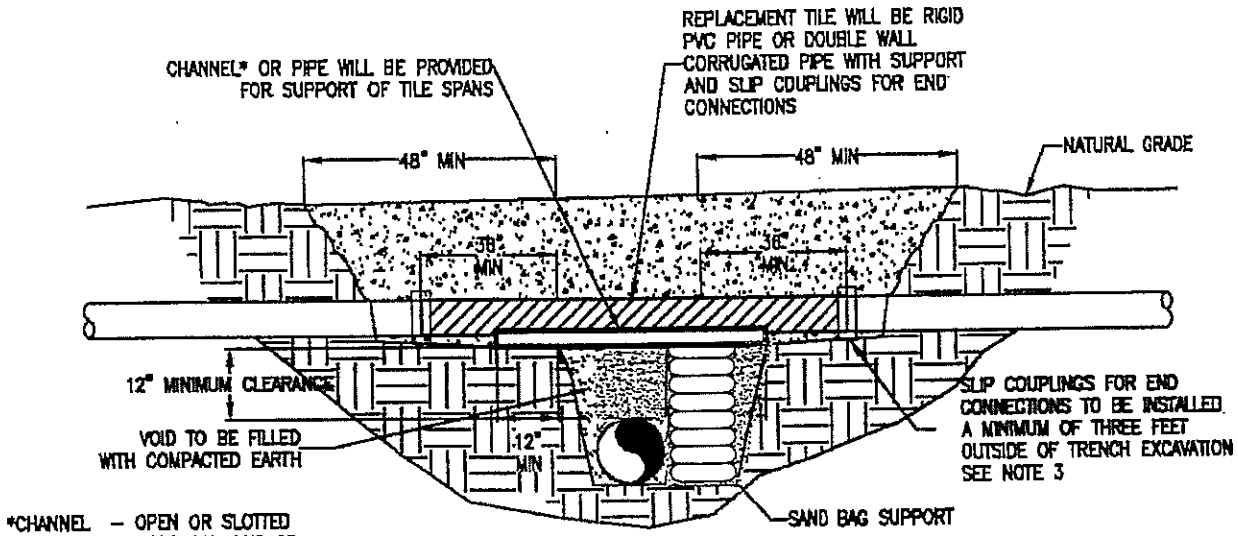
September 15, 2025

Standard Solar AIMA V.8.19.19

FIGURE 1.



PLAN
N.T.S.



*CHANNEL – OPEN OR SLOTTED CORRUGATED GALVANIZED, PVC OR ALUMINUM CRADLE TO SUPPORT DRAIN TILE.

CROSS SECTION
N.T.S.

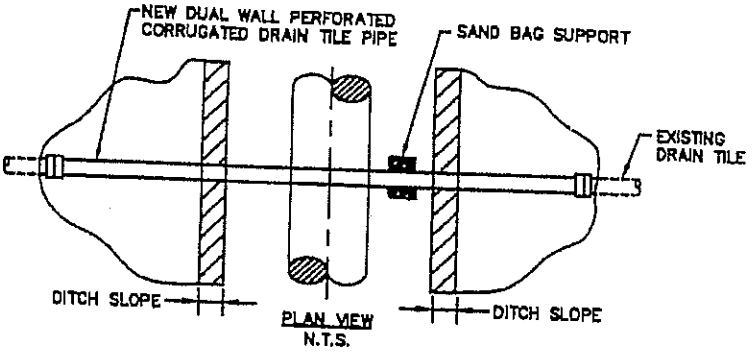
NOTE:

1. IMMEDIATELY REPAIR TILE IF WATER IS FLOWING THROUGH TILE AT TIME OF TRENCHING. IF NO WATER IS FLOWING AND TEMPORARY REPAIR IS DELAYED, OR NOT MADE BY THE END OF THE WORK DAY, A SCREEN OR APPROPRIATE 'NIGHT CAP' SHALL BE PLACED ON OPEN ENDS OF TILE TO PREVENT ENTRAPMENT OF ANIMALS ETC.
2. CHANNEL OR PIPE (OPEN OR SLOTTED) MADE OF CORRUGATED GALVANIZED PIPE, PVC OR ALUMINUM WILL BE USED FOR SUPPORT OF DRAIN TILE SPANS.
3. INDUSTRY STANDARDS SHALL BE FOLLOWED TO ENSURE PROPER SEAL OF REPAIRED DRAIN TILES.

TEMPORARY DRAIN TILE REPAIR

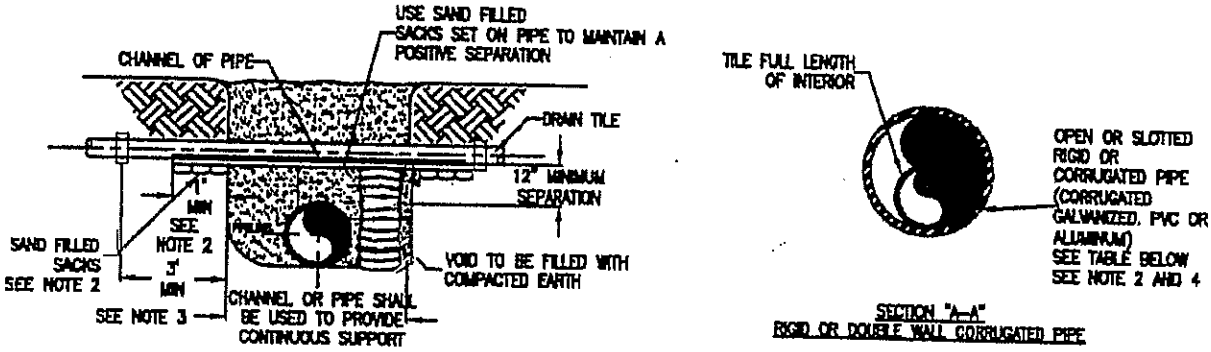
PAGE 1 of 2

FIGURE 2.



PLAN VIEW
N.T.S.

PLAN VIEW



SECTION "A–A"
RIGID OR DOUBLE WALL CORRUGATED PIPE

END VIEWS

MINIMUM SUPPORT TABLE			
TILE SIZE	CHANNEL SIZE	PIPE SIZE	
3"	4" @ 5.4 #/ft	4"	STD. WT.
4"-5"	5" @ 6.7 #/ft	6"	STD. WT.
8"-9"	7" @ 9.8 #/ft	9"-10"	STD. WT.
10"	10" @ 15.3 #/ft	12"	STD. WT.

NOTE:

1. TILE REPAIR AND REPLACEMENT SHALL MAINTAIN ORIGINAL ALIGNMENT GRADIENT AND WATER FLOW TO THE GREATEST EXTENT POSSIBLE. IF THE TILE NEEDS TO BE RELOCATED, THE INSTALLATION ANGLE MAY VARY DUE TO SITE SPECIFIC CONDITIONS AND LANDOWNER RECOMMENDATIONS.
2. 1'–0" MINIMUM LENGTH OF CHANNEL OR RIGID PIPE (OPEN OR SLOTTED CORRUGATED GALVANIZED, PVC OR ALUMINUM CRADLE) SHALL BE SUPPORTED BY UNDISTURBED SOIL, OR IF CROSSING IS NOT AT RIGHT ANGLES TO PIPELINE, EQUIVALENT LENGTH PERPENDICULAR TO TRENCH. SHIM WITH SAND BAGS TO UNDISTURBED SOIL FOR SUPPORT AND DRAINAGE GRADIENT MAINTENANCE (TYPICAL BOTH SIDES).
3. DRAIN TILES WILL BE PERMANENTLY CONNECTED TO EXISTING DRAIN TILES A MINIMUM OF THREE FEET OUTSIDE OF EXCAVATED TRENCH LINE USING INDUSTRY STANDARDS TO ENSURE PROPER SEAL OF REPAIRED DRAIN TILES INCLUDING SLIP COUPLINGS.
4. DIAMETER OF RIGID PIPE SHALL BE OF ADEQUATE SIZE TO ALLOW FOR THE INSTALLATION OF THE TILE FOR THE FULL LENGTH OF THE RIGID PIPE.
5. OTHER METHODS OF SUPPORTING DRAIN TILE MAY BE USED IF ALTERNATE PROPOSED IS EQUIVALENT IN STRENGTH TO THE CHANNEL/PIPE SECTIONS SHOWN AND IF APPROVED BY COMPANY REPRESENTATIVES AND LANDOWNER IN ADVANCE. SITE SPECIFIC ALTERNATE SUPPORT SYSTEM TO BE DEVELOPED BY COMPANY REPRESENTATIVES AND FURNISHED TO CONTRACTOR FOR SPANS IN EXCESS OF 20', TILE GREATER THEN 10" DIAMETER, AND FOR "HEADER" SYSTEMS.
6. ALL MATERIAL TO BE FURNISHED BY CONTRACTOR.
7. PRIOR TO REPAIRING TILE, CONTRACTOR SHALL PROBE LATERALLY INTO THE EXISTING TILE TO FULL WIDTH OF THE RIGHTS OF WAY TO DETERMINE IF ADDITIONAL DAMAGE HAS OCCURRED. ALL DAMAGED/DISTURBED TILE SHALL BE REPAIRED AS NEAR AS PRACTICABLE TO ITS ORIGINAL OR BETTER CONDITION.

PERMANENT DRAIN TILE REPAIR

PAGE 2 of 2

Matt Asselmeier

From: Tom Richards <[redacted]
Sent: Wednesday, December 31, 2025 11:13 AM
To: Corrigan, Elizabeth
Subject: Re: Blue Sage Solar Project

Follow Up Flag: Follow up
Flag Status: Flagged

Elizabeth , I am planning on farming all of the land that is not restricted to the solar project.
Sent from my iPhone

On Dec 30, 2025, at 3:04 PM, Corrigan, Elizabeth <Elizabeth.Corrigan@stantec.com> wrote:

Hi Tom,

I received your email from Ansar Garfur. I am working with the Stantec team to finalized the engineering design for the site project. Ansar mentioned that your intent will be to continue farming any remaining land on the property. Can you please confirm this in writing so that we can provide it to the county?

Thank you so much,
Liz

Elizabeth Corrigan
Renewables Project Manager
Cell [redacted]
Elizabeth.corrigan@stantec.com

Stantec
350 N. Orleans St, Ste 800
Chicago, IL 60604

Caution: This email originated from outside of Stantec. Please take extra precaution.

Attention: Ce courriel provient de l'extérieur de Stantec. Veuillez prendre des précautions supplémentaires.

Atención: Este correo electrónico proviene de fuera de Stantec. Por favor, tome precauciones adicionales.

Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 1/12/2026

Subject: Approval of Petition 25-23, Rezoning 9475 Caton Farm Road from A-1 with a Special Use Permit to B-3

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

Approval of Petition 25-23, a Request from Robert Velazquez on Behalf of Always Faithful Properties, LLC for a Map Amendment Rezoning 9475 Caton Farm Road, Yorkville (PIN: 05-28-400-007) in Kendall Township from A-1 Agricultural District with a Special Use Permit to B-3 Highway Business District

Previous Board/Committee Review:

Kendall County Regional Planning Commission-Approval (9-0-1) on December 10, 2025

Kendall County Zoning Board of Appeals-Approval (7-0) on December 15, 2025

Fiscal impact:

N/A

Background and Discussion:

See attached Staff Report.

Staff Recommendation:
Approval

Attachments:

Memo Dated December 30, 2025

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

Petition 25-23
Robert Velazquez on Behalf of Always Faithful Properties, LLC
Map Amendment Rezoning Property from A-1 with a Special Use Permit to B-3

INTRODUCTION

Robert Velazquez, on behalf of Always Faithful Properties, LLC, is requesting a map amendment rezoning approximately eight more or less (8 +/-) acres from A-1 Agricultural District with a special use permit to B-3 Highway Business District in order to operate a construction sales and service business on the subject property.

A construction sales and service business is a permitted use on B-3 zoned property.

The application materials are included as Attachment 1. The plat of survey is included as Attachment 2. Ordinance 1982-4, which granted a special use permit for agricultural implement services and machine parts sales is included as Attachment 3.

One (1) single-family residential home is located on the property and would become a lawfully non-conforming use if the map amendment is approved.

SITE INFORMATION

PETITIONER: Robert Velazquez on Behalf of Always Faithful Properties, LLC

ADDRESS: 9475 Caton Farm Road, Yorkville

LOCATION: Northeast Corner of the Intersection of Caton Farm Road and Route 47



TOWNSHIP: Kendall

PARCEL #: 05-28-400-007

LOT SIZE: 8.0 +/- Acres

EXISTING LAND USE: Agricultural/Farmstead/Single-Family Residential/Special Use for Agricultural Implement Services and Machine Parts Sales

ZONING: A-1 Agricultural District with a Special Use Permit

LRMP:

Future Land Use	Transportation Corridor/Commercial
Roads	Route 47 is a State maintained Arterial Road.
Trails	Yorkville has a trail planned along Route 47 in this area. IDOT has bicycle accommodations planned on the roadway.
Floodplain/ Wetlands	There are no floodplains or wetlands on the property.

REQUESTED ACTION: Map Amendment Rezoning Property from A-1 with a Special Use Permit to B-3

APPLICABLE REGULATIONS: Section 36:42 – Map Amendment Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Landscaping Business	B-3 SU	Transportation Corridor/Commercial	A-1 and B-3 SU
South	Agricultural	A-1	Transportation Corridor/Commercial	A-1
East	Agricultural/Utility	A-1 and A-1 SU	Commercial	A-1 and A-1 SU
West	Agricultural	A-1	Commercial	A-1

The B-3 special use permit to the north is for a landscaping business. The A-1 special use permit to the east is for agricultural implement services and machine parts sales. The parcel to the northeast is owned by the Federal Aviation Administration and is used for a communication tower.

The subject property is over two (2) miles from the United City of Yorkville and the Village of Plattville. Yorkville's Comprehensive Plan calls for this area to be Agriculture. Plattville's Comprehensive Plan calls for this area to be Commercial and Parks and Open Space.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report submitted and consultation terminated (see Attachment 1, Page 12).

NATURAL RESOURCES INVENTORY

The application for NRI was submitted on October 29, 2025 (see Attachment 1, Page 11). The LESA Score was 203 indicating a medium level of protection. The NRI is included as Attachment 5.

ACTION SUMMARY

KENDALL TOWNSHIP

Petition information was sent to Kendall Township on November 14, 2025. The Kendall Township Planning Commission met on November 17, 2025, and recommended approval of the request. The Kendall Township Board met on November 18, 2025, and recommended approval of the request. An email with this information is included as Attachment 4.

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

Petition information was sent to the Bristol-Kendall Fire Protection District on November 14, 2025.

RPC

The Kendall County Regional Planning Commission reviewed the proposal at their meeting on December 10, 2025. Discussion occurred regarding the previous and proposed uses of 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 meeting are included as Attachment 6.

ZBA

The Kendall County Zoning Board of Appeals conducted a public hearing on the proposal on December 15, 2025. The Petitioner's Attorney was the only person that testified at the public hearing. He discussed the proposed business that would go on the property, if the map amendment was approved. He also said that the existing house would be demolished. 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 7.

GENERAL INFORMATION

The Petitioner desires to rezone the subject property in order to operate a construction sales and service business on the subject property.

BUILDING CODES

Any new structures or the remodeling of existing structures would be required to meet applicable building codes.

UTILITIES

Electricity is onsite. There is also a well and septic system on the property.

ACCESS

The property has access from Route 47 and Caton Farm Road.

PARKING AND INTERNAL TRAFFIC CIRCULATION

Any new driveways and parking lots would be reviewed as part of the site plan review processes.

ODORS

Any new odors could be addressed as part of the site plan review process

LIGHTING

Any new lighting would be reviewed as part of the site plan review process.

LANDSCAPING AND SCREENING

Any fencing, landscaping, or screening would be reviewed as part of the site plan review process.

SIGNAGE

Any signage would be reviewed as part of the site plan review process.

NOISE CONTROL

Any noise would be reviewed as part of the site plan review process.

STORMWATER
Stormwater would be reviewed as part of the site plan review process.

FINDINGS OF FACT
The Findings of Fact were as follows:

Existing uses of property within the general area of the property in question. **The surrounding properties are used for agricultural purposes, commercial purposes (specifically a landscaping business), or communication purposes.**

The Zoning classification of property within the general area of the property in question. **The surrounding properties are zoned A-1, A-1 with a special use permit for agricultural implement services and machine parts sales, and B-3 with a special use permit for a landscaping business.**

The suitability of the property in question for the uses permitted under the existing zoning classification. **The property is presently zoned A-1 and would be limited because of its size to do many of the agricultural uses 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 and commercial uses. Commercial uses in the area probably will increase as the Illinois Department of Transportation widens Route 47.**

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

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

The draft ordinance is included as Attachment 8.

ATTACHMENTS
1. Application Materials (Including the Petitioner's Findings of Fact, NRI Application, and EcoCat)
2. Plat of Survey
3. Ordinance 1982-4
4. November 19, 2025, Email from Kendall Township
5. NRI Report
6. December 10, 2025, Kendall County Regional Planning Commission Minutes (This Petition Only)
7. December 15, 2025, Kendall County Zoning Board of Appeals Minutes (This Petition Only)
8. Draft Ordinance

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

APPLICATION

PROJECT NAME Always Faithful Properties, LLC **FILE #:**_____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name)
Always Faithful Properties, LLC, an Illinois Limited Liability Company

CURRENT LANDOWNER/NAME(s)
Always Faithful Properties, LLC, an Illinois Limited Liability Company

SITE INFORMATION

ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
7.9189 acres	9475 Caton Farm Road, Yorkville, IL	~~05-28-400-005~~ 05-28-400-007

EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
vacant	A-1	

REQUESTED ACTION (Check All That Apply):

___ SPECIAL USE
X MAP AMENDMENT (Rezone to B3)
___ 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
John Tebrugge	[redacted]	[redacted]

ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
[redacted]		

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

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

SIGNATURE OF APPLICANT [redacted] **DATE** 10/29/25

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:
02.04.25

Date Stamp Here if Checklist Is Complete

Findings of Fact

1. Route 47 is showing moderate growth for agricultural/other commercial uses in the immediate area. The real property adjoining and contiguous with the subject parcel immediately to the north is a full-scale landscape business. In near proximity on the west side of Route 47 is a large manufacturing facility that was formerly known as Growmark and is now owned by AB Schwartz LLC which serves their tile business as well as a pipeline business. Further north and on the Westside of Route 47 is a commercial venture for sale of semi- tractors and the Illinois Department of Transportation Maintenance Yard. Kendall Township has its headquarters a short distance to the north on Route 47. Further a repair facility is located at the intersection of Walker Road and Route 47. All of these uses need to be on a major Highway that is a Class II Highway that permits all weather traffic.

   Rezoning is being requested to permit a wide variety of wholesale/constructions company users that could sell products that would generate a good bit of sales tax to all of the local taxing bodies and would clean up what had been a deteriorated former Special Use.

2. The Zoning Classifications in the general area range form B-3, M-1, A-1 Special Use, and a continuation of Agricultural pursuits under the Kendall County A-1 Ordinance that are in not impacted in any way by this development.

3. Suitability of the subject property for A-1 Special Use was appropriate when it was a farm implement repair business. However, due to the owner aging and the business primarily being a storage area for parts and distressed vehicles the new clean up and use by the new current owner would be a substantial advancement for Kendall County in terms of real estate tax revenue for all taxing bodies; and would present a much better aesthetic appearance at the door way moving north to the City of Yorkville and south to the City of Morris.

4. The Trend of development is toward more commercial uses on Route 47 between the United City of Yorkville and the City of Morris.

5. The Applicant believes the proposed use is perfectly consistent with the Comprehensive Plan known as the Kendall County Land Resource Management Plan. Further the Applicant is updating the existing buildings but is creating no new

structures that would involve any negative effect on any surrounding property owners.

Brief Justification of the Reasons for the Requested Zoning

The existing commercial buildings were constructed for a poultry farm and an A-1 Special Use for a farm implement repair facility. The Petitioner is seeking a Re-Zoning from A-1 to B-3 for Tenant to store commercial products for sale inside and likely exterior sales display areas for construction equipment. The new business will bring more tax revenue and jobs to Kendall County. The buildings are currently in an extremely deteriorated condition and a new use would bring a much better aesthetic appearance.

LEGAL DESCRIPTION

For APN/Parcel ID(s): 05-28-400-~~005~~ 007

THAT PART OF SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTH EAST 1/4 FOR THE POINT OF BEGINNING; THENCE NORTH ALONG THE WEST OF SAID 1/4 SECTION, 642.65 FEET THENCE EASTERLY AT RIGHT ANGLES TO SAID WEST LINE, 647.36 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 090 DEGREES, 24 MINUTES, 55 SECONDS (AS MEASURED COUNTER CLOCKWISE) FROM THE LAST DESCRIBED COURSE, 638.57 FEET TO A POINT ON THE SOUTH LINE OF SAID 1/4 SECTION, 652.00 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTH LINE, 652.00 FEET TO THE POINT OF BEGINNING,

EXCEPTING

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 1 DEGREE 34 MINUTES 49 SECONDS WEST. ON A BEARING REFERENCED TO GRID NORTH OF THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, 642.65 FEET ON THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 83-2501 IN THE RECORDER'S OFFICE OF SAID COUNTY; THENCE NORTH 88 DEGREES 28 MINUTES 28 SECONDS EAST 54.92 FEET ON THE NORTH LINE OF SAID TRACT; THENCE SOUTH 1 DEGREE 33 MINUTES 05 SECONDS EAST 510.34 FEET; THENCE SOUTH 39 DEGREES 11 MINUTES 17 SECONDS EAST 96.76 FEET; THENCE SOUTH 1 DEGREE 53 MINUTES 30 SECONDS WEST 55.12 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 06 MINUTES 51 SECONDS WEST 110.38 FEET TO THE POINT OF BEGINNING.

A PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 642.50 FEET ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 (FOR PURPOSES OF THIS DESCRIPTION THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 IS ASSUMED TO BEAR DUE NORTH); THENCE NORTH 89 DEGREES 59 MINUTES 30 SECONDS EAST 472.42 FEET, ALONG THE NORTH LINE OF LAND DEEDED TO A. DENNIS ASHLEY RECORDED IN THE KENDALL COUNTY RECORDER'S OFFICE ON JUNE 15, 1983 AS DOCUMENT NO 210534, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 30 SECONDS EAST 175.00 FEET ALONG SAID NORTH PROPERTY LINE; THENCE SOUTH 00 DEGREES 24 MINUTES 00 SECONDS EAST 175.00 FEET ALONG THE EAST LINE OF SAID PROPERTY DEEDED TO A DENNIS ASHLEY; THENCE SOUTH 89 DEGREES 59 MINUTES 30 SECONDS WEST 175.00 FEET, THENCE NORTH 00 DEGREES 24 MINUTES 00 SECONDS WEST 175.00 FEET TO THE POINT OF BEGINNING.

WARRANTY DEED
Statutory (Illinois)

E-RECORDED
ID: 20250000789
County: Kendall
Date: 3/6/25 Time: 8:16 am

THE GRANTOR,
A Dennis Ashley,
A married person
[redacted]

for and in consideration of Ten and 00/100 Dollars in hand paid, **CONVEY AND WARRANT TO**

Always Faithful Properties LLC, an Illinois Limited Liability Company

whose address is: [redacted]

all interest in the following described Real Estate situated in the County of Kendall In the State of Illinois, to wit:

See attached legal description

SUBJECT TO: Existing easements, covenants, and restrictions of record, and 2024 and subsequent years real estate taxes.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 05-28-400-005
Address of Real Estate: 9475 Caton Farm Road, Yorkville, Illinois

Dated this 21st Day of February, 2025.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY

25 CSD 221030 Yt
1/2 Cos

Chicago Title Ins. Co.

[redacted]

A. Dennis Ashley

Warranty Deed - Statutory

STATE OF ILLINOIS)
) SS.
COUNTY OF KENDALL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT A. Dennis Ashley personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered this instrument as 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 notarial seal this 21st Day of [redacted], 2025.

[redacted]

Notary Public

OFFICIAL SEAL
CHRISTIAN A GINOCCHIO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/29/2026

GRANTEE'S ADDRESS
SEND SUBSEQUENT TAX BILLS TO:
Always Faithful Properties LLC, an Illinois Limited Liability Company
[redacted]

AFTER RECORDING RETURN TO:
THIS DOCUMENT PREPARED BY:
Attorney Daniel J. Kramer
[redacted]

LEGAL DESCRIPTION

Order No.: [redacted]

For APN/Parcel ID(s): 05-28-400-005

THAT PART OF SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTH EAST 1/4 FOR THE POINT OF BEGINNING; THENCE NORTH ALONG THE WEST OF SAID 1/4 SECTION, 642.65 FEET THENCE EASTERLY AT RIGHT ANGLES TO SAID WEST LINE, 647.36 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 090 DEGREES, 24 MINUTES, 55 SECONDS (AS MEASURED COUNTER CLOCKWISE) FROM THE LAST DESCRIBED COURSE, 638.57 FEET TO A POINT ON THE SOUTH LINE OF SAID 1/4 SECTION, 652.00 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTH LINE, 652.00 FEET TO THE POINT OF BEGINNING,

EXCEPTING

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 1 DEGREE 34 MINUTES 49 SECONDS WEST. ON A BEARING REFERENCED TO GRID NORTH OF THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, 642.65 FEET ON THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 83-2501 IN THE RECORDER'S OFFICE OF SAID COUNTY; THENCE NORTH 88 DEGREES 28 MINUTES 28 SECONDS EAST 54.92 FEET ON THE NORTH LINE OF SAID TRACT; THENCE SOUTH 1 DEGREE 33 MINUTES 05 SECONDS EAST 510.34 FEET; THENCE SOUTH 39 DEGREES 11 MINUTES 17 SECONDS EAST 96.76 FEET; THENCE SOUTH 1 DEGREE 53 MINUTES 30 SECONDS WEST 55.12 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 06 MINUTES 51 SECONDS WEST 110.38 FEET TO THE POINT OF BEGINNING.

A PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 642.50 FEET ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 (FOR PURPOSES OF THIS DESCRIPTION THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 IS ASSUMED TO BEAR DUE NORTH); THENCE NORTH 89 DEGREES 59 MINUTES 30 SECONDS EAST 472.42 FEET, ALONG THE NORTH LINE OF LAND DEEDED TO A. DENNIS ASHLEY RECORDED IN THE KENDALL COUNTY RECORDER'S OFFICE ON JUNE 15, 1983 AS DOCUMENT NO 210534, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 30 SECONDS EAST 175.00 FEET ALONG SAID NORTH PROPERTY LINE; THENCE SOUTH 00 DEGREES 24 MINUTES 00 SECONDS EAST 175.00 FEET ALONG THE EAST LINE OF SAID PROPERTY DEEDED TO A DENNIS ASHLEY: THENCE SOUTH 89 DEGREES 59 MINUTES 30 SECONDS WEST 175.00 FEET, THENCE NORTH 00 DEGREES 24 MINUTES 00 SECONDS WEST 175.00 FEET TO THE POINT OF BEGINNING.

Debbie Gillette
Kendall County Clerk & Recorder

PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

Daniel J. Kramer [redacted], 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 ___ 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 21st day of February, 2025.

[redacted]
Signature of Notary Public

[redacted]
Signature of Affiant

"OFFICIAL SEAL"
COLLEEN T HANSON
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979188
MY COMMISSION EXPIRES 10/6/2027

111 West Fox Street, Yorkville IL 60560-1498
Tel: (630) 553-4104 • Fax: (630) 553-4119 • Email: Dgillette@co.kendall.il.us

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Always Faithful Properties LLC, an Illinois Limited Liabiltiy Co

   Address [redacted]

   City Bristol State IL Zip 60512

2. Nature of Benefit Sought Owner

3. Nature of Applicant: (Please check one)
   - ___ Natural Person
   - ___ Corporation
   - ___ Land Trust/Trustee
   - ___ 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:

   Illinois Limited Laibilty Company

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
Robert Velazquez	[redacted]	100%

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:
   Robert Velazquez, Manager/Member address above

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 29th day of October, A.D. 2025

(seal) [redacted]
Notary Public

[redacted]

"OFFICIAL SEAL"
COLLEEN T HANSON
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979188
MY COMMISSION EXPIRES 10/6/2027

Kendall County Soil & Water Conservation District

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

Website: www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Always Faithful Properties LLC **Contact Person:** Attorney Daniel J. Kramer
Address: [redacted]
City, State, Zip: [redacted]
Phone Number: [redacted]
Email: [redacted]

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

Site Location & Proposed Use

Township Name Kendall Township 36 N, Range 7 E, Section(s) 28
Parcel Index Number(s) 05-28-400-005
Project or Subdivision Name Always Faithful Properties LLC Number of Acres 7.9189
Current Use of Site _____ Proposed Use _____
Proposed Number of Lots 1 Proposed Number of Structures _____
Proposed Water Supply existing well Proposed type of Wastewater Treatment existing septic
Proposed type of Storm Water Management _____

Type of Request

☑ Change in Zoning from A-1 to B-3
☐ 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, 2025, are as follows:

Full Report: $450.00 for five acres and under, plus $25.00 per acre for each additional acre or any fraction thereof over five.
Executive Summary Report: $375.00 (KCSWCD staff will determine when a summary report will be necessary)
Review Letter: $75.00 (KCSWCD staff will determine when a review letter will be necessary)

Fee for first five acres and under	$ 450.00
3 Additional Acres at $25.00 each	$ 75.00
Total NRI Fee	$ 525.00

NOTE: Applications are due by the 1st of each month to be on that month's SWCD Board Meeting Agenda. Applications can be emailed to alyse@kendallswcd.org and checks mailed separately. 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 [redacted]

[redacted] 10/29/25

Petitioner or Authorized Agent **Date**

This report will be issued on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap or marital status.

FOR OFFICE USE ONLY

NRI# _____ Date initially rec'd _____ Date all rec'd _____ Board Meeting _____
Fee Due $_____ Fee Paid $ _____ Check #_____ Over/Under Payment _____ Refund Due_____

EcoCAT
Ecological Compliance Assessment Tool

Applicant:	Always Faithful Properties, LLC	*IDNR Project Number:*	2606123
Contact:	ATTORNEY DANIEL J. KRAMER	*Date:*	10/01/2025
Address:	10744 Route 47 A Yorkville, IL 60560		
Project:	Always Faithful Properties LLC		
Address:	9475 Caton Farm Road, Yorkville		

Description: Rezone property from A-1 to B-3

Natural Resource Review Results

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

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

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location
The applicant is responsible for the accuracy of the location submitted for the project.

County: Kendall

Township, Range, Section:
36N, 7E, 28



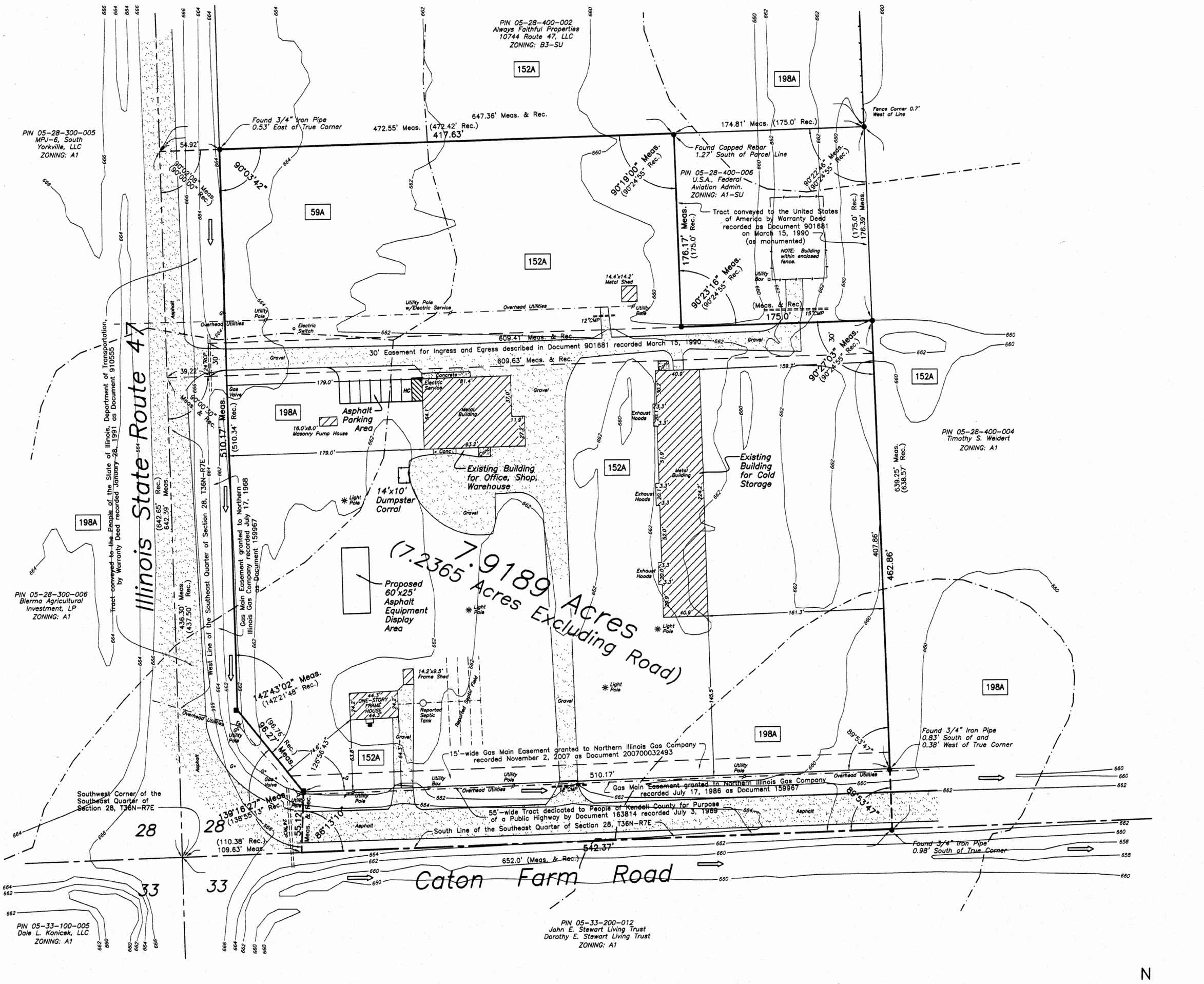
IL Department of Natural Resources Contact
Adam Rawe
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
Kendall Count Planning, Building, and Zoning
Matt Asselmeier
807 W. John Street
Yorkville, Illinois 60560

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

ZONING PLAT OF
PART OF THE SOUTHEAST QUARTER OF SECTION 28, T36N–R7E, 3rd PM
KENDALL TOWNSHIP KENDALL COUNTY ILLINOIS



SCALE
1"=50'

0 20 40 60 80 100 120

- Indicates ROW Monument
- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Line of Fence
- Indicates Sanitary Sewer
- Indicates Storm Drain
- Indicates Watermain
- Indicates Gas Pipeline Marker
- Indicates Fiber–Optic Cable
- Indicates Contour Elevation
- Indicates Soils Line
- Indicates Utility Pole
- Indicates Utility Box
- Indicates Direction of Drainage
- Indicates Tree Line

DEVELOPER:
Always Faithful Properties, LLC
[redacted]

PROPERTY LOCATION:
PIN: 05–28–400–007
9475 Caton Farm Road
Yorkville, Illinois 60560

TOTAL AREA:
7.9189 Acres

AREA TO BE REZONED:
A1–SU TO B3 = 7.9189 acres

PRESENT ZONING:
A1–SU

PROPOSED ZONING:
B3

WETLANDS STATEMENT:
The National Wetlands Inventory Map depicts no wetlands on the Subject Property as of October 20, 2025.

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. 17093C0125G with an effective date of February 4, 2009.

ADDITIONAL DEVELOPMENT NOTES:
1) There will be no additional outside lighting.

LEGAL DESCRIPTION OF TRACT TO BE REZONED:

That Part of 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 for the point of beginning; thence North along the West Line of said Quarter Section, 642.65 feet; thence Easterly at right angles to said West Line, 647.36 feet; thence Southerly along a line forming an angle of 90°24'55" (as measured counterclockwise) from the last described course, 638.57 feet to a point on the South Line of said Quarter Section, 652.0 feet Easterly of the point of beginning; thence Westerly along said South Line, 652.00 feet to the point of beginning,

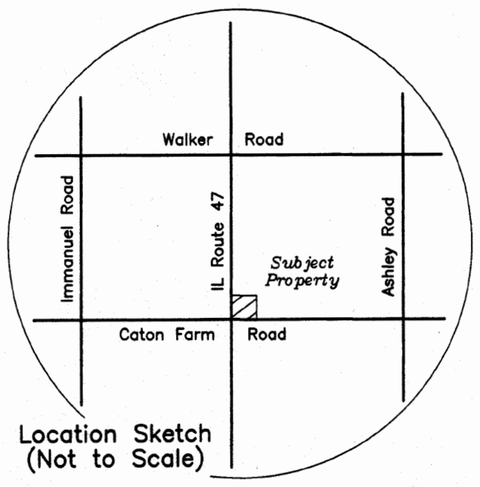
EXCEPTING

That Part of the Southeast Quarter of Section 28, Township 36 North, Range 7 East of the Third Principal Meridian, Kendall County, Illinois, described as follows; Beginning at the Southwest Corner of said Southeast Quarter; thence North 01°34'49" West, on a bearing referenced to Grid North of the Illinois State Plane Coordinate System, East Zone, 642.65 feet on the West Line of said Southeast Quarter to the Northwest Corner of a Tract of Land described in Document Number 83–2501 in the Recorder's Office of said County; thence North 88°28'28" East, 54.92 feet on the North Line of said Tract; thence South 01°33'05" East, 510.34 feet; thence South 39°11'17" East, 96.76 feet; thence South 01°53'30" West, 55.12 feet to the South Line of said Southeast Quarter; thence South 88°06'51" West, 110.38 feet to the point of beginning.

A Part of the Southeast Quarter of Section 28, Township 36 North, Range 7 East of the Third Principal Meridian, Kendall County, Illinois more particularly described as follows: Commencing as a point of reference at the Southwest Corner of the Southeast Quarter of said Section 28; thence North 642.50 feet along the West Line of the Southeast Quarter of said Section 28 (for purposes of this description the West Line of the Southeast Quarter of said Section 28 is assumed to bear due North); thence North 89°59'30" East, 472.42 feet along the North Line of Land deeded to A. Dennis Ashley recorded in the Kendall County Recorder's Office on June 15, 1983 as Document No. 210534, to the point of beginning; thence continuing North 89°59'30" East, 175.0 feet along said North Property Line; thence South 00°24'00" East, 175.0 feet along the East Line of said property deeded to A. Dennis Ashley; thence South 89°59'30" West, 175.0 feet; thence North 00°24'00" West, 175.0 feet to the point of beginning.

SOILS (From Web Soil Survey)

59A	Lisbon Silt Loam, 0%–2% slopes
152A	Drummer Silty Clay Loam, 0%–2% slopes
198A	Elburn Silt Loam, 0%–2% slopes
541B	Graymont Silt Loam, 2%–5% slopes



Location Sketch
(Not to Scale)

November 12, 2025

JOB NO.	25017
JOB NAME	ATTY. KRAMER
DWG FILE	25017B
REVISION DATE	

Phillip D. Young and Associates, Inc.
LAND SURVEYING – TOPOGRAPHIC MAPPING – Lic [redacted]
1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553–1580

Attachment 3

ORDINANCE 82-4

AMENDING KENDALL COUNTY ZONING ORDINANCE AS AMENDED

WHEREAS, Rodney Schobert, Jeff Schobert and Dennis Ashley did petition the Zoning Board of Appeals of Kendall County for a public hearing in the manner required by law and the ordinances of Kendall County, Illinois for a proposed amendment to the Kendall County Zoning Ordinance adopted January 16, 1940; and

82.04

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 1st day of June, 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

Please update ordinance # in GIS. Thanks

NOW THEREFORE, BE IT ORDAINED by the County Board of Kendall County, Illinois that the following described property be and it is hereby rezoned from A1SU for Commercial Chicken Farm to A1SU for Agriculture Implement Services and Machine Parts Sales 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 South 100 acres 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 for the point of beginning. Thence North along the West line of said Quarter Section, 642.65 feet; thence Easterly at right angles to said West line, 647.36 feet; thence Southerly along a line forming an angle of 90° 24' 55" (as measured counterclockwise) from the last described course, 638.57 feet to a point on the South line of said Quarter Section, 652.00 feet Easterly of the point of beginning; thence Westerly along said South line, 652.00 feet to the point of beginning containing 9.554 acres more or less in the Township of Kendall, Kendall County, Illinois.

BE IT FURTHER ORDAINED that the above special use classification shall be expressly made subject to the following conditions:

1. The Special Use will be limited to the repair, service and sale of used Agricultural equipment and machinery.
2. Non-farm repair and service will not be included as part of the Special Use.
3. The Special Use will not include new equipment or parts franchise dealership.
4. Outside storage of farm equipment will be permitted.
5. A sign will be permitted subject to the restrictions in the Business District.
6. Entrances will meet the standards of the Illinois Department of Transportation on Route 47 and Kendall County Highway Department on Caton Farm Road.

Passed this 8th day of June, 1982.

[redacted]

Chairman, County Board of Kendall County, Illinois

ATTEST: [redacted]

County Clerk

Matt Asselmeier

From: Steve Grebner <sgrebner@kendalltwp.com>
Sent: Wednesday, November 19, 2025 8:43 AM
To: Matt Asselmeier; Steve Gengler
Cc: jakecoopfarms@gmail.com
Subject: Re: [External]Re: Kendall County Zoning Petition 25-23

Matt:
At last night's full township board meeting the Petition 25-23 was voted on and the board followed the recommendation of our planning committee to approve the request for the change in the zoning on the subject property from Ag-1 Special Use to B-3.
As always, there is a concern that once the zoning class is changed, the final use of the property is quite broad and the end use may not be as presented for this request. It is our hope this will not be the case and that the county keeps us informed as to the progress on this property.

Steve Grebner, Clerk Kendall Township

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Wednesday, November 19, 2025 8:18 AM
To: Steve Gengler <sgengler@kendalltwp.com>; Steve Grebner <sgrebner@kendalltwp.com>
Cc: jakecoopfarms@gmail.com <jakecoopfarms@gmail.com>
Subject: RE: [External]Re: Kendall County Zoning Petition 25-23

Steve:

Did Kendall Township have a recommendation on this Petition?

Thanks,

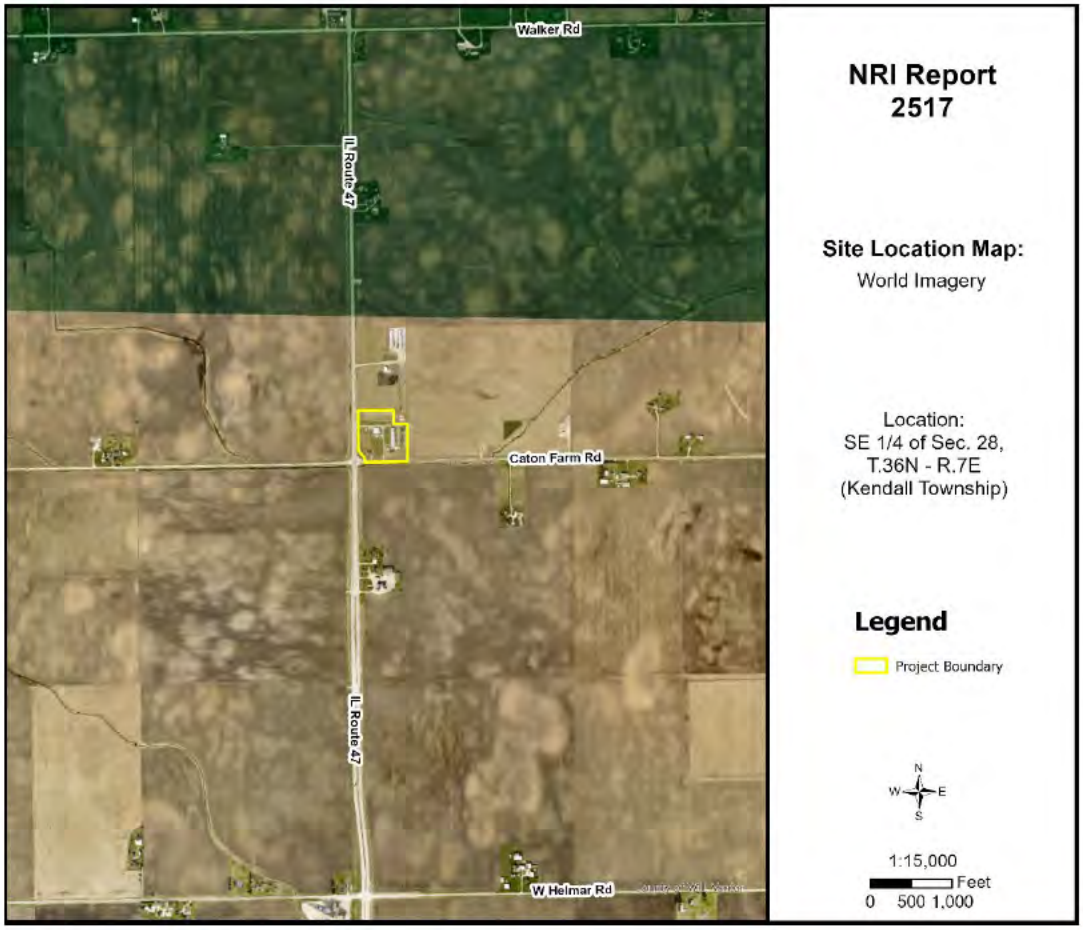
Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
807 West John Street
Yorkville, IL 60560-9249
PH: 630-553-4139
Fax: 630-553-4179

From: Steve Gengler <sgengler@kendalltwp.com>
Sent: Tuesday, November 18, 2025 9:00 AM
To: Steve Grebner <sgrebner@kendalltwp.com>; Matt Asselmeier <masselmeier@kendallcountyil.gov>
Cc: jakecoopfarms@gmail.com
Subject: Re: [External]Re: Kendall County Zoning Petition 25-23

Hi Matt,

The planning commission didn't have any issues and approved the request.

NATURAL RESOURCES INFORMATION (NRI) EXECUTIVE SUMMARY REPORT: #2517



Dec 2025

Petitioner: Always Faithful Properties, LLC
Contact: Attorney Daniel J. Kramer

Prepared By:

Kendall County Soil & Water Conservation District

7775A Route 47
Yorkville, Illinois 60560
Phone: (630) 553-5821 x3
Fax: (630) 553-7442
www.kendallswcd.org

TABLE OF CONTENTS

EXECUTIVE SUMMARY 3
NATURAL RESOURCE CONSIDERATIONS 2
SOIL INFORMATION 2
SOIL LIMITATIONS 5
KENDALL COUNTY LAND EVALUATION AND SITE ASSESSMENT (LESA) 9
WATERSHEDS & SUBWATERSHEDS 11
WETLANDS 12
FLOODPLAIN 13
TOPOGRAPHY 14
SEDIMENT AND EROSION CONTROL 14
STORMWATER POLLUTION 14
LAND USE FINDINGS 15

LIST OF FIGURES

FIGURE 1: Soil Map 2
FIGURE 2: Soil Limitations Chart 5
FIGURE 3A-3B: Maps of Building Limitations 7-8
FIGURE 4: Sub Watershed Map 11
FIGURE 5: Wetland Map 12
FIGURE 6: Flood Map 13
FIGURE 7: Topographic Map 14

LIST OF TABLES

TABLE 1: Soils Information 2
TABLE 2: Water Features 4
TABLE 3: Building Limitations 6
TABLE 4A: Land Evaluation Computation 9
TABLE 4B: Site Assessment Computation 10
TABLE 5: LESA Score Summary 10

EXECUTIVE SUMMARY

Natural Resources Information Report Number	2517
Petitioner	Always Faithful Properties, LLC
Contact Person	Attorney Daniel J. Kramer
County or Municipality the Petition is Filed With	Kendall County
Location of Parcel	Southeast ¼ of Section 28, Township 36 North, Range 7 East (Kendall Township) of the 3rd Principal Meridian
Project or Subdivision Name	Always Faithful Properties, LLC Construction Business
Existing Zoning & Land Use	A-1 Agricultural District Special Use; Agricultural/ Farmstead/Agricultural Implement Services and Machine Parts Sales
Proposed Zoning & Land Use	B-3 Highway Business District; Construction Sales & Service Business
Parcel Index Number(s)	05-28-400-007
Proposed Water Source	Well
Proposed Type of Sewage Disposal System	Septic
Proposed Type of Storm Water Management	Not indicated
Size of Site	(+/-) 7.9 acres
Land Evaluation Site Assessment Score	203 (Land Evaluation: 99; Site Assessment: 104)

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.

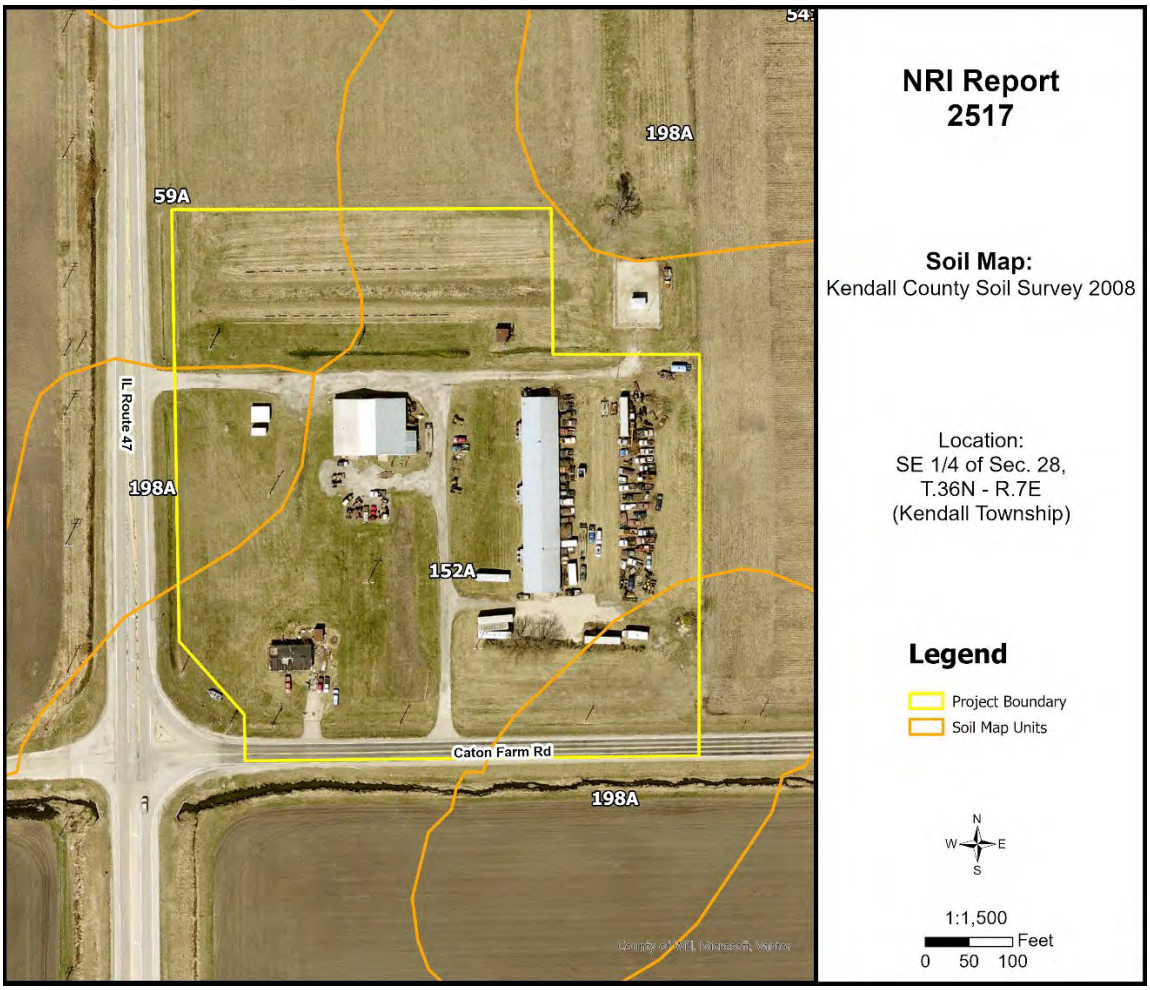


Figure 1: Soil Map

Table 1: Soils Information

Soil Type	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation	Acres	% Area
59A	Lisbon silt loam, 0-2% slopes	Somewhat Poorly Drained	C/D	Non-Hydric w/ Hydric Inclusions	Prime Farmland	0.8	9.7%
152A	Drummer silty clay loam, 0-2% slopes	Poorly Drained	B/D	Hydric	Prime Farmland if Drained	5.7	72.1%
198A	Elburn silt loam, 0-2% slopes	Somewhat Poorly Drained	B/D	Non-Hydric w/ Hydric Inclusions	Prime Farmland	1.4	18.2%

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) and two are classified as non-hydric soil with hydric inclusions likely (59A Lisbon silt loam and 198A Elburn 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 (59A Lisbon silt loam and 198A Elburn silt loam) and one is designated as prime farmland if drained (152A Drummer silty clay loam).

Soil Water Features – Table 2, below, gives estimates of various soil water features that should be taken into consideration when reviewing engineering for a land use project.

Table 2: Water Features

Soil Type	Hydrologic Group	Surface Runoff	Water Table	Ponding	Flooding
59A	C/D	Low	January – May **Upper Limit:** 1.0'-2.0' **Lower Limit:** 2.0'-4.0'	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 Water Depth**: 0.0'-0.5' **Duration**: Brief (2-7 days) **Frequency**: Frequent	January – December **Frequency**: None
198A	B/D	Low	January – May **Upper Limit:** 1.0'-2.0' **Lower Limit:** 6.0'	January – December **Frequency**: None	January – December **Frequency**: None

Surface Runoff – Refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based upon slope, climate and vegetative cover and indicates relative runoff for very specific conditions (it is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal). The surface runoff classes are identified as: negligible, very low, low, medium, high, and very high.

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 is standing water in a closed depression. Unless a drainage system is installed, the water is removed only by percolation, transpiration, or evaporation. Duration is expressed as very brief (less than 2 days), brief (2 to 7 days), long (7 to 30 days), very long (more than 30 days). Frequency is expressed as none (ponding is not probable), rare (unlikely but possible under unusual weather conditions), occasional (occurs, on average, once or less in 2 years) and frequent (occurs, on average, more than once in 2 years).

Flooding – Temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding. Duration is expressed as brief (2 to 7 days) and frequent meaning that it is likely to occur often under normal weather conditions.

SOIL LIMITATIONS

According to the USDA-NRCS, soil properties influence the development of sites, including the selection of the site, the design of the structure, construction, performance after construction and maintenance. This report gives ratings for proposed uses in terms of limitations and restrictive features. The tables list only the most restrictive features. Ratings are based on the soil in an undisturbed 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. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance.

- **Not Limited**: Indicates that the soil has features that are very favorable for the specified use; good performance and low maintenance can be expected.
- **Somewhat Limited**: Indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation; fair performance and moderate maintenance can be expected.
- **Very Limited**: Indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures; poor performance and high maintenance can be expected.

Limitations are listed below for small commercial buildings, shallow excavations, lawns/landscaping, and roads/streets (paved & unpaved). Please note this information is based on soils in an undisturbed state as compiled in the USDA-NRCS 2008 Soil Survey of Kendall County, IL. This does not replace the need for site specific soil testing or results of onsite soil testing.

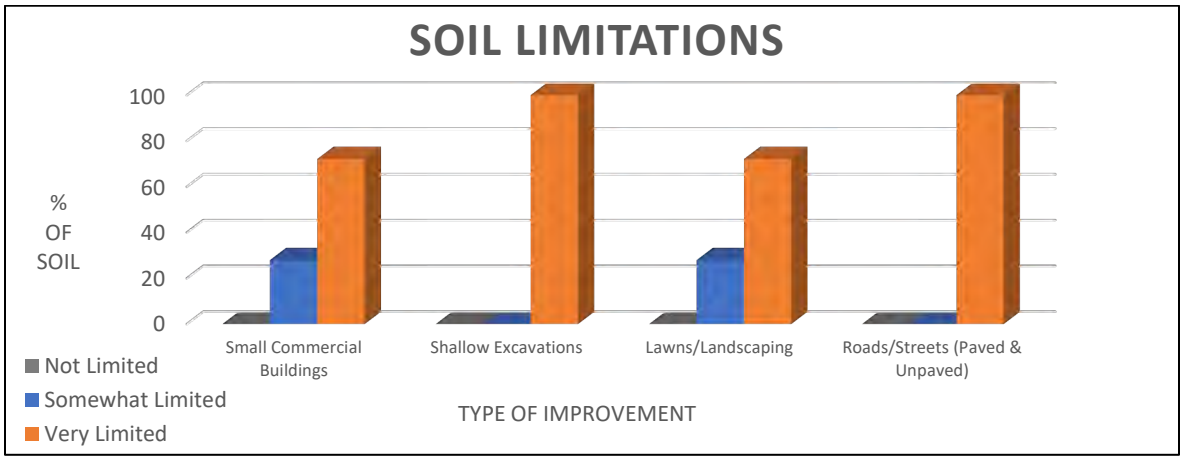


Figure 2: Soil Limitations Chart

Table 3: Building Limitations

Soil Type	Small Commercial Buildings	Shallow Excavations	Lawns & Landscaping	Roads & Streets (Paved & Unpaved)	Acres	%
59A	**Somewhat Limited:** Depth to saturated zone Shrink-Swell	**Very Limited:** Depth to saturated zone Dense layer Dusty Unstable excavation walls Ponding	**Somewhat Limited:** Depth to saturated zone Dusty	**Very Limited:** Frost action Low strength Depth to saturated zone Shrink-swell Ponding Dusty (unpaved)	0.8	9.7%
152A	**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	**Very Limited:** Ponding Depth to saturated zone Frost action Low strength Shrink-swell	5.7	72.1%
198A	**Somewhat Limited**: Depth to saturated zone Shrink-swell	**Very Limited**: Depth to saturated zone Dusty Unstable excavation walls Ponding	**Somewhat Limited**: Depth to saturated zone Dusty	**Very Limited:** Frost action Low strength Depth to saturated zone Shrink-swell Ponding Dusty (unpaved)	1.4	18.2%
% Very Limited	**72.1%**	**100%**	**72.1%**	**100%**		

Figure 3A: Map of Building Limitations - Small Commercial Buildings & Lawns / Landscaping



Figure 3B: Map of Building Limitations - Shallow Excavations & Roads/Streets (Paved & Unpaved)



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)**: 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 value accounts for 1/3 of the total score and 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.

- **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.

Table 4A: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
59A	2	94	0.8	75.2
152A	1	100	5.7	570.0
198A	1	100	1.4	140.0
Totals			**7.9**	**785.2**
LE Calculation			(Product of relative value / Total Acres) 785.2 / 7.9 = 99.4	
LE Score			**LE = 99**	

The Land Evaluation (LE) score for this site is **99 out of 100**, indicating that the soils are **well suited** for agricultural uses since the score is at or above 80.

Table 4B: Site Assessment Computation

A.	**Agricultural Land Uses**	**Points**
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	20
	2. Current land use adjacent to site. (30-20-15-10-0)	20
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	0
	4. Size of site. (30-15-10-0)	0
B.	**Compatibility / Impact on Uses**	
	1. Distance from city or village limits. (20-10-0)	20
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	0
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	7
C.	**Existence of Infrastructure**	
	1. Availability of public sewage system. (10-8-6-0)	10
	2. Availability of public water system. (10-8-6-0)	10
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	10
	Site Assessment Score:	**104**

Land Evaluation Value: 99 + **Site Assessment Value:** 104 = **LESA Score: 203**

The table below shows the level of protection for the proposed project site based on the LESA Score.

Table 5: 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 203 out of 300, which indicates a medium 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.

WATERSHEDS & SUBWATERSHEDS

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 4: Sub Watershed Map

This site is within the Upper Illinois River watershed and the West Aux Sable Creek sub watershed (HUC 12 – 071200050101). The sub watershed comprises approximately 25,175 acres covering parts of Yorkville, Newark, Helmar, Lisbon Center, and Plattville.

WETLANDS

According to the U.S. Fish & Wildlife Service's National Wetland Inventory map, mapped wetlands/waters do not appear to be present on the proposed project site. However, a mapped, unnamed tributary to West Aux Sable Creek that is classified as a riverine waterway, runs just south of the parcel. 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.

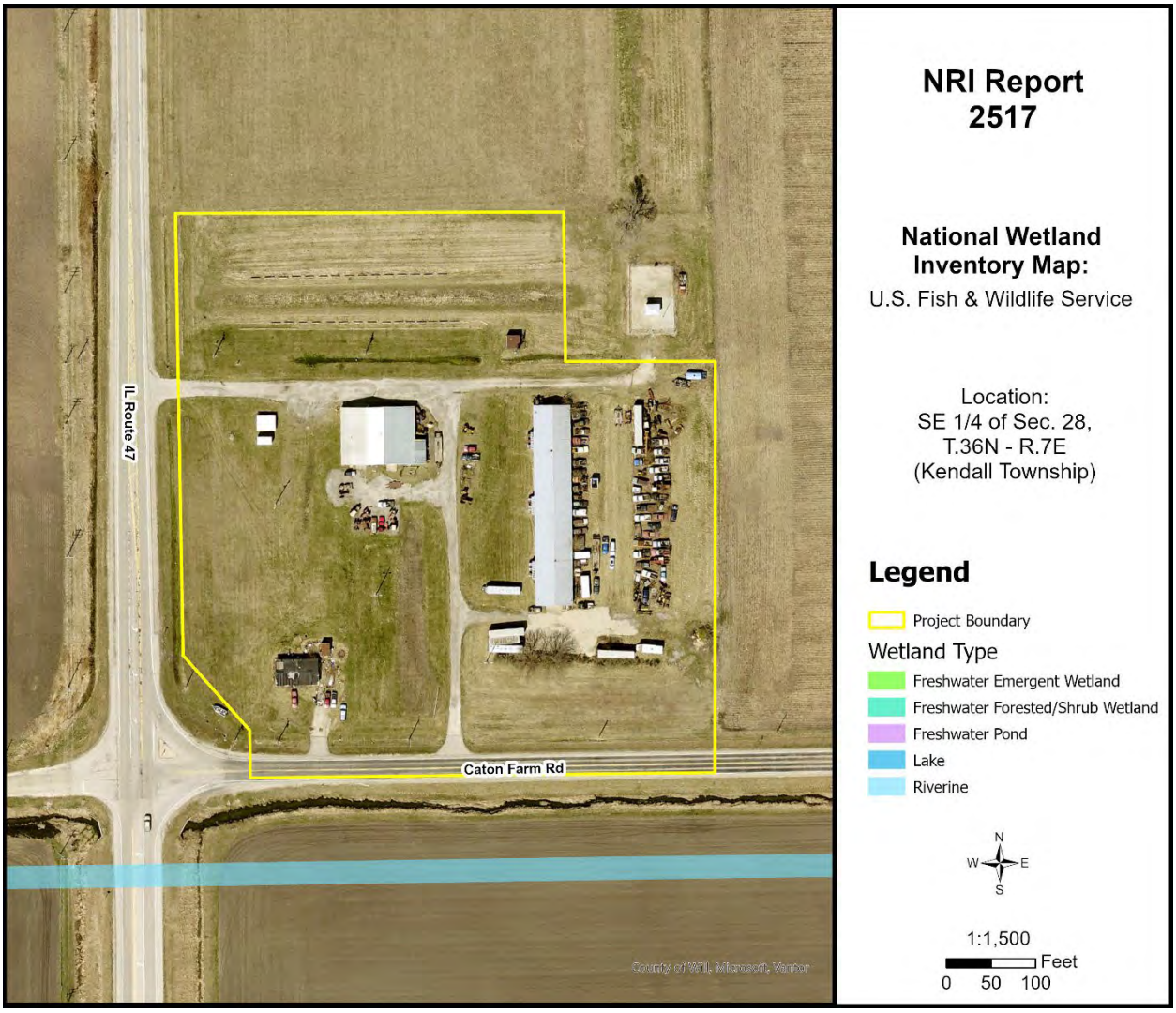


Figure 5: Wetland Map

FLOODPLAIN

The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for Kendall County, Community Panel No. 17093C0125G (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 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 flood hazard.

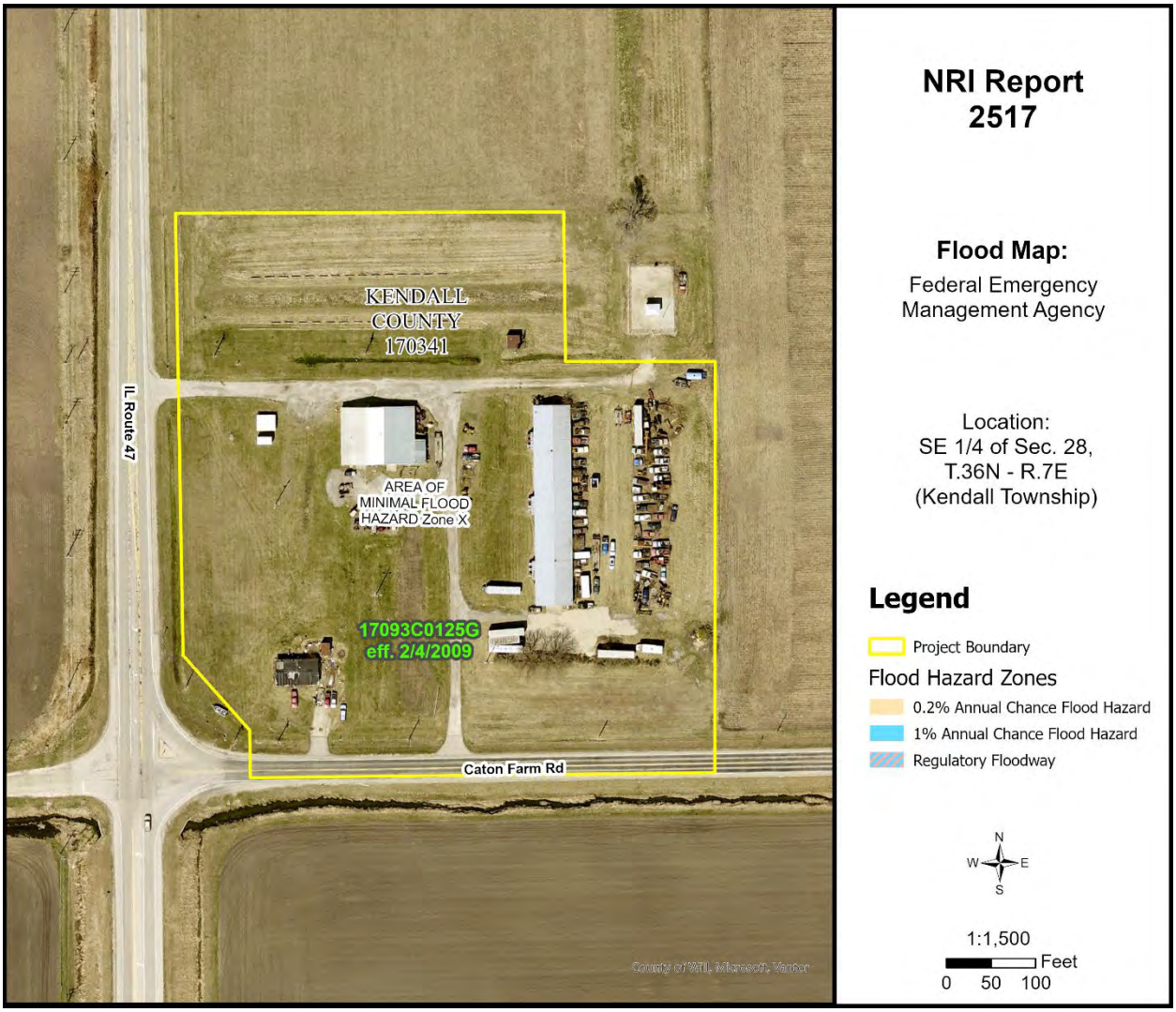


Figure 6: Flood Map

TOPOGRAPHY

The parcel contains soils with slopes of 0-2% and are at an elevation of approximately 660'-664' above sea level. The highest point is in the middle of the site, and the lowest point is in the southern portion.

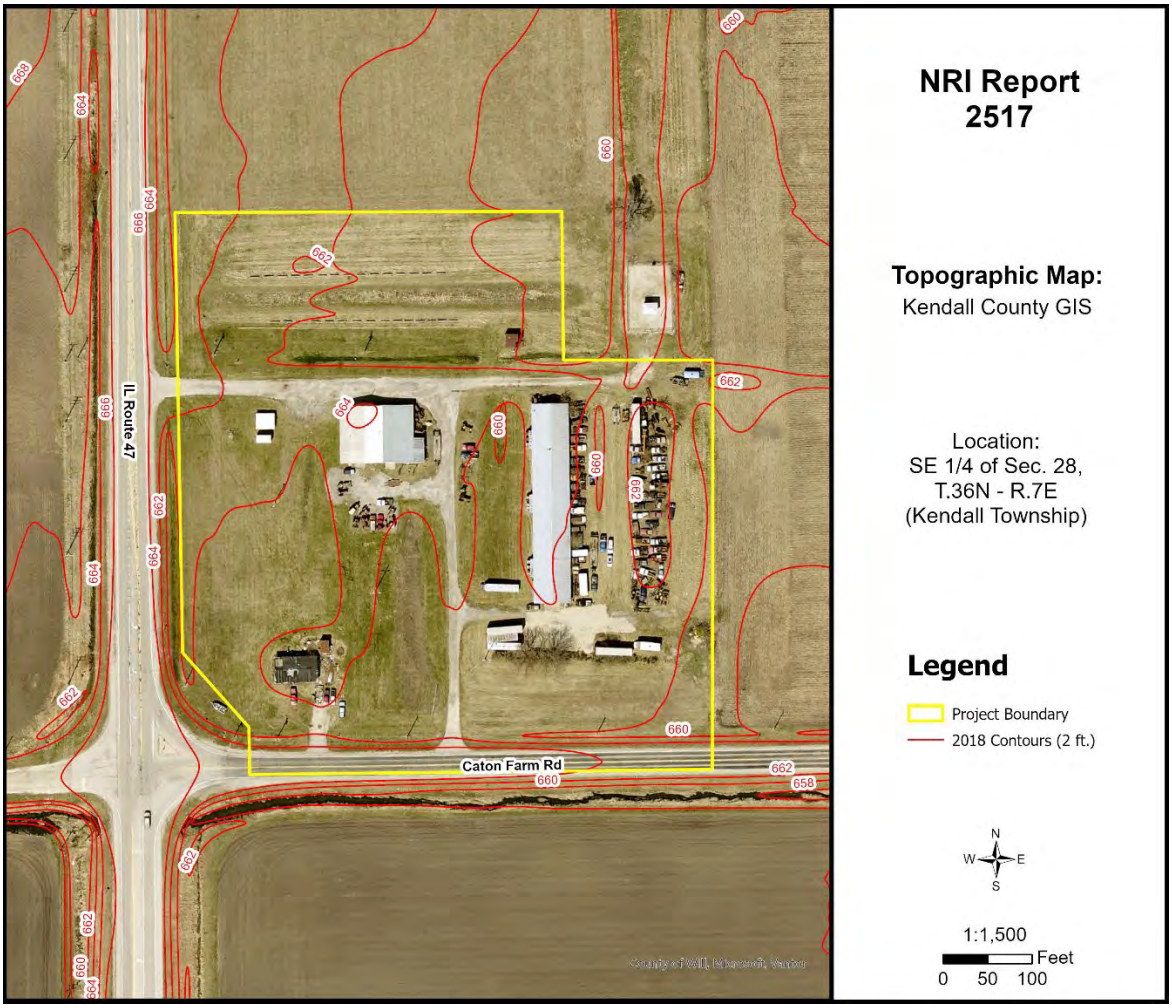


Figure 7: Topographic Map

SEDIMENT AND EROSION CONTROL

Development on this site should include an erosion and sediment control plan in accordance with local, state, and federal regulations. Soil erosion on construction sites is a resource concern because suspended sediment from areas undergoing development is a primary nonpoint source of water pollution. Please consult the *Illinois Urban Manual* (https://illinoisurbanmanual.org/) for appropriate best management practices.

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 site plans for petitioner Always Faithful Properties, LLC. The petitioner is requesting a change in zoning from A-1 Agricultural District to B-3 Highway Business District from Kendall County to operate a construction sales and service business on one parcel (Parcel Index Number 05-28-400-007), totaling approximately 7.9 acres. The site is within Section 28 of Kendall Township (T.36N – R.7E) 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 should be preserved whenever feasible due to their highly productive qualities for growing agriculturally important crops in our community. Of the soils found onsite, 100% are designated as prime farmland or prime farmland if drained.

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 99 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA score for this site is 203 out of a possible 300, which indicates a medium 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. Soil types with severe limitations do not preclude the ability to develop the site for the proposed use, but it is important to note the limitation that may require soil reclamation, special design/engineering, or maintenance to obtain suitable soil conditions to support development with significant limitations. This report indicates that for soils located on the parcel, 100% are considered very limited for supporting shallow excavations and roads/streets and 72% are considered very limited for supporting small commercial buildings and lawns/landscaping. This information is based on the soil in an undisturbed state.

This site is within the Upper Illinois River watershed and the West Aux Sable Creek sub watershed (HUC 12 – 071200050101). The sub watershed comprises approximately 25,175 acres covering parts of Yorkville, Newark, Helmar, Lisbon Center, and Plattville.

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 subsurface drainage tile. That survey 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 the site. 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).



SWCD Board Representative

Dec 8, 2025

Date

KENDALL COUNTY
REGIONAL PLANNING COMMISSION

Kendall County Historic Court House
Court Room
110 W. Madison Street, Yorkville, Illinois

Unapproved - Meeting Minutes of December 10, 2025 - 7:00 p.m.

Chairman Keith Landovitz called the meeting to order at 7:10 p.m.

ROLL CALL

Members Present: Cathy Anzelc, Eric Bernacki (Arrived at 8:12 p.m.), Tom Casey, Dave Hamman, Keith Landovitz, Karin McCarthy-Lange, Ruben Rodriguez, Claire Wilson, and Seth Wormley
Members Absent: Bob Stewart
Staff Present: Matthew H. Asselmeier, Director
Others Present: Mike Hoffman, Elizabeth Corrigan, Matthew Clementi, Kathryn Vorbau, Eric Gray, Richard Fitzgibbon, Josh Haggard, Eileen Miller, Karen Dobner, John Lambert, Chad Crosley, Carol Blalock, Annette Ledbetter, Candice Hadley, Matt Waeltz, Dan Kramer, Brian Kubinski, and Sherry Ailsworth

Chairman Landovitz introduced Cathy Anzelc from Lisbon Township.

PETITIONS

Petition 25-23 Robert Velazquez on Behalf of Always Faithful Properties, LLC

Mr. Asselmeier summarized the request.

Robert Velazquez, on behalf of Always Faithful Properties, LLC, is requesting a map amendment rezoning approximately eight more or less (8 +/-) acres from A-1 Agricultural District with a special use permit to B-3 Highway Business District in order to operate a construction sales and service business on the subject property.

A construction sales and service business is a permitted use on B-3 zoned property.

The application materials, the plat of survey, and Ordinance 1982-4, which granted a special use permit for agricultural implement services and machine parts sales were provided.

One (1) single-family residential home is located on the property and would become a lawfully non-conforming use if the map amendment is approved.

The property is located at 9475 Caton Farm Road.

The property is approximately eight (8) acres in size.

The Current Land Use is Agricultural, Farmstead, Single-Family Residential, and special use for agricultural implement services and machine parts sales.

The Future Land Use is Transportation Corridor/Commercial.

Route 47 is a State maintained Arterial Road.

Yorkville has a trail planned along Route 47 in this area. IDOT has bicycle accommodations planned on the roadway.

There are no floodplains or wetlands on the property.

The adjacent land uses are landscaping business, Agricultural, and Utility.

The adjacent properties are zoned A-1, A-1 SU, and B-3.

The County's Plan calls for this area to be Transportation Corridor and Commercial.

The properties within one half (1/2) mile are zoned A-1, A-1 SU, and B-3 SU.

The B-3 special use permit to the north is for a landscaping business. The A-1 special use permit to the east is for agricultural implement services and machine parts sales. The parcel to the northeast is owned by the Federal Aviation Administration and is used for a communication tower.

The subject property is over two (2) miles from the United City of Yorkville and the Village of Plattville. Yorkville's Comprehensive Plan calls for this area to be Agriculture. Plattville's Comprehensive Plan calls for this area to be Commercial and Parks and Open Space.

EcoCAT Report submitted and consultation terminated.

The application for NRI was submitted on October 29, 2025. The LESA Score was 203 indicating a medium level of protection.

Petition information was sent to Kendall Township on November 14, 2025. The Kendall Township Planning Commission met on November 17, 2025, and recommended approval of the request. The Kendall Township Board met on November 18, 2025, and recommended approval of the request. An email with this information was provided.

Petition information was sent to the Bristol-Kendall Fire Protection District on November 14, 2025.

The Petitioner desires to rezone the subject property in order to operate a construction sales and service business on the subject property.

Any new structures or the remodeling of existing structures would be required to meet applicable building codes.

Electricity is onsite. There is also a well and septic system on the property.

The property has access from Route 47 and Caton Farm Road.

Any new driveways and parking lots would be reviewed as part of the site plan review processes.

Any new odors could be addressed as part of the site plan review process.

Any new lighting would be reviewed as part of the site plan review process.

Any fencing, landscaping, or screening would be reviewed as part of the site plan review process.

Any signage would be reviewed as part of the site plan review process.

Any noise would be reviewed as part of the site plan review process.

Stormwater would be reviewed as part of the site plan review process.

The proposed Findings of Fact were as follows:

Existing uses of property within the general area of the property in question. The surrounding properties are used for agricultural purposes, commercial purposes (specifically a landscaping business), or communication purposes.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1, A-1 with a special use permit for agricultural implement services and machine parts sales, and B-3 with a special use permit for a landscaping business.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently zoned A-1 and would be limited because of its size to do many of the agricultural uses 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 and commercial uses. Commercial uses in the area probably will increase as the Illinois Department of Transportation widens Route 47.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The Future Land Use Map in the Land Resource Management Plan classifies this property as Transportation Corridor and Commercial.

The B-3 Highway Business Districts is consistent with the Commercial classification. The Land Resource Management Plan calls for limited B-3 Highway Business District zoned property on lands classified as Transportation Corridor.

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

Dan Kramer, Attorney for the Petitioner, discussed the history of uses on the property. He discussed the potential tenants for the property.

Member Wormley made a motion, seconded by Member Hamman, to recommend approval of Petition 25-23.

Member Bernacki felt the proposal met the Land Resource Management Plan.

The votes were as follows:
Ayes (9): Anzelc, Bernacki, Casey, Hamman, Landovitz, 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 December 15, 2025.

CITIZENS TO BE HEARD/PUBLIC COMMENT
None

OTHER BUSINESS/ANNOUNCEMENTS
Mr. Asselmeier reported that Petition 25-22 would be on the January agenda. The application deadline for the January meeting is January 2, 2026.

Member Casey requested the bylaws be amended to implement a five (5) minute time limit on speakers. This item will be placed on the agenda for the January meeting.

ADJOURNMENT
Member Wilson made a motion, seconded by Member McCarthy-Lange, to adjourn. With a voice vote of nine (9) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 10:06 p.m.

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

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
DECEMBER 10, 2025

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Josh Haggard	[redacted]	
Eileen Mc		
Karen Dohner		
SOLTW LAMBERT		
CHAD CRAGLEY		
CAROL BLATTICK		
ANNETTE LEBETTER		
Candice Hadley		

Dan Kramer
dkramer@kendallcountyil.gov
25-23
25-25

Laura Rainville
M Waeltz

[redacted]

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
110 WEST MADISON STREET, COURT ROOM
YORKVILLE, IL 60560
December 15, 2025 – 7:00 p.m.

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

ROLL CALL:
Members Present: Scott Cherry, Tom LeCuyer, Cliff Fox, Randy Mohr, Jillian Prodehl, Dick Thompson, and Dick Whitfield
Members Absent: None
Staff Present: Matthew Asselmeier, AICP, CFM
Others Present: Josh Haggard, Matt Clementi, Dan Kramer, and Jessica Zaca Tochimani

MINUTES:
Member LeCuyer made a motion, seconded by Member Whitfield to approve the minutes of the November 12, 2025, hearing/meeting.

With a voice vote of seven (7) ayes, the motion carried.

PETITIONS:
The Zoning Board of Appeals started their review of Petition 25-23 at 7:51 p.m.

Petition 25 – 23 – Robert Velazquez on Behalf of Always Faithful Properties, LLC

Request:	Map Amendment Rezoning the Subject Property from A-1 Agricultural District with a Special Use Permit to B-3 Highway Business District
PIN:	05-28-400-007
Location:	9475 Caton Farm Road, Yorkville, in Kendall Township
Purpose:	Petitioner Wants to Rezone the Property to Operate a Construction Sales and Service Business

Mr. Asselmeier summarized the request.

Robert Velazquez, on behalf of Always Faithful Properties, LLC, is requesting a map amendment rezoning approximately eight more or less (8 +/-) acres from A-1 Agricultural District with a special use permit to B-3 Highway Business District in order to operate a construction sales and service business on the subject property.

A construction sales and service business is a permitted use on B-3 zoned property.

The application materials, the plat of survey, and Ordinance 1982-4, which granted a special use permit for agricultural implement services and machine parts sales were provided.

One (1) single-family residential home is located on the property and would become a lawfully non-conforming use if the map amendment is approved.

The property is located at 9475 Caton Farm Road.

The property is approximately eight (8) acres in size.

The Current Land Use is Agricultural, Farmstead, Single-Family Residential, and special use for agricultural implement services and machine parts sales.

The Future Land Use is Transportation Corridor/Commercial.

Route 47 is a State maintained Arterial Road.

Yorkville has a trail planned along Route 47 in this area. IDOT has bicycle accommodations planned on the roadway.

There are no floodplains or wetlands on the property.

The adjacent land uses are landscaping business, Agricultural, and Utility.

The adjacent properties are zoned A-1, A-1 SU, and B-3.

The County's Plan calls for this area to be Transportation Corridor and Commercial.

The properties within one half (1/2) mile are zoned A-1, A-1 SU, and B-3 SU.

The B-3 special use permit to the north is for a landscaping business. The A-1 special use permit to the east is for agricultural implement services and machine parts sales. The parcel to the northeast is owned by the Federal Aviation Administration and is used for a communication tower.

The subject property is over two (2) miles from the United City of Yorkville and the Village of Plattville. Yorkville's Comprehensive Plan calls for this area to be Agriculture. Plattville's Comprehensive Plan calls for this area to be Commercial and Parks and Open Space.

EcoCAT Report submitted and consultation terminated.

The application for NRI was submitted on October 29, 2025. The LESA Score was 203 indicating a medium level of protection.

Petition information was sent to Kendall Township on November 14, 2025. The Kendall Township Planning Commission met on November 17, 2025, and recommended approval of the request. The Kendall Township Board met on November 18, 2025, and recommended approval of the request. An email with this information was provided.

Petition information was sent to the Bristol-Kendall Fire Protection District on November 14, 2025.

The Kendall County Regional Planning Commission reviewed the proposal at their meeting on December 10, 2025. Discussion occurred regarding the previous and proposed uses of 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 meeting were provided.

The Petitioner desires to rezone the subject property in order to operate a construction sales and service business on the subject property.

Any new structures or the remodeling of existing structures would be required to meet applicable building codes.

Electricity is onsite. There is also a well and septic system on the property.

The property has access from Route 47 and Caton Farm Road.

Any new driveways and parking lots would be reviewed as part of the site plan review processes.

Any new odors could be addressed as part of the site plan review process.

Any new lighting would be reviewed as part of the site plan review process.

Any fencing, landscaping, or screening would be reviewed as part of the site plan review process.

Any signage would be reviewed as part of the site plan review process.

Any noise would be reviewed as part of the site plan review process.

Stormwater would be reviewed as part of the site plan review process.

The proposed Findings of Fact were as follows:

Existing uses of property within the general area of the property in question. The surrounding properties are used for agricultural purposes, commercial purposes (specifically a landscaping business), or communication purposes.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1, A-1 with a special use permit for agricultural implement services and machine parts sales, and B-3 with a special use permit for a landscaping business.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently zoned A-1 and would be limited because of its size to do many of the agricultural uses 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 and commercial uses. Commercial uses in the area probably will increase as the Illinois Department of Transportation widens Route 47.

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

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

Chairman Mohr asked if there were any questions for staff.

Chairman Mohr opened the public hearing at 7:55 p.m.

Chairman Mohr swore in Dan Kramer.

Dan Kramer, Attorney for the Petitioner, discussed the landscaping business on the adjacent property and the plans for the subject property.

Chairman Mohr, asked about the house on the property. Mr. Kramer stated the house will be demolished.

Chairman Mohr closed the public hearing at 8:02 p.m.

Member LeCuyer made a motion, seconded by Member Cherry, to approve the findings of fact.

The votes were as follows:
Ayes (7): LeCuyer, Mohr, Prodehl, Thompson, Whitfield, Cherry, and Fox
Nays (0): None
Abstain (0): None
Absent (0): None

The motion carried.

Member Fox made a motion, seconded by Member Cherry, to recommend approval of the map amendment.

The votes were as follows:
Ayes (7): Fox, LeCuyer, Mohr, Prodehl, Thompson, Whitfield, and Cherry
Nays (0): None
Abstain (0): None
Absent (0): None

The motion carried.

The proposal will go to the Kendall County Planning Building and Zoning Committee on January 12, 2026, at 6:30 p.m.

The Zoning Board of Appeals completed their review of Petition 25-23 at 8:02 p.m.

PUBLIC COMMENTS
None

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

With a voice vote of seven (7) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 8:30 p.m.

Respectfully submitted by,

Wanda A Rolf,
Part-Time Office Assistant

Exhibits
1. Memo on Petition 25-23 Dated December 11, 2025
2. Certificate of Publication and Certificate of Mailings for Petition 25-23 (Not Included with Report but on file in Planning, Building and Zoning Office)

KENDALL COUNTY
ZONING BOARD OF APPEALS
December 15, 2025

In order to be allowed to present any testimony, make any comment, engage in cross-examination, or ask any question during this public hearing, you must enter your name, address, and signature on this form prior to the commencement of the public hearing. By signing this registration sheet, you agree that you understand that anything you say will be considered sworn testimony, and that you will tell the truth, the whole truth and nothing but the truth.

NAME	ADDRESS	SIGNATURE
Josh Haggard	[redacted]	
Dan Kamm		
Jessica Zaca Tochimani		
Matt Clementi		

State of Illinois
County of Kendall

Zoning Petition
#25-23

ORDINANCE NUMBER 2026-_____

MAP AMENDMENT FOR APPROXIMATELY EIGHT ACRES AT 9475 CATON FARM ROAD (PIN: 05-28-400-007) IN KENDALL TOWNSHIP

Rezone from A-1 With a Special Use Permit to B-3

WHEREAS, Section 36-42 of the Kendall County Code permits the Kendall County Board to approve map amendments and provides the procedure through which map amendments are granted; and

WHEREAS, the property that is subject of this ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural District consists of approximately eight more or less acres and is located at 9475 Caton Farm Road, Yorkville, and is identified by Parcel Identification Number 05-28-400-007, in Kendall Township. The legal description is set forth in Exhibit A attached hereto and incorporated by reference, and shall hereinafter be referred to as "the subject property"; and

WHEREAS, on June 8, 1982, the County Board granted a special use permit for agricultural implement services and machine parts sales by Ordinance 1982-4 for the subject property; and

WHEREAS, the subject property is currently owned by Always Faithful Properties, LLC as represented by Robert Velazquez and shall hereinafter be referred to as "Petitioner"; and

WHEREAS, on or about November 12, 2025, Petitioner's representative filed a petition for a Map Amendment rezoning the subject property from A-1 Agricultural District with a Special Use Permit to B-3 Highway Business District; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on November 27, 2025, and following due and proper notification to Kendall Township on or about November 28, 2025, and following due and proper notification to the property owners of record of properties located within five hundred feet of the subject property on or about November 28, 2025, the Kendall County Zoning Board of Appeals conducted a public hearing on December 15, 2025, at 7:00 p.m., in the Historic Courthouse at 110 W. John Street in Yorkville, at which the Petitioner's representative presented evidence, testimony, and exhibits in support of the requested Map Amendment and zero members of the public testified in favor of the proposal, in opposition to the proposal, or expressed comments regarding the requested Map Amendment; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended approval of the Map Amendment as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated December 15, 2025, a true and correct copy of which is attached hereto as Exhibit B; and

WHEREAS, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the testimony presented at the aforementioned public hearing and has considered the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has forwarded to the Kendall County Board a recommendation of **approval/denial/neutral** of the requested Map Amendment; and

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

State of Illinois Zoning Petition
County of Kendall #25-23

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 with a Special Use Permit to B-3 Highway Business District.

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

IN WITNESS OF, this ordinance has been enacted by a supermajority vote of the Kendall County Board and is effective this 20th day of January, 2026.

Attest:

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

LEGAL DESCRIPTION

For APN/Parcel ID(s): 05-28-400-~~005~~ 007

THAT PART OF SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTH EAST 1/4 FOR THE POINT OF BEGINNING; THENCE NORTH ALONG THE WEST OF SAID 1/4 SECTION, 642.65 FEET THENCE EASTERLY AT RIGHT ANGLES TO SAID WEST LINE, 647.36 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 090 DEGREES, 24 MINUTES, 55 SECONDS (AS MEASURED COUNTER CLOCKWISE) FROM THE LAST DESCRIBED COURSE, 638.57 FEET TO A POINT ON THE SOUTH LINE OF SAID 1/4 SECTION, 652.00 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTH LINE, 652.00 FEET TO THE POINT OF BEGINNING,

EXCEPTING

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 1 DEGREE 34 MINUTES 49 SECONDS WEST. ON A BEARING REFERENCED TO GRID NORTH OF THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, 642.65 FEET ON THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 83-2501 IN THE RECORDER'S OFFICE OF SAID COUNTY; THENCE NORTH 88 DEGREES 28 MINUTES 28 SECONDS EAST 54.92 FEET ON THE NORTH LINE OF SAID TRACT; THENCE SOUTH 1 DEGREE 33 MINUTES 05 SECONDS EAST 510.34 FEET; THENCE SOUTH 39 DEGREES 11 MINUTES 17 SECONDS EAST 96.76 FEET; THENCE SOUTH 1 DEGREE 53 MINUTES 30 SECONDS WEST 55.12 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 06 MINUTES 51 SECONDS WEST 110.38 FEET TO THE POINT OF BEGINNING.

A PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 642.50 FEET ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 (FOR PURPOSES OF THIS DESCRIPTION THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 IS ASSUMED TO BEAR DUE NORTH); THENCE NORTH 89 DEGREES 59 MINUTES 30 SECONDS EAST 472.42 FEET, ALONG THE NORTH LINE OF LAND DEEDED TO A. DENNIS ASHLEY RECORDED IN THE KENDALL COUNTY RECORDER'S OFFICE ON JUNE 15, 1983 AS DOCUMENT NO 210534, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 30 SECONDS EAST 175.00 FEET ALONG SAID NORTH PROPERTY LINE; THENCE SOUTH 00 DEGREES 24 MINUTES 00 SECONDS EAST 175.00 FEET ALONG THE EAST LINE OF SAID PROPERTY DEEDED TO A DENNIS ASHLEY: THENCE SOUTH 89 DEGREES 59 MINUTES 30 SECONDS WEST 175.00 FEET, THENCE NORTH 00 DEGREES 24 MINUTES 00 SECONDS WEST 175.00 FEET TO THE POINT OF BEGINNING.

Exhibit B

The Kendall County Zoning Board of Appeals held a public hearing on the Petition 25-23 on December 15, 2025. On December 15, 2025, 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

Existing uses of property within the general area of the property in question. **The surrounding properties are used for agricultural purposes, commercial purposes (specifically a landscaping business), or communication purposes.**

The Zoning classification of property within the general area of the property in question. **The surrounding properties are zoned A-1, A-1 with a special use permit for agricultural implement services and machine parts sales, and B-3 with a special use permit for a landscaping business.**

The suitability of the property in question for the uses permitted under the existing zoning classification. **The property is presently zoned A-1 and would be limited because of its size to do many of the agricultural uses 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 and commercial uses. Commercial uses in the area probably will increase as the Illinois Department of Transportation widens Route 47.**

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

RECOMMENDATION
Approval

Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 1/12/2026

Subject: Approval of Petition 25-25, Special Use Permit and Variance for a Kennel at 12076 Ashley Road

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

Approval of Petition 25-25, a Request from Brian Kubinski and Sherry Ailsworth for a Special Use Permit for a Kennel and a Variance to Section 36-282 (31) of the Kendall County Code by Allowing a Kennel Up To 100 Feet from Property Planned to Residential on the County's Future Land Use Map at 12076 Ashley Road, Newark (PIN: 08-02-100-003), in Lisbon Township; Property is Zoned A-1

Previous Board/Committee Review:

Kendall County Regional Planning Commission-Approval with Conditions (9-0-1) on December 10, 2025

Kendall County Zoning Board of Appeals-Approval with Conditions (7-0) on December 15, 2025

Fiscal impact:

N/A

Background and Discussion:

See attached Staff Report.

Staff Recommendation:
Approval with Conditions

Attachments:

Memo Dated December 30, 2025

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

Petition 25-25
Brian Kubinski and Sherry Ailsworth
A-1 Special Use Permit for Kennel and Variance to Setback Requirement from Lots Zoned or Planned as Residential

INTRODUCTION

The Petitioners would like to operate a kennel on the subject property.

As shown the site plan (Attachment 2), at its closest point, the kennel would be one hundred feet (100') from property planned to be Residential on the County's Future Land Use Map. The Petitioners are request requesting a variance from the requirement that the kennel be setback a minimum two hundred fifty feet (250') from property planned to be Residential on the County's Future Land Use Map.

The application materials, including the business plan, are included as Attachment 1. The site plan, including the landscaping plan, is included as Attachment 2.

SITE INFORMATION

PETITIONERS: Brian Kubinski and Sherry Ailsworth

ADDRESS: 12076 Ashley Road, Newark

LOCATION: Southeast Corner of the Intersection of Ashley Road and Helmar Road



TOWNSHIP: Lisbon

PARCEL #: 08-02-100-003

LOT SIZE: 5.0 +/- Acres

EXISTING LAND USE: Agricultural/Farmstead

ZONING: A-1

LRMP:

Future Land Use	Suburban Residential (Max 1.00 DU/Acre) (County) Low Density Residential (Plattville-Current Future Land Use) Agricultural (Plattville-Proposed Future Land Use)
Roads	Ashley Road is Major Collector maintained by Lisbon Township. Helmar Road is Local Road maintained by Lisbon Township.
Trails	None
Floodplain/ Wetlands	None

REQUESTED ACTION: Special Use Permit for Kennel

Variance to Allow a Kennel One Hundred Feet (100') from Property Planned to be Residential

APPLICABLE REGULATIONS: Section 36-282 (31) – A-1 Special Uses
Chapter 36, Article II, Division 3 – Special Use Procedures
Section 36-39 – Variance Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Countryside Residential (Max 0.33 Du/Acre) (County) Low Density Residential (Plattville)	A-1
South	Agricultural/Farmstead	A-1	Suburban Residential (Max 1.00 Du/Acre) (County) Low Density Residential (Plattville)	A-1 (County) A-1 (Plattville)
East	Agricultural	A-1	Suburban Residential (County) Low Density Residential/Parks and Open Space (Plattville)	A-1

West	Agricultural	A-1	Agricultural (County) Low Density Residential/Parks and Open Space (Plattville)	A-1

As of the date of this memo, Plattville's proposed Future Land Use Map calls for this area to be Agricultural and Public/Open Space along the drainage area east of the subject property.

There are five (5) homes located within one half (1/2) of a mile from the subject property.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report was submitted on October 29, 2025, and consultation was terminated (see Attachment 1, Page 12).

NATURAL RESOURCES INVENTORY

The application for NRI was submitted on November 4, 2025 (see Attachment 1, Page 13). The LESA Score was 176 indicating a low level of protection. The NRI Report is included as Attachment 6.

ACTION SUMMARY

LISBON TOWNSHIP

Petition information was sent to Lisbon Township on November 19, 2025.

On November 18, 2025, Lisbon Township submitted a request for a ROW dedication along Ashley Road and Helmar Road at a depth of forty-five feet (45') from the centerline. The email is included as Attachment 5.

The Lisbon Township Planning Commission and Lisbon Township Board recommended approval of the proposal. The email is included as Attachment 7.

VILLAGE OF PLATTVILLE

Petition information was sent to the Village of Plattville on November 19, 2025.

BRISTOL KENDALL FIRE PROTECTION DISTRICT

Petition information was sent to the Bristol Kendall Fire Protection District on November 19, 2025.

RPC

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on December 10, 2025. It was noted that keeping the dogs indoors, installing the landscaping to the east, and vetting of the dogs using the facility would be the way that noise was controlled. 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 are included as Attachment 8.

ZBA

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on December 15, 2025. The Petitioner's Attorney was the only person that testified at the public hearing. He described the proposed business and stated that no animals would be kept overnight. The Kendall County Zoning Board of Appeals recommend approval of the proposal with the conditions proposed by Staff by a vote of seven (7) in favor and zero (0) in opposition. The minutes of the hearing are included as Attachment 9.

GENERAL INFORMATION

Per Section 36-282 (31) of the Kendall County Code, kennels can be special uses on A-1 zoned property subject to the following condition:

1. Kennels, provided that the kennels must be located inside and must be located a minimum of two hundred fifty (250) feet from the lot line of lots zoned residential or shown as residential on the Land Resource Management Plan map and one hundred fifty (150) feet from lots zoned other than residential or shown on the Land Resource Management Plan map as nonresidential. The animals must be indoors by sunset, except for the purposes of owners picking up and dropping off pets and regular bathroom breaks until 10:00 p.m.

If the County Board approves the variance, the above condition has been met.

BUSINESS OPERATION
According to the information provided to the County in Attachment 1, Pages 3-6, the Petitioners plan to offer kennel services at the subject property. The proposed normal hours of operation shall be Monday through Friday from 7:00 a.m. until 6:00 p.m. and Saturday and Sunday from 8:00 a.m. until 5:00 p.m. Pets experiencing medical emergencies may be tended to outside the hours of operation. If a pet owner has an emergency such as a car accident or illness, they may pick up or drop off pets outside the approved hours of operation.

A maximum of twenty-five (25) pets per building for a total of fifty (50) pets may be kenneled on the subject property at any time.

Per the Kendall County Zoning Code, all animals will be indoors by sunset, except for bathroom breaks until 10:00 p.m.
The maximum number of employees shall be five (5) and at least one (1) employee shall be onsite when animals are kenneled.

The Petitioners may sell ancillary items related to their operations.

BUILDING AND BUILDING CODES
As noted in the site plan (see Attachment 2), the Petitioners plan to construct two (2) approximately four thousand (4,000) square foot buildings. Each building would have one (1) approximately nine hundred (900) square play areas and three (3) one hundred (100) square foot dog runs. The play areas and dogs runs would be surrounded by chain link fence and would be grass. The rendering of the buildings is included as Attachment 4. The Petitioners indicated that the second building would be constructed as the business grows; no information was provided regarding which building would be constructed first.

There is one (1) existing approximately one thousand nine hundred (1,900) square foot house on the property. This building is planned to be used as offices.

The Petitioners do not plan to reside on the property.

Applicable building and change of occupancy permits will be required.

ENVIRONMENTAL HEALTH
The property is served by a well and septic system. No new wells and septic systems are planned for the business. Patrons and employees would use the restroom facilities inside the existing house.

STORMWATER
WBK Engineering is reviewing the need for stormwater permit at the property.

ROAD ACCESS
The property has an existing driveway off of Ashley Road.

Lisbon Township is requesting rights-of-way dedications along Ashley and Helmar Roads.

PARKING
The Petitioners propose to install an eighteen (18) stall parking lot; two (2) of the spaces would be handicapped accessible.

LIGHTING
The Petitioners indicated they might install lighting over the doors. No additional lighting is planned.

SIGNAGE
The Petitioners plan to have one (1) monument sign along Ashley Road. The sign shall look substantially like the picture provided as the sign example (Attachment 3). The sign will not be illuminated.

LANDSCAPING
Per the site plan included as Attachment 2, the Petitioners plan to install deciduous trees (a mix of oaks and maples) at ten foot (10') intervals along with understory materials and hedging between the trees. The trees shall be planted by July 1, 2026, and will be at least six feet (6') in height at time of planting. The understory will be ornamental grasses and hedge materials at least four feet (4') in height when they bloom.

NOISE CONTROL
Noise will be addressed by the installation of trees and berms and having the animals indoors by sunset.

REFUSE PLAN
The site plan shows one (1) one hundred twenty (120) square foot dumpster enclosure between the existing house and southern kennel building. The dumpster enclosure will be surrounded by a wood fence.

RELATION TO OTHER SPECIAL USES
If approved, this would be the seventh active special use permit for a kennel in unincorporated Kendall County.

FINDINGS OF FACT-SPECIAL USE PERMIT
The Findings of Fact for the special use permit were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The immediately adjacent properties are also zoned A-1. In addition, the site plan shows trees planted along the eastern property line. a six foot (6') tall fence around the outdoor play area. The proposed building will be soundproofed. The Petitioners do not plan to be open before 7:00 a.m. or after 6:00 p.m. The Petitioners intend to follow the Kendall County Zoning Code as it relates to having all pets inside by dusk except for bathroom breaks.**

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 Petitioners plan to vegetation along the eastern property line. The Petitioners will have animals indoors by sunset, expect for bathroom breaks. The proposed hours of operation will also prevent injury to neighboring land uses.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **This is true. Adequate ingress and egress will be provided off of Ashley Road. The Petitioners will have to secure applicable permits related to stormwater, well, and septic, if required.**

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. **If the requested variance related to setback from residentially planned areas is approved, this is true.**

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

FINDINGS OF FACT-VARIANCE
The Findings of Fact for the variance were as follows:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. **The subject parcel is a corner lot and the properties to the west are planned to Agricultural. No existing residences are located on the adjoining properties planned to Residential.**

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. **The number of properties zoned A-1 with residentially planned uses in the vicinity is unknown. However, only five (5) existing homes are located within one half (1/2) mile of the subject property.**

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. **The current owner did not plat the lot. The current owner does wish to operate a kennel at the property.**

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. **The requested variance should not negatively impact any of the neighbors and will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood because conditions can be placed on the special use permit related to hours of operation and number of animals on the property.**

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. **Provided the proposed conditions are included in the special use permit, the requested variance will not impair light reaching other properties, cause congestion on any public street, diminish or impair property values, or increase the danger of fire or negatively impact public safety.**

RECOMMENDATION
Staff recommends approval of the requested special use permit for a kennel and variance subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the attached site plan (Attachment 2).
2. A variance is granted Section 36-282 (31) of the Kendall County Code reducing the setback for kennels from properties planned to be residential. To that end, the use allowed by this special use permit shall be located a minimum of one hundred feet (100') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map and one hundred fifty feet (150') from lots zoned other than Residential or shown on the LRMP map as non-residential.
3. Within sixty days (60) days of approval of this special use permit ordinance, the property owners shall convey land to Lisbon Township for Ashley Road and Helmar Road right-of-way at a depth of forty-five feet (45') as measured from the centerlines of each road. The Kendall County Planning, Building and Zoning Department may grant extensions to this deadline.
4. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan (Attachment 2). The sign shall look substantially like the picture provided as the sign example (Attachment 3). The owners or operators of the business allowed by this special use permit shall secure applicable permits for this sign. Additional directional and warning signs may be installed on the property without the need to obtain permits.
5. The vegetation shown on the eastern property on the site plan (Attachment 2) shall consist of deciduous trees (a mix of oaks and maples) at ten foot (10') intervals along with understory materials and hedging between the trees. The trees shall be planted by July 1, 2026, and will be at least six feet (6') in height at time of planting. The understory will be ornamental grasses and hedge materials at least four feet (4') in height when they bloom. Damaged or dead vegetation shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. The Kendall County

Planning, Building and Zoning Department may grant extensions to the deadline for installing the vegetation.

6. A maximum of twenty-five (25) pets per building for a total of fifty (50) pets may be kenneled on the subject property at any time.
7. The animals must be indoors by sunset, except for the purposes of owners picking up and dropping off pets and regular bathroom breaks until 10:00 p.m.
8. The normal hours of operation for the businesses allowed by this special use permit shall be Monday through Friday from 7:00 a.m. until 6:00 p.m. and Saturday and Sunday from 8:00 a.m. until 5:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies may be tended to outside the hours of operation. If a pet owner has an emergency such as a car accident or illness, they may pick up or drop off pets outside the approved hours of operation.
9. The maximum combined number of employees for the businesses allowed by this special use permit shall be five (5), including the business owners.
10. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.
11. Any construction on the property related to the businesses allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.
12. Any lighting installed on the property related to the business allowed by this special use permit shall not be considered as agricultural purposes and must follow the lighting regulations contained in the Kendall County Code as they relate to business uses.
13. The operator(s) of the businesses allowed by this special use permit may sell ancillary items related to their operations.
14. The operator(s) of the businesses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
15. The operator(s) of the businesses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of these types of businesses.
16. 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.
17. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

The draft ordinance is included as Attachment 10.

ATTACHMENTS

1. Application Materials (Including the Business Plan, Petitioner's Findings of Fact, EcoCat)
2. Site Plan (Including the Landscaping Plan)
3. Sign Picture
4. Building Elevations
5. November 18, 2025, Email from Lisbon Township
6. NRI Report
7. December 10, 2025, Email from Lisbon Township
8. December 10, 2025, Kendall County Regional Planning Commission Meeting Minutes (This Petition Only)
9. December 15, 2025, Kendall County Zoning Board of Appeals Minutes (This Petition Only)
10. Draft Ordinance.

DEPARTMENT OF PLANNING, BUILDING & ZONING
807 West John 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) Brian Kubinski and Sherry Ailsworth		
CURRENT LANDOWNER/NAME(s) Brian Kubinski and Sherry Ailsworth		
SITE INFORMATION ACRES 5.0004 Acres	SITE ADDRESS OR LOCATION 12076 Ashley Road, Newark, Illinois 60541	ASSESSOR'S ID NUMBER (PIN) 08-02-100-003
EXISTING LAND USE Single family home and farm land	CURRENT ZONING A-1	LAND CLASSIFICATION ON LRMP A-1

REQUESTED ACTION (Check All That Apply):

_X_ SPECIAL USE	___ MAP AMENDMENT (Rezone to ___)	_X_ 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.)
AMENDMENT TO A SPECIAL USE (___ Major; ___ Minor)		

[1]**PRIMARY CONTACT** Daniel J. Kramer	**PRIMARY CONTACT MAILING ADDRESS** [redacted]	**PRIMARY CONTACT EMAIL** [redacted]
PRIMARY CONTACT PHONE # [redacted]	**PRIMARY CONTACT FAX #** 630-553-5764	**PRIMARY CONTACT OTHER #**(Cell, etc.)
[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** 11/4/25

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*

Date Stamp Here If Checklist Is Complete

Petitioners are requesting an A-1 Special Use to operate a Dog Day Care Facility. Petitioners are requesting a Variance from the East Property line to allow a 100 foot setback for any new buildings to operate the Dog Care Facility from the Kendall County Zoning Ordinance Requirement of 250 feet from the property line.

Doggie Daycare Business Plan:

Our facility is a luxury dog boarding and daycare retreat, set on 4+ acres of peaceful farmland. With cozy, private suites and enriching play in a home-like facility setting, we offer expert care, training, and round-the-clock attention. A safe, happy haven for dogs - just like home, only better.

At our facility, we're passionate about providing a safe, comfortable, and enriching environment where dogs truly feel at home. Inspired by our love for animals and the calming beauty of nature, we've created a retreat that blends expert care with personalized attention. Whether it's playtime in the fresh air, relaxing in a private suite, or enjoying a guided nature walk, every dog is treated like family. Our mission is simple, to give your dog the happiest stay possible.

To keep your dog mentally and physically engaged, we offer a wide variety of enrichment activities, including puzzle games that challenge problem-solving skills, scent-based sniff-and-seek games that engage their natural instincts, and interactive games for bonding and exercise. We also provide agility courses to help build confidence and coordination, treat-dispensing toys for mind stimulation, rewarding play, and guided nature walks around our peaceful property to provide plenty of exercise that encourages calmness and relaxation for rest time.

And, when it's time for your dog to head home, we offer luxurious spa baths so they leave smelling fresh and feeling pampered.

Whether it's a weekend away or an extended vacation, you can trust that our facility will provide your dog with the love, care, and attention they deserve.

Number of Employees:

Full-time: 2

Part-time: 2

Proposed Hours of Operation:

Daycare: 7am - 6pm

Boarding: 1 Team Member On Site 24/7

LAW OFFICES
OF
Daniel J. Kramer

DANIEL J. KRAMER

1107A SOUTH BRIDGE STREET
YORKVILLE, ILLINOIS 60560
(630) 553-9500
Fax: (630) 553-5764
DKRAMER@DANKRAMERLAW.COM

KELLY A. HELLAND
D.J. KRAMER

November 14, 2025

Matt Asselmeier
Kendall County Building & Zoning
111 W. Fox St.
Yorkville, IL 60560

Via E-Mail: Masselmeier@kendallcountyil.gov

Re: Ailsworth and Kubinski Special Use and Variance Application
12076 Ashley Road, Kendall County, Illinois

Dear Matt:

I have received your email of November 5, 2025, with 19 additional questions and have the following responses:

1. Hours of operation:
   Mon - Fri 7am - 6pm
   Sat - Sun 8am - 5pm
   We would expect all drop-offs and pickups to be within the stated hours of operation unless an emergency happened such as car accident or customer illness.

2. The proposed maximum number of daycare animals for one building would be 25 and proposed maximum for 2nd building would be another 25 dogs. The proposed total maximum for both buildings would be a total of 50 dogs.

3. There would be 3 full-time employees, which would include 1 of the owners. And additional 2 part-time employees that do not include the owners.

4. The owners would reside off premises. The home would be used as an office, and we would have an employee who would stay on-site when animals are present during hours. Patrons would be allowed to use the bathroom facilities in the residence on site.

5. The existing well servicing the current house and garage as well as the existing septic are adequate to handle the one employee and customers. No new well or septic is anticipated.

6. No bathrooms will be added to either of the proposed animal buildings.

7. There is a possibility of complimentary sales of personal property such as leashes, dog feeding bowls and trays, and the like. However, as to starting the business they do not at present plan on providing retail sales.

8. My clients plan to have dumpster; surrounded by wood fence enclosure.

9. We have provided an elevation of the proposed sign which will not be illuminated.

10. The outdoor play area and dog runs are now shown on the revised Special Use Plan. There is fencing that would be planned for the back (East) side of the building for an outdoor play area. The play area would be about 900 sq ft and it would be all grass.

11. Dumpster will be surrounded by a wood fence. See answer to #8

12. There will be no additional site lighting such as light poles and the like. There likely will be some low-density entry lights next to the doorway for the Doggy Day Care Facility to be built which would be much like an entryway light on a residential home. They will be attached to the building and wall mounted.

13. There is landscaping showing on the east boundary of the property in that the Applicants will install deciduous trees at 10-foot intervals as indicated on the filed Site Plan; and then fill in with understory materials and hedging between the trees.

14. The picture you have is the elevation that the first building will look like and the square footage is correct at 4,000 sq. ft. The second building would be the same elevation if built. It depends on the demand for the services if the second building is necessary

15. Phil Young and Andrew Young adjusted the location of the ADA parking spaces.

16. The dimensions of parking and driveways have been included in the revised Site Plan Attached hereto.

17. The outdoor play area and dog runs are now shown on the revised Special Use Plan. There is fencing that would be planned for the back (East) side of the building for an outdoor play area. The play area would be about 900 sq ft and it would be all grass.

18. Hudson Cabins does incorporate the features we have answered above.

19. We are fine leaving the overpayment in your hands until we hear if you are going to need any stormwater review by Greg Chismark.

We would ask that this point-by-point response to your 19 additional questions as well as the revised drawing be treated as a completed application so we can move ahead with applications at both the County and Township Levels. Please confirm

Matt Asselmeier

From: Daniel J. Kramer <[redacted]
Sent: Saturday, November 15, 2025 11:33 AM
To: Matt Asselmeier; Seth Wormley; Christina Burns; Ruben Rodriguez
Subject: RE: [External]Re: Ailsworth and Kubinski Application

There will always be an employee or Owner on-site during hours of operation when any animals are present. Animals at no time will be left unattended.

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: Friday, November 14, 2025 2:10 PM
To: Daniel J. Kramer <[redacted] Seth Wormley <swormley@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>; Ruben Rodriguez <rrodriguez@kendallcountyil.gov>
Subject: RE: [External]Re: Ailsworth and Kubinski Application

Dan:

Thank you for the responses.

I have a couple follow-up questions:

1. Regarding item 4, your response says that an employee would be onsite when animals are present during hours. In the original submittal, the business plan says that one team member would be onsite 24/7. Please clarify when a staff member will be onsite. The answer to this question would determine if the buildings need to be sprinkled per Section 18.2 of the Illinois Animal Welfare Act (225 ILCS 605/18.2).
2. Regarding the landscaping, what is the timeline for planting the vegetation? What is the height of the trees at the time of planting? What will the height of the trees be at maximum height?

I need the answers to the above questions for the application to be considered complete.

Matt Asselmeier

From: Daniel J. Kramer <[redacted]
Sent: Saturday, November 15, 2025 11:35 AM
To: Matt Asselmeier; Seth Wormley; Christina Burns; Ruben Rodriguez
Subject: RE: [External]Re: Ailsworth and Kubinski Application

The trees will be planted by July 1, 2026. Normal 3 inch CALIPER NURSERY TREES AT PLANTING(6-8 FEET) IN HEIGHT. Generally a mix of maple and oak. The maple will grow rapidly to a twenty foot height. Oak much slower but a height in excess of 20 ft. In between understory will be ornamental grasses and hedge materials of 4-8 feet when bloom and as they grow.

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: Friday, November 14, 2025 2:10 PM
To: Daniel J. Kramer <[redacted]; Seth Wormley <swormley@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>; Ruben Rodriguez <rrodriguez@kendallcountyil.gov>
Subject: RE: [External]Re: Ailsworth and Kubinski Application

Dan:

Thank you for the responses.

I have a couple follow-up questions:

1. Regarding item 4, your response says that an employee would be onsite when animals are present during hours. In the original submittal, the business plan says that one team member would be onsite 24/7. Please clarify when a staff member will be onsite. The answer to this question would determine if the buildings need to be sprinkled per Section 18.2 of the Illinois Animal Welfare Act (225 ILCS 605/18.2).
2. Regarding the landscaping, what is the timeline for planting the vegetation? What is the height of the trees at the time of planting? What will the height of the trees be at maximum height?

LEGAL DESCRIPTION:

The Northerly 660 feet of the Westerly 330.14 feet as measured along the West and North Lines, of the Northwest Quarter of Section 2, Township 35 North, Range 7 East of the Third Principal Meridian, in Lisbon Township, Kendall County, Illinois.

202500005932
DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL
RECORDED: 05/15/2025 01:56 PM
RECORDING FEE 58.00
RHSP 18.00
PAGES: 4

WARRANTY DEED
Statutory (Illinois)

THE GRANTOR,

Brian Kubinski,
A single person
of the [redacted]
in the
and [redacted]

for and in consideration of Ten and 00/100 Dollars in hand paid, **CONVEYS AND WARRANTS TO:**

Brian Kubinski and Sherry Ailsworth in Joint Tenancy

whose address is: [redacted]

not as Tenants in Common, but in JOINT TENANCY, all interest in the following described Real Estate situated in the County of Kendall In the State of Illinois, to wit:

see attached legal description

SUBJECT TO: Existing easements, covenants, and restrictions of record, and 2024 and subsequent years real estate taxes.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in Tenancy in Common, but in Joint Tenancy forever.

Permanent Real Estate Index Number 08-02-100-003-0000
Address of Real Estate: 12076 Ashley Road, Newark, Illinois 60541

Dated this 17 Day of ~~January~~ APRIL, 2025.

[redacted]

Brian Kubinski

Warranty Deed - Statutory

STATE OF ILLINOIS)
) SS.
COUNTY OF ~~KENDALL~~ WILL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brian Kubinski personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this instrument as 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 notarial seal this 17 Day of ~~January~~ APRIL, 2025.

[redacted]

Notary Public

GRANTEES' ADDRESS
SEND SUBSEQUENT TAX BILLS TO:
Brian Kubinski and Sherry Ailsworth
[redacted]

OFFICIAL SEAL
LORI FREEMAN
NOTARY PUBLIC, STATE OF ILLINOIS
WILL COUNTY
MY COMMISSION EXPIRES 08/04/2025

AFTER RECORDING RETURN TO:
THIS DOCUMENT PREPARED BY:
Attorney Daniel J. Kramer
1107A S. Bridge Street
Yorkville, IL 60560
630-553-9500

This Transaction EXEMPT under provisions of 35ILCS 200/31-45, Par. E.
Dated 04/17/2025
Signed [redacted]

LEGAL DESCRIPTION:

The Northerly 660 feet of the Westerly 330.14 feet as measured along the West and North Lines, of the Northwest Quarter of Section 2, Township 35 North, Range 7 East of the Third Principal Meridian, in Lisbon Township, Kendall County, Illinois.

Debbie Gillette
Kendall County Clerk & Recorder

PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

Daniel J. Kramer, being duly sworn on oath, states that affiant resides at 1107 A. S. Bridge St., Yorkville, IL 60560. 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 ___ 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 _____ day of _____, 2025.

Colleen Hanson
Signature of Notary Public

[redacted]
Signature of Affiant

"OFFICIAL SEAL"
COLLEEN T HANSON
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979188
MY COMMISSION EXPIRES 10/8/2027

111 West Fox Street, Yorkville IL 60560-1498
(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

Website: www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Brian Kubinski and Sherry Ailsowrth
Address: [redacted]
City, State, Zip: [redacted]
Phone Number: [redacted]
Email: sherry.[redacted]

Contact Person: Daniel J. Kramer
1107A S. Bridge Street
Yorkville, IL 60560
630-553-9500
[redacted]

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

Site Location & Proposed Use

Township Name Lisbon Township 35 N, Range 7 E, Section(s) 2
Parcel Index Number(s) 08-02-100-003-0000
Project or Subdivision Name _____ Number of Acres 5.004
Current Use of Site house and vacant farmland Proposed Use Dog Daycare
Proposed Number of Lots 1 Proposed Number of Structures 2
Proposed Water Supply existing well Proposed type of Wastewater Treatment existing septic
Proposed type of Storm Water Management none

Type of Request

☐ Change in Zoning from _____ to _____
☐ 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, 2025, are as follows:
Full Report: $450.00 for five acres and under, plus $25.00 per acre for each additional acre or any fraction thereof over five.
Executive Summary Report: $375.00 (KCSWCD staff will determine when a summary report will be necessary)
Review Letter: $75.00 (KCSWCD staff will determine when a review letter will be necessary)

Fee for first five acres and under	$ 450.00
1 Additional Acres at $25.00 each	$ 25.00
Total NRI Fee	$ 475.00

NOTE: Applications are due by the 1st of each month to be on that month's SWCD Board Meeting Agenda. Applications can be emailed to alyse@kendallswcd.org and checks mailed separately. 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] 11/4/25
Petitioner or Authorized Agent **Date**

This report will be issued on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap or marital status.

FOR OFFICE USE ONLY

NRI#_____ Date initially rec'd _____ Date all rec'd _____ Board Meeting _____
Fee Due $_____ Fee Paid $ _____ Check #_____ Over/Under Payment _____ Refund Due_____

EcoCAT
Ecological Compliance Assessment Tool

Applicant:	Sherry Ailsworth and Brian Kubinski	*IDNR Project Number:*	2606868
Contact:	Daniel J. Kramer	*Date:*	10/29/2025
Address:	12076 Ashley Road Newark, IL 60541		
Project:	Ailsworth & Kubinski		
Address:	12076 Ashley Road, Newark		

Description: Building a building to operate a dog day care facility

Natural Resource Review Results

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

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

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location
The applicant is responsible for the accuracy of the location submitted for the project.

County: Kendall

Township, Range, Section:
35N, 7E, 2
36N, 7E, 35



IL Department of Natural Resources Contact
Adam Rawe
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
Kendall County Planning, Building, and Zoning
Matt Asselmeier
807 W John Street
Yorkville, Illinois 60560

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Findings of Fact- Special Use

1) The existing use of the property is a house and outbuilding for single family residential use. The Special Use sought under this Application for Special Use and accompanying Setback Variance for the East Property Line would allow construction for one building initially and a second building if the business takes off for operating a doggy daycare. It is intended to allow for clients to drop off their dog during the day while they are at work. It will in no way endanger public health, safety, morals, comfort, or interrupt with the general welfare in that there are no immediate neighbors adjoining the subject real property that are affected by the proposed Special Use. The immediate adjoining property owners are all vacant row crop land. The proposed Special Use fulfills a vital function for the community in that many people need a drop off points for their pets while they are at work.

2) Same answer as above. The property is situated at the intersection of Ashley Road and Helmar Road and serves as a great drop-off point for people working north and east of the City of Morris including commuters to the City of Chicago and other places of improvement.

3) There are adequate utilities. There is adequate electric to service the subject property. The building may or may not be served by gas and may be served by propane. The roadways are adequate for the intended use and there are no other utilities involved. The existing driveway will serve as access to the property.

4) The Proposed Special Use conforms to all Kendall County Zoning Ordinances other than the Special Use designed for bull blown "Dog Kennels" which normally requires a 250-foot setback from adjoining properties if there is residential development or a Comprehensive Plan calls out the adjoining land as future residential. The nearest community is the Village of Platteville which has continually taken an anti-residential position with the County and prospective developers. There are no municipal sanitary sewer or water systems remotely close to the property which indicates that residential development in the intermittent and near future is very unlikely. The adjoining properties are prime farmland which would have a high LESA protection score for agricultural purposes which likewise would negate the possibility of residential development in the intermediate and near future.

5) The Special Use purposed meets with the County's standards for Special Uses.

Finding of Fact- Variance

1. It is an unusual setback requirement imposed under the Special Use for kennels to protect existing and anticipated residential areas. For the reasons outlined on the main Special Use Findings of Fact there is a very slim likelihood of residential development being developed on the eastern property line the 250-foot set back serves no purpose because residential development is extremely unlikely in this prime agricultural area. Further there is the fact that there are no municipal utilities within miles of the subject eastern property militates any residential use in the long term.

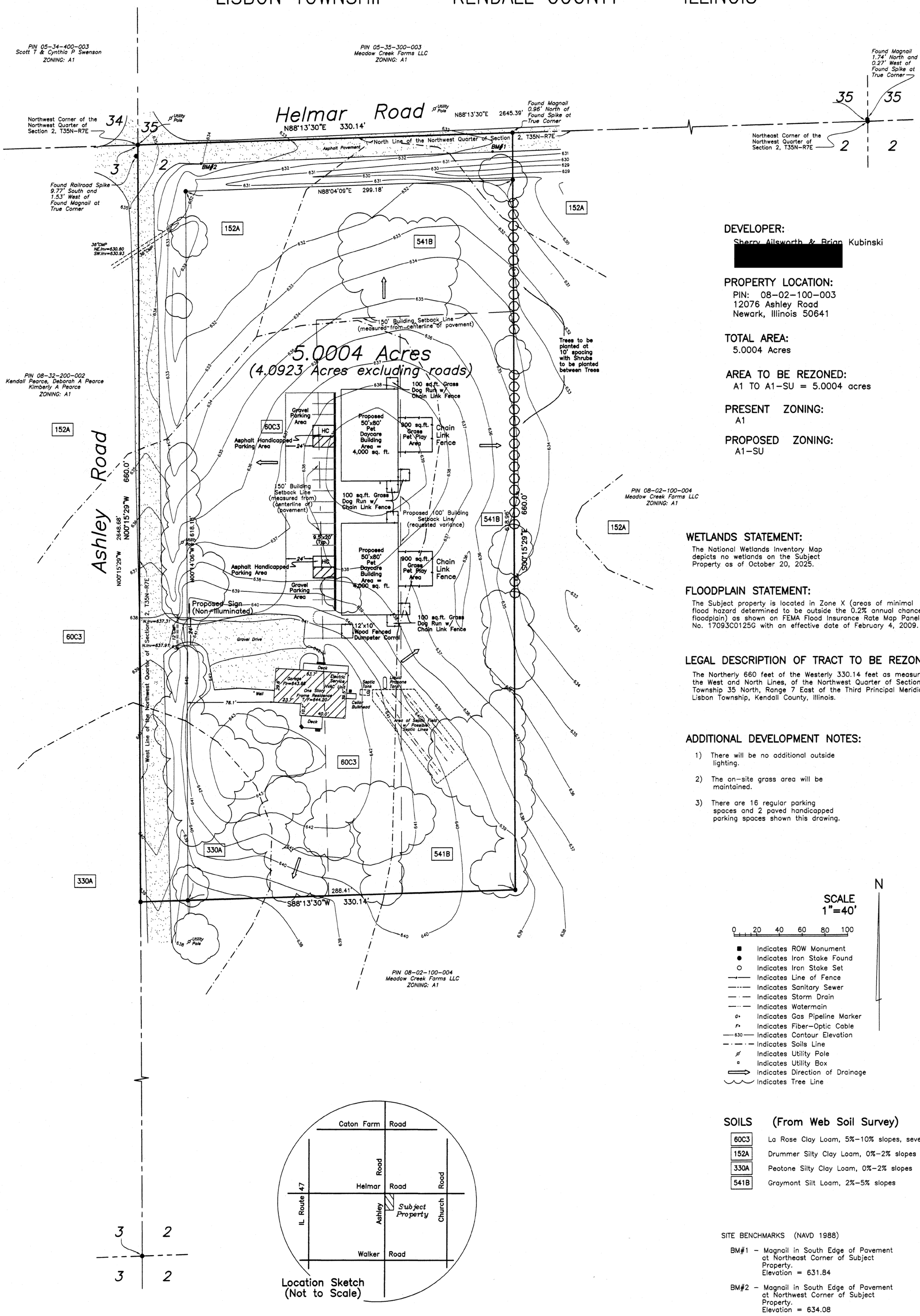
2. The uniqueness of the Variance to the subject property is that the subject property for which the Variance is sought is that it has no residential users next to the property. It is surrounded by vacant row crop farmland not even animal husbandry farmland.

3. It would not be applicable generally. The requested Variance would only be applicable in areas that are primarily zoned agricultural and have no near residential uses. The difficulty is with an Ordinance that is designed to protect residential subdivisions which has no application to the property owned by the Applicant which consists of a house totally surrounded by vacant agricultural property.

4. The granting of the Variance and substantial setbacks on all 4 boundaries on the property protect any future development in the long term and the service of providing doggy day care provides a useful community benefit.

5. There is no effect on the supply of light, air, or increased congestion to surrounding properties. There is no increased danger of fire given the type of building that is being built and there is no endangerment to public safety or diminishment in surrounding agricultural values. In fact, a new nicely constructed commercial type building will enhance surrounding properties.

ZONING PLAT OF
PART OF THE NORTHWEST QUARTER OF SECTION 2, T35N–R7E, 3rd PM
LISBON TOWNSHIP KENDALL COUNTY ILLINOIS



DEVELOPER:
Sherry Ailsworth & Brian Kubinski
[redacted]

PROPERTY LOCATION:
PIN: 08–02–100–003
12076 Ashley Road
Newark, Illinois 50641

TOTAL AREA:
5.0004 Acres

AREA TO BE REZONED:
A1 TO A1–SU = 5.0004 acres

PRESENT ZONING:
A1

PROPOSED ZONING:
A1–SU

WETLANDS STATEMENT:

The National Wetlands Inventory Map depicts no wetlands on the Subject Property as of October 20, 2025.

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. 17093C0125G with an effective date of February 4, 2009.

LEGAL DESCRIPTION OF TRACT TO BE REZONED:

The Northerly 660 feet of the Westerly 330.14 feet as measured along the West and North Lines, of the Northwest Quarter of Section 2, Township 35 North, Range 7 East of the Third Principal Meridian, in Lisbon Township, Kendall County, Illinois.

ADDITIONAL DEVELOPMENT NOTES:

1) There will be no additional outside lighting.
2) The on–site grass area will be maintained.
3) There are 16 regular parking spaces and 2 paved handicapped parking spaces shown this drawing.

SCALE 1"=40'

0 20 40 60 80 100

- ■ Indicates ROW Monument
- ● Indicates Iron Stake Found
- ○ Indicates Iron Stake Set
- Indicates Line of Fence
- Indicates Sanitary Sewer
- Indicates Storm Drain
- Indicates Watermain
- Indicates Gas Pipeline Marker
- Indicates Fiber–Optic Cable
- 630 Indicates Contour Elevation
- Indicates Soils Line
- Indicates Utility Pole
- Indicates Utility Box
- Indicates Direction of Drainage
- Indicates Tree Line

N

SOILS (From Web Soil Survey)

60C3	La Rose Clay Loam, 5%–10% slopes, severely eroded
152A	Drummer Silty Clay Loam, 0%–2% slopes
330A	Peotone Silty Clay Loam, 0%–2% slopes
541B	Graymont Silt Loam, 2%–5% slopes

SITE BENCHMARKS (NAVD 1988)

BM#1 – Magnail in South Edge of Pavement at Northeast Corner of Subject Property.
Elevation = 631.84

BM#2 – Magnail in South Edge of Pavement at Northwest Corner of Subject Property.
Elevation = 634.08

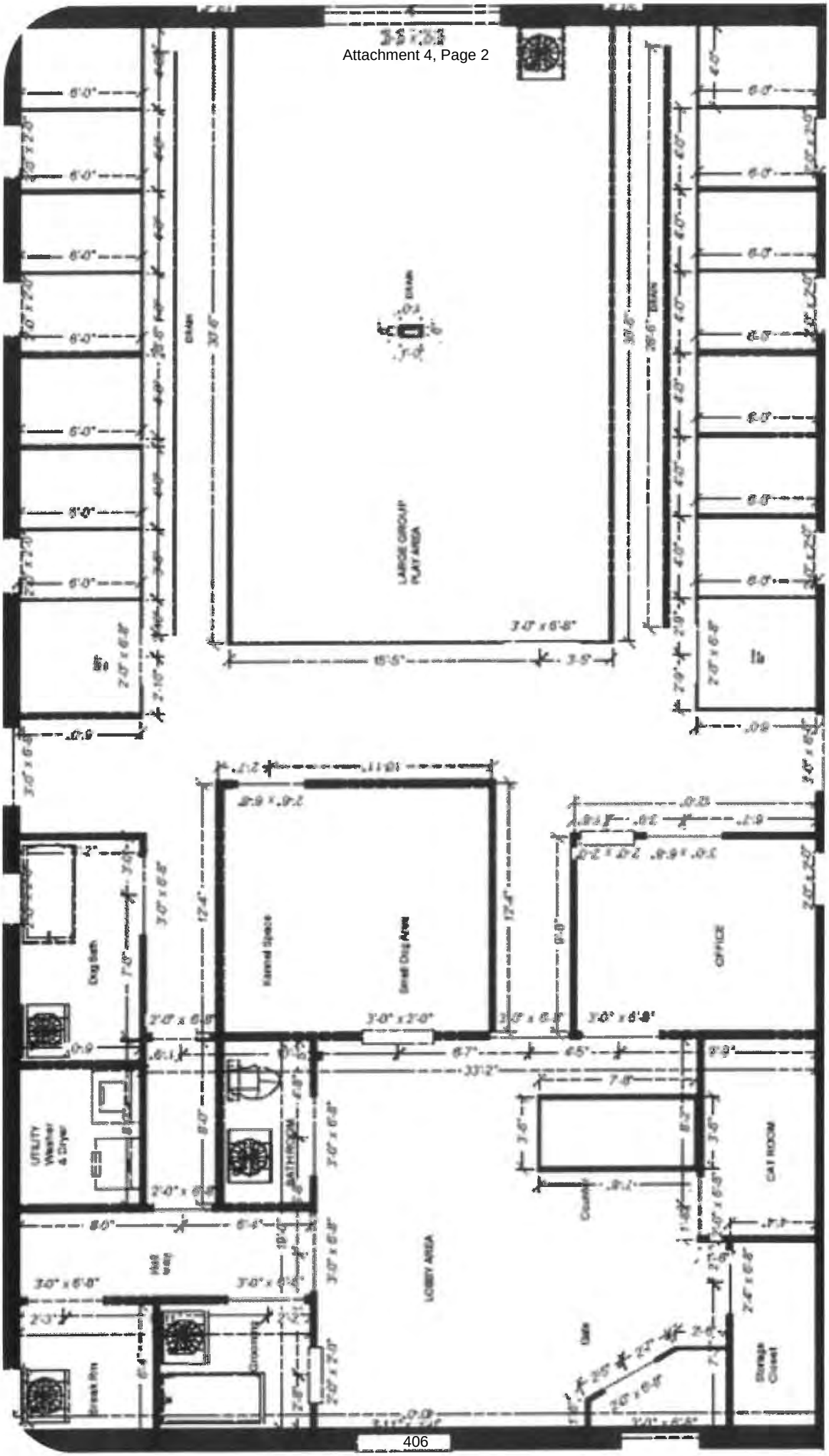
November 13, 2025

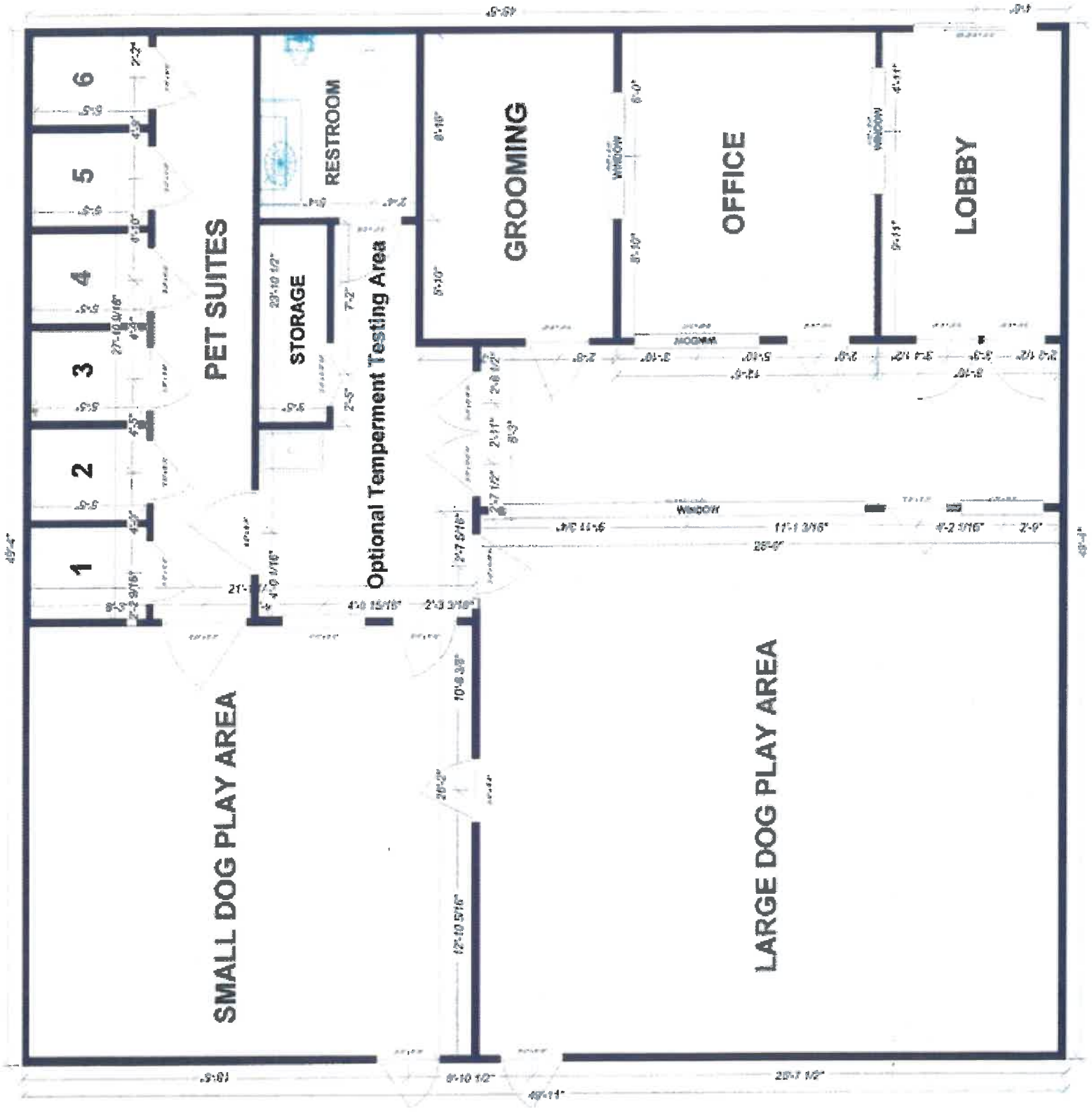
JOB NO.	24147
JOB NAME	ATTY. KRAMER
DWG FILE	24147B
REVISION DATE	

Phillip D. Young and Associates, Inc.
LAND SURVEYING – TOPOGRAPHIC MAPPING – Lic [redacted]
1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553–1580






LARGE GROUP PLAY AREA
OFFICE
LOBBY AREA
CAT ROOM
UTILITY Washer & Dryer
BATHROOM
Kennel Space
Small Dog Area
Dog Bath
Office
Cat Room
Storage Closet


PET SUITES
1
2
3
4
5
6
STORAGE
RESTROOM
Optional Temperment Testing Area
GROOMING
OFFICE
LOBBY
WINDOW
Window
SMALL DOG PLAY AREA
LARGE DOG PLAY AREA

Matt Asselmeier

From: lisbontownshiphighway@gmail.com
Sent: Tuesday, November 18, 2025 1:16 PM
To: Matt Asselmeier
Subject: RE: [External]Re: 12076 Ashley Road

Yes.

Matt Anzelc

Lisbon Township Highway Commissioner
15759 State Route 47
Newark, IL 60541
cell: 815.824.6277
LisbonTownshipHighway@gmail.com

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Tuesday, November 18, 2025 12:09 PM
To: lisbontownshiphighway@gmail.com
Subject: RE: [External]Re: 12076 Ashley Road

For both Helmar and Ashley Roads?

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
807 West John Street
Yorkville, IL 60560-9249
PH: 630-553-4139
Fax: 630-553-4179

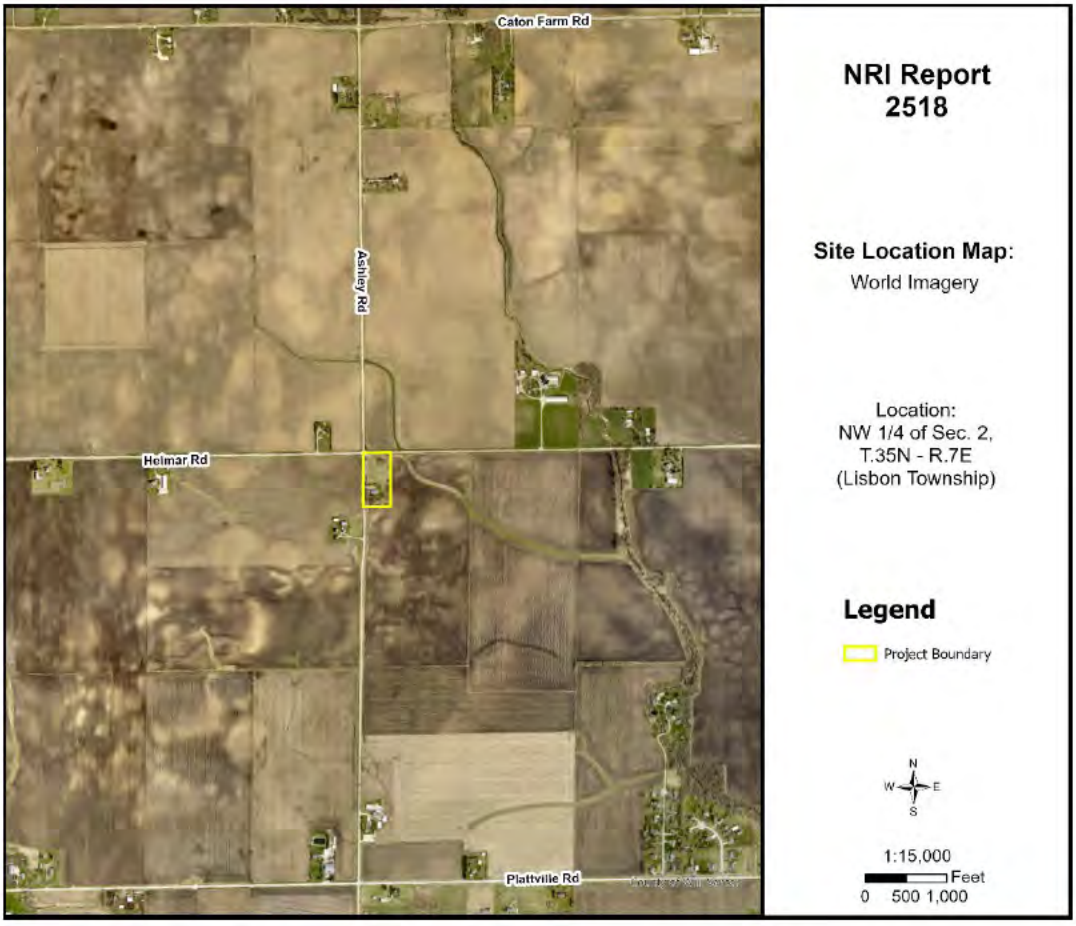
From: lisbontownshiphighway@gmail.com <lisbontownshiphighway@gmail.com>
Sent: Tuesday, November 18, 2025 12:08 PM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Subject: RE: [External]Re: 12076 Ashley Road

HI Matt:

No, there are no near-term widening projects for either of those roads.

Let's go with what we currently maintain. 45' would cover it.

NATURAL RESOURCES INFORMATION (NRI) REPORT: #2518



Dec. 2025

Petitioner: Brian Kubinski & Sherry Ailsworth
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	2518
Date District Board Reviews Application	December 2025
Applicant's Name	Brian Kubinski & Sherry Ailsworth
Size of Parcel	(+/-) 5 acres
Current Zoning & Use	A-1 Agricultural District; Agricultural/ Farmstead
Proposed Zoning & Use	A-1 Agricultural District Special Use; Dog Daycare / Kennel
Parcel Index Number(s)	08-02-100-003
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

TABLE OF CONTENTS

EXECUTIVE SUMMARY 1
PARCEL LOCATION 7
ARCHAEOLOGIC/CULTURAL RESOURCES INFORMATION 9
ECOLOGICALLY SENSITIVE AREAS 10
SOILS INFORMATION 12
SOILS INTERPRETATIONS EXPLANATION 14
BUILDING LIMITATIONS 15
SOIL WATER FEATURES 20
SOIL EROSION AND SEDIMENT CONTROL 22
PRIME FARMLAND SOILS 23
LAND EVALUATION AND SITE ASSESSMENT (LESA) 24
LAND USE PLANS 26
DRAINAGE, RUNOFF, AND FLOOD INFORMATION 26
WATERSHED PLANS 30
WETLAND INFORMATION 31
HYDRIC SOILS 33
WETLAND AND FLOODPLAIN REGULATIONS 35
GLOSSARY 36
REFERENCES 39

LIST OF FIGURES

FIGURE 1: Soil Map 2
FIGURE 2: Soil Limitations 4
FIGURE 3: 2021 Plat Map 7
FIGURE 4: Aerial Map with NRI Site Boundary 8
FIGURE 5: Soil Map 13
FIGURE 6A-6C: Maps of Building Limitations 17-19

FIGURE 7: Prime Farmland Soils 23
FIGURE 8: Flood Map 28
FIGURE 9: Topographic Map 29
FIGURE 10: Watershed Map 30
FIGURE 11: Wetland Map 32
FIGURE 12: Hydric Soils Map 34

LIST OF TABLES

TABLE 1: Soils Information 2
TABLE 2: Soil Limitations 4
TABLE 3: Soil Map Unit Descriptions 13
TABLE 4: Building Limitations 16
TABLE 5: Water Features 21
TABLE 6: Soil Erosion Potential 22
TABLE 7: Prime Farmland Soils 23
TABLE 8A: Land Evaluation Computation 24
TABLE 8B: Site Assessment Computation 25
TABLE 9: LESA Score Summary 25
TABLE 10: Hydric Soils 33

EXECUTIVE SUMMARY

Natural Resources Information Report Number	2518
Petitioner	Brian Kubinski & Sherry Ailsworth
Contact Person	Attorney Daniel J. Kramer
County or Municipality the Petition is Filed With	Kendall County
Location of Parcel	Northwest ¼ of Section 2, Township 35 North, Range 7 East (Lisbon Township) of the 3rd Principal Meridian
Project or Subdivision Name	Ashley Road Dog Boarding Facility
Existing Zoning & Land Use	A-1 Agricultural District; Agricultural Property
Proposed Zoning & Land Use	A-1 Agricultural District Special Use; Dog Daycare / Kennel
Proposed Water Source	Well
Proposed Type of Sewage Disposal System	Septic
Proposed Type of Storm Water Management	None indicated
Size of Site	(+/-) 5 acres
Land Evaluation Site Assessment (LESA) Score	176 (Land Evaluation: 83; Site Assessment: 93)

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.

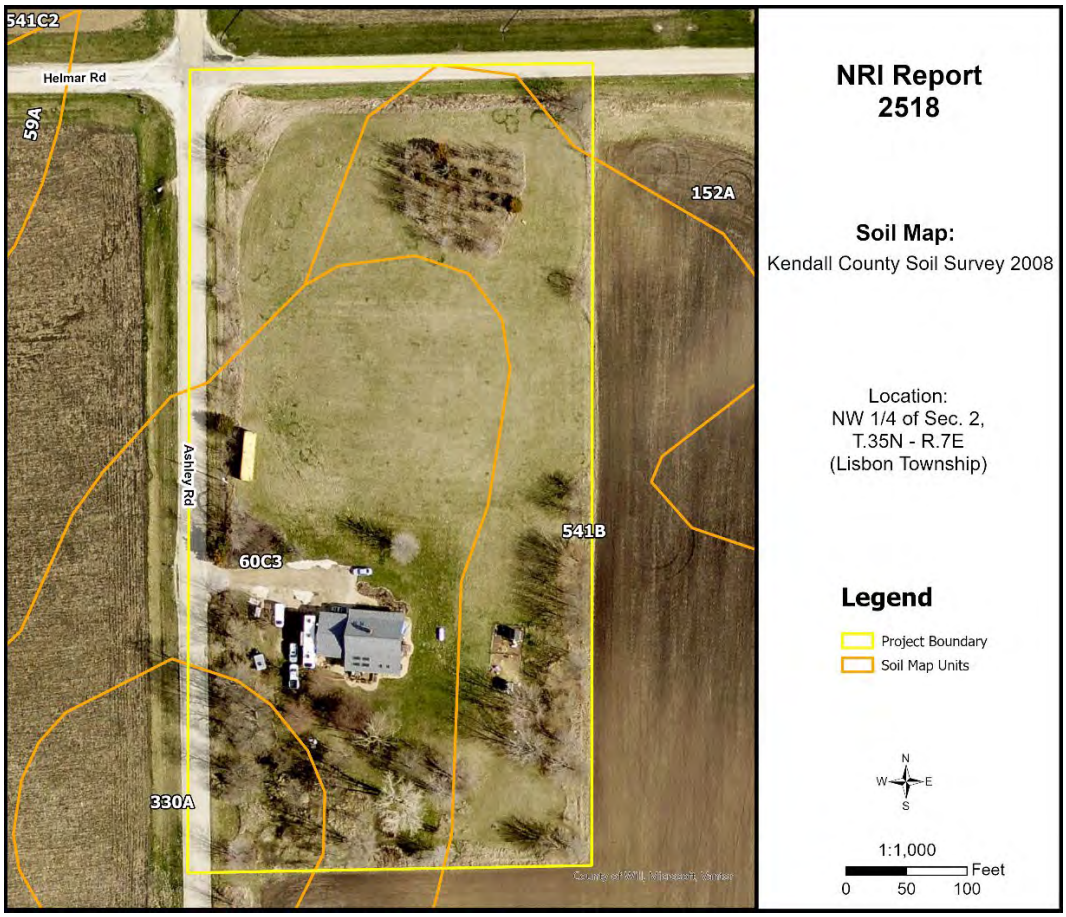


Figure 1: Soil Map

Table 1: Soils Information

Soil Type	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation	Acres	% Area
60C3	La Rose clay loam, 5-10% slopes, severely eroded	Moderately Well Drained	C	Non-Hydric w/ Hydric Inclusions	Farmland of Statewide Importance	2.2	44.2%
152A	Drummer silty clay loam, 0-2% slopes	Poorly Drained	B/D	Hydric	Prime Farmland if Drained	0.7	13.0%
330A	Peotone silty clay loam, 0-2% slopes	Very Poorly Drained	C/D	Hydric	Prime Farmland if Drained	0.3	6.9%
541B	Graymont silt loam, 2-5% slopes	Moderately Well Drained	C	Non-Hydric w/ Hydric Inclusions	Prime Farmland	1.8	35.9%

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, two are classified as hydric soil (152A Drummer silty clay loam and 330A Peotone silty clay loam) and two are classified as non-hydric soil with hydric inclusions likely (60C3 La Rose clay loam and 541B Graymont silt loam).

Prime Farmland – Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, one is designated as prime farmland (541B Graymont silt loam), two are designated as prime farmland if drained (152A Drummer silty clay loam and 330A Peotone silty clay loam), and one is designated as farmland of statewide importance (60C3 La Rose clay 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.

Table 2: Soil Limitations

Soil Type	Small Commercial Buildings	Shallow Excavations	Lawns/ Landscaping	Roads / Streets
60C3	Somewhat Limited	Very Limited	Somewhat Limited	Somewhat Limited
152A	Very Limited	Very Limited	Very Limited	Very Limited
330A	Very Limited	Very Limited	Very Limited	Very Limited
541B	Somewhat Limited	Somewhat Limited	Somewhat Limited	Very Limited

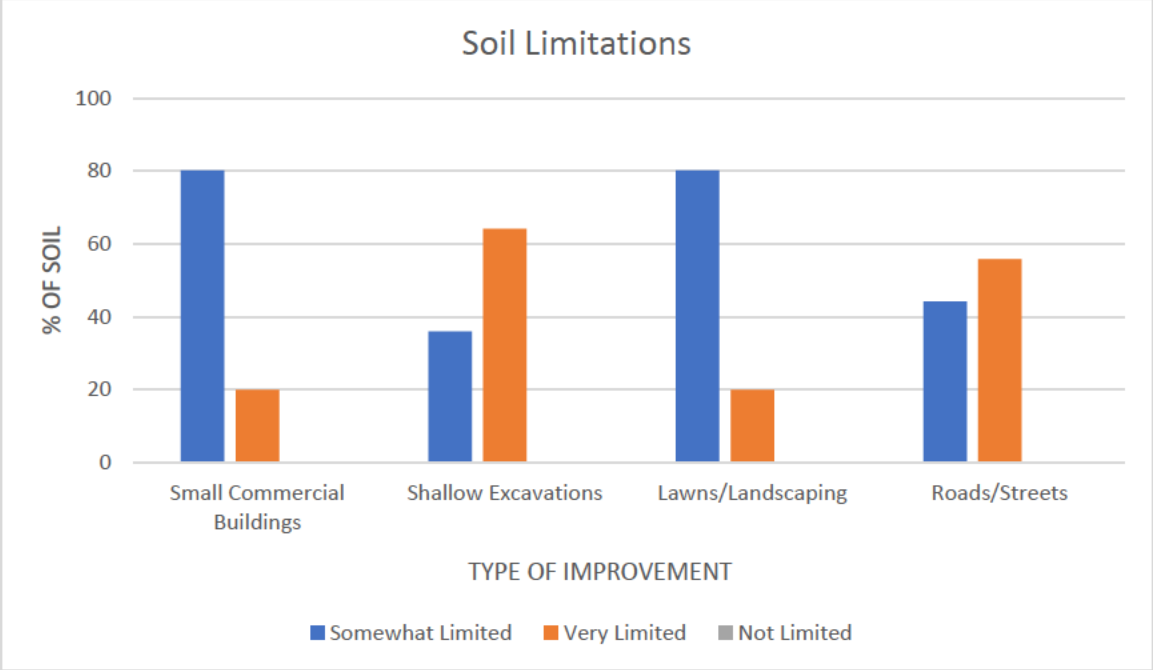


Figure 2: Soil Limitations Chart

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 **83 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 **93 out of 200**.

The **LESA Score for this site is 176 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 does not indicate 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. 17093C0125G (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 contain regulated 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 site plans for petitioners Brian Kubinski & Sherry Ailsworth. The petitioners are requesting an A-1 Agricultural District Special Use Permit and Variance from Kendall County to construct and operate a dog boarding facility on one parcel (Parcel Index Number 08-02-100-003), totaling approximately 5 acres. The site is within Section 2 of Lisbon Township (T.35N – R.7E) 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 soil should be preserved whenever feasible due to their highly productive qualities for growing agriculturally important crops in our community. Of the soils found onsite, 56% are designated as prime farmland or prime farmland if drained.

A land evaluation (LE), which is a part of the Land Evaluation and Site Assessment (LESA), was conducted on this parcel. The soil on this parcel scored 83 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA score for this site is 176 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, 64% are considered very limited for supporting shallow excavations, 56% are considered very limited for supporting roads/streets, and 20% are considered very limited for supporting small commercial buildings and lawns/landscaping. This information is based on the soil in an undisturbed state.

This site is within the Upper Illinois River watershed and the West Aux Sable Creek sub watershed (HUC 12 – 071200050101). The sub watershed comprises approximately 25,175 acres covering parts of Yorkville, Newark, Helmar, Lisbon Center, and Plattville.

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).



SWCD Board Representative

Dec 8, 2025

Date

PARCEL LOCATION

Northwest quarter of Section 2, Township 35 North, Range 7 East (Lisbon Township). This site is approximately 5 acres and is located at the southeast corner of the Ashley Road and Helmar Road intersection near Plattville, IL.

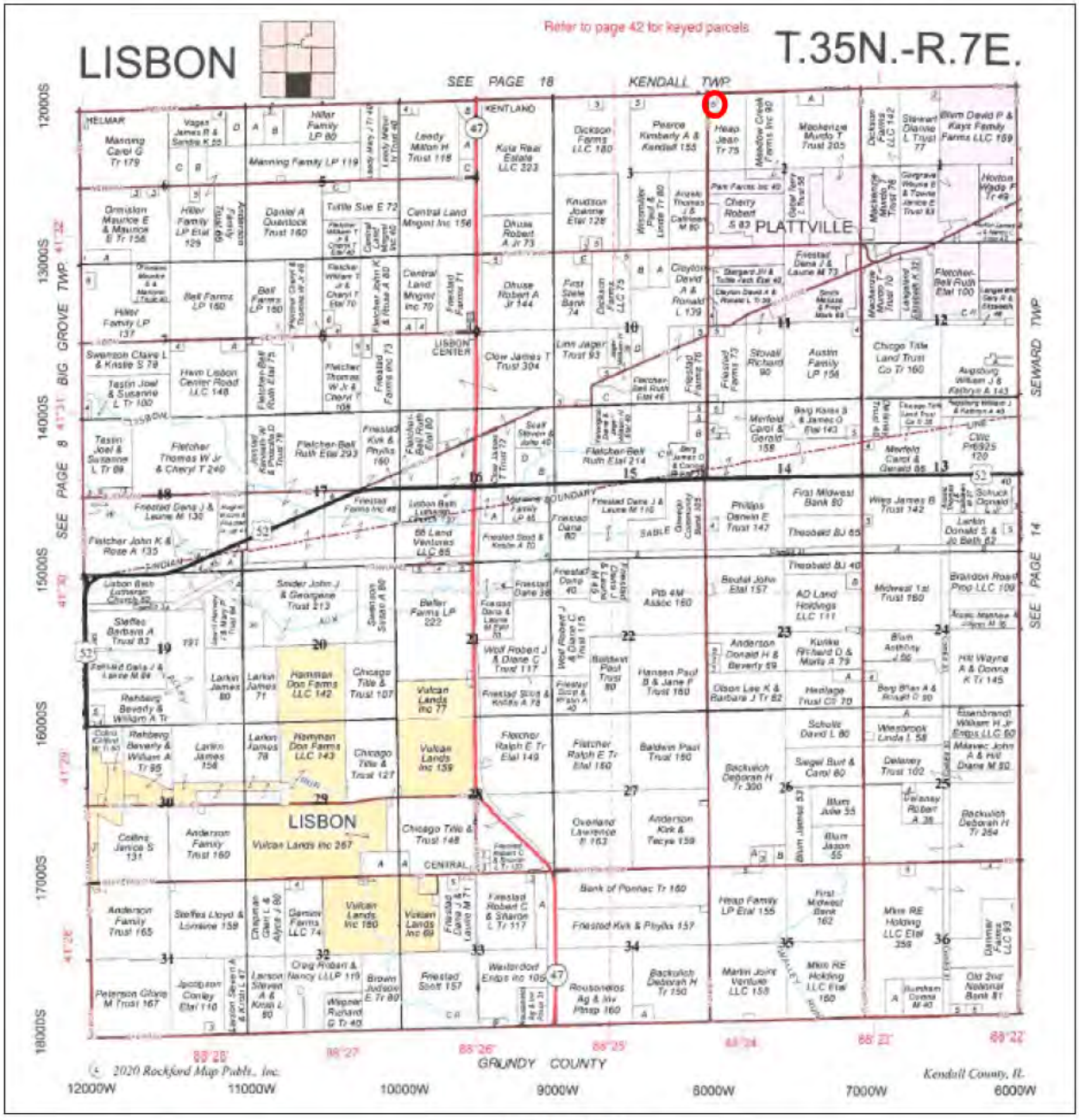


Figure 3: 2021 Plat Map

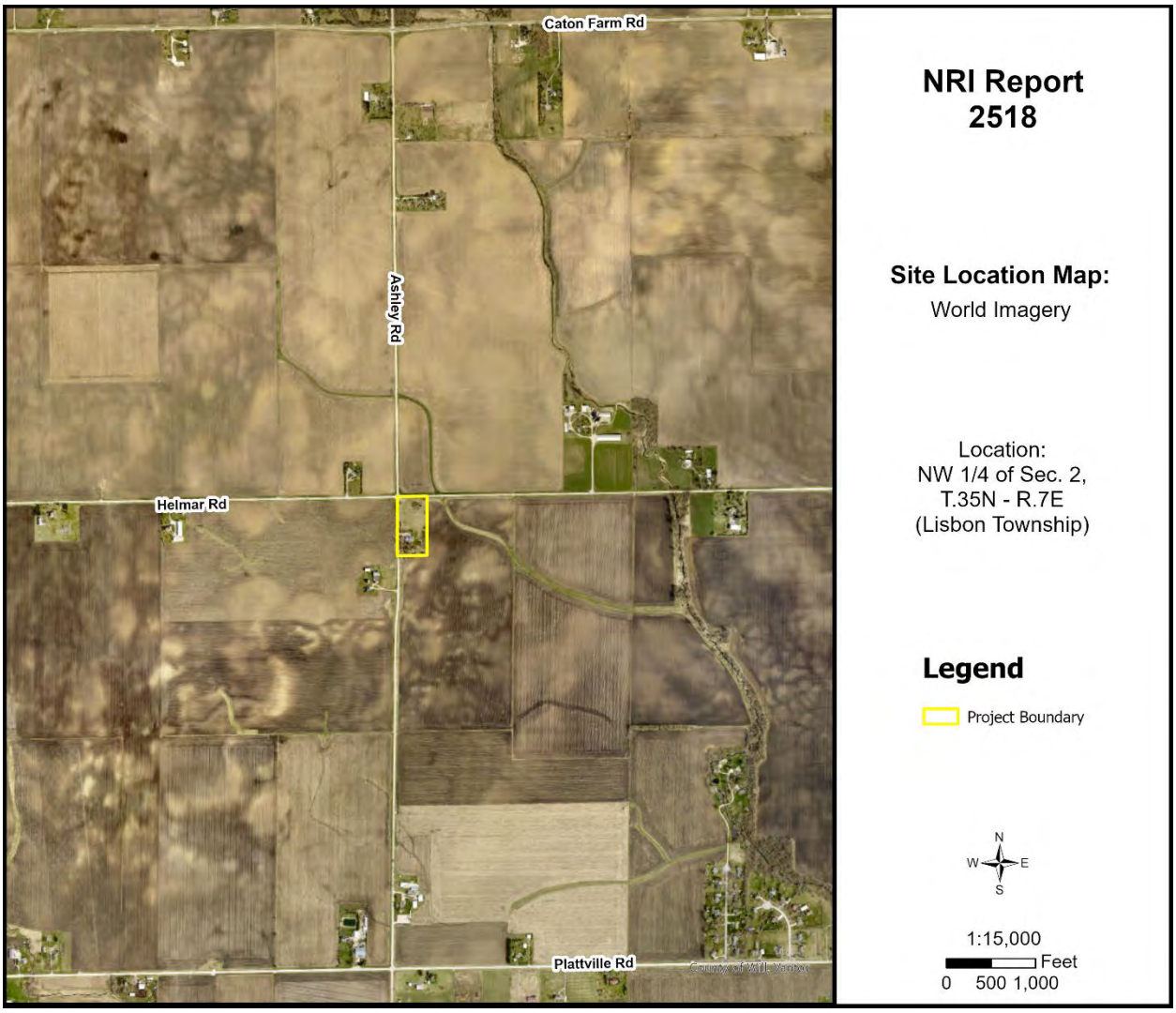


Figure 4: Aerial Map with NRI Project Boundary

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 reviews 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). An unnamed tributary to West Aux Sable Creek, mapped as a riverine waterway, is located northeast and east of the PIQ and is considered an ecologically sensitive area.

[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.

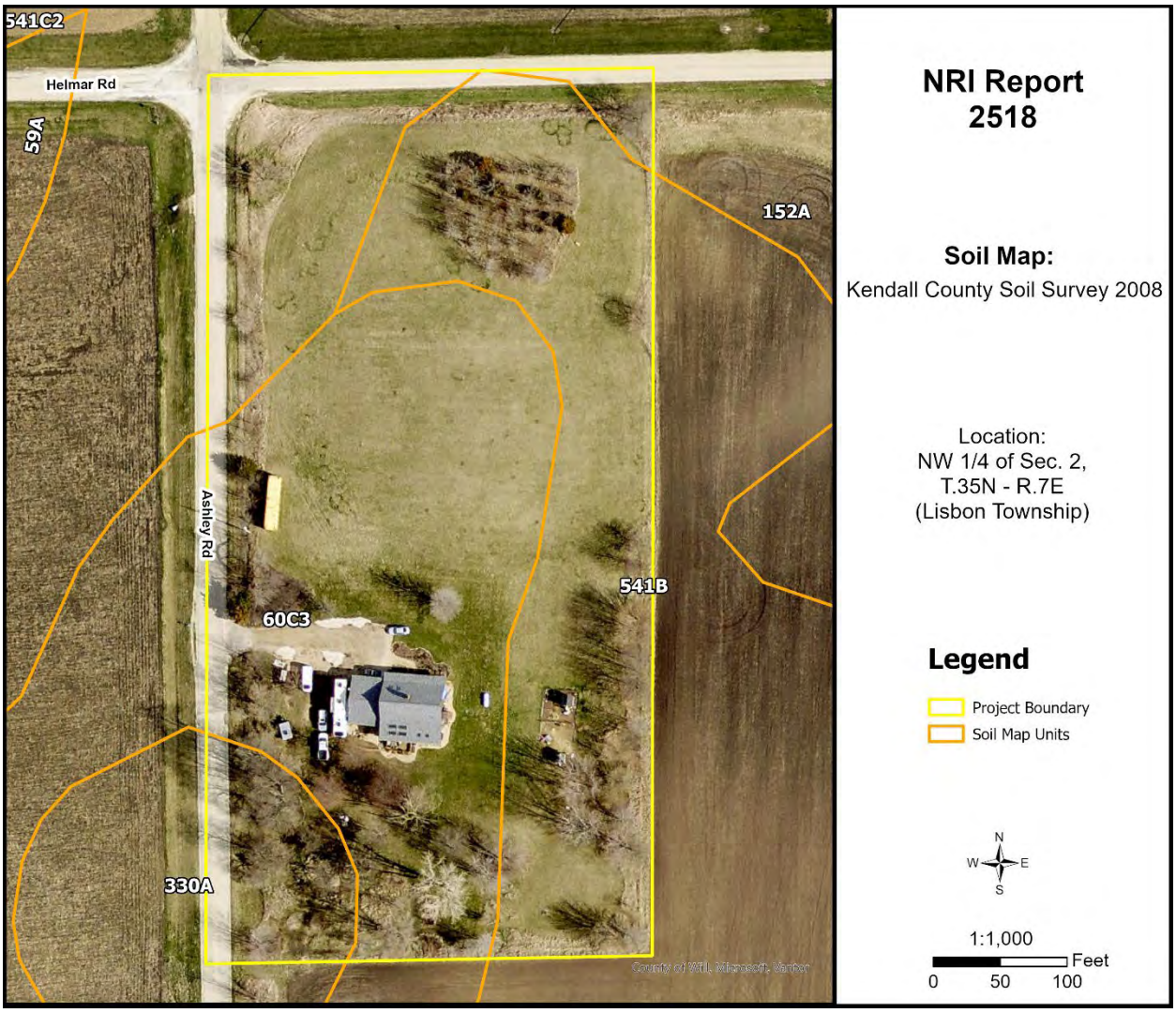


Figure 5: Soil Map

Table 3: Soil Map Unit Descriptions

Soil Type	Soil Name	Acres	Percent
60C3	La Rose clay loam, 5-10% slopes, severely eroded	2.2	44.2%
152A	Drummer silty clay loam, 0-2% slopes	0.7	13.0%
330A	Peotone silty clay loam, 0-2% slopes	0.3	6.9%
541B	Graymont silt loam, 2-5% slopes	1.8	35.9%

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.

Small Commercial Buildings – Ratings are for structures that are less than three stories high and do not have basements. The foundation is assumed to be spread footings of reinforced concrete built on disturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs.

Shallow Excavations – Trenches or holes dug to a maximum depth of 5 or 6 feet for utility lines, open ditches, or other purposes. Ratings are based on soil properties that influence the ease of digging and the resistance to sloughing.

Lawns and Landscaping – Require soils on which turf and ornamental trees and shrubs can be established and maintained (irrigation is not considered in the ratings). The ratings are based on the soil properties that affect plant growth and trafficability after vegetation is established.

Roads and Streets – They have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material, a base of gravel, crushed rock or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete) or gravel with a binder. The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity.

Table 4: Building Limitations

Soil Type	Small Commercial Buildings	Shallow Excavations	Lawns & Landscaping	Roads & Streets	Acres	%
60C3	**Somewhat Limited:** Slope Depth to saturated zone	**Very Limited:** Depth to saturated zone Dusty Unstable excavation walls Ponding	**Somewhat Limited:** Depth to saturated zone Dusty	**Somewhat Limited:** Frost action Low strength Depth to saturated zone	2.2	44.2%
152A	**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	**Very Limited:** Ponding Depth to saturated zone Frost action Low strength Shrink-swell	0.7	13.0%
330A	**Very Limited:** Ponding Depth to saturated zone Shrink-swell	**Very Limited:** Ponding Depth to saturated zone Unstable excavation walls Dusty Too clayey	**Very Limited:** Ponding Depth to saturated zone Dusty	**Very Limited:** Ponding Depth to saturated zone Shrink-swell Frost action Low strength	0.3	6.9%
541B	**Somewhat Limited**: Shrink-swell	**Somewhat Limited**: Depth to saturated zone Dusty Unstable excavation walls	**Somewhat Limited**: Dusty	**Very Limited:** Frost action Low strength Shrink-swell Ponding Depth to saturated zone	1.8	35.9%
% Very Limited	**19.9%**	**64.1%**	**19.9%**	**55.8%**		

Figure 6A: Map of Building Limitations - Small Commercial Buildings & Lawns / Landscaping



Figure 6B: Map of Building Limitations - Shallow Excavations



Figure 6C: Map of Building Limitations - Roads / Streets



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
60C3	C	Medium	February - April **Upper Limit:** 2.0’-3.5’ **Lower Limit:** 2.2’-4.0’	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 Water Depth**: 0.0’-0.5’ **Duration**: Brief (2-7 days) **Frequency**: Frequent	January – December **Frequency**: None
330A	C/D	Negligible	January – June **Upper Limit:** 0.0’-1.0’ **Lower Limit:** 6.0’	January – June **Surface Water Depth**: 0.0’-0.5’ **Duration**: Brief (2-7 days) **Frequency**: Frequent	January – December **Frequency**: None
541B	C	Low	February - April **Upper Limit:** 2.0’-3.5’ **Lower Limit:** 2.2’-4.3’	January – December **Frequency**: None	January – December **Frequency**: None

SOIL EROSION AND SEDIMENT CONTROL

Erosion is the wearing away of the soil by water, wind, and other forces. Soil erosion threatens the Nation's soil productivity and contributes the most pollutants in our waterways. Water causes about two thirds of erosion on agricultural land. Four properties, mainly, determine a soil's erodibility: texture, slope, structure, and organic matter content.

Slope has the most influence on soil erosion potential when the site is under construction. Erosivity and runoff increase as slope grade increases. The runoff then exerts more force on the particles, breaking their bonds more readily and carrying them farther before deposition. The longer water flows along a slope before reaching a major waterway, the greater the potential for erosion.

Soil erosion during and after this proposed construction can be a primary non-point source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, decrease the storage capacity of lakes, clog streams and drainage channels, cause deterioration of aquatic habitats, and increase water treatment costs. Soil erosion also increases the risk of flooding by choking culverts, ditches, and storm sewers and by reducing the capacity of natural and man-made detention facilities.

The general principles of erosion and sedimentation control measures include:

- Reducing/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 of Project Area
60C3	5-10%	Severe	2.2	44.2%
152A	0-2%	Slight	0.7	13.0%
330A	0-2%	Slight	0.3	6.9%
541B	2-5%	Slight	1.8	35.9%

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
60C3	Farmland of Statewide Importance	2.2	44.2%
152A	Prime Farmland if Drained	0.7	13.0%
330A	Prime Farmland if Drained	0.3	6.9%
541B	Prime Farmland	1.8	35.9%
% Prime Farmland	**100%**		

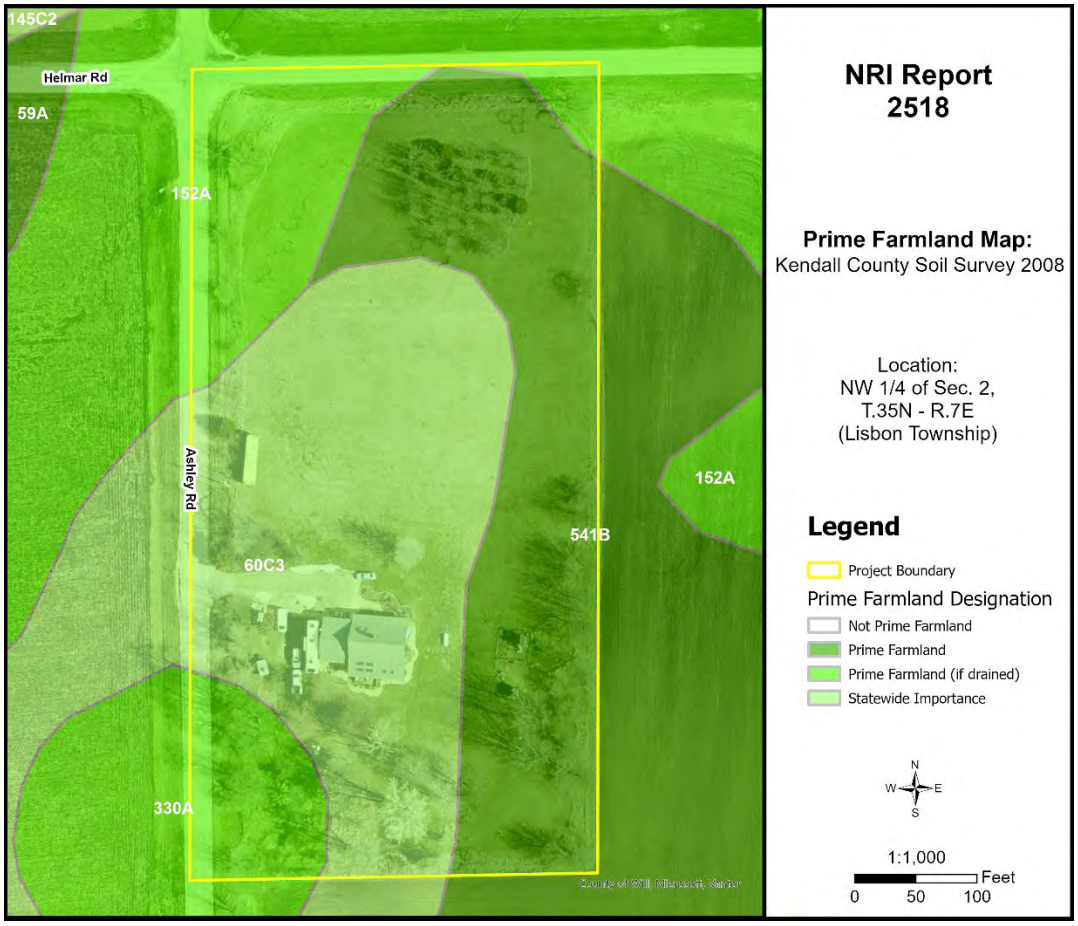


Figure 7: Prime Farmland Soils

LAND EVALUATION AND SITE ASSESSMENT (LESA)

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

LAND EVALUATION (LE)

The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is assigned a value of 100, and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The LE score is calculated by multiplying the relative value of each soil type by the number of acres of that soil. The sum of the products is then divided by the total number of acres; the answer is the Land Evaluation score on this site. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.

SITE ASSESSMENT (SA)

The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The value group is a predetermined value based upon prime farmland designation. The Kendall County LESA Committee is responsible for this portion of the LESA system.

Please Note: A land evaluation (LE) score will be compiled for every project parcel. However, when a parcel is located within municipal planning boundaries, a site assessment (SA) score is not compiled as the scoring factors are not applicable. As a result, only the LE score is available, and a full LESA score is unavailable for the parcel.

Table 8A: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres*	Product (Relative Value x Acres)
60C3	6	69	2.2	151.8
152A	1	100	0.7	70.0
330A	3	87	0.3	26.1
541B	2	94	1.8	169.2
			5.0	**417.7**
LE Calculation			(Product of relative value / Total Acres) 417.1 / 5.0 = 83.4	
LE Score			**LE = 83**	

The Land Evaluation score for this site is 83, indicating that the soils on this site are designated as land that is well suited for agricultural uses considering the Land Evaluation score is at or above 80.

Table 8B: Site Assessment Computation

A.	**Agricultural Land Uses**	**Points**
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	20
	2. Current land use adjacent to site. (30-20-15-10-0)	30
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	0
	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)	0
C.	**Existence of Infrastructure**	
	1. Availability of public sewage system. (10-8-6-0)	10
	2. Availability of public water system. (10-8-6-0)	10
	3. Transportation systems. (15-7-0)	15
	4. Distance from fire protection service. (10-8-6-2-0)	8
	Site Assessment Score:	**93**

Land Evaluation Value: 83 + **Site Assessment Value:** 93 = **LESA Score:** **176**

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 176 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 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.

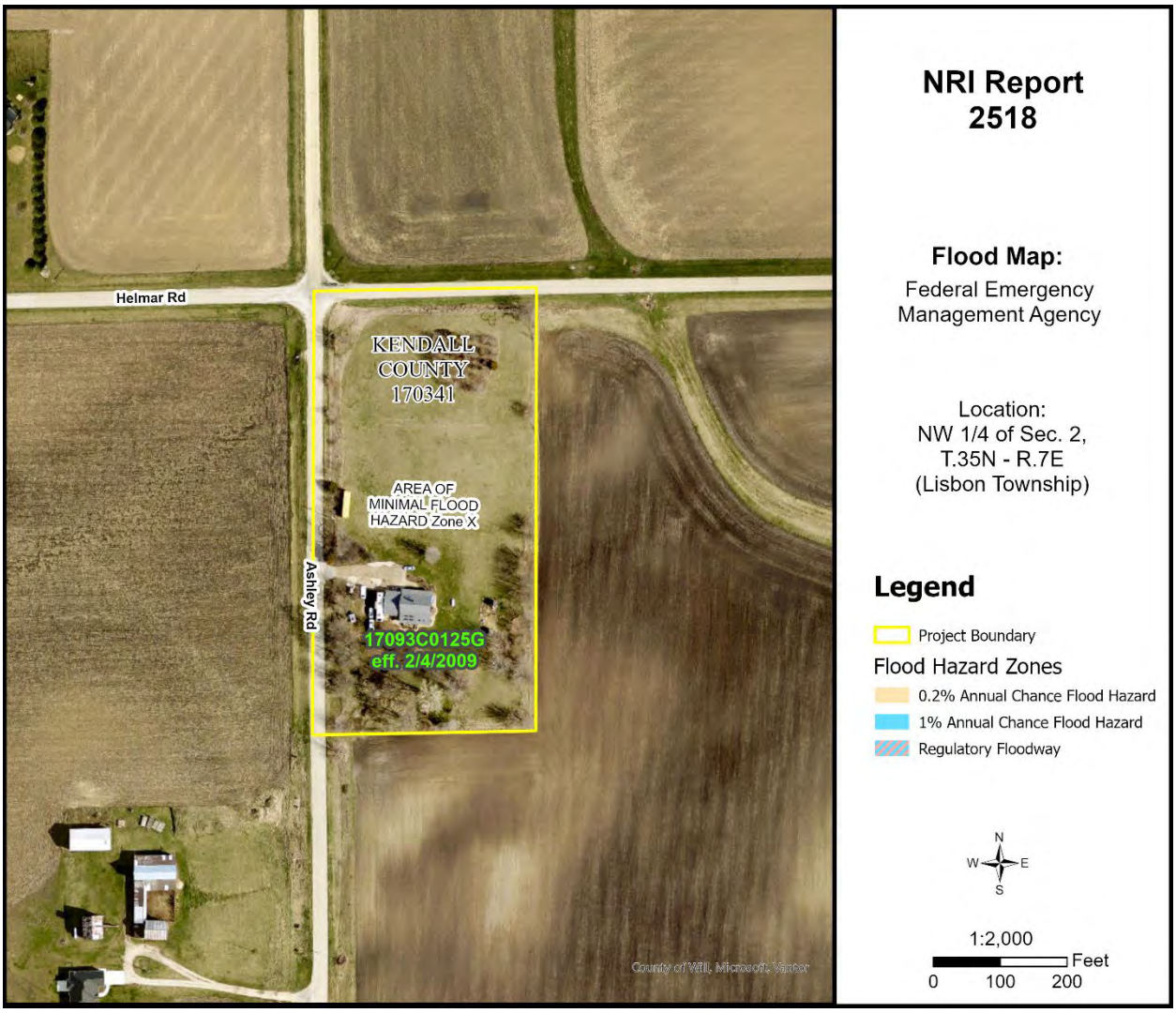


Figure 8: Flood Map

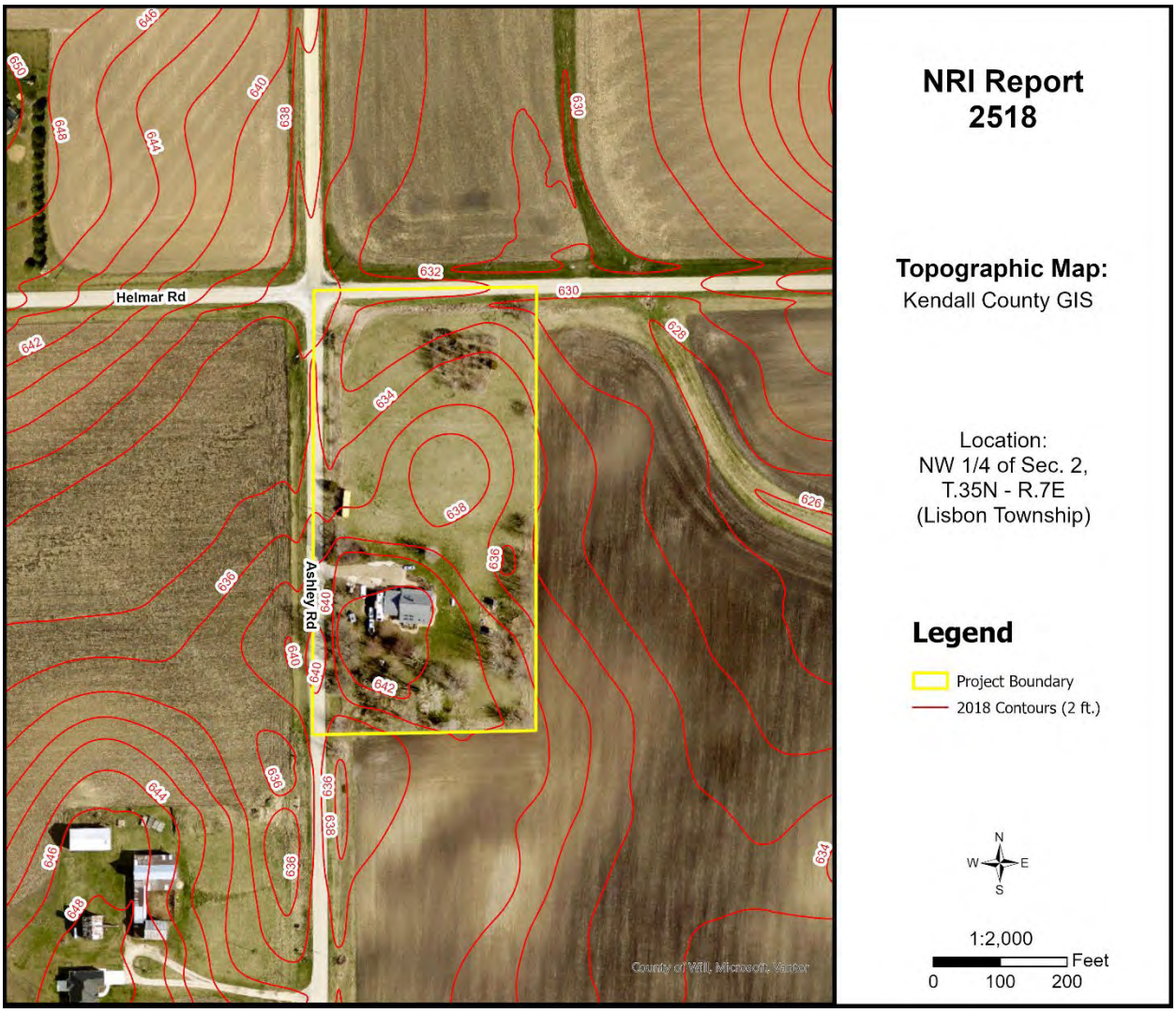


Figure 9: Topographic Map

This parcel contains slopes of 0% to 10% with an elevation range of approximately 630'-642' above sea level. The highest point is in the southwest portion of the site, and the lowest point is in the northeast portion. According to the FEMA Flood Map (Figure 8), the parcel appears to be mapped as Zone X (unshaded), an area of minimal flood hazard determined to be outside of the 0.2% annual chance floodplain.

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 parcel is located within the Upper Illinois River watershed and the West Aux Sable Creek sub watershed (HUC 12 – 071200050101). The sub watershed comprises approximately 25,175 acres covering parts of Yorkville, Newark, Helmar, Lisbon Center, and Plattville.

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.”*

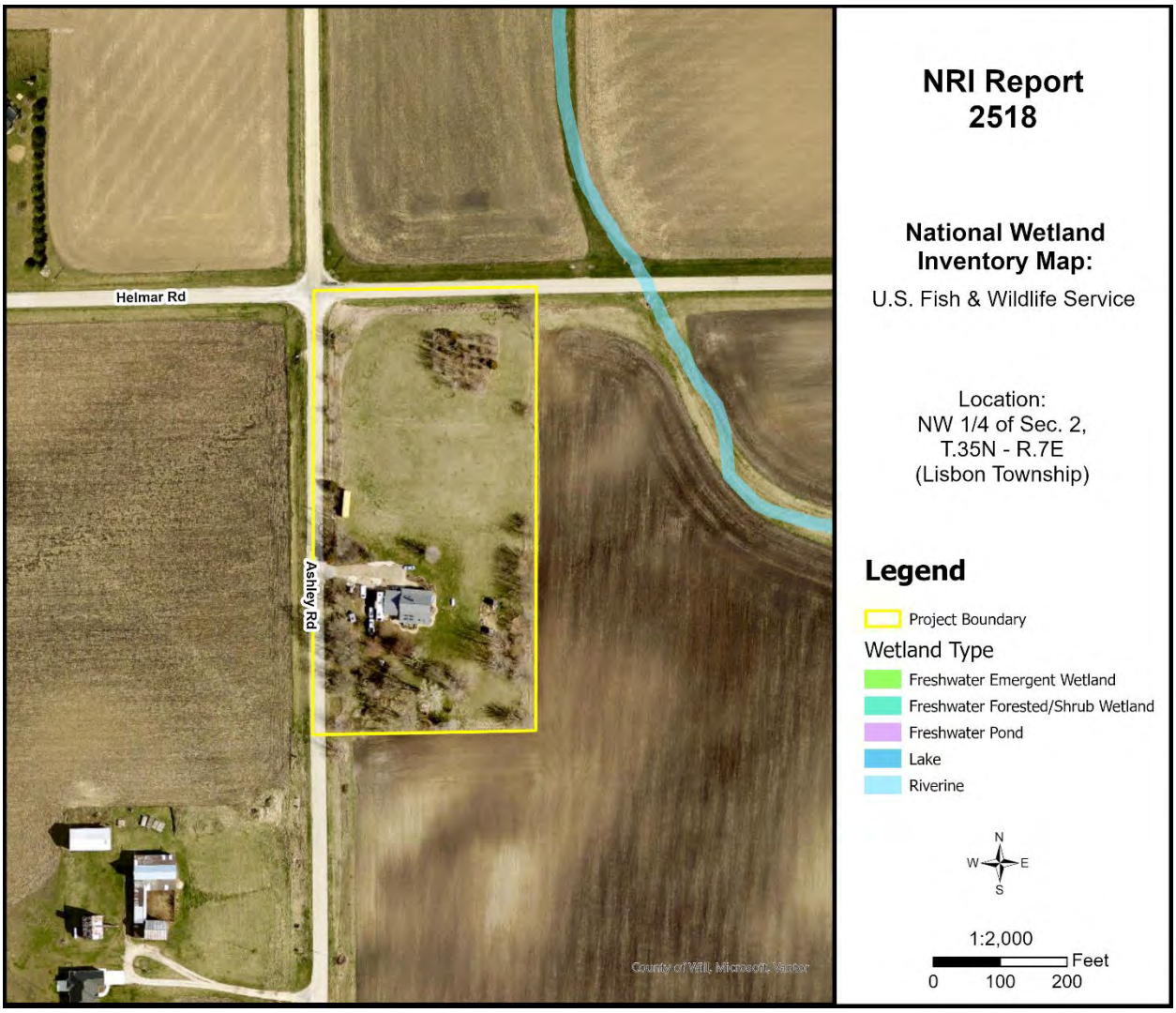


Figure 11: Wetland Map

Office maps indicate that mapped wetlands/waters are not present on the parcel in question (PIQ). An unnamed tributary to West Aux Sable Creek, mapped as a riverine waterway, is located northeast and east of 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
60C3	Moderately Well Drained	Non-Hydric	Yes	3%	2.2	44.2%
152A	Poorly Drained	Hydric	N/A	100%	0.7	13.0%
330A	Very Poorly Drained	Hydric	N/A	100%	0.3	6.9%
541B	Moderately Well Drained	Non-Hydric	Yes	5%	1.8	35.9%

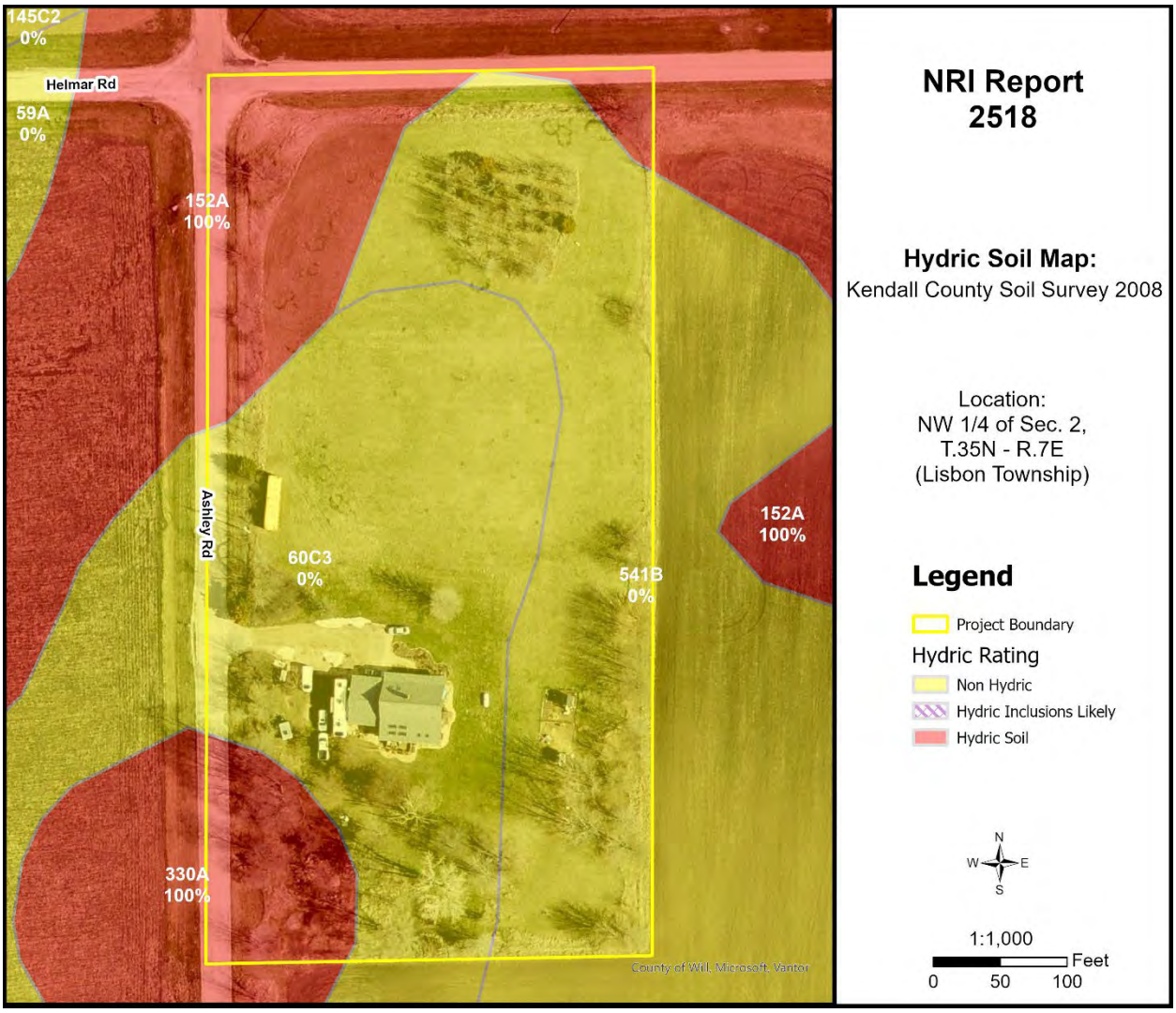


Figure 12: Hydric Soil Map

WETLAND AND FLOODPLAIN REGULATIONS

PLEASE READ THE FOLLOWING IF YOU ARE PLANNING TO DO ANY WORK NEAR A STREAM (THIS INCLUDES SMALL UNNAMED STREAMS), LAKE, WETLAND OR FLOODWAY.

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against floodway encroachments, maintenance and enhancement of water quality, protection of fish and wildlife habitat and recreational resources, and, in general, the protection of total public interest. Unregulated use of the waters within the State of Illinois could permanently destroy or alter the character of these valuable resources and adversely impact the public. Therefore, please contact the proper regulatory authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

WHO MUST APPLY?

Anyone proposing to dredge, fill, rip rap, or otherwise alter the banks or beds of, or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility, floodplain or floodway subject to State or Federal regulatory jurisdiction should apply for agency approvals.

REGULATORY AGENCIES

- **Wetland or U.S. Waters**: U.S. Army Corps of Engineers, 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.

REFERENCES

Association of Illinois Soil & Water Conservation Districts. 2020. Illinois Urban Manual.

Berg, R. C., and J. P. Kempton. 1984. Potential for contamination of shallow aquifers from land burial of municipal wastes: Champaign, Illinois, Illinois State Geological Survey map, scale 1:500,000.

Clean Water Act of 1972, Sections 309 and 404.

Federal Emergency Management Agency. National Flood Hazard Layer (NFHL) Viewer. https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd. Accessed November 2025.

Illinois State Geological Survey, Department of Natural Resources. 2021. Geologic Road Map of Illinois.

Kendall County Department of Planning Building and Zoning and Kendall County Soil and Water Conservation District In cooperation with NRCS, USDA. Land Evaluation and Site Assessment System.

Kendall County. 2023. Land Resource Management Plan Map.

Natural Resources Conservation Service, United States Department of Agriculture. General Manual, Title 310, Land Use.

Natural Resources Conservation Service, United States Department of Agriculture. 2007. Hydric Soils of the United States.

Natural Resources Conservation Service, United States Department of Agriculture. Hydrologic Unit Map for Kendall County.

Natural Resources Conservation Service, United States Department of Agriculture. 1987. Soil Erosion by Water. Agriculture Information Bulletin 513.

Natural Resources Conservation Service, United States Department of Agriculture. 2008. Soil Survey of Kendall County.

Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. http://websoilsurvey.sc.egov.usda.gov/. Accessed November 2025.

Rivers and Harbors Appropriation Act of 1899, Section 10.

Rockford Map Publishers, Inc. 2021. Land Atlas and Plat Book, Kendall County, Illinois, 21st Edition.

United States Fish & Wildlife Service. 2018. National Wetlands Inventory. https://data.nal.usda.gov/dataset/national-wetlands-inventory. Accessed November 2025.

Nature Conservancy (U.S.) Great Lakes Program. 1994. *The Conservation of Biological Diversity in the Great Lakes Ecosystem: Issues and Opportunities*. The Program, 1994.

Matt Asselmeier

From: Thomas Anzelc <lisbontownshipsup@gmail.com>
Sent: Wednesday, December 10, 2025 11:29 AM
To: Matt Asselmeier
Subject: Re: [External]Re: Kendall County Zoning Petition 25-25

Good Morning Matt,

Yes sir, we did meet. Planning approved it as well as the township approved it. All good on the Lisbon Township side of this project.

Thank you,

Tom Anzelc
Lisbon Township Supervisor

On Wed, Dec 10, 2025 at 8:19 AM Matt Asselmeier <masselmeier@kendallcountyil.gov> wrote:

> Tom:
>
> Did Lisbon Township meet regarding the doggie daycare?
>
> Thanks,
>
> Matthew H. Asselmeier, AICP, CFM
>
> Director
>
> Kendall County Planning, Building & Zoning
>
> 807 West John Street
>
> Yorkville, IL 60560-9249
>
> PH: 630-553-4139
>
> Fax: 630-553-4179

KENDALL COUNTY
REGIONAL PLANNING COMMISSION

Kendall County Historic Court House
Court Room
110 W. Madison Street, Yorkville, Illinois

Unapproved - Meeting Minutes of December 10, 2025 - 7:00 p.m.

Chairman Keith Landovitz called the meeting to order at 7:10 p.m.

ROLL CALL
Members Present: Cathy Anzelc, Eric Bernacki (Arrived at 8:12 p.m.), Tom Casey, Dave Hamman, Keith Landovitz, Karin McCarthy-Lange, Ruben Rodriguez, Claire Wilson, and Seth Wormley
Members Absent: Bob Stewart
Staff Present: Matthew H. Asselmeier, Director
Others Present: Mike Hoffman, Elizabeth Corrigan, Matthew Clementi, Kathryn Vorbau, Eric Gray, Richard Fitzgibbon, Josh Haggard, Eileen Miller, Karen Dobner, John Lambert, Chad Crosley, Carol Blalock, Annette Ledbetter, Candice Hadley, Matt Waeltz, Dan Kramer, Brian Kubinski, and Sherry Ailsworth

Chairman Landovitz introduced Cathy Anzelc from Lisbon Township.

PETITIONS
Petition 25-25 Brian Kubinski and Sherry Ailsworth
Mr. Asselmeier summarized the request.

The Petitioners would like to operate a kennel on the subject property.

As shown the site plan, at its closest point, the kennel would be one hundred feet (100') from property planned to be Residential on the County's Future Land Use Map. The Petitioners are requesting a variance from the requirement that the kennel be setback a minimum two hundred fifty feet (250') from property planned to be Residential on the County's Future Land Use Map.

The application materials, including the business plan, and the site plan, including the landscaping plan, were provided.

The address of the property is 12076 Ashley Road.

The property is approximately five (5) acres in size.

The Current Land Use is Agricultural and Farmstead.

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

Plattville's current Future Land Use Map calls for the property to be Low Density Residential. Plattville's proposed Future Land Use Map calls for the property to be Agricultural.

Ashley Road is Major Collector maintained by Lisbon Township. Helmar Road is Local Road maintained by Lisbon Township.

There are no trails planned in the area.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural and Farmstead.

The adjacent properties are zoned A-1.

The County's Plan calls for this area to be Agricultural, Countryside Residential, and Suburban Residential.

The Village of Plattville's current Plan calls for this area to be Low Density Residential and Parks/Open Space.

The properties within one half (1/2) mile are zoned A-1 in the County and A-1 inside Plattville.

As of the date of this memo, Plattville's proposed Future Land Use Map calls for this area to be Agricultural and Public/Open Space along the drainage area east of the subject property.

There are five (5) homes located within one half (1/2) of a mile from the subject property.

EcoCAT Report was submitted on October 29, 2025, and consultation was terminated.

The application for NRI was submitted on November 4, 2025. The LESA Score was 176 indicating a low level of protection.

Petition information was sent to Lisbon Township on November 19, 2025. The Lisbon Township Planning Commission recommended approval and the Lisbon Township Board recommended approval.

On November 18, 2025, Lisbon Township submitted a request for a ROW dedication along Ashley Road and Helmar Road at a depth of forty-five feet (45') from the centerline. The email was provided.

Petition information was sent to the Village of Plattville on November 19, 2025.

Petition information was sent to the Bristol Kendall Fire Protection District on November 19, 2025.

Per Section 36-282 (31) of the Kendall County Code, kennels can be special uses on A-1 zoned property subject to the following condition:

1. Kennels, provided that the kennels must be located inside and must be located a minimum of two hundred fifty (250) feet from the lot line of lots zoned residential or shown as residential on the Land Resource Management Plan map and one hundred fifty (150) feet from lots zoned other than residential or shown on the Land Resource Management Plan map as nonresidential. The animals must be indoors by sunset, except for the purposes of owners picking up and dropping off pets and regular bathroom breaks until 10:00 p.m.

If the County Board approves the variance, the above condition has been met.

According to the information provided to the County, the Petitioners plan to offer kennel services at the subject property. The proposed normal hours of operation shall be Monday through Friday from 7:00 a.m. until 6:00 p.m. and Saturday and Sunday from 8:00 a.m. until 5:00 p.m. Pets experiencing medical emergencies may be tended to outside the hours of operation. If a pet owner has an emergency such as a car accident or illness, they may pick up or drop off pets outside the approved hours of operation.

A maximum of twenty-five (25) pets per building for a total of fifty (50) pets may be kenneled on the subject property at any time.

Per the Kendall County Zoning Code, all animals will be indoors by sunset, except for bathroom breaks until 10:00 p.m.

The maximum number of employees shall be five (5) and at least one (1) employee shall be onsite when animals are kenneled.

The Petitioners may sell ancillary items related to their operations.

As noted in the site plan, the Petitioners plan to construct two (2) approximately four thousand (4,000) square foot buildings. Each building would have one (1) approximately nine hundred (900) square play areas and three (3) one hundred (100) square foot dog runs. The play areas and dogs runs would be surrounded by chain link fence and would be grass. The rendering of the buildings were provided. The Petitioners indicated that the second building would be constructed as the business grows; no information was provided regarding which building would be constructed first.

There is one (1) existing approximately one thousand nine hundred (1,900) square foot house on the property. This building is planned to be used as offices.

The Petitioners do not plan to reside on the property.

Applicable building and change of occupancy permits will be required.

The property is served by a well and septic system. No new wells and septic systems are planned for the business. Patrons and employees would use the restroom facilities inside the existing house.

WBK Engineering is reviewing the need for stormwater permit at the property.

The property has an existing driveway off of Ashley Road.

Lisbon Township is requesting rights-of-way dedications along Ashley and Helmar Roads.

The Petitioners propose to install an eighteen (18) stall parking lot; two (2) of the spaces would be handicapped accessible.
The Petitioners indicated they might install lighting over the doors. No additional lighting is planned.

The Petitioners plan to have one (1) monument sign along Ashley Road. The sign shall look substantially like the picture provided as the sign example. The sign will not be illuminated.

Per the site plan, the Petitioners plan to install deciduous trees (a mix of oaks and maples) at ten foot (10') intervals along with understory materials and hedging between the trees. The trees shall be planted by July 1, 2026, and will be at least six feet (6') in height at time of planting. The understory will be ornamental grasses and hedge materials at least four feet (4') in height when they bloom.

Noise will be addressed by the installation of trees and berms and having the animals indoors by sunset.

The site plan shows one (1) one hundred twenty (120) square foot dumpster enclosure between the existing house and southern kennel building. The dumpster enclosure will be surrounded by a wood fence.

If approved, this would be the seventh active special use permit for a kennel in unincorporated Kendall County.

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

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The immediately adjacent properties are also zoned A-1. In addition, the site plan shows trees planted along the eastern property line. a six foot (6') tall fence around the outdoor play area. The proposed building will be soundproofed. The Petitioners do not plan to be open before 7:00 a.m. or after 6:00 p.m. The Petitioners intend to follow the Kendall County Zoning Code as it relates to having all pets inside by dusk except for bathroom breaks.

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 Petitioners plan to vegetation along the eastern property line. The Petitioners will have animals indoors by sunset, expect for bathroom breaks. The proposed hours of operation will also prevent injury to neighboring land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true. Adequate ingress and egress will be provided off of Ashley Road. The Petitioners will have to secure applicable permits related to stormwater, well, and septic, if required.

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. If the requested variance related to setback from residentially planned areas is approved, this is true.

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

The proposed Findings of Fact for the variance were as follows:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. The subject parcel is a corner lot and the properties to the west are planned to Agricultural. No existing residences are located on the adjoining properties planned to Residential.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. The number of properties zoned A-1 with residentially planned uses in the vicinity is unknown. However, only five (5) existing homes are located within one half (1/2) mile of the subject property.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The current owner did not plat the lot. The current owner does wish to operate a kennel at the property.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. The requested variance should not negatively impact any of the neighbors and will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood because conditions can be placed on the special use permit related to hours of operation and number of animals on the property.

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. Provided the proposed conditions are included in the special use permit, the requested variance will not impair light reaching other properties, cause congestion on any public street, diminish or impair property values, or increase the danger of fire or negatively impact public safety.

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

1. The site shall be developed substantially in accordance with the submitted site plan.
2. A variance is granted Section 36-282 (31) of the Kendall County Code reducing the setback for kennels from properties planned to be residential. To that end, the use allowed by this special use permit shall be located a minimum of one hundred feet (100') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map and one hundred fifty feet (150') from lots zoned other than Residential or shown on the LRMP map as non-residential.
3. Within sixty days (60) days of approval of this special use permit ordinance, the property owners shall convey land to Lisbon Township for Ashley Road and Helmar Road right-of-way at a depth of forty-five feet (45') as measured from the centerlines of each road. The Kendall County Planning, Building and Zoning Department may grant extensions to this deadline.
4. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan. The sign shall look substantially like the picture provided as the sign example. The owners or operators of the business allowed by this special use permit shall secure applicable permits for this sign. Additional directional and warning signs may be installed on the property without the need to obtain permits.
5. The vegetation shown on the eastern property on the site plan shall consist of deciduous trees (a mix of oaks and maples) at ten foot (10') intervals along with understory materials and hedging between the trees. The trees shall be planted by July 1, 2026, and will be at least six feet (6') in height at time of planting. The understory will be ornamental grasses

and hedge materials at least four feet (4') in height when they bloom. Damaged or dead vegetation shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. The Kendall County Planning, Building and Zoning Department may grant extensions to the deadline for installing the vegetation.

6. A maximum of twenty-five (25) pets per building for a total of fifty (50) pets may be kenneled on the subject property at any time.
7. The animals must be indoors by sunset, except for the purposes of owners picking up and dropping off pets and regular bathroom breaks until 10:00 p.m.
8. The normal hours of operation for the businesses allowed by this special use permit shall be Monday through Friday from 7:00 a.m. until 6:00 p.m. and Saturday and Sunday from 8:00 a.m. until 5:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies may be tended to outside the hours of operation. If a pet owner has an emergency such as a car accident or illness, they may pick up or drop off pets outside the approved hours of operation.
9. The maximum combined number of employees for the businesses allowed by this special use permit shall be five (5), including the business owners.
10. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.
11. Any construction on the property related to the businesses allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.
12. Any lighting installed on the property related to the business allowed by this special use permit shall not be considered as agricultural purposes and must follow the lighting regulations contained in the Kendall County Code as they relate to business uses.
13. The operator(s) of the businesses allowed by this special use permit may sell ancillary items related to their operations.
14. The operator(s) of the businesses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
15. The operator(s) of the businesses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of these types of businesses.
16. 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.
17. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Member Wormley made a motion, seconded by Member Rodriguez, to recommend approval of Petition 25-25 with the conditions proposed by Staff.

Dan Kramer, Attorney for the Petitioner, discussed the proposed doggie daycare business.

Nobody is living in the house presently.

Mr. Kramer explained the landscaping on the east side of the property and the climate controlled buildings to control noise.

Member Wilson asked about the setback variance request. Mr. Kramer said the County requires kennels to be setback from residentially zoned or planned properties.

A bathroom will likely be put in the first building. The second building will be constructed if business warrants.

Discussion occurred regarding potentially splitting the parcel. Mr. Asselmeier said the site plan would dictate the use on the property. The property would be assessed as commercial.

Chairman Landovitz was in favor of the proposal.

The votes were as follows:

Ayes (9):	Anzelc, Bernacki, Casey, Hamman, Landovitz, 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 December 15, 2025.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier reported that Petition 25-22 would be on the January agenda. The application deadline for the January meeting is January 2, 2026.

Member Casey requested the bylaws be amended to implement a five (5) minute time limit on speakers. This item will be placed on the agenda for the January meeting.

ADJOURNMENT

Member Wilson made a motion, seconded by Member McCarthy-Lange, to adjourn. With a voice vote of nine (9) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 10:06 p.m.

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

Encs.

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
DECEMBER 10, 2025

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Josh Haggard	[redacted]	
Eileen Mc		
Karen Dohner		
Scott Lambert		
Chad Crowley		
Carol Blaylock		
Annette Leibetseder		
Candice Hadley		

Dan Kramer
dkramer@kendallcountyil.gov
25-23
25-25

[redacted]

Matt Asselmeier

From: Thomas Anzelc <lisbontownshipsup@gmail.com>
Sent: Wednesday, December 10, 2025 11:29 AM
To: Matt Asselmeier
Subject: Re: [External]Re: Kendall County Zoning Petition 25-25

Good Morning Matt,

Yes sir, we did meet. Planning approved it as well as the township approved it. All good on the Lisbon Township side of this project.

Thank you,

Tom Anzelc
Lisbon Township Supervisor

On Wed, Dec 10, 2025 at 8:19 AM Matt Asselmeier <masselmeier@kendallcountyil.gov> wrote:

> Tom:
>
> Did Lisbon Township meet regarding the doggie daycare?
>
> Thanks,
>
> Matthew H. Asselmeier, AICP, CFM
>
> Director
>
> Kendall County Planning, Building & Zoning
>
> 807 West John Street
>
> Yorkville, IL 60560-9249
>
> PH: 630-553-4139
>
> Fax: 630-553-4179

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
110 WEST MADISON STREET, COURT ROOM
YORKVILLE, IL 60560
December 15, 2025 – 7:00 p.m.

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

ROLL CALL:
Members Present: Scott Cherry, Tom LeCuyer, Cliff Fox, Randy Mohr, Jillian Prodehl, Dick Thompson, and Dick Whitfield
Members Absent: None
Staff Present: Matthew Asselmeier, AICP, CFM
Others Present: Josh Haggard, Matt Clementi, Dan Kramer, and Jessica Zaca Tochimani

PETITIONS:
Chairman Mohr swore in Dan Kramer.

The Zoning Board of Appeals started their review of Petition 25-25 at 8:21 p.m.

Petition 25 – 25 – Brian Kubinski and Sherry Ailsworth

Request:	Special Use Permit for a Kennel and a Variance to Section 36-282 (31) of the Kendall County Code by Allowing a Kennel Up To 100 Feet from Property Planned to Residential on the County's Future Land Use Map
PIN:	08-02-100-003
Location:	12076 Ashley Road, Newark, Lisbon Township
Purpose:	Petitioners Wants To Operate a Kennel on the Property; Property is Zoned A-1

Mr. Asselmeier summarized the request.

The Petitioners would like to operate a kennel on the subject property.

As shown the site plan, at its closest point, the kennel would be one hundred feet (100') from property planned to be Residential on the County's Future Land Use Map. The Petitioners are requesting a variance from the requirement that the kennel be setback a minimum two hundred fifty feet (250') from property planned to be Residential on the County's Future Land Use Map.

The application materials, including the business plan, and the site plan, including the landscaping plan, were provided.

The address of the property is 12076 Ashley Road.

The property is approximately five (5) acres in size.

The Current Land Use is Agricultural and Farmstead.

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

Plattville's current Future Land Use Map calls for the property to be Low Density Residential. Plattville's proposed Future Land Use Map calls for the property to be Agricultural.

Ashley Road is Major Collector maintained by Lisbon Township. Helmar Road is Local Road maintained by Lisbon Township.

There are no trails planned in the area.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural and Farmstead.

The adjacent properties are zoned A-1.

The County's Plan calls for this area to be Agricultural, Countryside Residential, and Suburban Residential.

The Village of Plattville's current Plan calls for this area to be Low Density Residential and Parks/Open Space.

The properties within one half (1/2) mile are zoned A-1 in the County and A-1 inside Plattville.

To date, Plattville's proposed Future Land Use Map calls for this area to be Agricultural and Public/Open Space along the drainage area east of the subject property.

There are five (5) homes located within one half (1/2) of a mile from the subject property.

EcoCAT Report was submitted on October 29, 2025, and consultation was terminated.

The application for NRI was submitted on November 4, 2025. The LESA Score was 176 indicating a low level of protection.

Petition information was sent to Lisbon Township on November 19, 2025. The Lisbon Township Planning Commission recommended approval and the Lisbon Township Board recommended approval.

On November 18, 2025, Lisbon Township submitted a request for a ROW dedication along Ashley Road and Helmar Road at a depth of forty-five feet (45') from the centerline. The email was provided.

Petition information was sent to the Village of Plattville on November 19, 2025.

Petition information was sent to the Bristol Kendall Fire Protection District on November 19, 2025.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on December 10, 2025. It was noted that keeping the dogs indoors, installing the landscaping to the east, and vetting of the dogs using the facility would be the way that noise was controlled. 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.

Per Section 36-282 (31) of the Kendall County Code, kennels can be special uses on A-1 zoned property subject to the following condition:

1. Kennels, provided that the kennels must be located inside and must be located a minimum of two hundred fifty (250) feet from the lot line of lots zoned residential or shown as residential on the Land Resource Management Plan map and one hundred fifty (150) feet from lots zoned other than residential or shown on the Land Resource Management Plan map as nonresidential. The animals must be indoors by sunset, except for the purposes of owners picking up and dropping off pets and regular bathroom breaks until 10:00 p.m.

If the County Board approves the variance, the above condition has been met.

According to the information provided to the County, the Petitioners plan to offer kennel services at the subject property. The proposed normal hours of operation shall be Monday through Friday from 7:00 a.m. until 6:00 p.m. and Saturday and Sunday from 8:00 a.m. until 5:00 p.m. Pets experiencing medical emergencies may be tended to outside the hours of operation. If a pet owner has an emergency such as a car accident or illness, they may pick up or drop off pets outside the approved hours of operation.

A maximum of twenty-five (25) pets per building for a total of fifty (50) pets may be kenneled on the subject property at any time.

Per the Kendall County Zoning Code, all animals will be indoors by sunset, except for bathroom breaks until 10:00 p.m.

The maximum number of employees shall be five (5) and at least one (1) employee shall be onsite when animals are kenneled.

The Petitioners may sell ancillary items related to their operations.

As noted in the site plan, the Petitioners plan to construct two (2) approximately four thousand (4,000) square foot buildings. Each building would have one (1) approximately nine hundred (900) square play areas and three (3) one hundred (100) square foot dog runs. The play areas and dogs runs would be surrounded by chain link fence and would be grass. The rendering of the buildings were provided. The Petitioners indicated that the second building would be constructed as the business grows; no information was provided regarding which building would be constructed first.

There is one (1) existing approximately one thousand nine hundred (1,900) square foot house on the property. This building is planned to be used as offices.

The Petitioners do not plan to reside on the property.

Applicable building and change of occupancy permits will be required.

The property is served by a well and septic system. No new wells and septic systems are planned for the business. Patrons and employees would use the restroom facilities inside the existing house.

WBK Engineering is reviewing the need for stormwater permit at the property.

The property has an existing driveway off of Ashley Road.

Lisbon Township is requesting rights-of-way dedications along Ashley and Helmar Roads.

The Petitioners propose to install an eighteen (18) stall parking lot; two (2) of the spaces would be handicapped accessible.
The Petitioners indicated they might install lighting over the doors. No additional lighting is planned.

The Petitioners plan to have one (1) monument sign along Ashley Road. The sign shall look substantially like the picture provided as the sign example. The sign will not be illuminated.

Per the site plan, the Petitioners plan to install deciduous trees (a mix of oaks and maples) at ten foot (10') intervals along with understory materials and hedging between the trees. The trees shall be planted by July 1, 2026, and will be at least six feet (6') in height at time of planting. The understory will be ornamental grasses and hedge materials at least four feet (4') in height when they bloom.

Noise will be addressed by the installation of trees and berms and having the animals indoors by sunset.

The site plan shows one (1) one hundred twenty (120) square foot dumpster enclosure between the existing house and southern kennel building. The dumpster enclosure will be surrounded by a wood fence.

If approved, this would be the seventh active special use permit for a kennel in unincorporated Kendall County.

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

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The immediately adjacent properties are also zoned A-1. In addition, the site plan shows trees planted along the eastern property line. a six foot (6') tall fence around the outdoor play area. The proposed building will be soundproofed. The Petitioners do not plan to be open before 7:00 a.m. or after 6:00 p.m. The Petitioners intend to follow the Kendall County Zoning Code as it relates to having all pets inside by dusk except for bathroom breaks.

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 Petitioners plan to vegetation along the eastern property line. The Petitioners will have animals indoors by sunset, expect for bathroom breaks. The proposed hours of operation will also prevent injury to neighboring land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true. Adequate ingress and egress will be provided off of Ashley Road. The Petitioners will have to secure applicable permits related to stormwater, well, and septic, if required.

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. If the requested variance related to setback from residentially planned areas is approved, this is true.

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

The proposed Findings of Fact for the variance were as follows:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. The subject parcel is a corner lot and the properties to the west are planned to Agricultural. No existing residences are located on the adjoining properties planned to Residential.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. The number of properties zoned A-1 with residentially planned uses in the vicinity is unknown. However, only five (5) existing homes are located within one half (1/2) mile of the subject property.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The current owner did not plat the lot. The current owner does wish to operate a kennel at the property.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. The requested variance should not negatively impact any of the neighbors and will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood because conditions can be placed on the special use permit related to hours of operation and number of animals on the property.

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. Provided the proposed conditions are included in the special use permit, the requested variance will not impair light reaching other properties, cause congestion on any public street, diminish or impair property values, or increase the danger of fire or negatively impact public safety.

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

1. The site shall be developed substantially in accordance with the submitted site plan.
2. A variance is granted Section 36-282 (31) of the Kendall County Code reducing the setback for kennels from properties planned to be residential. To that end, the use allowed by this special use permit shall be located a minimum of one hundred feet (100') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map and one hundred fifty feet (150') from lots zoned other than Residential or shown on the LRMP map as non-residential.
3. Within sixty days (60) days of approval of this special use permit ordinance, the property owners shall convey land to Lisbon Township for Ashley Road and Helmar Road right-of-way at a depth

of forty-five feet (45') as measured from the centerlines of each road. The Kendall County Planning, Building and Zoning Department may grant extensions to this deadline.

4. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan. The sign shall look substantially like the picture provided as the sign example. The owners or operators of the business allowed by this special use permit shall secure applicable permits for this sign. Additional directional and warning signs may be installed on the property without the need to obtain permits.
5. The vegetation shown on the eastern property on the site plan shall consist of deciduous trees (a mix of oaks and maples) at ten foot (10') intervals along with understory materials and hedging between the trees. The trees shall be planted by July 1, 2026, and will be at least six feet (6') in height at time of planting. The understory will be ornamental grasses and hedge materials at least four feet (4') in height when they bloom. Damaged or dead vegetation shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. The Kendall County Planning, Building and Zoning Department may grant extensions to the deadline for installing the vegetation.
6. A maximum of twenty-five (25) pets per building for a total of fifty (50) pets may be kenneled on the subject property at any time.
7. The animals must be indoors by sunset, except for the purposes of owners picking up and dropping off pets and regular bathroom breaks until 10:00 p.m.
8. The normal hours of operation for the businesses allowed by this special use permit shall be Monday through Friday from 7:00 a.m. until 6:00 p.m. and Saturday and Sunday from 8:00 a.m. until 5:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies may be tended to outside the hours of operation. If a pet owner has an emergency such as a car accident or illness, they may pick up or drop off pets outside the approved hours of operation.
9. The maximum combined number of employees for the businesses allowed by this special use permit shall be five (5), including the business owners.
10. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.
11. Any construction on the property related to the businesses allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.
12. Any lighting installed on the property related to the business allowed by this special use permit shall not be considered as agricultural purposes and must follow the lighting regulations contained in the Kendall County Code as they relate to business uses.
13. The operator(s) of the businesses allowed by this special use permit may sell ancillary items related to their operations.
14. The operator(s) of the businesses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
15. The operator(s) of the businesses allowed by this special use permit shall follow all applicable

Federal, State, and Local laws related to the operation of these types of businesses.

16. 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.

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

Chairman Mohr asked if there were any residents opposing the kennel. Mr. Asselmeier responded that there have been no comments from residents and no residents at any of the meetings.

Chairman Mohr open the public hearing at 8:25 p.m.

Dan Kramer, Attorney for the Petitioner, stated the Petitioner was agreeable to the right-of-way dedication. The nearest house was about a half mile (1/2) away. Mr. Kramer stated someone must onsite when dogs are present.

Chairman Mohr asked if dogs would be left at the kennel overnight. Mr. Kramer responded no dogs would be left overnight. The proposed business is a doggy daycare.

Chairman Mohr closed the public hearing at 8:27 p.m.

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

The votes were as follows:
Ayes (7): Whitfield, Cherry, Fox, LeCuyer, Mohr, Prodehl, and Thompson
Nays (0): None
Abstain (0): None
Absent (0): None

The motion carried.

Member Whitfiled made a motion, seconded by Member Prodehl, to approve the findings of fact for the variance.

The votes were as follows:
Ayes (7): Whitfield, Cherry, Fox, LeCuyer, Mohr, Prodehl, and Thompson
Nays (0): None
Abstain (0): None
Absent (0): None

The motion carried.

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

The votes were as follows:

Ayes (7):	Fox, LeCuyer, Mohr, Prodehl, Thompson, Whitfield, and Cherry
Nays (0):	None
Abstain (0):	None
Absent (0):	None

The motion carried.

The proposal will go to the Kendall County Planning Building and Zoning Committee on January 12, 2026, at 6:30 p.m.

The Zoning Board of Appeals completed their review of Petition 25-25 at 8:27 p.m.

PUBLIC COMMENTS

None

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

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

With a voice vote of seven (7) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 8:30 p.m.

Respectfully submitted by,

Wanda A Rolf,
Part-Time Office Assistant

Exhibits

1. Memo on Petition 25-25 Dated December 11, 2025
2. Certificate of Publication and Certificate of Mailings for Petition 25-25 (Not Included with Report but on file in Planning, Building and Zoning Office)

KENDALL COUNTY
ZONING BOARD OF APPEALS
December 15, 2025

In order to be allowed to present any testimony, make any comment, engage in cross-examination, or ask any question during this public hearing, you must enter your name, address, and signature on this form prior to the commencement of the public hearing. By signing this registration sheet, you agree that you understand that anything you say will be considered sworn testimony, and that you will tell the truth, the whole truth and nothing but the truth.

NAME	ADDRESS	SIGNATURE
Josh Haggard	[redacted]	
Dan Kamm		
Jessica Zaca Tochimani		
Matt Clementi		

State of Illinois
County of Kendall

Zoning Petition
#25-25

ORDINANCE NUMBER 2026-_____

GRANTING A SPECIAL USE PERMIT FOR A KENNEL AND A VARIANCE TO SECTION 36-282 (31) A OF THE KENDALL COUNTY CODE ALLOWING A KENNEL UP TO ONE HUNDRED FEET OF PROPERTY CLASSIFIED AS RESIDENTIAL ON KENDALL COUNTY FUTURE LAND USE MAP AT 12076 ASHLEY ROAD, NEWARK, (PIN: 08-02-100-003) IN LISBON TOWNSHIP

WHEREAS, Sections 36-112, 36-113, and 36-114 of the Kendall County Code 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 36-39 of the Kendall County Code permits the Kendall County Board to grant variances and place conditions on variances and provides the procedure through which variances are granted; and

WHEREAS, Section 36-282 (31) of the Kendall County Code permits the operation of kennels as a special use with certain restrictions in the A-1 Agricultural Zoning District; and

WHEREAS, Section 36-282 (31) (a) of the Kendall County Code requires kennels to be a minimum of two hundred fifty feet from properties classified a Residential on the County's Future Land Use Map; 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 five acres located at 12076 Ashley Road, Newark (PIN: 08-02-100-003), in Lisbon 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 Brian Kubinski and Sherry Ailsworth and collectively shall hereinafter be referred to as the "Petitioner"; and

WHEREAS, on or about November 14, 2025, Petitioner's representative filed a petition for a special use permit to allow the operation of a kennel and a variance to place the kennel no closer than one hundred feet from lands classified as Residential on the County's Future Land Use Map; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on November 20, 2025, and following due and proper notification to the Village of Plattville on or about November 25, 2025, and following due and proper notification to Lisbon Township on or about November 25, 2025, and following due and proper notification to the property owners of record of properties located within seven hundred fifty feet of the subject property on or about November 25, 2025, the Kendall County Zoning Board of Appeals held a public hearing on December 15, 2025, at 7:00 p.m., in the Historic Court House, at 110 W. Madison Street, Yorkville at which the Petitioner's representative 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 to the request or made any comments regarding the Petition; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended approval of the special use permit and variance with conditions as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated December 15, 2025, a true and correct copy of which is attached hereto as Exhibit B; and

State of Illinois Zoning Petition
County of Kendall #25-25

WHEREAS, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the testimony presented at the aforementioned public hearing and has considered the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has forwarded to the Kendall County Board a recommendation of **approval/denial/neutral** of the requested special use permit and variance; 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 allowing the operation of a kennel on the subject property subject to the following conditions:

   A. The site shall be developed substantially in accordance with the site plan attached hereto as Exhibit C

   B. A variance is granted Section 36-282 (31) of the Kendall County Code reducing the setback for kennels from properties planned to be residential. To that end, the use allowed by this special use permit shall be located a minimum of one hundred feet (100') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map and one hundred fifty feet (150') from lots zoned other than Residential or shown on the LRMP map as non-residential.

   C. Within sixty days (60) days of approval of this special use permit ordinance, the property owners shall convey land to Lisbon Township for Ashley Road and Helmar Road right-of-way at a depth of forty-five feet (45') as measured from the centerlines of each road. The Kendall County Planning, Building and Zoning Department may grant extensions to this deadline.

   D. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan attached hereto as Exhibit C. The sign shall look substantially like the picture provided as the sign example attached hereto as Exhibit D. The owners or operators of the business allowed by this special use permit shall secure applicable permits for this sign. Additional directional and warning signs may be installed on the property without the need to obtain permits.

   E. The vegetation shown on the eastern property on the site plan attached hereto as Exhibit C shall consist of deciduous trees (a mix of oaks and maples) at ten foot (10') intervals along with understory materials and hedging between the trees. The trees shall be planted by July 1, 2026, and will be at least six feet (6') in height at time of planting. The understory will be ornamental grasses and hedge materials at least four feet (4') in height when they bloom. Damaged or dead vegetation shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. The Kendall County Planning, Building and

Zoning Department may grant extensions to the deadline for installing the vegetation.

F. A maximum of twenty-five (25) pets per building for a total of fifty (50) pets may be kenneled on the subject property at any time.

G. The animals must be indoors by sunset, except for the purposes of owners picking up and dropping off pets and regular bathroom breaks until 10:00 p.m.

H. The normal hours of operation for the businesses allowed by this special use permit shall be Monday through Friday from 7:00 a.m. until 6:00 p.m. and Saturday and Sunday from 8:00 a.m. until 5:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies may be tended to outside the hours of operation. If a pet owner has an emergency such as a car accident or illness, they may pick up or drop off pets outside the approved hours of operation.

I. The maximum combined number of employees for the businesses allowed by this special use permit shall be five (5), including the business owners.

J. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.

K. Any construction on the property related to the businesses allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.

L. Any lighting installed on the property related to the business allowed by this special use permit shall not be considered as agricultural purposes and must follow the lighting regulations contained in the Kendall County Code as they relate to business uses.

M. The operator(s) of the businesses allowed by this special use permit may sell ancillary items related to their operations.

N. The operator(s) of the businesses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.

O. The operator(s) of the businesses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of these types of businesses.

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

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

3. This special use permit and variance 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 20th day of January, 2026.

State of Illinois
County of Kendall

Zoning Petition
#25-25

Attest:

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

LEGAL DESCRIPTION:

The Northerly 660 feet of the Westerly 330.14 feet as measured along the West and North Lines, of the Northwest Quarter of Section 2, Township 35 North, Range 7 East of the Third Principal Meridian, in Lisbon Township, Kendall County, Illinois.

Exhibit B

The Kendall County Zoning Board of Appeals held a public hearing on the Petition 25-25 on December 15, 2025. On December 15, 2025, 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-SPECIAL USE PERMIT
The Findings of Fact for the special use permit were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The immediately adjacent properties are also zoned A-1. In addition, the site plan shows trees planted along the eastern property line. a six foot (6') tall fence around the outdoor play area. The proposed building will be soundproofed. The Petitioners do not plan to be open before 7:00 a.m. or after 6:00 p.m. The Petitioners intend to follow the Kendall County Zoning Code as it relates to having all pets inside by dusk except for bathroom breaks.**

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 Petitioners plan to vegetation along the eastern property line. The Petitioners will have animals indoors by sunset, expect for bathroom breaks. The proposed hours of operation will also prevent injury to neighboring land uses.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **This is true. Adequate ingress and egress will be provided off of Ashley Road. The Petitioners will have to secure applicable permits related to stormwater, well, and septic, if required.**

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. **If the requested variance related to setback from residentially planned areas is approved, this is true.**

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

FINDINGS OF FACT-VARIANCE
The Findings of Fact for the variance were as follows:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. **The subject parcel is a corner lot and the properties to the west are planned to Agricultural. No existing residences are located on the adjoining properties planned to Residential.**

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. **The number of properties zoned A-1 with residentially planned uses in the vicinity is unknown. However, only five (5) existing homes are located within one half (1/2) mile of the subject property.**

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. **The current owner did not plat the lot. The current owner does wish to operate a kennel at the property.**

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. **The requested variance should not negatively impact any of the neighbors and will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood because conditions can be placed on the special use permit related to hours of operation and number of animals on the property.**

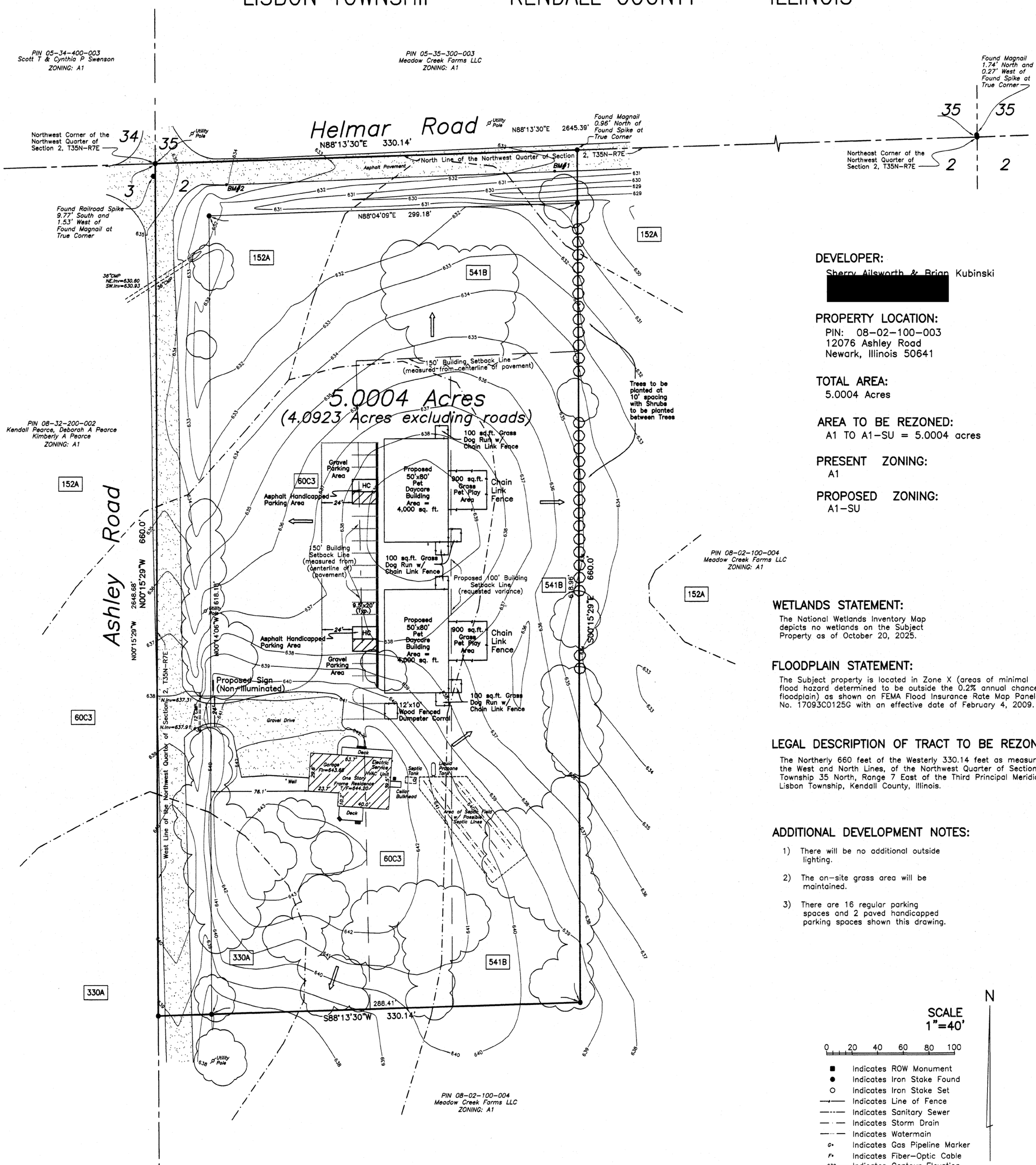
That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. **Provided the proposed conditions are included in the special use permit, the requested variance will not impair light reaching other properties, cause congestion on any public street, diminish or impair property values, or increase the danger of fire or negatively impact public safety.**

RECOMMENDATION
Approval, subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the submitted site plan.
2. A variance is granted Section 36-282 (31) of the Kendall County Code reducing the setback for kennels from properties planned to be residential. To that end, the use allowed by this special use permit shall be located a minimum of one hundred feet (100') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map and one hundred fifty feet (150') from lots zoned other than Residential or shown on the LRMP map as non-residential.
3. Within sixty days (60) days of approval of this special use permit ordinance, the property owners shall convey land to Lisbon Township for Ashley Road and Helmar Road right-of-way at a depth of forty-five feet (45') as measured from the centerlines of each road. The Kendall County Planning, Building and Zoning Department may grant extensions to this deadline.
4. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan. The sign shall look substantially like the picture provided as the sign example. The owners or operators of the business allowed by this special use permit shall secure applicable permits for this sign. Additional directional and warning signs may be installed on the property without the need to obtain permits.
5. The vegetation shown on the eastern property on the site plan shall consist of deciduous trees (a mix of oaks and maples) at ten foot (10') intervals along with understory materials and hedging between the trees. The trees shall be planted by July 1, 2026, and will be at least six feet (6') in height at time of planting. The understory will be ornamental grasses and hedge materials at least four feet (4') in height when they bloom. Damaged or dead vegetation shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. The Kendall County Planning, Building and Zoning Department may grant extensions to the deadline for installing the vegetation.
6. A maximum of twenty-five (25) pets per building for a total of fifty (50) pets may be kenneled on the subject property at any time.

7. The animals must be indoors by sunset, except for the purposes of owners picking up and dropping off pets and regular bathroom breaks until 10:00 p.m.
8. The normal hours of operation for the businesses allowed by this special use permit shall be Monday through Friday from 7:00 a.m. until 6:00 p.m. and Saturday and Sunday from 8:00 a.m. until 5:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies may be tended to outside the hours of operation. If a pet owner has an emergency such as a car accident or illness, they may pick up or drop off pets outside the approved hours of operation.
9. The maximum combined number of employees for the businesses allowed by this special use permit shall be five (5), including the business owners.
10. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.
11. Any construction on the property related to the businesses allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.
12. Any lighting installed on the property related to the business allowed by this special use permit shall not be considered as agricultural purposes and must follow the lighting regulations contained in the Kendall County Code as they relate to business uses.
13. The operator(s) of the businesses allowed by this special use permit may sell ancillary items related to their operations.
14. The operator(s) of the businesses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
15. The operator(s) of the businesses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of these types of businesses
16. 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.
17. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

ZONING PLAT OF
PART OF THE NORTHWEST QUARTER OF SECTION 2, T35N–R7E, 3rd PM
LISBON TOWNSHIP KENDALL COUNTY ILLINOIS



DEVELOPER:
Sherry Ailsworth & Brian Kubinski
[redacted]

PROPERTY LOCATION:
PIN: 08–02–100–003
12076 Ashley Road
Newark, Illinois 50641

TOTAL AREA:
5.0004 Acres

AREA TO BE REZONED:
A1 TO A1–SU = 5.0004 acres

PRESENT ZONING:
A1

PROPOSED ZONING:
A1–SU

WETLANDS STATEMENT:
The National Wetlands Inventory Map depicts no wetlands on the Subject Property as of October 20, 2025.

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. 17093C0125G with an effective date of February 4, 2009.

LEGAL DESCRIPTION OF TRACT TO BE REZONED:
The Northerly 660 feet of the Westerly 330.14 feet as measured along the West and North Lines, of the Northwest Quarter of Section 2, Township 35 North, Range 7 East of the Third Principal Meridian, in Lisbon Township, Kendall County, Illinois.

ADDITIONAL DEVELOPMENT NOTES:
1) There will be no additional outside lighting.
2) The on–site grass area will be maintained.
3) There are 16 regular parking spaces and 2 paved handicapped parking spaces shown this drawing.

N

SCALE 1"=40'

0 20 40 60 80 100

- Indicates ROW Monument
- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Line of Fence
- Indicates Sanitary Sewer
- Indicates Storm Drain
- Indicates Watermain
- Indicates Gas Pipeline Marker
- Indicates Fiber–Optic Cable
- Indicates Contour Elevation
- Indicates Soils Line
- Indicates Utility Pole
- Indicates Utility Box
- Indicates Direction of Drainage
- Indicates Tree Line

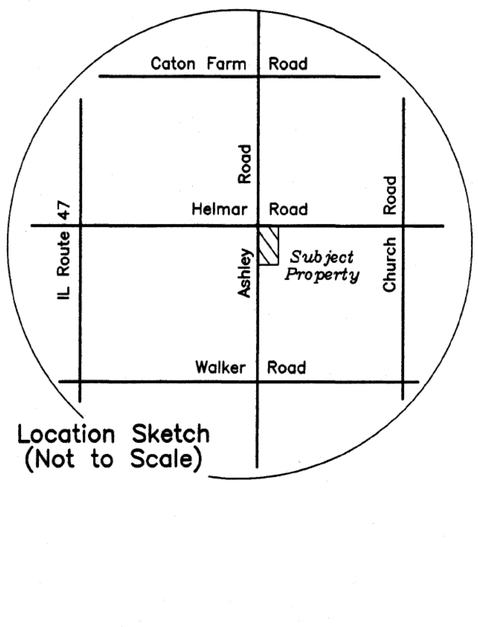
SOILS (From Web Soil Survey)

60C3	La Rose Clay Loam, 5%–10% slopes, severely eroded
152A	Drummer Silty Clay Loam, 0%–2% slopes
330A	Peotone Silty Clay Loam, 0%–2% slopes
541B	Graymont Silt Loam, 2%–5% slopes

SITE BENCHMARKS (NAVD 1988)

BM#1 – Magnail in South Edge of Pavement at Northeast Corner of Subject Property.
Elevation = 631.84

BM#2 – Magnail in South Edge of Pavement at Northwest Corner of Subject Property.
Elevation = 634.08



November 13, 2025

JOB NO.	24147
JOB NAME	ATTY. KRAMER
DWG FILE	24147B
REVISION DATE	

Phillip D. Young and Associates, Inc.
LAND SURVEYING – TOPOGRAPHIC MAPPING – Lic [redacted]
1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553–1580



Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 1/12/2026

Subject: Approval of Community Benefit Agreement Regarding the Solar Project Between 17448 and 17676 Route 71

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

Approval of a Community Benefit Agreement Between JAS Power, LLC and the County of Kendall, Illinois Pertaining to the Solar Project on Property Between 17448 and 17676 Route 71, Newark

Previous Board/Committee Review:

N/A

Fiscal impact:

N/A

Background and Discussion:

This proposal requires the developer of the solar project between 17448 and 17676 Route 71 to pay the County to offset the loss of property tax revenue caused by the development of a solar farm instead of other uses on the subject property.

The developer shall pay the County Fifteen Thousand Dollars ($15,000), the equivalent of approximately Three Thousand Dollars ($3,000) per megawatt, annually. The payment shall increase five percent (5%) every five (5) years.

The first payment is due within thirty (30) days after the project achieves commercial operation and subsequent payments are due by the anniversary of the first payment or on a mutual agreed date.

This proposal has the same terms as the Community Benefit Agreement for the solar projects in the 10000 Block of Ament Road and in the 9000 block of Corneils Road.

Staff Recommendation:
Approval

Attachments:

Proposed Agreement

COMMUNITY BENEFITS AGREEMENT

THIS COMMUNITY BENEFITS AGREEMENT ("**Agreement**") is made this 3rd day of September, 2025, between Blue Sage Project LLC, a limited liability company (the "**Developer**") and the County of Kendall, Illinois, an Illinois body politic (the "**County**") (individually Developer and the County are each a "**Party**" and collectively are the "**Parties**").

WHEREAS, Developer proposes to construct, own and operate a solar farm at parcel 07-07-100-022 and 07-07-100-005 known as the Blue Sage Project LLC commercial solar energy project (the "**Project**") in the County of Kendall, Illinois and Developer has applied to the County for a special use permit for the Project;

WHEREAS, the Project will include a solar photovoltaic system and other ancillary Project improvements to be installed in the County;

WHEREAS, Developer desires to participate in and contribute to the well-being of the community;

WHEREAS, by this Agreement, Developer shall provide certain economic benefits to the County in addition to those substantial economic benefits the Project will already provide to the County and its citizens;

WHEREAS, Developer and County agree that this Agreement will provide substantial benefits to the County and its citizens, and will serve to offset any possible increased demand upon County services resulting from the operation of the Project; and

NOW THEREFORE, in consideration of the promises made herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. The recitals are adopted and incorporated as material terms of this Agreement.

2. On an annual basis during the commercial operation of the Project, Developer shall contribute the amount of Fifteen Thousand Dollars ($15,000) to the County (the "**Contribution**"), which is approximately $3,000 per megawatt of the Project. "Commercial operation" shall mean the selling of electricity to a third-party purchaser on a commercial basis (excluding the sale of test energy). The first Contribution shall be made within thirty (30) days after the Project achieves commercial operation. Subsequent Contributions shall be made on the yearly anniversary of the first annual payment, or on such other calendar date as the Parties may agree. The Contribution shall increase by 5% every five (5) years.

3. If the County does not approve the special use permit application for the Project, and/or if Developer elects not to build the Project, then this Agreement shall become null and void, and neither Party shall have any obligations hereunder. This

Agreement does not constitute any promise or representation on behalf of the County that the County will approve the special use permit application for the Project.

4. Upon termination of the commercial operation of the Project, the Contribution shall cease and this Agreement shall terminate. Developer shall pay the full annual Contribution for any calendar year during which the Project conducts commercial operations.

5. This Agreement shall inure to the benefit of and be binding upon the respective heirs, executors, administrators, assigns and successors of each Party. At the time of any assignment by Developer, Developer shall provide written notice to the County of the name, address, entity type and state of incorporation of the assignee, and the name and address of the assignee's registered agent in the State of Illinois. In the event Developer assigns this Agreement, Developer shall remain obligated, as a principal and not a guarantor, to the County with respect to all of Developer's obligations, duties, liabilities, and commitments under this Agreement, including the obligation to make annual Contribution payments, unless and until the assignee agrees to assume all of the Developer's obligations, duties, liabilities, and commitments under this Agreement and the County consents to that assumption by the assignee.

6. This Agreement may be executed in one or more counterparts, each of which so executed shall be deemed to be an original and such counterparts together shall constitute one and the same instrument.

7. Any written communication will be deemed to have been given or made on the day on which it was delivered if it is received before 5:00 p.m. on the day in question or, if such day is not a business day or if such written communication is received after 5:00 p.m., then delivery will be deemed to have occurred on the next following business day. Either Party may from time to time change its address for service hereunder by notice to the other Party. Any notice, request, demand or other instrument which may be required or permitted to be delivered, given or served upon either Party will be sufficiently delivered, given or served upon the Party in question, if in writing, and if either delivered by hand or if sent by certified mail (return receipt requested), courier or nationally recognized overnight delivery service mailed, in each case addressed as referenced below:

(A) In the case of County to:

County of Kendall
502 S Main Street
Yorkville IL 60560
Attn: County Clerk

(B) In the case of Developer to:

JAS Power, LLC
190 High Street, 3rd Floor
Boston, MA 02110

Attn: Ansar Gafur

8. Each Party acknowledges having obtained its own independent legal advice with respect to this Agreement and the transactions contemplated hereby to the fullest extent deemed necessary by each Party prior to its execution and delivery. There will be no presumption that any ambiguity in this Agreement and any documents contemplated hereby be resolved in favor of either of the Parties. The execution, delivery and performance by the Parties of this Agreement has been duly authorized by all necessary action and there are no approvals, authorizations, consents, or other action necessary to authorize either Party's execution and delivery of this Agreement.

9. This Agreement shall be governed by and be construed in accordance with the laws of the State of Illinois. Any dispute arising from this Agreement shall be adjudicated by the Circuit Court of Kendall County, Illinois.

IN WITNESS WHEREOF, this Agreement is executed effective as of the day and year first above written.

BLUE SAGE PROJECT LLC a limited liability company	**COUNTY OF KENDALL, ILLINOIS,** an Illinois body politic
By: **JAS Power, LLC** Its sole member and manager	
By: [redacted]	By: _____
Name: Ansar Gafur	Name: _____
Title: Authorized Signatory	Title: _____

Permit #	Name	Address	Renewal Letters Sent	Sent Confirmation Email	
2	Juan Ramierz	142 Heathgate	12/10/2025	Waiting on Health	5 Occupants
3	Patrick McCrimmon	26 Circle Drive West	12/10/2025	Waiting on Circuit Clerk and Health	8 Occupants
4	Patrick McCrimmon	51 Paddock	12/10/2025	Waiting on Health	8 Occupants
5	Adrian Hainal-Roman	18 Marina Drive	12/10/2025	12/19/2025	Reduced to 6 (Originally 10 Occupants)
8	Glen MacDonald	12 Greenbriar Road	12/10/2025	12/19/2025	4 Occupants
9	Randy L. Pertler	11428 River Road, Plano	12/10/2025	Waiting on Circuit Clerk, and Health	16 Occupants
11	Patrick McCrimmon	2 Pendleton Place	12/10/2025	Waiting Health	8 Occupants
12	Kenneth Schneider	114 Riverside Drive	12/10/2025	12/18/2025	12 Occupants
13	Dimitar G. Svilenov	99 Willowsprings Lane, Plano	12/10/2025	12/18/2025	10 Occupants
14	Michael Chesnutt	16249 Miller Road	12/10/2025	Waiting on Circuit Clerk and Health	10 Occupants
15	Aelita Archbold	6 Julius Court, Yorkville	12/10/2025	12/19/2025	6 Occupants
16	Jennifer and Richard Sanchez	11 Cebold Dr, Montgomery	12/10/2025	Wating on Circuit Clerk and Health	12 Occupants
17	Michael J. Rousonelos	7479 Grove Road		12/23/2025	8 Occupants

Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 1/12/2026

Subject: Approval of Extension of Outdoor Storage Special Use Permit at 14339 County Line Road

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

Approval to Extend the Deadline for Allowing an Outdoor Storage Special Use Permit at 14339 County Line Road (PIN: 09-13-200-014) in Seward Township as Allowed by Condition 4.E of Ordinance 2020-14 and Extended by the Planning, Building and Zoning Committee on November 13, 2023; Property is Zoned B-3 with a Special Use Permit for Indoor Storage

Previous Board/Committee Review:

Approval of Original Special Use Permit by the County Board-September 2020

Approval of Two Year Extension by the Planning, Building and Zoning Committee-November 2023

Fiscal impact:

N/A

Background and Discussion:

In September 2020, the Kendall County Board approved a rezoning and special use permit for indoor and outdoor storage at the subject property, Ordinance 2020-14. A copy of the ordinance is attached.

Condition 4.E of Ordinance 2020-14 required all outdoor storage to cease by December 31, 2023, unless an extension was granted by the Planning, Building and Zoning Committee. On November 13, 2023, the Planning, Building and Zoning Committee approved a two (2) year extension, setting the new deadline of December 31, 2025

On December 12, 2025, the Property Owner's Attorney submitted a request to extend the deadline for the cessation of the outdoor storage component for another one (1) year. A copy of the request is attached.

The impacted property is subject to a pre-annexation agreement with the Village of Shorewood. If the request extension is approved, an amendment to the pre-annexation agreement related to parking will be required.

Staff has no objections to the request to extend the deadline for outdoor storage on the subject property for an additional one (1) year.

Staff Recommendation:
Approval

Attachments:
Ordinance 2020-14
December 12, 2025, Letter from Dan Kramer

State of Illinois
County of Kendall

Zoning Petition
#19-39

ORDINANCE NUMBER 2020-14

MAP AMENDMENT REZONING 4.01 ACRES +/- TO B-3 HIGHWAY BUSINESS DISTRICTAND GRANTING SPECIAL USE PERMITS FOR AN OUTDOOR STORAGE FACILITY AND A SELF-SERVICE STORAGE FACILITYAND A MAP AMENDMENT REZONING 4.67 +/- ACRES TO B-2 GENRAL BUSINESS DISTRICT FOR THE NORTHEASTERN PORTION OF THE PARCEL LOCATED ON THE NORTHWEST CORNER ROUTE 52 AND COUNTY LINE ROAD ALSO KNOWN AS 195 ROUTE 52 AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 09-13-200-002 IN SEWARD TOWNSHIP

Rezone from A-1 to B-3 With Special Use Permits (4.01 Acres) and to B-2 (4.67 Acres)

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 13.08 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 9.04.C.20 of the Kendall County Zoning Ordinance permits the operation of outdoor storage businesses as a special use with certain restrictions in the B-3 Highway Business Zoning District; and

WHEREAS, Section 9.04.C.28 of the Kendall County Zoning Ordinance permits the operation of self-service storage facility businesses as a special use with certain restriction in the B-3 Highway Business Zoning District; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural Zoning District and consists of approximately 8.68 +/- acres located at the northeastern corner of the parcel located at the northwest corner of Route 52 and County Line Road, also known as, 195 Route 52 (PINs: 09-13-200-002), in Seward Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as "the subject property."; and

WHEREAS, at the time of original application the subject property was owned Hansel Ridge, LLC and is represented by John Dollinger; and

WHEREAS, Goproball, LLC, as represented by Jason Shelley, purchased the subject property from Hansel Ridge, LLC; and

WHEREAS, James and Denise Maffeo, purchased the subject property from Goproballball, LLC and record title is held the in name of Four Season Storage, LLC, an Illinois Liability Company; and

WHEREAS, John Dollinger on Behalf of Hansel Ridge, LLC, Jason Shelley on Behalf of Goproball, LLC, and James and Denise Maffeo on Behalf of Four Seasons Storage, LLC, an Illinois Limited Liability Company shall hereinafter be referred to as "Petitioner"; and

WHEREAS, on or about September 30, 2019, Petitioner's representative filed a petition for a Map Amendment rezoning the subject property from A-1 Agricultural to B-3 Highway Business District and for Special Use Permits to operate an outdoor storage business and a self-service storage facility business on the subject property; and

WHEREAS, on or about April 21, 2020, Petitioner's representative amended the petition to rezone 4.67 +/- acres of the subject property to B-2 General Business District and 4.01 +/- acres to B-3 Highway Business District; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on January 9, 2020, the Kendall County Zoning Board of Appeals started a public hearing on January 27, 2020, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville and said hearing was continued to March 2, 2020, and continued to June 29, 2020, and continued to July 27, 2020, at the same time and location at which the Petitioner's representative presented evidence, testimony, and exhibits in support of the requested Map Amendments and Special Use Permits and zero members of the public asked questions or testified in favor or testified in opposition to the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their findings of fact and recommended approval of the Map Amendments and Special Use Permits with restrictions as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated July 27, 2020, a true and correct copy of which is attached hereto as Exhibit B; and

WHEREAS, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the testimony presented at the aforementioned public hearing and has considered the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has forwarded to the Kendall County Board a recommendation of approval of the requested Map Amendments and Special Use Permits; 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 Map Amendment rezoning 4.67 +/- acres of the subject property from A-1 Agricultural District to B-2 General Business District as outlined in the legal description attached hereto as Exhibit A.

3. The Kendall County Board hereby grants approval of Petitioner's petition for a Map Amendment rezoning the 4.01 +/- acres of the subject property from A-1 Agricultural District to B-3 Highway Business District as outlined in the legal description attached hereto as Exhibit A.

4. The Kendall County Board hereby grants approval of Petitioner's petition for special use permits for an outdoor storage business and a self-service storage business on the portion of the subject property rezoned to B-3 Highway Business District subject to the following conditions:

A. The site shall be developed substantially in accordance with the attached site plan attached hereto as Exhibit C, landscaping plan attached hereto as Exhibit D, and photometric plan attached hereto as Exhibit E.

B. The operator(s) of the businesses allowed by this special use permit shall plant the vegetation and install the fencing identified in the landscaping plan (Exhibit D) within two hundred forty (240) days of the approval of the special use permit ordinance. Dead or damaged vegetation shall be replaced on a timetable approved by the Kendall County Planning, Building and Zoning Department. The trees shown on the landscaping plan shall be between twelve feet and fifteen feet (12'-15') in height at the time of planting.

C. One (1) two (2)-sided illuminated sign may be installed on the subject property in substantially the location shown on the landscaping plan (Exhibit D). The owners of businesses allowed by this special use permit may pursue variances to Kendall County Zoning Ordinance regarding the height and dimensions of the sign through the variance application process without seeking an amendment to the special use permit.

D. Within sixty days (60) days of approval of this special use permit ordinance, the property owners shall convey land along the entire length of County Line Road side of the property at a depth of sixty feet (60') as measured from the centerline of County Line Road to Seward Township for County Line Road right-of-way.

E. The owners of the business allowed by this special use permit shall construct all of the storage buildings shown on the site plan (Exhibit C) on or before December 31, 2023. Either December 31, 2023, or upon completion of the final self-service storage building, whichever occurs first, the special use permit for an outdoor storage business shall automatically cease. The final self-service storage building shall be considered complete when all occupancy permits for the self-service storage buildings are issued. The completion and expiration dates listed in this condition may be extended upon approval by the Kendall County Planning, Building and Zoning Committee.

F. A maximum of twenty-five (25) items, including, but not limited to, boats, trailers, and motor vehicles may be stored outdoors as part of the outdoor storage business special use permit.

G. None of the vehicles stored on premises shall be considered agricultural equipment as they relate to the businesses allowed by these special use permits.

H. All of the vehicles stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law.

I. The hours of operation for the businesses allowed by these special use permits shall be daily from 7:00 a.m. until 7:00 p.m. The operator(s) of the businesses allowed by these special use permit may reduce these hours of operation. Patrons may access the storage area at any time.

J. The total maximum number of employees combined for the businesses allowed by these special use permit shall be five (5), including the business owners.

K. The owners of the businesses allowed by these special use permits shall diligently monitor the property for leaks from items stored on the premises and shall promptly clean up the site if leaks occur.

L. The operator(s) of the business allowed by this special use permit shall provide the Kendall County Sheriff's Department and Troy Fire Protection District with passcodes to the gate upon the request of these agencies.

M. The operator(s) of the businesses allowed by these special use permits acknowledge and agree to follow Kendall County's Right to Farm Clause.

N. The operator(s) of the businesses allowed by these special use permits shall follow all applicable Federal, State, and Local laws related to the operation of these types of businesses.

5. All ordinances in conflict with this ordinance are hereby repealed.

6. 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.

7. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect these Map Amendments and Special Use Permits.

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:

[redacted]

Kendall County Clerk
Debbie Gillette

[redacted]

Kendall County Board Chairman
Scott R. Gryder

COUNTY CLERK
OFFICIAL
SEAL
KENDALL COUNTY, ILLINOIS

LEGAL DESCRIPTION OF TRACT 2 (B-3 Special Use Parcel):

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 599.06 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 165.29 feet for the point of beginning; thence Easterly, parallel with said North Line, 332.25 feet; thence Southerly, parallel with said West Line, 525.07 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Westerly, parallel with said North Line, 332.25 feet to a line drawn Southerly from the point of beginning, parallel with said West Line; thence Northerly, parallel with said West Line, 527.0 feet to the point of beginning in Seward Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT 3 (B2 Zoning Parcel):

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 51.55 feet to a point hereinafter referred to as "Point A"; thence Southerly, along a line which forms an angle of 89°33'03" with the prolongation of the last described course, measured counter-clockwise therefrom, 692.32 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter for the point of beginning; thence Northerly, along the line of the last described course 692.32 feet to "Point A"; thence Westerly, parallel with said North Line, 547.51 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 165.29 feet; thence Easterly, parallel with said North Line, 332.25 feet; thence Southerly, parallel with said West Line, 525.07 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Easterly, parallel with said North Line, 213.85 feet to the point of beginning in Seward 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 July 27, 2020, by a vote of seven (7) in favor and zero (0) in opposition.

FINDINGS OF FACT-MAP AMENDMENTS
§ 13.07.F of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order recommend in favor of the applicant on map amendment applications.

Existing uses of property within the general area of the property in question. **The surrounding properties are used agricultural or uses similar to agricultural uses such as farmsteads and fertilizer operations.**

The Zoning classification of property within the general area of the property in question. **The surrounding properties are zoned A-1, A-1 with a special use, or B-4.**

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

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 stable with residential growth and special uses normally found in agricultural zoned areas.**

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **The Future Land Use Map was amended earlier in 2020 to reclassify the subject property as Commercial. The property to the west is planned to be used for recreational purposes. Minooka School District #111 plans to construct a school in the area. The Village of Shorewood's Future Land Use Map calls for this property to be Commercial and Government/Institutional. The proposed map amendments are consistent with the purpose and objectives of the Land Resource Management Plan.**

FINDINGS OF FACT-SPECIAL USE PERMITS
§ 13.08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order recommend in favor of the applicant on special use permit applications.

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare provided that the operator of the business allowed by this special use permit develops the site according to the submitted site plan and landscaping plan, dedicates land for right-of-way, follows the agreed upon hours of operation, and follows the Kendall County Inoperable Vehicle Ordinance, Kendall County Junk and Debris Ordinance, and related ordinances.**

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. **Provided that the**

business operates as proposed, no injury should occur to other property and property values should not be negatively impacted.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **The proposed use will be a low utility user and adequate utilities are planned for the development of the site. A private road is planned from County Line Road to the subject use. A right-of-way dedication is planned along County Line Road. The Petitioners will have to secure a stormwater management permit.**

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **This is true.**

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 6-34 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents" through the encouragement ". . . of locally owned businesses."**

RECOMMENDATIONS

Approval of the requested map amendments.

Approval of the special use permits with the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the submitted site plan, landscaping plan, and lighting plan.
2. The operator(s) of the businesses allowed by this special use permit shall plant the vegetation and install the fencing identified in the landscaping plan within ninety (90) days of the approval of the special use permit ordinance. Dead or damaged vegetation shall be replaced on a timetable approved by the Kendall County Planning, Building and Zoning Department. The trees shown on the landscaping plan shall be between twelve feet and fifteen feet (12'-15') in height at the time of planting.
3. One (1) two (2)-sided illuminated sign may be installed on the subject property in substantially the location shown on the landscaping plan. The owners of businesses allowed by this special use permit may pursue variances to Kendall County Zoning Ordinance regarding the height and dimensions of the sign through the variance application process without seeking an amendment to the special use permit.
4. Within sixty days (60) days of approval of this special use permit ordinance, the property owners shall convey land along the entire length of County Line Road side of the property at a depth of sixty feet (60') as measured from the centerline of County Line Road to Seward Township for County Line Road right-of-way.
5. The owners of the business allowed by this special use permit shall construct all of the storage buildings shown on the site plan on or before December 31, 2023. Either December 31, 2023, or upon completion of the final self-service storage building, whichever occurs first, the special use permit for an outdoor storage business shall automatically cease. The final self-service storage building shall be considered complete when all occupancy permits for the self-service storage buildings are issued. The completion and expiration dates listed in this condition may be extended upon approval by the Kendall County Planning, Building and Zoning Committee.
6. A maximum of twenty-five (25) items, including, but not limited to, boats, trailers, and motor vehicles may be stored outdoors as part of the outdoor storage business special use permit.
7. None of the vehicles stored on premises shall be considered agricultural equipment as they relate

to the businesses allowed by these special use permits.

8. All of the vehicles stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
9. The hours of operation for the businesses allowed by these special use permits shall be daily from 7:00 a.m. until 7:00 p.m. The operator(s) of the businesses allowed by these special use permit may reduce these hours of operation. Patrons may access the storage area at any time.
10. The total maximum number of employees combined for the businesses allowed by these special use permit shall be five (5), including the business owners.
11. The owners of the businesses allowed by these special use permits shall diligently monitor the property for leaks from items stored on the premises and shall promptly clean up the site if leaks occur.
12. The operator(s) of the business allowed by this special use permit shall provide the Kendall County Sheriff's Department and Troy Fire Protection District with passcodes to the gate upon the request of these agencies.
13. The operator(s) of the businesses allowed by these special use permits acknowledge and agree to follow Kendall County's Right to Farm Clause.
14. The operator(s) of the businesses allowed by these special use permits shall follow all applicable Federal, State, and Local laws related to the operation of these types of businesses.
15. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permits.
16. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Exhibit C

ENGINEERING PLANS
FOR
FOUR SEASONS STORAGE FACILITY

SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST
COUNTY LINE RD & ROUTE 52
MINOOKA, IL 60447
KENDALL COUNTY
JULY, 2020

LEGEND

	PROPERTY BOUNDARY
600	EXISTING CONTOUR LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER LINE
	EXISTING WATERMAIN
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD ELECTRIC
	EXISTING GAS SERVICE
	EXISTING TELEPHONE
675	PROPOSED CONTOUR LINE
	PROPOSED WATERMAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER LINE
	PROPOSED GREASE SERVICE LINE
	PROPOSED VENT LINE
	EXISTING FENCELINE
	PROPOSED SILT FENCE
x 685.00	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	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. OVERALL CIVIL SITE PLAN
6. CIVIL SITE PLANS
7. GENERAL NOTES & DETAILS
8. GENERAL NOTES & DETAILS II

LOCATION MAP
N.T.S.

PROJECT LOCATION



BENCHMARKS:

BM#1 - Magnail in Pavement West of Utility Pole 89 Feet North of the Northeast Corner of the Subject Property.

Elevation = 645.28 NAVD 29

BM#2 - Magnail in Pavement West of Utility Pole 72 Feet North of the Southeast Corner of the Subject Property.

Elevation = 646.49 NAVD 29

PLANS PREPARED FOR:

JAMES & DENISE MAFFEO
[redacted]

CIVIL ENGINEER:

TEBRUGGE ENGINEERING
410 E CHURCH ST - SUITE A
SANDWICH, ILLINOIS 60548
(815) 786-0195
INFO@TEBRUGGEENGINEERING.COM
WWW.TEBRUGGEENGINEERING.COM

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 Excavations) at 1-800-892-0123 or dial 811.

UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND RECORD MAPS, 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 21ST DAY OF JULY, 2020.

[redacted]
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
NO. [redacted] EXPIRES NOV. 30, 2021

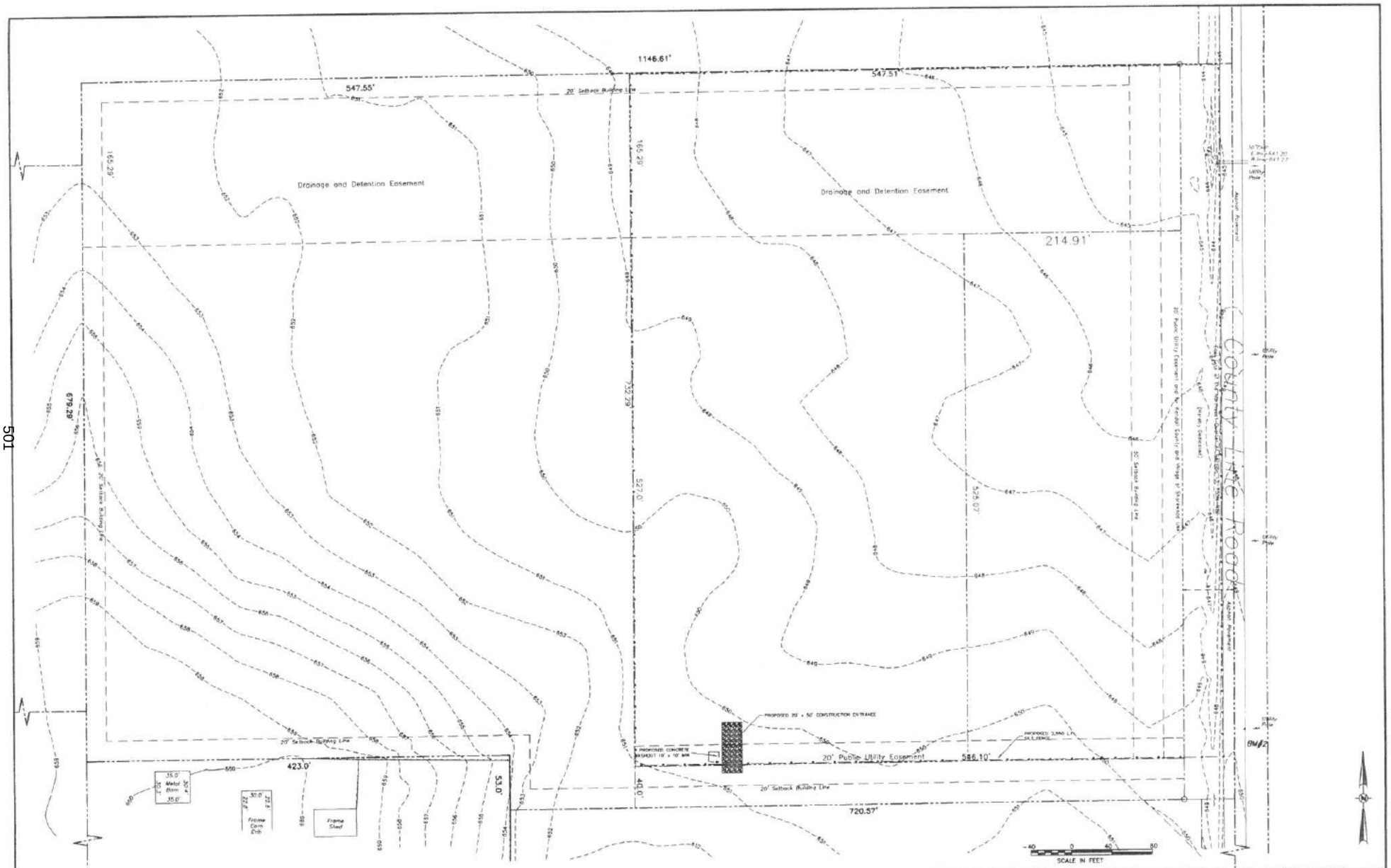
JOHN J. TEBRUGGE [redacted] REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

COPYRIGHT © 2020 BY TEBRUGGE ENGINEERING.
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.

REVISIONS	NO.	DATE	NOTES
	1	7.21.20	MISS STORM LETTER 7.17.20
	2	8.25.20	REVISED TO SHOW WOOD SCREEN LETTER 8.17.20

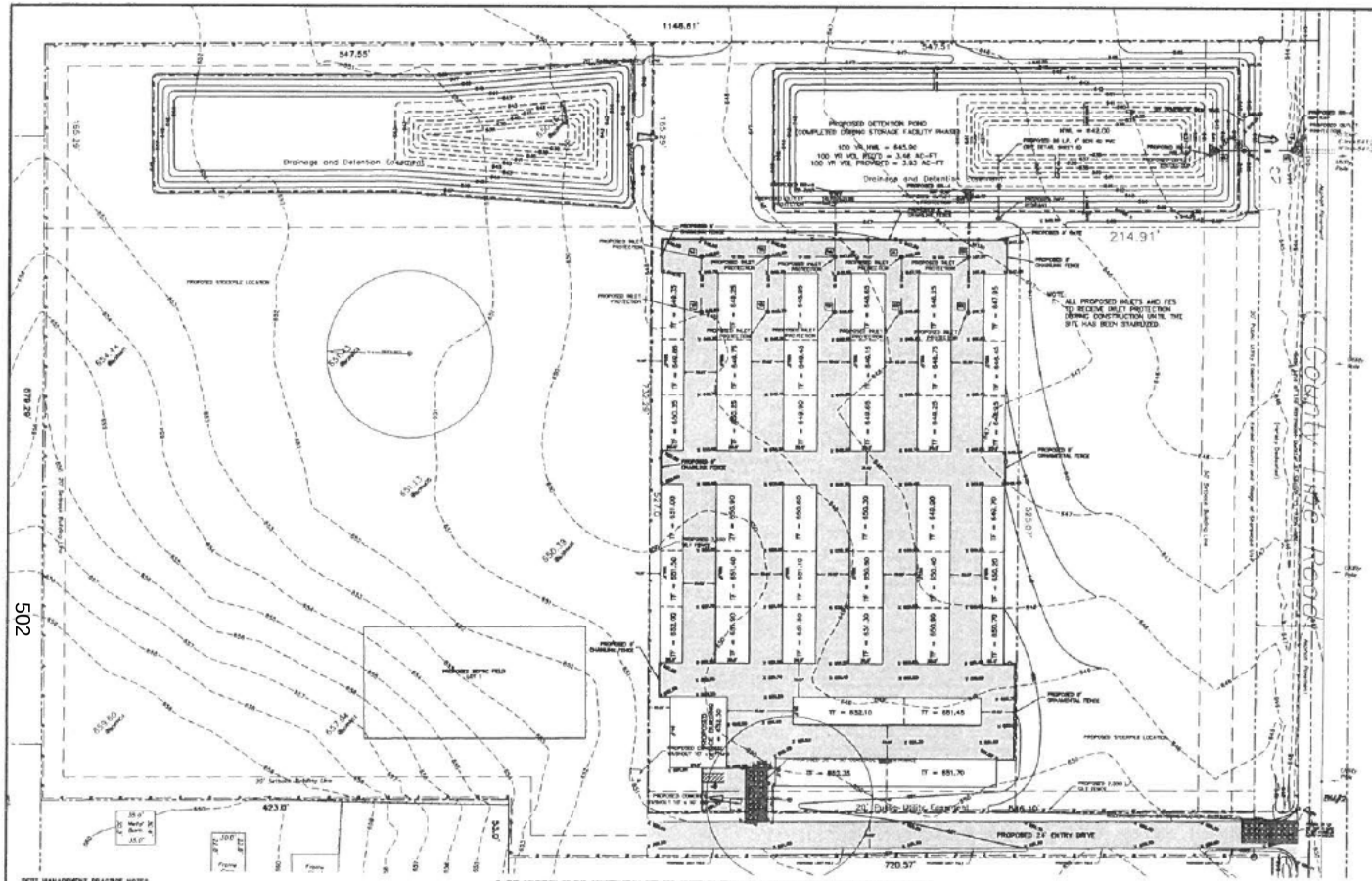
500

Exhibit C



501

TEBRUGGE ENGINEERING 410 E CHURCH STREET • SUITE A • SANDWICH, IL 60548 PHONE (815) 786-9195 TEBRUGGEENGINEERING.COM	REVISIONS: NO. / DATE / NOTES	PREPARED FOR: JAMES & DENISE MAFFEO [redacted]	FOUR SEASONS STORAGE FACILITY EXISTING CONDITIONS & DEMOLITION PLAN	PROJECT NO: 19-447.02 SCALE: 1" = 40' DATE: JAN 16, 2020	SHEET NO: 2 OF 8 SHEETS



502

TYPICAL SOIL PROTECTION CHART

Vegetation Type	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding				A	A	A	M*	M*	A	A		
Dormant Seeding	X	X									X	X
Temporary Seeding				C	C	C	D*	D*	C	C		
Sodding				B**	B**	B**	B**	B**	B**	B**		
Mulching	F	F	F	F	F	F	F	F	F	F	F	F

A = Kentucky Bluegrass – 80 lbs/acre
mixed with perennial ryegrass – 36 lbs/acre

B = Northern Bluegrass – 138 lbs/acre mixed with perennial ryegrass – 46 lbs/acre

C = Spring Oats – 100 lbs/acre
D = Wheat or Cereal Rye – 150 lbs/acre
E = Sod
F = Straw Mulch – 2 tons/acre
** Water for 2-3 weeks after seeding

* Watering needed in June and July

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	AUG
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.

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 THIS CERTIFICATION.

CONTRACTOR NAME & TITLE:
ADDRESS:
PHONE #

SIGNATURE DATE

CONTRACTOR NAME & TITLE:
ADDRESS:
PHONE #

SIGNATURE DATE

CONTRACTOR NAME & TITLE:
ADDRESS:
PHONE #

SIGNATURE DATE

BEST MANAGEMENT PRACTICE NOTES

1. SITE 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 OPERATIONS. 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 PROVIDED 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 IPS PROTECTION. UPON INSTALLATION OF THE SPADE, B'S OR IPS PROTECTION SHALL BE INSTALLED RESPECTIVE TO THE TYPE OF SPADE. 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 3' SHEET OF PLYWOOD THAT EXTENDS 6" BEYOND THE OUTSIDE DIAMETER OF THE PIPE SHALL BE PLACED AGAINST THE EXPOSED PIPE END. SPAWL 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. EROSION CONTROL BLANKET 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 PUMPED-RID WITH EROSION AND SEDIMENT CONTROL MEASURES. STOCK PILES NOT ACTIVELY WORKED AND TO REMAIN IN PLACE FOR 14 DAYS OR MORE SHALL RECEIVE TEMPORARY STABILIZATION.

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 FALL 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.

9. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED AT MINIMUM ACCORDING TO THE STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL, REVISED TO THE LATEST VERSION AS AMENDED.

10. AFTER ALL PERIMETER EROSION CONTROL BARRIER IS REMOVED, THE AREAS DAMAGED BY THE PERIMETER EROSION BARRIER MUST BE RESTORED.

11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DIVERT ALL WATER (GROUND, STERM, CONSTRUCTION) DURING CONSTRUCTION IN ORDER TO KEEP THE CONSTRUCTION AREA FREED OF WATER. BYPASS PUMPING, INCLUDING SILT BACK AND AN ENERGY DISSIPATION SURFACE FOR THE PUMPS, SHALL BE UTILIZED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SIZE THE PUMPS APPROPRIATELY. A MINIMUM OF 10' x 15' SEDIMENT FILTER BAG SHALL BE USED DURING DEWATERING ACTIVITIES.

12. DURING DEWATERING/PUMPING OPERATIONS, ONLY UNCONTAMINATED WATER SHOULD BE ALLOWED TO DISCHARGE TO PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR TO A STORM SEWER SYSTEM OR ACCORDANCE WITH LOCAL PERMITS). MUCKY WATER SHOULD BE PLACED IN A STABILIZED SUMP PIT OR FLOATED AT THE SURFACE OF THE WATER IN ORDER TO LIMIT THE AMOUNT OF SEDIMENT INTAKE. PUMPING OPERATIONS MAY BE DISCHARGED TO A STABILIZED AREA THAT CONSISTS OF ENERGY DISSIPATING DEVICE (EG STONE), SEDIMENT FILTER BAG, OR BOTH, ADEQUATE EROSION AND SEDIMENT CONTROLS SHOULD BE USED DURING DEWATERING OPERATIONS AS NECESSARY. DEWATERING SEDIMENT LADEN WATER DIRECTLY INTO FIELD TILES, STORM WATER STRUCTURES, OR "WATERS OF THE US" IS PROHIBITED.

STORMWATER OUTFLOW CONTRIBUTING/RECEIVING WATERS

FROM SITE – RETENTION POND

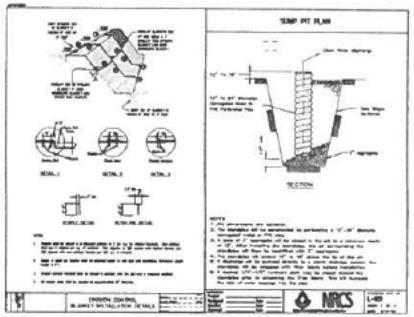
TO RECEIVING WATERS – STORM SEWER IN COUNTY ROW

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-2. CURB (ROCK) SOCKS UPSTREAM OF INLET PROTECTION,
IM-GRADE SILTS
IP-3. ROCK SOCK INLET PROTECTION FOR SUMP/AREA INLET
IP-5. OVER-EXCAVATION INLET PROTECTION
DP-1. CURBOFF INLET PROTECTION

-50 0 50 100
SCALE IN FEET



ACREAGE SUMMARY

NOTICE OF INTENT (NOI)
FOUR SEASONS STORAGE FACILITY
1233 BUELL AVENUE
JOLIET, IL 60436

PHONE (815) 955-9914

LANDOWNER: JAMES & DENISE MAFFEO

TOTAL SITE AREA	8.69 ACS
TOTAL DISTURBED AREA	8.84 ACS
PROJECTED IMPERVIOUS AREA	3.51 ACS
LANDSCAPED AREA	5.18 ACS
PROPOSED CN	87

TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A - SANDWICH, IL 60548
PHONE (815) 786-0191 TEBRUGGEENGINEERING.COM

REVISIONS	NO.	DATE	NOTES
	1	3.21.20	PER REVIEW LETTER 3.21.20
	2	6.7.20	INCLUDED PER REVIEW LETTER 6.5.20

PREPARED FOR:
JAMES & DENISE MAFFEO
[redacted]

FOUR SEASONS STORAGE FACILITY
STORM WATER POLLUTION & PREVENTION PLAN

PROJECT NO. 19-447.02
SCALE 1" = 40'
DATE JAN 15, 2020

SHEET NO. 3
OF 8 SHEETS

Exhibit C

I. GENERAL NOTES & DESCRIPTIONS

The Storm Water Pollution Prevention Plan (SWPPP) includes, but is not limited to the Erosion and Sediment Plan included in the Engineering Plans with the Detail Sheet, the Notice of Intent, Permit Authorization, General Permit, Notice of Termination. All records of inspections and activities which are created during the course of the project, Notice of Termination. All records of inspections 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 maintenance of the SWPPP must be identified and must certify this SWPPP by signing the SWPPP certification in accordance with Part II.C (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 activities 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 INTERPRETATION

No construction other than 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 fee to be the owner/developer and pay the annual fee. The NPDES Permit will be issued 30 days after the postmark date of the submittal of the NOI and valid for 5 years.

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 (IEPA) 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 that new ground permit by submitting a separate NOI. The original NOI must then be modified by re-submitting the NOI with updated acreage and checking the box "change of information" then include documentation establishing 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 this SWPPP must be clearly stated.

C. RETENTION OF RECORDS

A complete copy of the SWPPP, including copies of all inspection reports, site revisions, etc., must be retained at the project site or at those 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 Practices (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 within 24 hours of a 0.5 in rainfall event, inspections by environmental Contractor Compliance Officer must be made to determine the effectiveness of the control. If the State or Local agencies have a regulated inspection form, that form 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 employed or retained by the owner/developer/subcontractor to this SWPPP and the pollutant control practices. If needed, in order to increase effectiveness to an acceptable level, or someone with the authority to secure such things be request. 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 modified each time there are significant modifications to the pollution prevention system or a change of Contractors working on the project that affects site soils. The SWPPP must be amended as necessary whenever there is a change in design, construction, operation or maintenance which has a significant effect on the discharge of pollutants to the waters of the State and which has not been addressed in the SWPPP. The SWPPP must be amended if it fails to be implemented or is ineffective in eliminating pollutants from stormwater discharges associated with construction activity. Other than routine maintenance, the site plan and associated to reflect the properties of construction and changes to the SWPPP. Any control measure that fails a individually design component must be updated or amended by the Engineer. Substitution of sediment control BMPs beyond those specified in the SWPPP is permitted with a hydrologic design comparison.

H. DISCHARGE OF PETROLEUM PRODUCTS OR HAZARDOUS SUBSTANCES

Discharge of Petroleum products or other hazardous substances to the storm water or the storm water (storm sewer) system is subject to reporting and clean up requirements. See Section V.B.2 of the SWPPP for State and local information on reporting spills 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, a Notice of Termination and Owner's representative must complete a Final Inspection Report approved 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-borne and wind pollutant discharges by some combination of interception, containment, retention, and containment. This is a dynamic document. The Contractor is responsible for the overall 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 with the NOT to show a log for keeping such records is included. Contrails must be in place from inception of any ground-disturbing activities refer to the commencement of construction and noted on the Site Map and Records of Stabilization and Construction Activity Dates.

II. INTRODUCTION

This SWPPP includes the elements necessary to comply with the national 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 sites pollutant sources anticipated at the site are disturbed (bare) soil, vehicle tools 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 runoff.
Protect construction silt runoff primarily at 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 and not pollutants that originate on the site and prevent them from leaving or surface waters. The purpose of this SWPPP is to provide guidance for protecting that goal. A successful pollution prevention program depends upon careful inspection and adjustments during the construction process in order to minimize its effectiveness.

B. SCOPE

This SWPPP must be implemented before construction begins on the site. It primarily addresses the topsoil of storm runoff and runoff on areas of the ground surface disturbed during the construction activities. In addition, there are recommendations for controlling other potential pollutant sources during the construction process. The construction activities that generate the greatest potential areas are stabilized, permanent erosion and sedimentation controls are installed, temporary erosion and sedimentation controls are removed, construction activities covered lands have ceased, and a completed Notice of Termination (NOT) is transmitted to the governing agency.

III. 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 earth-moving activities. NOTE: Once these 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 erosion barriers, parking lay down, porta-potty sited, wash, concrete washout, temporary seed, topsoil stockpiles, and stabilized entrance installation, until entire construction, etc. immediately concrete washout, temporary seed, topsoil stockpiles, and stabilized entrance installation, until entire construction, etc. immediately operate them on the Site Maps and note any changes in location on their water throughout the construction process.

Typical Stage of Construction, items shall be added or deleted as needed for each individual project.

Phase 1
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 water lines/services (Sewer, water, shrub dome, etc.).
5. Begin grading for site.
6. Start construction of building pad and structures.

Phase 2
1. Temporarily seed, throughout construction, denuded areas that will be inactive for 14 days or more.
2. Install inlet protection at storm sewer inlets, curbs and gutters.
3. Install additional silt fence at areas of steep slopes and as mulch bale structure is installed.
4. Stockpiles of topsoil shall be surrounded on their perimeter by silt fence.
5. Prepare site for grading.
6. Rough grade site.
7. Install construction final protection devices for ground areas as work progresses.
8. Complete grading and installation of permanent stabilization over all areas including active.
9. Call Engineer after the site appears to be fully stabilized for inspection.
10. Remove all temporary erosion and sedimentation 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 Control Operation Time Schedule on the Erosion and Sediment Control Plans. Drain down protective measures must always be in place before soil is disturbed.

IV. SITE DESCRIPTION

1. Site description:
   Site construction activities consist of general site clearing, grading for building pads, excavation of retention pond, and construction of entry drive and parking lot.
2. Total area of site = 9.59 acres
   Total disturbed area on site = 6.84 acres
3. Estimated site soil disturbance after construction activities are complete: 0%-40%.
4. Site may include industrial activities if proposed storm sewer area is indicated in SWPPP.
5. Site drainage is received by Storm Sewer in the County ROW.

V. STORM WATER POLLUTION PREVENTION MEASURES AND CONTROLS

A variety of storm water pollutant controls are recommended for this project. Some controls are intended for temporary and will be used on a short-term basis. Others are intended for long-term use. Temporary pollutant controls must be removed after the construction period. These include temporary sediment barriers and permanent storm water pollutant controls are intended for long-term use. Some pollutant controls are intended for both temporary and permanent use. The following controls are recommended for this project:

A. EROSION AND SEDIMENT CONTROLS

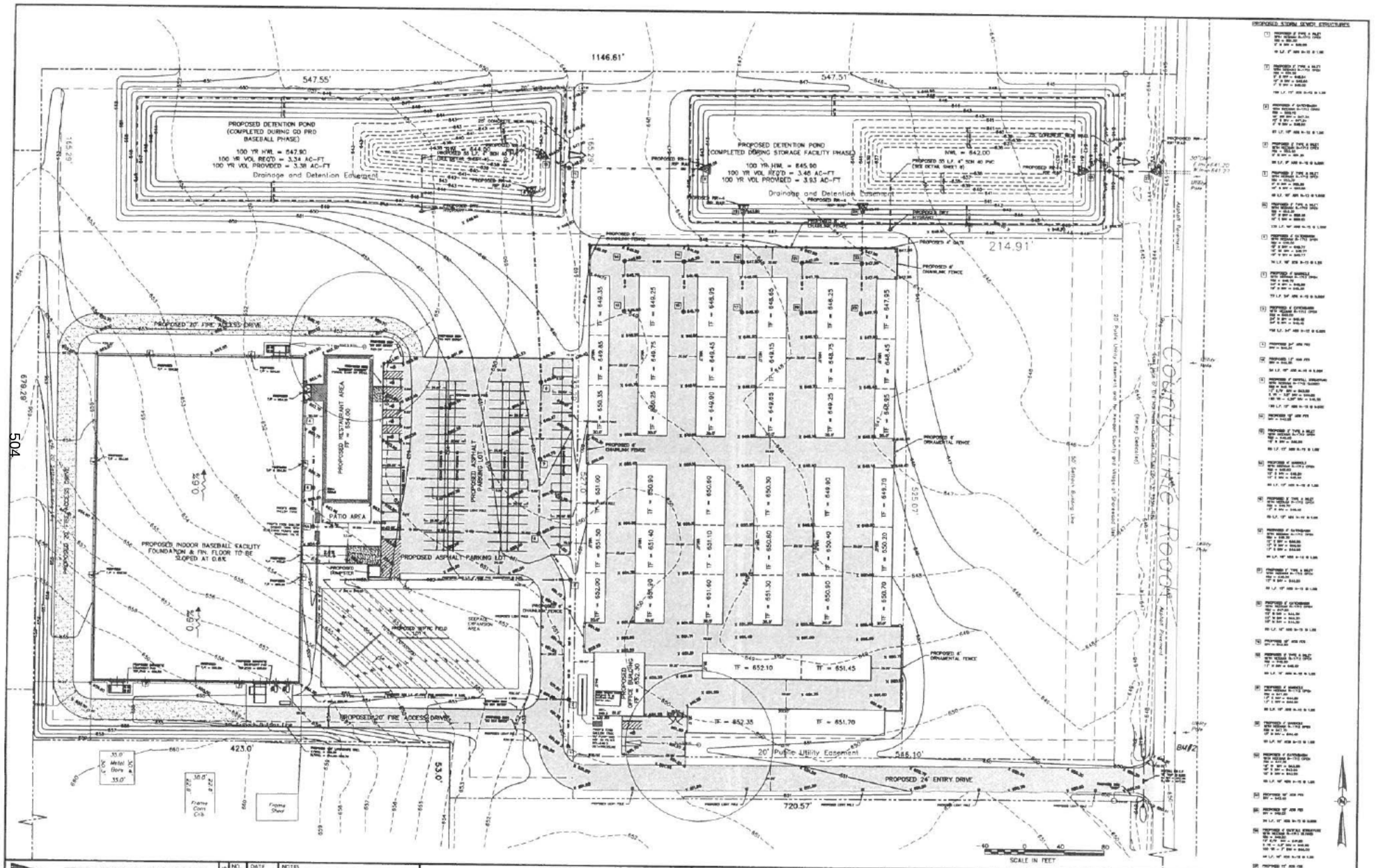
1. Soil Stabilization

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 best way to control soil erosion is to control it at the project site. In order to provide a protective cover of grass, mulch, blanket, or building structure.

a) Temporary Seeding or Stabilization – All exposed areas that will be inactive for 14 days or more must be stabilized temporarily and will be seed or mulched. Temporary ground cover, such as rye grass, mulch, straw mulch, mixed with fibers, tackifiers, 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 portion of the site. Areas that must be permanently seeded must be stabilized by at grass and

Exhibit C



TEBRUGGE ENGINEERING
108 E. CHURCH STREET • SUITE A • SANDWICH, IL 60548
PHONE (815) 786-6195 TEBRUGGE@ENGINEERING.COM

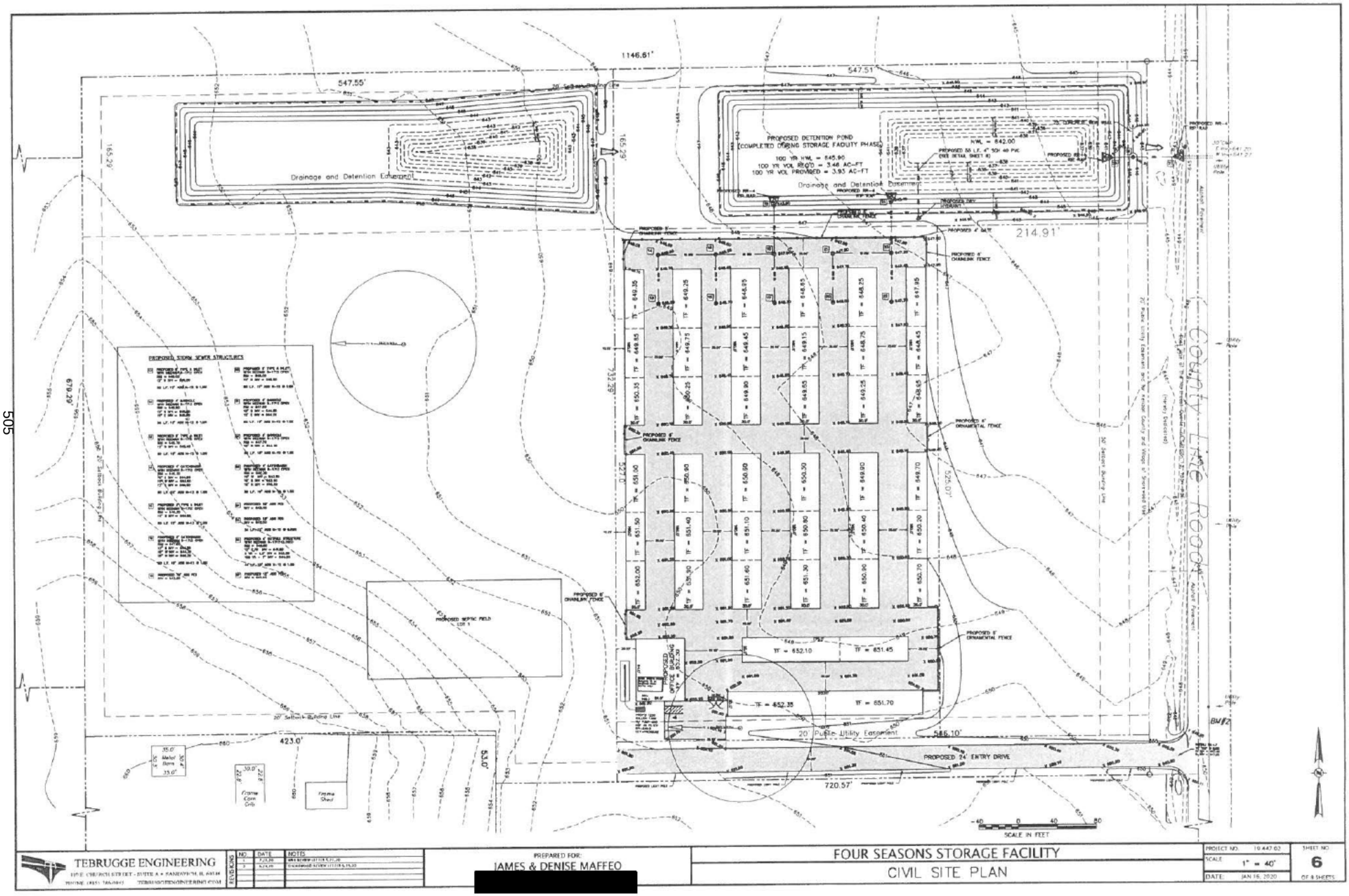
REVISIONS	NO.	DATE	NOTES
	1	7/21/20	
	2	8/19/20	

PREPARED FOR:
JAMES & DENISE MAFFEO
[redacted]

FOUR SEASONS STORAGE FACILITY
OVERALL CIVIL SITE PLAN

PROJECT NO.	19.467.02
SCALE	1" = 40'
DATE	JAN 16, 2020
SHEET NO.	5
OF 8 SHEETS	

504



505

TEBRUGGE ENGINEERING

REVISIONS	NO	DATE	NOTES
	1	7/2/20	
	2	8/24/20	

PREPARED FOR:
JAMES & DENISE MAFFEO
[redacted]

FOUR SEASONS STORAGE FACILITY
CIVIL SITE PLAN

PROJECT NO: 19.447.02
SCALE: 1" = 40'
DATE: JAN 16, 2020

SHEET NO: 6 OF 8 SHEETS

Exhibit C

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 ACCURACY, 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 VICINITY 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 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, ENGINEER, 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 FIVE (5) 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 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-3010 (OR EQUAL) FOR 08.12 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 (EA) 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 BINDER 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 SEQUENCE.

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 ENSURE 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 IN CONNECTION WITH 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 ACCEPTED THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS, THE PAVING CONTRACTOR SHALL FINE GRADE THE SUBGRADE SO AS TO ENSURE 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 0.3 GALLONS PER SQUARE YARD. UNLESS SHOWN AS A SEAL COAT, 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 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. 5 REINFORCING BARS (NOT 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 900-4SLT 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 MATERIALS 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.

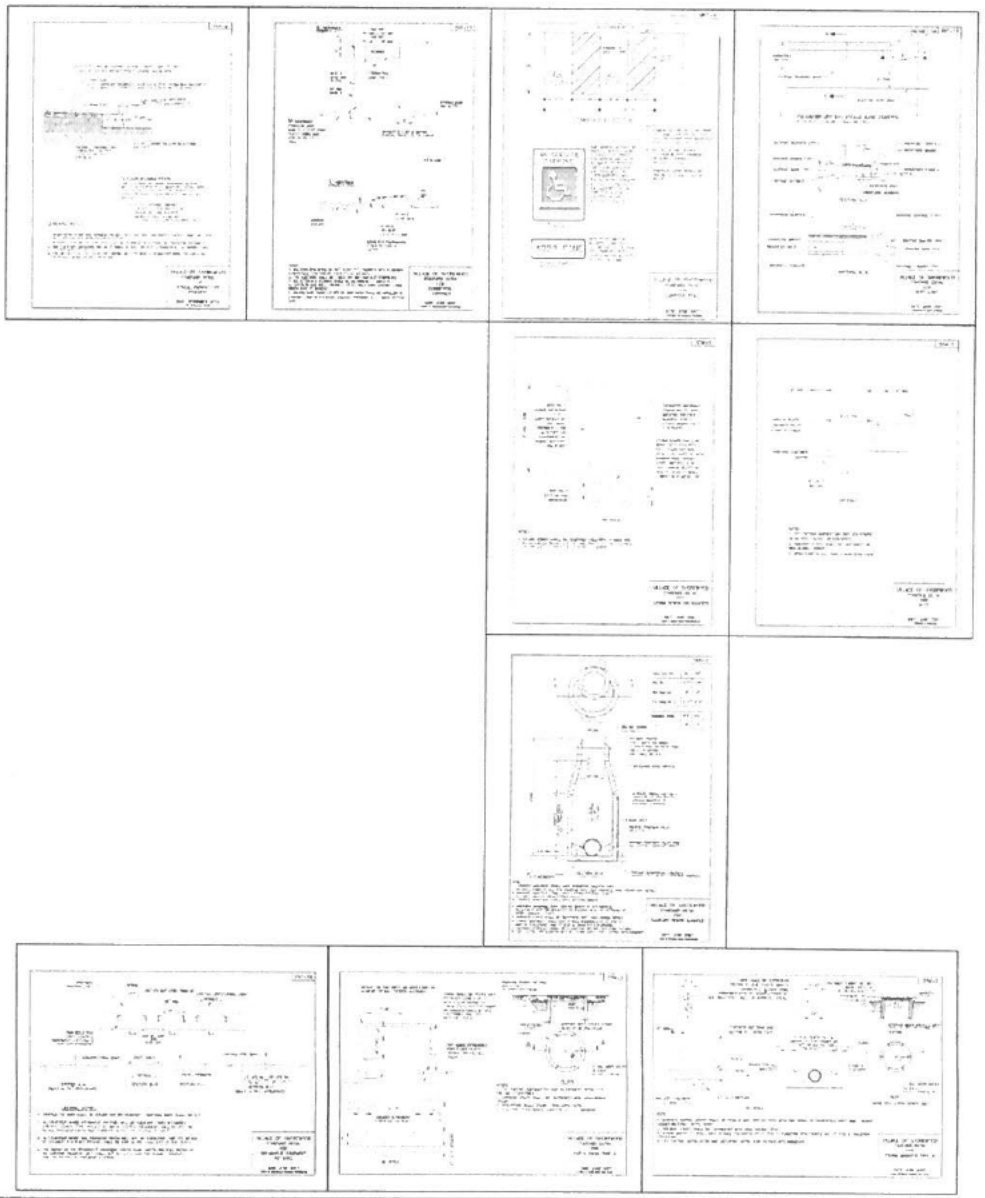
11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 780 OF STATE SPECIFICATIONS.

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



TEBRUGGE ENGINEERING
410 E. 75TH STREET • SUITE A • SAINT JOHN, IL 60438
PHONE: (815) 886-8100 TEBRUGGEENGINEERING.COM

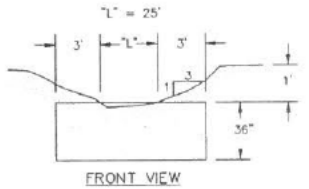
REVISIONS	NO.	DATE	NOTES
	1	7-10-20	WILLIAMSON CO. P.C.O.#1
	2	8-24-20	VILLAGE OF CRAINVILLE P.C.O.#1

PREPARED FOR:
JAMES & DENISE MAFFEO
[redacted]

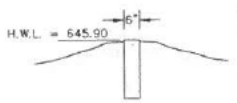
FOUR SEASONS STORAGE FACILITY
GENERAL NOTES & DETAILS

PROJECT NO:	19-447-02
SCALE:	NTS
DATE:	JAN 16, 2020
SHEET NO:	7
OF 8 SHEETS	

506



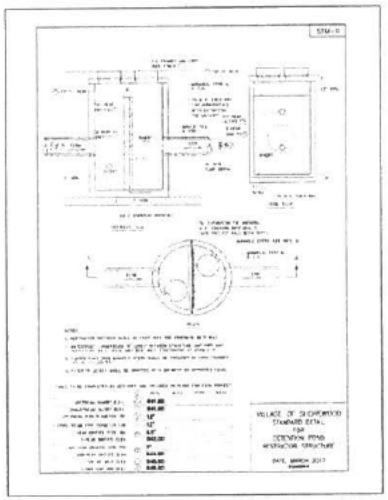
FRONT VIEW

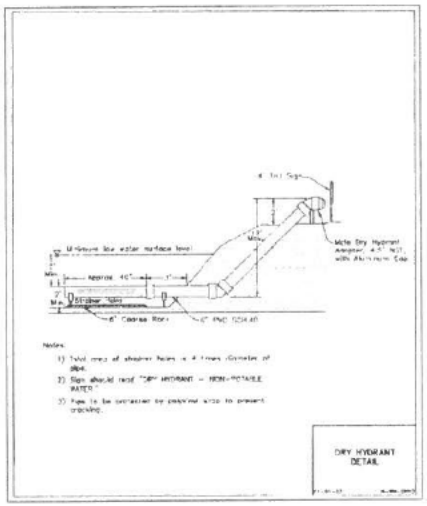


SIDE VIEW

NOTE:
"L" IS SIZED TO PASS 100 YR EVENT WITH ONE FOOT DEPTH OF WATER

CONCRETE OVERFLOW DETAIL
N.T.S.





DRY HYDRANT DETAIL

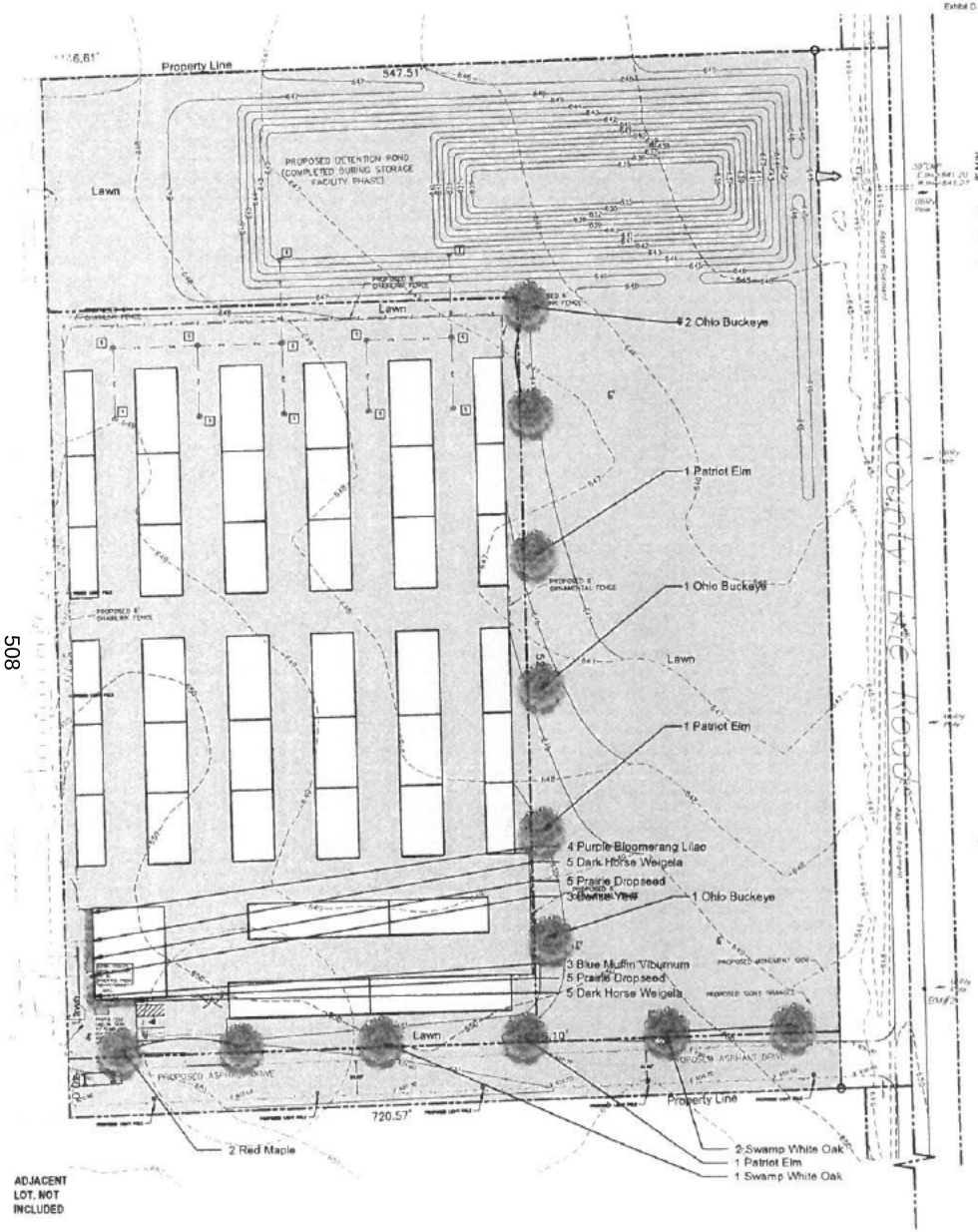
TEBRUGGE ENGINEERING
410 E. PERRY STREET - SUITE A - SANDWICH, IL 60548
PHONE (815) 786-8195 TEBRUGGEENGINEERING.COM

REVISIONS	NO.	DATE	NOTES
	1	4.17.20	
	2	6.24.20	

PREPARED FOR:
JAMES & DENISE MAFFEO
[redacted]

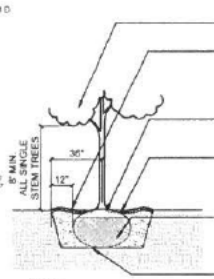
FOUR SEASONS STORAGE FACILITY
GENERAL NOTES & DETAILS II

PROJECT NO: 19.647.02
SCALE: 1" = 40'
DATE: JAN 16, 2020
SHEET NO: 8 OF 8 SHEETS



Storage Unit Facility

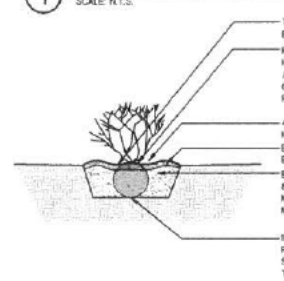
Exhibit D



NOTE:
PULVERIZED TOPSOIL IS NOT TO BE USED FOR TREE BACKFILL

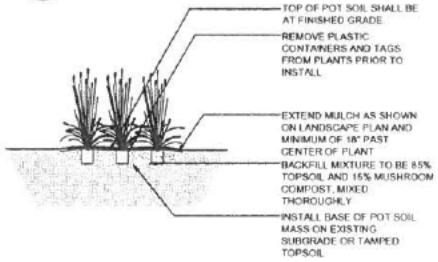
1 Tree Installation

SCALE: N.T.S. d-plantstree_12



2 Shrub Installation

SCALE: N.T.S. d-plant-shrub_12



3 Perennial & Ornamental Grass Installation

SCALE: 1" = 1'-0" d-perennials

PLANT LIST

Shade Trees - Balled and Burlap

Qty.	Size	Botanical Name	Common Name
2	3" cal	*Acer rubrum*	Red Maple
4	3" cal	*Aesculus glabra*	Ohio Buckeye
3	3" cal	*Quercus bicolor*	Swamp White Oak
3	3" cal	*Ulmus 'Patriot'*	Patriot Elm
12	Total		

Evergreen Shrubs - Balled and Burlap or Container

Qty.	Size	Botanical Name	Common Name
3	24" Ht. x 24" Spr.	*Taxus x media 'Densiformis'*	Dense Yew
3	Total		

Deciduous Shrubs - Balled and Burlap or Container

Qty.	Size	Botanical Name	Common Name
3	24" Ht. x 24" Spr.	*Viburnum dentatum 'Christom'*	Blue Muffin Viburnum
4	36" Ht. x 24" Spr.	*Syringa x 'Penda'*	Purple Bloomerang Lilac
10	18" Ht. x 24" Spr.	*Weigela x 'Dark Horse'*	Dark Horse Weigela
17	Total		

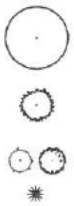
Perennials, Ornamental Grasses, and Groundcovers

Qty.	Size	Botanical Name	Common Name
10	#1 cont	*Sporobolus heterolepis*	Prairie Dropseed
10	Total		

GENERAL NOTES: LANDSCAPE

1. Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.
2. The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
3. All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.
4. Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall conform to the American Association of Nurserymen's standards.
5. Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing by the Owner's Representative. In no case shall plant material be smaller than indicated in the plans.
6. Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
7. All plant material shall be inspected and approved by the Owner's Representative prior to the installation of any and all plant material.
8. Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
9. Plants shall be watered on the day they are planted and mulched with watering until final acceptance of the project.
10. Apply a pre-emergent as per manufacturer's specification prior to installing mulch.
11. Beds and tree rings (6' diameter) shall have 3" of hardwood shredded mulch applied and a 4" deep spade edge at lawn. Trees that are not located in beds shall have a tree ring.
12. Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee.
13. Contractor to prepare landscape beds by roto-tilling 2" of Mushroom Compost into new beds. Do not add compost nor roto-till within drip line of existing trees.
14. Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification.
15. Turf mixes shall be installed and lawn established at all disturbed areas.
16. Do not overseed into mulch beds and paving.
17. Contractor shall restore all areas disturbed as a result of construction.

LEGEND



Go Pro Ball, LLC
[redacted]

PROJECT
Go Pro Ball Facility
NW Quadrant of Rt 52 & County Line Rd
Shorewood, Illinois

uplandDesign ltd
Park Planning and Landscape Architecture
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplanddesign.com

SHEET TITLE
Landscape Plan

SHEET NUMBER **L1.0**

DRAW / REVISION

BTS/D	Permit Submittal	19FEB2020
DWMB	Revision 1/Resubmittal	25MAR2020

Project Number 919
Copyright 2020 Upland Design Ltd.

Exhibit E

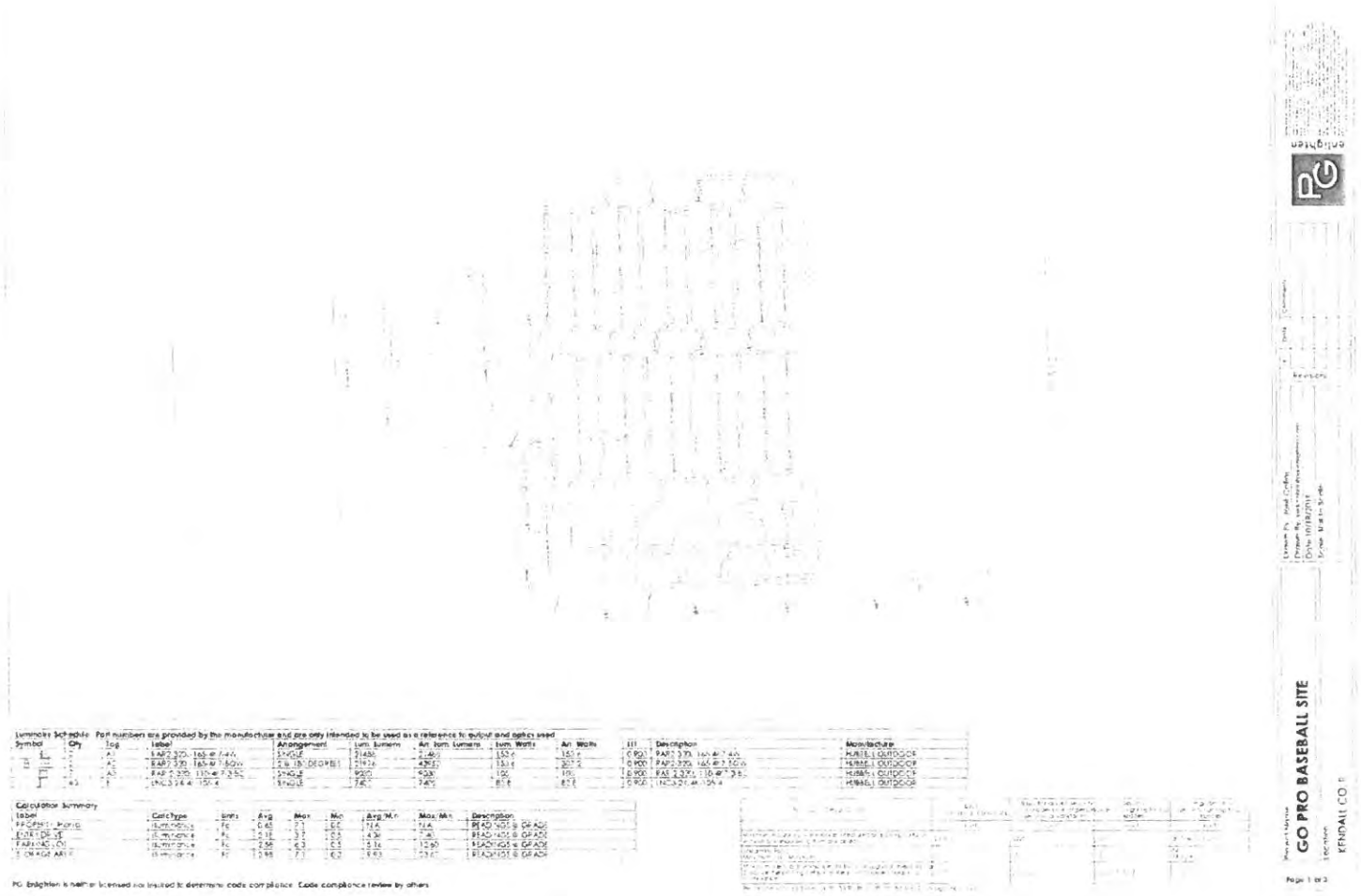
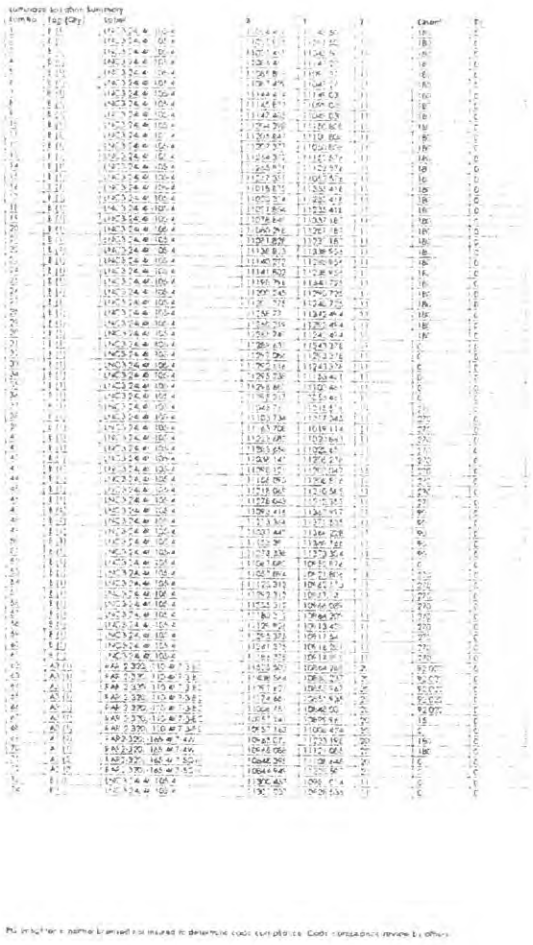
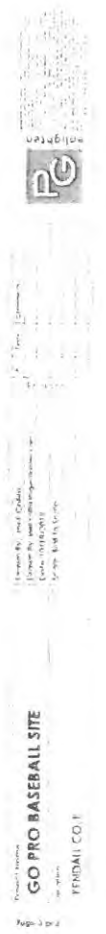


Exhibit E

PG Enlighten is neither licensed nor insured to determine code compliance. Code compliance review by others
GO PRO BASEBALL SITE
KENDALL CO. IL
Page 2 of 3
enlighten

Exhibit E





Law Offices
of
Daniel J. Kramer
1107A S. Bridge Street
Daniel J. Kramer Yorkville, Illinois 60560 Kelly A. Helland
630-553-9500 D.J. Kramer
Fax: 630-553-5764

December 12, 2025

Matt Asselmeier
Seth Wormley
Via Email

RE: Four Seasons Storage

Gentlemen:

Please be advised that I represent Four Seasons Storage just North of the corner of Illinois Route 52 and Countyline Road in Steward Township.

The Business has been constructed; landscaping completed and has done a very good job on their Site.

The original plan was to build five additional buildings after the first five and that would entail eliminating a good deal of their outdoor storage by December, 2025.

They are in the process of determining whether to file an Amendment Application to their Special Use to in fact increase the Outdoor Storage area on the Parcel that currently is vacant immediately to the East of the existing facility; or to continue to build more Indoor Storage Units.

We ae asking the Committee to extend their Outdoor Storage Special Use for an additional one year period of time, to December of 2026. I expect to be in a position to either file the Application for the additional Outside Storage and proceed to set a Hearing Schedule within the next 45 days given the Holidays.

We know with the Pre-Annexation Agreement and the fact that the Facility is within the one and one-half mile of the Planning Jurisdiction of the Village of Shorewood we will have to approach them as well, but their recommendation as we all know is advisory.

Very truly yours,

Daniel J. Kramer

Daniel J. Kramer
Attorney at Law
DJK:rg

Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 1/12/2026

Subject: Special Use Enforcement Update

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

Special Use Permit Enforcement Update

Previous Board/Committee Review:

N/A

Fiscal impact:

N/A

Background and Discussion:

For 2025, of the twenty-eight (28) special use permits that require inspection or review, twenty-six (26) are in compliance. The indoor/outdoor storage facility at 14339 County Line Road is requesting an extension to the deadline related to the outdoor storage use. The special use permit for Camp Quarryledge at 1626 Route 31 remains technically out of compliance; the special use permit requires the site to be used as Camp Quarryledge specifically. Over the years, prospective buyers have looked at the property and the County has not pursued involuntarily revocation of the special use permit for lack of use.

During the Summer of 2025, the Department's Intern researched special use permits that may not be in compliance, either because they were not following their site plan or they did not do required rights-of-way dedication. The County is working with property owners on Route 71, Boulder Hill Market, Budd Road, Ament Road, Collins Road, and Fennel Road to address these issues. Additionally, the Department will periodically examine the other special use permits to ensure they remain compliant.

Finally, the Circuit Clerk's Office provided the Department with a list of licensed daycare centers. The Department will check to see if these facilities meet applicable zoning regulations.

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

Thanks,

MHA

complaint_da	complaint_	complaint_description	complaint_statu	followup_date	date_notice_sent	date_citatic	court_date	last_edited_date	complaint_	addr_street	addr_city	addr_zip	complaint_	municipalit	township
23-Dec-25	2490	Possible rooster	Monitoring	15-Jan-26				23-Dec-25	05-06-127-	36 Fox Glen Drive West	Yorkville	60560	FOX GLEN	UNINCORF	KENDALL
20-Dec-25	2489	Despite having building complete for rui	Monitoring	15-Jan-26				22-Dec-25	02-26-400-	7404 Route 71	Yorkville	60560		UNINCORF	OSWEGO
19-Dec-25	2488	Driveway without a permit	30 Day Notice		31-Dec-25			30-Dec-25	03-15-201-	2425 Wolf Road	Oswego	60543		UNINCORF	OSWEGO
11-Dec-25	2485	ASHPALT PAVING AND PATCHING	Monitoring	16-Jan-26				12-Dec-25	03-19-203-	5408 Route 71				UNINCORF	OSWEGO
26-Nov-25	2482	This is for the property south of 7344 Rot	Monitoring	16-Jan-26				22-Dec-25	05-09-154-003					UNINCORF	KENDALL
19-Nov-25	2479	Junk and debris in the yard	30 Day Notice	26-Nov-25	31-Dec-25			30-Dec-25	03-27-401-	4550 Douglas Road	Oswego	60543	RING	UNINCORF	OSWEGO
10-Nov-25	2477	Possible trucking business	Monitoring	11-Feb-26				29-Dec-25	09-09-300-	13825 McKanna Road	Minooka	60447		UNINCORF	SEWARD
3-Nov-25	2470	trailer not in the required setback	Monitoring	16-Jan-26				29-Dec-25	03-04-327-	24 Chatham Place	Montgomer	60538	BOULDER1	UNINCORF	OSWEGO
3-Nov-25	2469	trailer not in the required setback	30 Day Notice	17-Nov-25	31-Dec-25			30-Dec-25	03-04-329-	41 Whitney Way	Montgomer	60538	BOULDER1	UNINCORF	OSWEGO
3-Nov-25	2465	Report of inoperable vehicles	Monitoring	15-Jan-26				29-Dec-25	02-34-129-	15 Yorkville Road	Yorkville	60560	FOX RIVER	UNINCORF	BRISTOL
3-Nov-25	2464	Report of inoperable vehicles	Monitoring	15-Jan-26				18-Dec-25	02-34-129-	11 Yorkville Road	Yorkville	60560	FOX RIVER	UNINCORF	BRISTOL
31-Oct-25	2463	Possible business	30 Day Notice	19-Nov-25	31-Dec-25			30-Dec-25	03-15-251-	2300 Wolf Road	Oswego	60543		UNINCORF	OSWEGO
15-Oct-25	2456	Possible business being ran on property	30 Day Notice	21-Oct-25	31-Dec-25			30-Dec-25	01-25-300-	12811 Schaefer Road	Plano	60545		UNINCORF	LITTLE ROCK
1-Oct-25	2450	Possible shed built without a permit	30 Day Notice	10-Dec-25	31-Dec-25			30-Dec-25	03-04-478-	65 Springdale Road	Montgomer	60538	BOULDER2	UNINCORF	OSWEGO
30-Sep-25	2448	â€¢possible landscaping company after	Monitoring	11-Feb-26				29-Dec-25	03-04-478-	51 Springdale Road	Montgomer	60538	BOULDER2	UNINCORF	OSWEGO
25-Sep-25	2444	Noise complaints- safety concerns- cou	Monitoring	15-Jun-26				22-Dec-25	02-15-327-	88 Bristol Ridge Road	Bristol	60512		UNINCORF	BRISTOL
26-Aug-25	2422	Possible zoning violation. Organized gat	Monitoring	11-Feb-26				29-Dec-25	01-10-301-	1700 Little Rock Road	Plano	60545	SNYDER	UNINCORF	LITTLE ROCK
24-Aug-25	2417	Vehicles are an eyesore. They're visible	30 Day Notice	15-Oct-25	31-Dec-25	2/24		30-Dec-25	02-16-228-	37 West Street	Bristol	60512		UNINCORF	BRISTOL
13-Aug-25	2405	Non-Permitted Short Term Rental	Citation		20-Aug-25	~~27-Jan-26~~		16-Dec-25	06-06-251-	51 Chippewa Drive	Oswego	60543	null	UNINCORF	NA-AU-SAY
13-Aug-25	2401	Non-Permitted Short Term Rental	Citation		20-Aug-25	~~27-Jan-26~~		16-Dec-25	03-08-103-	19 West Anchor Drive	Oswego	60543	MARINA03	UNINCORF	OSWEGO
13-Aug-25	2392	Unsafe Structure	Monitoring	11-Feb-26	15-Aug-25	~~2/24~~		29-Dec-25	04-31-200-	11090 Crimmin Road	Newark	60541		UNINCORF	FOX
13-Aug-25	2403	Non-Permitted Short Term Rental	Citation		20-Aug-25	~~27-Jan-26~~	2/24	16-Dec-25	03-04-428-	24 Sonora Drive	Montgomer	60538	BOULDER2	UNINCORF	OSWEGO
12-Aug-25	2381	Please investigate an illegal storage bus	Citation	15-Aug-25	22-Sep-25	~~27-Jan-26~~	2/24	22-Dec-25	08-28-200-	16296 Route 47	Yorkville	60447		UNINCORF	LISBON
12-Aug-25	2379	Illegal Short Term Rental	Citation		15-Aug-25	SAO		29-Dec-25	02-16-201-	9439 Corneils Road	Bristol	60512	BRISTOLWI	UNINCORF	BRISTOL
5-Aug-25	2357	Inoperable vehicles	Citation		22-Sep-25	27-Jan-26		22-Dec-25	01-29-452-	30 Lynwood Drive	Plano	60545	GRISWOLD	UNINCORF	LITTLE ROCK
31-Jul-25	2351	Gravel Drive added without required per	Citation	8-Aug-25	27-Aug-25	27-Jan-26		16-Dec-25	03-04-477-	54 Springdale Road	Montgomer	60538	BOULDER2	UNINCORF	OSWEGO
23-Jul-25	2341	Big boat parked in the driveway and an n	Citation	22-Aug-25	22-Sep-25	27-Jan-26		22-Dec-25	03-04-303-	40 Mamel Road	Montgomer	60538	BOULDER1	UNINCORF	OSWEGO
1-Jul-25	2306	Landscape Business	Citation		10-Jul-25	28-Oct-25	SAO	24-Nov-25	06-02-177-	1551 Cherry Road	Oswego	60543	COUNTY C	UNINCORF	NA-AU-SAY
3-Jun-25	2294	Shed no Permit	Citation	4-Aug-25	19-Aug-25	13-Jan-26		30-Dec-25	03-04-307-	27 Wyndham Drive	Montgomer	60538	BOULDER1	UNINCORF	OSWEGO
22-May-25	2273	Cars in driveway look inoperable	Citation	16-Jul-25	11-Aug-25	13-Jan-26		22-Dec-25	03-09-155-	149 Circle Drive West	Montgomer	60538	BOULDER2	UNINCORF	OSWEGO
22-May-25	2262	Trucks in driveway donâ€™t appear to ru	Citation		15-Aug-25	13-Jan-26		22-Dec-25	03-09-105-	118 Circle Drive East	Montgomer	60538	BOULDER2	UNINCORF	OSWEGO
22-May-25	2259	Two big yellow food trucks appear to be	Citation	17-Jul-25	22-Sep-25	27-Jan-26		22-Dec-25	03-05-428-	10 Hampton Road	Montgomer	60538	BOULDER0	UNINCORF	OSWEGO
22-May-25	2253	Has different vehicles on property that s	Citation	15-Oct-25	17-Oct-25	13-Jan-26		22-Dec-25	03-04-307-	62 Circle Drive East	Montgomer	60538	BOULDER0	UNINCORF	OSWEGO
20-May-25	2278	Inoperable Vehicle & Junk and Debris	Citation		10-Jul-25	13-Jan-26		22-Dec-25	03-04-476-	93 Long Beach Road	Montgomer	60538	BOULDER2	UNINCORF	OSWEGO
2-May-25	2202	Trucks appear to be junk or inoperable ir	Citation		16-May-25	13-Jan-26		22-Dec-25	03-04-327-	29 Surrey Road	Montgomer	60538	BOULDER1	UNINCORF	OSWEGO
29-Apr-25	2211	Abandoned Home	Hold					13-Jun-25	02-13-479-	19 Center Drive	Oswego	60543	RIVERVIEW	UNINCORF	BRISTOL
28-Apr-25	2209		Citation	6-Aug-25	22-Sep-25	27-Jan-26		22-Dec-25	08-12-126-	6547 Chicago Road	Yorkville	60560	PLATTVILLE	PLATTVILLE	LISBON
28-Apr-25	2204	Towing Business	Monitoring	11-Feb-26				29-Dec-25	02-15-302-	2 South Street	Bristol	60512		UNINCORF	BRISTOL
27-Apr-25	2175	My neighbors yard is full of junk inoperal	Monitoring	11-Feb-26	10-Jul-25			29-Dec-25	03-04-378-	43 Saugatuck Road	Montgomer	60538			
18-Apr-25	2166	Abandoned Home	Hold					13-Jun-25	03-02-276-	316 Route 30	Aurora	60504	EYRES	UNINCORF	OSWEGO
20-Feb-25	2137		Citation		13-Mar-25	6-Jan-26		22-Dec-25	06-28-300-	3505 CATON FARM ROAD	MINOOKA	60447		UNINCORF	NA-AU-SAY
11-Feb-25	2164	Commercial Vehicle Parking	Citation		25-Apr-25	13-Jan-26		30-Dec-25	06-13-151-	8342 Old Ridge Road	Plainfield	60544		UNINCORF	NA-AU-SAY
15-Oct-24	2170	Parking Area / Impervious Surface adder	Citation		5-May-25	~~5-Sep-25~~	1/24	24-Dec-25	04-31-452-	11850 Fox River Drive	Newark	60541		UNINCORF	FOX
14-Sep-23	2186	Junk and Debris / Inoperable Vehicles	Citation		27-Aug-25	13-Jan-26		22-Dec-25	08-11-100-	PIN 08-11-100-014	Plattville			PLATTVILLE	LISBON
1-Aug-22	2219	Work in Floodplain	Citation			30-Oct-25		2-Sep-25	09-27-200-	2511 Wildy Road	Minooka	60447		UNINCORF	SEWARD
13-Jul-21	2218	abandoned Home inoperable vehicles	Citation			14-Oct-25		~~12-Aug-25~~	03-26-100-	1539 Collins Road	Oswego	60543		UNINCORF	OSWEGO

Court on 12/1/25

Abuse pg 9230 before 2/10

- Court 1/8

Permit Summary by Category
Kendall County

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	3	$2,099,788	$15,596	$8,896
Accessory Buildings	1	$22,000	$0	$0
Remodeling	1	$65,000	$460	$0
Change in Occupancy	2	$175,000	$0	$0
Solar	4	$94,499	$1,250	$0
	11	$2,456,287	$17,306	$8,896

Dec 24 - 3 Houses
15 Total Permits

Copyright (C) 1997-2026 DEVNET Incorporated

Permit Approval Date Report
Kendall County

Issue Date	Permit ID / Permit Category	Parcel Number / Owner Name	Property Address	Subdivision	Contractor Name
12/11/2025	012024342 01 House	06-07-227-008 DIAZ RAMIRO & LOTFE-DIAZ ANA	7256 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	
12/4/2025	012025294 01 House	09-15-300-029 GORE BRIAN ROBERT JR	14735 JUGHANDLE ROAD MINOOKA, IL. 60447		NEXT MODULAR
12/31/2025	012025299 01 House	04-21-102-024 MITCHELL BREANNE	15979 WHIPPLE PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	G.M. GENERAL CONTRACTING
12/9/2025	012025332 01 House	02-23-303-010 PLENOS RAFAEL III & GLENDA	18 TIMBER RIDGE DRIVE YORKVILLE, IL. 60560	TIMBER RIDGE SUB UNIT 1	SILVERTHORNE DEVELOPMENT CO.
12/4/2025	012025293 01 House	09-15-300-031 GORE JAMES JACOB	14745 JUGHANDLE ROAD MINOOKA, IL. 60447		NEXT MODUAL
12/9/2025	032025224 03 Accessory Buildings	01-08-200-010 BPH TRUST			
12/2/2025	032025342 03 Accessory Buildings	08-11-100-017 TRIEBE KURT JOHN & JESSICA DAVIS	7650 PLATTVILLE RD YORKVILLE, IL 60560-		
12/19/2025	032026008 03 Accessory Buildings	06-23-400-002 KOZAK KENNETH M JR	9845 RIDGE RD PLAINFIELD, IL 60586-		
12/9/2025	052026003 05 Remodeling	01-20-376-002 GOMEZ ERIC & MISTY	87 WOODLAND DR PLANO, IL 60545-	SUGAR BROOK ESTATES RESUB UNIT 2	AM KITCHEN & BATH
12/18/2025	142025336 14 Demolitions	06-30-200-009 CENTRAL SOD FARMS INC	10238 A BRISBIN RD YORKVILLE, IL 60560-		
12/23/2025	172026010 17 Change in Occupancy	02-24-300-028 PARKHURST GERALD A & JANICE M	6809 C ROUTE 71 YORKVILLE, IL 60560-		

Copyright (C) 1997-2026 DEVNET Incorporated

Permit Approval Date Report
Kendall County

Issue Date	Permit ID / Permit Category	Parcel Number / Owner Name	Property Address	Subdivision	Contractor Name
12/18/2025	172026004 17 Change in Occupancy	08-12-400-002 HOEKSTRA JOHN	13775 BRISBIN RD YORKVILLE, IL 60560-		
12/19/2025	242026009 24 Solar	03-08-176-001 HARRISON STEVEN & JENNIFER	53 E ANCHOR RD OSWEGO, IL 60543-	MARINA VILLAGE	FREEDOM FOREVER IL LLC
12/10/2025	242026006 24 Solar	03-07-252-017 MAGUIRE TIMOTHY O & RACHEL	110 KEVIN LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	GREEN TECH CONSTRUCTION
12/10/2025	242026005 24 Solar	03-09-154-010 MOORE BRITTANY NICOLE	295 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	GREEN TECH CONSTRUCTION
12/9/2025	242026002 24 Solar	05-08-176-012 ZHANG JINYING	43 NAWAKWA LN YORKVILLE, IL 60560-	NAWAKWA SUB	COMPLETE SOLAR INC.
12/2/2025	242025344 24 Solar	04-21-104-002 HALEY CURTIS	9272 LEE HILL RD NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	SUNRUN INSTALLATION SERVICES

517

Copyright (C) 1997-2026 DEVNET Incorporated

Permit Summary by Category by Month
Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	40	3	3	5	0	1	8	3	2	4	4	4	3
Garage	4	0	0	0	0	0	1	0	0	2	0	1	0
Accessory Buildings	57	5	0	3	4	2	13	3	6	9	7	4	1
Additions	10	1	1	2	1	0	1	1	0	1	1	1	0
Remodeling	23	2	3	3	4	1	2	1	1	3	2	0	1
Commercial - M Zone	1	0	0	0	0	0	0	0	1	0	0	0	0
Commercial - B Zone	6	0	0	0	1	0	1	0	0	2	2	0	0
Barns/Farm Buildings	21	1	2	2	4	1	3	1	4	1	2	0	0
Signs	4	0	0	0	0	0	0	0	0	1	3	0	0
Swimming Pools	23	1	2	2	4	0	2	4	4	1	1	2	0
Decks	33	0	2	1	10	2	6	3	2	3	4	0	0
Demolitions	4	1	1	0	0	0	1	0	0	0	0	1	0
Electrical Upgrades	15	1	1	2	1	0	6	1	2	0	1	0	0
Change in Occupancy	2	0	0	0	0	0	0	0	0	0	0	0	2
Driveway	10	0	0	0	3	0	2	2	2	0	0	1	0
Fire Restoration	5	0	0	0	0	1	2	1	1	0	0	0	0
Patio	5	0	0	0	0	0	1	2	0	1	0	1	0
Generator	11	0	0	0	1	0	4	0	0	4	2	0	0
Solar	57	2	3	2	6	5	1	7	5	8	9	5	4
	331	17	18	22	39	13	54	29	30	40	38	20	11

Provided -323 total

2024 - 42 Houses
~~375~~ Total Permits
360

Copyright (C) 1997-2026 DEVNET Incorporated

Permit Approval Date Report
Kendall County

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
6/3/2025	012025132 01 House	02-35-414-013 GTH LIVING TRUST & EAH LIVING TRUST	7442 THORNHILL COURT YORKVILLE, IL. 60560	ROSEHILL	JAMES MENARD
3/31/2025	012025073 01 House	05-12-276-010 MEADOR JASON & TINA	7653 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	OVERSTREET BUILDERS
1/3/2025	012025007 01 House	05-12-226-003 BURNETT PTOSHIA A	6005 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	REVOLUTION BUILDERS CUSTOM HOMES
7/3/2025	012025179 01 House	02-06-100-021 KONICEK FAMILY LIMITED PARTNERSHIP	345 ASHE ROAD PLANO, IL. 60545		
12/11/2025	012024342 01 House	06-07-227-008 DIAZ RAMIRO & LOTFE-DIAZ ANA	7256 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	
4/7/2025	012025074 01 House	05-02-202-001 GREEN KENNEDY E & CASSANDRA M	6006 AUDREY AVENUE YORKVILLE, IL. 60560	ROSEHILL	MCCUE BUILDERS INC.
8/28/2025	012025189 01 House	01-33-101-005 ERGO TED W & LISA G	5336 OAK MEADOW COURT PLANO, IL. 60545	DEER RIDGE PUD	
12/4/2025	012025294 01 House	09-15-300-029 GORE BRIAN ROBERT JR	14735 JUGHANDLE ROAD MINOOKA, IL. 60447		NEXT MODULAR
3/24/2025	012025054 01 House	06-07-402-011 HEAVENS CRAIG & DEBORAH	7854 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SILVERTHORNE DEVELOPMENT CO
10/7/2025	012025281 01 House	04-21-102-005 REAM RANDALL K & DEBORAH A	9271 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	REVOLUTION BUILDERS CUSTOM HOMES
3/12/2025	012025038 01 House	06-02-125-001 CARRESCIA BLAKE & MICHAELA	6192 DOVER CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	NICK NAHAS

519

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
2/26/2025	012024351 01 House	02-35-301-007 MARKS MICHAEL	5971 FIELDS DRIVE YORKVILLE, IL. 60560	FIELDS OF FARM COLONY UNIT 2	MICHAEL ANTHONY BUILDERS
1/28/2025	012025017 01 House	06-07-374-002 ESCOBEDO LARRY & KELLY R	5778 CHAMPIONSHIP CT. YORKVILLE, IL. 60560	WHITETAIL RIDGE	JAKE MENARD
1/7/2025	012025012 01 House	04-02-227-005 HOGAN MICHAEL & SHERRY	6195 SOUTH WOODS CT YORKVILLE, IL 60560-	THE WOOD OF SILVER SPRINGS PHASE 2	JEFF HAZDRA HOMES & REMODELING
2/10/2025	012025032 01 House	06-07-405-002 PARNELL RYAN & EUGENIA	5516 LEGEND DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	REVOLUTION BUILDERS CUSTOM HOMES
11/19/2025	012025333 01 House	04-21-102-016 EIGHT93 INC	15992 WHIPPLE PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	BLACKWOOD CONSTRUCTION INC.
11/21/2025	012025334 01 House	06-07-129-009 POURCHOT DAVID & CATHERINE	5697 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	BIG SKY CUSTOM HOMES
2/6/2025	012025036 01 House	05-12-277-015 SIEMIANOWSKI JOSEPH R & JULIE T	5929 LEGACY CIR YORKVILLE, IL 60560-	WHITETAIL RIDGE	KING'S COURT BUILDERS
9/13/2025	012025248 01 House	05-32-100-002 SEBBY KEVIN	11135 IMMANUEL RD YORKVILLE, IL 60560-		
6/27/2025	012025174 01 House	02-23-176-011 TULLOCH JOHN R & BERNICE E	7630 ROUTE 34 OSWEGO, IL 60543-		JMK CONSTRUCTION 5 INC.
5/20/2025	012025129 01 House	02-35-413-002 WASZAK ROBERT T & WASZAK NANCY A	5596 FIELDS DR. YORKVILLE, IL. 60560	FIELDS OF FARM COLONY UNIT 4	OWNER
3/4/2025	012025052 01 House	02-35-401-002 FROEHLICH ADAM & KELLY	5603 FIELDS DRIVE YORKVILLE	FIELDS OF FARM COLONY UNIT 3	SILVERTHORNE DEVELOPMENT

520

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
8/18/2025	012025225 01 House	06-07-130-016 THIES JOINT LIVING TRUST	7170 GOLFVIEW CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	KINGS COURT BUILDERS
1/15/2025	012025015 01 House	02-23-303-012 PFLIPSEN DAVID & RASHIDA	26 TIMBER RIDGE DR. YORKVILLE, IL. 60560	TIMBER RIDGE SUB UNIT 1	ED SALOGA DESIGN BUILD
12/4/2025	012025293 01 House	09-15-300-031 GORE JAMES JACOB	14745 JUGHANDLE ROAD MINOOKA, IL. 60447		NEXT MODUAL
6/10/2025	012025133 01 House	01-36-100-033 SONG ALBERT C & AMY A	12784 RIVER ROAD PLANO, IL. 60545		AM KITCHEN & BATH
7/28/2025	012025205 01 House	01-23-100-002 CAMPBELL TIM	2970 C ROCK CREEK RD PLANO, IL 60545-		
11/19/2025	012025295 01 House	05-08-353-003 AGUIRRE REBECA & SANCHEZ NESTOR	10890 BRANDENBURG WAY YORKVILLE, IL. 60560	TANGLEWOOD TRAILS	
7/3/2025	012025184 01 House	04-21-125-021 SCHOFIELD TIMOTHY J & JESSICA R	9295 N STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	SAME
7/3/2025	012025175 01 House	04-21-102-003 AMWOZA SHANE & SARAH	9219 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	SAME
12/31/2025	012025299 01 House	04-21-102-024 MITCHELL BREANNE	15979 WHIPPLE PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	G.M. GENERAL CONTRACTING
3/4/2025	012025027 01 House	05-12-228-014 TRATTNER STEVEN & COLLEEN	7161 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	DJK CUSTOM HOMES, INC.
6/24/2025	012025152 01 House	06-07-402-008 KANGAS SEAN & ANNETTE	7776 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
4/8/2025	012025076 01 House	09-29-400-007 AARON WHITE	16947 OBRIEN ROAD MINOOKA, IL. 60447		WHITE & SONS BUILDERS
9/16/2025	012025256 01 House	05-03-275-012 SCHWARK TRAVIS E & MELISSA D	6448 RAVINE CT YORKVILLE, IL 60560-	RAVINE WOODS SUB	CL DESIGN - BUILD INC.
7/18/2025	012025196 01 House	02-36-300-002 COURTERIER MICHAEL & MEGHAN	6717 RESERVATION RD YORKVILLE, IL 60560-		
6/30/2025	012025153 01 House	04-21-102-010 LORENTSEN ELLIOTT & CAMBRIA	9197 LEE HILL CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	REVOLUTION BUILDERS CUSTOM HOMES
12/9/2025	012025332 01 House	02-23-303-010 PLENOS RAFAEL III & GLENDA	18 TIMBER RIDGE DRIVE YORKVILLE, IL. 60560	TIMBER RIDGE SUB UNIT 1	SILVERTHORNE DEVELOPMENT CO.
4/1/2025	012025042 01 House	06-07-374-007 MCCUE DEVELOPMENT INC	5918 CHAMPIONSHIP CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	MCCUE BUILDERS INC.
9/16/2025	012025249 01 House	06-05-394-001 NEUMANN COLT & REENA	4784 WAAKEESHA DR. OSWEGO, IL. 60543	HENNEBERRY WOODS UNIT 2	MIKOLS CONSTRUCTION INC.
9/28/2025	022025278 02 Garage	03-19-202-006 TRIPP THOMAS	627 DOUGLAS ST OSWEGO, IL 60543-	LAURIE KAY SUB	BILL BUSHWALLER-TUFF SHED
11/13/2025	022025329 02 Garage	04-02-225-004 MOSEBY BRIAN JAMES & MALGORZATA M	6106 POLO CLUB DR YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS PHASE 3	SAME
6/26/2025	022025160 02 Garage	03-09-153-016 RENNER DONALD	33 PICKFORD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	STANLEY GARAGE BUILDERS
9/18/2025	022025267 02 Garage	02-34-177-003 BARRINGER HENRY DALE JR	8751 VAN EMMON RD YORKVILLE, IL 60560-	OWNERS SUB PT NW 1/4 SEC 34-37-7	

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
1/23/2025	032025026 03 Accessory Buildings	06-08-101-027 MORRIS PATRICK J & MICHELE R	7251 JOYCE CT OSWEGO, IL 60543-	GROVE ESTATES	
12/2/2025	032025342 03 Accessory Buildings	08-11-100-017 TRIEBE KURT JOHN & JESSICA DAVIS	7650 PLATTVILLE RD YORKVILLE, IL 60560-		
9/24/2025	032025251 03 Accessory Buildings	05-06-302-006 DAHL MANAGEMENT LLC	6738 A-C PAVILLION RD YORKVILLE, IL 60560-		CLEARY BUILDING CORP
10/27/2025	032025315 03 Accessory Buildings	03-05-404-006 HARRIS TIMOTHY & GAIL	112 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	EVERLAST PORTABLE BUILDINGS
6/29/2025	032025167 03 Accessory Buildings	03-18-428-009 JOHNSON LINDA & KEITH	5118 B ROUTE 34 OSWEGO, IL 60543-		
3/20/2025	032025063 03 Accessory Buildings	02-22-427-001 SPRATLEY BRETT S & GINA E	36 TIMBERVIEW LN YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	
8/19/2025	032025229 03 Accessory Buildings	02-11-102-005 HERNANDEZ DAVID J	117 WILLOW LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 2 AMNDED PLAT	TUFF SHED
7/28/2025	032025168 03 Accessory Buildings	03-07-276-002 RAMIREZ MARIO R & MARISOL	15 SHELL CT OSWEGO, IL 60543-	MARINA TERRACE	
6/10/2025	032025138 03 Accessory Buildings	05-02-128-008 NESS JEFFREY S & DEBRA L	6200 SAVANNA CT YORKVILLE, IL 60560-	ROSEHILL	BACKYARD STORAGE SOLUTIONS
9/28/2025	032025279 03 Accessory Buildings	05-02-128-005 BRUMMEL KENNETH JR & NATALIE A	6143 SAVANNA CT YORKVILLE, IL 60560-	ROSEHILL	
10/2/2025	032025285 03 Accessory Buildings	01-19-476-005 LASOURD LONNIE & TRINA	17224 FRAZIER RD PLANO, IL 60545-	HRVATIN SUB	

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
6/29/2025	032025171 03 Accessory Buildings	02-30-300-009 BECK RYAN & SHANNON	4518 ELDAMAIN RD PLANO, IL 60545-		
12/9/2025	032025224 03 Accessory Buildings	01-08-200-010 BPH TRUST			
6/29/2025	032025169 03 Accessory Buildings	03-04-303-026 DILLENBURG CHERYL & ERICH P	34 MARNEL RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	
12/19/2025	032026008 03 Accessory Buildings	06-23-400-002 KOZAK KENNETH M JR	9845 RIDGE RD PLAINFIELD, IL 60586-		
10/15/2025	032025305 03 Accessory Buildings	01-20-351-014 POPPEN JEFFERY	197 WOODLAND DR PLANO, IL 60545-	SUGAR BROOK ESTATES UNIT 3	LESTER BUILDINGS
4/15/2025	032025089 03 Accessory Buildings	04-02-227-002 WARREN BRANDON M	6202 POLO CLUB DR YORKVILLE, IL 60560-	THE WOOD OF SILVER SPRINGS PHASE 2	CLEARY BUILDING CORP
6/26/2025	032025161 03 Accessory Buildings	05-06-352-002 SERAPHIN JOHN P & SHEILA M	3 CHALLY DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 4	TUFF SHED
10/27/2025	032025316 03 Accessory Buildings	03-08-280-003 MENNE KENNETH & RITA	6 CEBOLD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	
10/21/2025	032025309 03 Accessory Buildings	03-32-131-002 MAGO MICHAEL J	5380 OLD RESERVE RD OSWEGO, IL 60543-	OLD RESERVE HILLS UNIT 1	CS ENTERPRISE LANDSCAPE INC.
7/15/2025	032025195 03 Accessory Buildings	01-10-101-004 CHIHUAHUA HOLDING COMPANY LLC	1182 VILMAN RD PLANO, IL 60545-		Jose Rodriguez/Chihuahua
6/26/2025	032025163 03 Accessory Buildings	02-16-227-003 RUSS JOHN & DEBBIE	2042 CORNEILS RD BRISTOL, IL 60512-	GLAD-ELL SUB	BOB LEE CONSTRUCTION

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
10/24/2025	032025311 03 Accessory Buildings	04-16-127-005 WOLF THOMAS M & NAOMI L	62 FOXHURST LN MILLBROOK, IL 60536-	FOXHURST UNIT 3	PUEBLO CONCRETE LLC
4/7/2025	032025081 03 Accessory Buildings	03-08-227-024 DOSSETT JILL L & BRIAN L	72 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	
4/18/2025	032025062 03 Accessory Buildings	02-26-401-002 AGUIRRE LUIS JR & RAMIREZ JAZEL I	11 OAK CREEK DR YORKVILLE, IL 60560-	OAK CREEK SUB	THE LANDSCAPING EXPERTS, INC.
4/23/2025	032025103 03 Accessory Buildings	05-02-128-002 HALL DAVID	7482 AUDREY AVE YORKVILLE, IL 60560-	ROSEHILL	
10/15/2025	032025273 03 Accessory Buildings	03-34-100-028 RAMIREZ LYDIA	5438 SCHLAPP RD OSWEGO, IL 60543-		DIVISION ONE PAINTING
1/13/2025	032025024 03 Accessory Buildings	02-34-127-002 DEBOLT BRIAN & ARMELINDA	4 ACORN LN YORKVILLE, IL 60560-	FOX RIVER GARDENS	SAME AS OWNER
10/2/2025	032025282 03 Accessory Buildings	02-22-226-002 BRADY THOMAS M & GRETCHEN	12 SUNSET ST YORKVILLE, IL 60560-	RIVER RIDGE UNIT 2	
9/16/2025	032025173 03 Accessory Buildings	03-24-100-009 CARRILLO PEDRO	640 D RANCE RD OSWEGO, IL 60543-		
10/15/2025	032025301 03 Accessory Buildings	04-13-277-004 ANDERSON MARK A	27 COTSWOLD DR YORKVILLE, IL 60560-	COTSWOLD FEN PUD PHASE 2	
10/7/2025	032025288 03 Accessory Buildings	02-35-380-010 MCNAMARA THOMAS	5627 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	
9/25/2025	032025277 03 Accessory Buildings	09-07-200-028 GOVEDNIK JOSEPH & BRITTANY	13315 B GROVE RD MINOOKA, IL 60447-	HIGHGROVE	ZENZ BUILDINGS

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
11/19/2025	032025337 03 Accessory Buildings	02-29-282-003 SNYDER JOHN LUKE	220 PLEASURE DR YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 7	STRONHOLD CONSTRUCTION & MAINTENANCE
1/31/2025	032025029 03 Accessory Buildings	02-15-327-004 BRUDERLE K CHARLES	88 BRISTOL RIDGE RD BRISTOL, IL 60512-		SELF
3/12/2025	032025059 03 Accessory Buildings	02-35-384-004 VAN FLEET LIVING TRUST	7645 MADELINE DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	BOONDOCK BARNS
8/14/2025	032025222 03 Accessory Buildings	06-02-103-008 LOPEZ MELISSA & SANCHEZ IVAN D LOPEZ	6189 DOVER CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	MILMAR BUILDINGS
7/28/2025	032025204 03 Accessory Buildings	03-05-253-021 RITTER BARRY L & MARGARET J	25 N BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15 REUSB	
9/10/2025	032025247 03 Accessory Buildings	02-28-301-003 JONES JASON D	205 GEORGEANNA ST YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 7	
6/26/2025	032025162 03 Accessory Buildings	08-12-151-002 NAVA SERGIO MEDINA & MATTHEWS VICTORIA MARIE	6986 CHICAGO RD. MINOOKA, IL. 60447		
6/9/2025	032025149 03 Accessory Buildings	03-08-280-028 WASZKOWIAK RICHARD F & BETH A	5 FIELDCREST DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	COACH HOUSE GARAGES
6/13/2025	032025154 03 Accessory Buildings	01-10-352-004 MCLAIN MARK R & LUCINDA LEE	1900 LITTLE ROCK RD PLANO, IL 60545-	SNYDER SUB	CLEARY BUILDING CORP
5/13/2025	032025127 03 Accessory Buildings	02-14-428-006 SPAARGAREN RODGERS BRENT CLYDE	29 CHARLES ST OSWEGO, IL 60543-	LYNWOOD EXTENSION 6	
5/5/2025	032025121 03 Accessory Buildings	01-25-376-004 GORMLEY RICK L & DENISE J	12446 MITCHELL DR PLANO, IL 60545-	SCHAEFER WOODS SOUTH UNIT 2	

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
8/26/2025	032025232 03 Accessory Buildings	02-24-177-005 LICHTER EDWARD	6626 SUNDOWN LN YORKVILLE, IL 60560-		MIDWEST STEEL
11/19/2025	032025338 03 Accessory Buildings	04-02-227-005 HOGAN MICHAEL & SHERRY	6195 SOUTH WOODS CT YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS PHASE 2	JEFF HAZDRA
9/28/2025	032025227 03 Accessory Buildings	09-33-300-003 SIEGLER KIRK & DIONE	3526 HOLT RD MINOOKA, IL 60447-		
6/2/2025	032025140 03 Accessory Buildings	02-23-303-002 STANISZEWSKI MEGAN A & THADDEUS J	17 CANYON CT YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 1	
10/2/2025	032025280 03 Accessory Buildings	02-35-277-007 ANDRES RON & BETTINARDI CHERYL A	216 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	BACKYARD STORAGE SOLUTIONS
1/13/2025	032025021 03 Accessory Buildings	08-01-300-003 MACKENZIE MARK A	, -		
6/30/2025	032025178 03 Accessory Buildings	06-33-300-004 WILSON MICHAEL JEAN & PAMELA	11995 MCKANNA RD MINOOKA, IL 60447-		
9/3/2025	032025244 03 Accessory Buildings	01-19-477-003 HARING RONALD A & DARLENE	17024 FRAZIER RD PLANO, IL 60545-	SUGAR BROOK ESTATES SUB	
3/12/2025	042025058 04 Additions	02-21-151-013 CLARK THOMAS WILLIAM & SHEGA	19 AMANDA LN YORKVILLE, IL 60560-	ASHLEY WOODS	GREAT DAY IMPROVEMENTS LLC
1/13/2025	042025022 04 Additions	07-16-400-006 MARTINEZ DAVID M & BOBBI JO	14560 TOWNHOUSE RD NEWARK, IL 60541-		
9/3/2025	042025057 04 Additions	09-09-100-009 CURA VICTORIA & JOE	13130 MCKANNA RD MINOOKA, IL 60447-		

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
3/5/2025	042025051 04 Additions	01-31-300-001 FRIEDERS, JOSPEH; GENE R FRIEDERS	17710 LIONS RD SANDWICH, IL 60548-		
11/24/2025	042025339 04 Additions	02-24-179-004 GUERRERO FERREYRE HERMINIO	31 HERREN LN OSWEGO, IL 60543-	HERRENS SUB	SAME
10/17/2025	042025302 04 Additions	03-08-154-016 DINH THANG MINH	1430 C ROUTE 31 OSWEGO, IL 60543-	C G RICKETTS SUB	UNIQUE HOME REMODELING
8/1/2025	042025212 04 Additions	05-08-376-009 MILLER TERRENCE R & BARBARA L B	15 JULIUS CT YORKVILLE, IL 60560-	RONHILL ESTATES	JAMES P CONSTRUCTION
4/21/2025	042025097 04 Additions	05-07-176-008 BARKER JERAD T & RACHEL A	31 HIGHVIEW DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 1	J&R CONSTRUCTION SERVICES
6/25/2025	042024259 04 Additions	02-24-151-005 BOCZKO KENYATTA	6800 SUNDOWN LN YORKVILLE, IL 60560-	HERRENS RIVERSIDE ACRES UNIT 1	
9/16/2025	042025253 04 Additions	04-01-326-002 WILLMAN ROBERT	53 FOX CT YORKVILLE, IL 60560-		
6/3/2025	042025145 04 Additions	05-12-220-006 RAHN AARON B & LAUREN M	6306 VALLEYVIEW CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	JPM CUSTOM HOMES
4/28/2025	052025114 05 Remodeling	02-15-252-001 GLASGOW DAVID M & KAREN M	14 N ROYAL OAKS DR BRISTOL, IL 60512-	THE WOODS OF BLACKBERRY OAKS	CAHILL CONTRACTORS LLC
7/28/2025	052025202 05 Remodeling	03-08-102-003 LUNA JUAN	1056 ROUTE 31 OSWEGO, IL 60543-		ACCULEVEL INC.
9/23/2025	052025272 05 Remodeling	02-28-301-003 JONES JASON D & PENNEY PAMELA LYNN	205 GEORGEANNA ST YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 7	CATCON INC.

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
4/14/2025	052025091 05 Remodeling	03-32-131-002 MAGO MICHAEL J	5380 OLD RESERVE RD OSWEGO, IL 60543-	OLD RESERVE HILLS UNIT 1	TRANQUILITY BUILDERS INC.
2/5/2025	052025035 05 Remodeling	03-18-328-007 PATULA ROBERT R & KATHRYN L	9 N CHERRY DR OSWEGO, IL 60543-	OWNERS 2ND SUB SEC 18-37-8	LEADS CONSTRUCTION
1/13/2025	052025023 05 Remodeling	02-34-127-002 DEBOLT BRIAN & ARMELINDA	4 ACORN LN YORKVILLE, IL 60560-	FOX RIVER GARDENS	SAME AS OWNER
3/25/2025	052025069 05 Remodeling	02-35-413-011 RUMSHAS LEISA D	7388 GILDA CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	SYNERGY BUILDERS INC.
10/15/2025	052025296 05 Remodeling	03-05-429-023 MUNOZ ELIUD FLORES & SOTELO SONIA SANCHEZ	21 S BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	AMERICAN CLEANING & RESTORATION
9/10/2025	052025255 05 Remodeling	03-05-229-008 GANNON NORA K & FELTS RICHARD E	32 FERNWOOD RD MONTGOMERY, IL 60538-		FOREVER HOME RENOVATIONS
10/1/2025	052025252 05 Remodeling	06-18-200-015 VILLA JOSE D & TOVAR GLADYS S	8200 GROVE RD YORKVILLE, IL 60560-		
9/2/2025	052025241 05 Remodeling	04-02-231-004 DEVORAK MATTHEW & JENNIFER	6232 SOUTH WOODS CT YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS	MATRIX HOME SOLUTIONS
7/7/2025	052025180 05 Remodeling	02-34-176-005 MUND RONALD G & STUDLER D M	34 RIVERSIDE ST YORKVILLE, IL 60560-		THOMAS HOME REPAIR LLC
6/5/2025	052025141 05 Remodeling	05-07-427-002 JEPSEN RICHARD M JR	11130 A LEGION RD YORKVILLE, IL 60560-		
5/6/2025	052025123 05 Remodeling	03-04-303-011 SEAN DENNIS	16 MARNEL RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
4/23/2025	052025106 05 Remodeling	03-05-176-004 FOX METRO WATER REC DIST	682 RTE 31 OSWEGO, IL. 60543		FOX METRO
4/21/2025	052025096 05 Remodeling	02-28-301-003 JONES JASON D	205 GEORGEANNA ST YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 7	WELL EXPERT
2/7/2025	052025037 05 Remodeling	05-12-228-003 TESTONE VINCENT & CAROL WESTPHAL	6004 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	ACCULEVEL, INC.
3/11/2025	052025056 05 Remodeling	03-05-253-032 OSWEGOLAND PARK DISTRICT	0 BOULDER HILL PASS MONTGOMERY, IL 60538-		LEOPARDO CONSTRUCTION
3/25/2025	052025068 05 Remodeling	03-05-176-004 FOX METRO WATER REC DIST	682 ROUTE 31 OSWEGO, IL. 60543		
1/27/2025	052025028 05 Remodeling	02-21-151-004 GOSCINIAK TOMASZ	20 PATRICIA LN YORKVILLE, IL 60560-	RICHARDS BLACKBERRY ESTATES	
10/24/2025	052025314 05 Remodeling	03-05-429-026 HARTMAN RANDY	27 S BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	INNOVATIVE CARPENTRY INC.
12/9/2025	052026003 05 Remodeling	01-20-376-002 GOMEZ ERIC & MISTY	87 WOODLAND DR PLANO, IL 60545-	SUGAR BROOK ESTATES RESUB UNIT 2	AM KITCHEN & BATH
8/26/2025	062025223 06 Commercial - M Zone	03-05-176-001 FOX METRO WATER REC DIST	682 ROUTE 31 OSWEGO, IL. 60543		WHITTAKER CONSTRUCTION &
8/15/2025	072025157 07 Commercial - B Zone	09-13-400-011 OAKLAND AVE STORAGE LLC/	484 ROUTE 52 MINOOKA, IL. 60447		
4/25/2025	072025110 07 Commercial - B Zone	09-13-200-014 FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE RD SHOREWOOD, IL 60404-	GO PRO SPORTS	WICK BUILDINGS

530

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID / Permit Category	Parcel Number / Owner Name	Property Address	Subdivision	Contractor Name
10/15/2025	072025304 07 Commercial - B Zone	09-13-200-014 FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE RD SHOREWOOD, IL 60404-	GO PRO SPORTS	WICK BUILDINGS
10/15/2025	072025303 07 Commercial - B Zone	09-13-200-014 FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE RD SHOREWOOD, IL 60404-	GO PRO SPORTS	WICK BUILDINGS
9/23/2025	072025275 07 Commercial - B Zone	09-13-200-014 FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE RD SHOREWOOD, IL 60404-	GO PRO SPORTS	WICK BUILDINGS
9/16/2025	072025274 07 Commercial - B Zone	09-13-200-014 FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE RD SHOREWOOD, IL 60404-	GO PRO SPORTS	WICK BUILDINGS
1/8/2025	072025010 07 Commercial - B Zone	02-10-300-019 FOX VALLEY FAMILY YMCA INC	1520 N CANNONBALL TRL BRISTOL, IL 60512-		
10/21/2025	082025310 08 Barns/Farm Buildings	02-20-276-002 NEVILLE PATRICK T TRUST & NEVILLE ANNE M TRUST	3224 CANNONBALL TRL YORKVILLE, IL 60560-		
10/2/2025	082025283 08 Barns/Farm Buildings	05-01-100-014 PELLEGRINI FRANK J & SHERI A	6700 B RESERVATION RD. YORKVILLE, IL. 60560		
4/15/2025	082025092 08 Barns/Farm Buildings	01-30-100-006 TOWNSEND JASON S	4505 SANDY BLUFF RD PLANO, IL 60545-		
8/20/2025	082025230 08 Barns/Farm Buildings	07-07-300-003 UPDIKE, WILEY TR & UPDIKE, NANCY TR	13820 COUNTY LINE RD NEWARK, IL 60541-		
8/6/2025	082025216 08 Barns/Farm Buildings	07-35-300-003 LARSON MAYNARD & SUZANNE TRS	13574 HILL RD NEWARK, IL 60541-		
3/17/2025	082025061 08 Barns/Farm Buildings	07-29-200-004 FRIESTAD JOSHUA & SARAH	16187 ROODS RD NEWARK, IL 60541-		

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
5/2/2025	082025100 08 Barns/Farm Buildings	02-36-300-004 ABBAS ALAA	6605 RESERVATION RD YORKVILLE, IL 60560-	MORGANS SUB	
8/14/2025	082025226 08 Barns/Farm Buildings	01-18-300-008 ROSS JASON K & KRISTINA L	17773 SEDGEWICK ROAD SANDWICH, IL. 60548		
8/12/2025	082025220 08 Barns/Farm Buildings	07-20-400-026 JEFFREY A & SANDRA L SPANG	15968 STEPHENS ROAD NEWARK, IL. 60541		
4/10/2025	082025082 08 Barns/Farm Buildings	02-26-400-023 DEL TORO MARCO & IMELDA	7404 ROUTE 71 YORKVILLE, IL 60560-		
6/2/2025	082025137 08 Barns/Farm Buildings	06-10-100-003 KELLER MARTIN J & NICOLE C	7426 B SCHLAPP RD OSWEGO, IL 60543-		
6/2/2025	082025136 08 Barns/Farm Buildings	05-21-400-008 LUDWIG ADAM E	9239 WALKER RD YORKVILLE, IL 60560-		
5/5/2025	082025120 08 Barns/Farm Buildings	06-10-200-006 KELLER FRANK	7426 SCHLAPP RD OSWEGO, IL 60543-		
4/28/2025	082025109 08 Barns/Farm Buildings	04-31-200-009 ALLEN JEFFREY D & BRITTANY	11313 B CRIMMIN RD NEWARK, IL 60541-		
2/25/2025	082025047 08 Barns/Farm Buildings	03-27-200-008 HIGENS NICHOLAS & MARJORIE	4050 DOUGLAS RD OSWEGO, IL 60543-		
6/3/2025	082025044 08 Barns/Farm Buildings	09-29-400-010 PLJ PARTNERSHIP LP	, -		
1/28/2025	082025031 08 Barns/Farm Buildings	09-15-200-003 BEST BUDGET TREE SERVICE LLC	2241 ROUTE 52 MINOOKA, IL 60447-		

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
3/5/2025	082025053 08 Barns/Farm Buildings	01-03-100-001 VARGAS TEODORO & VARGAS THEODORE	14780 GALENA RD PLANO, IL 60545-		
10/16/2025	082025308 08 Barns/Farm Buildings	02-34-300-007 KILLIAN BRUCE W DEC TRUST & KILLIAN VIRGINIA W DEC	8788 VAN EMMON RD YORKVILLE, IL 60560-		
7/9/2025	082025190 08 Barns/Farm Buildings	05-19-100-003 HAWKINSON STEVEN DOUGLAS	9420 LISBON RD YORKVILLE, IL 60560-		
6/2/2025	082025143 08 Barns/Farm Buildings	03-24-100-010 ROSALES YOLANDA & ISAIAS	640 E RANCE RD OSWEGO, IL 60543-		
10/29/2025	092025319 09 Signs	02-26-402-006 STANDARD BANK & TRUST CO	2 OAK CREEK DR YORKVILLE, IL 60560-	OAK CREEK SUB	NOT JUST GRASS LANDSCAPING INC.
10/6/2025	092025286 09 Signs	03-18-451-001 HARRIS BANK TRUST % JOSEPH STARY	5498 ROUTE 34 OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	TENANT: NAVEED KARIM
9/30/2025	092025264 09 Signs	03-27-200-002 JEANETTES PAWS OSWEGO LLC	2175 COLLINS RD OSWEGO, IL 60543-		VISION SIGN & DESIGN
10/28/2025	092025320 09 Signs	02-26-376-009 RMG RENTALS INC	1 FOX HILL CT YORKVILLE, IL 60560-	OAK CREEK SUB	NOT JUST GRASS LANDSCAPING
11/21/2025	122025341 12 Swimming Pools	05-12-276-010 MEADOR JASON & TINA	7653 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	BARRINGTON POOLS, INC.
11/10/2025	122025328 12 Swimming Pools	02-36-105-011 MELZER THOMAS A & HEATHER A	251 TALLGRASS LN YORKVILLE, IL 60560-	FARM COLONY	CHIP & DIP POOL AND SPA SERVICES, LLC
10/17/2025	122025306 12 Swimming Pools	02-17-226-014 KNAUF DENNIS W & JULIE A	2239 ROUTE 47 YORKVILLE, IL 60560-	FISHERS SUB	SIGNATURE POOLS - TOM MCNEILS

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
9/10/2025	122025254 12 Swimming Pools	02-28-452-014 RIEDY ANTHONY EDWARD LIV TRUST & LENTO RIEDY DIANA	607 WACKER DR YORKVILLE, IL 60560-	WACKERLIN SUB	
8/20/2025	122025233 12 Swimming Pools	06-07-401-006 BENZING JESSICA & GEORGE	7667 BENTGRASS CIR YORKVILLE, IL 60560-	WHITETAIL RIDGE	BAJA BART, INC.% BRIAN BART
8/25/2025	122025231 12 Swimming Pools	05-12-227-005 MURRAY KYLE & ANNA	7221 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	PARADISE POOLS INC
8/14/2025	122025221 12 Swimming Pools	03-32-130-001 CURIEL ALEJANDRO & TOMASA LYNN	5345 GOLDENROD DR OSWEGO, IL 60543-	OLD RESERVE HILLS UNIT 1	PARADISE POOLS INC.
8/11/2025	122025217 12 Swimming Pools	06-07-374-002 ESCOBEDO LARRY & KELLY R	5778 CHAMPIONSHIP CT. YORKVILLE, IL. 60560	WHITETAIL RIDGE	SUNCO POOLS
8/4/2025	122025213 12 Swimming Pools	06-07-374-001 HATCH MICHAEL & ANGELA	5750 CHAMPIONSHIP CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	SUNCO POOLS INC.
7/28/2025	122025200 12 Swimming Pools	02-23-302-004 SLADEK ZACHARY	7 TIMBER VIEW LN YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	DUTCH BARN LLC
4/22/2025	122025095 12 Swimming Pools	02-35-127-009 RODRIGUEZ JOSE	34 MORGAN CT YORKVILLE, IL 60560-	FARM COLONY	
7/18/2025	122025199 12 Swimming Pools	02-13-352-006 CINTO CHRISTOPHER J & EVANGELINE M	122 RIVERWOOD DR OSWEGO, IL 60543-	RIVER WOOD FARMS	
7/15/2025	122025192 12 Swimming Pools	05-12-277-015 SIEMIANOWSKI JOSEPH R & JULIE T	5929 LEGACY CIR YORKVILLE, IL 60560-	WHITETAIL RIDGE	DESROCHERS BACKYARD POOLS
6/5/2025	122025147 12 Swimming Pools	06-33-300-004 WILSON MICHAEL JEAN & PAMELA	11995 MCKANNA RD MINOOKA, IL 60447-		

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
5/2/2025	122025117 12 Swimming Pools	03-08-276-005 LOPEZ SAMANTHA	6 FIELDPOINT RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	
5/6/2025	122025098 12 Swimming Pools	02-21-200-028 WIESCHHAUS KRISTOPHER T & HILLARY M	9261 KENNEDY RD YORKVILLE, IL 60560-		
4/14/2025	122025085 12 Swimming Pools	02-16-276-012 ROCEN SHERI	25 NORTH ST BRISTOL, IL 60512-		
4/4/2025	122025075 12 Swimming Pools	04-21-252-002 YENTER KELLI & CHRIS	15536 PROSPECT HILL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	10X POOLS
3/31/2025	122025070 12 Swimming Pools	03-18-376-007 RAMIREZ SALVADOR C & ANGELA	6 W PLEASANTVIEW DR OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	
7/3/2025	122025183 12 Swimming Pools	06-02-177-003 ROSIER CHRISTOPHER A & OLVERA NOHEMI	7 CHEROKEE DR OSWEGO, IL 60543-	OSWEGO PLAINS	
3/4/2025	122025049 12 Swimming Pools	05-12-220-009 FULTON STEPHEN D JR	7365 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SWIM SHACK INC.
2/5/2025	122025033 12 Swimming Pools	05-12-228-002 FISHER JUSTIN & RACHELLE	5976 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	ALL PROPERTY SERVICES INC.
5/1/2025	132025118 13 Decks	04-21-252-002 YENTER KELLI & CHRIS	15536 PROSPECT HILL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	COMPLETE CONSTRUCTION
10/28/2025	132025321 13 Decks	02-20-276-009 SHANKS BRADLEY W & LYNDA C	3350 A CANNONBALL TRL YORKVILLE, IL 60560-		
10/16/2025	132025298 13 Decks	06-14-200-002 JE VIDMAR TRUST & WM VIDMAR TRUST	1226 ROUTE 126 PLAINFIELD, IL 60586-		UPPERDECK DESIGNS CONSTRUCTION

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
5/29/2025	132025146 13 Decks	06-25-400-005 SCHROEDER HAROLD & CAROL	10893 LINE RD PLAINFIELD, IL 60586-		STAN'S ROOFING & SIDING
10/7/2025	132025289 13 Decks	03-05-454-026 SHILNEY MIKE & LENORE	12 SCARSDALE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	MASTERPIECE CARPENTRY INC.
10/6/2025	132025287 13 Decks	03-07-229-016 RENZETTI JOSEPH T III	6 DOLPHIN CT OSWEGO, IL 60543-	MARINA TERRACE UNIT 2 RESUB PT LTS 2 3 4	
9/24/2025	132025271 13 Decks	04-16-253-013 LARSON JANE M & KNOX RITA LARSON	8276 FOX RIVER DR MILLBROOK, IL 60536-		PARTIPILO CUSTOM DECKS
9/18/2025	132025268 13 Decks	04-09-351-012 DWORAK CANDY C	14 FOX RUN DR MILLBROOK, IL 60536-	FOXHURST UNIT 4	STRAIGHT N LEVEL QUALITY CONSTRUCTION
7/7/2025	132025185 13 Decks	03-18-379-007 JONES SEAN ROBERT	42 S CHERRY DR OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	J&E RESTORATIONS
9/10/2025	132025246 13 Decks	02-36-105-011 MELZER THOMAS A & HEATHER A	251 TALLGRASS LN YORKVILLE, IL 60560-	FARM COLONY	RLK BUILDER INC.
8/26/2025	132025237 13 Decks	06-06-226-018 BERGER GREGG R & LILA J	40 CHIPPEWA DR OSWEGO, IL 60543-		PLATINUM DECKING
3/31/2025	132025072 13 Decks	01-32-101-002 AVENARIUS DAVID & LAURIE H	16700 GRISWOLD SPRINGS RD PLANO, IL 60545-	SANDY BLUFF DUTCH ACRES	UPPERDECK DESIGNS & CONSTRUCTION
8/22/2025	132025234 13 Decks	02-11-127-002 DIAZ JORGE CABRERA & WIMMER MICHELLE	12 N CYPRESS DR BRISTOL, IL 60512-	WILLOWBROOK UNIT 2 AMNDED PLAT	
8/11/2025	132025214 13 Decks	06-33-300-004 WILSON MICHAEL JEAN & PAMELA	11995 MCKANNA RD MINOOKA, IL 60447-		

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID / Permit Category	Parcel Number / Owner Name	Property Address	Subdivision	Contractor Name
5/6/2025	132025099 13 Decks	02-21-200-028 WIESCHHAUS KRISTOPHER T & [illegible]	9261 KENNEDY RD YORKVILLE, IL 60560-		
7/30/2025	132025207 13 Decks	04-21-105-001 STERIOTI FRANK & AUDREY	16026 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	
4/24/2025	132025111 13 Decks	01-25-461-002 BERRIOS LAURIE ANN & WILLIAM	12156 MITCHELL DR PLANO, IL 60545-	SCHAEFER WOODS SOUTH UNIT 1	ROONEY BUILDERS
4/25/2025	132025108 13 Decks	01-35-428-013 SCHILTZ DANIEL	32 WILLOW SPRINGS LN PLANO, IL 60545-	THE WILLOWS SUB	
4/22/2025	132025101 13 Decks	03-08-302-002 LECHUGA LORENZO & TERESA	115 LAURIE LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	
4/15/2025	132025090 13 Decks	04-21-125-022 PADILLA FAMILY TRUST	9315 N STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	MI-TER BUILT HOMES INC.
4/14/2025	132025086 13 Decks	02-16-276-012 ROCEN SHERI	25 NORTH ST BRISTOL, IL 60512-		
4/8/2025	132025084 13 Decks	01-16-427-009 KANTOR MATTHEW E & AUDRA MAE	40 MEYER RD PLANO, IL 60545-	MEYERBROOK UNIT 3	RLK BUILDERS INC.
2/19/2025	132025043 13 Decks	04-21-125-008 FREEMAN JON & JAYMIE	15715 HOODS CIR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 2	WEST SUBURBAN DECKS., LLC
2/13/2025	132025041 13 Decks	06-02-400-005 POTTS BRIAN D & KENDRA H	1430 CHERRY RD OSWEGO, IL 60543-		WARNER'S DECKING, INC.
7/28/2025	132025201 13 Decks	03-07-229-007 BROEFFLE STEPHEN J & LAURA L	7 MARLIN DR OSWEGO, IL 60543-	MARINA TERRACE	PARTIPILO CUSTOM DECKS

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
7/3/2025	132025182 13 Decks	06-02-177-003 ROSIER CHRISTOPHER A &	7 CHEROKEE DR OSWEGO, IL 60543-	OSWEGO PLAINS	
6/30/2025	132025172 13 Decks	02-22-476-002 BURNETT PHILLIP D & ROSEANN	35 TIMBER VIEW LN YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	REVAMP FENCE & DECK
6/2/2025	132025148 13 Decks	03-32-131-002 MAGO MICHAEL J	5380 OLD RESERVE RD OSWEGO, IL 60543-	OLD RESERVE HILLS UNIT 1	PARTIPILO CUSTOM DECKS
6/2/2025	132025134 13 Decks	05-06-276-003 SPEROS JON	88 POPLAR RD YORKVILLE, IL 60560-	FOXLAWN UNIT 4	UPPERDECK DESIGN & CONSTRUCTION
5/15/2025	132025130 13 Decks	03-07-403-007 SANCHEZ ROY & JOLEIGH	175 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	
6/3/2025	132025119 13 Decks	03-18-376-007 RAMIREZ SALVADOR C & ANGELA	6 W PLEASANTVIEW DR OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	
5/2/2025	132025116 13 Decks	02-35-276-010 DRAPER ROSS & AMY	187 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	
4/28/2025	132025113 13 Decks	02-15-252-001 GLASGOW DAVID M & KAREN M	14 N ROYAL OAKS DR BRISTOL, IL 60512-	THE WOODS OF BLACKBERRY OAKS	CAHILL CONTRACTORS LLC
12/18/2025	142025336 14 Demolitions	06-30-200-009 CENTRAL SOD FARMS INC	10238 A BRISBIN RD YORKVILLE, IL 60560-		
6/26/2025	142025159 14 Demolitions	09-16-200-006 ROBINSON ROBERT	3035 ROUTE 52 MINOOKA, IL 60447-		US HOME SERVICES
6/13/2025	142025025 14 Demolitions	03-25-400-001 ROUSONELOS AGRI & INVEST PARTN	4560 STEWART RD OSWEGO, IL 60543-		

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
6/30/2025	152025176 15 Electrical Upgrades	02-34-151-017 GREISMANN KENNETH J & ROXANNE	96 QUINSEY RD YORKVILLE, IL 60560-		ECO ENERGY SERVICES LLC
6/2/2025	152025135 15 Electrical Upgrades	03-31-302-002 HER TAO & PANG	9 SETTLERS LN OSWEGO, IL 60543-	HATTNER SUB	MISTER SPARKY
10/23/2025	152025312 15 Electrical Upgrades	09-22-200-010 LOMBARDO ROBERT M & KAREN L	15320 JUGHANDLE RD MINOOKA, IL 60447-	AUX SABLE OAKS UNIT 1	KEAST ELECTRIC INC.
6/19/2025	152025166 15 Electrical Upgrades	01-20-376-002 GOMEZ ERIC & MISTY	87 WOODLAND DR PLANO, IL 60545-	SUGAR BROOK ESTATES RESUB UNIT 2	
9/2/2025	152025242 15 Electrical Upgrades	02-22-126-003 KINSEY ERIC C & JULIE	34 LAKEVIEW DR YORKVILLE, IL 60560-	BRISTOL LAKE SUB	AESTHETIC AIR & ELECTRIC
6/13/2025	152025158 15 Electrical Upgrades	01-33-100-025 CIOFANI EDWARD	15646 C GRISWOLD SPRINGS RD PLANO, IL 60545-	THE BLUFFS PUD	RED STAR ELECTRIC
8/12/2025	152025218 15 Electrical Upgrades	03-05-279-005 KIRAL RAYMOND & NANCY	14 KNOLLWOOD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	HI-LITE ELECTRIC
7/7/2025	152025187 15 Electrical Upgrades	06-02-177-002 RENDINA BRUNO & LAURA L	103 OSWEGO PLAINS DR OSWEGO, IL 60543-	OSWEGO PLAINS	DELTA PRO ELECTRIC LLC.
3/12/2025	152025060 15 Electrical Upgrades	02-34-157-002 HEIMSOTH MARK E & BETHANY A	8935 VAN EMMON RD YORKVILLE, IL 60560-	HRUBYS PLAT	THOMAS A AGUIRRE
2/25/2025	152025048 15 Electrical Upgrades	02-22-126-004 LEIFHEIT ELMER B & NANCY	26 LAKEVIEW DR YORKVILLE, IL 60560-		TIMOTHY J MCHENRY
3/20/2025	152025064 15 Electrical Upgrades	04-16-376-011 DEPAULO BUILDERS INC % ESTATES OF MILLBROOK HOA	, -		JJJ COMMUNICATIONS LLC

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
1/9/2025	152025019 15 Electrical Upgrades	06-13-129-004 JOHNSON RYAN A & JESSICA L	33 VIKING BLVD PLAINFIELD, IL 60586-	EVERGREEN GROVE UNIT 1	HI - LITE ELECTRIC INC.
4/23/2025	152025102 15 Electrical Upgrades	06-18-200-015 VILLA JOSE D & TOVAR GLADYS S	8200 GROVE ROAD YORKVILLE, IL. 60560		
6/30/2025	152025177 15 Electrical Upgrades	06-16-400-002 BEAM MARK	8555 S SCHLAPP RD PLAINFIELD, IL 60544-		ECO ENERGY SERVICES LLC
6/9/2025	152025150 15 Electrical Upgrades	02-35-431-010 SMITH KELLY A	5748 AUDREY AVE YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	NU-TREND EV & ELECTRICAL SERVICES
12/23/2025	172026010 17 Change in Occupancy	02-24-300-028 PARKHURST GERALD A & JANICE M	6809 C ROUTE 71 YORKVILLE, IL 60560-		
12/18/2025	172026004 17 Change in Occupancy	08-12-400-002 HOEKSTRA JOHN	13775 BRISBIN RD YORKVILLE, IL 60560-		
11/18/2025	182025330 18 Driveway	08-24-400-023 PANTOJA RAMIRO & YOLANDA	, -		
8/26/2025	182025236 18 Driveway	03-04-354-015 HAUSER KATHY	97 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	PUEBLO CONCRETE
8/26/2025	182025235 18 Driveway	03-32-326-002 MELCHOR ROBERTO M & SANCHEZ HEIDI L	71 CRESTVIEW DR OSWEGO, IL 60543-	CRESTVIEW WOODS	
7/18/2025	182025194 18 Driveway	03-04-455-006 PEGUES JOSEPHINE	66 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 19	AV CONCRETE
7/9/2025	182025191 18 Driveway	02-21-178-002 ALVAREZ RAMON & FOX AMY ELIZABETH	3416 ROUTE 47 YORKVILLE, IL 60560-		LUIS NUNEZ - DAVID G LANSCAPING

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
7/1/2025	182025181 18 Driveway	06-02-177-003 ROSIER CHRISTOPHER A &	7 CHEROKEE DR OSWEGO, IL 60543-	OSWEGO PLAINS	
6/25/2025	182025156 18 Driveway	03-04-151-018 KUNZ JOSEPH F JR & KATHARINE S	78 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	BLUE CONSTRUCTION
4/15/2025	182025094 18 Driveway	03-18-451-004 DALE EDMUND & DALE MARK	33 PLEASANTVIEW DR OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	DALTON HENNINGER
5/14/2025	182025080 18 Driveway	01-10-101-004 CHIHUAHUA HOLDING COMPANY LLC	1182 VILMIN ROAD PLANO, IL. 60545		
4/7/2025	182025078 18 Driveway	03-07-403-007 SANCHEZ ROY & JOLEIGH	175 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	
8/6/2025	192025215 19 Fire Restoration	08-21-200-009 CHAPMAN PHILIP D & SHARI L	15450 ROUTE 47 NEWARK, IL 60541-		
8/4/2025	192025210 19 Fire Restoration	02-14-428-001 PRATT JOHN J & JOYCE A	74 W RICKARD DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 5	
6/4/2025	192025144 19 Fire Restoration	01-06-100-006 EDLEBECK TERRI LYNN	17609 GALENA RD BIG ROCK, IL 60511-		BELFOR PROPERTY RESTORATION
9/18/2025	192025142 19 Fire Restoration	02-11-152-004 BISHOP JAMES & MELINDA	27 WILLOW LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 1	BLU SKY RESTORATION
6/2/2025	192025125 19 Fire Restoration	03-04-280-007 WELCH STEPHEN R & KATHERINE M	156 HEATHGATE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	PLEASANT HILL CO INC.
11/7/2025	202025331 20 Patio	03-03-351-007 TOPLAK MICHAEL	75 SONORA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 23	WILLMAN & GROESCH GC

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
9/13/2025	202025258 20 Patio	03-04-278-009 CAMPUZANO RIGOBERTO JR & GINA	17 AFTON DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	
7/28/2025	202025203 20 Patio	03-05-452-087 COOK LINDA L	39 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	CEMENTRIX CONCRETE
7/15/2025	202025193 20 Patio	03-04-352-033 PENLEY NATHAN M & CARRIE L	67 HAMPTON RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	AV CONCRETE
6/13/2025	202025155 20 Patio	03-04-176-001 RUSH SHAUN & MADISON	80 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	BLUE CONSTRUCTION CORP.
10/27/2025	232025318 23 Generator	05-18-250-017 DODD ZACHARY M	11353 BRIGHTON OAKS DR YORKVILLE, IL 60560-	BRIGHTON OAKS ESTATES	GENERATOR TECHNOLOGIES INC
10/16/2025	232025297 23 Generator	02-25-351-006 THAYER SCOTT & VIRGINIA	84 OAK CREEK DR YORKVILLE, IL 60560-	OAK CREEK SUB UNIT 2	JRC GENERATORS LLC
9/17/2025	232025266 23 Generator	05-18-203-002 YOUNCE RICHARD C & CYNTHIA L	76 LONG GROVE RD YORKVILLE, IL 60560-	MAPLE GROVE	LEE LEGLER CONSTRUCTION &
9/18/2025	232025265 23 Generator	05-18-126-007 BEEN JACOB A	83 LONG GROVE RD YORKVILLE, IL 60560-	MAPLE GROVE	LEE LEGLER CONSTRUCTION &
9/17/2025	232025263 23 Generator	05-02-127-002 MATHRE SHEILA	6153 ROSE HILL LN YORKVILLE, IL 60560-	ROSEHILL	LEE LEGLER CONSTRUCTION &
9/16/2025	232025261 23 Generator	02-22-126-005 THORSON TODD JOSEPH & NANCY ANN	18 LAKEVIEW DR YORKVILLE, IL 60560-	BRISTOL LAKE SUB	JRC GENERATORS LLC
6/30/2025	232025170 23 Generator	04-16-350-015 AUGUSTINE JOHN & CHERYL M	9021 WILCOX CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 1	

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
6/26/2025	232025165 23 Generator	05-18-228-003 DOLIN JULIE A	8019 WILSON CT YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	LEE LEGLER CONSTRUCTION
6/26/2025	232025164 23 Generator	02-36-102-006 SIMANDLE JEROME J & BALUK JANET L	405 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	LEE LEGLER CONSTRUCTION &
6/10/2025	232025151 23 Generator	03-18-428-003 HAFENRICHTER CARL	5232 ROUTE 34 OSWEGO, IL 60543-	OWNERS SUB SE 1/4 SEC 18-37-8	LEE LEGLER CONSTRUCTION &
4/7/2025	232025083 23 Generator	04-21-125-032 BRATLAND JAY S & MICHELLE J	9204 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	
12/19/2025	242026009 24 Solar	03-08-176-001 HARRISON STEVEN & JENNIFER	53 E ANCHOR RD OSWEGO, IL 60543-	MARINA VILLAGE	FREEDOM FOREVER IL LLC
12/10/2025	242026006 24 Solar	03-07-252-017 MAGUIRE TIMOTHY O & RACHEL	110 KEVIN LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	GREEN TECH CONSTRUCTION
12/10/2025	242026005 24 Solar	03-09-154-010 MOORE BRITTANY NICOLE	295 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	GREEN TECH CONSTRUCTION
8/4/2025	242025211 24 Solar	06-13-101-002 GOSHEVA DEAN & VIOLETKA	8100 OLD RIDGE RD PLAINFIELD, IL 60586-		RIBONACCI ENERGY LLC
12/9/2025	242026002 24 Solar	05-08-176-012 ZHANG JINYING	43 NAWAKWA LN YORKVILLE, IL 60560-	NAWAKWA SUB	COMPLETE SOLAR INC.
12/2/2025	242025344 24 Solar	04-21-104-002 HALEY CURTIS	9272 LEE HILL RD NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	SUNRUN INSTALLATION
11/18/2025	242025335 24 Solar	06-13-151-002 BODNAR ANDRII	8342 OLD RIDGE RD PLAINFIELD, IL 60586-		SUNRUN INSTALLATION

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
11/4/2025	242025327 24 Solar	02-11-177-001 MILLER ROBERT & ERIKA	9 W HIGHLAND DR BRISTOL, IL 60512-	STORYBOOK HIGHLANDS	SUNRUN INSTALLATION
5/12/2025	242025126 24 Solar	05-07-176-009 HUGHES TANYA	37 HIGHVIEW DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 1	FREEDOM FOREVER IL LLC
11/4/2025	242025326 24 Solar	01-25-376-008 VARGAS EDUARDO	12366 MITCHELL DR PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 2	SUNRUN INSTALLATION
11/4/2025	242025325 24 Solar	03-35-351-003 KOWALCZYK PAUL J	1842 PLAINFIELD RD OSWEGO, IL 60543-		CERTASUN LLC
10/30/2025	242025324 24 Solar	06-06-251-015 BOHLIN JEREMY & EILEEN	26 CHIPPEWA CT OSWEGO, IL 60543-	NA-AU-SAY WOODS UNIT 2	COMPLETE SOLAR INC.
5/8/2025	242025124 24 Solar	06-13-127-002 NOTTKE BRYAN P & AMY L	15 BETTY LN PLAINFIELD, IL 60586-	EVERGREEN GROVE UNIT 1	FREEDOM FOREVER IL LLC
5/5/2025	242025122 24 Solar	03-04-181-016 HENNE ROBERT T & ELIZABETH H	4 INGLESHIRE CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	SUNRUN INSTALLATION
10/29/2025	242025323 24 Solar	02-13-429-003 RAMME LIVING TRUST RAMME JANICE K	23 CLARK AVE OSWEGO, IL 60543-	OWNERS SUB PT SE 1/4 SEC 13-37-7	SUNRUN INSTALLATION
10/29/2025	242025322 24 Solar	03-07-229-005 FLORES SANTIAGO	11 MARLIN DR OSWEGO, IL 60543-	MARINA TERRACE	SUNRUN INSTALLATION
10/24/2025	242025313 24 Solar	05-34-200-003 COBBLE JEFFERY & ERIN	11143 ASHLEY RD YORKVILLE, IL 60560-		OFF GRID ENERGY SOLUTIONS LLC
10/24/2025	242025307 24 Solar	02-30-400-010 MURILLO OMAR & ELIZABETH EULALIA	11287 RIVER RD PLANO, IL 60545-	GLEN NELSON SUB	

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
10/16/2025	242025300 24 Solar	03-04-282-006 PLESE JOHN M	11 SONORA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	VOLT LLC
10/8/2025	242025292 24 Solar	08-18-100-003 KREFTMEYER CHRISTOPHER JAMES & JANELLE LEA	14492 LISBON RD NEWARK, IL 60541-		SOLARSHIPS INSTALLATION SERVICES LLC
10/7/2025	242025291 24 Solar	03-15-151-012 GERACE PAUL J & AYMEE	2996 WOLF RD OSWEGO, IL 60543-		SUNRUN INSTALLATION SERVICES
10/7/2025	242025290 24 Solar	03-04-152-005 DIAZ LOTZY E	40 GREENBRIAR RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 12	SUNRUN INSTALLATION SERVICES
9/25/2025	242025276 24 Solar	04-16-376-003 SLOAN DANIEL & ALISA	8755 WILCOX CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 1	INDEPENDENCE RENEWABLE ENERGY
9/18/2025	242025270 24 Solar	08-11-100-017 TRIEBE KURT JOHN & JESSICA DAVIS	7650 PLATTVILLE RD YORKVILLE, IL 60560-		SOLARSHIPS INSTALLATION SERVICES LLC
9/18/2025	242025269 24 Solar	02-03-300-025 BERNHARDT RANDAL J & RAMONA L	927 B DICKSON RD BRISTOL, IL 60512-		TRON SOLAR LLC
4/28/2025	242025115 24 Solar	01-19-376-011 BEYER JOSHUA J SR & SUMMER ANN	54 WILLIAM LN SANDWICH, IL 60548-	HOLLIS PARK UNIT 2	LGCY INSTALLATION SERVICES LLC
9/13/2025	242025260 24 Solar	06-32-300-003 SEABORG THOMAS & ELIZABETH	11980 GROVE RD MINOOKA, IL 60447-		SOLARSHIPS INSTALLATION LLC
4/25/2025	242025112 24 Solar	03-09-153-002 MORALES BRENDA L	36 FIELDPOINT RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	FREEDOM FOREVER IL LLC
4/25/2025	242025107 24 Solar	03-04-406-015 KELLOGG PAUL E & KELLOGG CAROLYN RUTH BROWN	107 TEALWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	FIBONACCI ENERGY LLC

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
9/13/2025	242025259 24 Solar	03-04-405-009 KNUDSON HARRY	92 INGLESHIRE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	SUNRUN INSTALLATION
4/9/2025	242025088 24 Solar	03-04-307-024 HERRERA ELIEL	32 LONGBEACH RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	FREEDOM FOREVER IL LLC
4/10/2025	242025087 24 Solar	03-05-276-024 PEINADO RUBEN & PEINADO EDWIGES	23 ALDON RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15 REUSB	FREEDOM FOREVER IL LLC
9/15/2025	242025257 24 Solar	03-05-452-071 GUILLEN MANUEL	19 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	FREEDOM FOREVER IL LLC
4/7/2025	242025079 24 Solar	06-13-126-005 TAYLOR JUSTIN MARK & INTHA D	14 ANDY CT PLAINFIELD, IL 60586-	EVERGREEN GROVE UNIT 1	FREEDOM FOREVER IL LLC
9/10/2025	242025250 24 Solar	08-03-200-003 WESTPHAL BRIAN TRUST & WESTPHAL	8338 HELMAR RD NEWARK, IL 60541-		MIDWEST SOLUTIONS INC.
9/5/2025	242025245 24 Solar	06-34-400-007 LESNIK JEFFREY & DENISE	2275 FINLEY RD MINOOKA, IL 60447-		OFF GRID ENERGY SOLUTIONS
11/5/2025	242025243 24 Solar	05-07-326-002 DODD NICHOLAS & JALOVE NICOLE E	11571 ROUTE 71 YORKVILLE, IL 60560-		SUNRUN INSTALLATION
3/26/2025	242025066 24 Solar	03-31-477-007 COLLIER JOSH & COLLIER ANDREA	10 TOMAHAWK TRL OSWEGO, IL 60543-		ONE EARTH SOAR LLC
3/24/2025	242025065 24 Solar	02-10-400-006 IBARRA JOSE ANTONIO	8371 GALENA RD BRISTOL, IL 60512-		ION DEVELOPER LLC
3/3/2025	242025050 24 Solar	06-07-226-012 TJ BAUMGARTNER CUSTOM HOMES	7295 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	CERTASUN LLC

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
2/25/2025	242025046 24 Solar	06-14-200-017 COUGAR TRUST	8493 OLD RIDGE RD PLAINFIELD, IL 60586-		BRS FIELDS OPS LLC
2/19/2025	242025045 24 Solar	02-10-400-006 IBARRA JOSE ANTONIO	8371 GALENA RD BRISTOL, IL 60512-		ION DEVELOPER LLC
1/27/2025	242025030 24 Solar	03-08-276-004 LOVELACE PATRICK M	4 FIELDPOINT RD MONTGOMERY, IL. 60538	BOULDER HILL UNIT 17	SUNRUN INSTALLATION SERVICES
1/3/2025	242025016 24 Solar	03-08-202-014 CLEMENTI JOHN P & KAREN K	5 WESTLEIGH CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 14	INDEPENDENCE RENEWABLE ENERGY LLC
7/30/2025	242025209 24 Solar	08-02-476-010 GORGES TIMOTHY A & SARAH M	12888 MACKENZIE RD YORKVILLE, IL 60560-	MURDO T MACKENZIE SUB	FREEDOM FOREVER IL LLC
7/30/2025	242025208 24 Solar	03-05-454-022 BREESE NANCY	14 CURTMAR CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	FREEDOM FOREVER IL LLC
7/30/2025	242025206 24 Solar	02-29-276-012 KRITZBERG SUSAN	1217 GAME FARM RD YORKVILLE, IL 60560-		VOLT LLC
7/18/2025	242025198 24 Solar	01-16-426-009 RICE NICOLE M	24 N LINDEN DR PLANO, IL 60545-	MEYERBROOK UNIT 1	SUNRUN INSTALLATION SERVICES
7/18/2025	242025197 24 Solar	08-02-476-012 EATON JEFFREY H & TAMARA L	12944 MACKENZIE RD YORKVILLE, IL 60560-	MURDO T MACKENZIE SUB	GREENGRIDS
7/7/2025	242025188 24 Solar	06-13-126-004 DELARA JOSEPH & JANICE	18 ANDY CT PLAINFIELD, IL 60586-	EVERGREEN GROVE UNIT 1	FREEDOM FOREVER LLC
6/2/2025	242025139 24 Solar	03-04-253-020 PONCE YENI ANGELICA	64 INGLESHIRE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	1 EARTH SOLAR LLC

Copyright (C) 1997-2026 DEVNET Incorporated

Issue Date	Permit ID / Permit Category	Parcel Number / Owner Name	Property Address	Subdivision	Contractor Name
8/28/2025	242025240 24 Solar	05-21-400-008 LUDWIG ADAM E	9239 WALKER RD YORKVILLE, IL 60560-		GARETT SCHWEILEHOFER
8/27/2025	242025239 24 Solar	06-08-101-025 KAY CHRISTOPHER N & JANINE LIV TRUST	7141 JOYCE CT OSWEGO, IL 60543-	GROVE ESTATES	CERTASUN LLC
5/20/2025	242025131 24 Solar	06-13-128-001 CLINE DAVID B & TRACY ANN	17 ANDY CT PLAINFIELD, IL 60586-	EVERGREEN GROVE UNIT 1	FREEDOM FOREVER IL LLC
8/18/2025	242025228 24 Solar	08-11-276-006 FRIEL MARK S & LISA	13421 CHURCH RD MINOOKA, IL 60447-	SOUTHCOMBE UNIT 2	OFF GRID ENERGY SOLUTIONS LLC
8/13/2025	242025219 24 Solar	08-01-200-002 SHARP EDDIE W & GUYLA L	12485 BRISBIN RD YORKVILLE, IL 60560-		OFF GRID ENERGY SOLUTIONS LLC. DBA AVEVO
5/15/2025	242025128 24 Solar	04-21-126-013 JENSEN TIMOTHY R & CAROL M	9290 N STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	SUNRUN INSTALLATION SERVICES INC

Copyright (C) 1997-2026 DEVNET Incorporated