

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE**

*Kendall Township Building
9925 Route 47
Yorkville, Illinois 60560*

Approved Meeting Minutes of March 5, 2026

Call to Order: Kendall County Regional Planning Commission and Comprehensive Land Plan and Ordinance Committee Chairman Keith Landovitz called the meeting of the Kendall County Regional Planning Commission and Kendall County Comprehensive Land Plan and Ordinance Committee to order at 6:30 p.m.

Comprehensive Land Plan and Ordinance Committee Roll Call

Members Present: Keith Landovitz

Members Absent: Randy Mohr, Scott Gengler, Dave Hamman, Matt Kellogg, Alyse Olson, and Matthew Prochaska, Jeff Wehrli, and Seth Wormley

KCRPC Roll Call

Members Present: Cathy Anzelc, Eric Bernacki (Vice-Chairman) and Keith Landovitz (Chairman)

Members Absent: Tom Casey, Dave Hamman, Karin McCarthy-Lange (Secretary), Ruben Rodriguez, Bob Stewart, and Seth Wormley

Attendees: Bil Ashton, Darlene Ashton, Tom Anzelc, Steve Gengler, Cathy Scalise, Steve Grebner, David Hansen, Sara Mendez, Thian Dim, Ben Moe, James Sanders, Amy Westphal, Doug Westphal, Harvey Cinatl, Gene Wilberg, Sheri Pellegrini, Matt Asselmeier, Mike Hoffman, and Yuchen Ding

A quorum was not present for either Committee.

Mike Hoffman from Teska Associates presented the draft Vision Kendall Comprehensive Plan. He discussed the history of the project, to date. He also discussed the next steps in updating the proposal and the adoption process. At the earliest, the proposal could be adopted in May. He provided information on community input, including website visits, surveys, interviews, and open houses. The proposed plan is divided into chapters on the planning process, existing conditions and trends, vision, character and land use, mobility and connectivity, energy and water, economic prosperity, and implementation. He discussed the differences between the Land Resource Management Plan and the proposed Comprehensive Plan. He discussed the growth rate of the County and efforts to preserve the rural character of the County. He noted that eighty-one percent (81%) of the County's population lives inside a municipality. He discussed the importance of partnership and communication between the County, the

residents, and various units of local government. He noted that a majority of the County was agricultural. He provided a composite map showing the future land use plans of all of the municipalities, the current County future land use map, and the draft future land use map. He discussed commercial and industrial areas, open space opportunities, and renewable energy areas. He discussed the Protect Kendall Now Plan prepared by the Conservation Foundation. He discussed removing two (2) areas from the Conservation Overlay area, based on comments that the County received. He discussed the change of the definition of Mixed Use Business from the Land Resource Management to the proposal. He discussed the differences between the proposal and the Village of Lisbon's plan. He presented a table of land uses by classification. He discussed the scenic routes and the recommendation to have larger setbacks along the scenic routes.

Yuchen Ding from Teska Associates discussed proposed road improvements and realignments and other transportation amenities. He discussed the proposed trail plan and the importance of having the trails on a map for grant funding. He discussed preferred locations for renewable energy projects.

Mr. Hoffman discussed corridors for economic development and tourism opportunities. He discussed the importance of partnerships and cooperative planning when implementing the plan. He stressed the importance of the County encouraging boundary agreements. He discussed the next steps, including additional open houses, a public hearing, and final action by the County Board. He provided information regarding how to submit comments on the plan.

Steve Grebner asked about growth south of Yorkville. He discussed the need for a pumping station for sanitary sewer, if Yorkville annexed the area. Mr. Hoffman said the proposed residential developments shown on the proposal would accommodate wells and septic systems and utilize conservation design principles.

Doug Westphal discussed plans for a sewer plant on Penman Road. Mr. Hoffman said that Yorkville was working on updating their comprehensive plan.

A resident asked about water usage by data centers and similar uses. Mr. Hoffman did not believe that data centers would develop in the unincorporated area because of the need for water and/or electricity. Mr. Westphal discussed the need for water reserves as backup for Lake Michigan water.

Mr. Hoffman discussed the applicability of the plan on future rezoning requests.

A resident asked about a renewal energy proposal using high productivity farmland. He favored putting these facilities on buildings and not farmland. Mr. Hoffman agreed that he favored solar panels on the roofs of warehouses.

Chairman Landovitz thanked everyone for attending and Kendall Township for hosting.

Mr. Grebner asked about the broadband loop. Mr. Hoffman discussed the importance of high quality internet for economic development and residential development purposes. Chairman Landovitz discussed how broadband works; there will be two (2) rings for the project. Ring 1 will serve the northeast portion of the County while Ring 3 will serve the more rural southwest portion of the County.

Sheri Pellegrini's letter will be included in the record.

The Comprehensive Land Plan and Ordinance Committee and Kendall County Regional Planning Commission gathering ended at 7:22 p.m.

Respectfully Submitted by,
Matthew H. Asselmeier
Director

Encs.



SIGN-IN SHEET

visionkendall.org

NAME

EMAIL

SUBSCRIBE FOR EMAIL UPDATES

SIGN ME UP!

ALREADY SIGNED UP

NO THANKS

Bill Astrov

Barlene Adelstein

Catherine M. Drake

Tom Anzic

Steve Engler

Patmy Sealise

Shae Gehm

DAVID WASSER

SARA MONCZ

Thom Dim

BEN MOE

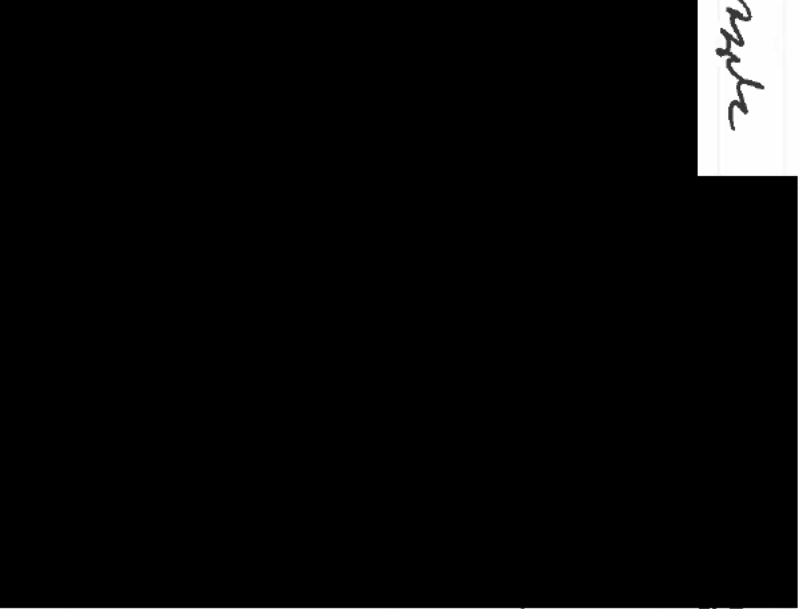
JAMES SANDERS

Amy Westphal

Doug Westphal

Mary Ann Civate

Gene Wierbaro





Draft Comprehensive Plan

Open House Workshop – Kendall Township – March 5, 2026

Kendall County Land Resource Management Plan Update

Project Website – Staff Coordination – Focus Groups – Workshops – Open Houses – Public Hearing

Steering Committee – Regional Plan Commission – PBZ Committee – County Board

Evaluation & Vision

- County Assessment
- Policy Formation

Specific Elements

- Future Land Use
- Transportation
- Sustainability

Strategies and Support

- Implementation
- Review and Approval

Feb. 2025

May 2026

Community Input So Far....

3,952

Website Views

98

E-Newsletter Subscribers

185

Survey Submissions

51

Comment Map Ideas

8

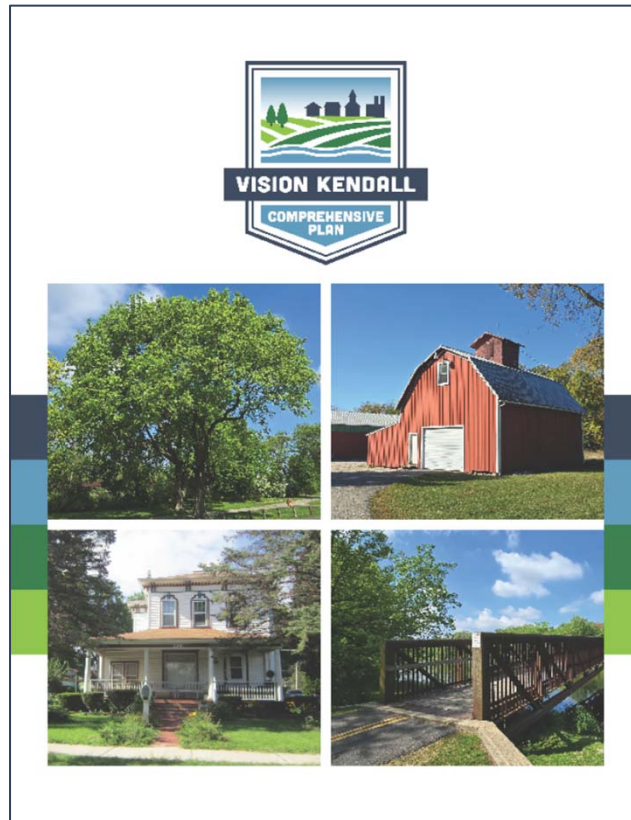
Outreach Events

165+

People Attended

As of 3/5/2026

Plan Outline



1. Introduction and Process

2. Existing Conditions and Trends

3. Vision

4. Character and Land Use

5. Mobility & Connectivity

6. Energy and Water

7. Economic Prosperity

8. Implementation

Introduction & Process

Purpose and Use of the Plan

Regional and Local Context

Public Engagement Process

Past Planning Efforts

Land Resources Management Plan (1994-early 2026)

- Contained extensive goals and objectives for both planning and management.
- Contains separate chapters by Township or group of Townships, developed over a series of years.
- Contains extensive policies designed to implement the plan.

Comprehensive Plan (2026+)

- Consolidates key goals and objectives in a more concise county vision.
- Contains one overall plan for the County and created over about 18 months.
- Leaves policy decisions to the County Board and their Strategic Planning efforts.

Existing Conditions & Trends

Population Growth

Age Characteristics

Households

Income and Employment

Race and Ethnicity

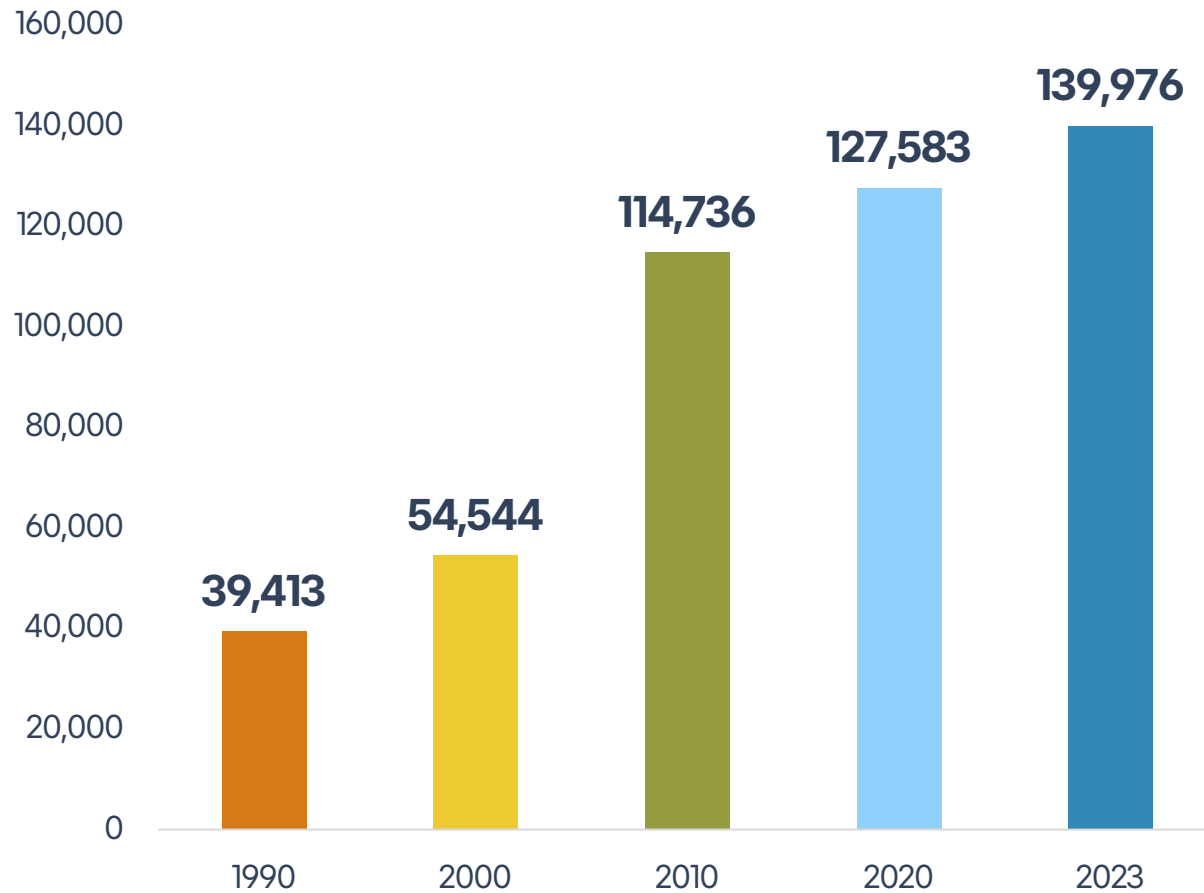
Educational Attainment

Employment and Commuting

Housing

Internet Access

County Population Trends (1990-2023)



Source: 1990, 2000, 2010, 2020 Decennial Census and 2023 American Community Survey 1-Year Estimates

- **Fastest growing County in Illinois**
- **Growing rapidly (+85,432 people or 157%) since the 2000s**
- **Population at 143,171 in 2024**

Municipal	113,525	81%
Unincorporated	26,451	19%
Total	139,976	

Key Vision Elements

Preserve Rural Character

- Preserve Natural Areas
- Farmland Preservation

Promote Economic Development

- More local, good paying jobs
- Enhance and Diversify the Tax Base
- Promote Tourism, including Agritourism

Communications/Coordination

- Engage residents
- Governmental coordination between County, Towns and Townships

Connectivity

- Expand Trail Network
- Connect roads/Improve intersections

Character & Land Use

Agricultural Heritage and Historic Resources

Nature Preserves and Parks

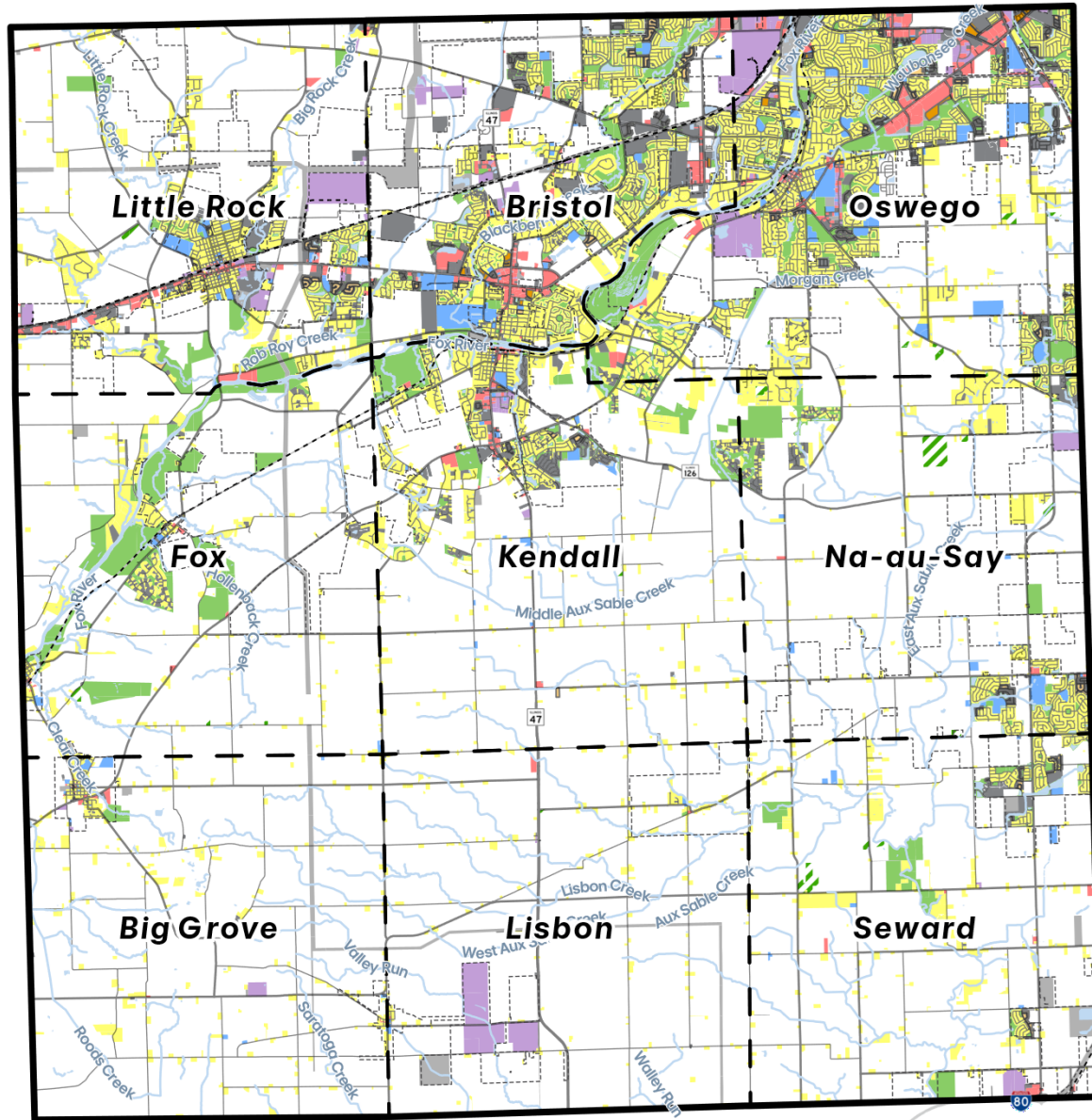
Wildlife Protection

Tree Coverage

Wetlands

Existing Land Use

Future Land Use

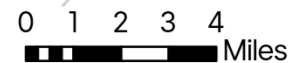


Existing Land Use

Legend

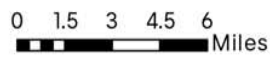
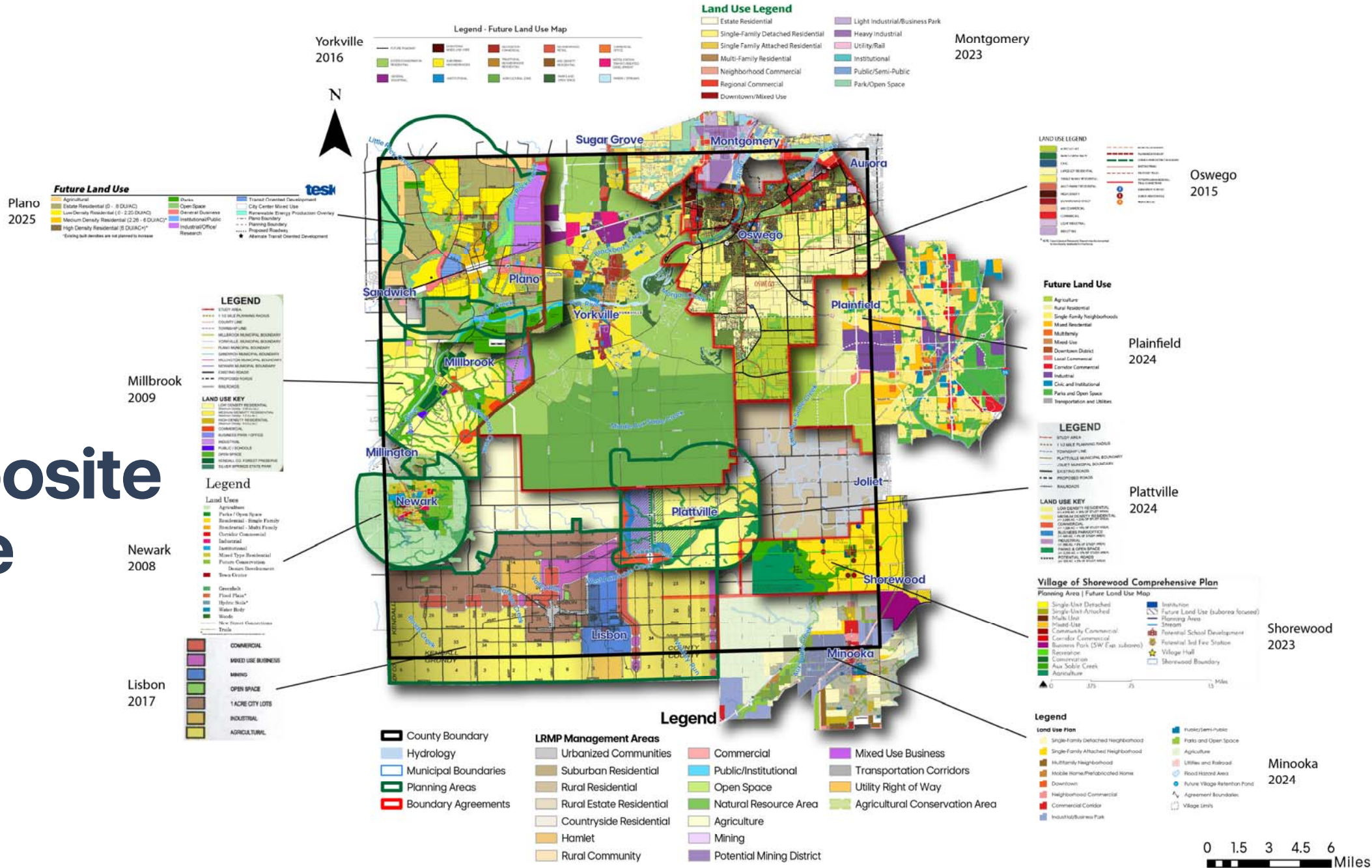
Existing Land Use

- Agricultural
- Agricultural Tourism
- Single-Family Detached
- Single-Family Attached
- Multi-Family
- Commercial
- Institutional
- Industrial/Mining
- Utilities
- Open Space
- Vacant/Under Construction
- Water
- Roadways
- Railways
- Municipalities
- Townships
- Kendall County Boundary



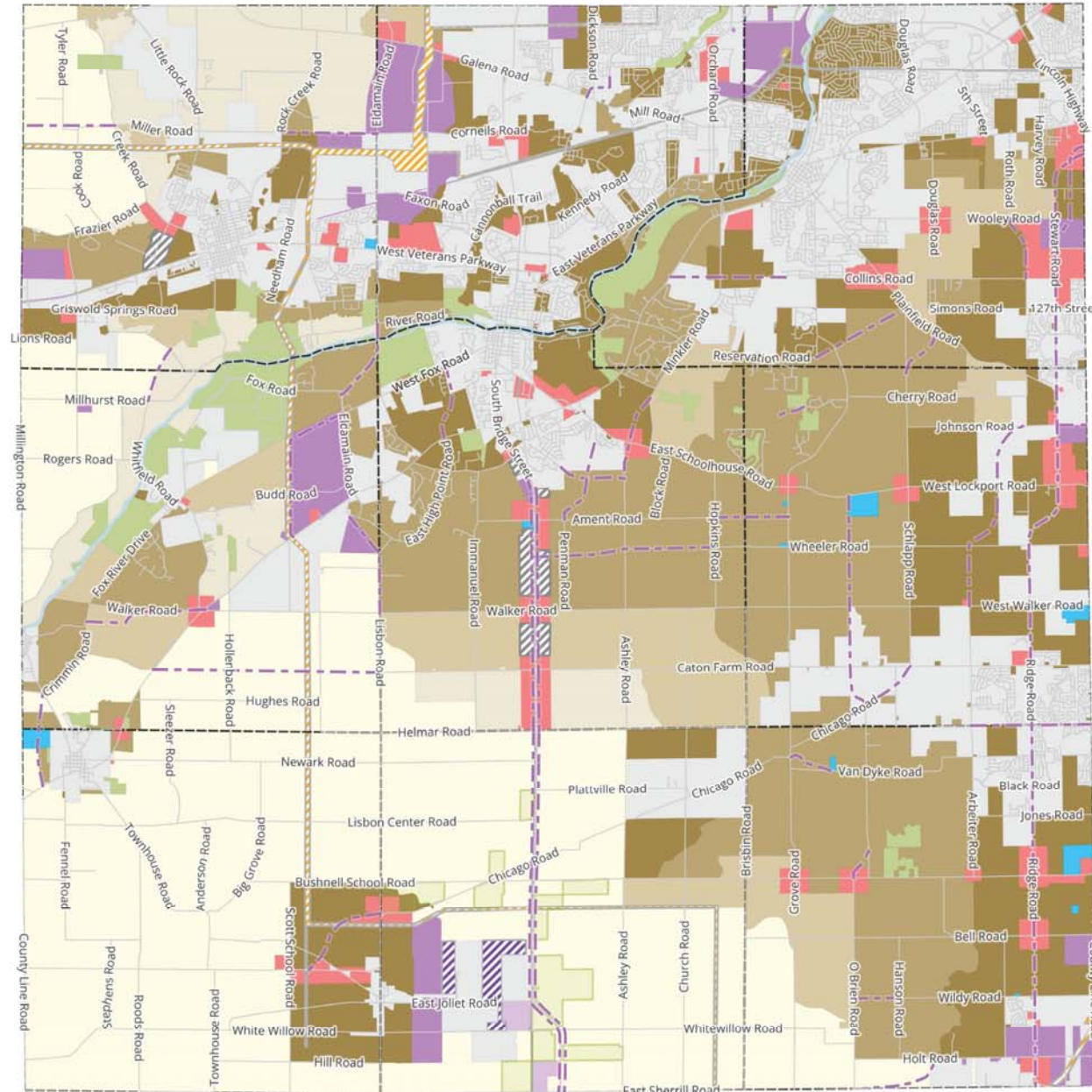
Source: CMAP 2020

Composite Future Land Use Map



EXISTING

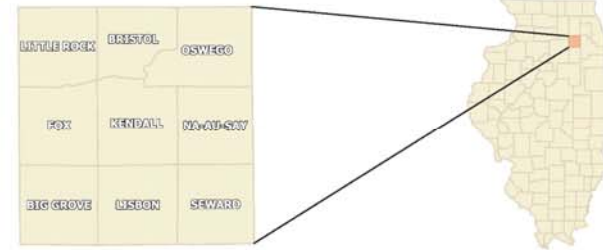
FUTURE LAND USE KENDALL COUNTY



Created: 04/18/2024

Land Resource Management Plan

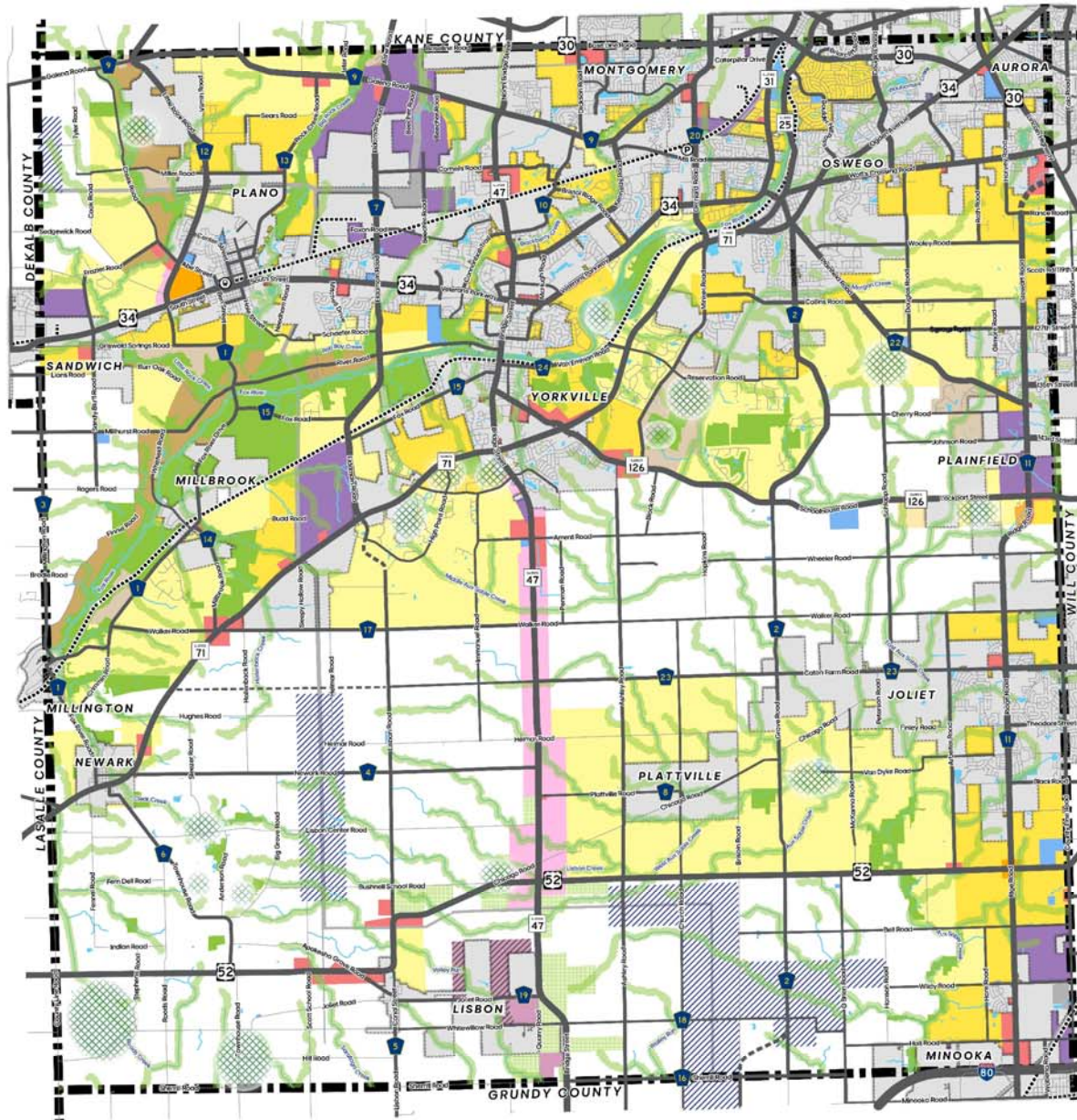
-  Proposed Roadway Improvements
-  Townships
-  LRMP Management Areas
-  Urbanized Communities
-  Suburban Residential
-  Rural Residential
-  Rural Estate Residential
-  Countryside Residential
-  Hamlet
-  Rural Community
-  Commercial
-  Public / Institutional
-  Open Space
-  Natural Resource Area
-  Agriculture
-  Mining
-  Mixed Use Business
-  Potential Mining District
-  Transportation Corridors
-  Utility Right of Way
-  Agricultural Conservation Area



Kendall County GIS
111 W Fox St
Yorkville, IL 60560
630.553.4212



Future Land Use Map



Land Use Category

- | | |
|---------------------------|-----------------------------------|
| Agricultural | Transportation Corridor |
| Agricultural Conservation | Industrial |
| Countryside Residential | Mining |
| Rural Estate Residential | Potential Mining District |
| Rural Residential | Public Institutional |
| Suburban Residential | Electric Transmission |
| Commercial | Renewable Energy |
| Mixed Use Business | Open Space |
| Stream Corridor | Additional Open Space Opportunity |

Roadway

- | | |
|--------------------------|-----------|
| Highway | Collector |
| Arterial | Local |
| County Roadway Extension | |

Boundary

- | | |
|--------|-----------|
| County | Municipal |
|--------|-----------|

Other

- | | |
|-------|----------|
| Water | Railroad |
|-------|----------|

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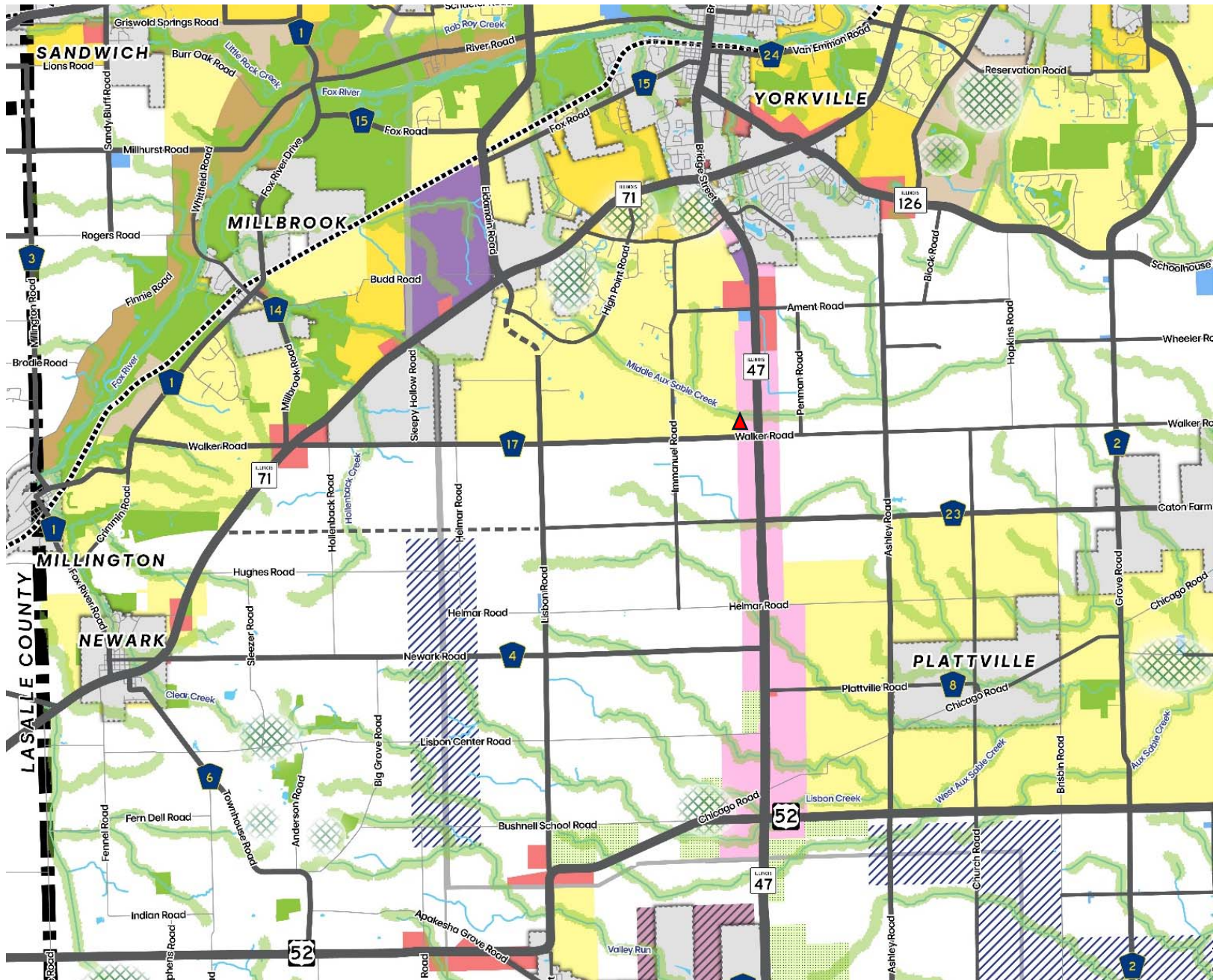


2/25/2026





Future Land Use Map



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- | | |
|---------------------------|-----------------------------------|
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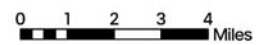
Boundary

- | | |
|--------|-----------|
| County | Municipal |
|--------|-----------|

Other

- | | |
|-------|----------|
| Water | Railroad |
|-------|----------|

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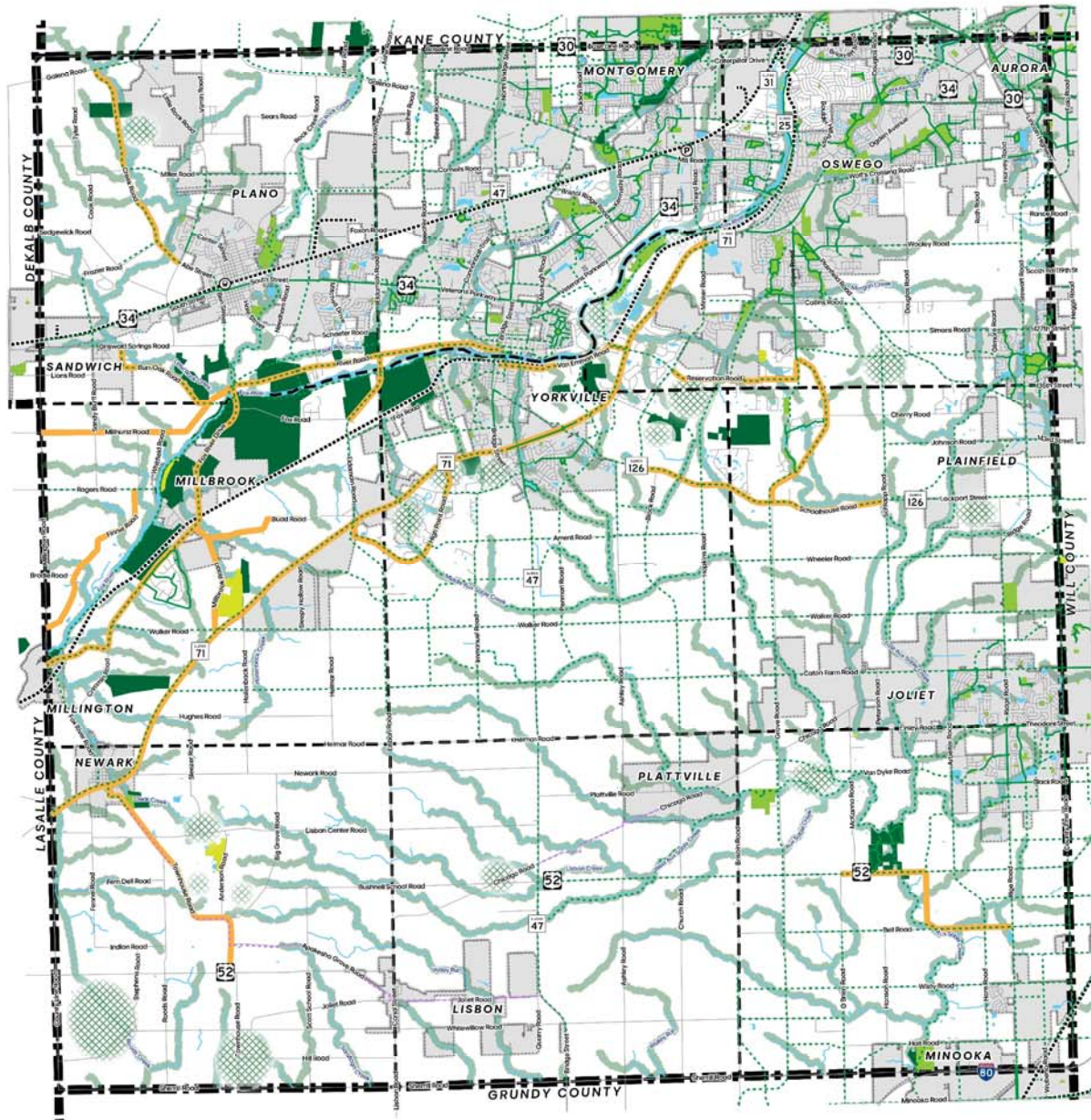


Future Land Use Comparison

Land Use Category	2026		2024	
	Acres	Percent	Acres	Percent
Agricultural Conservation (Overlay)	3,315.0		3,198.5	
Agriculture	132,317.8	36.1%	92,270.6	25.1%
Countryside Residential	4,116.6	1.1%	17,822.7	4.8%
Rural Estate Residential	3,915.5	1.1%	23,467.3	6.4%
Rural Residential	62,826.5	17.1%	66,863.8	18.2%
Suburban Residential	31,926.1	8.7%	45,862.4	12.5%
Municipality	89,057.5	24.3%	84,115.3	22.9%
Commercial	5,182.5	1.4%	10,328.4	2.8%
Mixed Use Business *	645.8	0.2%	10,385.3	2.8%
Transportation Corridor	4,698.2	1.3%	1,175.9	0.3%
Industrial	8,823.4	2.4%		
Mining	469.9	0.1%	469.9	0.1%
Potential Mining District	835.6	0.2%	835.6	0.2%
Public / Institutional	1,648.1	0.4%	888.4	0.2%
Open Space	16,926.9	4.6%	8,712.4	2.4%
Utility Right of Way	3,902.0	1.1%	3,902.0	1.1%

Table 4.13 Comparison of Future Land Use Inventory of Kendall County (2026 vs 2024)

* Mixed Use Business now excludes industrial, which is classified separately



Recreational Open Space Opportunity Map

Open Space Type

- Forest Preserve / State Park
- Public Park
- Conservation Easement / Reserve
- Stream Corridor
- Additional Open Space Opportunity

Pathway and Route

- Existing Multi-Use Path
- Multi-Use Path Extension
- Bike Route Extension
- Scenic Route

Boundary

- County
- Township
- Municipal

Other

- Water
- Street
- Railroad

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Mobility & Connectivity

Roadway Network

Truck Transportation

Rail Transportation

Air Transportation

Bus and Demand-Response Transit

Trails and Active Transportation



Future Roadway Plan

Roadway Functional Class

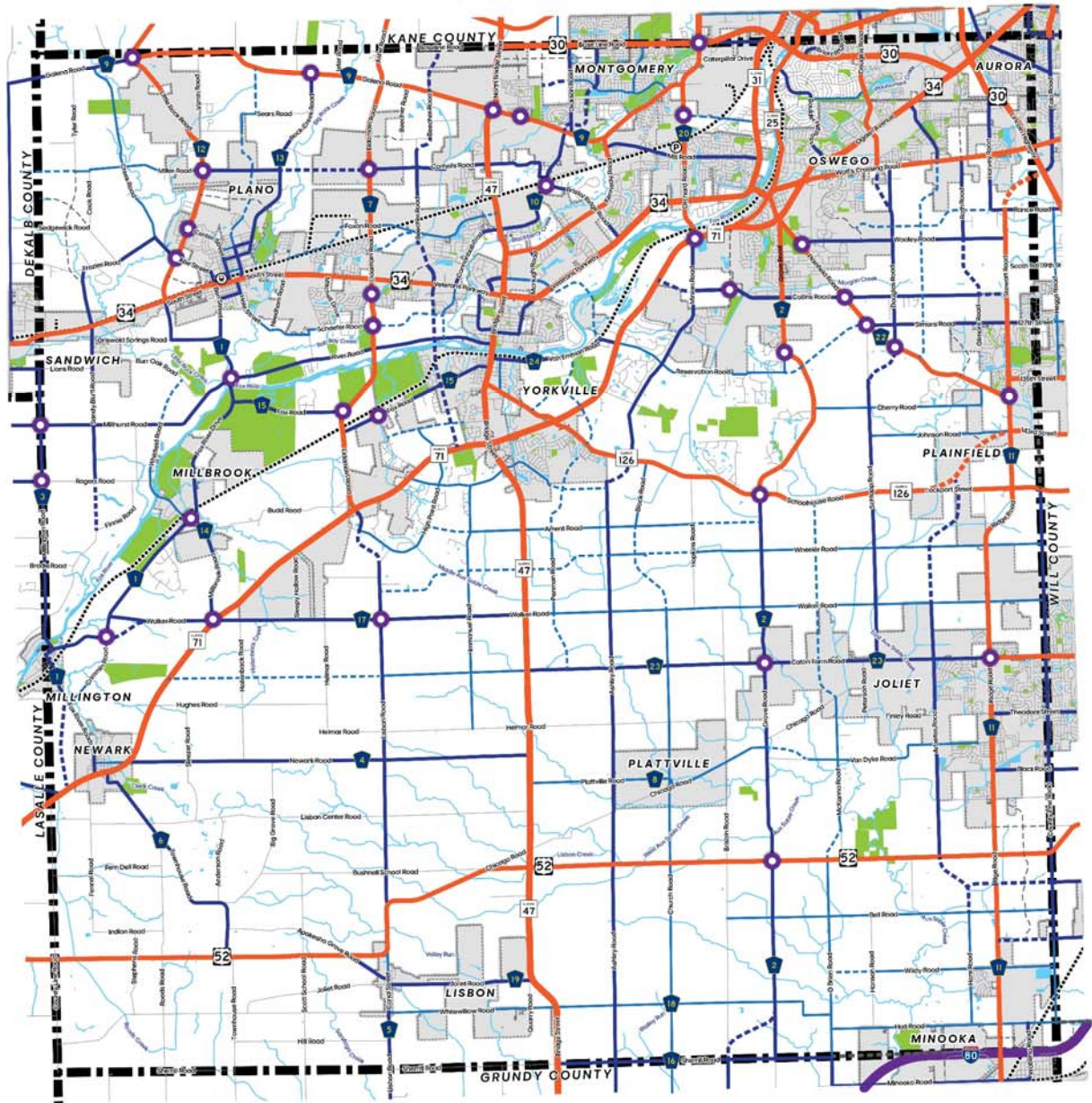
- Highway
- Arterial
- Major Collector
- Minor Collector
- Local
- Roadway Extension
- Intersection Improvement

Boundary

- County
- Municipal

Other

- Water
- Park / Forest Preserve
- Railroad
- Railway Station
- Park-n-Ride Facility

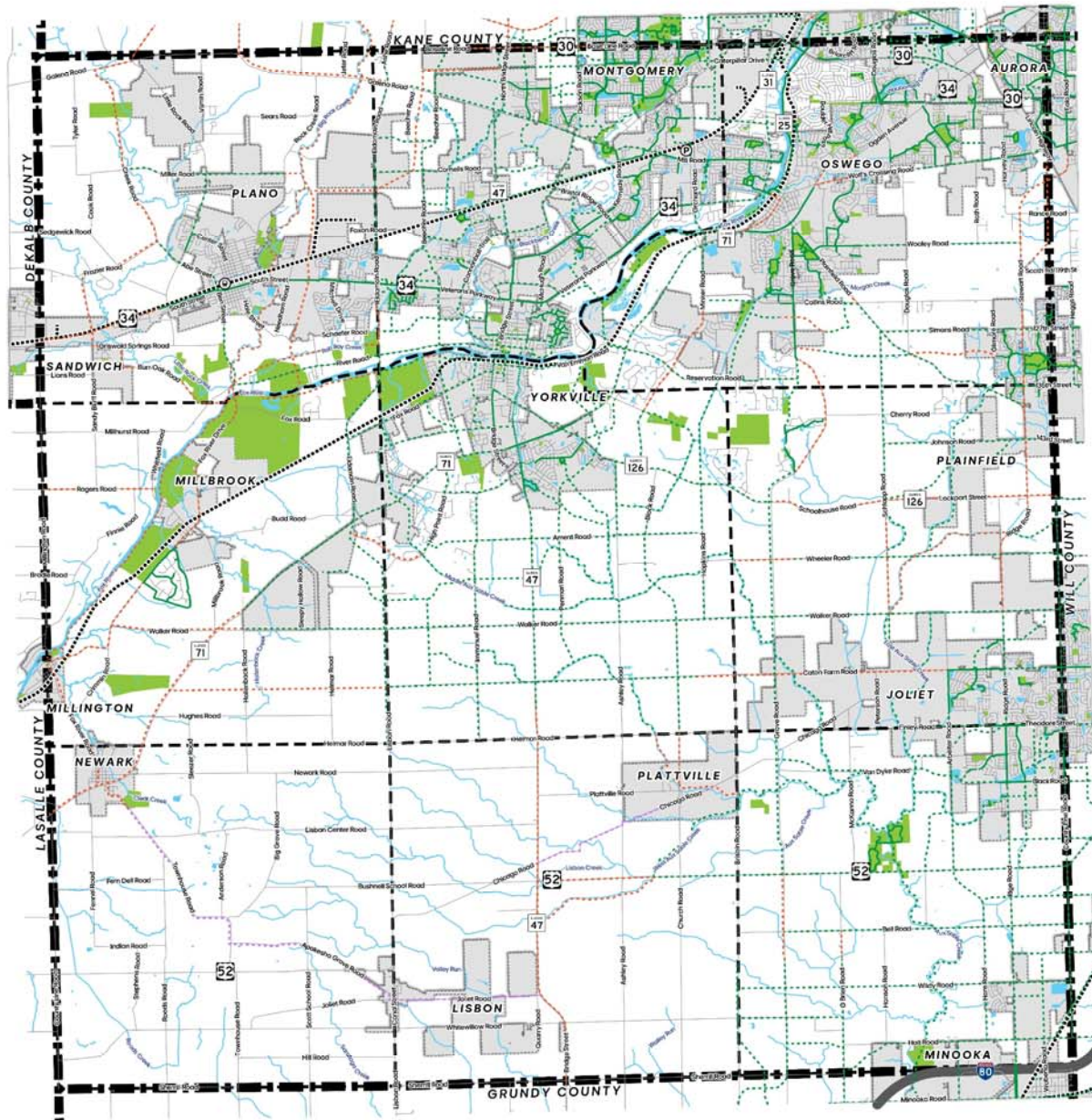


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Future Trail Plan

Pathway

- Existing Multi-Use Path
- - - Multi-Use Path Extension (County Plan)
- Multi-Use Path Extension (Municipal Plan)
- - - - . Bike Route Extension (County Plan)

Boundary

- County
- Township
- Municipal

Other

- Water
- Park / Forest Preserve
- Railroad
- Street
- R Railway Station
- P Park-n-Ride Facility

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Energy & Water

Energy

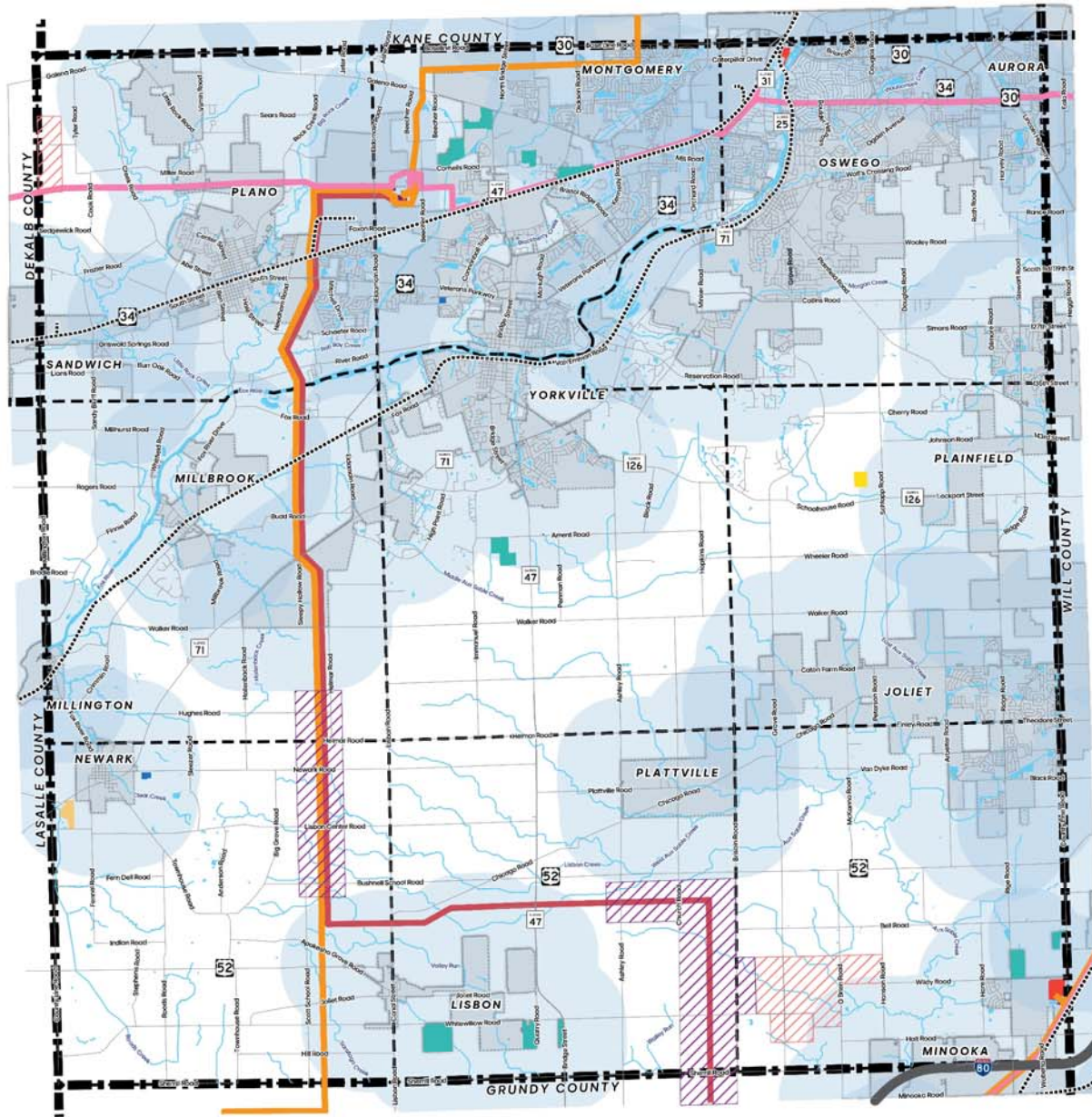
Water Supply

Wastewater Treatment

Stormwater Management



Alternative Energy Opportunity Map



Solar Farm Development

- Completed
- Under Construction
- Approved
- Proposed
- Opportunity (Municipal)
- Opportunity (County)

Electric Transmission Infrastructure

- Power Plant
- Substation
- 138 Kilovolts Transmission Line
- 345 Kilovolts Transmission Line
- 765 Kilovolts Transmission Line

Boundary

- County
- Township
- Municipal
- 1.5-Mile Planning Area

Other

- Water
- Street
- - - - Railroad

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Economic Prosperity

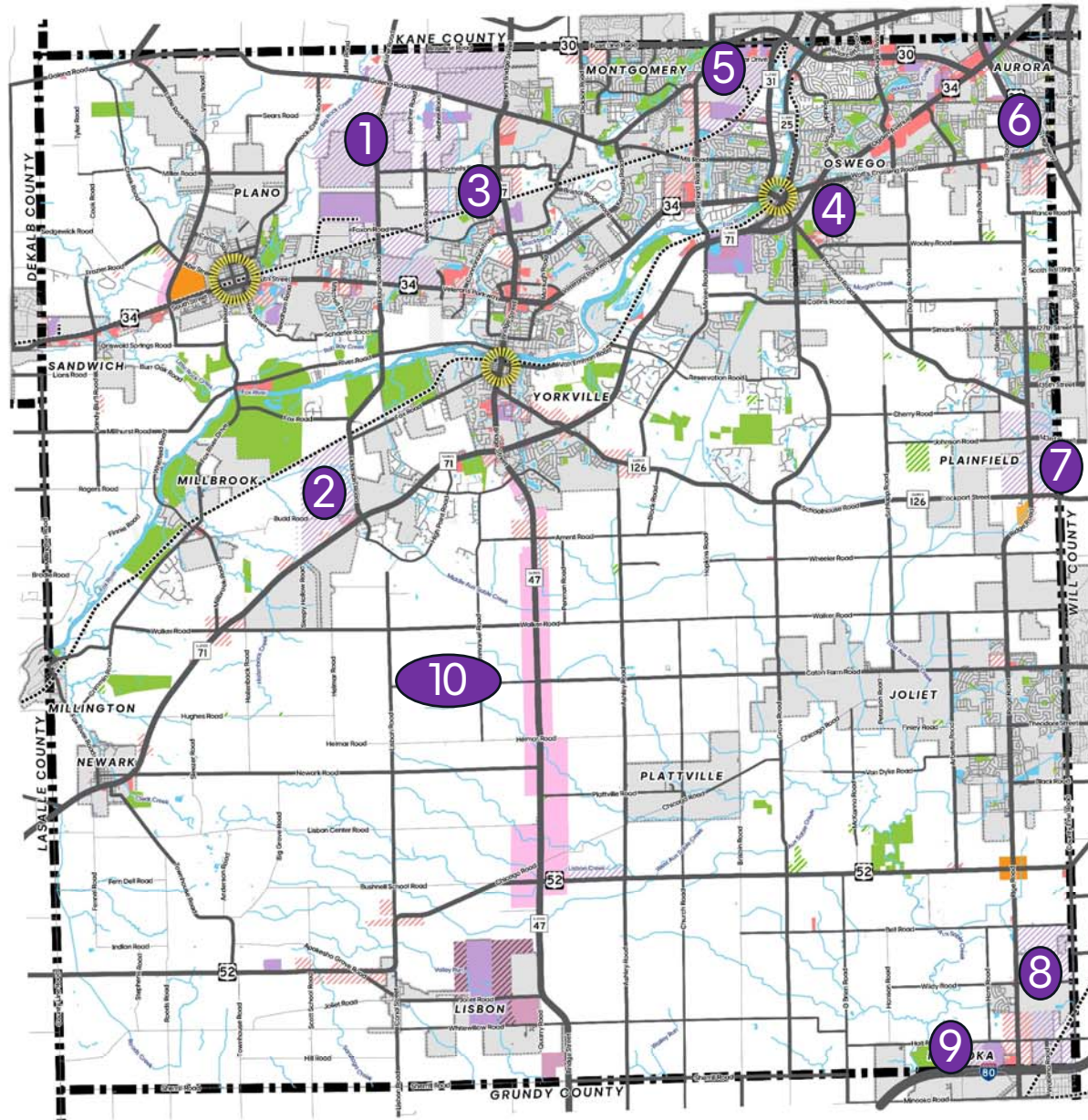
Industry

Goods & Services

Tourism

Industrial Opportunity Areas

1. Eldamain Corridor
2. Route 71 and Eldamain
3. Route 47 & BN (Wrigley, Yorkville Business Center)
4. Stonehill Drive Corridor
5. The Grid and Environs
6. Route 30 & Treasure Drive
7. Ridge Road North/Plainfield
8. Ridge Road South/Minooka
9. I-80 Corridor
10. Central Route 47 Transportation Corridor



Economic Development Opportunity Map

Existing Land Use Category

- Commercial
- Industrial
- Mining
- Agricultural Tourism
- Downtown Area
- Matching Hatch Patterns Represent Planned or Under Construction

Future Land Use Category

- Mixed Use Business
- Transportation Corridor

Roadway

- Highway
- Collector
- Arterial
- Local

Boundary

- County
- Municipal

Other

- Water
- Park / Forest Preserve
- Railroad

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0 1 2 3 4 Miles



2/25/2026

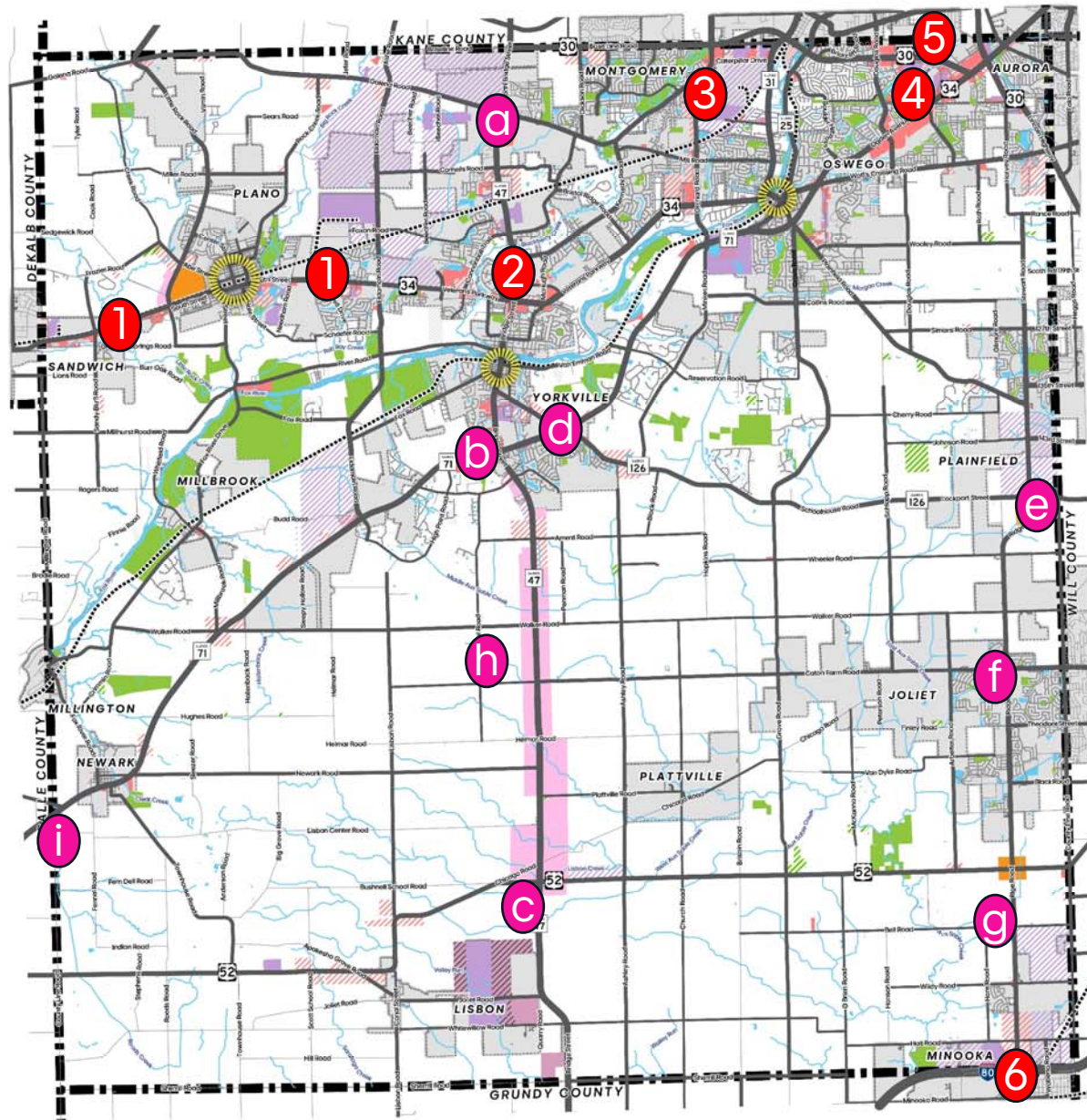


Major Regional Retail Opportunities

1. Route 34 West
2. Route 47 and Route 34
3. Orchard Road
4. Route 34 East
5. Route 30
6. Ridge & I-80

Minor Regional Retail Opportunities

- a. Route 47 and Galena
- b. Route 47 and Route 71
- c. Route 47 and Route 52
- d. Route 126 and Route 71
- e. Route 126 and Ridge
- f. Ridge and Caton Farm
- g. Ridge and 52
- h. Route 47 South/Central at Key Intersections
- i. Newark



Economic Development Opportunity Map

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Boundary

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0 1 2 3 4 Miles

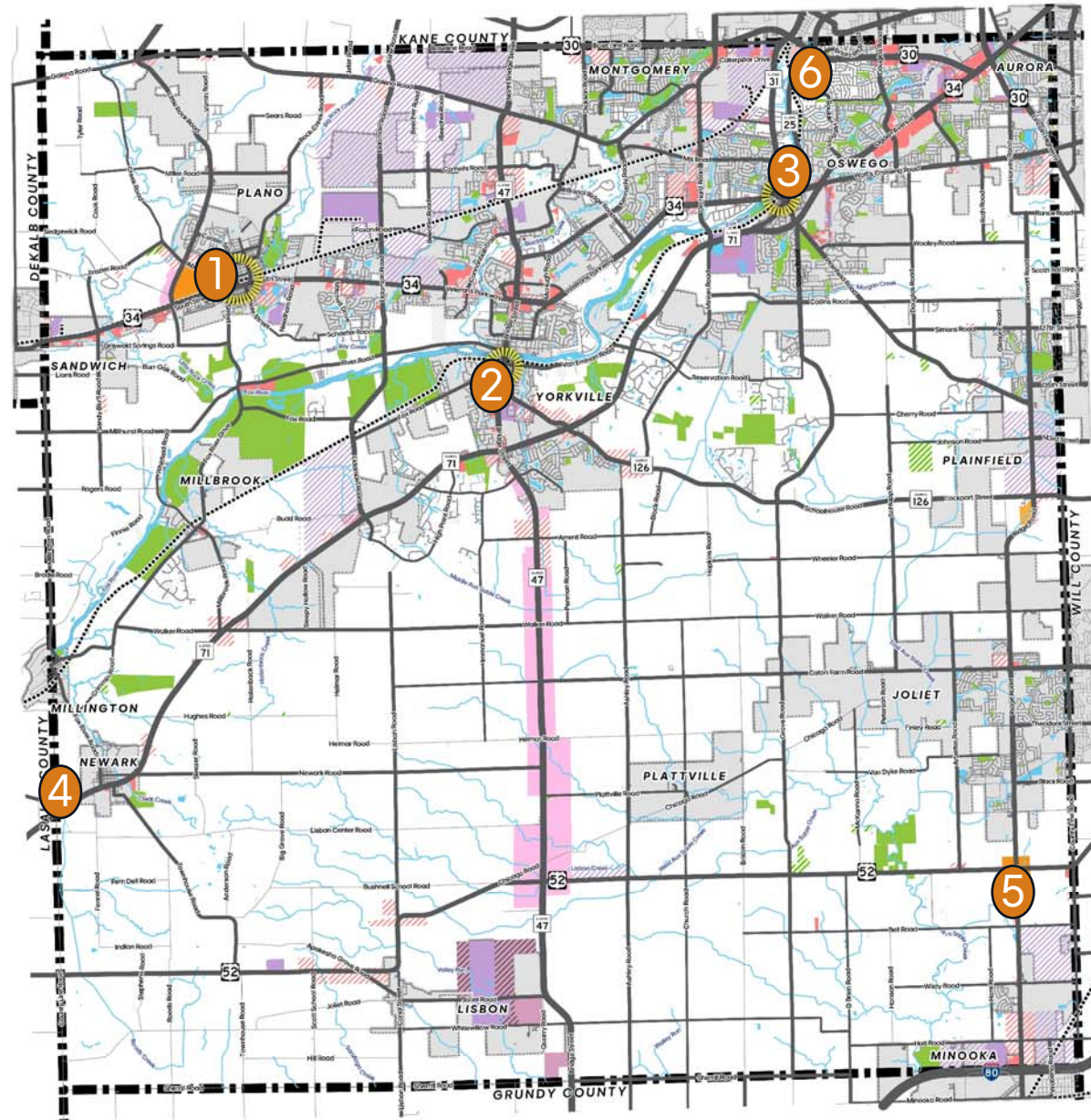


2/25/2026



Downtown/ Mixed Use Opportunities

1. Plano
2. Yorkville
3. Oswego
4. Newark
5. Ridge and 52
6. Boulder Hill Market



Economic Development Opportunity Map

Existing Land Use Category

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- Industrial
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Boundary

- County
- Municipal

Other

- Water
- Park / Forest Preserve
- Railroad

DRAFT

0 1 2 3 4 Miles



2/25/2026



Tourism Opportunities

Agritourism and Attractions

1. Woody's Orchard
2. Keller Farms
3. Heap's Giant Pumpkin Farm
4. Gilted Edge Winery
5. Aranmore Farm + Polo Club

Banquet Facilities

1. Meadowhawk Lodge
2. Pickerell House
3. Ellis House
4. Kendall County Fair Grounds (The Venue)
5. Ashley Farm (9111 Ashley Rd., Yorkville)
6. Heartland Farm (5438 S. Schlapp Rd. Oswego)
7. Venue 5126 (5126 Stephens Rd. Oswego)
8. The Gaylord House
9. The Homestead (611 E. Main St., Plano)
10. Northfork Farm (1998 Johnson Rd., Oswego)
11. Whitetail Ridge Golf Club
12. Brighter Daze Farm (10978 Crimmins Rd., Newark)
13. Mathre 1916 (13889 Hughes Rd., Newark)

Indoor Entertainment Venues

1. Altitude Trampoline Park, Oswego
2. White Tail Ridge Golf Dome, Oswego
3. Sport Zone, Montgomery
4. GoPro Sports Dome

Recreational Amenities

1. The Fox River
2. Marge Cline Whitewater Course
3. Silver Springs State Fish & Wildlife Area
4. Forest Preserves
 1. Jay Woods
 2. Maramech
 3. Little Rock Creek
 4. Subat
 5. Fox River Bluffs
 6. Hoover
 7. Harris
 8. Richard Young
 9. Lyons
 10. Pickerell
 11. Reservation Woods
 12. Henneberry
 13. Millbrook North
 14. Millbrook South
 15. Shuh Suba Gah
 16. Millington
 17. Newark
 18. Ellis Equestrian Center
 19. Baker Woods
 20. Blackberry Creek
5. Fox River Trail
6. Fox Paintball (10389 Fox Dr., Newark)
7. Paint Pursuit Games (2940 Van Dyke Rd., Minooka)

8. Whitetail Ridge Golf Course
9. Blackberry Oaks Golf Course
10. Fox Bend Golf Course
11. Cedardell Golf Club
12. Raging Waves
13. Fox Valley YMCA (Plano)
14. Fox Valley YMCA East

Lodging Facilities

1. Hampton (Yorkville)
2. Holiday Inn Express (Yorkville)
3. Super 8 (Yorkville)
4. Opal Banquets and Hotel (577 E. Kendall Drive)
5. The Montcler (Sandwich)
6. Americalnn (Oswego)
7. Best Western (Oswego)
8. The Homestead 1854, Plano

Museums

1. Little White School Museum
2. Chapel on the Green
3. Plano Historical Society Museum
4. Edith Farnsworth House
5. Ferndell
6. Kendall County Historical Society at Lyon Farm

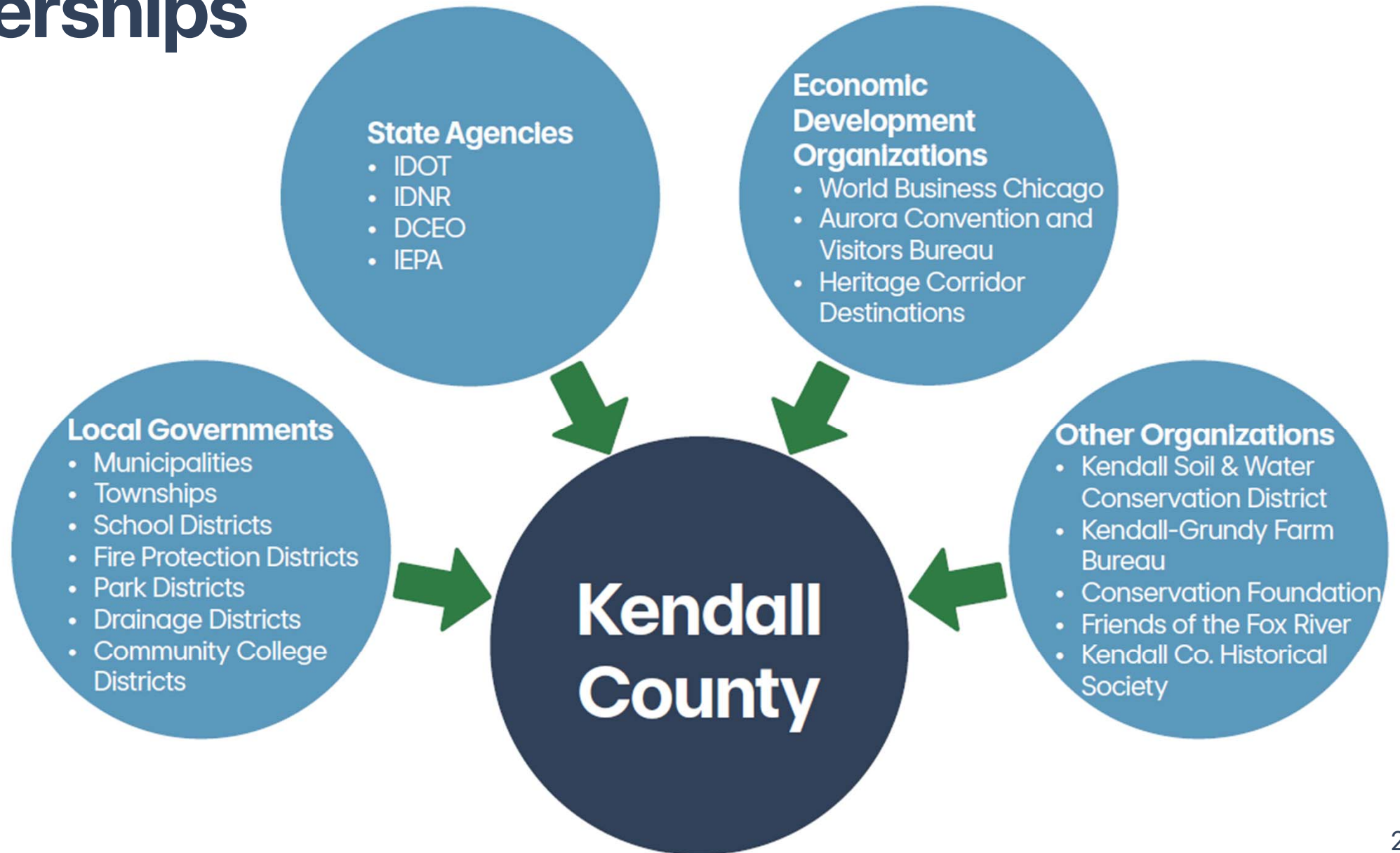
Implementation

Strategies

Coordination & Partnerships

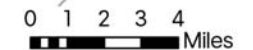
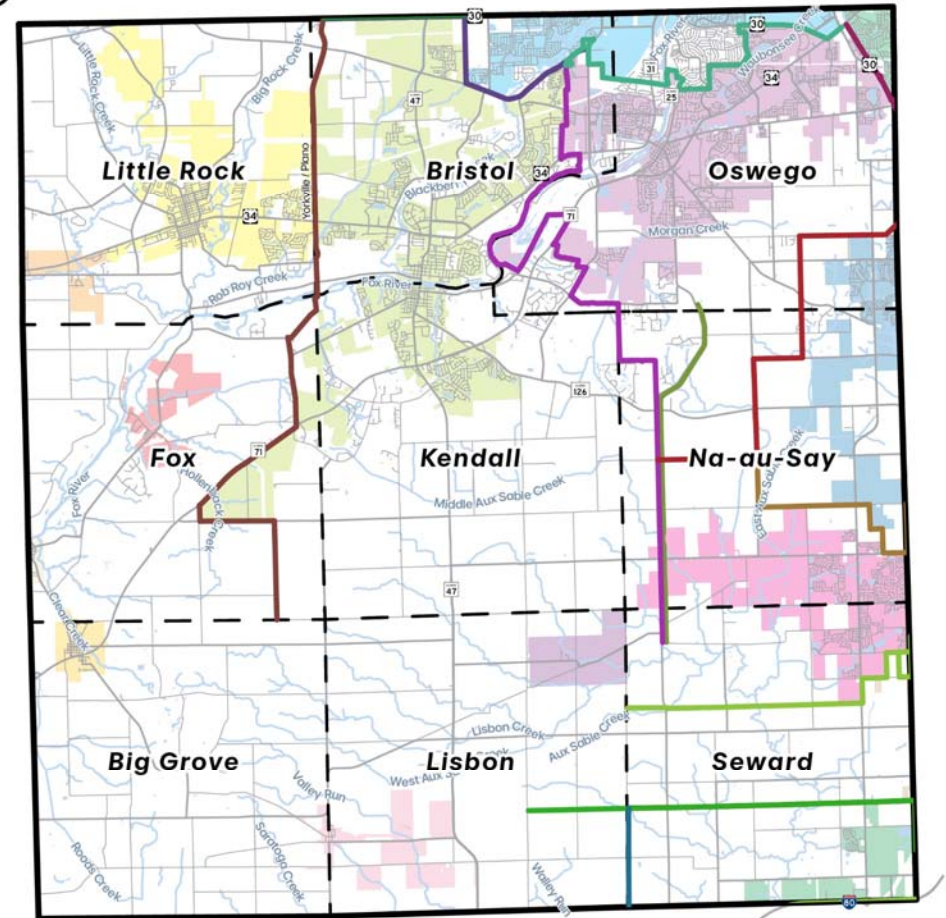
Tools (Ordinances, Grants,
Legislation, etc.)

Partnerships



Cooperative Planning

- Townships
- Municipal Planning Areas
- Boundary Agreements



Legend

Municipalities

- Aurora
- Joliet
- Lisbon
- Millbrook
- Millington
- Minooka
- Montgomery
- Newark
- Oswego
- Plainfield
- Plano
- Plattville
- Sandwich
- Shorewood
- Yorkville

Boundary Agreements

- Joliet/Plainfield
- Joliet/Shorewood
- Minooka/Morris
- Minooka/Shorewood
- Oswego/Aurora
- Oswego/Montgomery
- Oswego/Plainfield

- Yorkville/Montgomery
- Yorkville/Oswego
- Yorkville/Plainfield
- Yorkville/Plano
- Water
- Roadways
- Townships
- Kendall County Boundary

What's Next?

- Public Preview at Annual Meeting – Feb. 7
- Steering Committee Meeting – Feb. 25
- **5 Open House Workshops – Feb. & March**
- Steering Committee Recommendation – March 25
- Public Hearing – April 22?

Southeast

- Feb. 26
- Ellis House Forest Preserve

Central

- Mar. 5
- Kendall Township Building

Southwest

- Mar. 11
- Newark Library

Northeast

- Mar. 12
- Oswego Township Building

Northwest

- Mar. 18
- Plano Library

What Have Been Revised Since Draft 1

- Applied updated municipal boundaries and boundary agreements to all maps
- Updated the list of scenic routes and reflected those changes on the Recreational Open Space Opportunity Map
- Added additional Future Land Use definitions
- Included Fabulous Fox! Water Trail in the Mobility and Connectivity chapter
- Added information on local regulations to the Implementation chapter
- Created a municipal boundary agreement map
- Corrected information and cleaned up typographical errors



VISION KENDALL

**COMPREHENSIVE
PLAN**

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Visit www.VisionKendall.org for info.

Welcome

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Future Land Use Map

Land Use Category

- | | | | |
|--|---------------------------|--|-----------------------------------|
| | Agricultural | | Transportation Corridor |
| | Agricultural Conservation | | Industrial |
| | Countryside Residential | | Mining |
| | Rural Estate Residential | | Potential Mining District |
| | Rural Residential | | Public Institutional |
| | Suburban Residential | | Electric Transmission |
| | Commercial | | Renewable Energy |
| | Mixed Use Business | | Open Space |
| | Stream Corridor | | Additional Open Space Opportunity |

Roadway

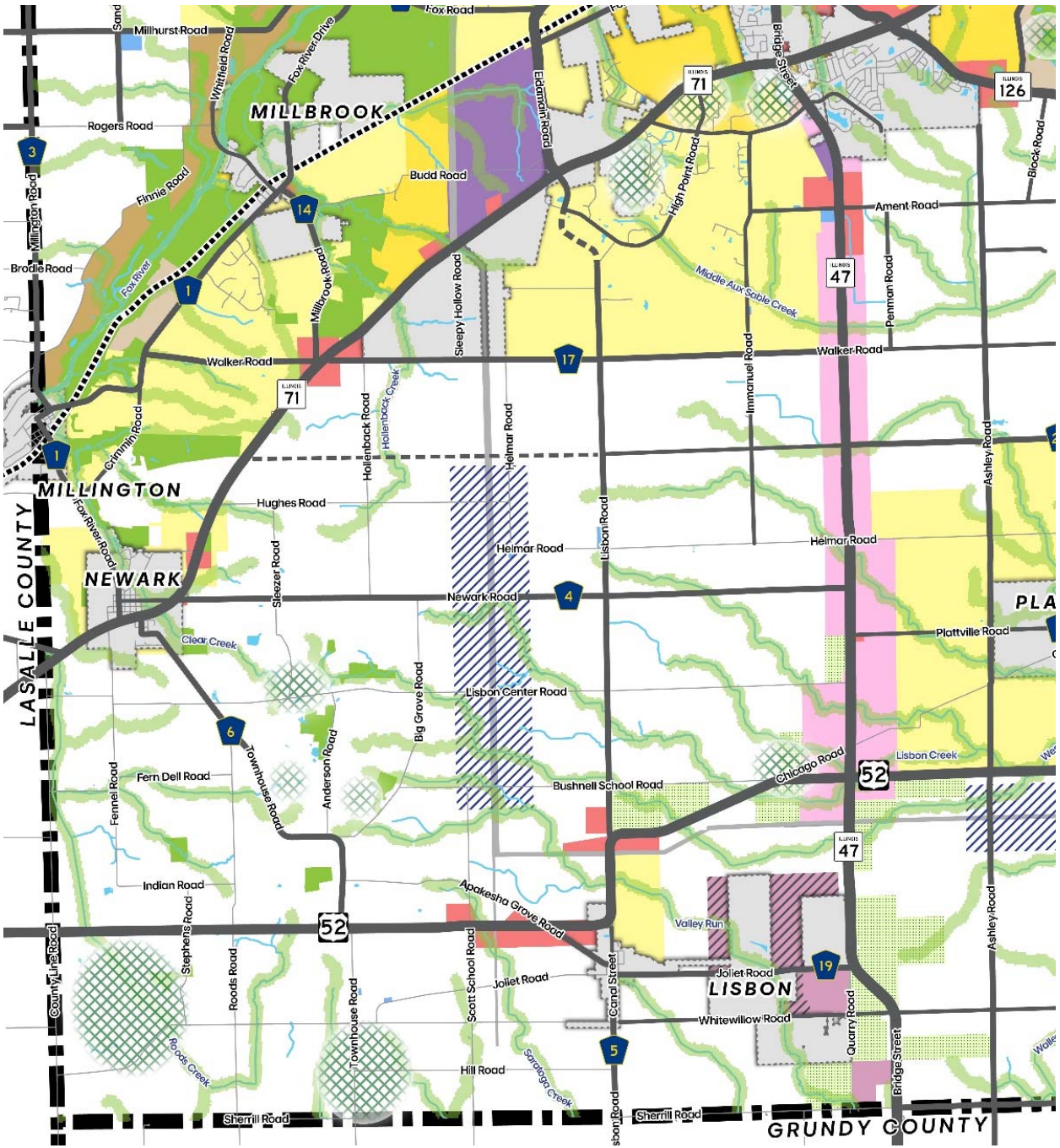
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|--|--------------------------|--|-----------|
| | Highway | | Collector |
| | Arterial | | Local |
| | County Roadway Extension | | |

Boundary

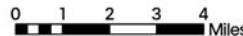
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|--|--------|--|-----------|
| | County | | Municipal |
|--|--------|--|-----------|

Other

- | | | | |
|--|-------|--|----------|
| | Water | | Railroad |
|--|-------|--|----------|



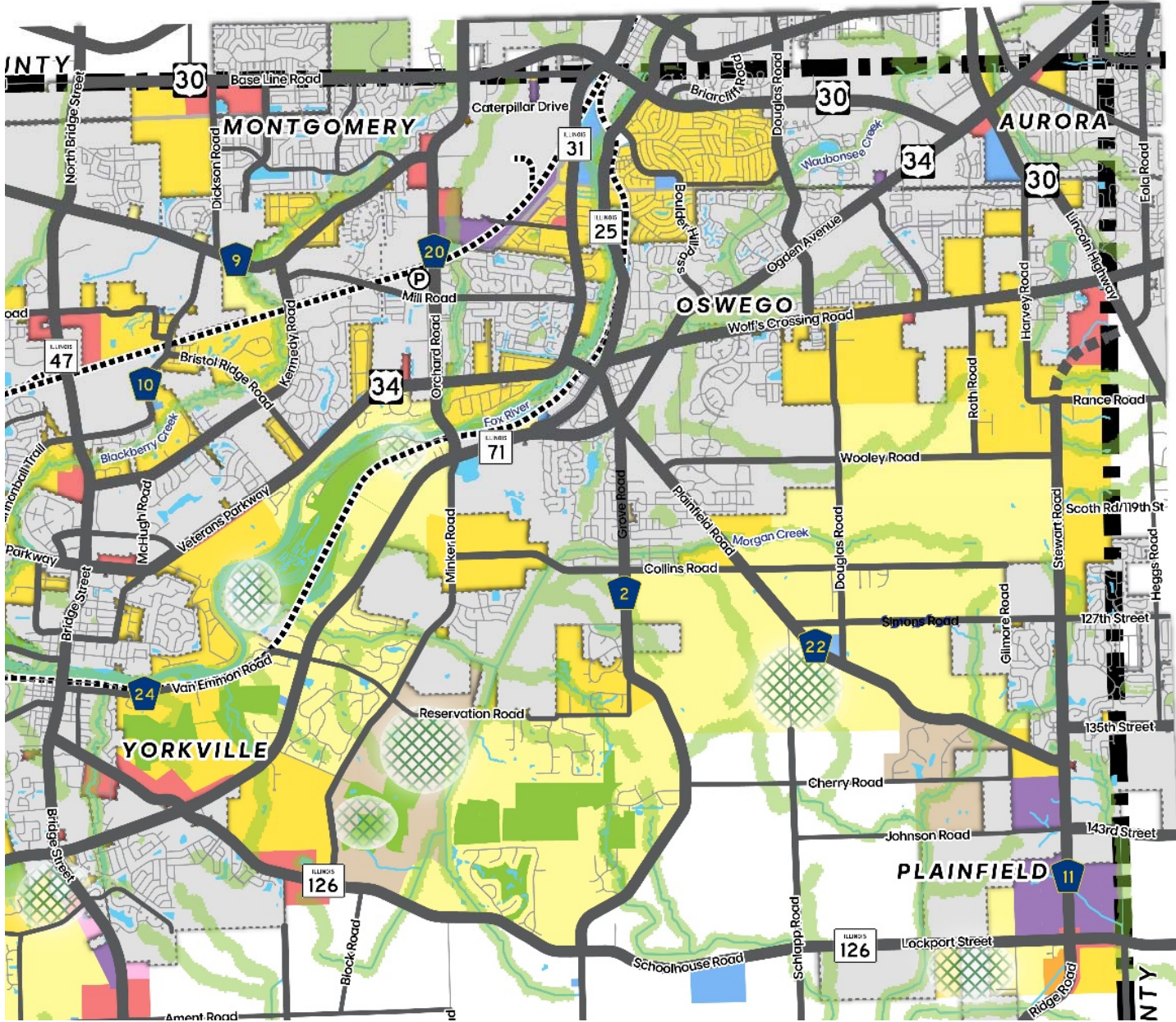
DRAFT



2/25/2026



Future Land Use Map



Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Stream Corridor
- Transportation Corridor
- Industrial
- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
- Renewable Energy
- Open Space
- Additional Open Space Opportunity

Roadway

- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

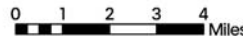
Boundary

- County
- Municipal

Other

- Water
- Railroad

DRAFT



2/25/2026





Future Land Use Map

Land Use Category

- | | |
|---------------------------|-----------------------------------|
| Agricultural | Transportation Corridor |
| Agricultural Conservation | Industrial |
| Countryside Residential | Mining |
| Rural Estate Residential | Potential Mining District |
| Rural Residential | Public Institutional |
| Suburban Residential | Electric Transmission |
| Commercial | Renewable Energy |
| Mixed Use Business | Open Space |
| Stream Corridor | Additional Open Space Opportunity |

Roadway

- | | |
|--------------------------|-----------|
| Highway | Collector |
| Arterial | Local |
| County Roadway Extension | |

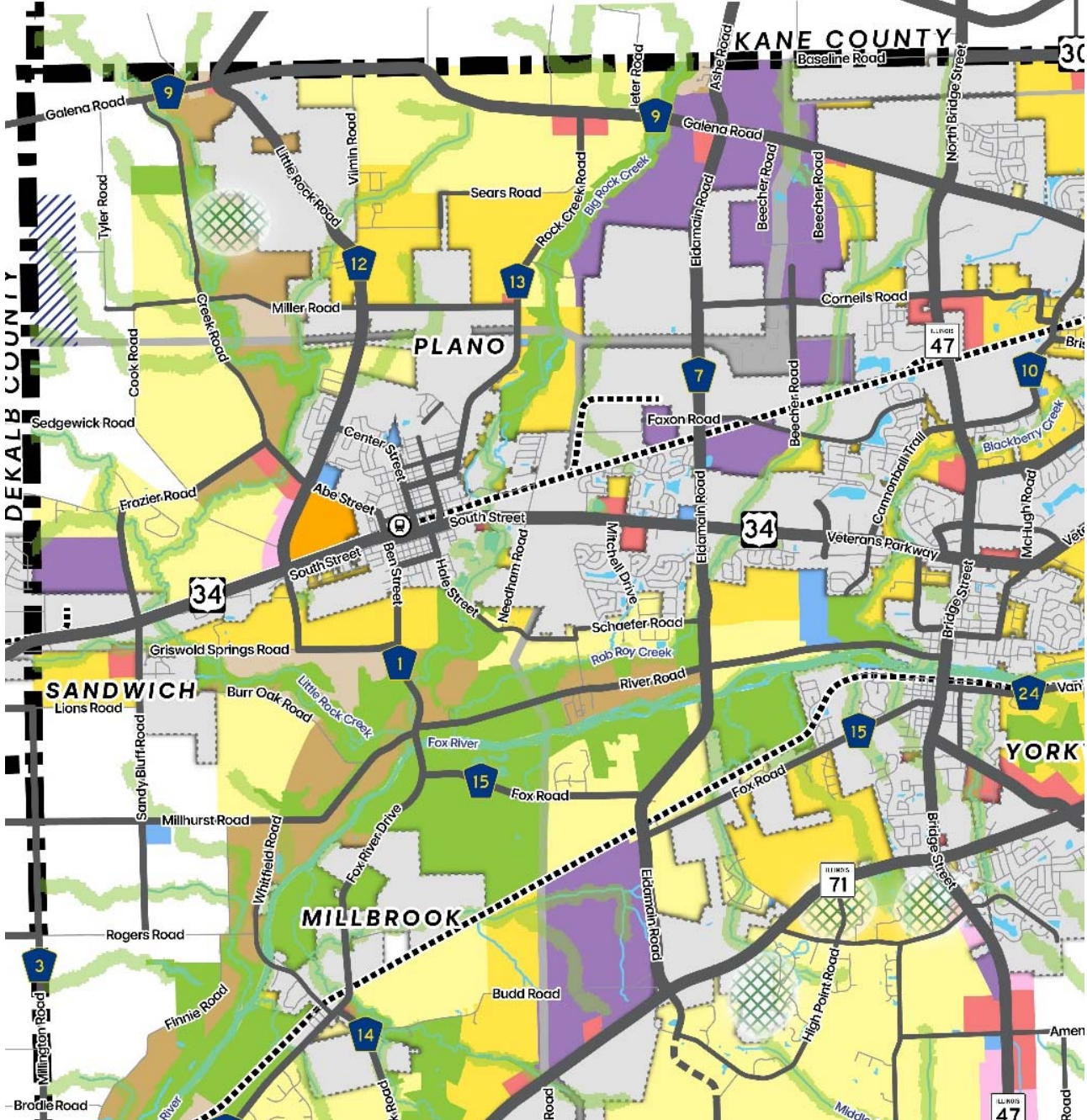
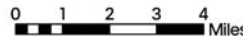
Boundary

- | | |
|--------|-----------|
| County | Municipal |
|--------|-----------|

Other

- | | |
|-------|----------|
| Water | Railroad |
|-------|----------|

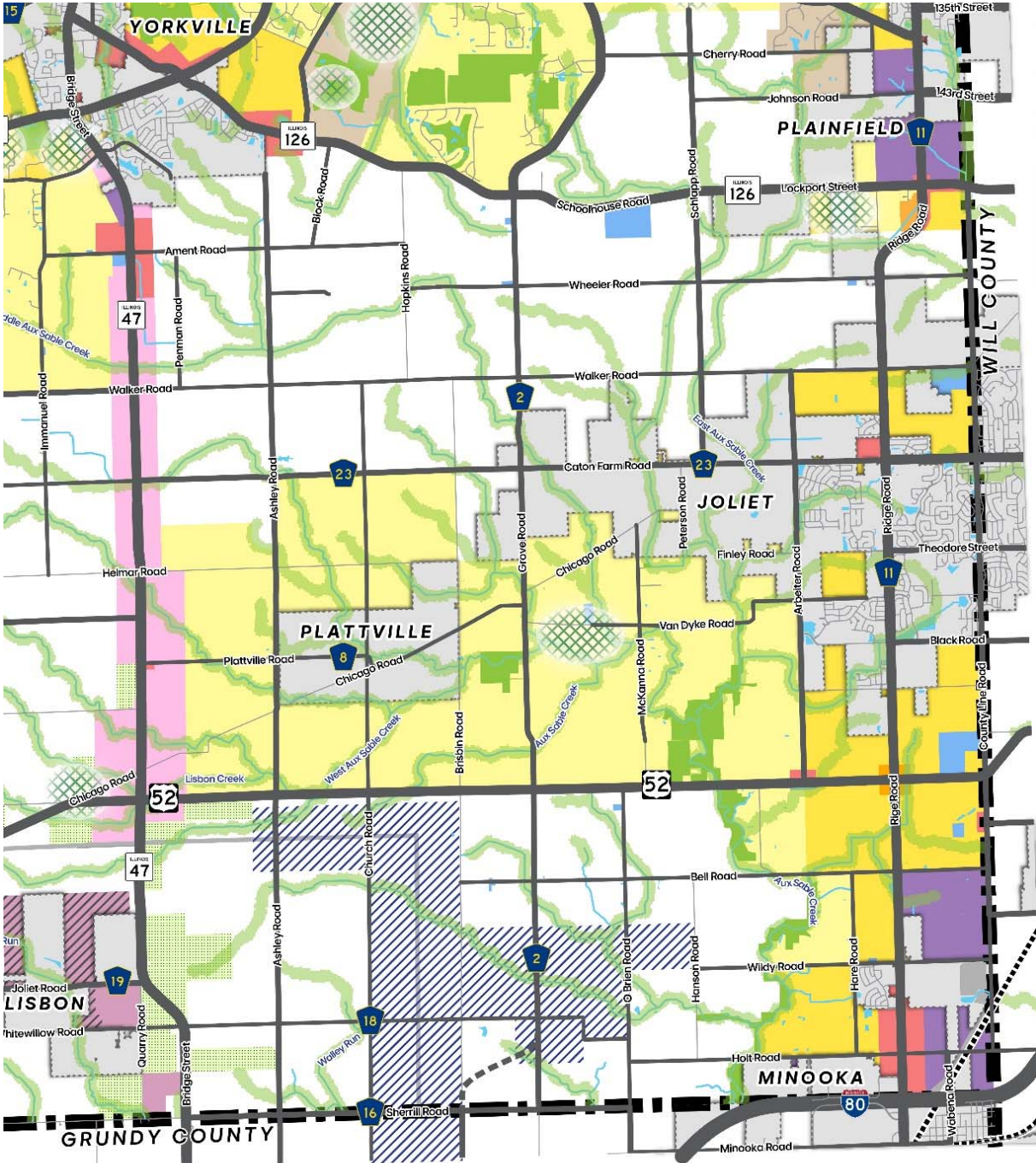
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2/25/2026



Future Land Use Map



Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Stream Corridor
- Transportation Corridor
- Industrial
- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
- Renewable Energy
- Open Space
- Additional Open Space Opportunity

Roadway

- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

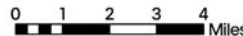
Boundary

- County
- Municipal

Other

- Water
- Railroad

DRAFT



2/25/2026

Matt Asselmeier

From: Sheri A. Pellegrini, Esq. <saplawoffice@mac.com>
Sent: Monday, March 2, 2026 9:39 AM
To: Matt Asselmeier; Michael Hoffman
Subject: [External]Written Request for Revision of Draft Comprehensive Plan

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.

Attachments available until Apr 1, 2026

Good morning. Please see the attached, written request for revision of the Draft Comprehensive Plan. Also attached are copies of the related Kendall County Board Resolution, Declaration, and Ecological Assessment.

I currently intend to comment at the March 5, 2026 meeting of the Comprehensive Land Plan and Ordinance Committee and Regional Planning Commission. Please advise whether the attached will be distributed in advance, or whether I should bring copies for everyone.

Thank you,
Sheri Pellegrini

Sheri A. Pellegrini, Esq.
Law Office of Sheri Pellegrini
6700B Reservation Road
Yorkville, Illinois 60560
(630) 841-4556 phone
(877) 636-3091 fax
SAPLawOffice@mac.com

This message contains CONFIDENTIAL INFORMATION intended only for the use of the named addressee. If you have received this message in error, please notify this office by return email. Thank you.

Nothing herein should be interpreted as binding any client of the Law Office of Sheri Pellegrini, unless and until memorialized in a separate, written agreement signed by my client.

Click to Download

2026.03.02 Sheri Pellegrini Esq to Mike Hoffman Teska VP.pdf
34.3 MB

Click to Download

Aug 8 1996 Ecological Assessment.pdf
1.6 MB

LAW OFFICE OF SHERI PELLEGRINI
6700B RESERVATION ROAD
YORKVILLE, ILLINOIS 60560
SAPLawOffice@mac.com
(630) 841-4556

March 2, 2026

Mr. Michael E. Hoffman
Teska Associates, Inc.
627 Grove Street
Evanston, Illinois 60201

Re: Kendall County Comprehensive Plan - Additional Open Space Opportunity
PINs: 05-01-100-012, -013, -014 and 02-36-300-008, -009

Dear Mr. Hoffman,

Pursuant to Kendall County Board Resolution #97-18, Additional Open Space Opportunity overlays on the above properties, which were added to the February 11, 2026 version of the Draft Plan, should be removed and returned to Rural Estate Residential. Please make this correction before the March 12, 2026 meeting.

I am the litigation attorney who met with you at the Comprehensive Land Plan meeting on February 25, 2025. I gave you a copy of Board Resolution #97-18 (attached) and reminded you that Kendall County decided that the previous Natural Resource Area overlay on the properties should be removed.

Open Space Opportunity is merely a rebranded Natural Resource Area. In 1997, Natural Resource Areas were "wetlands . . . surface water, woodland coverage of 5 acres or more, prairie, savannas, and scenic areas . . . environmental corridors or greenways . . . that link open space areas." (LRMP March 1994). In 2026, Natural Resource Areas are replaced with Open Spaces, which are "conservation areas, non-public open space in a natural state, trails or greenways, and waterbodies." (Draft Plan, Feb. 11, 2026).

For litigation purposes, assigning Open Space Opportunity to these particular properties may constitute intentional conduct by Teska Associates (i.e., subject to punitive damages) by virtue of the fact that you and Mr. Lee Brown personally and materially participated in the 1997 hearings that resulted in Kendall County Board Resolution #97-18. I hope that this is merely an oversight which will be resolved promptly and without Court intervention.

Map excerpts are attached to assist you in identifying the properties from which to remove the Open Space overlays and any other such designations. I appreciate your kind attention to this matter.

Sincerely,


Sheri A. Pellegrini

cc: Mr. Matt Asselmeier
Director, PBZ

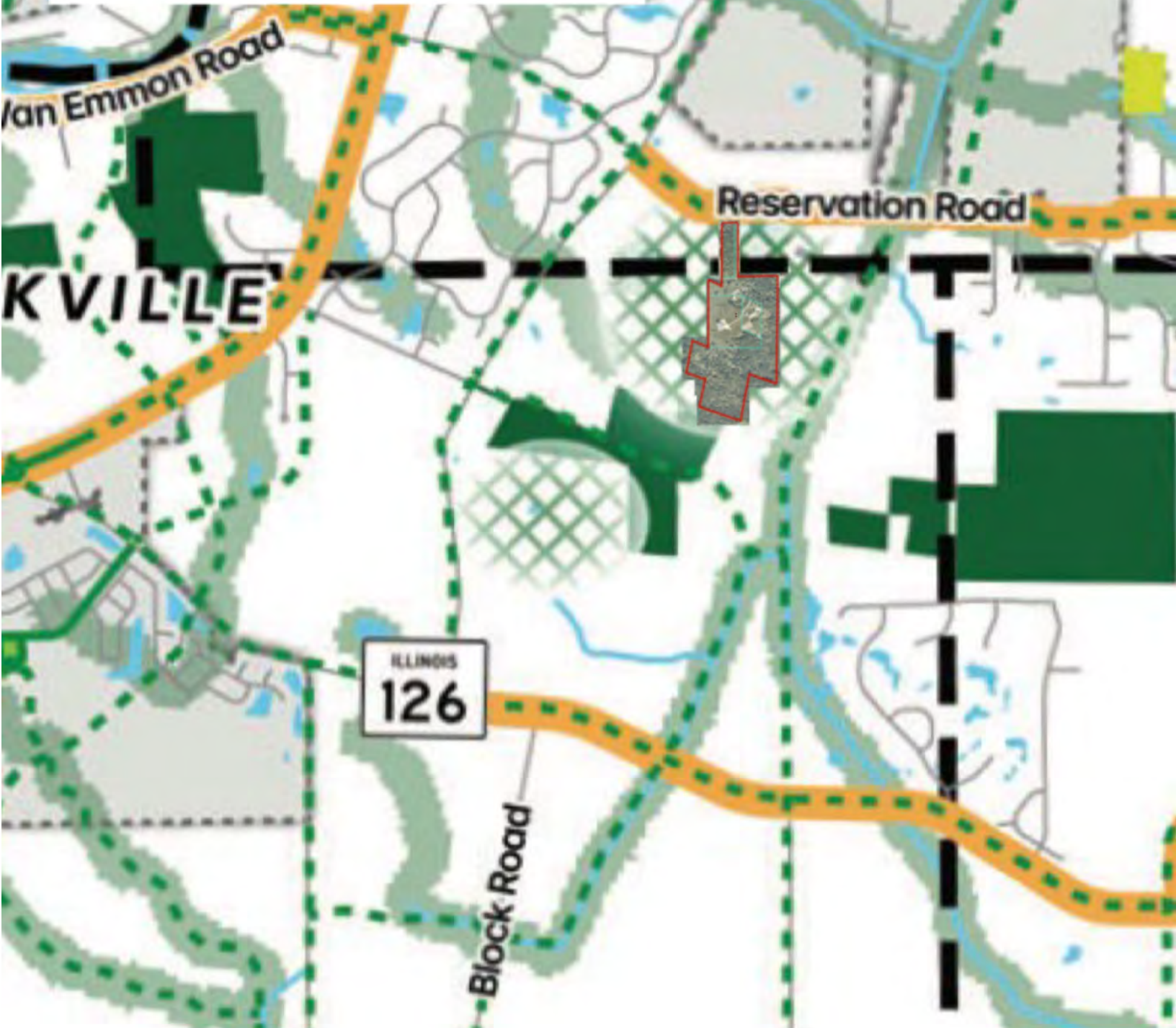


Future Land Use Map





Recreational Open Space Opportunity Map



RESOLUTION #97 -18

In the matter of an amendment of designation to the Kendall County Land Resource Management Plan.


Whereas, Stan and Launa Jorgensen did petition the Kendall County Regional Planning Commission to remove the "natural resource area" designation, as depicted on the Land Resource Management Plan map, from their 64 acre parcel of property located approximately 1 mile north of Illinois State Route 126 on the east of Minkler Road in Kendall Township, (NW Section 1, Township 36N, Range 7E) having the common address of 6700A Reservation Road, Yorkville, Illinois.

Whereas, an ecological study was done by the S/E Group which concluded that the property has no natural resource area that would warrant preservation at this time or for any long-term natural area planning purposes.

Whereas, further independent reviews were done by the Illinois Department of Natural Resources and by Mike Hoffman from Teska and Associates which revealed that there were no threatened or endangered species on the site and no natural areas on the State of Illinois inventory.

Whereas, the Kendall County Regional Planning Commission held a public hearing on May 28, 1997 and after hearing all testimony did vote to remove the "natural resource area" from the entire 64 acres of the Jorgensen property.

Therefore, on this 17th day of June, 1997, the County Board of Kendall County, Illinois does pass this resolution to authorize the amendment to the Kendall County Land Resource Management Plan as petitioned.


Chairman, County Board of
Kendall County, Illinois

ATTEST: 
County Clerk

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

I, Paul Anderson, Clerk in and for the County and State aforesaid, and legal Custodian of the records, files and seal of said County do hereby certify this is a full and complete copy of the original document filed in my office on June 17, 1997.

Dated at Yorkville, Illinois, this 3rd day of March 20 00


County Clerk

THE S/E GROUP

Professional Engineers & Scientists

August 22, 1996

Law Offices of Sheri Pellegrini
2015 Maplewood Circle
Suite 200
Naperville, Illinois 60563

Attention: Sheri Pellegrini, Attorney At Law

Subject: Preliminary Ecological Assessment
64-Acre Property
Kendall Township, Kendall County, Illinois

Dear Mrs. Pellegrini:

You have retained The S/E Group to evaluate the March 1994, *Kendall County Land Resource Management Plan* (LRMP) in relation to the 64-acre property owned by your parents, Stan and Launa Jorgensen, and to conduct an ecological assessment of the site. We have reviewed and evaluated LRMP and its *Kendall County Resource Management Concept Plan* exhibit and December 1992, *Kendall County Environmental Factors* exhibit. On June 11, 1996, we visited the site and performed an ecological assessment of the entire 64-acre property.

The purpose of the evaluation was to evaluate the accuracy of the LRMP, which appears to have designated the northwest portion of the property as a "Natural Resource Area". The definition of a "Natural Resource Area," given on page 37 in the LRMP, is "lands with such a unique environmental characteristics that they deserve to determine the land use. These characteristics include wetlands, floodplains, prime aquifer recharge areas, surface water, woodland coverage of 5 acres or more, prairie, savannas, and scenic areas".

SUMMARY

Based on the ecological assessment of the vegetation of the 64-acre subject property, it is our conclusion that the property has no natural area significance that would warrant preservation nor similar designation for long-term natural area planning purposes. This conclusion is based on the floristic quality data generated from the Gerould S. Wilhelm and Linda A. Masters method to evaluate vegetative quality of an area. In addition, the designated "Natural Resource Area" is not consistent with the *Environmental Factors* exhibit nor current site conditions. Accordingly, the designation of a portion of the subject property as a "Natural Resource Area" appears to be erroneous.

PRELIMINARY ECOLOGICAL ASSESSMENT

The subject property is located approximately 1 mile north of Illinois State Route 126 on the east side of Minkler Road in Kendall Township, Kendall County, Illinois (NW Section 1, Township 36N, Range 7E). The property is approximately 64 acres in size and consists primarily of sugar maple

woods, hawthorn dominated woods, and early successional species typical of old field vegetation. One small, low quality, isolated wetland is located in the northern portion of the property, as well as several vertically cut stream channels in the southern portion. The subject property is surrounded by an oak-hickory woodland on the east, south, and west sides, and agricultural land on the north.

Exhibit I, a 1" = 200', April, 1994, aerial photograph showing the subject property, is enclosed with this correspondence. As shown on this exhibit, the subject property has been divided into four areas (Area 1, 2, 3, and 4). The basis of these divisions was mainly on the vegetative composition of each particular area.

A floristic inventory of each area was conducted during the field visit and was analyzed with the August 1994 version of the Floristic Quality Assessment (FQA) system to evaluate the vegetative quality of each area quantitatively. The FQA is a widely used technique for quantifiable assessment of the vegetation in a defined area, and has been developed by former staff of the Morton Arboretum, Gerould S. Wilhelm and Linda A. Masters. Using the FQA, the presence of each plant species is noted, and a list is generated through a computer program that leads to calculations of various floristic quality data. The floristic quality data for an area indicate its quality as a natural area.

One indicator of the degree of disturbance and vegetative quality at an area is the calculated Native Floristic Quality Index (Native FQI). Areas registering Native FQI values less than 20 have no significance from a natural area perspective. Areas with Native FQI values higher than 35 possess sufficient conservatism and richness to be of profound importance from a regional perspective. Areas registering in the 50's and higher are extremely rare and are of paramount importance.

Provided below is a detailed description of the plant communities located in each of the four designated areas of the property.

Area 1

This area refers to the far northeastern corner and the east-central portion of the property, which comprises approximately 25% of the subject property, and consists of sugar maple (*Acer saccharum*) woods. Historically, these two areas, designated as "Area 1", were most likely similar in vegetative structure as the adjacent oak-hickory dominated woodland to the south and east of the property. Through historical clearing of woody vegetation in these two areas, as well as fire suppression, sugar maple has slowly replaced a once oak-hickory dominated woodland.

In addition, two deeply cut channels indicated as intermittent waterways in the *Soil Survey of Kendall County, Illinois*, are located in the east-central portion of this area.

The following list contains plant species evident in Area 1 during the June 11, 1996, inspection.

FLORISTIC QUALITY DATA	NATIVE	95.3%	ADVENTIVE	4.7%
61 NATIVE SPECIES	12 Tree	18.8%	0 Tree	0.0%
64 Total Species	2 Shrub	3.1%	1 Shrub	1.6%
3.67 NATIVE MEAN C	2 W-Vine	3.1%	0 W-Vine	0.0%

3.50	W/Adventives	1	H-Vine	1.6%	0	H-Vine	0.0%
28.68	NATIVE FQI	33	P-Forb	51.6%	1	P-Forb	1.6%
28.00	W/Adventives	1	B-Forb	1.6%	1	B-Forb	1.6%
1.1	NATIVE MEAN W	5	A-Forb	7.8%	0	A-Forb	0.0%
1.1	W/Adventives	1	P-Grass	1.6%	0	P-Grass	0.0%
AVG:	FACULTATIVE (-)	0	A-Grass	0.0%	0	A-Grass	0.0%
		4	P-Sedge	6.3%	0	P-Sedge	0.0%
		0	A-Sedge	0.0%	0	A-Sedge	0.0%
		0	Cryptogam	0.0%			

ACRONYM	C SCIENTIFIC NAME	W WETNESS	PHYSIOG.	COMMON NAME
ACBSAU	3 Acer saccharum	3	FACU Nt TREE	SUGAR MAPLE
AGRGRY	2 Agrimonia gryposepala	2	FACU+ Nt P-FORB	TALL AGRIMONY
ALITRI	4 Alisma triviale	-5	OBL Nt P-FORB	WATER PLANTAIN
ALLPBT	* ALLIARIA PETIOLATA	0	FAC Ad B-FORB	GARLIC MUSTARD
ALLCER	7 Allium cernuum	1	[FAC-] Nt P-FORB	NODDING WILD ONION
ARIDRA	7 Arisaema dracontium	-3	FACW Nt P-FORB	GREEN DRAGON
ARITRI	4 Arisaema triphyllum	-2	FACW- Nt P-FORB	JACK-IN-THE-PULPIT
ASTSAD	2 Aster sagittifolius drummondii	3	[FACU] Nt P-FORB	DRUMMOND'S ASTER
ASTSIS	3 Aster simplex	-5	OBL Nt P-FORB	PANICLED ASTER
CXPENS	5 Carex pensylvanica	5	UPL Nt P-SEDGE	COMMON OAK SEDGE
CXROSE	4 Carex rosea	5	UPL Nt P-SEDGE	CURLY-STYLED WOOD SEDGE
CXSPEA	5 Carex sp. A	-3	[FACW] Nt P-SEDGE	CAREX SPECIES A
CXSPBB	5 Carex sp. B	-3	[FACW] Nt P-SEDGE	CAREX SPECIES B
CAROVY	5 Carya ovata	3	FACU Nt TREE	SHAGBARK HICKORY
CBLOCC	3 Celtis occidentalis	1	FAC- Nt TREE	HACKBERRY
CIRLUC	1 Circaea lutetiana canadensis	3	FACU Nt P-FORB	ENCHANTER'S NIGHTSHADE
CLAVIR	2 Claytonia virginica	3	FACU Nt P-FORB	SPRING BEAUTY
DENLAC	5 Dentaria laciniata	3	FACU Nt P-FORB	TOOTHWORT
ELLNYC	2 ELLISIA NYCTELEA	-1	FAC+ Nt A-FORB	AUNT LUCY
ERIANB	0 Erigeron annuus	1	FAC- Nt B-FORB	ANNUAL FLEABANE
BRYALB	5 Brythronium albidum	5	UPL Nt P-FORB	WHITE TROUT LILY
EUPRUG	4 Eupatorium rugosum	5	UPL Nt P-FORB	WHITE SNAKEROOT
FLOPRO	8 Floerkea proserpinacoides	-1	FAC+ Nt A-FORB	FALSE MERMAID
FRAPBS	1 Fraxinus pennsylvanica subintegerrima	0	FAC Nt TREE	GREEN ASH
GALAPA	1 Galium aparine	3	FACU Nt A-FORB	ANNUAL BEDSTRAW
GALMOL	* GALIUM MOLLUGO	5	UPL Ad P-FORB	WHITE BEDSTRAW
GERMAC	4 Geranium maculatum	5	[UPL] Nt P-FORB	WILD GERANIUM
GEUCAN	1 Geum canadense	0	FAC Nt P-FORB	WOOD AVENS
GBULAT	2 Geum laciniatum trichocarpum	-3	FACW Nt P-FORB	ROUGH AVENS
GLYSTR	4 Glyceria striata	-3	[FACW] Nt P-GRASS	FOWL MANNA GRASS
HYDVIR	5 Hydrophyllum virginianum	0	[FAC] Nt P-FORB	VIRGINIA WATERLEAF
IMPCAP	3 Impatiens capensis	-3	FACW Nt A-FORB	ORANGE JEWELWEED
JUGNIG	5 Juglans nigra	3	FACU Nt TREE	BLACK WALNUT
MERVIR	5 Mertensia virginica	-3	FACW Nt P-FORB	VIRGINIA BLUEBELLS
OSTVIR	5 Ostrya virginiana	4	FACU- Nt TREE	HOP HORNBEAM
OXAEUR	0 Oxalis europaea	3	FACU Nt P-FORB	TALL WOOD SORREL
PARQUI	2 Parthenocissus quinquefolia	1	FAC- Nt W-VINE	VIRGINIA CREEPER
PHLDIV	5 Phlox divaricata	3	FACU Nt P-FORB	WOODLAND PHLOX
POLCAL	3 Polygonatum canaliculatum	3	FACU Nt P-FORB	SMOOTH SOLOMON'S SEAL
POLGVI	2 Polygonum virginianum	0	FAC Nt P-FORB	WOODLAND KNOTWEED
POPDEL	2 Populus deltoides	-1	FAC+ Nt TREE	EASTERN COTTONWOOD
POTSIS	4 Potentilla simplex	4	FACU- Nt P-FORB	COMMON CINQUEFOIL
PREALB	5 Prenanthes alba	3	FACU Nt P-FORB	LION'S FOOT
PRUSER	1 Prunus serotina	3	FACU Nt TREE	WILD BLACK CHERRY
QUEALB	5 Quercus alba	0	FAC Nt TREE	WHITE OAK
QUERUB	7 Quercus rubra	3	FACU Nt TREE	RED OAK
RANABO	0 Ranunculus abortivus	-2	FACW- Nt A-FORB	SMALL-FLOWERED BUTTERCUP
RANSEP	5 Ranunculus septentrionalis	-4	FACW+ Nt P-FORB	SWAMP BUTTERCUP
RHURAD	2 Rhus radicans	-1	FAC+ Nt W-VINE	POISON IVY
RIBAME	7 Ribes americanum	-3	FACW Nt SHRUB	WILD BLACK CURRANT
ROSMUL	* ROSA MULTIFLORA	3	FACU Ad SHRUB	MULTIFLORA ROSE
RUBOCC	2 Rubus occidentalis	5	UPL Nt SHRUB	BLACK RASPBERRY
SANCAD	6 Sanguinaria canadensis	4	FACU- Nt P-FORB	BLOODROOT
SANGRE	2 Sanicula gregaria	-1	FAC+ Nt P-FORB	CLUSTERED BLACK SNAKEROOT
SENPAU	6 Senecio pauperulus	-1	FAC+ Nt P-FORB	BALSAM RAGWORT
SMIRAC	3 Smilacina racemosa	3	FACU Nt P-FORB	FALSE SOLOMON'S SEAL
SMIECI	5 Smilax ecirrhata	5	UPL Nt P-FORB	UPRIGHT CARRION FLOWER

SMILAS	5 Smilax lasioneura	5 [UPL]	Nt H-VINE	COMMON CARRION FLOWER
SOLULM	5 Solidago ulmifolia	5 UPL	Nt P-FORB	BLM-LEAVED GOLDENROD
TILAME	5 Tilia americana	3 FACU	Nt TREE	AMERICAN LINDEN
TRIREC	5 Trillium recurvatum	4 FACU-	Nt P-FORB	RED TRILLIUM
ULMAME	3 Ulmus americana	-2 FACW-	Nt TREE	AMERICAN ELM
URTPRO	2 Urtica procera	-1 FAC+	Nt P-FORB	TALL NETTLE
VIOSOR	3 Viola sororia	1 FAC-	Nt P-FORB	COMMON BLUE VIOLET

As indicated by the above list, the sugar maple woods contained a diverse groundcover of native herbaceous vegetation, with a very low component of adventive shrubs. This rich groundcover layer contained several conservative plants, such as green dragon (*Arisaema dracontium*), wild leek (*Allium tricoccum*), and false mermaid (*Floerkea proserpinacoides*), which indicate that the area historically has been subject to minimal disturbance following clearing. Based on the calculated Native FQI value of 28.68, this area is of marginal natural area significance at best, since a value of 35 indicates an area that possess sufficient conservatism and richness to be of profound importance from a regional perspective.

Area 2

This area comprised most of the northwestern portion of the property and consisted of early successional species typical of old field vegetation. The most abundant species in this area were non-native and included Hungarian brome (*Bromus inermis*), yarrow (*Achillea millefolium*), Kentucky blue grass (*Poa pratensis*), wild carrot (*Daucus carota*), and red clover (*Trifolium pratense*).

The following list contains plant species evident in Area 2 during the June 11, 1996, inspection.

FLORISTIC QUALITY DATA	NATIVE	48.5%	ADVENTIVE	51.5%
16 NATIVE SPECIES	5 Tree	15.2%	0 Tree	0.0%
33 Total Species	1 Shrub	3.0%	3 Shrub	9.1%
1.88 NATIVE MEAN C	2 W-Vine	6.1%	0 W-Vine	0.0%
0.91 W/Adventives	0 H-Vine	0.0%	0 H-Vine	0.0%
7.50 NATIVE FQI	6 P-Forb	18.2%	7 P-Forb	21.2%
5.22 W/Adventives	0 B-Forb	0.0%	3 B-Forb	9.1%
0.8 NATIVE MEAN W	0 A-Forb	0.0%	0 A-Forb	0.0%
2.0 W/Adventives	0 P-Grass	0.0%	4 P-Grass	12.1%
AVG: FACULTATIVE (-)	0 A-Grass	0.0%	0 A-Grass	0.0%
	2 P-Sedge	6.1%	0 P-Sedge	0.0%
	0 A-Sedge	0.0%	0 A-Sedge	0.0%
	0 Cryptogam	0.0%		

ACRONYM	C SCIENTIFIC NAME	W WETNESS	PHYSIOG.	COMMON NAME
ACENEG	0 Acer negundo	-2 FACW-	Nt TREE	BOX ELDER
ACHMIL	* ACHILLEA MILLEFOLIUM	3 FACU	Ad P-FORB	YARROW
ASTPIL	0 Aster pilosus	2 FACU+	Nt P-FORB	HAIRY ASTER
BROINE	* BROMUS INERMIS	5 UPL	Ad P-GRASS	HUNGARIAN BROME
CKBLAN	1 Carex blanda	0 FAC	Nt P-SEDGE	COMMON WOOD SEDGE
CHRLEP	* CHRYSANTHEMUM LEUCANTHEMUM PINNATIFIDUM	5 UPL	Ad P-FORB	OX-EYE DAISY
CIRARV	* CIRSIUM ARVENSE	5 UPL	Ad P-FORB	FIELD THISTLE
CORRAC	1 Cornus racemosa	-2 FACW-	Nt SHRUB	GRAY DOGWOOD
CRACRU	2 Crataegus crus-galli	0 FAC	Nt TREE	COCKSPUR HAWTHORN
CRAMOL	2 Crataegus mollis	4 FACU-	Nt TREE	DOWNY HAWTHORN
CYPESC	0 Cyperus esculentus	-1 [FAC+]	Nt P-SEDGE	FIELD NUT SEDGE
DACGLO	* DACTYLIS GLOMERATA	3 FACU	Ad P-GRASS	ORCHARD GRASS
DAUCAR	* DAUCUS CAROTA	5 UPL	Ad B-FORB	QUEEN ANNE'S LACE
FRAVIR	1 Fragaria virginiana	1 FAC-	Nt P-FORB	WILD STRAWBERRY
JUNTEN	0 Juncus tenuis	2 [FACU+]	Nt P-FORB	PATH RUSH

LONTAT	* LONICERA TATARICA	5 [UPL]	Ad SHRUB	TARTARIAN HONEYSUCKLE
MALIOE	3 Malus ioensis	5 UPL	Nt TREE	IOWA CRAB
MELLOF	* MELILOTUS OFFICINALIS	3 FACU	Ad B-FORB	YELLOW SWBET CLOVER
PHLPRA	* PHLEUM PRATENSE	3 FACU	Ad P-GRASS	TIMOTHY
PLAMAJ	* PLANTAGO MAJOR	-1 FAC+	Ad P-FORB	COMMON PLANTAIN
POAPRA	* POA PRATENSIS	1 FAC-	Ad P-GRASS	KENTUCKY BLUE GRASS
POTSIS	4 Potentilla simplex	4 FACU-	Nt P-FORB	COMMON CINQUEFOIL
QUEALB	5 Quercus alba	0 FAC	Nt TREE	WHITE OAK
RHURAD	2 Rhus radicans	-1 FAC+	Nt W-VINE	POISON IVY
ROSMUL	* ROSA MULTIFLORA	3 FACU	Ad SHRUB	MULTIFLORA ROSE
RUDHIR	1 Rudbeckia hirta	3 FACU	Nt P-FORB	BLACK-EYED SUSAN
RUMCRI	* RUMEX CRISPUS	-1 FAC+	Ad P-FORB	CURLY DOCK
SEMPAU	6 Senecio pauperculus	-1 FAC+	Nt P-FORB	BALSAM RAGWORT
TAROFF	* TARAXACUM OFFICINALE	3 FACU	Ad P-FORB	COMMON DANDELION
TRAPRA	* TRAGOPOGON PRATENSIS	5 UPL	Ad B-FORB	COMMON GOAT'S BEARD
TRIPRA	* TRIFOLIUM PRATENSE	5 UPL	Ad P-FORB	RED CLOVER
VIBOPU	* VIBURNUM OPULUS	3 [FACU]	Ad SHRUB	HIGHBUSH CRANBERRY
VITRIP	2 Vitis riparia	-2 FACW-	Nt W-VINE	RIVERBANK GRAPE

Greater than half of the flora were alien species, which readily establish in agricultural areas following recent ground disturbance. As indicated by the Native FQI value of 7.50, this area has no natural area significance.

Area 3

This area refers to the entire southern section of the property and a small portion in the east. As with Area 1, this area likely contained similar vegetation as the adjacent oak-hickory woodland. However, the native flora in this area has been severely degraded, mainly by long-term grazing.

The vegetative coverage in this area primarily consisted of hawthorn (*Crataegus* spp.), multiflora rose (*Rosa multiflora*), and garlic mustard (*Alliaria petiolata*), all of which are ubiquitous species commonly found in over-grazed areas. These species have replaced most of the native understory in the area, which has greatly reduced the area's functional value.

Additionally, this area contained two deeply cut channels indicated as intermittent waterways in the *Soil Survey of Kendall County, Illinois*.

The following list contains plant species evident in Area 3 during the June 11, 1996, inspection.

FLORISTIC QUALITY DATA	NATIVE	66.7%	ADVENTIVE	33.3%
22 NATIVE SPECIES	12 Tree	36.4%	0 Tree	0.0%
33 Total Species	3 Shrub	9.1%	2 Shrub	6.1%
2.77 NATIVE MEAN C	2 W-Vine	6.1%	0 W-Vine	0.0%
1.85 W/Adventives	0 H-Vine	0.0%	0 H-Vine	0.0%
13.01 NATIVE FQI	2 P-Forb	6.1%	4 P-Forb	12.1%
10.62 W/Adventives	0 B-Forb	0.0%	2 B-Forb	6.1%
2.0 NATIVE MEAN W	1 A-Forb	3.0%	1 A-Forb	3.0%
2.6 W/Adventives	1 P-Grass	3.0%	2 P-Grass	6.1%
AVG: FAC. UPLAND (+)	0 A-Grass	0.0%	0 A-Grass	0.0%
	1 P-Sedge	3.0%	0 P-Sedge	0.0%
	0 A-Sedge	0.0%	0 A-Sedge	0.0%
	0 Cryptogam	0.0%		

ACRONYM	C SCIENTIFIC NAME	W WETNESS	PHYSIOG.	COMMON NAME
ACBSAU	3 Acer saccharum	3 FACU	Nt TREE	SUGAR MAPLE
ACHMIL	* ACHILLEA MILLEFOLIUM	3 FACU	Ad P-FORB	YARROW

ALLPET	* ALLIARIA PETIOLATA	0	FAC	Ad	B-FORB	GARLIC MUSTARD
ARCMIN	* ARCTIUM MINUS	5	UPL	Ad	B-FORB	COMMON BURDOCK
BRANIG	* BRASSICA NIGRA	5	UPL	Ad	A-FORB	BLACK MUSTARD
BROINE	* BROMUS INERMIS	5	UPL	Ad	P-GRASS	HUNGARIAN BROME
CKMOLE	2 Carex molesta	-1	FAC+	Nt	P-SEDGE	FIELD OVAL SEDGE
CAROVY	5 Carya ovata	3	FACU	Nt	TREE	SHAGBARK HICKORY
CELOCC	3 Celtis occidentalis	1	FAC-	Nt	TREE	HACKBERRY
CIRLUC	1 Circaea lutetiana canadensis	3	FACU	Nt	P-FORB	ENCHANTER'S NIGHTSHADE
CRACRU	2 Crataegus crus-galli	0	FAC	Nt	TREE	COCKSPUR HAWTHORN
CRAMOL	2 Crataegus mollis	4	FACU-	Nt	TREE	DOWNY HAWTHORN
ELYCAN	4 Elymus canadensis	1	FAC-	Nt	P-GRASS	CANADA WILD RYE
FRAPES	1 Fraxinus pennsylvanica subintegerrima	0	FAC	Nt	TREE	GREEN ASH
GALAPA	1 Galium aparine	3	FACU	Nt	A-FORB	ANNUAL BEDSTRAW
GALMOL	* GALIUM MOLLUGO	5	UPL	Ad	P-FORB	WHITE BEDSTRAW
HYPPER	* HYPERICUM PERFORATUM	5	UPL	Ad	P-FORB	COMMON ST. JOHN'S WORT
JUGNIG	5 Juglans nigra	3	FACU	Nt	TREE	BLACK WALNUT
LONMAA	* LONICERA MAACKII	5	UPL	Ad	SHRUB	AMUR HONEYSUCKLE
ORNUMB	* ORNITHOGALUM UMBELLATUM	5	UPL	Ad	P-FORB	STAR OF BETHLEHEM
PARQUI	2 Parthenocissus quinquefolia	1	FAC-	Nt	W-VINE	VIRGINIA CREEPER
POAPRA	* POA PRATENSIS	1	FAC-	Ad	P-GRASS	KENTUCKY BLUE GRASS
POPDEL	2 Populus deltoides	-1	FAC+	Nt	TREE	EASTERN COTTONWOOD
PRUSER	1 Prunus serotina	3	FACU	Nt	TREE	WILD BLACK CHERRY
QUEALB	5 Quercus alba	0	FAC	Nt	TREE	WHITE OAK
QUERUB	7 Quercus rubra	3	FACU	Nt	TREE	RED OAK
RHUGLA	1 Rhus glabra	5	UPL	Nt	SHRUB	SMOOTH SUMAC
RHURAD	2 Rhus radicans	-1	FAC+	Nt	W-VINE	POISON IVY
RIBMIS	5 Ribes missouriense	5	UPL	Nt	SHRUB	WILD GOOSEBERRY
ROSMUL	* ROSA MULTIFLORA	3	FACU	Ad	SHRUB	MULTIFLORA ROSE
RUBOCC	2 Rubus occidentalis	5	UPL	Nt	SHRUB	BLACK RASPBERRY
SOLALT	1 Solidago altissima	3	FACU	Nt	P-FORB	TALL GOLDENROD
ULMRUB	4 Ulmus rubra	0	FAC	Nt	TREE	SLIPPERY ELM

Essentially, this area has no natural area significance, as indicated by the Native FQI value of 13.01.

Area 4

This area is a small (approximately 0.6 acre), isolated wetland located in the northern portion of the property. At the time of the field inspection, vegetative coverage in the wetland was approximately 40% and inundation ranged from 3 to 5 inches. Approximately 50% of the vegetative cover in the wetland consisted of reed canary grass (*Phalaris arundinacea*), an adventive grass species.

The following list contains plant species evident in Area 4 during the June 11, 1996, inspection

FLORISTIC QUALITY DATA	NATIVE	66.7%	ADVENTIVE	33.3%
12 NATIVE SPECIES	0 Tree	0.0%	0 Tree	0.0%
18 Total Species	0 Shrub	0.0%	0 Shrub	0.0%
2.25 NATIVE MEAN C	0 W-Vine	0.0%	0 W-Vine	0.0%
1.50 W/Adventives	0 H-Vine	0.0%	0 H-Vine	0.0%
7.79 NATIVE FQI	2 P-Forb	11.1%	2 P-Forb	11.1%
6.36 W/Adventives	0 B-Forb	0.0%	0 B-Forb	0.0%
-2.3 NATIVE MEAN W	7 A-Forb	38.9%	1 A-Forb	5.6%
-1.8 W/Adventives	0 P-Grass	0.0%	3 P-Grass	16.7%
AVG: FAC. WETLAND (-)	0 A-Grass	0.0%	0 A-Grass	0.0%
	3 P-Sedge	16.7%	0 P-Sedge	0.0%
	0 A-Sedge	0.0%	0 A-Sedge	0.0%
	0 Cryptogam	0.0%		

ACRONYM	C SCIENTIFIC NAME	W WETNESS	PHYSIOG.	COMMON NAME
ALISUB	4 Alisma subcordatum	-5	OBL Nt P-FORB	COMMON WATER PLANTAIN
CKBLAN	1 Carex blanda	0	FAC Nt P-SEDGE	COMMON WOOD SEDGE
ELEACI	2 Eleocharis acicularis	-5	OBL Nt P-SEDGE	NEEDLE SPIKE RUSH

GALAPA	1 Galium aparine	3 FACU	Nt A-FORB	ANNUAL BEDSTRAW
HORJUB	* HORDEUM JUBATUM	-1 FAC+	Ad P-GRASS	SQUIRREL-TAIL GRASS
PENSED	5 Penthorum sedoides	-5 OBL	Nt P-FORB	DITCH STONECROP
PHAAHU	* PHALARIS ARUNDINACEA	-4 FACW+	Ad P-GRASS	REED CANARY GRASS
PLAMAJ	* PLANTAGO MAJOR	-1 FAC+	Ad P-FORB	COMMON PLANTAIN
POAPRA	* POA PRATENSIS	1 FAC-	Ad P-GRASS	KENTUCKY BLUE GRASS
POLPEN	0 Polygonum pensylvanicum	-4 FACW+	Nt A-FORB	PINKWEED
POLPER	* POLYGONUM PERSCICARIA	1 [FAC-]	Ad A-FORB	LADY'S THUMB
POTNOR	0 Potentilla norvegica	0 FAC	Nt A-FORB	NORWAY CINQUEFOIL
RANABO	0 Ranunculus abortivus	-2 FACW-	Nt A-FORB	SMALL-FLOWERED BUTTERCUP
RANSCE	6 Ranunculus sceleratus	-5 OBL	Nt A-FORB	CURSED BUTTERCUP
RORPAH	4 Ripipia palustris hispida	-5 OBL	Nt A-FORB	ROUGH MARSH CRESS
RUMCRI	* RUMEX CRISPUS	-1 FAC+	Ad P-FORB	CURLY DOCK
SCIFLU	4 Scirpus fluviatilis	-5 OBL	Nt P-SEDGE	RIVER BULRUSH
VERPBE	0 Veronica peregrina	5 UPL	Nt A-FORB	PURSLANE SPBBDWELL

As indicated by the Native FQI value of 7.79, this area has no natural area significance. Additionally, due to it's small size and isolation, this low quality area provides minimal wetland function.

Based on the information gathered during the site investigation, no unique environmental features, nor area of natural area significance, are located on the subject property. Approximately 75% of the subject property (Areas 2 and 3) has been severely altered mainly by farming practices, grazing, and clearing. These areas poorly represent the natural landscape of the Chicago region prior to European settlement. Although the ground layer in the sugar maple woods (Area 1) contained a diverse cohort of conservative plants, the presettlement oak-hickory canopy has been removed. From a natural areas perspective, Areas 2, 3, and 4 are of no significance and Area 1 is of marginal natural area significance at best.

Area 4 and the intermittent stream channels may qualify as "waters of the United States" subject to Corps of Engineers jurisdiction. Proposed alterations to these areas, given their minimal functional value and surface area of less than 1.0 acre, would qualify for an existing Corps of Engineers nationwide permit.

EXHIBIT EVALUATION

The December, 1992, *Kendall County Environmental Factors* exhibit shows that the subject property consists of woodlands, non-productive farmland and a small area with steep slopes. This exhibit, when compared to the 1" = 200', April 1994 aerial photograph (Exhibit I), and based on the ecological assessment, appears to accurately reflect current site conditions. The enclosed Exhibit II shows the approximate location of the mapped woodlands to the property boundary. Also shown on Exhibit II is the approximate location of the designated Natural Resource Area in relation to the mapped woodlands and the property boundary. The designated Natural Resource Area does not correspond to any of the mapped areas shown on the *Environmental Factors* exhibit, nor to any of the Areas evaluated as part of the ecological assessment described above.

CONCLUSION

It is our conclusion that the subject property has no unique environmental features nor natural area significance that would warrant preservation or similar designation for long-term natural area planning

purposes. In addition, the designated Natural Resource Area is not consistent with the *Environmental Factors* exhibit nor current site conditions. Accordingly, the designation of a portion of the subject property may have been erroneous.

Please feel free to call if you have any questions.

Respectfully,



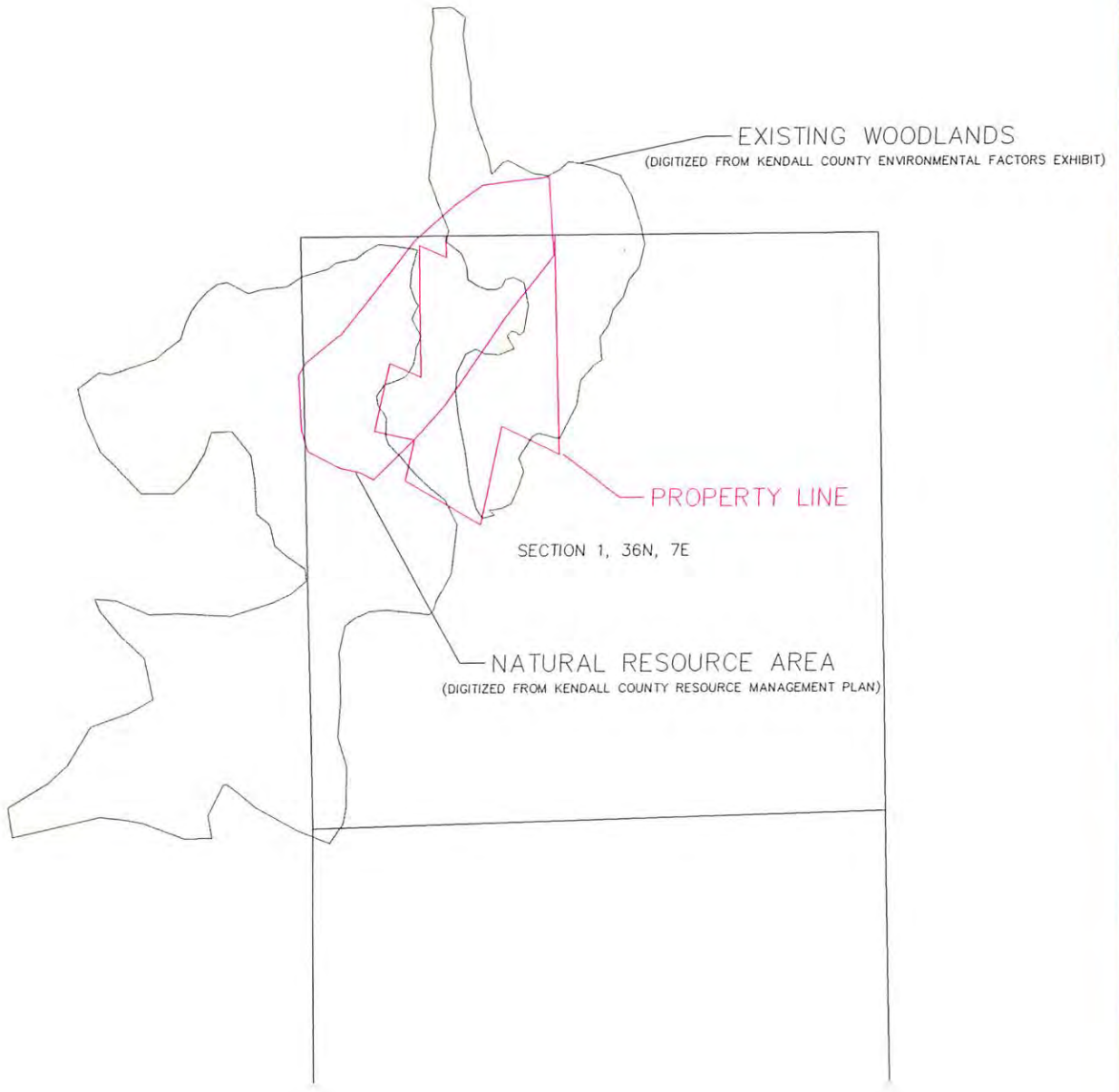
George R. Milner
Senior Environmental Scientist



Thomas E. Slowinski
Vice President

Enclosure

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THE S/E GROUP Environmental Science, Civil & Water Resources Engineering 2000 York Road Suite 112 Oak Brook, Illinois 60521	TITLE: NATURAL RESOURCE OVERLAY	PROJECT: 64-ACRE PROPERTY, KENDALL CO.		
	CLIENT: LAW OFFICES OF SHERI PELLEGRINI 2015 MAPLEWOOD CIRCLE, SUITE 200	PROJECT NO: 646.001	SCALE: 1"=1000'	SHEET NO: 1 OF: 1
		FILE NAME:	DATE:	EXHIBIT:

DECLARATION OF
SHERI A. PELLEGRINI, ESQ.

RE: PIN NO. 05-01-100-009

This is a full and complete
copy of original document filed in
my office on March 3, 2000
Dated at Yorkville IL this 3rd day of
March 2000

County Recorder
W. J. Kelly

DECLARATION OF SHERI A. PELLEGRINI, ESQ.
REGARDING PIN NO. 05-01-100-009

I, Sheri A. Pellegrini, declare as follows:

1. I am an attorney licensed to practice law in the State of Illinois. I am one of the attorneys for Stan and Launa Jorgensen who reside in Kendall County, Illinois.
2. Stan and Launa Jorgensen are the owners of, and reside at, property commonly known as 6700A Reservation Road, Yorkville, Illinois, PIN No. 05-01-100-009, consisting of approximately 64 acres and improvements thereon, and legally described as follows:

Lots 11, 14, 15, 16, 18, 19, 20, 21, 28 and 30 of the Northwest quarter of Section 1, Township 36 North, Range 7 East of the Third Principal Meridian, according to the plat of said section recorded in Plat Book 3, page 58 (except the Easterly 5.97 acres of said Lot 11 as conveyed to Robert L. Burchell and Lorena D. Burchell, by Quit Claim Deed recorded January 26, 1938 in book 90 of Deeds, page 148); in the Township of Kendall, Kendall County, Illinois and the Westerly 40.0 feet of Lot 16, of Morgan's Subdivision of part of the South half of Section 36, Township 37 North, Range 7 East of the Third Principal Meridian, in the Township of Oswego, Kendall County, Illinois

(hereinafter, the "Jorgensen Property").

3. On or about February 26, 1997, on behalf of Stan and Launa Jorgensen, I petitioned the Kendall County Regional Planning Commission for removal of the "Natural Resource Area" designation from the Jorgensen property, as depicted on the map in the Kendall County Land Resource Management Plan, (the "Jorgensen Petition").
4. In support of the Jorgensen Petition, I submitted an ecological study performed by The S/E Group, Inc., in which The S/E Group concluded:

The Jorgensen Property "has no unique environmental features nor natural area significance that would warrant preservation or similar designation for long-term natural area planning purposes. . . In addition, the designated Natural Resource Area is not consistent with the *Environmental Factors* exhibit nor current site conditions. Accordingly, the designation of a portion of the subject property as a 'Natural Resource Area' appears to be erroneous."
5. On April 23, 1997, the Kendall County Planning, Building and Zoning Director and representatives of the Kendall County Regional Planning Commission and Teska Associates visited and inspected all areas of the Jorgensen Property.
6. The Illinois Department of Natural Resources and Teska Associates also performed independent reviews and concluded that there are no threatened or endangered species on the Jorgensen Property and that there are no natural areas on the State of Illinois inventory relating to the Jorgensen Property.
7. On May 28, 1997, the Kendall County Regional Planning Commission held a public hearing, at which various testimony was heard regarding the Jorgensen Petition. At that hearing, a representative of the Kendall County Natural Area Guardians testified that he had walked on and inspected the Jorgensen Property, and that there was no basis to warrant preservation for natural area planning. He further testified that the Jorgensen Property was not included in the Kendall County Natural Area Guardians' list of properties desirable for preservation.
8. In addition, on May 28, 1997, Thomas Slowinski of The S/E Group, Inc., testified as to the methodology, nature, scope, and conclusion of the study performed by The S/E Group. Mr. Slowinski testified that the Jorgensen Property has no unique environmental features nor natural area significance that would warrant preservation or designation as a Natural Resource Area.
9. On May 28, 1996, after discussion and consideration of all the testimony, the Kendall County Regional Planning Commission voted to recommend removal of the "Natural Resource Area" designation from the entire Jorgensen Property.

10. On June 9, 1997, after discussion and consideration of the Jorgensen Petition, the evidence, and the recommendation of the Kendall County Regional Planning Commission, the Kendall County Planning, Building, and Zoning Committee voted to recommend removal of the "Natural Resource Area" designation from the entire Jorgensen Property.
11. On June 17, 1997, after discussion and consideration of the Jorgensen Petition, the evidence, and the recommendations of the Kendall County Regional Planning Commission and the Kendall County Planning, Building, and Zoning Committee, the County Board of Kendall County voted to authorize removal of the "Natural Resource Area" designation from the entire Jorgensen Property and passed Resolution No. 97-18 authorizing amendment of the Kendall County Land Resource Management Plan as petitioned.
12. A complete and accurate, certified copy of the County Board of Kendall County's Resolution No. 97-18 is attached hereto as Declaration Exhibit A.

I declare under penalty of perjury that the foregoing statements are true.

Date: March 1, 2000

[REDACTED]
Sheri A. Pellegrini



Return Recorded Original to:

Sheri A. Pellegrini, Esq.
LAW OFFICES OF SHERI PELLEGRINI
41W075 Oak Hills Court
Elburn, Illinois 60119
(630) 513-8286 phone
(630) 513-8262 fax

RESOLUTION #97 -18

In the matter of an amendment of designation to the Kendall County Land Resource Management Plan.

Whereas, Stan and Launa Jorgensen did petition the Kendall County Regional Planning Commission to remove the "natural resource area" designation, as depicted on the Land Resource Management Plan map, from their 64 acre parcel of property located approximately 1 mile north of Illinois State Route 126 on the east of Minkler Road in Kendall Township, (NW Section 1, Township 36N, Range 7E) having the common address of 6700A Reservation Road, Yorkville, Illinois.

Whereas, an ecological study was done by the S/E Group which concluded that the property has no natural resource area that would warrant preservation at this time or for any long-term natural area planning purposes.

Whereas, further independent reviews were done by the Illinois Department of Natural Resources and by Mike Hoffman from Teska and Associates which revealed that there were no threatened or endangered species on the site and no natural areas on the State of Illinois inventory.

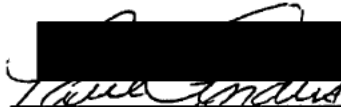
Whereas, the Kendall County Regional Planning Commission held a public hearing on May 28, 1997 and after hearing all testimony did vote to remove the "natural resource area" from the entire 64 acres of the Jorgensen property.

Therefore, on this 17th day of June, 1997, the County Board of Kendall County, Illinois does pass this resolution to authorize the amendment to the Kendall County Land Resource Management Plan as petitioned.



Chairman, County Board of Kendall County, Illinois

ATTEST:


County Clerk

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

I, Paul Anderson, Clerk in and for the County and State aforesaid, and legal Custodian of the records, files and seal of said County do hereby certify this is a full and complete copy of the original document filed in my office on June 17, 1997.

Dated at Yorkville, Illinois, this 3rd day of March 2000


County Clerk

RESOLUTION #97 -18

In the matter of an amendment of designation to the Kendall County Land Resource Management Plan.

Whereas, Stan and Launa Jorgensen did petition the Kendall County Regional Planning Commission to remove the "natural resource area" designation, as depicted on the Land Resource Management Plan map, from their 64 acre parcel of property located approximately 1 mile north of Illinois State Route 126 on the east of Minkler Road in Kendall Township, (NW Section 1, Township 36N, Range 7E) having the common address of 6700A Reservation Road, Yorkville, Illinois.

Whereas, an ecological study was done by the S/E Group which concluded that the property has no natural resource area that would warrant preservation at this time or for any long-term natural area planning purposes.


Whereas, further independent reviews were done by the Illinois Department of Natural Resources and by Mike Hoffman from Teska and Associates which revealed that there were no threatened or endangered species on the site and no natural areas on the State of Illinois inventory.

Whereas, the Kendall County Regional Planning Commission held a public hearing on May 28, 1997 and after hearing all testimony did vote to remove the "natural resource area" from the entire 64 acres of the Jorgensen property.

Therefore, on this 17th day of June, 1997, the County Board of Kendall County, Illinois does pass this resolution to authorize the amendment to the Kendall County Land Resource Management Plan as petitioned.

ATTEST:


County Clerk


Chairman, County Board of
Kendall County, Illinois

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

I, Paul Anderson, Clerk in and for the County and State aforesaid, and legal Custodian of the records, files and seal of said County do hereby certify this is a full and complete copy of the original document filed in my office on June 17, 1997.

Dated at Yorkville, Illinois, this 3rd day of March 2000


County Clerk