KENDALL COUNTY
ZONING AND PLATTING ADVISORY COMMITTEE

111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

June 5, 2018 - 9:00 a.m.

CALL TO ORDER

ROLL CALL: **County Board:** Robert Davidson, PBZ Committee Chair; **County Highway Department:** Fran Klaas, County Engineer; **Wills Burke Kelsey:** Greg Chismark, Stormwater Consultant; **County Health Department:** Aaron Rybski, Director Environmental Health; **Forest Preserve District:** David Guritz, Director; **SWCD:** Megan Andrews, Resource Conservationist; **Sheriff's Office:** Commander Jason Langston; **GIS**: Don Clayton; **PBZ:** Brian Holdiman, Code Official; Matt Asselmeier, Senior Planner

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of the May 1, 2018 ZPAC Meeting Minutes (Pages 2-10)

PETITIONS:

1. **18 – 16 – Lawrence Slattery on Behalf of R.Y. Property Management, Corp. (Owner) and Jorge Ramirez a/k/a Rancho La Purisima Corp (Prospective Buyer) (Pages 11-64)**

Request: Special Use Permit for a Banquet Facility

PIN: 02-03-200-001

Location: 8218 Route 30, Bristol Township

Purpose: Prospective Buyer would like to Operate a Banquet Facility at the Subject Property.

2. **18 – 20 – Fox Metro Water Reclamation District (Pages 65-128)**

Request: Map Amendment Rezoning Southern Portion of Property from R-1 with a Special Use Permit to M-1

PINs: 03-05-176-002, 03-05-302-001, 03-05-302-002, 03-05-302-003, 03-05-302-004, 03-05-353-001, 03-05-353-002, 03-05-353-003, 03-05-353-004, 03-05-353-006, 03-05-353-009, and 03-05-353-010

03-05-127-005 and 03-05-176-001 Are Already Zoned M-1

Location: 682 Route 31, Oswego Township

Purpose: Petitioner Would Like the Whole Property to Have the Same Zoning Classification and Existing Use is a Permitted Use in the M-1 District

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 18-05 – Map Amendment of the Warpinski Property on Walker Road

OLD BUSINESS/ NEW BUSINESS

None

PUBLIC COMMENT

ADJOURNMENT- **Next meeting on July 3, 2018**

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.

ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
May 1, 2018 – Unapproved Meeting Minutes

Senior Planner Matt Asselmeier called the meeting to order at 9:01 a.m.

Present:
Aaron Rybski – Health Department
Fran Klaas – Highway Department
David Guritz – Forest Preserve
Megan Andrews – Soil and Water Conservation District (Left at 9:37 a.m.)
Deputy Commander Jason Langston – Sheriff's Department
Brian Holdiman – PBZ Department
Matt Asselmeier – PBZ Department

Absent:
Greg Chismark – WBK Engineering, LLC
Robert Davidson – PBZ Committee Chair
Don Clayton – GIS

Audience:
Michael Saar, Jim Coyle, Margaret Blum, Jason Bolling, Stuart Petersen, Jorge Ramirez, and Cliff Fox

AGENDA

Mr. Klaas made a motion, seconded by Mr. Rybski, to approve the agenda as proposed. With a voice vote of all ayes the motion carried.

MINUTES

Mr. Rybski made a motion, seconded by Mr. Klaas, to approve the April 3, 2018 meeting minutes. With a voice vote of all ayes the motion carried.

PETITIONS

Petition 18-14 Michael and Dayle Saar – Map Amendment Rezoning from A-1 to R-1 Property Located on the East Side of Route 71 Approximately 0.06 Miles Southwest of Timbercreek Drive (PIN 05-07-328-003) in Kendall Township

Mr. Asselmeier summarized the request.

Michael and Dayle Saar are requesting a map amendment rezoning the majority of the subject property from A-1 to R-1 in order to have the ability to sell the property and market the property as a single-family home site. The subject property does not have an allocation for the construction of a home and does not possess forty (40) acres. Therefore, a map amendment is required in order to construct a home onsite. The Petitioners own one (1) of the houses northeast of the subject parcel. They would like to divide a portion of the northeast corner off of the subject property and merge it with their property in the Timber Creek Subdivision and rezone the northeast corner to R-3 at some point in the future.

The Petitioner does not believe that the property is large enough for farming.

The Land Resource Management Plan calls for this area to be rural residential in the future. Existing single-family homes are located to the north and east of the subject property. For these reasons, Staff does not believe that the approval of this request would constitute spot zoning.

The area surrounding the property is a mix of residential and agricultural zoning.

EcoCAT Report submitted and consultation was terminated.

The application for NRI was submitted on April 12, 2018.

Petition information was sent to Kendall Township on April 20, 2018.

Petition information was sent to the United City of Yorkville on April 20, 2018. Yorkville will conduct its meetings on this petition in June.

Any structures constructed on the property would have to meet applicable building and health related laws.

No new odors or lighting issues are foreseen.

The northeast portion of the property will remain zoned A-1. At some point in the future, if this proposal is approved, the Petitioner will ask that the northeast corner be rezoned to R-3 to match the rest of his existing property.

If the property is rezoned to R-1, the minimum lot size would be one hundred thirty thousand (130,000) square feet. Based on the existing parcel size, only one (1) home could be constructed on the property. If additional homes are desired for the property, another map amendment would be required.

Mr. Saar did not have any additional comments.

Mr. Klaas made a motion, seconded by Ms. Andrews, recommend approval of the map amendment as requested.

Ayes (7): Klaas, Guritz, Langston, Rybski, Andrews, Holdiman, and Asselmeier
Nays (0): None
Absent (3): Clayton, Chismark, and Davidson

The motion passed unanimously. This matter will go before the Kendall County Regional Planning Commission on May 23rd.

Petition 18-15 Nancy Harazin on Behalf of the Nancy L. Harazin Trust Number 101 – Special Use Permit for a Public or Private Utility-Other (Solar Panels) at 16400 Newark Road Located Approximately 0.2 Miles East of Route 71 on the South Side of Newark Road (PIN 07-05-400-003) in Big Grove Township
Mr. Asselmeier summarized the request.

Nancy Harazin, on behalf of Nancy L. Harazin Trust Number 101, submitted a petition for a special use permit to operate a public or private utility system – other on her property at 16400 Newark Road. Specifically, the Petitioner would like to contract with Borrego Solar Systems, Inc. for the installation and operation of a solar energy system. The energy generated from the system will be fed into Ameren's system and consumed offsite.

The surrounding land uses are agricultural. A farmstead is currently located across the street from the subject property. The driveway of the house lines up with the existing farm entrance to the subject property.

EcoCAT Report submitted and consultation was terminated.

The NRI Application was submitted on April 16, 2018 and all final submittals were received on April 23rd.

Petition information was sent to Big Grove Township on April 24, 2018.

Petition information was sent to the Village of Newark April 24, 2018.

According to the information provided by the Petitioner, the Petitioner would like to lease approximately twenty-three (23) acres to 312 Solar Development, LLC c/o Borrego Solar Systems, Inc. for an initial period of twenty (20) years. The lease could be renewed up to four (4) additional periods of five (5) years (Attachment 6, Page 1). If approved, Borrego Solar Systems, Inc. would install and maintain six thousand, nine hundred twelve (6,912) solar panels on the north side of the subject property. The solar panels would be seven feet (7') in height at maximum tilt and three to four feet (3'-4') off of the ground. The panels would rotate with the sun. The system would connect to Ameren's system at the northeast corner of the property at Newark Road. The system is planned to generate two mega-watts (2MW) of energy. If approved, the system would be operation by approximately July 31, 2019.

Other than periodic mowing and maintenance, no personnel will be onsite and no parking is required.

The construction process is estimated to take between four and six (4-6) months.

The solar panels will be located at their closest point approximately one hundred seventy-five feet (175') from Newark Road and approximately one hundred forty-seven feet (147') from the nearest neighboring property line. The solar panels shall not be closer than fifty feet (50') from the identified wetlands.

The laydown area indicated on Page 3 of Attachment 7 will be used for the placement of equipment during construction, decommissioning, and maintenance activities.

The Landscaping Plan can be found on Pages 7 and 8 of Attachment 7. The plan calls for the planting of eighteen (18) Black Chokeberries, eighteen (18) Sea Green Junipers, twenty-nine (29) Spiraea, and thirty (30) Woodward Arborvitae. The shrubs would grow to approximately thirty inches (30) inches in height maximum. Several existing trees shall remain on the west side of the property.

A lawn seed mix will be planted under and around the solar panels. The growth would require mowing three (3) or four (4) times per year.

Vegetation would be planted when the panels are in place.

As mentioned previously, two (2) wetlands and two (2) farmed wetlands are located on the property. The proposed solar panels should be located away from these areas. The Petitioner submitted a wetland study (see Attachment 9) that verified these areas will not be negatively impacted by the placement of solar panels.

Several drain tiles were located on the property. Any drain tiles impacted by the placement of the solar panels shall be relocated.

The project will be required to meet Kendall County's Stormwater Management Ordinance. Greg Chismark submitted comments and questions on the proposal and seemed satisfied with the proposal.

The proposed solar panels shall be required to meet all applicable building codes.

The supports would be buried approximately twelve to thirteen feet (12'-13') in the ground depending on soil conditions. The supports would not be encased in concrete.

Electric lines will be buried inside the fence. On Attachment 7, Page 3, there is a utility pole indicated east of the access drive. The electric lines will go above ground at that point and connect to the Ameren system at the point on connection on the northeast corner of the site.

A fourteen foot (14) wide gravel access from Newark Road will be installed. The property already possesses a field access at this location. The access is across the street from the driveway of 16295 Newark Road.

Per the Site Plan (Attachment 7, Page 4), a seven foot (7') high chained link fence shall surround the solar panels. The fence shall have a sixteen foot (16') wide vehicle access gate on the east side and a four (4') wide man gate on the south side. The fence will be installed approximately one (1) week after construction starts.

A light will be installed for security reasons at the electrical equipment area.

Approximately eight (8) signs will be placed around the property along the fence and anywhere required by the NEC. A "Danger High Voltage" sign will be placed around the fence every two hundred feet (200'). A sign will also be placed on the vehicle gate entrance. There will be plaques stating emergency contact information and a site key.

No new odors are foreseen.

The Petitioner supplied a report (Attachment 13) outlining that solar panels do not cause damage to neighboring property value or harm the environment.

The solar panels have life expectancy of thirty (30) years.

Decommission is estimated to take between two and three (2-3) months.

As noted on Pages 4 and 5 of Attachment 13, the Future Energy Jobs Act set a goal of between two thousand five hundred and three thousand mega-watts (2,500-3,000 MW) of solar in Illinois by 2030. Based on the information provided by the Petitioner, most of these projects will be around two mega-watts (2 MW) and use between twelve to twenty (12-20) acres of land. The information provided by the Petitioner estimates that between fifteen and twenty (15-20) solar projects may occur in Kendall County.

Kendall County is currently in the process of adopting solar panel regulations for offsite usage of energy. Some of the proposed language is included in the proposed recommendations.

The proposed conditions and restrictions were:

1. The site will be developed in accordance with the Site Plan, (Attachment 7, Pages 3-5).

2. Lighting will be installed in accordance with the Site Plan (Attachment 7, Pages 3-5).

3. The landscaping shall occur in accordance with the Landscaping Plan (Attachment 7, Pages 7-8).

4. Replacement of dead and/or damaged vegetation shall occur on a timetable agreed to between the property owner and the Kendall County Planning, Building and Zoning Department.

5. Signage shall be installed as described in the Sheet Notes (Attachment 7, Page 9). In addition, at least one (1) sign shall be placed at the vehicle access gate stating emergency contact information.

6. The site shall be decommissioned in accordance with the Decommissioning Plan (Attachment 7, Page 6). In the event the Decommissioning Plan changes, the property owner shall supply the Kendall County Planning, Building and Zoning Department with revised plans as soon as they are available.

7. The Decommissioning Plan shall be initiated if the solar panels are not used for ninety (90) consecutive days. This condition shall not apply if maintenance on the impacted solar panel(s) is occurring.

8. The property owner shall have six (6) months to complete the Decommissioning Plan and remove the solar panels and related equipment from the property.

9. In addition to other applicable fees, the following fees should be paid to the County prior to the installation of the solar panels:

   Building Permit Fees

0-10 KW	$150
51-100	$300
101-500	$600
501-1000	$1200
1001-2000	$2750
1001-2000	$6000
Over 2000 KW	$200 for Each Additional 0-100 KW

   Fees Double if Construction Commences before Obtaining Building Permit

10. The property owner or operator shall maintain current liability policy covering bodily injury and property damage at least Three Million Dollars per occurrence and Five Million Dollars in aggregate and must have policy for the duration of the special use permit, such insurance may be provided pursuant to a plan of self-insurance by a party with a net worth of Twenty Million Dollars or more and the County shall be named as additional insured to the extent that the County is entitled to indemnification.

11. The property owner shall indemnify, and hold harmless the County and its officials, employees, and agents (collectively and individually, the "Indemnified Parties") from and against any and all claims, demands, losses, suits, causes of actions, damages, injuries, costs, expenses, and liabilities whatsoever, including reasonable attorney's fees, except to the extent arising in whole or part out of negligence or intentional acts of such Indemnified Parties (such liabilities together known as "liability") arising out of Applicant, Owner, or Operators selection, construction, operation, and removal of the solar energy system and affiliated equipment including, without limitation, liability for property damage or personal injury (including death), whether said liability is premised on contract or on tort (including without limitation strict liability or negligence). This general indemnification shall not be construed as limited or qualifying the County's other indemnification rights available under the law.

12. The property owner shall be responsible for ensuring that the operations of the solar panels allowed by this special use permit comply with all applicable Federal, State, and Local laws.

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

Margaret Blum introduced Jim Coyle and Jason Bolling. Ms. Blum asked if the conditions should apply to the project owner instead of the property owner. Mr. Asselmeier responded that ultimately the property owner is responsible for their land. Restrictions 8, 11, and 12 will be amended to include the operator.

Ms. Blum said that the wetlands shown in the documents previously submitted are potential areas of interest. The developer will be examining the areas in greater detail. Mr. Guritz asked, if the areas shown are not jurisdictional wetlands, will a buffer be installed. Ms. Blum responded that the system will not move; the system will be installed at the location proposed. Ms. Andrews discussed the regulatory jurisdiction of wetlands; USDA could have jurisdiction. The balance of the property will continue to be farmed.

No buildings, water, or sewer will be installed.

The access will remain at the same location. Mr. Klaas said that the proposal would not trigger the County's Access Ordinance.

The fence will not be in the right-of-way.

Mr. Klaas requested additional right-of-way dedication to address an erosion problem at the roadway. Ms. Blum will ask the property owner if they are agreeable to dedicating an additional fifteen feet (15') of property along the northern part of the property.

The panels are constantly monitored remotely. No gate alarm will be installed.

The interconnection point would be at Newark Road. The lines might have to be upgraded per Ameren's requirements. Three-phase power is available.

Mowing may occur more frequently initially. However, after the plantings are established, mowing may occur three-four (3-4) times per year. Ms. Andrews asked what constitutes a "no mow" mix; she requested a list of the vegetation. Ms. Blum was agreeable to this request. Plantings would occur by hand near the panels and would be by mechanical means where more room was available.

Ms. Andrews asked about temporary erosion control and site stabilization during construction. A corridor of seeding will occur along the gravel road.

Cliff Fox, Village of Newark, asked about property assessment for taxation purposes for schools. Ms. Blum responded that the solar industry is working the tax assessors association to determine the tax value.

Mr. Klaas made a motion, seconded by Ms. Andrews, recommend approval of the special use permit as requested.

Ayes (7):	Klaas, Guritz, Langston, Rybski, Andrews, Holdiman, and Asselmeier
Nays (0):	None
Absent (3):	Clayton, Chismark, and Davidson

The motion passed unanimously. This matter will go before the Kendall County Regional Planning Commission on May 23rd.

Ms. Andrews left at this time (9:37 a.m.)

Petition 18-16 Lawrence Slattery on Behalf of R.Y. Property Management, Corp. (Owner) and Jorge Ramirez a/k/a Rancho La Purisima (Prospective Buyer) – Special Use Permit for a Banquet Facility at 8218 Route 30 (PIN 02-03-200-001) in Bristol Township

Mr. Asselmeier summarized the request.

Lawrence Slattery currently owns the subject property and leases the property to Jorge Ramirez. Mr. Ramirez is requesting an A-1 Special Use to operate a banquet facility at the subject property under the business name Rancho La Purisima. Mr. Ramirez would purchase the property from Mr. Slattery.

Bristol Township expressed no opinion on the request. Staff of the Village of Montgomery recommended denial.

Per the business plan, the banquet facility would operate inside the existing red barn located on the property. The outside and inside elevations of the barn are included as Attachments 7 and 8. The kitchen and restrooms would be located on the northeast side of the first floor of the barn. The dining and dancing area would be located on the south half of the first floor of the barn. A chapel or additional meeting space would be located on the northeast corner of the second floor of the barn. Mr. Ramirez indicated that the capacity for the first floor areas was two hundred fifty (250) people and the maximum capacity for the second floor area was one hundred fifty (150) people. These capacity number have not been verified by a fire or building official. Mr. Ramirez does not have any plans to use both space at the same time. The maximum number of guests at the property would be two hundred fifty (250). The barn is approximately eight thousand, three hundred (8,300) square feet in size.

The facility would be operational from May 1st through October 31st. The proposed hours of operation are Fridays from 3:00 p.m. until 11:30 p.m., Saturdays from Noon until 11:30 p.m., and Sundays from Noon until 9:00 p.m. At a meeting with Staff on April 20th, Mr. Ramirez indicated that setup and takedown for events would occur during hours of operation. In addition, tours of the facility for prospective customers shall occur only during the hours of operation. Mr. Ramirez indicated that he did not want more than one (1) event at the property per weekend.

Mr. Ramirez plans to employ three (3) part-time employees and contract security services.
Patrons will bring their own food and drinks. No alcohol will be sold on the premises.

The banquet hall will be used for weddings, quinceaneras, birthdays, baptisms, and similar events.

Mr. Ramirez will live on the property and he has fourteen (14) years of experience as a banquet chef. He is in the framing business full-time and hopes to use the banquet facility for additional revenue.

A Change of Occupancy Permit will be required for each existing structure or portion of each existing structure that will be used in conjunction with the proposed banquet facility.

Mr. Ramirez submitted a soil study.

The well and septic systems for the house are located on the northwest side of the house. The proposed location for the well and septic system for the barn will be located on the northeast corner of the property.

While bathrooms are planned inside the existing barn, porta-potties will be needed for some events.

Mr. Ramirez submitted a parking plan showing eighty-one (81) parking spaces and four (4) handicapped parking spaces.

Mr. Ramirez submitted a lighting plan as part of the parking lot survey (See Attachment 5). Five (5) individual light poles and one (1) pole with four (4) lights are planned for the parking area. In addition, several lights are already located on the existing red barn.

An illuminated sign is proposed inside the fence west of the trees and driveway. The sign will be approximately five feet, five inches (5'5") in height and approximately eight feet eight inches (8'8") in width.

Mr. Ramirez provided a Landscaping Plan. The plan calls for the planting of Northern White Cedar trees on the northeast, east, and most of the south side of the property. According to information provided to Staff, the trees would be approximately six feet (6') in height at the time of planting.

The barn would not be air conditioned. The doors and windows on the south and east sides would be open.

Mr. Ramirez agreed that no music would occur outdoors except processionals and recessionals at wedding ceremonies.

Mr. Ramirez indicated that he would be willing to install noise measuring and controlling devices to comply with the noise requirements.

Before Staff makes a recommendation on the request, the following information is requested. The Petitioners' attorney was sent this request on April 20th:

1. A revised plat of survey or topographic survey showing a scale, north arrow, location map, name of the owner/developer, all existing structures on adjacent properties within 100' of the property line, and the present zoning classification and PINs for the subject property and all adjacent properties.

2. The Findings of Fact from the special use application.

The results of the EcoCat and NRI would also be needed before a final recommendation is offered.

Mr. Rybski asked if events would be public or private. Stuart Petersen responded that events would be private only. Only one (1) event would occur per weekend. The party renting the barn would bring in their own food and alcohol would not be sold at events. The food would not be prepared at the barn.

Mr. Rybski requested a meeting in the future regarding the septic system. Drainage would remain the same; the parking area would be chalked line. Mr. Rybski asked if the existing well and septic systems have been mapped. Mr. Petersen responded they located the existing well and septic system. Discussion occurred regarding well sampling.

Mr. Holdiman asked about the timeline for using temporary bathrooms. Jorge Ramirez said that it would take two (2) years to build out the banquet area. Mr. Ramirez agreed to a condition regarding bathrooms and prep kitchen to be installed within two (2) years.

Mr. Holdiman noted that a Change of Occupancy Permit will be required. Mr. Holdiman requested engineering and architectural plans for the building. These plans would be used to determine the occupant load for the building. A sprinkler system would not be required.

Mr. Langston asked about the number of events. Mr. Petersen stated that one (1) event per weekend would occur initially, but that number could increase if the business is successful. Mr. Asselmeier noted that Mr. Ramirez agreed to do setup and cleanup during the hours of operation and Mr. Ramirez would show the property only during the hours of operation.

Mr. Langston asked about the use of the security services. The security services would be used to assist with parking and traffic control.

Discussion occurred regarding widening Route 30 at some point in the future.

Discussion occurred regarding noise. Mr. Langston stated that, if either the Montgomery Police Department or Kane County Sheriff's Office receive a noise complaint, the Kendall County Sheriff's Department would investigate the matter because the property creating the noise is in Kendall County.

Mr. Klaas stated that the Illinois Department of Transportation bought right-of-way in 1956 and the right-of-way is accessed control. Mr. Klaas read a provision from the right-of-way plat that said access at the property was limited to farming operations and single-family residential uses; commercial uses were not allowed.

The Petitioner has not talked to large number of neighbors across the street.

Mr. Holdiman made a motion, seconded by Mr. Rybski, layover the request until the June ZPAC to give the Petitioner time to obtain the occupancy loads, research the access issue with the Illinois Department Transportation, provide the revised plat of survey or topographic survey showing a scale, north arrow, location map, name of the owner/developer, all existing structures on adjacent properties within 100' of the property line, and the present zoning classification and PINs for the subject property and all adjacent properties, and provide the Findings of Fact for the special use request.

Ayes (6): Klaas, Guritz, Langston, Rybski, Holdiman, and Asselmeier
Nays (0): None
Absent (4): Andrews, Clayton, Chismark, and Davidson

The motion passed unanimously. This matter will go before ZPAC again on June 5th.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petition 17-33 transferring special use hearings from the Hearing Officer to the Zoning Board of Appeals was approved by the County Board.

Mr. Asselmeier also reported that Petition 17-29 regarding distance notification requirements for special use applicants was approved by at the County Board. The new notification distance for A-1 special use applications is seven hundred fifty feet (750').

OLD BUSINESS/NEW BUSINESS

None

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Guritz made a motion, seconded by Mr. Langston to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 10:12 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP
Senior Planner

Enc.

KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
MAY 1, 2018

NAME	EMAIL ADDRESS
Jim Coyle - Greenvalley	[redacted]
Margaret Blum · Greenberg Farrow	[redacted]
Jason Bourne	[redacted]
Stuart Peterson	[redacted]
Jorge Ramirez	[redacted]
Michael Saar	[redacted]

DEPARTMENT OF PLANNING, BUILDING & ZONING
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MEMORANDUM

To: Kendall County Zoning and Platting Advisory Committee
From: Matthew H. Asselmeier, AICP, Senior Planner
Date: May 29, 2018
Re: 18-16 Request for a Banquet Facility at 8218 Route 30

At the May 1st ZPAC meeting, the Committee voted to layover Petition 18-16 (Request by Lawrence Slattery on Behalf of R.Y. Management Corp. and Jorge Ramirez a/k/a Rancho La Purisima Corp for a banquet facility at 8218 Route 30 in Bristol Township). The reasons for the layover were:

1. Petitioner was to meet with an architect or engineer to determine occupancy loads for the barn.

2. Petitioner was to address the access issue with the Illinois Department of Transportation.

3. Petitioner was to provide the revised plat of survey or topographic survey showing a scale, north arrow, location map, name of the owner/developer, all existing structures on adjacent properties within 100' of the property line, and the present zoning classification and PINs for the subject property and all adjacent properties.

4. Petitioner was to provide the Findings of Fact for the special use request.

To date, the Petitioner has not provided specifics on the above items. However, the Petitioner's attorney indicated that he and his client were working on gathering the information.

If updated information becomes available, Planning, Building and Zoning Department Staff will email you the information prior to the June 5th meeting or distribute the information at the June 5th meeting.

If updated information is not available for the June 5th meeting, Planning, Building and Zoning Department Staff will request another layover.

The April 24th Staff Report regarding this request is attached to this memo.

If you have any questions prior to the meeting on this topic, please let me know.

Thanks,

MHA

ENCS: April 24, 2018 Staff Report

DEPARTMENT OF PLANNING, BUILDING & ZONING
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Petition 18-16
Lawrence Slattery on Behalf of R.Y. Management Corp. (Owner) and Jorge Ramirez a/k/a Rancho La Purisima Corp. (Prospective Buyer)
A-1 Special Use – Banquet Facility

INTRODUCTION
Jorge Ramirez currently rents the subject property from the Owner. Mr. Ramirez would like to establish at banquet facility at the subject property.

SITE INFORMATION

PETITIONER	Lawrence Slattery on Behalf of R.Y. Management Corp. and Jorge Ramirez a/k/a Rancho La Purisima Corp.
ADDRESS	8218 Route 30
LOCATION	South Side of Route 30; Approximately 0.20 Miles East of Dickson Road

TOWNSHIP	Bristol
PARCEL #	02-03-200-001
LOT SIZE	5 Acres
EXITING LAND USE	Agricultural/Single Family Residential

ZONING A-1 Agricultural District

LRMP

Land Use	Suburban Residential
Roads	Route 30 is a State Highway and is Classified as a Major Collector Road
Trails	None
Floodplain/ Wetlands	None

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

APPLICABLE REGULATIONS Section 7.01 D.10 – A-1 Special Uses – Permits Banquet Facilities to be Located in the A-1 District with Approval of a Special Use Provided that the Facility Meets Certain Criteria

Section 13.08 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Single-Family Residential and Condos	A-1	Single-Family and Single-Family Attached	R-3 PUD and R-5B PUD (Montgomery) F (Kane County)
South	Agricultural	A-1	Suburban Residential	A-1 (County) R-2 PUD (Montgomery)
East	Agricultural	A-1	Suburban Residential	A-1 (County) B-2 PUD, R-4 PUD, and R-5B PUD (Montgomery)
West	Agricultural	A-1	Suburban Residential	A-1 (County)

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCat submitted April 11, 2018; required prior to Kendall County Regional Planning Commission meeting.

NATURAL RESOURCES INVENTORY

NRI application submitted on April 16, 2018.

ACTION SUMMARY

BRISTOL TOWNSHIP

Bristol Township was emailed information on April 24, 2018.

VILLAGE OF MONTGOMERY

The Village of Montgomery was emailed information on April 24, 2018.

GENERAL
Lawrence Slattery currently owns the subject property and leases the property to Jorge Ramirez. Mr. Ramirez is requesting an A-1 Special Use to operate a banquet facility at the subject property under the business name Rancho La Purisima. Mr. Slattery's approval of Mr. Ramirez's request can be found on Pages 2-4 of Attachment 1. Mr. Ramirez would purchase the property from Mr. Slattery. The incorporation papers for Mr. Ramirez's business can be found on Page 7 of Attachment 1.

This type of use is permitted as a special use on an A-1 property with certain conditions. Those conditions include:

a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.

b. The subject parcel must be a minimum of 5 acres.

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

d. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.

e. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.

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

g. The noise regulations are as follows:

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

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

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

BUSINESS OPERATION
Mr. Ramirez's business plan is included as Attachment 2. Per the business plan, the banquet facility would operate inside the existing red barn located on the property. The outside and inside elevations of the barn are included as Attachments 7 and 8. The kitchen and restrooms would be located on the northeast side of the first floor of the barn. The dining and dancing area would be located on the south half of the first floor of the barn. A chapel or additional meeting space would be located on the northeast corner of the second floor of the barn. Mr. Ramirez indicated that the capacity for the first floor areas was two hundred fifty (250) people and the maximum capacity for the second floor area was one hundred fifty (150) people. **These capacity number have not been verified by a fire or building official.** Mr. Ramirez does not have any plans to use both space at the same time. The maximum number of guests at the property would be two hundred fifty (250). The barn is approximately eight thousand, three hundred (8,300) square feet in size.

The facility would be operational from May 1st through October 31st. The proposed hours of operation are Fridays from 3:00 p.m. until 11:30 p.m., Saturdays from Noon until 11:30 p.m., and Sundays from Noon until 9:00 p.m. At a meeting with Staff on April 20th, Mr. Ramirez indicated that setup and takedown for events would occur during hours of operation. In addition, tours of the facility for prospective customers shall occur only during the hours of operation. Mr. Ramirez indicated that he did not want more than one (1) event at the property per weekend.

Mr. Ramirez plans to employ three (3) part-time employees and contract security services.

Patrons will bring their own food and drinks. No alcohol will be sold on the premises.

The banquet hall will be used for weddings, quinceaneras, birthdays, baptisms, and similar events.

Mr. Ramirez will live on the property and he has fourteen (14) years of experience as a banquet chef. He is in the framing business full-time and hopes to use the banquet facility for additional revenue.

BUILDING CODES
A Change of Occupancy Permit will be required for each existing structure or portion of each existing structure that will be used in conjunction with the proposed banquet facility.

ENVIRONMENTAL HEALTH
Mr. Ramirez submitted a soil study (See Attachment 6).

The well and septic systems for the house are located on the northwest side of the house. The proposed location for the well and septic system for the barn will be located on the northeast corner of the property.

While bathrooms are planned inside the existing barn, porta-potties will be need for some events.

PARKING
Mr. Ramirez submitted a parking plan showing eighty-one (81) parking spaces and four (4) handicapped parking spaces (See Attachment 5).

LIGHTING
Mr. Ramirez submitted a lighting plan as part of the parking lot survey (See Attachment 5). Five (5) individual light poles and one (1) pole with four (4) lights are planned for the parking area. In addition, several lights are already located on the existing red barn.

SIGNAGE
An illuminated sign is proposed inside the fence west of the trees and driveway. The sign will be approximately five feet, five inches (5'5") in height and approximately eight feet eight inches (8'8") in width.

The sign must meet the following criteria per the Kendall County Zoning Ordinance:

1. All signs shall be located a minimum of ten feet from the property line or ROW line (whichever is greater), provided the Planning, Building and Zoning Department may require a greater setback or other location, so that said sign will not obstruct the view along any highway, at any intersection, private driveway, field entrance, or other point of ingress or egress.

2. No sign shall be allowed to encroach upon the public right-of-way or public property.

3. Non-flashing Illuminated Signs, as follows: One wall or free-standing sign shall be permitted on each frontage. Hours of illumination shall be limited from 7:00a.m. to 11:00p.m. daily except that public safety facilities may be illuminated 24 hours a day.

LANDSCAPING
Mr. Ramirez provided a Landscaping Plan (See Attachment 5, Page 2). The plan calls for the planting of Northern White Cedar trees on the northeast, east, and most of the south side of the property. According to information provided to Staff, the trees would be approximately six feet (6') in height at the time of planting.

NOISE CONTROL
The barn would not be air conditioned. The doors and windows on the south and east sides would be open.

Mr. Ramirez agreed that no music would occur outdoors except processionals and recessionals at wedding ceremonies.

Mr. Ramirez indicated that he would be willing to install noise measuring and controlling devices to comply with the noise requirements.

ADDITIONAL OR MISSING INFORMATION
Before Staff makes a recommendation on the request, the following information is requested. The Petitioners' attorney was sent this request on April 20th:

1. A revised plat of survey or topographic survey showing a scale, north arrow, location map, name of the owner/developer, all existing structures on adjacent properties within 100' of the property line, and the present zoning classification and PINs for the subject property and all adjacent properties.

2. The Findings of Fact from the special use application.

The results of the EcoCat and NRI would also be needed before a final recommendation is offered.

ATTACHMENTS
1. Application
2. Business Plan
3. Aerial
4. Topographical and Plat of Survey
5. Site Plan, Landscaping Plan, and Parking Lot Plan
6. Soil Test
7. Outside Elevations
8. Inside Elevations
9. Front of Property
10. Driveway Looking South
11. Houses at Driveway Entrance
12. Houses North of Parking Area
13. Parking Area from Route 30
14. Parking Area Looking East
15. Parking Area Looking West
16. Parking Area Looking North
17. East Side of Barn
18. South Side of Barn
19. South and East Sides of Barn
20. North Side of Barn
21. Inside Upstairs Looking West
22. Inside Upstairs Looking East
23. Inside Downstairs South Side

1117 DOGLAS AVE AURORA I 1117 DOGLAS AVE AURORA IL 60505S

THE COUNTY OF KENDALL
FEBRUARY 19, 1841

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

APPLICATION

PROJECT NAME Rancho La Purisima **FILE #:**_____

NAME OF APPLICANT
Jorge Ramirez a/k/a Rancho La Purisima Corp

CURRENT LANDOWNER/NAME(s)
Lawrence Slattery, R.Y. Property Management Corp.

SITE INFORMATION

ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
5	8218 Route 30, Bristol, IL 60512	02-03-200-001

EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
AG/Farm	A1	Suburban Residential

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
___ 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
Stuart A. Petersen	[redacted]	

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

[2]ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
Harold Beron	[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.

SIGNATURE OF APPLICANT [redacted] **DATE** 4-17-18

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: 11.24.14
Special Use

RUDDY, KING & PETERSEN

2631 Ginger Woods Parkway, Suite 101
Aurora, IL 60502-7429
Phone: (630) 820-0333
Fax: (630) 820-0594
Email: info@ruddyking.com
www.ruddyking.com

John C. Ruddy
Lincoln M. King
Stuart A. Petersen

April 17, 2018

Laurence Slattery

VIA Email at [redacted]

RE: Special use Permit/Zoning application for Jorge Ramirez and property known as 8218 Route 30, Bristol IL 60512.

Dear Mr. Slattery:

Per our discussion please execute below acknowledging your consent and authorization on behalf of yourself and the entity known as R.Y. Property Management, Corp. the owner of record for the property known as 8218 Route 30, Bristol Illinois and party to an Article of Agreement for Deed for the property with the Buyer known as Jorge Ramirez and recorded as a Memorandum of Agreement Kendall County Recorder document # 201600005721 that Attorney Stuart A. Petersen is authorized to place your/my signature on any Petition for Special use or any other required Petition or document required by Kendall County Illinois to allow Jorge Ramirez to apply for all required special use permits or zoning variances. Subject to the Articles for Agreement for Deed.

I, Laurence Slattery, individually and authorized agent for R.Y. Property Management Corp. hereby authorize Attorney Stuart A. Petersen to execute my signature on any Petition for Special Use or [redacted]tion for Kendall County Illinois as indicated hereinabove.

[redacted] Date 7/12/18

Laurence Slattery, Individually and as Authorized Agent for R.Y. Property Management Corp.

Thank you for your assistance in this matter.

[redacted]

201600005721

DEBBIE GILLETTE
KENDALL COUNTY, IL

RECORDED: 4/27/2016 8:40 AM
AGR: 49.00 RHSPS FEE: 10.00
PAGES: 3

Debbie Gillette

Kendall County Recorder
111 W Fox St.
Yorkville IL 60560

Recording Cover Page

This page added for the purposes of affixing Recording Information

- ○ **Deed** _____
- ○ **Lien** _____
- X **Other** Agreement
- ○ **UCC**
- ○ **Plat**

Remarks:
Prepared by: NAME: The Gil Law Group
ADDRESS: 605 N. Broadway
Aurora IL 60505

RETURN TO: NAME: The Gil Law Group
ADDRESS: 605 N. Broadway
Aurora, IL 60505

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement relates to an Articles of Agreement for Deed dated March 30, 2016 between R.Y. Property Management, Corp. (the "Buyer") and Lawrence and Kathleen Slattery (the "Sellers") under which the Buyer agreed to purchase from the Sellers, and the Sellers agreed to sell to the Buyer, according to the terms of the Articles of Agreement for Deed, the following property:

Common Address: 8218 Route 30, Bristol, Illinois 60512
Parcel Number: 02-03-200-001
Legal Description: Attached

For good and valuable consideration, the Sellers covenant and agree to convey to the Buyer the above referenced property under the provisions contained in the above mentioned unrecorded Articles of Agreement for Deed, which is incorporated into this memorandum by reference. The terms of said Agreement shall last through and including September 30, 2019, or until such date contained in any written extension thereof, agreed to and executed by all parties.

This memorandum is not intended to be a complete summary of the Articles of Agreement for Deed. Provisions in this Memorandum shall not be used for interpreting the said Articles of Agreement for Deed terms. In the event of a conflict between this Memorandum and unrecorded Articles of Agreement for Deed, the terms of the unrecorded Articles of Agreement for Deed shall control.

IN WITNESS WHEREOF, the parties have executed this memorandum this 30th day of March, 2016.

[redacted]

SELLER Lawrence Slattery

[redacted]

SELLER Kathleen Slattery

by [redacted] attorney-in-fact

Jorge Ramirez

BUYER

Sworn to and Subscribed to Before Me
This 30th day of March, 2016

[redacted]

NOTARY PUBLIC
My commission expires: 2-1-19

OFFICIAL SEAL
JENIFFER A SMUTZER
Notary Public - State of Illinois
My Commission Expires Feb 1, 2019

OFFICIAL SEAL
JENNIFER A SMUTZER
Notary Public - State of Illinois
My Commission Expires Feb 1, 2019

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 1,119.50 FEET TO THE LINE OF A FENCE EXTENDED FROM THE SOUTH FOR THE POINTOF BEGINNING; THENCE SOUTHERLY ALONG SAID EXTENDED FENCE LINE WHICH FORMS AN ANGLE OF 91 DEGREES, 29 MINUTES, 13 SECONDS WITH THE CENTER LINE OF U.S. ROUTE NO. 30 (MEASURED FROM WEST TO SOUTH), 57.27 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID ROUTE 30; THENCE SOUTHERLY ALONG THE LAST DESCRIBED COURSE , 305.85 FEET; THENCE EASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 91 DEGREES, 30 MINUTES, 0 SECONDS WITH THE LAST DESCRIBED COURSE, (MEASURED CLOCKWISE THEREFROM), 600.0 FEET; THENCE NORTHERLY ALONG A LINE WHICH FORMS AN AGGLE OF 88 DEGREES, 30 MIUTES, 0 SECONDS WITH THE LAST DESCRIBED COURSE, (MEASURED CLOCKWISE THEREFROM), 363.12 FEET TO SAID NORTH LINE; THENCE WESTERLY ALONG SAID NORTH LINE, 600.0 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

Commonly Known as: **8218 ROUTE 30 BRISTOL, IL 60512**

TAX ID #: **02-03-200-001**

Prepared By: The Gil Law Group
605 N. Broadway
Aurora, Illinois 60505

Return To: Law Office of Richard C. Claahsen
215 Hillcrest Ave. Suite C
Yorkville, IL 60560

FORM **BCA 2.10**
ARTICLES OF INCORPORATION
Business Corporation Act

Filing Fee: $150
Franchise Tax: $ 25
Total: $175

File #: **71797856**

Approved By: JXR

FILED
APR 17 2018
Jesse White
Secretary of State

1. Corporate Name: RANCHO LA PURISIMA, CORP.

2. Initial Registered Agent: ATTORNEY STUART A. PETERSEN
First Name | Middle Initial | Last Name

Initial Registered Office: 2631 GINGER WOODS PKWY STE 101
Number | Street | Suite No.

AURORA | IL | 60502-7429 | KANE
City | ZIP Code | County

3. Purposes for which the Corporation is Organized:
The transaction of any or all lawful businesses for which corporations may be incorporated under the Illinois Business Corporation Act.

4. Authorized Shares, Issued Shares and Consideration Received:

Class	Number of Shares Authorized	Number of Shares Proposed to be Issued	Consideration to be Received Therefor
COMMON	10000	1000	$ 1000

NAME & ADDRESS OF INCORPORATOR

5. The undersigned incorporator hereby declares, under penalties of perjury, that the statements made in the foregoing Articles of Incorporation are true.

Dated APRIL 17 (Month & Day), 2018 (Year) 8218 ROUTE 30 (Street)

JORGE RAMIREZ (Name) BRISTOL (City/Town) IL (State) 60512 (ZIP Code)

This document was generated electronically at www.cyberdriveillinois.com

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant JORGE RAMIREZ a/k/a RANCHO LA PURISIMA CORO.

   Address 8218 Route 30

   City Bristol State IL Zip 60560

2. Nature of Benefit Sought Special Use Permit banquet hall liqour license

3. Nature of Applicant: (Please check one)
   - X Natural Person (a)
   - X Corporation (b)
   - ___ Land Trust/Trustee (c)
   - ___ Trust/Trustee (d)
   - ___ Partnership (e)
   - ___ Joint Venture (f)

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
JORGE RAMIREZ	8218 ROUTE 30 BRISTOL IL	100%

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:

   JORGE RAMIREZ INDIVIDUALLY AND AUTHRIZED AGET OF CORPOTRATION

VERIFICATION

I, Jorge Ramirez, 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 red the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact. [redacted]

Subscribed and sworn to before me this 17th day of April, A.D. 2018

(seal)

[redacted]

Notary Public

LINCOLN M KING
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 3, 2020

Kendall County Soil & Water Conservation District

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

www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Jorge Ramirez **Contact Person:** Attorney Stewart Petersen
Address: [redacted]
City, State, Zi[redacted]
Phone Numb[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 Bristol Township 37 N, Range 7 E, Section(s) _____
Parcel Index Number(s) 02-03-200-001
Project or Subdivision Name Banquet Hall Number of Acres 5
Current Use of Site Farmette Proposed Use Banquet Hall Farmer Barn
Proposed Number of Lots 1 No Subdivision Proposed Number of Structures _____
Proposed Water Supply well Proposed type of Wastewater Treatment Septic/Portable Bathrooms
Proposed type of Storm Water Management _____

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 see attached letter to DOR for explanation

In addition to this completed application form, please including the following to ensure proper processing:
☒ **Plat of Survey/Site Plan** – showing location, legal description and property measurements
☒ **Concept Plan** - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.
☒ If available: topography map, field tile map, copy of soil boring and/or wetland studies
☐ **NRI fee** (Please make checks payable to Kendall County SWCD)
The NRI fees, as of July 1, 2010, are as follows:
Full Report: $375.00 for five acres and under, plus $18.00 per acre for each additional acre or any fraction thereof over five.
Executive Summary Report: $300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

Fee for first five acres and under	$ 375.00
_____ Additional Acres at $18.00 each	$ _____
Total NRI Fee	**$** _____

NOTE: Applications are due by the 1st of each month to be on that month's SWCD Board Meeting Agenda. Once a completed application is submitted, please allow 30 days for inspection, evaluation and processing of this report.

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 3 years after the date reported.

Jorge Ramirez. 4-16-18
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# 1803 Date initially rec'd 4/16/18 Date all rec'd _____ Board Meeting May 2018
Fee Due $_____ Fee Paid $ 375.00 Check # [redacted] Over/Under Payment _____ Refund Due_____

RUDDY, KING & PETERSEN
LAW GROUP, LLC

2631 Ginger Woods Parkway, Suite 101
Aurora, IL 60502-7429
Phone: (630) 820-0333
Fax: (630) 820-0594
Email: info@ruddyking.com
www.ruddyking.com

John C. Ruddy
Lincoln M. King
Stuart A. Petersen

April 11, 2018

IDNR

Division of Ecosystems and Environment

One Natural Resources Way

Springfield, IL. 62702

RE: 8218 Route 30 Bristol Illinois Endangered Species Consultation Report.

Dear IDNR:

Enclosed please find the request for an Illinois Endangered Species Consultation Report. I attached to the request a copy of a site plan along with a full survey of the property, which includes a full legal description. Note the framed barn on the property is being converted into a banquet hall and no buildings are being demolished on the property nor are any new buildings being erected. If you have any questions please contact my office.

[redacted]

Stuart A. Petersen

Endangered Species Consultation Agency Action Report

(Illinois Administrative Code Title 17 Part 1075)
Division of Ecosystems and Environment

Date 4-11-18

1. Indicate the government unit and type of action requiring consultation.

☒ Local Government ☐ State Agency

○ Authorization (a unit of state or local government must issue a permit or other authorization)
○ Funding (a unit of state or local government will provide a grant, loan, or other direct support)
○ Performance (a unit of state or local government is performing the action, such as construction)

Name of government unit Kendall County, Zoning Dept.
Government contact name Matt Asselmeier
Address 111 West Fox St., Yorkville IL 60560
Phone 630-553-4141 Fax 630-553-4179

If local government, is it a county highway or local roads department? ☐ Yes ☒ No

2. Will the project receive technical assistance or funding from the state of Illinois? ☐ Yes ☒ No

If yes, indicate the state agency providing support N/A

Projects receiving state assistance (including federal funding through a state agency) must comply with the Interagency Wetland Policy Act. These projects will be reviewed for wetland impacts.

3. Applicant information

Applicant name Jorge Ramirez
Conta[redacted]
Addre[redacted]
Phone[redacted]

4. Project information and location *(a map showing the location of the proposed action is required)*

Project name Bristol Banquet Hall County Kendall
Address 8218 Rt. 30 Bristol IL.
City and zip Bristol IL 60560
Township/Range/Section (e.g., T45N,R9E,S2) T37N R7E Section 3 Legal Attached to survey bound
(Projects cannot be reviewed without the TRS)

Project description Conversion of existing Framed Barn into Banquet Hall All Food and Beverages Brought in by Renters, No Buildings will be Demolished nor any new Buildings will be erected. Survey and Building parking plan Attached.

If this is a resubmittal, please provide previous IDNR Project Code _____

Mail completed form and map of project location to:
Illinois Department of Natural Resources
Division of Ecosystems and Environment
One Natural Resources Way
Springfield, IL 62702

IDNR Use Only
Project Code: _____

BUSINESS PLAN FOR OPERATIONS OF BANQUET FACILITY LOCATED AT 8218 ROUTE 30 BRISTOL ILLINOIS AND KNOWN AS "Rancho La Purisima and/or" La Purisima Farm"

Summary :

The General business to being proposed to operate at 8218 Rt. Bristol Illinois is a rental banquet facility in the main framed barn that exists on the property. The occupancy would be limited the number of parking spaces available which I propose as 77 including 3 handicap spaces and 1 space for every 3 occupants. The months of operation would by from May 1, through October 31 on a yearly basis. The facility would be available to rent Friday through Sunday. The facility is to be rented by other party's the" Renter" and no other services are being provided. The renter would be responsible for their own food and liquor. The Business is providing hosting services rental of the building only and does not provide food or alcohol. The business is seeking a special use permit to allow for the facility to be rented and the renter having the ability to bring in their own catered food and alcohol. No alcohol will be permitted to be sold on the property. The Business will cooperate with neighbor properties to address any concerns they may have relating to the operation of the facility.

The Purisima Farm Corp. is the entity to be formed to operate the business.

The business is to operate weekends in the summer only from May to October.

Hours and dates of operation:
Hours: Saturdays 12:00 p.m. at 11:30 p.m.
Hours: Sunday 12:00 p.m. at 9:00 p.m.
Hours: Friday 3:00 p.m. at 11:30 p.m.

Maximum capacity of people in the first floor: 250 people. We have two emergency exits in the lower room and lights in the parking lots.

Maximum capacity of people in the second floor: 150 people. We have two emergency exits in the Arriva room and lights in the parking lots.

But at no time would both rooms be occupied at the same time and cannot exceed the occupancy limit.

The following events are the type of events that will be allowed to rent the building: Weddings, Quinceaneras, Birthdays, Baptisms and only family events will be allowed.

Security

We plan on having a security guard for every 100 people inside the building. As well as another security guard outside to keep the flow of the cars under control in the to order the parking.

Noise Control

All of the music and entertainment will be inside the building and we will make sure that the music is not so loud to prevent from bothering the neighbors. The Landscaping is being designed to help reduce any noise from traveling outside the properties boundary.

Bathrooms

We are going to be using portable bathrooms until we are approved. After we get approved we are planning on installing enough stationary bathrooms to accommodate the number of personnel indicated. It has anticipated that eventually an onsite waste diposal sytem will be installed on the property.

Kitchen

We will have a small prep kitchen so that people can keep their food warm that the are bringing or catering in to event.

Parking

Parking plan has bee attached to the application which also indicates the proposed lighting.

Landscaping

A landscaping plan as been attached to the application which show the placemen of trees so as to help with noise and light traveling out side the property. Note the purposed lighting is designed as minimize the light from affecting others outside the property boundaries.

Attachment 3 Aerial

April 20, 2018

1:3,175

0 0.0275 0.055 0.11 mi

0 0.0425 0.085 0.17 km

Kendall County Illinois GIS

Agricultural

Agricultural-Building Permit

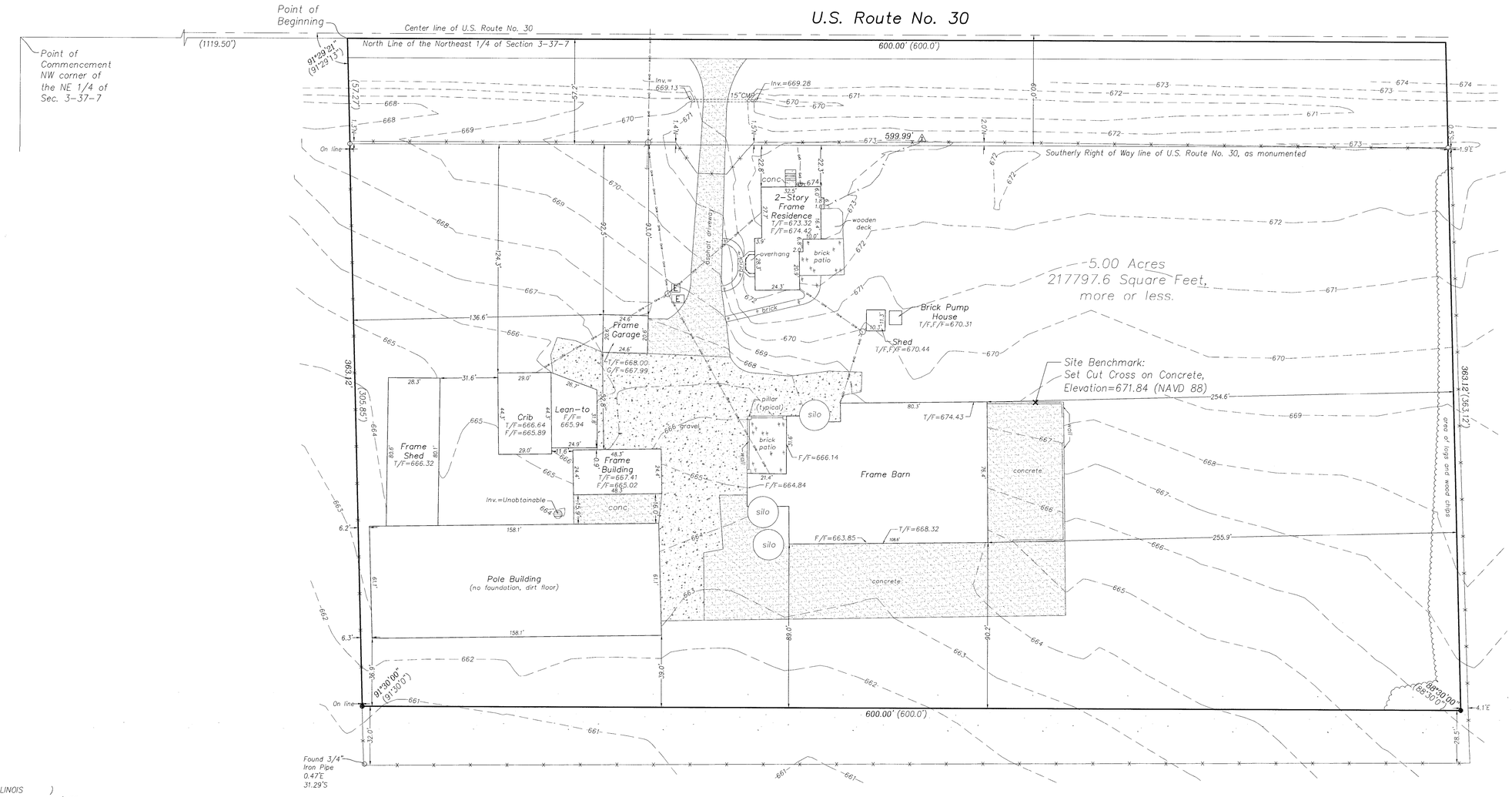
Agricultural-Special Use

Agricultural-Special Use-Planned Unit Development

TOPOGRAPHIC SURVEY

THAT PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 1,119.50 FEET TO THE LINE OF A FENCE EXTENDED FROM THE SOUTH FOR THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID EXTENDED FENCE LINE WHICH FORMS AN ANGLE OF 91 DEGREES, 29 MINUTES, 13 SECONDS WITH THE CENTER LINE OF U.S. ROUTE NO. 30, (MEASURED FROM WEST TO SOUTH), 57.27 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID ROUTE 30; THENCE SOUTHERLY ALONG THE LAST DESCRIBED COURSE, 305.85 FEET; THENCE EASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 91 DEGREES, 30 MINUTES, 0 SECONDS WITH THE LAST DESCRIBED COURSE, (MEASURED CLOCKWISE THEREFROM), 600.0 FEET; THENCE NORTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 88 DEGREES, 30 MINUTES, 0 SECONDS WITH THE LAST DESCRIBED COURSE, (MEASURED CLOCKWISE THEREFROM), 363.12 FEET TO SAID NORTH LINE; THENCE WESTERLY ALONG SAID NORTH LINE, 600.0 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 8218 ROUTE 30, BRISTOL, ILLINOIS.



Legend

- utility pole
- anchor wire
- telephone pedestal
- electric meter
- electric junction box
- inlet
- gas meter
- T/F= = top of foundation
- F/F= = finished floor
- G/F= = garage floor
- overhead wires
- gas line
- underground telephone line
- fence
- 669 = contour line
- gravel
- concrete/asphalt

Note:

Source Benchmarks:

City of Aurora Control Monument No. 5, Elevation=690.81 (NAVD 88)

City of Aurora Control Monument No. 8, Elevation=668.71 (NAVD 88)

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT YORKVILLE, ILLINOIS ON APRIL 12, 2018.

PROFESSIONAL LAND SURVEYOR ERIC C. POKORNY 035-003818 YORKVILLE, IL STATE OF ILLINOIS

N

Scale: 1" = 30'

○=Found 3/4" Dia. Iron Pipe
●=Set Iron Pipe 3/4" Dia. x 24"
N = North E = East
S = South W = West
(XX.XX') = Record Distance
XX.XX' = Measured Distance
Fence= —×—×—

Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2018
Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2018

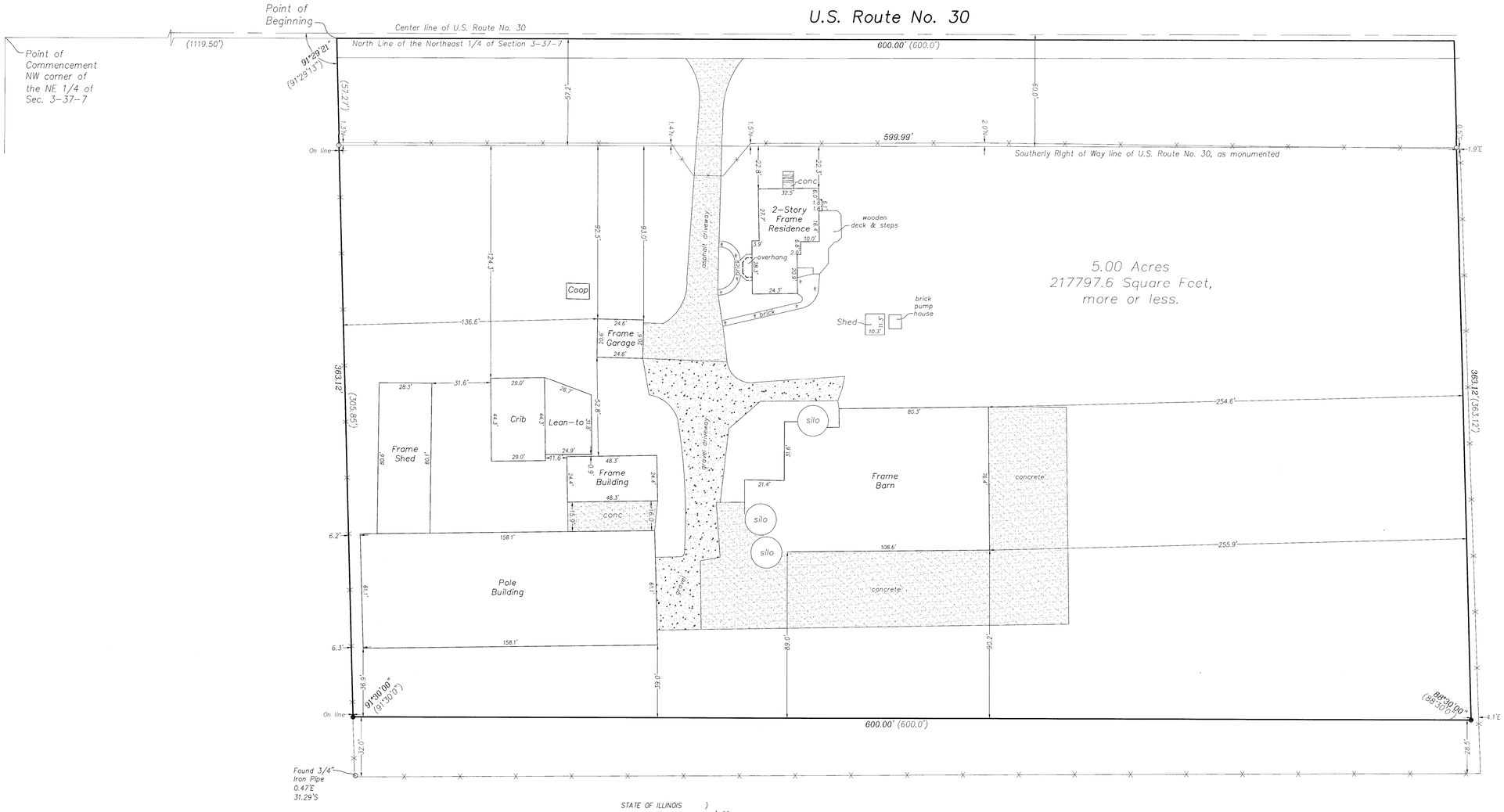
TODD SURVEYING
Professional Land Surveying Services
"Cornerstone Surveying PC"
759 John Street, Suite D
Yorkville, IL 60560
Phone: 630-892-1309 Fax: 630-892-5544
Survey is only valid if original seal is shown in red.

Client:	R.Y. Property Management Corporation
Book #: 2445	Drawn By: MA,ECP Plat #: 4743
Reference:	2016-0360,FB2305
Field Work Completed:	04/10/2018
Rev. Date	Rev. Description
Project Number:	2018-0544

PLAT OF SURVEY

THAT PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 1,119.50 FEET TO THE LINE OF A FENCE EXTENDED FROM THE SOUTH FOR THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID EXTENDED FENCE LINE WHICH FORMS AN ANGLE OF 91 DEGREES, 29 MINUTES, 13 SECONDS WITH THE CENTER LINE OF U.S. ROUTE NO. 30, (MEASURED FROM WEST TO SOUTH), 57.27 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID ROUTE 30; THENCE SOUTHERLY ALONG THE LAST DESCRIBED COURSE, 305.85 FEET; THENCE EASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 91 DEGREES, 30 MINUTES, 0 SECONDS WITH THE LAST DESCRIBED COURSE, (MEASURED CLOCKWISE THEREFROM), 600.0 FEET; THENCE NORTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 88 DEGREES, 30 MINUTES, 0 SECONDS WITH THE LAST DESCRIBED COURSE, (MEASURED CLOCKWISE THEREFROM), 363.12 FEET TO SAID NORTH LINE; THENCE WESTERLY ALONG SAID NORTH LINE, 600.0 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 8218 ROUTE 30, BRISTOL, ILLINOIS.



STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT YORKVILLE, ILLINOIS ON MARCH 14, 2016.

PROFESSIONAL LAND SURVEYOR
MICHEL C. ENSALACO
035-002768
YORKVILLE, IL
STATE OF ILLINOIS

Scale: 1" = 30'

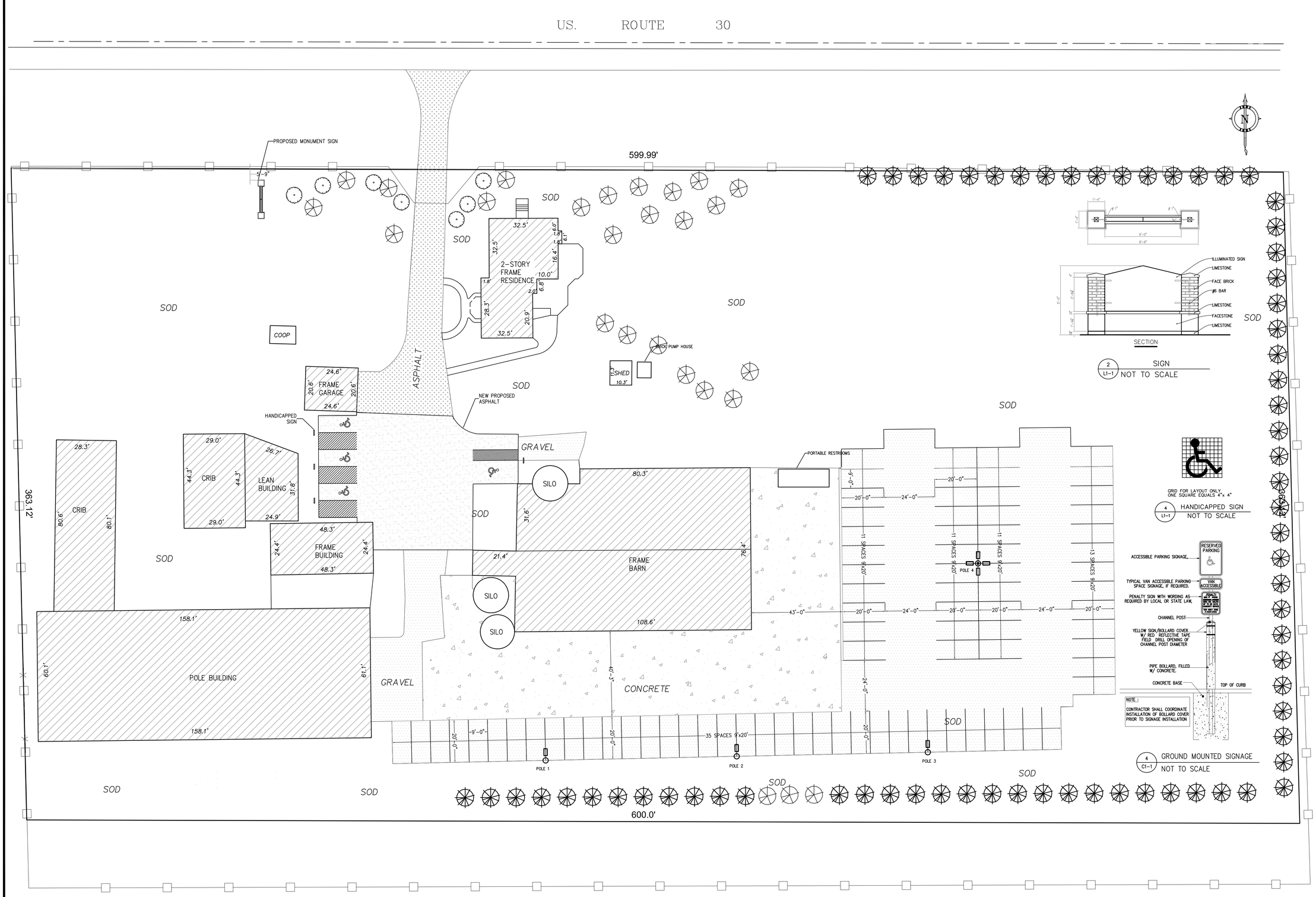
O=Found 3/4" Dia. Iron Pipe
●=Set Iron Pipe 3/4" Dia. x 24"
N = North E = East
S = South W = West
(XX.XX') = Record Distance
XX.XX' = Measured Distance
Fence
= Concrete/Asphalt
=Gravel

Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2016
Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2016

TODD SURVEYING
Professional Land Surveying Services
"Cornerstone Surveying PC"
1304 Sunset Avenue, Suite E
Yorkville, IL 60560
Phone: 630-892-1309 Fax: 630-892-5544

Survey is only valid if original seal is shown in red.

Client:	Law Office of Richard C. Claahsen
Book #: 2305	Drawn By: JG.JJH Plat #: 4743
Reference:	
Field Work Completed:	3/11/2016
Rev. Date	Rev. Description
Project Number:	2016-0360



PROPOSED SITE PLAN
SCALE 1"=20'-0"

BERON DESIGN GROUP
ARCHITECTS, PLANERS & DESIGNERS
150 WEST WASHINGTON ST.
WEST CHICAGO IL 60185
TEL. (630) 473-0581
FAX. (630) 708-0581
HAROLD@BERONDESIGNGROUP.COM

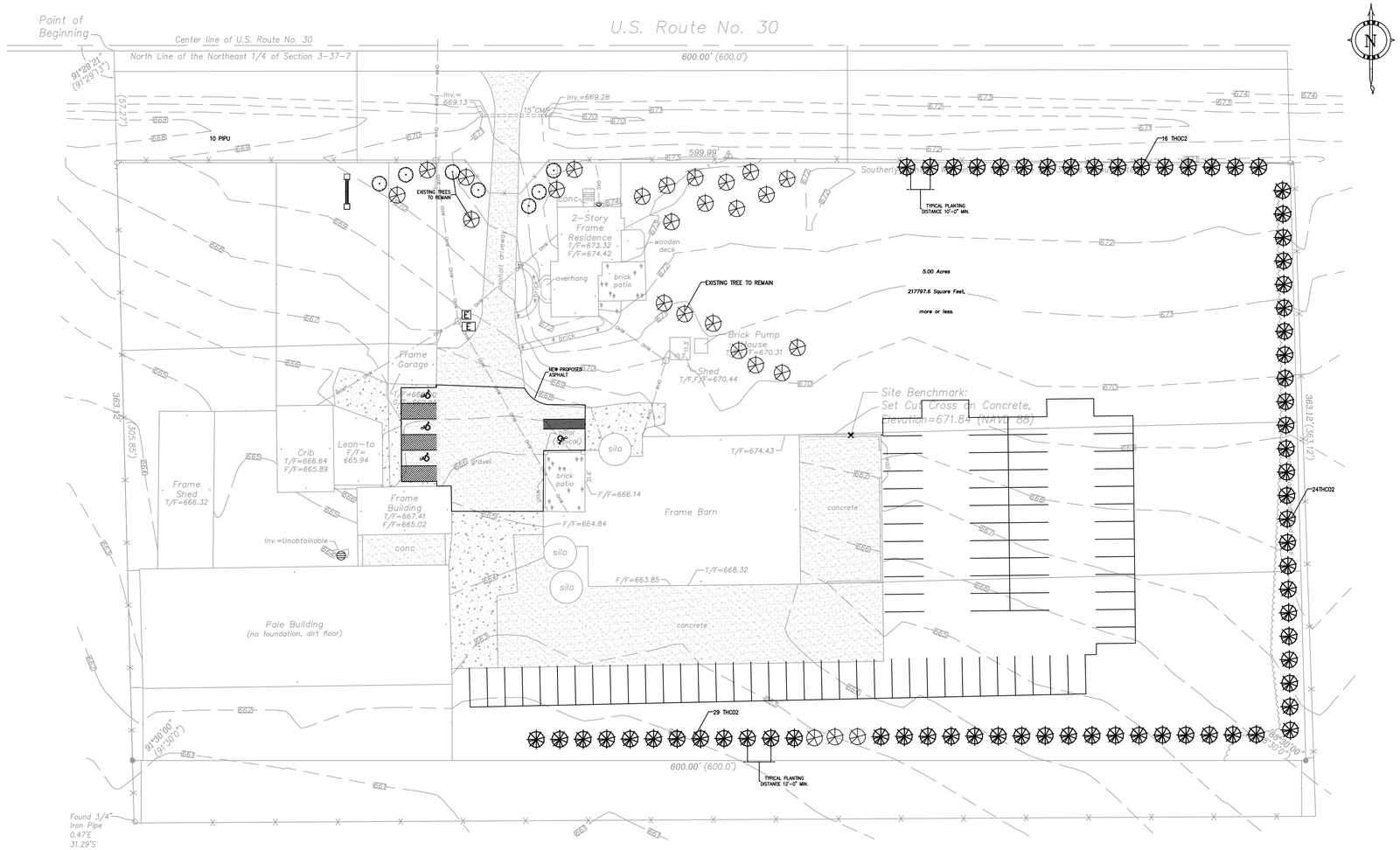
PROPOSED RESTROOMS & WARM-UP KITCHEN
8218 ROUTE 30
BRISTOL, ILLINOIS 60612

NO.	REVISIONS	DATE
1	OWNER REVIEW	04/16/18

DSGN. HB CHKD. HB
DWN. HB
SCALE: AS SHOWN
SHEET TITLE :
EXISTING SITE PLAN

PROJECT NO. 3804
DATE 04/15/2018
SHEET NO. C1-1

I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE KENDALL COUNTY BUILDING CODE AND ORDINANCES.



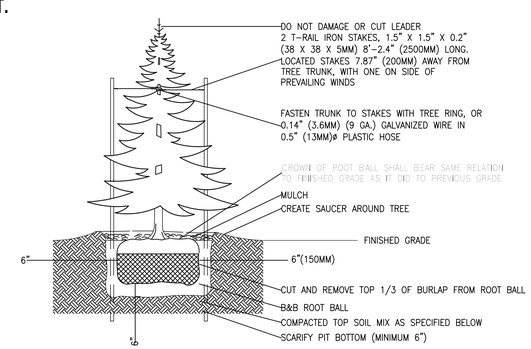
1 C1-2 PROPOSED LANDSCAPE PLAN
SCALE 1/32"=1'-0"

LANDSCAPE NOTES:

1. LANDSCAPE PLANS SHALL NOT BE USED FOR LANDSCAPE INSTALLATION UNLESS EXCLUSIVELY DATED AND MARKED "FOR CONSTRUCTION". REVIEW ALL LANDSCAPE SPECIFICATIONS AND DETAILS PRIOR TO INSTALLATION.
2. LAY OUT COMPLETE PLANTING AS PER LANDSCAPE PLAN.
3. NOTIFY THE LANDSCAPE ARCHITECT SEVEN (7) WORKING DAYS PRIOR TO LANDSCAPE INSTALLATION. THE LANDSCAPE ARCHITECT MUST EXAMINE THE SITE PRIOR TO THE SPREADING OF TOPSOIL TO ASSESS GROWING CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE.
4. ALL EXISTING LANDSCAPE THAT IS TO REMAIN SHOULD BE PROTECTED PRIOR TO AND DURING CONSTRUCTION.
5. QUANTITY LISTS ARE PROVIDED AS A CONVENIENCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES ON THE DRAWINGS
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO STARTING CONSTRUCTION. FOR LOCATIONS WITHIN THE CITY OF CHICAGO CALL "DIGGER" (312.744.4000).
7. LOCATIONS AND GRADES ARE APPROXIMATE. FIELD VERIFY ALL INFORMATION PRIOR TO STARTING WORK.
8. ESTABLISH GRADE AT WALKS, CURBS, PLANTERS, OTHER STRUCTURES, ETC. GRADING SHALL PROVIDE SLOPES THAT ARE SMOOTH AND CONTINUOUS. POSITIVE DRAINAGE SHALL BE PROVIDED IN ALL AREAS.
9. ALL PLANTING AREAS SHALL BE EXCAVATED AND BACKFILLED WITH TOPSOIL OR ACCEPTABLE EXCAVATED SOIL. ANY UNUSED EXCAVATED EARTH SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. ANY OTHER EXCAVATED MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR AT HIS OWN EXPENSE UNLESS BACKFILLING IS AUTHORIZED BY THE ARCHITECT AND/OR THE OWNER BY WRITTEN CONSENT.
10. TOPSOIL SHALL BE A SANDY LOAM MINERAL SOIL, UNIFORM IN COLOR AND TEXTURE; CORRESPONDING TO NATIVE SOILS; CONTAINING NO GRASS ROOTS, SOD, WEEDS, ROCKS, STIFF CLAY, CLODS, OR ANY OTHER SUBSTANCE UNDESIRABLE TO PLANT GROWTH. THE SOIL SHALL BE LOOSE, FRIABLE, AND OF GOOD TILTH. THE pH SHALL RANGE BETWEEN 5.5 TO 6.5
EXCAVATE NEW LANDSCAPE AREAS AS INDICATED ON THE DRAWINGS AND TO THE FOLLOWING DEPTHS: SOD, SEED AND LAWN AREAS 8" MIN. DEPTH, GROUNDCOVER & PERENNIAL BEDS 18" MIN. DEPTH, SHRUB BEDS 24" MIN. DEPTH.
NOTE: WHERE SHRUBS AND PERENNIALS/GROUNDCOVER ARE TO BE PLANTED IN THE SAME BED, PROVIDE BED DEPTHS TO MEET THE MINIMUM DEPTH FOR SHRUBS. PROVIDE ADDITIONAL EXCAVATION OF TREE PITS WHERE TREES ARE TO BE PLANTED IN SHRUB AND PERENNIAL BEDS.
11. THE LANDSCAPE CONTRACTOR SHALL REPORT ANY DISCREPANCIES ON THE LANDSCAPE PLAN TO ARCHITECT AND GET WRITTEN APPROVAL BEFORE COMMENCING WITH CONSTRUCTION.
12. PLANT MATERIAL SHALL BE NURSERY GROWN AND ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM OF ONE (1) YEAR. GUARANTEED AT MINIMUM: THE PLANTING, LAWN, AND AREAS NOT IN A HEALTHY GROWING CONDITION SHALL BE REMOVED AND REPLACED WITH PLANTING OF LIKE SPECIES/KIND, VARIETY, AND SIZE BEFORE THE CLOSE OF THE NEXT PLANTING SEASON BY THE LANDSCAPE CONTRACTOR AT NO CHARGE TO THE OWNER.
13. ALL PLANT SPECIES SPECIFIED ARE SUBJECT TO AVAILABILITY. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ALLOWED UNLESS APPROVED THROUGH WRITTEN CONSENT BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER.
14. SEE DETAILS FOR PROPER PLANTING TECHNIQUES.
15. SIZE, GRADING STANDARDS, BRANCHING, AND BALL SIZE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE U.S.A. STANDARD FOR NURSERY STOCK AMERICAN ASSOCIATION OF NURSERYMEN, INC.
16. PLANT SYMBOLS ARE NOT LITERAL REPRESENTATIONS. THEY ARE ILLUSTRATED BY THE ON THE LANDSCAPE PLAN AS THE GRAPHIC REPRESENTATION OF THE PROPOSED PLANT MATERIAL. THEY DO NOT NECESSARILY REPRESENT THE SPREAD OF THE PLANT AT THE TIME OF INSTALLATION.
17. ALL PLANTING BED LINES AND TREE SAUCERS SHALL REQUIRE A HAND SPADED EDGE BETWEEN LAWN AND MULCHED AREAS.
18. ALL PLANTING BEDS SHALL BE COVERED WITH THREE INCHES (3") OF SHREDDED HARDBARK MULCH (SEE DETAILS), RAKED LEVEL AND WATERED DOWN; PLANTING BEDS SHOULD BE WEED FREE AND SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO MULCH INSTALLATION. MULCH TO BE APPROVED BY LANDSCAPE ARCHITECT.
19. DO NOT SHEAR ANY PLANT MATERIALS. HAND PRUNE ALL PLANTS, AS NEEDED, AFTER INSTALLATION OF PLANTING PLAN IS COMPLETED.
20. CLEAN UP ALL AREAS, SWEEP WALKS AND DRIVES, AND HAUL AWAY DEBRIS.
21. SOD SHALL BE CERTIFIED KENTUCKY BLUEGRASS BLEND AND IS REQUIRED IN ALL UNPAVED WITHIN THE SITE BOUNDARIES AND ADJACENT R.O.W. UNLESS OTHERWISE SPECIFIED ON THE LANDSCAPE PLAN.
22. ALL BASE INFORMATION HEREIN WAS PROVIDED TO LANDSCAPE ARCHITECT BY ARCHITECT AND/OR OWNER.
23. ANY AREA DISTURBED DURING CONSTRUCTION, INCLUDING PARKWAY, SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
24. THE LANDSCAPE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES; OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND FOR ANY ACTS AND OMISSIONS

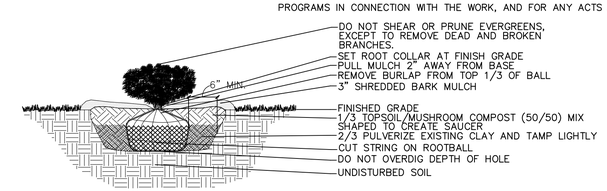
PLANT LIST

QUAN.	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
69	THCO2	Techny Arborvitae	Techny(Northern White Cedar)	6 feet	CONT.

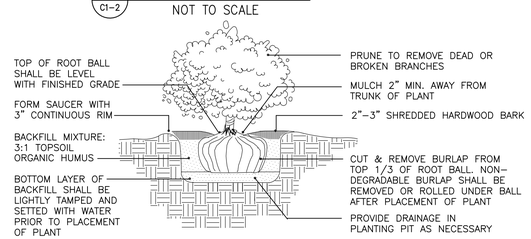


SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION.
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
4. PROVIDED DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
5. TOPSOIL MIX, SEE SPEC.

4 C1-2 CONIFEROUS TREE DETAIL
NOT TO SCALE



2 C1-2 EVERGREEN SHRUB DETAIL
NOT TO SCALE



3 C1-2 PLANTING DETAIL
NOT TO SCALE

32' 16' 0 32'

I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE KENDALL COUNTY BUILDING CODE AND ORDINANCES.

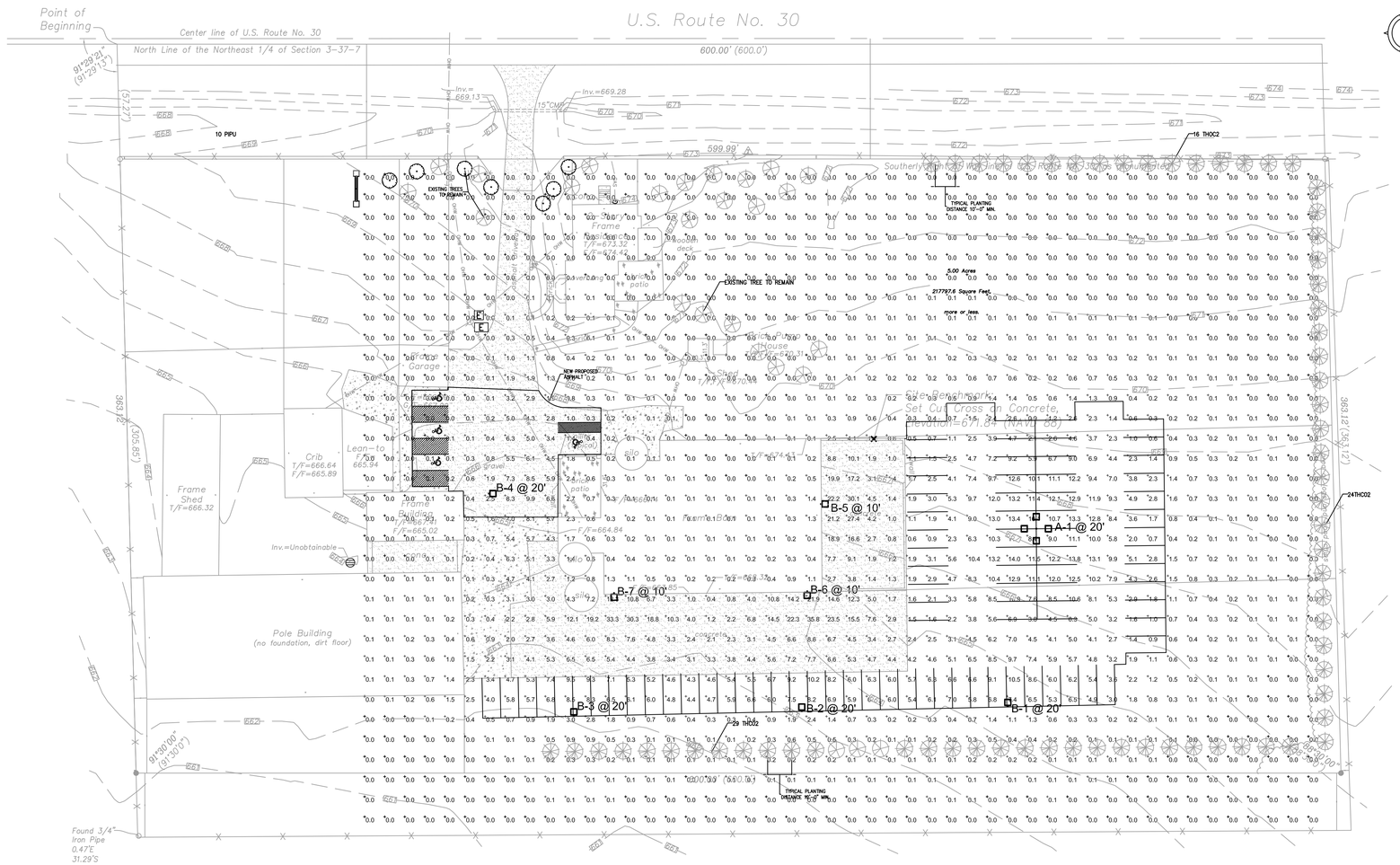
BERON DESIGN GROUP
ARCHITECTS, PLANERS & DESIGNERS
150 WEST WASHINGTON ST.
WEST CHICAGO IL 60185
TEL. (630) 473-0581
FAX. (630) 708-0581
HAROLD@BERONDESIGNGROUP.COM

PROPOSED RESTROOMS & WARM-UP KITCHEN
8218 ROUTE 30
BRISTOL, ILLINOIS 60612

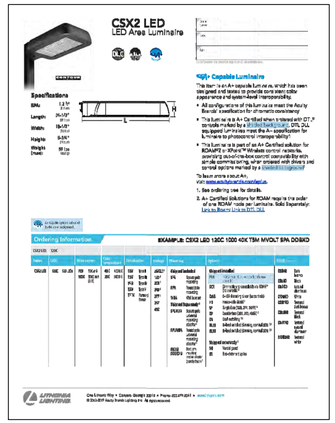
NO.	REVISIONS	DATE
1	OWNER REVIEW	04/16/18

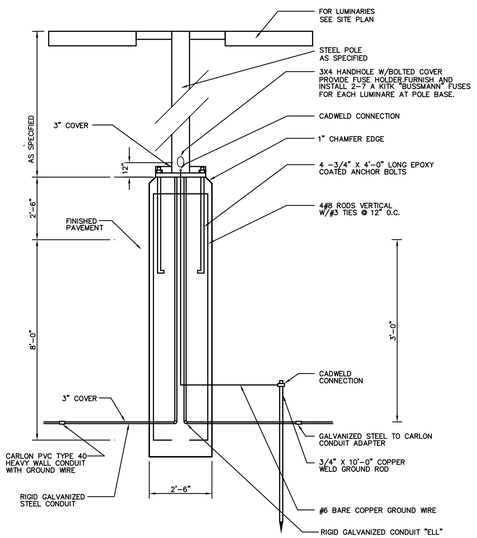
DSGN. HB CHKD. HB
DWN. HB
SCALE: AS SHOWN
SHEET TITLE : PROPOSED LANDSCAPE PLAN

PROJECT NO. 3804
DATE 04/15/2018
SHEET NO. C1-2



1 C1-3 PHOTOMETRIC PLAN
SCALE 1/32"=1'-0"





2 C1-3 PARKING LOT LIGHT POLE DETAIL
NOT TO SCALE

32' 16' 0 32'

I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE KENDALL COUNTY BUILDING CODE AND ORDINANCES.

BERON DESIGN GROUP
ARCHITECTS, PLANERS & DESIGNERS
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HAROLD@BERONDESIGNGROUP.COM

PROPOSED RESTROOMS & WARM-UP KITCHEN
8218 ROUTE 30
BRISTOL, ILLINOIS 60612

NO.	REVISIONS	DATE
1	OWNER REVIEW	04/16/18

DSGN. HB CHKD. HB
DWN. HB
SCALE: AS SHOWN
SHEET TITLE :
PARKING LOT PHOTOMETRICS

PROJECT NO. 3804
DATE 04/15/2018
SHEET NO. C1-3

PUTMAN SOIL TESTING, INC.
SOIL TESTING AND CLASSIFICATION
1200 PORTAGE LANE, WOODSTOCK, ILLINOIS 60098
TELEPHONE: 815-338-6218
FAX: 815-338-7210

SOIL EVALUATION SUMMARY REPORT

PROJECT SITE:

8218 Route 30, Bristol (PIN 02-03-200-001), Kendall County, Illinois

INTRODUCTION

The subject property was investigated on March 29, 2018 for the purpose of classifying the soils for on-site waste disposal. The site is located in Section 3, T37N, R7E. The report has been prepared for George Ramirez.

METHODS

Three samples were taken in the area of the proposed septic field. The soils were sampled with a Giddings two-inch diameter core to a depth of 5 feet. The soils were described according to current State and local County requirements, with detailed soil descriptions written for each site. Soil types were identified and correlated to the current USDA soils legend for Kendall County.

RESULTS

The soils on this site formed in loess over loamy sediments over loam till. Evidence of an estimated seasonal high groundwater table (based on soil color) was recorded at all sample sites. Restrictive permeability due to bedrock was not recorded at any sample site. A summary of findings is as follows:

SOIL PROPERTY	SAMPLE 1	SAMPLE 2	SAMPLE 3
Estimated high water table	21	21	24
Observed water table	45	45	>60
Bedrock	>60	>60	>60
Soil series	145-512	171	145-512

This soil test does not fully determine the suitability of a site for a septic field. A County Health Department approved septic design is required to determine if a site is suitable for a septic field. This soil test is not for building foundation design. This soil test does not include information regarding proximity to designated Waters of the U.S.

APPLICANT:
LEGAL DESCRIPTION: 8218 Route 30, Bristol (PIN 02-03-200-001),
SECTION #: 3 TOWNSHIP: T37N RANGE: R7E
BORING #: 1 SOIL SERIES: 145-512 (Saybrook-Danabrook)
MOTTLE DEPTH (in.): 21
OBSERVED GROUNDWATER TABLE: 45
SAMPLE METHOD: 2-inch core
REMARKS:

DATE: March 29, 2018

COUNTY: Kendall
PARENT MATERIAL: loess/loam till
RESTRICTIVE PERMEABILITY (in.): >60
ASPECT/SLOPE: 3 percent to the south

HORIZ.	DEPTH	COLOR	TEXTURE	REDOX FEATURES	STRUCTURE	CONS.	COATINGS	STATE SOIL GROUP	PERMEABILITY AND LOADING RATE
A	0-11	10YR 3/2	Sil		2-m-gr	Fr		5D	.75
Bt1	11-16	10YR 4/4	Sicl		2-vf-sbk	Fr	C 10YR 3/3	6D	.62
Bt2	16-32	10YR 4/4	Sicl	c-1-d 10YR 6/2, c-1-d 10YR 5/6 at 21 inches	2-f-sbk & 2-m-sbk	Fr	C 10YR 4/3	6D	.62
2BCt	32-42	10YR 5/4	L	c-2-d 10YR 6/2, c-2-d 10YR 5/6	1-m-sbk	Fr	C 10YR 4/3	5F	.45
2C	42-60	10YR 5/4	L	c-2-d 10YR 6/2, c-2-d 10YR 5/6	M	Fr		5N	.27

SOIL CLASSIFIER: BRUCE PUTMAN, CPSC (ARCPACS/ISCA)
PUTMAN SOIL TESTING, INC.
1200 PORTAGE LANE, WOODSTOCK, IL 60098
PHONE: 815-338-6218

SIGNATURE:

BRUCE PUTMAN
ISCA
No. 50
EXPIRES
2/1/19
CERTIFIED PROFESSIONAL SOIL CLASSIFIER

APPLICANT:
LEGAL DESCRIPTION: 8218 Route 30, Bristol (PIN 02-03-200-001),
SECTION #: 3 TOWNSHIP: T37N RANGE: R7E
BORING #: 2 SOIL SERIES: 171 (Catlin)
MOTTLE DEPTH (in.): 21
OBSERVED GROUNDWATER TABLE: 45
SAMPLE METHOD: 2-inch core
REMARKS:

DATE: March 29, 2018

COUNTY: Kendall
PARENT MATERIAL: loess/loamy sediments/loam till
RESTRICTIVE PERMEABILITY (in.): >60
ASPECT/SLOPE: 3 percent to the south

HORIZ.	DEPTH	COLOR	TEXTURE	REDOX FEATURES	STRUCTURE	CONS.	COATINGS	STATE SOIL GROUP	PERMEABILITY AND LOADING RATE
A	0-12	10YR 3/2	Sil		2-m-gr	Fr		5D	.75
Bt1	12-16	10YR 4/4	Sicl		2-vf-sbk	Fr	C 10YR 3/3	6D	.62
Bt2	16-25	10YR 4/4	Sicl	c-1-d 10YR 6/2, c-1-d 10YR 5/6 at 21 inches	2-f-sbk & 2-m-sbk	Fr	C 10YR 4/3	6D	.62
Bt3	25-31	10YR 4/3, 10YR 5/3	Sicl	c-2-d 10YR 6/2, c-2-d 10YR 5/6	2-f-pr	Fr		6D	.62
BCt	31-39	10YR 5/4, 10YR 5/3	Sil, Sicl	c-2-d 10YR 6/2, c-2-d 10YR 5/6	1-m-pr	Fr	C 10YR 5/2	5B, 6B	.62
C1	39-49	10YR 5/4, 10YR 5/3	Sil	c-2-d 10YR 6/2, c-2-d 10YR 5/6	M	Fr		5L	.52
2C2	49-55	10YR 5/3, 10YR 4/3	L, Sl	c-2-d 10YR 6/2, c-2-d 10YR 5/6	M	Fr, Vfr		5L	.52
3C3	55-60	10YR 5/4	L	c-2-d 10YR 6/2, c-2-d 10YR 5/6	M	Fr		5N	.27

SOIL CLASSIFIER: BRUCE PUTMAN, CPSC (ARCPACS/ISCA)
PUTMAN SOIL TESTING, INC.
1200 PORTAGE LANE, WOODSTOCK, IL 60098
PHONE: 815-338-6218

SIGNATURE:

BRUCE PUTMAN
ISCA
No. 50
EXPIRES
2/1/19
CERTIFIED PROFESSIONAL SOIL CLASSIFIER

APPLICANT:
LEGAL DESCRIPTION: 8218 Route 30, Bristol (PIN 02-03-200-001),
SECTION #: 3 TOWNSHIP: T37N RANGE: R7E
BORING #: 3 SOIL SERIES: 145-512 (Saybrook-Danabrook)
MOTTLE DEPTH (in.): 24
OBSERVED GROUNDWATER TABLE: 45
SAMPLE METHOD: 2-inch core
REMARKS:

DATE: March 29, 2018

COUNTY: Kendall
PARENT MATERIAL: loess/loam till
RESTRICTIVE PERMEABILITY (in.): >60
ASPECT/SLOPE: 4 percent to the south

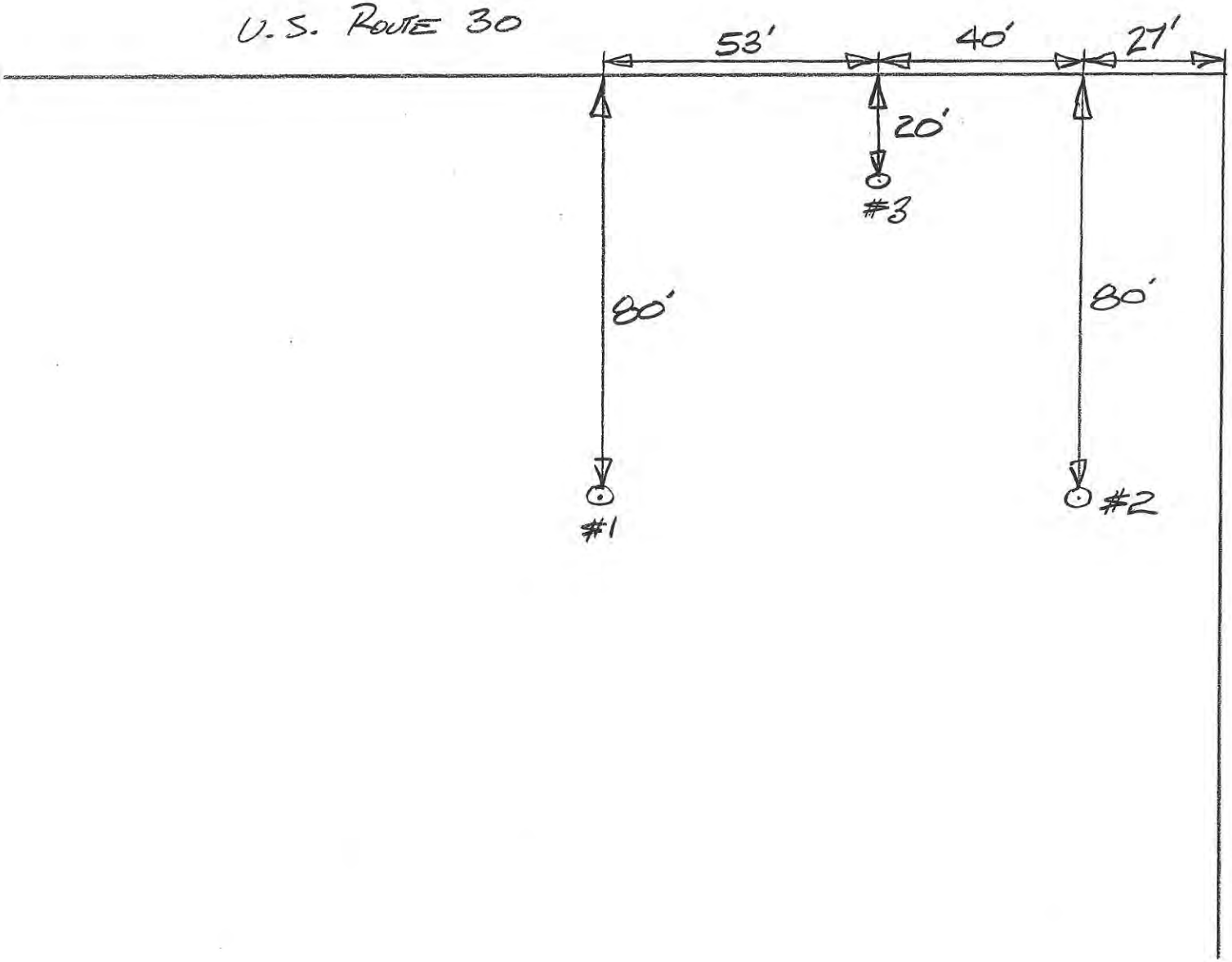
HORIZ.	DEPTH	COLOR	TEXTURE	REDOX FEATURES	STRUCTURE	CONS.	COATINGS	STATE SOIL GROUP	PERMEABILITY AND LOADING RATE
A	0-12	10YR 3/2	Sil		2-m-gr	Fr		5D	.75
Bt1	12-17	10YR 4/4	Sicl		2-vf-sbk	Fr	C 10YR 3/2	6D	.62
Bt2	17-28	10YR 4/4	Sicl	c-1-d 10YR 6/2, c-1-d 10YR 5/6 at 24 inches	2-f-sbk & 2-m-sbk	Fr	C 10YR 4/3	6D	.62
2Bt3	28-34	10YR 4/4, 10YR 4/3	Cl	c-1-d 10YR 6/2, c-1-d 10YR 5/6	2-m-sbk	Fr		6H	.52
2BCt	34-43	10YR 5/4	L	c-2-d 10YR 6/2, c-2-d 10YR 5/6	1-m-sbk	Fr	C 10YR 4/3	5F	.45
2C	43-60	10YR 5/4	L	c-2-d 10YR 6/2, c-2-d 10YR 5/6	M	Fr		5N	.27

SOIL CLASSIFIER: BRUCE PUTMAN, CPSC (ARCPACS/ISCA)
PUTMAN SOIL TESTING, INC.
1200 PORTAGE LANE, WOODSTOCK, IL 60098
PHONE: 815-338-6218

SIGNATURE:

BRUCE PUTMAN
ISCA
No. 50
EXPIRES
2/1/19
CERTIFIED PROFESSIONAL SOIL CLASSIFIER

LOCATION OF SOIL TEST SITES
8218 ROUTE 30, BRISBOL
KENDALL COUNTY, IL 3/29/18



1 / A2-1 EXISTING NORTH ELEVATION
SCALE 3/16"=1'-0"

BERON DESIGN GROUP
ARCHITECTS, PLANERS & DESIGNERS

150 WEST WASHINGTON ST.
WEST CHICAGO IL 60185
TEL. (630) 473-0581
FAX. (630) 708-0581
HAROLD@BERONDESIGNGROUP.COM

PROPOSED RESTROOMS & WARM-UP KITCHEN
8218 ROUTE 30
BRISTOL, ILLINOIS 60612

NO.	REVISIONS	DATE
1	OWNER REVIEW	04/16/18

DSGN. HB CHKD. HB
DWN. HB
SCALE: AS SHOWN

SHEET TITLE :
EXISTING NORTH ELEVATION

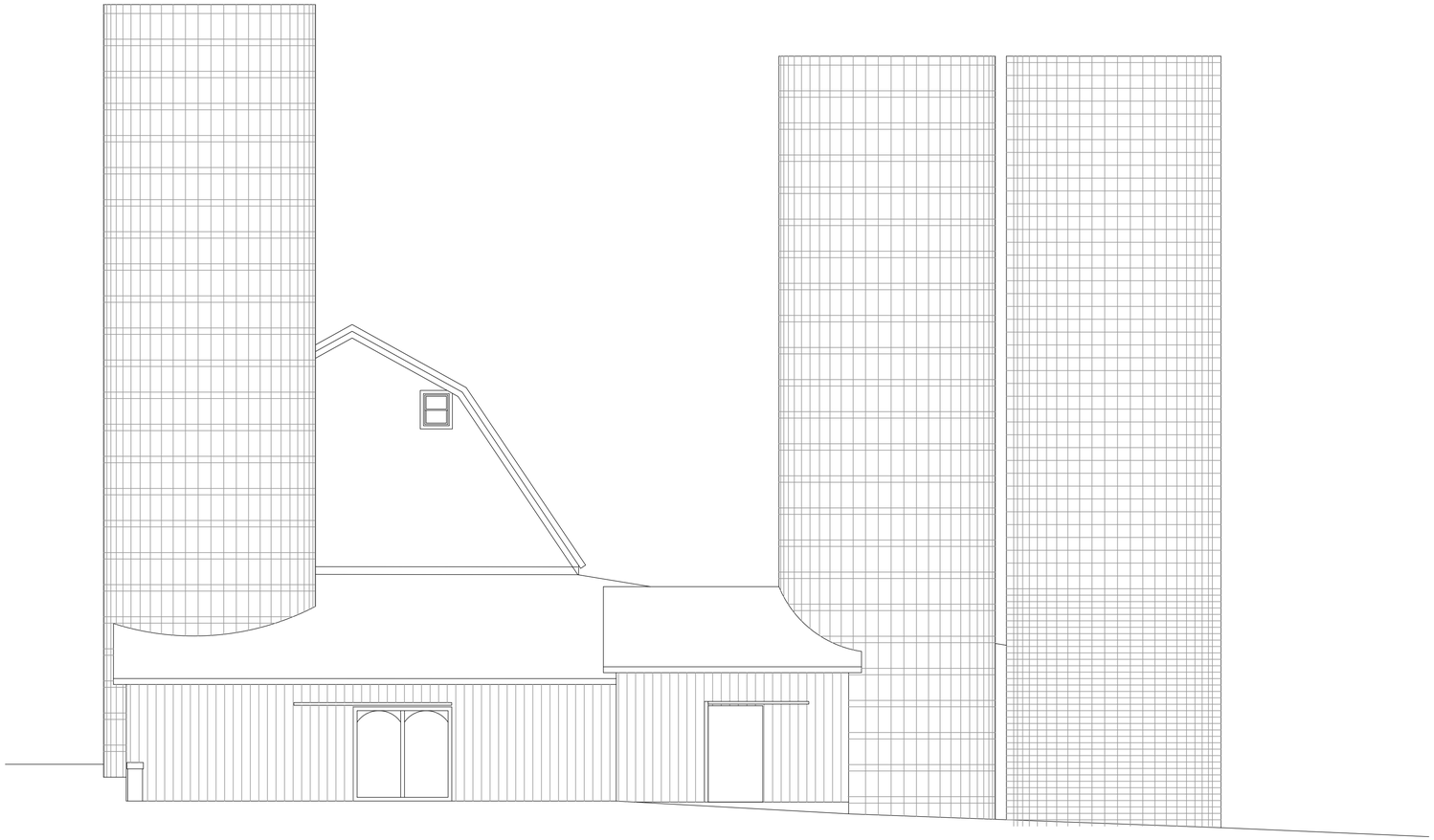
PROJECT NO. 3804
SHEET NO. A2-1
DATE 04/15/2018

Exp 11-30-2018
DATE
STATE OF ILLINOIS
HAROLD BERON
001-015361
LICENSED ARCHITECT

DESIGN FIRM LICENSE
NO.184.007748-0001

I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE KENDALL COUNTY BUILDING CODE AND ORDINANCES.

5'-4" 2'-8" 0 5'-4"



1 / A2-2 EXISTING WEST ELEVATION
SCALE 3/16"=1'-0"

BERON DESIGN GROUP
ARCHITECTS, PLANERS & DESIGNERS

150 WEST WASHINGTON ST.
WEST CHICAGO IL 60185
TEL. (630) 473-0581
FAX. (630) 708-0581
HAROLD@BERONDESIGNGROUP.COM

PROPOSED RESTROOMS & WARM-UP KITCHEN
8218 ROUTE 30
BRISTOL, ILLINOIS 60612

NO.	REVISIONS	DATE
1	OWNER REVIEW	04/16/18

DSGN. HB CHKD. HB
DWN. HB
SCALE: AS SHOWN
SHEET TITLE :
EXISTING WEST ELEVATION

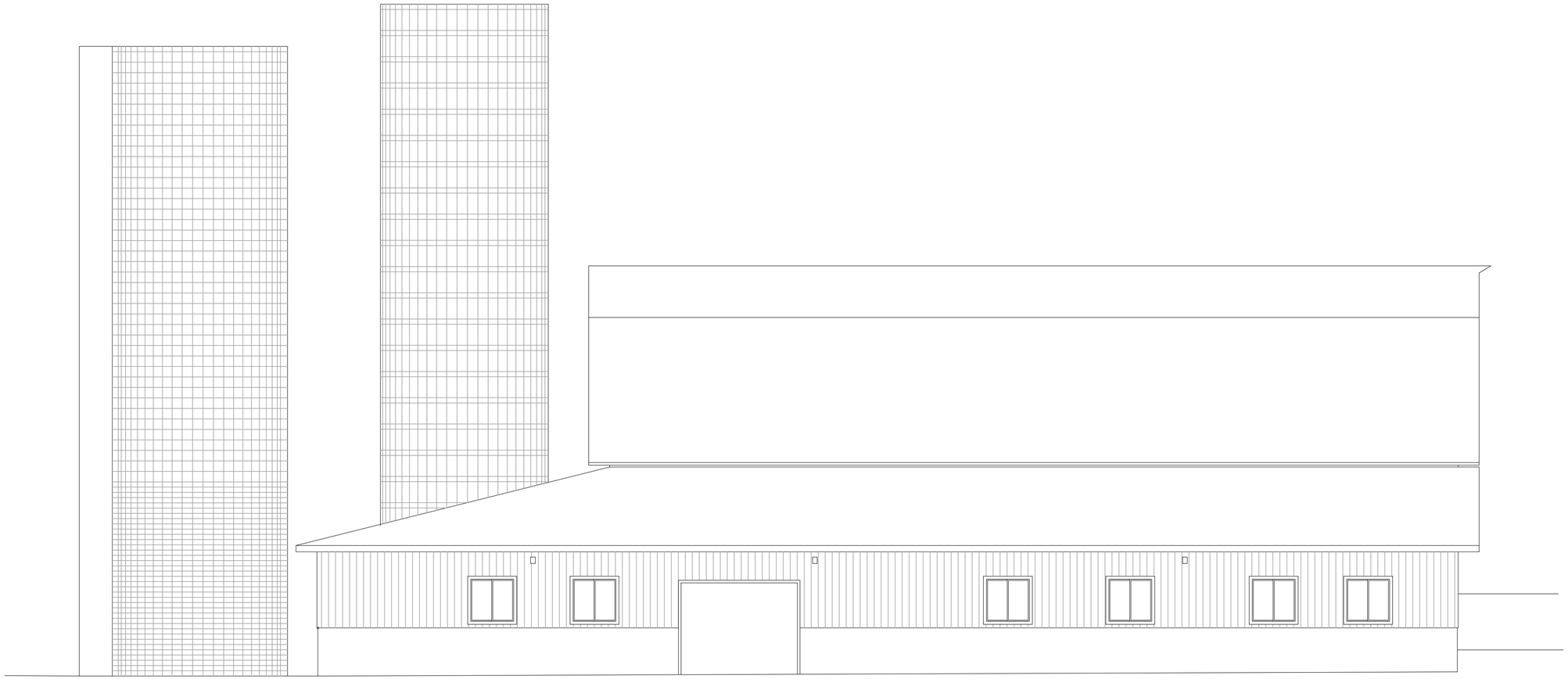
PROJECT NO. 3804
SHEET NO. A2-2
DATE 04/15/2018

Exp 11-30-2018
DATE
STATE OF ILLINOIS
HAROLD
001-015361
LICENSED ARCHITECT

DESIGN FIRM LICENSE
NO.184.007748-0001

I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE KENDALL COUNTY BUILDING CODE AND ORDINANCES.

5'-4" 2'-8" 0 5'-4"



1 / A2-2 EXISTING SOUTH ELEVATION
SCALE 3/16"=1'-0"

BERON DESIGN GROUP
ARCHITECTS, PLANERS & DESIGNERS

150 WEST WASHINGTON ST.
WEST CHICAGO IL 60185
TEL. (630) 473-0581
FAX. (630) 708-0581
HAROLD@BERONDESIGNGROUP.COM

PROPOSED RESTROOMS & WARM-UP KITCHEN
8218 ROUTE 30
BRISTOL, ILLINOIS 60612

NO.	REVISIONS	DATE
1	OWNER REVIEW	04/16/18

DSGN. HB | CHKD. HB
DWN. HB
SCALE: AS SHOWN

SHEET TITLE :
EXISTING SOUTH ELEVATION

PROJECT NO. 3804
SHEET NO. A2-3
DATE 04/15/2018

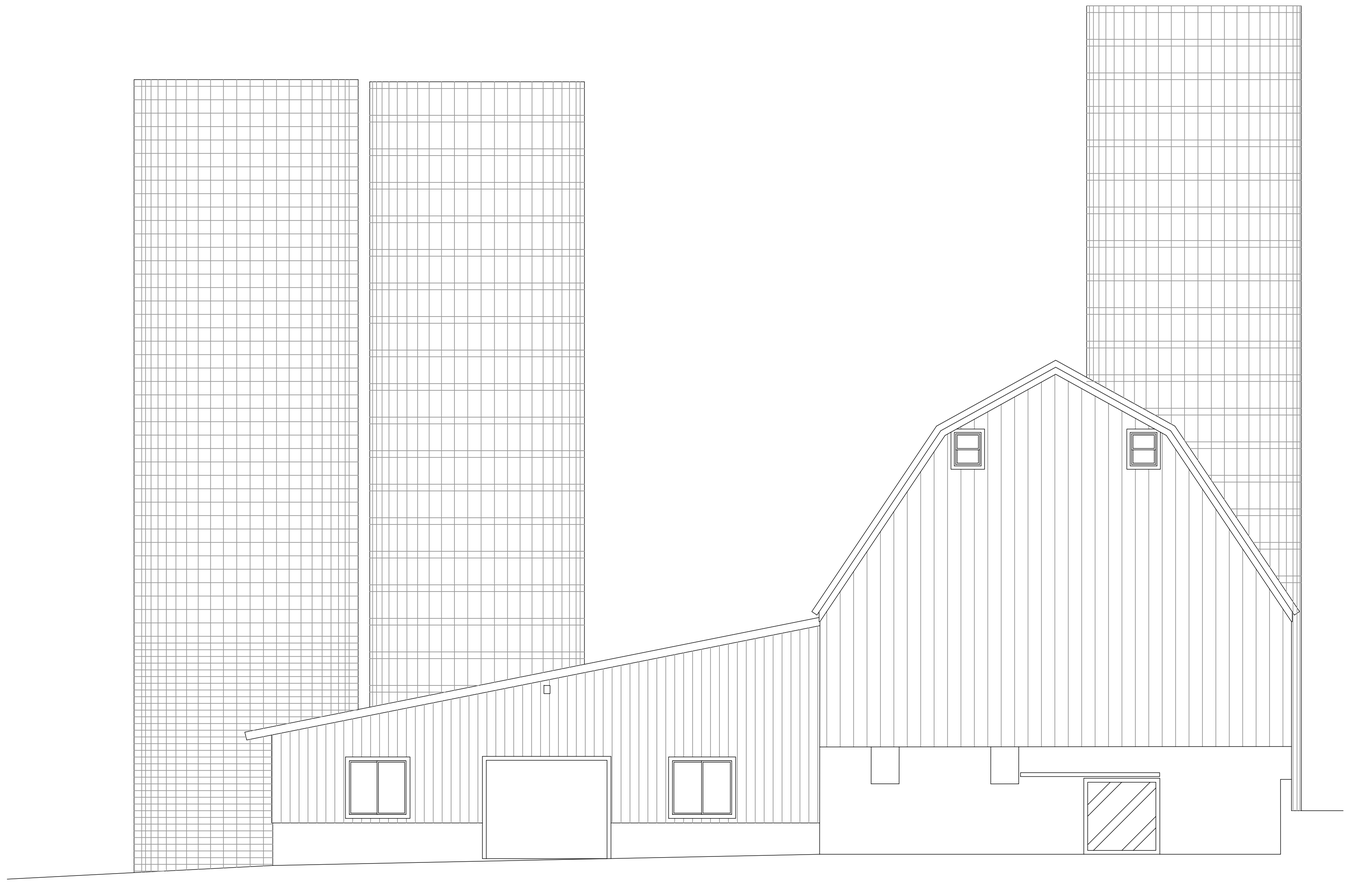
Exp 11-30-2018
DATE

STATE OF ILLINOIS
HAROLD
081-016381
LICENSED ARCHITECT

DESIGN FIRM LICENSE
NO.184.007748-0001

I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE KENDALL COUNTY BUILDING CODE AND ORDINANCES.

5'-4" 2'-8" 0 5'-4"



1 / A2-4 EXISTING EAST ELEVATION
SCALE 3/16"=1'-0"

BERON DESIGN GROUP
ARCHITECTS, PLANERS & DESIGNERS

150 WEST WASHINGTON ST.
WEST CHICAGO IL 60185
TEL. (630) 473-0581
FAX. (630) 708-0581
HAROLD@BERONDESIGNGROUP.COM

PROPOSED RESTROOMS & WARM-UP KITCHEN
8218 ROUTE 30
BRISTOL, ILLINOIS 60612

NO.	REVISIONS	DATE
1	OWNER REVIEW	04/16/18

DSGN. HB CHKD. HB
DWN. HB
SCALE: AS SHOWN
SHEET TITLE :
EXISTING EAST ELEVATION

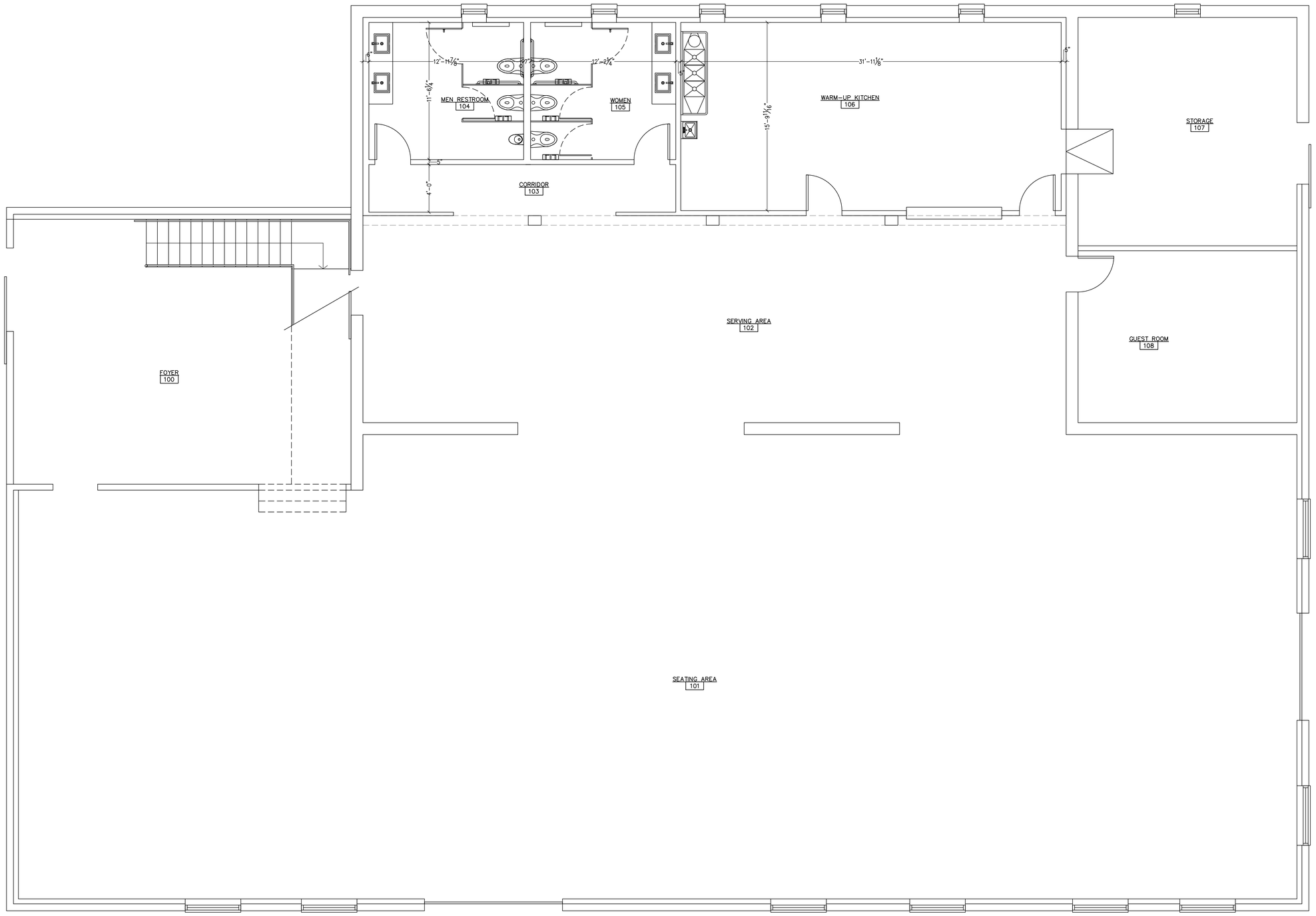
PROJECT NO. 3804
SHEET NO. A2-4
DATE 04/15/2018

Exp 11-30-2018
DATE
STATE OF ILLINOIS
HAROLD BERON
001-21581
LICENSED ARCHITECT

DESIGN FIRM LICENSE
NO.184.007748-0001

I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE KENDALL COUNTY BUILDING CODE AND ORDINANCES.

5'-4" 2'-8" 0 5'-4"



1 / A1-1 PROPOSED PLAN
SCALE 1/4"=1'-0"

4' 2' 0 4'

I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE KENDALL COUNTY BUILDING CODE AND ORDINANCES.

BERON DESIGN GROUP
ARCHITECTS, PLANERS & DESIGNERS

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WEST CHICAGO IL 60185
TEL. (630) 473-0581
FAX. (630) 708-0581
HAROLD@BERONDESIGNGROUP.COM

PROPOSED RESTROOMS & WARM-UP KITCHEN
8218 ROUTE 30
BRISTOL, ILLINOIS 60612

NO.	REVISIONS	DATE
1	OWNER REVIEW	01/07/18

DSGN. HB CHKD. HB
DWN. HB
SCALE: AS SHOWN

SHEET TITLE :
PROPOSED RESTROOMS & WARM-UP KITCHEN

PROJECT NO. 3804
SHEET NO. A1-1
DATE 01/15/2018

Attachment 9 Front of Property

Attachment 10 Driveway Looking South

Attachment 11 Houses at Driveway Entrance

Attachment 12 Houses North of Parking Area

Attachment 13 Parking Area from Route 30

Attachment 14 Parking Area Looking East

Attachment 15 Parking Area Looking West

Attachment 16 Parking Area Looking North

Attachment 17 East Side of Barn

Attachment 18 South Side of Barn

Attachment 19 South and East Sides of Barn

Attachment 20 North Side of Barn

Attachment 21 Inside Upstairs Looking West

Attachment 22 Inside Upstairs Looking East

Attachment 23 Inside Downstairs South Side

Village of Montgomery

Village Board

Matt Brolley
Village President

Penny FitzPatrick
Village Clerk

Trustees:
Stan Bond
Peter Heinz
Steve Jungermann
Denny Lee
Doug Marecek
Theresa Sperling

Staff

Jeff Zoephel
Village Administrator

Daniel Meyers
Chief of Police

Todd Hoppenstedt
Dir. of Public Works

Justin VanVooren
Director of Finance

Richard Young
Dir. of Community Development

April 30, 2018

Matthew H. Asselmeier, AICP
111 West Fox Street
Yorkville, IL 60560

Re: 8218 Route 30 Special Use

Dear Mr. Asselmeier:

Village staff have reviewed the proposed special use for a banquet facility located at 8218 Route 30. Staff have the following comments regarding the proposal:

- The proposed use of the site does not comply with the Village of Montgomery's Comprehensive Plan Land Use of Neighborhood Commercial.
- Village Staff is concerned with the single, non-signaled access point. Route 30 is a frequently used highway with a speed limit of 55 miles per hour.
- Village Staff is concerned with the lack of stormwater detention indicated on the plan sets. Additional stormwater information is requested.

Should you have any questions, please feel free to contact this office at 630-896-8080 x9022.

Sincerely,

Jerad Chipman, AICP
Senior Planner

200 N. River Street • Montgomery, IL 60538 • 630-896-8080 • Fax 630-896-0791
www.ci.montgomery.il.us

208882

This Document Prepared By: James M. Wilson, Attorney at Law, 226 S. Bridge, Yorkville, Illinois

JAN 22 1981

THE GRANTORS, DONALD J. HAMMAN and CAROL S. HAMMAN, husband and wife,

of the Township of Oswego County of Kendall State of Illinois

for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid Convey.... and Warrant.....

to LAWRENCE H. SLATTERY and KATHLEEN A. RAMSEY, as tenants in common

of the City of Chicago County of Cook State of Illinois

the following described Real Estate, to-wit:

That part of the Northeast quarter of Section 3, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northwest corner of said Northeast quarter; thence Easterly along the North line of said Northeast quarter, 1,119.50 feet to the line of a fence extended from the South for the point of beginning; thence Southerly along said extended fence line which forms an angle of 91°29'13" with the center line of U.S. Route No. 30, (measured from West to South), 57.27 feet to the Southerly right-of-way line of said Route 30; thence Southerly along the last described course, 305.85 feet; thence Easterly along a line which forms an angle of 91°30'00" with the last described course, (measured clockwise therefrom), 600.0 feet; thence Northerly along a line which forms an angle of 88°30'00" with the last described course, (measured clockwise therefrom), 363.12 feet to said North line; thence Westerly along said North line, 600.0 feet to the point of beginning in the Township of Bristol, Kendall County, Illinois.

[redacted]

hereby releasing and waiving rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO; The real estate taxes for the year 1980 and all subsequent years; all conditions, restrictions, easements and covenants of record. Plat of Dedication recorded October 23, 1956 as Document 116444, other recorded documents related thereto.

Dated this 5th day of January A.D. 1981

Donald J. Hamman [SEAL] Carol S. Hamman [SEAL]

Donald J. Hamman [SEAL] Carol S. Hamman [SEAL]

[SEAL] [SEAL]

State of Illinois } Kendall County } ss. I, the undersigned, a Notary Public in, and for said County and State aforesaid, DO HEREBY CERTIFY that

Donald J. Hamman and Carol S. Hamman, husband and wife

personally known to me to be the same persons whose name s are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 12th day of January A.D. 19 81

James M. Wilson [SEAL]
Notary Public.

Document No. 81-240

Filed for record in Recorder's Office of Kendall County, Illinois.

at 2 20 o'clock P. M. JAN 22 1981

Jean L. Grady
Recorder of Deeds.

By Barbara L. Pierce Deputy

MICROFILMED
INDEXED
TRACTED

MAIL TAX BILL TO:

NAME Lawrence H. Slattery

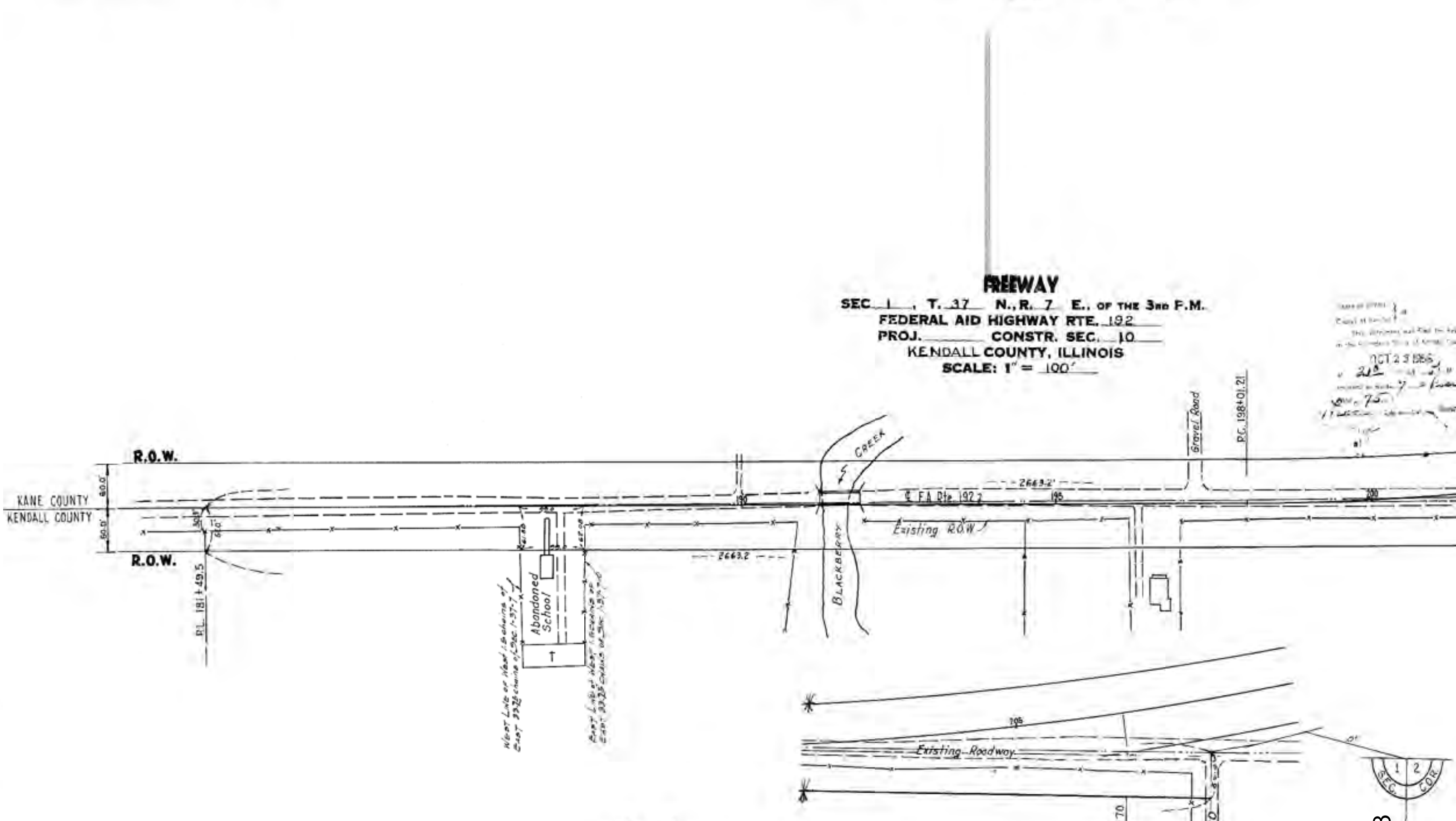
Address Rt. 1, Box 22-A

Bristol, IL 60512

PLAT NO. 19 ROBERT CRIMMIN 2.100 ACRES.

PLAT of DEDICATION of PUBLIC HIGHWAY FOR A FREEWAY

SEC. 1 , T. 37 N., R. 7 E., OF THE 3RD F.M.
FEDERAL AID HIGHWAY RTE. 192
PROJ. ______ CONSTR. SEC. 10
KENDALL COUNTY, ILLINOIS
SCALE: 1" = 100'



THIS INDENTURE WITNESSETH, That the Grantors Robert E. Crimmin and Kathryn K. Crimmin, his wife, Margaret L. Crimmin, a spinster, and Mary E. Crimmin, a spinster, of the County of Kane and the state of Illinois, for and in consideration of the sum of Five thousand dollars ($5020.00) in hand paid by the State of Illinois acting by and through the Department of Public Works and Buildings, or on its behalf, the receipt whereof is hereby acknowledged, and the benefits resulting from the Maintenance of the public highway hereinafter referred to, do ______ by these presents ______ convey and dedicate to the People of the State of Illinois, for the purposes of a public highway, a tract of land situated in the County of Kendall and State of Illinois, and described as follows:

That part of the Northeast Quarter of Sec. 1, T.37N., R.7E., of the 3rd P.M., in Kendall County, Illinois, described as follows:

Commencing at the northeast corner of said Sec. 1, ~~thence west along the north line of said Sec. 1 for a distance of 196.9 feet to a point~~, said point being the point of beginning; ~~said point being 60 feet left of F.A. 192, Sec. 10 centerline station 206/70~~.

Thence continuing west along the said north section line for a distance of 2663.2 feet to a point; thence south along the westerly line of the John H. Crimmin property, [redacted] 61 feet to a point, said point being 60 feet south of F.A. 192, Sec. 10 centerline station 181/49.5; ~~thence easterly, parallel to and 60 feet equidistantly from F.A. 192, Sec. 10 centerline for a distance of 1651.7 feet to a point 60 feet south of F.A. 192, Sec. 10 centerline P.C. station 198/01.2; thence easterly on a 5789.65 foot radius curve to the left, said curve having tangent to~~ [redacted] ~~577.91 feet to the point of beginning.~~

[redacted]

thence easterly for a distance of 2663.2 feet to a point in the East line of said section 1 that is 60.4 feet south of the point of beginning; thence north along said East line of Section 1 for a distance of 60.4 feet to the point of beginning.

Excepting that part previously dedicated to a public road, and excepting the west 1.5 chains of the east 33.25 chains of the aforesaid northeast quarter.

Containing 2.10 acres, more or less.

The existing direct access entrance from the present abutting land of the grantor to the freeway at Station 188+75, 190+00, 195+50, shall remain in effect and operation only so long as the said entrance is used for farming purposes or for one single family residence or both, and so long as said entrance is not used for access to a commercial enterprise other than farming.

And the Grantor...... further, as a part of this dedication, hereby grant...... authority to the Department of Public Works and Buildings to landscape, plant and maintain trees, grass and shrubbery within the limits of the Highway included within or abutting the above described tract.

And the Grantor...... further, as a part of this dedication, on behalf of himself, his heirs, executors, administrators and assigns, does hereby release, quit-claim and extinguish any and all rights or easements of access, crossing, light, air and view, under which the tract of land herein conveyed and dedicated might otherwise be servient to abutting lands of the grantor.

And the Grantor..... further, as a part of the dedication, agree... to remove any and all fences, enclosures, buildings and other obstructions from the above described tract and to completely vacate the same, within fifteen (15) days after notice in writing from the Department of Public Works and Buildings of the State of Illinois and the Department of Public Works and Buildings of the State of Illinois, or any other State, County, Township or district officials having authority as to public highways and its or their representatives, engineers, agents, contractors and employees are hereby authorized to enter into and take full and complete possession of said tract, and any fences, enclosures, buildings or other obstructions remaining thereon, after the expiration of said fifteen (15) days, may be removed by them or either of them and the expense thereof the said Grantor...... agree...... to pay upon demand. ...... do hereby also execute the foregoing plat.

Witness ...... hand and seal this 12th day of October A. D. 1955

Robert E. Crimmin (Seal)
Kathryn K. Crimmin (Seal)
Margaret L. Crimmin (Seal)
Mary E. Crimmin (Seal)

State of Illinois }
County of Kane } ss
I, Edward H. Wyman, a Notary Public in and for said County and State do hereby certify that Robert E. Crimmin, Kathryn K. Crimmin, Margaret L. Crimmin and Mary E. Crimmin, ... personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.
Given under my hand and notarial seal this 12th
day of October A. D. 1955

Edward H. Wyman
Notary Public

aforesaid northeast quarter.

Containing 2.10 acres, more or less.

The existing direct access entrance from the present abutting land of the grantor to the freeway at Station 186+25, 190+00 ~~196+50~~, shall remain in effect and operation only so long as the said entrance is used for farming purposes or for one single family residence or both, and so long as said entrance is not used for access to a commercial enterprise other than farming.

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

Petition 18-20
Fox Metro Water Reclamation District
Map Amendment Rezoning Property from R-1 with a Special Use Permit to M-1

INTRODUCTION

The Fox Metro Water Reclamation District is considering improvements at their plant on Route 31. Rather than amending their special use permit, Fox Metro is requesting that the southern portion of the property, presently zoned R-1 with a special use permit for a sewage treatment facility, be rezoned to M-1. A wastewater treatment facility is a permitted use in the M-1 District and the rezoning would place the entire Fox Metro property in the same zoning classification.

If the map amendment is approved, any improvement to the Fox Metro facility would still require site plan approval per Section 13 of the Kendall County Zoning Ordinance.

The Petitioner previously received special use permits to operate a sewage treatment facility onsite through the 1974 comprehensive County rezoning and Ordinances 2011-13 and 2011-35.

SITE INFORMATION

PETITIONER: Fox Metro Water Reclamation District

ADDRESS: 682 Route 31, Oswego

LOCATION: East Side of Route 31 Approximately 0.5 Miles South of Route 30

TOWNSHIP: Oswego

PARCEL #s: 03-05-176-002, 03-05-302-001, 03-05-302-002, 03-05-302-003, 03-05-302-004, 03-05-353-001, 03-05-353-002, 03-05-353-003, 03-05-353-004, 03-05-353-006, 03-05-353-009, and 03-05-353-010

03-05-127-005 and 03-05-176-001 are already zoned M-1.

LOT SIZE: 94.4 acres

EXISTING LAND USE: Wastewater Treatment Facility

ZONING: R-1 with a Special Use Permit for a Sewage Treatment Plant

LRMP:

Existing Land Use	Institutional
Future Land Use	Mixed Use Business
Roads	Route 31 is a State maintained highway arterial highway
Trails	None
Floodplain/ Wetlands	Wetlands and Floodplains are present on the property.

REQUESTED ACTION: Map Amendment Rezoning Property from R-1 with a Special Use Permit to M-1

APPLICABLE REGULATIONS: Section 13.07 – Map Amendment Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Institutional (Wastewater Treatment Facility)	M-1 (County) B-2 and M-2 (Montgomery)	Mixed Use Business (County) Light Industrial and Regional Commercial (Montgomery)	M-1 (County) B-2 and M-2 (Montgomery)
South	Comed ROW, Single-Family Residential	R-1	Comed ROW and Suburban Residential	A-1 SU, R-1, R-3, R-5, R-6 R-7 R-7 SU, B-1 SU, B-2, B-2 SU,B-3, and B-4 (County) R-1 and Special Use (Oswego)
East	Fox River, Park Land, and Single-Family Residential	A-1	Open Space and Suburban Residential	A-1, R-3 SU, R-6, R-7, B-1, B-3, B-3 SU,
West	Industrial, Cemetery, and Residential	R-1, R-3, M-1,M-1 SU, M-2	Suburban Residential and Mixed Use Business	R-3, M-1 SU, M-2, and M-2 SU (County) M-2 (Montgomery)

Pictures of the property are included as Attachments 3-14.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report not required because the property is not agricultural.

NATURAL RESOURCES INVENTORY

The application for NRI was submitted on May 21, 2018.

ACTION SUMMARY

OSWEGO TOWNSHIP

Petition information was sent to Oswego Township on May 29, 2018.

VILLAGE OF MONTGOMERY

Petition information was sent to the Village of Montgomery on May 29, 2018.

GENERAL INFORMATION
The Petitioner desires the map amendment in order to have their entire property zoned the same classification. In addition, the Petitioner desires the ability to expand and operate the facility without having to amend their special use permit each time they wish to amend their site plan. The Petitioner would still be required to obtain site plan approval from the County per Section 13.10 of the Kendall County Zoning Ordinance. Lastly, the Petitioner desires to have the zoning of the property correspond to the Kendall County Future Land Use Map.

The existing use of the property as a wastewater treatment facility has occurred since the 1920s. The Petitioner has no desire to change the land use of the property. Even if the Petitioner did desire to change the land use of the property, a large amount of remediation and site work would be required to transform the property into a residential or other light manufacturing use.

In addition to Kendall County's ordinances, the operations at the subject property are heavily regulated by both federal and state laws.

BUILDING CODES
Any new construction on site would be required to meet applicable building codes and other applicable federal and state laws for the operation of wastewater treatment facility.

ACCESS
The property fronts Route 31. Staff has no concerns regarding the ability of Route 31 to support the continued operations of the wastewater treatment facility at this location.

ODORS
If the wastewater treatment facility expands, additional odors may occur. Fox Metro is taking necessary precautions to reduce odors.

LIGHTING
Any new lighting would be to support the operations of the wastewater treatment plant.

SCREENING
The property is currently fenced and the existing facilities are set down approximately fifteen feet to twenty feet (15'-20') from Route 31. Existing trees on the Comed Ed right-of-way and a row of new trees provides a buffer to the south. Any new fences would have to follow applicable regulations.

STORMWATER
The property is along the Fox River. Any new construction would have to meet the requirements of the Kendall County's Stormwater Management Ordinance.

UTILITIES
Utilities are onsite. The Petitioner would have to secure applicable permits prior to changing the layout of utilities.

RECOMMENDATION
Because the Future Land Use Map in the Land Resource Management Plan calls for the subject property to be Mixed Use Business and the M-1 zoning classification corresponds to the Mixed Use Business designation, Staff recommends approval of the proposed map amendment. If the map amendment is approved, the special use permits and R-1 related variances granted by Ordinances 2011-13 and 2011-35 would be repealed. Any additional R-1 related variances would also be repealed upon rezoning.

ATTACHMENTS
1. Application Materials (Including the Petitioner's Findings of Fact)
2. Plat of Survey
3. Aerial
4. Aerial with Zoning
5. Looking West from Administration Building
6. Looking Northwest from Administration Building

7. Looking Southwest from Administration Building
8. Residential Properties Located Across from the Southwest Corner of Site
9. Vegetation at Southern Portion of Site
10. Neighboring Residential Property to the South
11. Comed ROW Looking East
12. Looking West from Inside the Property
13. Looking South from Inside the Property
14. Looking East from Inside the Property

WALTER E. DEUCHLER ASSOCIATES INC.
Consulting Engineers
230 WOODLAWN AVENUE • TELEPHONE (630) 897-4651 • FAX (630) 897-5696
AURORA, ILLINOIS 60506

May 22, 2018

Matthew Asselmeier
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560

RE: Fox Metro Water Reclamation District
Map Amendment for Existing WWTP
DEUCHLER Project No. 111-14024-01

Dear Mr. Asselmeier:

Please find attached application for a Map Amendment at the Fox Metro Water Reclamation District existing wastewater treatment facility located at 682 State Route 31 in Oswego, Illinois. Per Kendall County Ordinance #2011-35, the property is currently zoned as follows:

- M-1: PINs 03-05-127-005 & 03-05-176-001.
- R-1 (SU): PINs 03-05-176-002; 03-05-302-001; 03-05-302-002; 03-05-302-003; 03-05-302-004; 03-05-353-001. 03-05-353-002, 03-05-353-003; 03-05-353-004; 03-05-353-006; 03-05-353-009; & 03-05-353-010.

Fox Metro WRD is applying for a Map Amendment for an overall zoning of M-1 for the wastewater treatment plant facility. Per Kendall County Zoning Ordinance, a sewage treatment plant is a permitted use for M-1 Zoning. The M-1 Zoning is in line with the Kendall County LRMP as the property is shown as MIXED USE BUSINESS.

The following documents are enclosed:

- Map Amendment/Rezoning Application Checklist
- Completed Application Form
- Application Fee of $500, FMWRD Check #42627
- Rezoning Findings of Fact
- Legal Description of Properties
- Proof of Ownership
- Proof of Application to Soil and Water Conservation District for NRI
- 15 – 11"x17" copies of Plat of Survey, and 1 - 24"x36" Copy

We look forward working with your office in processing the Map Amendment.

Very truly yours,
WALTER E. DEUCHLER ASSOCIATES, INC.

Daniel Cáceres, P.E., S.E.

Encl.

cc: Tom Muth (FMWRD)
Matt Woodin (FMWRD)
John Frerich (DEUCHLER)
File w/ encl.

Enclosures

THE COUNTY OF KENDALL
FEBRUARY 19 1841

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

APPLICATION

PROJECT NAME Map Amendment for WWTP **FILE #:** 18-20

NAME OF APPLICANT
Fox Metro Water Reclamation District

CURRENT LANDOWNER/NAME(s)
Fox Metro Water Reclamation District

SITE INFORMATION

ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
94.4	682 State Route 31, Oswego, IL 60543	See Findings of Fact

EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Wastewater Treatment Plant,	M-1 & R-1 (SU)	Mixed Use Business

REQUESTED ACTION (Check All That Apply):

___ SPECIAL USE
X 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
Daniel Caceres	230 Woodlawn Ave	dcaceres@deuchler.com
PRIMARY CONTACT PHONE #	**PRIMARY CONTACT FAX #**	**PRIMARY CONTACT OTHER #**(Cell, etc.)
630-423-0457	630-897-5696	N/A
[2]ENGINEER CONTACT	**ENGINEER MAILING ADDRESS**	**ENGINEER EMAIL**
Daniel Caceres	230 Woodlawn Ave	dcaceres@deuchler.com
ENGINEER PHONE #	**ENGINEER FAX #**	**ENGINEER OTHER #** (Cell, etc.)
630-423-0457	630-897-5696	N/A

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

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

SIGNATURE OF APPLICANT [redacted] **DATE** 5/21/2018

FEE PAID:$ 500
CHECK # [redacted]

RECEIVED
MAY 22 2018
KENDALL COUNTY
PLANNING, BUILDING & ZONING

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

Last Revised: 9.18.12
Map Amendment

Date Stamp Here If Checklist Is Complete

Please fill out the following findings of fact to the best of your capabilities. § 13.07.F of the Zoning Ordinance lists the Finding of Fact criteria the Zoning Board of Appeals must answer in order to make a recommendation to the County Board on any **map amendment** request. They are as follows:

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

Fox Metro WRD is a special district organized under the Sanitary District Act of 1917. The District was created for the purpose of protecting public health and reducing water pollution as related to sanitary sewage. As such, Fox Metro WRD operates and maintains a wastewater treatment plant at the property in question.

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

Per Kendall County Ordinance #2011-35, the property is zoned as follows:

M-1: PINs 03-05-127-005 & 03-05-176-001.
R1-SU: PINs 03-05-176-002; 03-05-302-001; 03-05-302-002; 03-05-302-003; 03-05-302-004; 03-05-353-001. 03-05-353-002, 03-05-353-003; 03-05-353-004; 03-05-353-006; 03-05-353-009; & 03-05-353-010.

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

The property is currently zoned with portions being M-1 & R1 (SU). Per the Kendall County Zoning Ordinance, a sewage treatment plant is a permitted use for M-1 and a special use for R-1.

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.

Fox Metro WRD is continually making improvements to the existing wastewater treatment plant site in order to comply with Environmental Protection Agency permit requirements and to improve wastewater treatment operations as good stewards of the environment. The ability of Fox Metro WRD to make this improvements is in the interest of the public. Having the entire WWTP site under a common zoning will streamline the process for constructing improvements to the site.

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

Fox Metro WRD supports the goals of the Kendall County Land Resource Management Plan (LRMP-2011). The property described above is shown as MIXED USE BUSINESS on the Future Land Use Plan Map. According to the LRMP, the MIXED USE BUSINESS is consistent with the County's three manufacturing districts. The MIXED USE BUSINESS and wastewater treatment plant operations is inconsistent with the present residential zoning classification.

Walter E. Deuchler Associates Inc.
Consulting Engineers

230 WOODLAWN AVENUE, AURORA, ILLINOIS 60506

Area Code 312
897-4651

CATERPILLAR TRACTOR COMPANY
TO
THE AURORA SANITARY DISTRICT
QUIT CLAIM DEED DOC. NO. 148636
5-26-65
(4.00 ACRES)

That part of the Southwest Quarter of Section 5, Township 37 North, Range 8 East of the Third Principal Meridian, described as follows:

Beginning at a cross notch in the center line of U.S. Route #31 at a point 581.60 feet Southerly of the intersection of said center line and the East and West quarter line of Section 5 aforesaid; thence East along a line parallel with the North line of the Southwest Quarter of said Section 5 and forming an angle of 95°18'20" with the center line of U.S. Route #31 (as measured from South to East) to the Thread of the Stream of the Fox River; thence Southwesterly along the Thread of the Stream of the Fox River to the extension Easterly of the North line of Larson's Subdivision as presently staked out; thence West along the extension Easterly and the North line of Larson's Subdivision to a cross notch in the center line of U.S. Route #31; thence Northerly along said center line and forming an angle of 84°49'50" (as measured from East to North) a distance of 215.00 feet to the place of beginning in the Township of Oswego, Kendall County, Illinois;

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Walter E. Deuchler Associates Inc.
Consulting Engineers

230 WOODLAWN AVENUE, AURORA, ILLINOIS 60506

Area Code 312
897-4651

WILLIAM J. AND LORRAINE M. KUSNIERZ
TO
THE AURORA SANITARY DISTRICT
WARRANTY DEED DOC. NO. 78-3241
5-24-78
(1.54 ACRES)

That part of the Southwest Quarter of Section 5, Township 37 North, Range 8 East of the Third Principal Meridian, described as follows:

Commencing at the Northwest corner of the fractional Southwest Quarter of Section 6, Township and Range aforesaid; thence South along the West line of said Section 6, 1363.34 feet; thence South 82°36' East to the West bank of the Fox River; thence North 18° 46' West along said river bank 237 feet; thence North 37°16' West along said river bank 263 feet; thence North 9° 39' West along said river bank 300 feet; thence North 19° 40' East along said river bank 300 feet; thence North 30° 19' East along said river bank 102.8 feet; thence North 88° 31' West 864.15 feet to the center line of the original road; thence Northeasterly along the center line of said road 215 feet for the point of beginning; thence East parallel with the North line of the Southwest Quarter of said Section 5 to the West bank of Fox River; thence Northeasterly along the West bank of said Fox River to a point which is 394.88 feet South of North line of said Southwest Quarter; thence North 90° West 1074.3 feet to the center line of said road; thence Southerly along said center line 185 feet to the point of beginning, in the Township of Oswego, Kendall County, Illinois. Excepting that part of said premises conveyed to The Aurora Sanitary District by deed dated August 29, 1961 recorded January 19, 1962 as document 136551 in Book 126, page 107 and also excepting that part of said premises dedicated for road purposes, (along Illinois Route 31) as Described in Dedication dated February 7, 1959 and recorded July 14, 1959 as document 126069.

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Consulting Engineers

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Area Code 312
897-4651

EVERETT L. AND TREVILLA M. ENGEL
TO
THE AURORA SANITARY DISTRICT
WARRANTY DEED DOC. NO. 136551
1-9-62
(2.56 ACRES)

That part of the Southwest Quarter of Section 5, Township 37 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of the fractional Southwest Quarter of Section 6, Township and Range aforesaid; thence South along the West line of said Section 6, 1363.34 feet; thence South 82° 36' East to the West bank of the Fox River; thence North 18° 46' West along said river bank 237 feet; thence North 37° 16' West along said river bank 263 feet; thence North 9° 39' West along said river bank 300 feet; thence North 19° 40' East along said river bank 300 feet; thence North 30° 19' East along said river bank 102.8 feet; thence North 88° 31' West 864.15 feet to the center line of the original road; thence Northeasterly along the center line of said road 215 feet; thence East parallel with the North line of the Southwest Quarter of said Section 5, said line being the northerly line of the property owned by the Caterpillar Tractor Co., for a distance of 467.2 feet for a place of beginning; thence continuing East along the last described line to the center thread of the Fox River; thence Northeasterly along the center thread of the Fox River to a point which is 394.88 feet South of the North line of said Southwest Quarter; thence North 90° West along the southerly line of the property owned by The Aurora Sanitary District to a point which is 450 feet East of the center line of the original road (State Route No. 31); thence South to the place of beginning; in the Township of Oswego, Kendall County, Illinois, containing 2.38 acre more or less; reserving and excepting to Grantors, their heirs or assigns and their respective invitees or guests, a perpetual right-of-way for persons or vehicles across and the perpetual use of the southerly 20 feet of said property, and along the westerly bank of the Fox River for the easterly 20 feet of the southerly 20 feet of said property, for ingress, egress and access to the Fox River, and for fishing, boating, swimming and other river recreational purposes, including the right to erect a dock, wharf or similar structure on the westerly bank of the Fox River; hereby releasing and waiving rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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ALSO

QUIT CLAIM
DOCUMENT NO. 158942
4-11-68

The Southerly 20 feet and along the Westerly bank of the Fox River for the Easterly 20 feet of the Southerly 20 feet of the following described property:
That part of the Southwest Quarter of Section 5, Township 37 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of the Fractional Southwest Quarter of Section 6, Township and Range aforesaid; thence South along the West line of said Section 6, 1363.34 feet; thence South 82° 36' East to the West bank of the Fox River; thence North 18° 46' West along said river bank 237 feet; thence North 37° 16' West along said river bank 263 feet; thence North 9° 39' West along said river bank 300 feet; thence North 19° 40' East along said river bank 300 feet; thence North 30° 19' East along said river bank 102.8 feet; thence North 88° 31' West 864.15 feet to the center line of the original road; thence Northeasterly along the center line of said road 215 feet; thence East parallel with the North line of the Southwest Quarter of said Section 5, said line being the northerly line of the property owned by the Caterpillar Tractor Co., for a distance of 467.2 feet for a place of beginning; thence continuing East along the last described line to the center thread of the Fox River; thence Northeasterly along the center thread of the Fox River to a point which is 394.88 feet South of the North line of said Southwest Quarter; thence North 90° West along the southerly line of the property owned by The Aurora Sanitary District to a point which is 450 feet East of the center line of the original road (State Route No. 31); thence South to the place of beginning; in the Township of Oswego, Kendall County, Illinois.

Walter E. Deuchler Associates Inc.
Consulting Engineers

230 WOODLAWN AVENUE, AURORA, ILLINOIS 60506

Area Code 312
897-4651

E. GARRETTA ELLIOTT
TO
THE AURORA SANITARY DISTRICT
WARRANTY DEED 10-29-54
(3.02 ACRES)

That part of the Southwest Quarter of Section 5, Township 37 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the point of intersection of the Easterly right-of-way line of the Chicago, Burlington and Quincy Railroad with the North line of said Southwest Quarter; thence East along said North line 235.7 feet to the center line of the original road; thence Southerly along said center line 273.5 feet for the point of beginning; thence Southerly along said center line 123.1 feet; thence East 450 feet; thence North 122.57 feet; thence West 438.55 feet to the point of beginning, in the Township of Oswego, Kendall County, Illinois.

Walter E. Deuchler Associates Inc.
Consulting Engineers

230 WOODLAWN AVENUE, AURORA, ILLINOIS 60506

Area Code 312
897-4651

EMMA MICHELS
TO
THE AURORA SANITARY DISTRICT
WARRANTY DEED 2-15-45
(3.02 Acres)

That part of the Southwest Quarter of Section 5, Township 37 North, Range 8 East of the Third Principal Meridian, described by commencing at a point in the north line of said Southwest Quarter, where said North line is intersected by the center line of the Northerly and Southerly highway running through said Southwest Quarter section; thence South 5°12' West along the center line of said highway 327.4 feet to an iron stake for a place of beginning; thence South 5°12' West along the center line of said highway, 69.2 feet; thence East 1072.4 feet to the meander line of Fox River; thence North 43° East 167.6 feet to a large iron bolt; thence West 1134.5 feet; thence South 45°29' West to the place of beginning, containing 3.02 acres more or less; situated in the County of Kendall and State of Illinois.

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Walter E. Deuchler Associates Inc.
Consulting Engineers

230 WOODLAWN AVENUE, AURORA, ILLINOIS 60506

Area Code 312
897-4651

ELWYN A. AND JESSIE B. BERNBROCK
TO
THE AURORA SANITARY DISTRICT
QUIT-CLAIM DEED 10-24-27
(26.84 ACRES)

TRACT "A"

Part of the Southwest Quarter of Section 5, Township 37 North, Range 8 East of the Third Principal Meridian, described by commencing at a point in the north line of said Southwest Quarter where said north line is intersected by the center line of the highway running northerly through said quarter; thence South 5° 12' West along the center line of said highway 327.4 feet to an iron stake for a place of beginning; thence South 5° 12' West along the center line of said highway 69.2 feet to an iron stake; thence North 90° East parallel to the North line of said Southwest Quarter 1088.3 feet to an iron stake on the Westerly bank of the Fox River; thence North 42° 41' East along said Westerly bank 177.1 feet; thence North 32° 15' East along the Westerly bank of said river 313.5 feet to an iron stake on the North line of said Southwest Quarter; thence South 90° West along said North line 1037.4 feet to an iron stake on the Easterly right-of-way line of the Aurora, Elgin and Chicago Railway Company; thence South 45° 29' West along said Easterly right-of-way line 465.6 feet to the place of beginning, containing ten acres more or less.

Excepting therefrom, however, all that part thereof heretofore conveyed by Albert L. Treman to George Michels by Warranty Deed dated September 12, 1925 and recorded September 19, 1925, in Book 75 of Warranty Deeds on Page 372 in the Recorder's Office of Kendall County, Illinois, which portion so excepted contains 3.02 acres more or less and is particularly described as follows:

Commencing at a point in the North line of said Southwest Quarter where said North line is intersected by the center line of the Northerly and Southerly highway running through said Southwest Quarter; thence South 5° 12' West along the center line of said highway 327.4 feet to an iron stake for place of beginning; thence South 5° 12' West along the center line of said highway 69.2 feet; thence East 1072.4 feet to the meander line of Fox River; thence North 43° East 167.6 feet to a large iron bolt; thence West 1134.5 feet; thence South 45° 29' West to the place of beginning; containing 3.02 acres more or less as aforesaid.

ELWYN A. AND JESSIE B. BERNBROCK, PAGE 2

TRACT "B"

All that part of the following described lands which are east of the center line of the North and South highway running through the West half of Section 5 and commonly known as the Oswego and Aurora Road and also known as State Highway Route No. 18, to-wit:

Part of the North half of Section 5 and 6, Township 37 North, Range 8 East of the Third Principal Meridian bounded as follows to-wit:

Beginning at the Northwest corner of the Southwest Quarter of said Section 6; thence North 37 rods and 12 feet; thence East 344 rods to the West shore of Fox River; thence South along the West shore of said river 37 rods 12 feet; thence West along the north line of the South half of said Sections 5 and 6, 344 rods to the place of beginning; excepting the rights-of-way of the Chicago, Burlington and Quincy Railroad Company and the Aurora, Elgin and Chicago Railway Company; the piece of land hereby intended to be described containing 17 acres of land more or less;

All of said lands being situated in the County of Kendall, State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Walter E. Deuchler Associates Inc.
Consulting Engineers

230 WOODLAWN AVENUE, AURORA, ILLINOIS 60506

Area Code 312
897-4651

AURORA, ELGIN AND FOX RIVER ELECTRIC COMPANY
TO
THE AURORA SANITARY DISTRICT
QUIT CLAIM DEED 6-18-28
(1.87 ACRES)

1. Part of the Northwest Quarter of Section 5, Township 37 North, Range 8 East of the Third Principal Meridian described as follows: to-wit: Commencing at the point of intersection of the center line of the Aurora-Oswego Highway on the West side of the Fox River and the South line of said Northwest Quarter of Section 5; thence East along said South line 232.9 feet; thence North 53° 51' East 1144.7 feet to the point of beginning; thence North 53° 51' East 84.0 feet to the westerly right-of-way line of the Chicago, Burlington and Quincy Railroad; thence Southeasterly along said right-of-way line 41.35 feet; thence South 53° 51' West 19.7 feet; thence West 69.0 feet to the point of beginning, containing 0.05 acres.

2. Part of the Northwest Quarter of Section 5, Township 37 North, Range 8 East of the Third Principal Meridian, described as follows: to-wit: Commencing at the point of intersection of the center line of the Aurora-Oswego Highway on the West side of the Fox River and the South line of said Northwest Quarter of Section 5; thence East along said South line 232.9 feet to the point of beginning; thence North 53° 51' East 1144.7 feet; thence East 69.00 feet; thence South 53° 51' West 1144.7 feet to said South line of the Northwest Quarter of Section 5; thence West 69.00 feet to the point of beginning, containing 1.05 acres.

3. Part of the Southwest Quarter of Section 5, Township 37 North, Range 8 East of the Third Principal Meridian, described as follows: to-wit: Beginning at the point of intersection of the center line of the Aurora-Oswego Highway on the West side of the Fox River and the North line of said Southwest Quarter of Section 5; thence East along said North line 301.9 feet to the center line of the Aurora-Oswego Road; thence North 5° 12' East along the center line of said road 327.4 feet to the point of beginning, containing 1.13 acres, situated in the County of Kendall in the State of Illinois,

Walter E. Deuchler Associates Inc.
Consulting Engineers

230 WOODLAWN AVENUE, AURORA, ILLINOIS 60506

Area Code 312
897-4651

(UNDIVIDED 2/9ths INTEREST)
ELIZABETH HALL, GUARDIAN OF THE ESTATE OF JOHN W. BRICKERT, A MINOR
TO
THE AURORA SANITARY DISTRICT
GUARDIAN'S DEED DOC. NO. 157622
12-13-67
(14.69 ACRES)

An undivided two ninths (2/9ths) interest in, of and to: That part of the Northwest quarter of Section 5, Township 37 North, Range 8 East of the Third Principal Meridian, described by commencing at the Southwest corner of the Northwest Quarter of Section 6, Township 37 North, Range 8 East of the Third Principal Meridian; thence North 0° 07' 30" West along the West line of the Northwest Quarter of said Section 6, 532.67 feet (8.07 chains); thence South 89° 49' 12" East 4502.1 feet to the Easterly line of the right-of-way of the Chicago Burlington and Quincy Railroad Company's main line for a point of beginning; thence North 31° 17' 48" East along said Easterly line 1007.52 feet to the South line of lands formerly owned by Rufus Gray; thence East along said South line 441.08 feet to the Westerly line of the right-of-way of the Chicago, Burlington & Quincy Railroad Company's branch line; thence Southerly along said Westerly line an arc distance of 833.49 feet to the Northwesterly line of the former Aurora, Elgin and Morris Railroad; thence South 55°42'25" West along said Northwesterly line 84.00 feet to a line drawn South 89° 49' 12" East from the point of beginning; thence North 89° 49' 12" West along said line 1025.54 feet to the point of beginning, in the Town of Oswego, Kendall County, Illinois, being 14.6878 acres.

Walter E. Deuchler Associates Inc.
Consulting Engineers

230 WOODLAWN AVENUE, AURORA, ILLINOIS 60506

Area Code 312
897-4651

(UNDIVIDED 5/9ths INTEREST)
ELIZABETH AND HERBERT HALL
TO
THE AURORA SANITARY DISTRICT
WARRANTY DEED DOC. NO. 157620
12-13-67
(14.69 ACRES)

That part of the Northwest Quarter of Section 5, Township 37 North, Range 8 East of the Third Principal Meridian, described by commencing at the Southwest corner of the Northwest Quarter of Section 6, Township 37 North, Range 8 East of the Third Principal Meridian; thence North 0° 07' 30" West along the West line of the Northwest Quarter of said Section 6, 532.67 feet (8.07 chains); thence South 89° 49' 12" East 4502.1 feet to the Easterly line of the right-of-way of the Chicago, Burlington and Quincy Railroad Company's main line for point of beginning; thence North 31° 17' 48" East along said Easterly line 1007.52 feet to the South line of lands formerly owned by Rufus Gray; thence East along said South line 441.08 feet to the Westerly line of the right-of-way of the Chicago, Burlington & Quincy Railroad Company's branch line; thence Southerly along said Westerly line an arc distance of 833.49 feet to the Northwesterly line of the former Aurora, Elgin and Morris Railroad; thence South 55° 42' 25" West along said Northwesterly line 84.00 feet to a line drawn South 89° 49' 12" East from the point of beginning; thence North 89° 49' 12" West along said line 1025.54 feet to the point of beginning, in the Town of Oswego, Kendall County, Illinois, being 14.6878 acres.

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Walter E. Deuchler Associates Inc.
Consulting Engineers

230 WOODLAWN AVENUE, AURORA, ILLINOIS 60506

Area Code 312
897-4651

(UNDIVIDED 2/9ths INTEREST)
ELIZABETH HALL
GUARDIAN OF THE ESTATE OF LINDA SUE BRICKERT, A MINOR
TO
THE AURORA SANITARY DISTRICT
GUARDIAN'S DEED DOC. NO. 157621
12-13-67
(14.69 ACRES)

An undivided two ninths (2/9ths) interest in, of and to: That part of the Northwest quarter of Section 5, Township 37 North, Range 8 East of the Third Principal Meridian, described by commencing at the Southwest corner of the Northwest Quarter of Section 6, Township 37 North, Range 8 East of the Third Principal Meridian; thence North 0° 07' 30" West along the West line of the Northwest Quarter of said Section 6, 532.67 feet (8.07 chains); thence South 89° 49' 12" East 4502.1 feet to the Easterly line of the right-of-way of the Chicago Burlington and Quincy Railroad Company's main line for a point of beginning; thence North 31° 17' 48" East along said Easterly line 1007.52 feet to the South line of lands formerly owned by Rufus Gray; thence East along said South line 441.08 feet to the Westerly line of the right-of-way of the Chicago, Burlington & Quincy Railroad Company's branch line; thence Southerly along said Westerly line an arc distance of 833.49 feet to the Northwesterly line of the former Aurora, Elgin and Morris Railroad; thence South 55°42'25" West along said Northwesterly line 84.00 feet to a line drawn South 89° 49' 12" East from the point of beginning; thence North 89° 49' 12" West along said line 1025.54 feet to the point of beginning, in the Town of Oswego, Kendall County, Illinois, being 14.6878 acres.

LEGAL DESCRIPTION
[redacted]

PARCEL ONE:

LOT ONE (1) OF LARSON SUBDIVISION, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS (EXCEPTING THEREFROM ANY PORTION THEREOF ZONED R-1 SPECIAL USE ON MARCH 18, 2011).

PARCEL TWO:

LOT 2 (EXCEPT THE SOUTHERLY 45 FEET, MEASURED ALONG THE WESTERLY LINE) IN LARSON SUBDIVISION IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL THREE:

THAT PART OF LOTS 2 AND 3 OF LARSON'S SUBDIVISION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3 BEING ON THE CENTERLINE OF STATE ROUTE NO. 31; THENCE SOUTH 7° 01' WEST ALONG SAID CENTERLINE, 46.58 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 7° 01' EAST ALONG SAID CENTERLINE, 91.58 FEET; THENCE SOUTH 88° 31' EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 3, 781.87 FEET TO THE EASTERLY LINE OF SAID LOT 2; THENCE SOUTH 19° 40' WEST ALONG THE EASTERLY LINES OF LOTS 2 AND 3, 106.9 FEET; THENCE SOUTH 9° 39' EAST ALONG THE EASTERLY LINE OF SAID LOT 3, 70.83 FEET TO A LINE DRAWN SOUTH 82° 36' EAST, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 3, FROM THE PLACE OF BEGINNING; THENCE NORTH 82° 36' WEST ALONG SAID PARALLEL LINE, 775.16 FEET TO THE PLACE OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

FOX METRO WATER RECLAMATION DISTRICT
PROPERTY ACQUISITION
PROPERTY LYING NORTH OF EXISTING TREATMENT PLANT SITE

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 00° 07' 30" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 6 FOR 532.67 FEET (8.07 CHAINS); THENCE SOUTH 89° 49' 12" EAST, 4502.1 FEET TO THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE FORMER CHICAGO BURLINGTON AND QUINCY RAILROAD COMPANY MAIN LINE; THENCE NORTH 31° 17' 48" EAST ALONG SAID EASTERLY LINE, 1007.52 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF LANDS FORMERLY OWNED BY RUFUS GRAY; THENCE CONTINUING NORTH 31° 17' 48" EAST ALONG SAID EASTERLY LINE, 1396.03 FEET; THENCE SOUTH 90° 00' 00" EAST, 55.87 FEET TO THE WESTERLY LINE OF THE FORMER OTTAWA, OSWEGO AND FOX RIVER VALLEY RAILROAD; THENCE SOUTH 19° 37' 07" WEST ALONG SAID WESTERLY LINE, 683.22 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1954.59 FEET FOR 562.28 FEET TO SAID SOUTHERLY LINE OF LANDS FORMERLY OWNED BY RUFUS GRAY; THENCE SOUTH 90° 00' 00" WEST ALONG SAID SOUTHERLY LINE, 441.14 FEET TO THE POINT OF BEGINNING, CONTAINING 6.002 ACRES IN KENDALL COUNTY, ILLINOIS.

E:\WP-ARCHIVE\111\97098-00\LEGAL.WPD

FOX METRO SOUTH PLANT EXPANSION
REQUEST FOR ZONING VARIANCE

LEGAL DESCRIPTION

PARCEL ONE:

THAT PART OF LOT 3 OF LARSON SUBDIVISION, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT, BEING ON THE CENTERLINE OF STATE ROUTE NO. 31; THENCE SOUTHERLY ALONG SAID CENTERLINE, 46.58 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 82° 36' EAST, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, 775.16 FEET TO THE EASTERLY LINE OF SAID LOT; THENCE SOUTH 9° 39' EAST ALONG SAID EASTERLY LINE, 229.17 FEET; THENCE SOUTH 37° 16' EAST, 35.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 82° 36' WEST ALONG THE SOUTHERLY LINE OF SAID LOT, 867.3 FEET TO THE CENTERLINE OF SAID STATE ROUTE NO. 31; THENCE NORTHERLY ALONG SAID CENTERLINE, 250.52 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 6, 1363.34 FEET; THENCE SOUTH 82° 36' EAST, 5298.7 FEET TO THE WESTERLY BANK OF FOX RIVER; THENCE NORTH 18° 46' WEST ALONG SAID WESTERLY BANK, 192.5 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 18° 46' WEST ALONG SAID WESTERLY BANK, 44.35 FEET; THENCE NORTH 37° 16' WEST ALONG SAID WESTERLY BANK, 227.8 FEET; THENCE NORTH 82° 36' WEST, 867.3 FEET TO THE CENTERLINE OF THE ORIGINAL ROAD; THENCE SOUTHERLY ALONG SAID CENTERLINE, 200 FEET TO A LINE DRAWN NORTH 82° 36' WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 82° 36' EAST, 1014.21 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS (*AKA LOT 4 OF LARSON SUBDIVISION).

PARCEL THREE:

TRACT ONE:

LOT 5 OF LARSON'S SUBDIVISION, TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

TRACT TWO:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 5 WITH THE CENTERLINE OF ILLINOIS STATE ROUTE NUMBER 31; THENCE NORTH 6° 44' EAST ALONG SAID CENTERLINE, 745.75 FEET; THENCE SOUTH 82° 30' EAST, 100 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE, 110 FEET; THENCE SOUTH 82° 30' EAST TO THE CENTER THREAD OF THE FOX RIVER; THENCE NORTHERLY ALONG SAID CENTER THREAD TO A LINE DRAWN SOUTH 82° 30' EAST FOR THE POINT OF BEGINNING; THENCE NORTH 82° 30' WEST TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL FOUR:

THAT PART OF THE SOUTH HALF OF THE WEST PART OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE CENTERLINE OF STATE ROUTE NO. 31 AND SOUTH OF A LINE EXTENDING SOUTH 82° 30' EAST FROM A POINT IN THE SAID CENTERLINE OF SAID HIGHWAY THAT IS NORTH 6° 44' EAST, 745.75 FEET FROM THE SOUTH LINE OF SAID SECTION TO THE CENTER THREAD OF THE FOX RIVER (EXCEPT THE RIGHT OF WAY OF THE SAID STATE ROUTE NO. 31 AND A STRIP IN THE NORTHWEST CORNER 67 FEET WIDE AND 325 FEET LONG MEASURED ALONG THE EASTERLY LINE OF SAID HIGHWAY, USED FOR CEMETERY PURPOSES, AND ALSO EXCEPT THAT PART LYING SOUTH OF THE NORTH LINE OF PREMISES CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED OCTOBER 9, 1959 AS DOCUMENT 127020 AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 5 WITH THE CENTERLINE OF ILLINOIS STATE ROUTE NO. 31; THENCE NORTH 6° 44' EAST ALONG SAID CENTERLINE, 745.75 FEET; THENCE SOUTH 82° 30' EAST 100 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE, 110 FEET; THENCE SOUTH 82° 30' EAST TO THE CENTER THREAD OF THE FOX RIVER; THENCE NORTHERLY ALONG SAID CENTER THREAD TO A LINE DRAWN SOUTH 82° 30' EAST FROM THE POINT OF BEGINNING; THENCE NORTH 82° 30' WEST TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THEREFROM THAT PART OF THE SOUTH HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF STATE ROUTE 31 WHICH IS 165.86 FEET NORTH OF THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTH LINE OF SAID SECTION 5 AS MEASURED ALONG THE CENTERLINE OF SAID ROAD; THENCE NORTH 6° 03' 17" EAST ALONG SAID CENTERLINE, 85.00 FEET; THENCE EASTERLY AT AN ANGLE OF 87° 43' 10" MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 99.08 FEET; THENCE NORTHEASTERLY AT AN ANGLE OF 169' 46" 24" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 87.59 FEET; THENCE NORTHERLY AT AN ANGLE OF 142° 32' 41" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 69.19 FEET; THENCE NORTHERLY AT AN ANGLE OF 148° 08' 36" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 52.57 FEET; THENCE EASTERLY AT AN ANGLE OF 106° 13' 20" MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 859.60 FEET, MORE OR LESS, TO THE WEST BANK OF THE FOX RIVER; THENCE SOUTHERLY ALONG THE WEST BANK OF SAID FOX RIVER, 302.20 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF COMMONWEALTH EDISON LANDS DESCRIBED IN DOCUMENT NO. 127020 AT THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 1109.30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING), IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL FIVE:

THAT PART OF THE SOUTH HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF STATE ROUTE 31, WHICH IS 165.86 FEET NORTH OF THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTH LINE OF SAID SECTION 5 AS MEASURED ALONG THE CENTERLINE OF SAID ROAD; THENCE NORTH 06° 03' 17" EAST ALONG SAID CENTERLINE, 85.00 FEET; THENCE EASTERLY AT AN ANGLE OF 87° 43' 10' MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 99.08 FEET; THENCE NORTHEASTERLY AT AN ANGLE OF 169° 46' 24" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 87.59 FEET; THENCE NORTHERLY AT AN ANGLE OF 142° 32' 41" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 69.19 FEET; THENCE NORTHERLY AT AN ANGLE OF 148° 08' 36" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 52.57 FEET; THENCE EASTERLY AT AN ANGLE OF 106° 13' 20" MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 1010.40 FEET, MORE OR LESS, TO THE WEST BANK OF THE FOX RIVER; THENCE SOUTHERLY ALONG THE WEST BANK OF SAID FOX RIVER, 320 FEET MORE OR LESS, TO THE NORTHERLY LINE OF THE COMMONWEALTH EDISON COMPANY LANDS DESCRIBED IN DOCUMENT 127020 AT THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 1109.30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

g:\J11\J1012-00/2LEGAL-04-19-11

03-05-308-004

THE GRANTORS: FRANCIS T. SMITH AND MARION B. SMITH, HIS WIFE,

of the Township of Oswego County of Kendall State of Illinois

for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid Convey..., and Warrant.....

to THE AURORA SANITARY DISTRICT, a Municipal Corporation,

of the Township of Oswego County of Kendall State of Illinois

the following described Real Estate, to-wit:

Lot One (1) of Larson Subdivision, in the Township of Oswego, Kendall County, Illinois;

situated in the Township *of* Oswego *County of* Kendall *in the State of Illinois, hereby releasing and waiving rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.*

Dated this 30 *day of* November *A. D. 19* 64

..... [SEAL] [redacted] [SEAL]

..... [SEAL] [redacted] [SEAL]

..... [SEAL] ..... [SEAL]

State of Illinois } ss. I, the undersigned, a Notary Public in, and for said County and State aforesaid, DO HEREBY CERTIFY that
Kane County }

Francis T. Smith and Marion B. Smith, His Wife, personally known to me to be the same person S whose name S are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 30 day of November

A. D. 19 64 [redacted] [SEAL]

Notary Public

990323 [illegible] 1999 02:25P 1 of 2
Paul Anderson, Kendall County, IL Recorder

WARRANTY DEED

The Grantors, Mark A. Blake and Debra D. Blake, husband and wife, of the village of Oswego, County of Kendall, State of Illinois for and in consideration of ten dollars, and other valuable and good considerations in hand paid, convey and warrant to FOX METRO WATER RECLAMATION DISTRICT, A BODY CORPORATE AND POLITIC, of 682 A Route 31, Oswego, Illinois, the following Real Estate situated in the County of Kendall in the State of Illinois:

See Schedule A on reverse side

Subject to general real estate taxes not due and payable at the time of closing; special assessments confirmed after the contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit; party walls, party wall rights and agreements; assessments due after the date of closing;

For Recorder's Use Only

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 forever.

This deed is exempt from the provisions of Article 31 of the Property Tax Code, under the provisions of Paragraph (b), Section 31-45.

Permanent Real Estate Index Number: 03-05-302-004
Address of Real Estate: 708 Route 31, Oswego, Illinois 60543

Dated this 1ST day of March, 1999.

[redacted]
Mark A. Blake

[redacted]
Debra D. Blake

State of Illinois)
)SS
County of DuPage)

I, the undersigned, a Notary Public in and for the County of DuPage, State of Illinois, do hereby certify that Mark A. Blake and Debra D. Blake, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 1st day of March, 1999.

"OFFICIAL SEAL"
KATHLEEN J. GETTY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 08/28/01

[redacted]
Notary Public

Schedule A

LOT 2 (EXCEPT THE SOUTHERLY 45 FEET, MEASURED ALONG THE WESTERLY LINE) IN LARSON SUBDIVISION, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS

This deed is exempt from the provisions of Article 31 of the Property Tax Code, under the provisions of Paragraph (b), Section 31-45.

[redacted]

Mark A. Blake

Mail To:
Mr. Dallas C. Ingemunson, Esquire
Law Offices of Dallas C. Ingemunson
P.O. Box 578
Yorkville, Illinois 60560

Send Subsequent Tax Bills To:
FOX METRO WATER RECLAMATION DISTRICT
708 Route 31
Oswego, Illinois 60543

This Deed Was Prepared By:
Kathleen J. Getty
Getty & Getty, Attorneys at Law
29 South Webster Street
Suite 270
Naperville, Illinois 60540

9912582 08/25/1999 11:41A 1 of 2
Paul Anderson, Kendall County, IL Recorder

WARRANTY DEED

The Grantor, Gloria W. Funk, divorced not since remarried, of the village of Oswego, County of Kendall, State of Illinois for and in consideration of ten dollars, and other valuable and good considerations in hand paid, convey and warrant to FOX METRO WATER RECLAMATION DISTRICT, A BODY CORPORATE AND POLITIC, of 682 A Route 31, Oswego, Illinois, the following Real Estate situated in the County of Kendall in the State of Illinois:

See Schedule A on reverse side

Subject to general real estate taxes not due and payable at the time of closing; special assessments confirmed after the contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit; party walls, party wall rights and agreements; assessments due after the date of closing;

For Recorder's Use Only

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 forever.

This deed is exempt from the provisions of Article 31 of the Property Tax Code, under the provisions of Paragraph (b), Section 31-45.

Permanent Real Estate Index Number: 03-05-353-001
Address of Real Estate: 720 Route 31, Oswego, Illinois 60543

Dated this 8/24 day of August, 1999.

[redacted]
Gloria W. Funk

State of Illinois)
)SS
County of DuPage)

I, the undersigned, a Notary Public in and for the County of DuPage, State of Illinois, do hereby certify that Gloria W. Funk, 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 she signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

"OFFICIAL SEAL"
KATHLEEN J. GETTY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 08/28/01

Given under my hand and official seal, this 24th day of August, 1999.

[redacted]
Notary Public

9902998 02/24/1999, 02:00PM 1 of 2
Paul Anderson, Kendall County, IL Recorder

WARRANTY DEED

INDIVIDUAL TO CORPORATION

The Grantor, THOMAS P. PECK, an unmarried man of the Township of Oswego, Kendall Illinois for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), in hand paid, and other good and valuable consideration CONVEYS and WARRANTS to FOX METRO WATER RECLAMATION DISTRICT, a municipal corporation, of the Township of Oswego, Kendall County
a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, the following described Real Estate to wit:

See attached legal description

Permanent Index No: 03-05-353-002
Commonly known as: 736 Route 31, Oswego, IL 60543

situated in the County of Kendall, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 22 day of February, 1999.

_____(SEAL) [redacted] (SEAL)
THOMAS P. PECK

This document prepared by:
Attorney James R. Edwards
6 W. Downer Pl., P.O. Box 908
Aurora, IL 60507

STATE OF ILLINOIS)
) SS.
COUNTY OF KENDALL)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY, that Thomas P. Peck 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 the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 22 day of FEBRUARY, A.D., 1999.

[redacted]
NOTARY PUBLIC

"OFFICIAL SEAL"
Dallas C. Ingemunson
Notary Public, State of Illinois
My Commission Expires 11-17-2001

Grantees Address
FOX METRO WATER RECLAMATION DISTRICT
682A Route 31
Oswego, IL 60543

Mail Tax Bills To:
Fox Metro Water Reclamation District
682A Route 31
Oswego, IL 60543

THIS INSTRUMENT PREPARED BY:
Attorney James R. Edwards
6 W. Downer Pl., P.O. box 908
Aurora, IL 60507
630/897-1534

AFTER RECORDING RETURN TO:

LAW OFFICES
Dallas C. Ingemunson
226 S. Bridge Street - P.O. Box 578
Yorkville, Illinois 60560-0578

That part of Lot 3 of Larson Subdivision, described as follows: Commencing at the Northwest corner of said Lot, being on the center line of State Route No. 31; thence Southerly along said center line 46.58 feet for the point of beginning; thence South 82° 36' East parallel with the Southerly line of said Lot, 775.16 feet to the Easterly line of said Lot; thence South 9° 39' East along said Easterly line 229.17 feet; thence South 37° 16' East thereof; thence North 82° 36' West along the Southerly line of said Lot, 867.3 feet to the center line of said State Route No. 31; thence Northerly along said center line 250.52 feet to the point of beginnin, in the Township of Oswego, Kendall County, Illinois.

9907053 05/07/1999 02:06P 1 of 3
Paul Anderson, Kendall County, IL Recorder

WARRANTY DEED

INDIVIDUAL TO CORPORATION

MAIL TO:
Fox Metro Water Reclam. Dist.
682A Route 31
Oswego, IL 60543

NAME & ADDRESS OF TAXPAYER:
Fox Metro Water Reclam. Dist.
682A Route 31
Oswego, IL 60543

THE GRANTOR(S) DALE E. STAHL and VIRGINIA J. STAHL, husband and wife, of the Village of Oswego, County of Kendall, State of Illinois, for and in consideration in hand paid, CONVEY(S) AND WARRANT(S) to FOX METRO WATER RECLAMATION DISTRICT, a municipal corporation, of the Township of Oswego, Kendall County, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, the following described real estate situated in the County of KENDALL, the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to general real estate taxes for the year 1998 and subsequent years; covenants, conditions and restrictions of record; building line restrictions, utility easements and building and zoning laws and ordinances.

Permanent Index Number(s): 03-05-353-003
Property Address: 810 Route 31, Oswego, Illinois

Dated this 7 day of MAY, 19 99.

[redacted] (SEAL) [redacted] (SEAL)
DALE E. STAHL VIRGINIA J. STAHL

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 6, 1363.34 FEET; THENCE SOUTH 82 DEGREES 36 MINUTES EAST 5298.7 FEET TO THE WESTERLY BANK OF FOX RIVER; THENCE NORTH 18 DEGREES 46 MINUTES WEST ALONG SAID WESTERLY BANK 192.5 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 18 DEGREES 46 MINUTES WEST ALONG SAID WESTERLY BANK 44.35 FEET; THENCE NORTH 37 DEGREES 16 MINUTES WEST ALONG SAID WESTERLY BANK 227.8 FEET; THENCE NORTH 82 DEGREES 36 MINUTES WEST 867.3 FEET TO THE CENTER LINE OF THE ORIGINAL ROAD; THENCE SOUTHERLY ALONG SAID CENTER LINE 200 FEET TO A LINE DRAWN NORTH 82 DEGREES 36 MINUTES WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 82 DEGREES 36 MINUTES EAST 1014.21 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

9905351 04/06/1999 11:07A 1 of 3
Paul Anderson, Kendall County, IL Recorder

WARRANTY DEED

INDIVIDUAL TO CORPORATION

MAIL TO:
Fox Metro Water Reclam. Dist.
682A Route 31
Oswego, IL 60543

NAME & ADDRESS OF TAXPAYER:
Fox Metro Water Reclam. Dist.
682A Route 31
Oswego, IL 60543

EXEMPT

THE GRANTOR(S) DONALD C. SCHROEDER and MARTHA E. SCHROEDER, husband and wife, as to Parcel One; DONALD C. SCHROEDER, MARTHA E. SCHROEDER, husband and wife, and SCOT DEAN SCHROEDER, a married person, as to Parcel Two, of the Village of Oswego, County of Kendall, State of Illinois, for and in consideration in hand paid, CONVEY(S) AND WARRANT(S) to FOX METRO WATER RECLAMATION DISTRICT, a municipal corporation, of the Township of Oswego, Kendall County, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, the following described real estate situated in the County of KENDALL, the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to general real estate taxes for the year 1998 and subsequent years; covenants, conditions and restrictions of record; building line restrictions, utility easements and building and zoning laws and ordinances.

Permanent Index Number(s): 03-05-353-004
Property Address: 822 Route 31, Oswego, Illinois

Dated this 5 day of APRIL, 19 99.

[redacted] (SEAL) [redacted] (SEAL)
Donald C. Schroeder Martha E. Schroeder

[redacted] (SEAL) _____ (SEAL)
Scot Dean Schroeder

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DONALD C. SCHROEDER, MARTHA E. SCHROEDERand SCOT DEAN SCHROEDER, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 5 day of APRIL, 1999.

[redacted]
Notary Public

"OFFICIAL SEAL"
Dallas C. Ingemunson
Notary Public, State of Illinois
My Commission Expires 11-17-2001

NAME AND ADDRESS OF PREPARER:
Law Offices of Dallas C. Ingemunson, P.C.
226 S. Bridge St., P.O. Box 578
Yorkville, IL 60560

PARCEL ONE:

LOT 5 OF LARSON'S SUBDIVISION, TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS

PARCEL TWO:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 5 WITH THE CENTER LINE OF ILLINOIS STATE ROUTE NUMBER 31; THENCE NORTH 6 DEGREES 44 MINUTES EAST ALONG SAID CENTER LINE 745.75 FEET; THENCE SOUTH 82 DEGREES 30 MINUTES EAST 100 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE, 110 FEET; THENCE SOUTH 82 DEGREES 30 MINUTES EAST TO THE CENTER THREAD OF THE FOX RIVER; THENCE NORTHERLY ALONG SAID CENTER THREAD TO A LINE DRAWN SOUTH 82 DEGREES 30 MINUTES EAST FOR THE POINT OF BEGINNING; THENCE NORTH 82 DEGREES 30 MINUTES WEST TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

COPY

ARRANTY DEED

9905437 04/07/199
Paul Anderson, Kendal

RECEIPT NUMBER: 2702
DATE: 04/07/1999 TIME: 03:49P

Kendall County, IL
OFFICE OF THE Kendall County Recorder

ISSUED TO:
DALLAS C INGEMUNSON
BOX 578
YORKVILLE IL 60560

INST NO.	TYPE DOC	TOTAL
9905437	WD	15.00
		15.00

CHARGE	:	0.00
CHECK (1) 1	:	15.00
		15.00
CASH	:	0.00
CHANGE	:	0.00

THANK YOU! Paul Anderson
Kendall County Recorder

AIL TO:
allas C. Ingemunson, Attorney
26 S Bridge, P O Box 578
orkville, IL 60560

IAME & ADDRESS OF
'AXPAYER/GRANTEE:
'OX METRO WATER
RECLAMATION DISTRICT
582 A Route 31
Oswego, IL 60543

THE GRANTORS, ANTHONY M. GROSS, a married person, GROSS, a married person, of 998 Route 31, Oswego, IL 60543 County of Kendall, State of Illinois, for and in consideration TE DOLLARS and other good and valuable considerations in hand WARRANT to FOX METRO WATER RECLAMATION DIST of the County of Kendall, State of Illinois, the following descril County of Kendall, in the State of Illinois, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

SUBJECT TO: Covenants, conditions and restrictions of record; taxes for the year 1998 and subsequent years; building line restrictions; utility and other easements of record; and building and zoning laws and ordinances,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

03-05-353-010

Permanent Index Number: Part of 03-05-353-007
Property Address: 998 Route 31, Oswego, IL 60543

Dated this 7 day of April, 1999.

[redacted] (SEAL) Helen Newhouse ( ) Gross (SEAL)
[her mark]
Anthony M. Gross

WITNESS [redacted]

WITNESS [redacted]

We, the attesting witnesses to the foregoing Warranty Deed, bearing on its face our signatures as witnesses, state that each of us was present and saw HELEN NEWHOUSE GROSS, grantor, a married person, sign with her mark, said Warranty Deed, in our presence, this 7 day of April, 1999.

STATE OF ILLINOIS)
)ss
COUNTY OF KENDALL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that ANTHONY M. GROSS, a married person, 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 the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 7 day of April, 1999.

Notary Public

"OFFICIAL SEAL"
Dallas C. Ingemunson
Notary Public, State of Illinois
My Commission Expires 11-17-2001

My Commission Expires: Nov 17, 2001

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HELEN NEWHOUSE GROSS, a married person, personally known to me to be the same person whose name is subscribed to the foregoing instrument by mark, appeared before me this day in person, and in the presence of James Stelen and James Smith, witnesses, she being a person unable to write, acknowledged that she made her mark, sealed and delivered the instrument as her 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 7 day of April, 1999.

"OFFICIAL SEAL"
Dallas C. Ingemunson
Notary Public, State of Illinois
My Commission Expires 11-17-2001

Notary Public

My Commission Expires: Nov 17, 2001

NAME AND ADDRESS OF PREPARER:
Law Offices of Dallas C. Ingemunson, P. C.
226 S Bridge St, P O Box 578
Yorkville, IL 60560

THIS TRANSACTION EXEMPT
UNDER Paragraph b, SECTION 4
OF ILLINOIS TRANSFER TAX ACT.
DATED: 1999

Signature of Buyer, Seller or

991364

RELEASE

THAT PART OF THE SOUTH 1/2 OF THE WEST PART OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH LIES EAST OF THE CENTER LINE OF STATE ROUTE NO. 31 AND SOUTH OF A LINE EXTENDING SOUTH 82 DEGREES 30 MINUTES EAST FROM A POINT IN THE SAID CENTER LINE OF SAID HIGHWAY THAT IS NORTH 6 DEGREES 44 MINUTES EAST 745.75 FEET FROM THE SOUTH LINE OF SAID SECTION TO THE CENTER THREAD OF THE FOX RIVER (EXCEPT THE RIGHT OF WAY OF THE SAID STATE ROUTE NO. 31 AND A STRIP IN THE NORTHWEST CORNER 67 FEET WIDE AND 325 FEET LONG MEASURED ALONG THE EASTERLY LINE OF SAID HIGHWAY, USED FOR CEMETERY PURPOSES, AND ALSO EXCEPT THAT PART LYING SOUTH OF THE NORTH LINE OF PREMISES CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED OCTOBER 9, 1959 AS DOCUMENT 127020 AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 5 WITH THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 31; THENCE NORTH 6 DEGREES 44 MINUTES EAST ALONG SAID CENTER LINE 745.75 FEET; THENCE SOUTH 82 DEGREES 30 MINUTES EAST 100 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE, 110 FEET; THENCE SOUTH 82 DEGREES 30 MINUTES EAST TO THE CENTER THREAD OF THE FOX RIVER; THENCE NORTHERLY ALONG SAID CENTER THREAD TO A LINE DRAWN SOUTH 82 DEGREES 30 MINUTES EAST FROM THE POINT OF BEGINNING; THENCE NORTH 82 DEGREES 30 MINUTES WEST TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THEREFROM THAT PART OF THE SOUTH HALF OF SECTION 5 TOWNSHIP 37 RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF STATE ROUTE 31 WHICH IS 165.86 FEET NORTH OF THE INTERSECTION OF SAID CENTER LINE WITH THE SOUTH LINE OF SAID SECTION 5 AS MEASURED ALONG THE CENTER LINE OF SAID ROAD, THENCE NORTH 6° 03'17" EAST ALONG SAID CENTER LINE 85.00 FEET, THENCE EASTERLY AT AN ANGLE OF 87°43'10" MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 99.08 FEET, THENCE NORTH EASTERLY AT AN ANGLE OF 169°46'24" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 87.59 FEET, THENCE NORTHERLY AT AN ANGLE OF 142°32'41" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE 69.19 FEET, THENCE NORTHERLY AT AN ANGLE OF 148°08'36" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 52.57 FEET, THENCE EASTERLY AT AN ANGLE OF 106°13'20" MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 859.60 FEET MORE OR LESS TO THE WEST BANK OF THE FOX RIVER, THENCE SOUTHERLY ALONG THE WEST BANK OF SAID FOX RIVER 302.20 FEET MORE OR LESS TO THE NORTHERLY LINE OF COMMONWEALTH EDISON LANDS DESCRIBED IN DOCUMENT NO. 127020 AT THE RECCORDERS OFFICE OF KENDALL COUNTY, ILLINOIS, THENCE WESTERLY ALONG SAID NORTHERLY LINE, 1109.30 FEET MORE OR LESS TO THE POINT OF BEGINNING,) in the Township of Oswego, Kendall County, Illinois

?

WARRANTY DEED

MAIL TO:
Dallas C. Ingemunson, Attorney
226 S Bridge, P O Box 578
Yorkville, IL 60560

NAME & ADDRESS OF
TAXPAYER/GRANTEE:
FOX METRO WATER
RECLAMATION DISTRICT
682 A Route 31
Oswego, IL 60543

THE GRANTOR, DONALD P. MICHAEL, an unmarried person, of 810 McClaran Avenue, Aurora, IL 60506 in the City of Aurora, County of Kane, State of Illinois, for and in consideration of the sum TEN and no/100 ($10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to FOX METRO WATER RECLAMATION DISTRICT, a municipal corporation, of the County of Kendall, State of Illinois, the following described real estate situated in the County of Kendall, in the State of Illinois, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

SUBJECT TO: Covenants, conditions and restrictions of record; taxes for the year 1999 and subsequent years; building line restrictions; utility and other easements of record; and building and zoning laws and ordinances,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: (NEW PIN ASSIGNED 03-05-353-009)
Property Address: 998 Route 31, Oswego, IL 60543

Dated this 8 day of September, 1999.

[redacted] (SEAL)
Donald P. Michael

? this deed is dated 1 day earlier than OK from Gross → Michael ?

STATE OF ILLINOIS)
)ss
COUNTY OF KENDALL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that DONALD P. MICHAEL, an unmarried person, 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 the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 8 day of September, 1999.

Notary Public

My Commission Expires: 11/17/01

"OFFICIAL SEAL"
Dallas C. Ingemunson
Notary Public, State of Illinois
My Commission Expires 11-17-2001

NAME AND ADDRESS OF PREPARER:
Law Offices of Dallas C. Ingemunson, P. C.
226 S Bridge St, P O Box 578
Yorkville, IL 60560

THIS TRANSACTION EXEMPT
UNDER **Paragraph b**, SECTION 4
OF ILLINOIS TRANSFER TAX ACT.
DATED: 9/8/ 1999

Signature of Buyer, Seller or
Representative

THAT PART OF THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF STATE ROUT 31 WHICH IS 165.86 FEET NORTH OF THE INTERSECTION OF SAID CENTER LINE WITH THE SOUTH LINE OF SAID SECTION 5 AS MEASURED ALONG THE CENTER LINE OF SAID ROAD, THENCE NORTH 06 DEGREES 03 MINUTES 17 SECONDS EAST ALONG SAID CENTER LINE 85.00 FEET; THENCE EASTEELY AT AN ANGLE OF 87 DEGREES 43 MINUTES 10 SECONDS MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 99.08 FEET; THENCE NORTHEASTERLY AT AN ANGLE OF 169 DEGREES 46 MINUTES 24 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 07.59 FEET; THENCE NORTHERLY AT AN ANGLE OF 142 DEGREES 32 MINUTES 41 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE 69.19 FEET; THENCE NORTHERLY AT AN ANGLE OF 148 DEGREES 08 MINUTES 36 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 52,57 FEET; THENCE EASTERLY AT AN ANGLE OF 106 DEGREES 13 MINUTES 20 SECONDS MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 1010.40 FEET MORE OR LESS TO THE WEST BANK OF THE FOX RIVER; THENCE SOUTHERLY ALONG THE WEST BANK OF SAID FOX RIVER 320 FEET MORE OR LESS TO THE NORTHERLY LINE OF THE COMMONWEALTH EDISON COMPANY LANDS DESCRIBED IN DOCUMENT 127020 AT THE RECCORDERS OFFICE OF KENDALL COUNTY, ILLINOIS; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 1109.30 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

103 PLAT

87.59 PLAT

857.6 PLAT

302.20 PLAT

Kendall County Soil & Water Conservation District

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

www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Fox Metro Water Reclamation District
Address: 682 State Route 31
City, State, Zip: Oswego, IL 60543
Phone Number: ( ) 630 301 6866
Email: mwoodin@foxmetro.org

Contact Person: Daniel Caceres ,Walter E. Deuchler Associates
230 Woodlawn Avenue
Aurora, IL 60506
( ) 630 423 0457
dcaceres@deuchler.com

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

Site Location & Proposed Use

Township Name Oswego Township 37 N, Range 8 E, Section(s) 5
Parcel Index Number(s) Numerous PIN #'s, SEE ATTACHED MEMO
Project or Subdivision Name Existing Fox Metro WWTP Number of Acres 94.4
Current Use of Site Wastewater Treatment Plant Proposed Use Wastewater Treatment Plant
Proposed Number of Lots N/A Proposed Number of Structures 50+ existing structures
Proposed Water Supply Existing Wells, Non Comm Public Proposed type of Wastewater Treatment Direct Connect to WTP
Proposed type of Storm Water Management Surface Drainage and Existing Storm Sewer which Outfalls to Fox River

Type of Request

☑ Change in Zoning from M-1/ R1- (SU) to M-1
☐ Variance (Please describe fully on separate page)
☐ Special Use Permit (Please describe fully on separate page)
Name of County or Municipality the request is being filed with: Kendall County

In addition to this completed application form, please including the following to ensure proper processing:

☑ **Plat of Survey/Site Plan** – showing location, legal description and property measurements
☑ **Concept Plan** - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.
☐ If available: topography map, field tile map, copy of soil boring and/or wetland studies
☐ **NRI fee** (Please make checks payable to Kendall County SWCD)

The NRI fees, as of July 1, 2010, are as follows:

Full Report: $375.00 for five acres and under, plus $18.00 per acre for each additional acre or any fraction thereof over five.
Executive Summary Report: $300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

Fee for first five acres and under	$ 375.00
_____ Additional Acres at $18.00 each	$
Total NRI Fee	$

NOTE: Applications are due by the 1st of each month to be on that month's SWCD Board Meeting Agenda. Once a completed application is submitted, please allow 30 days for inspection, evaluation and processing of this report.

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 3 years after the date reported.

[redacted] 5/21/2018

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.

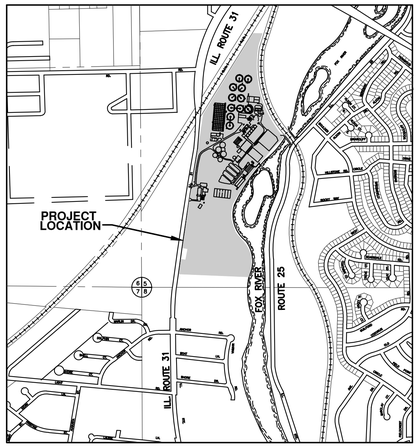
FOR OFFICE USE ONLY

NRI#_____ Date initially rec'd _____ Date all rec'd _____ Board Meeting _____
Fee Due $_____ Fee Paid $ _____ Check #_____ Over/Under Payment _____Refund Due_____

FOX METRO WATER RECLAMATION DISTRICT
WASTEWATER TREATMENT PLANT AERIAL

F:\ASD\18016-00\Final Drawings\1 OVERALL BOUNDARY.dwg

FOX METRO WATER RECLAMATION DISTRICT
WASTEWATER TREATMENT PLANT
2018 - NEW OPERATIONS AND MAINTENANCE BUILDING O&M

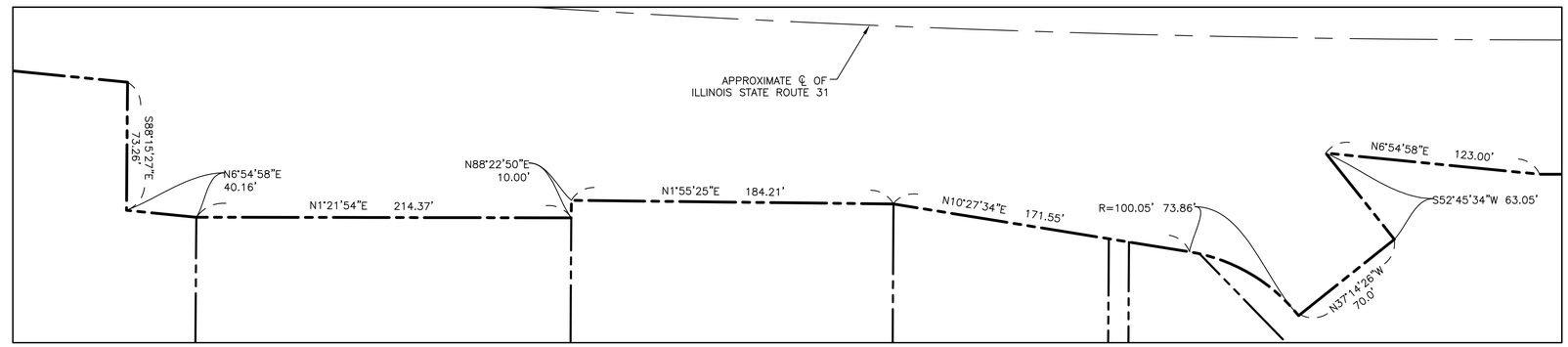


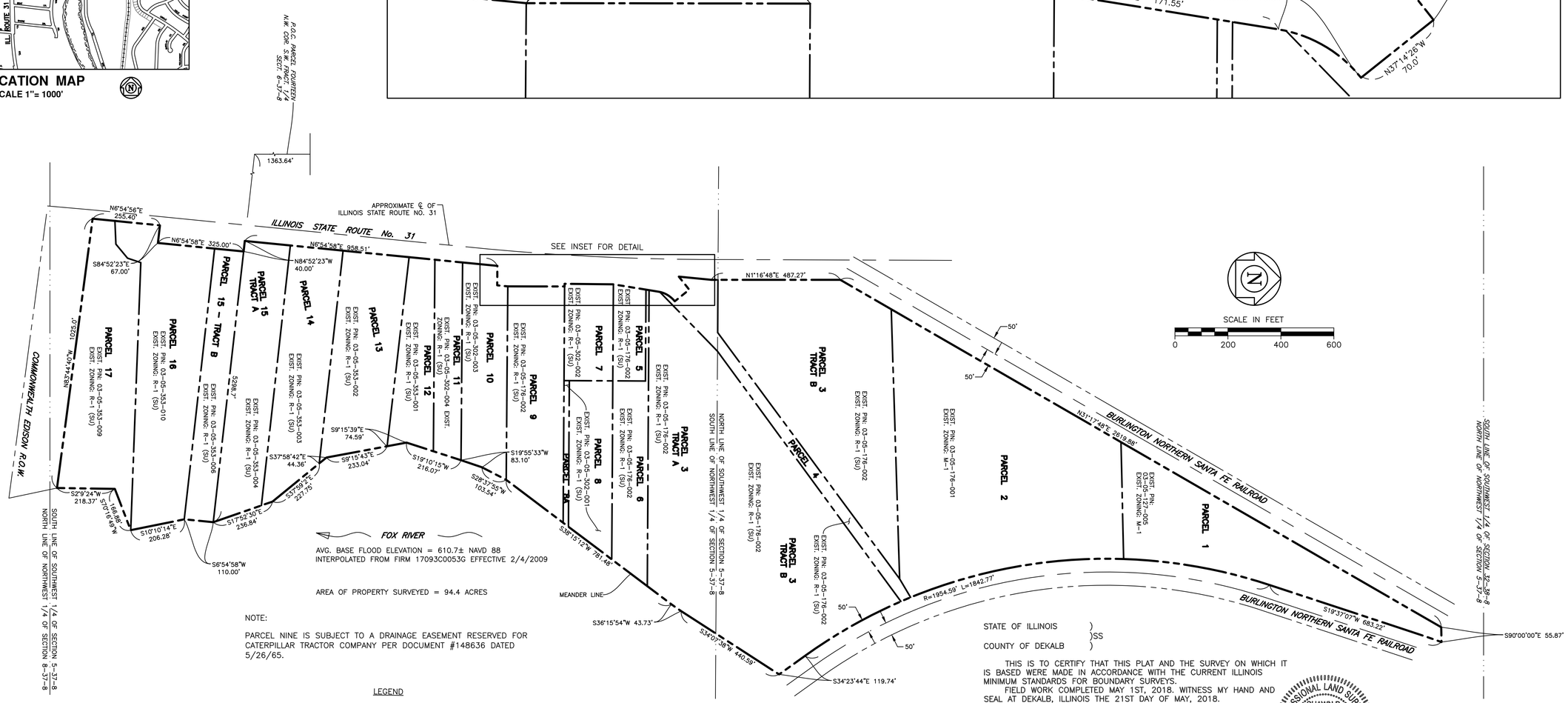
LOCATION MAP
SCALE 1"= 1000'

PLAT OF SURVEY

PART OF WEST HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS

SCALE IN FEET
0 40 80 120





NOTE:

PARCEL NINE IS SUBJECT TO A DRAINAGE EASEMENT RESERVED FOR CATERPILLAR TRACTOR COMPANY PER DOCUMENT #148636 DATED 5/26/65.

LEGEND

- BOUNDARY OF PROPERTY SURVEYED
- PARCEL/ROW LINE
- LOT LINE
- SECTION LINE
- CENTER LINE

STATE OF ILLINOIS)
)SS
COUNTY OF DEKALB)

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.
FIELD WORK COMPLETED MAY 1ST, 2018. WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THE 21ST DAY OF MAY, 2018.

Shawn R. VanKampen
SHAWN R. VanKAMPEN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710
LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2018

PROFESSIONAL LAND SURVEYOR
SHAWN R. VANKAMPEN
035-002710
DEKALB, ILLINOIS
STATE OF ILLINOIS

SHEET 3 – SOUTH | SHEET 4 – MIDDLE | SHEET 5 – NORTH

WALTER E. DEUCHLER ASSOCIATES, INC.
Consulting Engineers – Aurora, Illinois ©

REVISIONS
1. 2. 3. 4. 5. 6.

DATE:	5/20/2018	DESIGNED:	DPC
SCALE:	AS SHOWN	DRAWN:	AS/SV
JOB NO.	111-18016-00	APPROVED:	DPC
FIELD BOOK NO.:	251		

FOX METRO WATER RECLAMATION DISTRICT
PLAT OF SURVEY
OVERALL BOUNDARY

SHT 1 OF 5

Plotted: 5/21/2018 6:10:16 PM

F:\ASD\18016-00\Final Drawings\2 LEGAL DESCRIPTIONS.dwg

PARCEL 1 PIN: 03-05-127-005 ZONING: M-1

THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 00° 07’ 30” WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 6 FOR 532.67 FEET (8.07 CHAINS); THENCE SOUTH 89° 49’ 12” EAST, 4502.1 FEET TO THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE FORMER CHICAGO BURLINGTON AND QUINCY RAILROAD COMPANY MAIN LINE; THENCE NORTH 31° 17’ 48” EAST ALONG SAID EASTERLY LINE, 1007.52 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF LANDS FORMERLY OWNED BY RUFUS GRAY; THENCE CONTINUING NORTH 31° 17’ 48” EAST ALONG SAID EASTERLY LINE, 1396.03 FEET; THENCE SOUTH 90° 00’ 00” EAST, 55.87 FEET TO THE WESTERLY LINE OF THE FORMER OTTAWA, OSWEGO AND FOX RIVER VALLEY RAILROAD; THENCE SOUTH 19° 37’ 07” WEST ALONG SAID WESTERLY LINE, 683.22 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1954.59 FEET FOR 562.28 FEET TO SAID SOUTHERLY LINE OF LANDS FORMERLY OWNED BY RUFUS GRAY; THENCE SOUTH 90° 00’ 00” WEST ALONG SAID SOUTHERLY LINE, 441.14 FEET TO THE POINT OF BEGINNING, CONTAINING 6.002 ACRES IN KENDALL COUNTY, ILLINOIS.

PARCEL 2 PIN: 03-05-176-001 ZONING: M-1

THAT PART OF THE NORTHWEST QUARTER OF SECTION S, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 0° 07’ 30” WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, 532.67 FEET (8.07 CHAINS; THENCE SOUTH 89° 49’ 12” EAST 4502.1 FEET TO THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD COMPANY’S MAIN LINE FOR A POINT OF BEGINNING; THENCE NORTH 31° 17’ 48” EAST ALONG SAID EASTERLY LINE 1007.52 FEET TO THE SOUTH LINE OF LANDS FORMERLY OWNED BY RUFUS GRAY; THENCE EAST ALONG SAID SOUTH LINE 441.08 FEET TO THE WESTERLY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY’S BRANCH LINE; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AN ARC DISTANCE OF 833.49 FEET TO THE NORTHWESTERLY LINE OF THE FORMER AURORA, ELGIN AND MORRIS RAILROAD; THENCE SOUTH 55° 42’ 25” WEST ALONG SAID NORTHWESTERLY LINE 84.00 FEET TO A LINE DRAWN SOUTH 89° 49’ 12” EAST FROM THE POINT OF BEGINNING; THENCE NORTH 89° 49’ 12” WEST ALONG SAID LINE 1025.54 FEET TO THE POINT OF BEGINNING, IN THE TOWN OF OSWEGO, KENDALL COUNTY, ILLINOIS, BEING 14.6878 ACRES.

PARCEL 3 PIN: 03-05-176-002 ZONING: R-1 (SU)

TRACT ”A”

PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL. MERIDIAN, DESCRIBED BY COMMENCING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER WHERE SAID NORTH LINE IS INTERSECTED BY THE CENTER LINE OF THE HIGHWAY RUNNING NORTHERLY THROUGH SAID QUARTER; THENCE SOUTH 5° 12’ WEST ALONG THE CENTER LINE OF SAID HIGHWAY 327.4 FEET TO AN IRON STAKE FOR A PLACE OF BEGINNING; THENCE SOUTH 5° 12’ WEST ALONG THE CENTER LINE OF SAID HIGHWAY 69.2 FEET TO AN IRON STAKE; THENCE NORTH 90° EAST PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER 1088.3 FEET TO AN IRON STAKE ON THE WESTERLY BANK OF THE FOX RIVER; THENCE NORTH 42° 41’ EAST ALONG SAID WESTERLY BANK 177.1 FEET; THENCE NORTH 32° 15’ EAST ALONG THE WESTERLY BANK OF SAID RIVER 313.5 FEET TO AN IRON STAKE ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 90° WEST ALONG SAID NORTH LINE 1037.4 FEET TO AN IRON STAKE ON THE EASTERLY RIGHT-OF-WAY LINE OF THE AURORA, ELGIN AND CHICAGO RAILWAY COMPANY; THENCE SOUTH 45° 29’ WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 465.6 FEET TO THE PLACE OF BEGINNING, CONTAINING TEN ACRES MORE OR LESS.

EXCEPTING THEREFROM, HOWEVER, ALL THAT PART THEREOF HERETOFORE CONVEYED BY ALBERT L. TREMAN TO GEORGE MICHELS BY WARRANTY DEED DATED SEPTEMBER 12, 1925 AND RECORDED SEPTEMBER 19, 1925, IN BOOK 75 OF WARRANTY DEEDS ON PAGE 372 IN THE RECORDER’S OFFICE OF KENDALL COUNTY, ILLINOIS, WHICH PORTION SO EXCEPTED CONTAINS 3.02 ACRES MORE OR LESS AND IS PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER WHERE SAID NORTH LINE IS INTERSECTED BY THE CENTER LINE OF THE NORTHERLY AND SOUTHERLY HIGHWAY RUNNING THROUGH SAID SOUTHWEST QUARTER; THENCE SOUTH 5° 12’ WEST ALONG THE CENTER LINE OF SAID HIGHWAY 327.4 FEET TO AN IRON STAKE FOR PLACE OF BEGINNING; THENCE SOUTH 5° 12’ WEST ALONG THE CENTER LINE OF SAID HIGHWAY 69.2 FEET; THENCE EAST 1072.4 FEET TO THE MEANDER LINE OF FOX RIVER; THENCE NORTH 43° EAST 167.6 FEET TO A LARGE IRON BOLT; THENCE WEST 1134.5 FEET; THENCE SOUTH 45° 29’ WEST TO THE PLACE OF BEGINNING; CONTAINING 3.02 ACRES MORE OR LESS AS AFORESAID.

TRACT ”B”

ALL THAT PART OF THE FOLLOWING DESCRIBED LANDS WHICH ARE EAST OF THE CENTER LINE OF THE NORTH AND SOUTH HIGHWAY RUNNING THROUGH THE WEST HALF OF SECTION 5 AND COMMONLY KNOWN AS THE OSWEGO AND AURORA ROAD AND ALSO KNOWN AS STATE HIGHWAY ROUTE NO. 18, TO-WIT:

PART OF THE NORTH HALF OF SECTION 5 AND 6, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AS FOLLOWS TO-WIT:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 37 RODS AND 12 FEET; THENCE EAST 344 RODS TO THE WEST SHORE OF FOX RIVER; THENCE SOUTH ALONG THE WEST SHORE OF SAID RIVER 37 RODS 12 FEET; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTIONS 5 AND 6, 344 RODS TO THE PLACE OF BEGINNING; EXCEPTING THE RIGHTS-OF-WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY AND THE AURORA, ELGIN AND CHICAGO RAILWAY COMPANY; THE PIECE OF LAND HEREBY INTENDED TO BE DESCRIBED CONTAINING 17 ACRES OF LAND MORE OR LESS.

PARCEL 4 PIN: 03-05-176-002 ZONING: R-1 (SU)

1. PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: TO-WIT: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF THE AURORA-OSWEGO HIGHWAY ON THE WEST SIDE OF THE FOX RIVER AND THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 5; THENCE EAST ALONG SAID SOUTH LINE 232.9 FEET; THENCE NORTH 53° 51’ EAST 1144.7 FEET TO THE POINT OF BEGINNING; THENCE NORTH 53° 51’ EAST 84.0 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE 41.35 FEET; THENCE SOUTH 53° 51’ WEST 19.7 FEET; THENCE WEST 69.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES.

2. PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: TO-WIT: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF THE AURORA-OSWEGO HIGHWAY ON THE WEST SIDE OF THE FOX RIVER AND THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 5; THENCE EAST ALONG SAID SOUTH LINE 232.9 FEET TO THE POINT OF BEGINNING; THENCE NORTH 53° 51’ EAST 1144.7 FEET; THENCE EAST 69.00 FEET; THENCE SOUTH 53° 51’ WEST 1144.7 FEET TO SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 5; THENCE WEST 69.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.05 ACRES.

3. PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIANS DESCRIBED AS FOLLOWS: TO-WIT: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF THE AURORA-OSWEGO HIGHWAY ON THE WEST SIDE OF THE FOX RIVER AND THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 5; THENCE EAST ALONG SAID NORTH LINE 301.9 FEET TO THE CENTER LINE OF THE AURORA-OSWEGO ROAD; THENCE NORTH 5° 12’ EAST ALONG THE CENTER LINE OF SAID ROAD 327.4 FEET TO THE POINT OF BEGINNING, CONTAINING 1.13 ACRES, SITUATED IN THE COUNTY OF KENDALL IN THE STATE OF ILLINOIS.

PARCEL 5 PIN: 03-05-176-002 ZONING: R-1 (SU)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE EAST ALONG SAID NORTH LINE 235.7 FEET TO THE CENTER LINE OF THE ORIGINAL ROAD; THENCE SOUTHERLY ALONG SAID CENTER LINE 273.5 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID CENTER LINE 123.1 FEET; THENCE EAST 450 FEET; THENCE NORTH 122.57 FEET; THENCE WEST 438.55 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL 6 PIN: 03-05-176-002 ZONING: R-1 (SU)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER, WHERE SAID NORTH LINE IS INTERSECTED BY THE CENTER LINE OF THE NORTHERLY AND SOUTHERLY HIGHWAY RUNNING THROUGH SAID SOUTHWEST QUARTER SECTION; THENCE SOUTH 5° 12’ WEST ALONG THE CENTER LINE OF SAID HIGHWAY 327.4 FEET TO AN IRON STAKE FOR A PLACE OF BEGINNING; THENCE SOUTH 5° 12’ WEST ALONG THE CENTER LINE OF SAID HIGHWAY, 69.2 FEET; THENCE EAST 1072.4 FEET TO THE MEANDER LINE OF FOX RIVER; THENCE NORTH 43° EAST 167.6 FEET TO A LARGE IRON BOLT; THENCE WEST 1134.5 FEET; THENCE SOUTH 45° 29’ WEST TO THE PLACE OF BEGINNING, CONTAINING 3.02 ACRES MORE OR LESS; SITUATED IN THE COUNTY OF KENDALL AND STATE OF ILLINOIS (EXCEPTING THEREFROM PARCEL 5 ABOVE).

PARCEL 7 PIN: 03-05-302-002 ZONING: R-1 (SU)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 6, 1363.34 FEET; THENCE SOUTH 82° 36’ EAST TO THE WEST BANK OF THE FOX RIVER; THENCE NORTH 18° 46’ WEST ALONG SAID RIVER BANK 37 FEET; THENCE NORTH 37° 16’ WEST ALONG SAID RIVER BANK 263 FEET; THENCE NORTH 9° 39’ WEST ALONG SAID RIVER BANK 300 FEET; THENCE NORTH 19° 40’ EAST ALONG SAID RIVER BANK 300 FEET; THENCE NORTH 30° 19’ EAST ALONG SAID RIVER BANK 102.8 FEET; THENCE NORTH 88° 31’ WEST 864.15 FEET TO THE CENTER LINE OF THE ORIGINAL ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD 215 FEET FOR THE POINT OF BEGINNING THENCE EAST PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 TO THE WEST BANK OF FOX RIVER; THENCE NORTHEASTERLY ALONG THE WEST BANK OF SAID FOX RIVER TO A POINT WHICH IS 394.88 FEET SOUTH OF NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 90° WEST 1074.3 FEET TO THE CENTER LINE OF SAID ROAD; THENCE SOUTHERLY ALONG SAID CENTER LINE 185 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS. EXCEPTING THAT PART OF SAID PREMISES CONVEYED TO THE AURORA SANITARY DISTRICT BY DEED DATED AUGUST 29, 1961 RECORDED JANUARY 19, 1962 AS DOCUMENT 136551 IN BOOK 126, PAGE 107 AND ALSO EXCEPTING THAT PART OF SAID PREMISES DEDICATED FOR ROAD PURPOSES, (ALONG ILLINOIS ROUTE 31) AS DESCRIBED IN DEDICATION DATED FEBRUARY 7, 1959 AND RECORDED JULY 14, 1959 AS DOCUMENT 126069.

PARCEL 8 PIN: 03-05-302-001 ZONING: R-1 (SU)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 16, 1363.34 FEET; THENCE SOUTH 82° 36’ EAST TO THE WEST BANK OF THE FOX RIVER; THENCE NORTH 18° 46’ WEST ALONG SAID RIVER BANK 237 FEET; THENCE NORTH 37° 16’ WEST ALONG SAID RIVER BANK 263 FEET; THENCE NORTH 9° 39’ WEST ALONG SAID RIVER BANK 300 FEET; THENCE NORTH 19° 40’ EAST ALONG SAID RIVER BANK 300 FEET; THENCE NORTH 30° 19’ EAST ALONG SAID RIVER BANK 102.8 FEET; THENCE NORTH 88° 31’ WEST 864.15 FEET TO THE CENTER LINE OF THE ORIGINAL ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD 215 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, SAID LINE BEING THE NORTHERLY LINE OF THE PROPERTY OWNED BY THE CATERPILLAR TRACTOR CO., FOR A DISTANCE OF 467.2 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED LINE TO THE CENTER THREAD OF THE FOX RIVER; THENCE NORTHEASTERLY ALONG THE CENTER THREAD OF THE FOX RIVER TO A POINT WHICH IS 394.88 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 90° WEST ALONG THE SOUTHERLY LINE OF THE PROPERTY LINE OF THE PROPERTY OWNED BY THE AURORA SANITARY DISTRICT TO A POINT WHICH IS 450 FEET EAST OF THE CENTER LINE OF THE ORIGINAL ROAD (STATE ROUTE NO. 31); THENCE SOUTH TO THE PLACE OF BEGINNING; IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS, CONTAINING 2.38 ACRE MORE OR LESS; RESERVING AND EXCEPTING TO GRANTORS, THEIR HEIRS OR ASSIGNS AND THEIR RESPECTIVE INVITEES OR GUESTS, A PERPETUAL RIGHT-OF-WAY FOR PERSONS OR VEHICLES ACROSS AND THE PERPETUAL USE OF THE SOUTHERLY 20 FEET OF SAID PROPERTY, AND ALONG THE WESTERLY BANK OF THE FOX RIVER FOR THE EASTERLY 20 FEET OF THE SOUTHERLY 20 FEET OF SAID PROPERTY, FOR INGRESS, EGRESS AND ACCESS TO THE FOX RIVER, AND FOR FISHING, BOATING, SWIMMING AND OTHER RIVER RECREATIONAL PURPOSES, INCLUDING THE RIGHT TO ERECT A DOCK, WHARF OR SIMILAR STRUCTURE ON THE WESTERLY BANK OF THE FOX RIVER; HEREBY RELEASING AND WAIVING RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

PARCEL 8A PIN: 03-05-302-001 ZONING: R-1 (SU)

THE SOUTHERLY 20 FEET AND ALONG THE WESTERLY BANK OF THE FOX RIVER FOR THE EASTERLY 20 FEET OF THE SOUTHERLY 20 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 6, 1363.34 FEET; THENCE SOUTH 82° 36’ EAST TO THE WEST BANK OF THE FOX RIVER; THENCE NORTH 180 /46’ WEST ALONG SAID RIVER BANK 237 FEET; THENCE NORTH 37° 16’ WEST ALONG SAID RIVER BANK 263 FEET; THENCE NORTH 9° 39’ WEST ALONG SAID RIVER BANK 300 FEET; THENCE NORTH 19° 40’ EAST ALONG SAID RIVER BANK 300 FEET; THENCE NORTH 30° 19’ EAST ALONG SAID RIVER BANK 102.8 FEET; THENCE NORTH 88° 31’ WEST 864.15 FEET TO THE CENTER LINE OF THE ORIGINAL ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD 215 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, SAID LINE BEING THE NORTHERLY LINE OF THE PROPERTY OWNED BY THE CATERPILLAR TRACTOR CO. FOR A DISTANCE OF 467.2 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED LINE TO THE CENTER THREAD OF THE FOX RIVER; THENCE NORTHEASTERLY ALONG THE CENTER THREAD OF THE FOX RIVER TO A POINT WHICH IS 394.88 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 90° WEST ALONG THE SOUTHERLY LINE OF THE PROPERTY OWNED BY THE AURORA SANITARY DISTRICT TO A POINT WHICH IS 450 FEET EAST OF THE CENTER LINE OF THE ORIGINAL ROAD (STATE ROUTE NO. 31); THENCE SOUTH TO THE PLACE OF BEGINNING; IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL 9 PIN: 03-05-176-002 ZONING: R-1 (SU)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A CROSS NOTCH IN THE CENTER LINE OF U.S. ROUTE #31 AT A POINT 581.60 FEET SOUTHERLY OF THE INTERSECTION OF SAID CENTER LINE AND THE EAST AND WEST QUARTER LINE OF SECTION 5 AFORESAID; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 AND FORMING AN ANGLE OF 95° /18’20” WITH THE CENTER LINE OF U.S. ROUTE #31 (AS MEASURED FROM SOUTH TO EAST) TO THE THREAD OF THE STREAM OF THE FOX RIVER; THENCE SOUTHWESTERLY ALONG THE THREAD OF THE STREAM OF THE FOX RIVER TO THE EXTENSION EASTERLY OF THE NORTH LINE OF LARSON’S SUBDIVISION AS PRESENTLY STAKED OUT; THENCE WEST ALONG THE EXTENSION EASTERLY AND THE NORTH LINE OF LARSON’S SUBDIVISION TO A CROSS NOTCH IN THE CENTER LINE OF U.S. ROUTE #31; THENCE NORTHERLY ALONG SAID CENTER LINE AND FORMING AN ANGLE OF 84° 49’ 50” (AS MEASURED FROM EAST TO NORTH) A DISTANCE OF 215.00 FEET TO THE PLACE OF BEGINNING IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL 10 PIN: 03-05-302-003 ZONING: R-1 (SU)

LOT ONE (1) OF LARSON SUBDIVISION, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL 11 PIN: 03-05-302-004 ZONING: R-1 (SU)

LOT 2 (EXCEPT THE SOUTHERLY 45 FEET, MEASURED ALONG THE WESTERLY LINE) IN LARSON SUBDIVISION IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL 12 PIN: 03-05-353-001 ZONING: R-1 (SU)

THAT PART OF LOTS 2 AND 3 OF LARSON’S SUBDIVISION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3 BEING ON THE CENTERLINE OF STATE ROUTE NO. 31; THENCE SOUTH 7° 01’ WEST ALONG SAID CENTERLINE, 46.58 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 7° 01’ EAST ALONG SAID CENTERLINE, 91.58 FEET; THENCE SOUTH 88° 31’ EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 3, 781.87 FEET TO THE EASTERLY LINE OF SAID LOT 2; THENCE SOUTH 19° 40’ WEST ALONG THE EASTERLY LINES OF LOTS 2 AND 3, 106.9 FEET; THENCE SOUTH 9° 39’ EAST ALONG THE EASTERLY LINE OF SAID LOT 3, 70.83 FEET TO A LINE DRAWN SOUTH 82° 36’ EAST, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 3, FROM THE PLACE OF BEGINNING; THENCE NORTH 82° 36’ WEST ALONG SAID PARALLEL LINE, 775.16 FEET TO THE PLACE OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL 13 PIN: 03-05-353-002 ZONING: R-1 (SU)

THAT PART OF LOT 3 OF LARSON SUBDIVISION, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT, BEING ON THE CENTERLINE OF STATE ROUTE NO. 31; THENCE SOUTHERLY ALONG SAID CENTERLINE, 46.58 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 82° 36′ EAST, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, 775.16 FEET TO THE EASTERLY LINE OF SAID LOT; THENCE SOUTH 9° 39′ EAST ALONG SAID EASTERLY LINE, 229.17 FEET; THENCE SOUTH 37° 16′ EAST, 35.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 82° 36′ WEST ALONG THE SOUTHERLY LINE OF SAID LOT, 867.3 FEET TO THE CENTERLINE OF SAID STATE ROUTE NO. 31; THENCE NORTHERLY ALONG SAID CENTERLINE, 250.52 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL 14 PIN: 03-05-353-003 ZONING: R-1 (SU)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 6, 1363.34 FEET; THENCE SOUTH 82° 36′ EAST, 5298.7 FEET TO THE WESTERLY BANK OF FOX RIVER; THENCE NORTH 18° 46′ WEST ALONG SAID WESTERLY BANK, 192.5 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 18° 46′ WEST ALONG SAID WESTERLY BANK, 44.35 FEET; THENCE NORTH 37° 16′ WEST ALONG SAID WESTERLY BANK, 227.8 FEET; THENCE NORTH 82° 36′ WEST, 867.3 FEET TO THE CENTERLINE OF THE ORIGINAL ROAD; THENCE SOUTHERLY ALONG SAID CENTERLINE, 200 FEET TO A LINE DRAWN NORTH 82° 36′ WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 82° 36′ EAST, 1014.21 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS (*AKA LOT 5 OF LARSON SUBDIVISION).

PARCEL 15

TRACT A PIN: 03-05-353-004 ZONING: R-1 (SU)

LOT 5 OF LARSON′S SUBDIVISION, TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

TRACT B PIN: 03-05-353-006 ZONING: R-1 (SU)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 5 WITH THE CENTERLINE OF ILLINOIS STATE ROUTE NUMBER 31; THENCE NORTH 6° 44′ EAST ALONG SAID CENTERLINE, 745.75 FEET; THENCE SOUTH 82° 30′ EAST, 100 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE, 110 FEET; THENCE SOUTH 82° 30′ EAST TO THE CENTER THREAD OF THE FOX RIVER; THENCE NORTHERLY ALONG SAID CENTER THREAD TO A LINE DRAWN SOUTH 82° 30′ EAST FOR THE POINT OF BEGINNING; THENCE NORTH 82° 30′ WEST TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL 16 PIN: 03-05-353-010 ZONING: R-1 (SU)

THAT PART OF THE SOUTH HALF OF THE WEST PART OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE CENTERLINE OF STATE ROUTE NO. 31 AND SOUTH OF A LINE EXTENDING SOUTH 82° 30′ EAST FROM A POINT IN THE SAID CENTERLINE OF SAID HIGHWAY THAT IS NORTH 6° 44′ EAST, 745.75 FEET FROM THE SOUTH LINE OF SAID SECTION TO THE CENTER THREAD OF THE FOX RIVER (EXCEPT THE RIGHT OF WAY OF THE SAID STATE ROUTE NO. 31 AND A STRIP IN THE NORTHWEST CORNER 67 FEET WIDE AND 325 FEET LONG MEASURED ALONG THE EASTERLY LINE OF SAID HIGHWAY, USED FOR CEMETERY PURPOSES, AND ALSO EXCEPT THAT PART LYING SOUTH OF THE NORTH LINE OF PREMISES CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED OCTOBER 9, 1959 AS DOCUMENT 127020 AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 5 WITH THE CENTERLINE OF ILLINOIS STATE ROUTE NO. 31; THENCE NORTH 6° 44′ EAST ALONG SAID CENTERLINE, 745.75 FEET; THENCE SOUTH 82° 30′ EAST 100 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE, 110 FEET; THENCE SOUTH 82° 30′ EAST TO THE CENTER THREAD OF THE FOX RIVER; THENCE NORTHERLY ALONG SAID CENTER THREAD TO A LINE DRAWN SOUTH 82° 30′ EAST FROM THE POINT OF BEGINNING; THENCE NORTH 82° 30′ WEST TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THEREFROM THAT PART OF THE SOUTH HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF STATE ROUTE 31 WHICH IS 165.86 FEET NORTH OF THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTH LINE OF SAID SECTION 5 AS MEASURED ALONG THE CENTERLINE OF SAID ROAD; THENCE NORTH 6° 03′ 17″ EAST ALONG SAID CENTERLINE, 85.00 FEET; THENCE EASTERLY AT AN ANGLE OF 87° 43′ 10″ MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 99.08 FEET; THENCE NORTHEASTERLY AT AN ANGLE OF 169′ 46″ 24″ MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 87.59 FEET; THENCE NORTHERLY AT AN ANGLE OF 142° 32′ 41″ MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 69.19 FEET; THENCE NORTHERLY AT AN ANGLE OF 148° 08′ 36″ MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 52.57 FEET; THENCE EASTERLY AT AN ANGLE OF 106° 13′ 20″ MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 859.60 FEET, MORE OR LESS, TO THE WEST BANK OF THE FOX RIVER; THENCE SOUTHERLY ALONG THE WEST BANK OF SAID FOX RIVER, 302.20 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF COMMONWEALTH EDISON LANDS DESCRIBED IN DOCUMENT NO. 127020 AT THE RECORDER′S OFFICE OF KENDALL COUNTY, ILLINOIS; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 1109.30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING), IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL 17 PIN: 03-05-353-009 ZONING: R-1 (SU)

THAT PART OF THE SOUTH HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF STATE ROUTE 31, WHICH IS 165.86 FEET NORTH OF THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTH LINE OF SAID SECTION 5 AS MEASURED ALONG THE CENTERLINE OF SAID ROAD; THENCE NORTH 06° 03′ 17″ EAST ALONG SAID CENTERLINE, 85.00 FEET; THENCE EASTERLY AT AN ANGLE OF 87° 43′ 10′ MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 99.08 FEET; THENCE NORTHEASTERLY AT AN ANGLE OF 169° 46′ 24″ MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 87.59 FEET; THENCE NORTHERLY AT AN ANGLE OF 142° 32′ 41″ MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 69.19 FEET; THENCE NORTHERLY AT AN ANGLE OF 148° 08′ 36″ MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 52.57 FEET; THENCE EASTERLY AT AN ANGLE OF 106° 13′ 20″ MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 1010.40 FEET, MORE OR LESS, TO THE WEST BANK OF THE FOX RIVER; THENCE SOUTHERLY ALONG THE WEST BANK OF SAID FOX RIVER, 320 FEET MORE OR LESS, TO THE NORTHERLY LINE OF THE COMMONWEALTH EDISON COMPANY LANDS DESCRIBED IN DOCUMENT 127020 AT THE RECORDER′S OFFICE OF KENDALL COUNTY, ILLINOIS; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 1109.30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM OF ALL OF THE ABOVE PARCELS THAT PORTION DEDICATED TO THE STATE OF ILLINOIS FOR ILLINOIS STATE HIGHWAY 31 RIGHT-OF-WAY.

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REVISIONS	
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2.	5.
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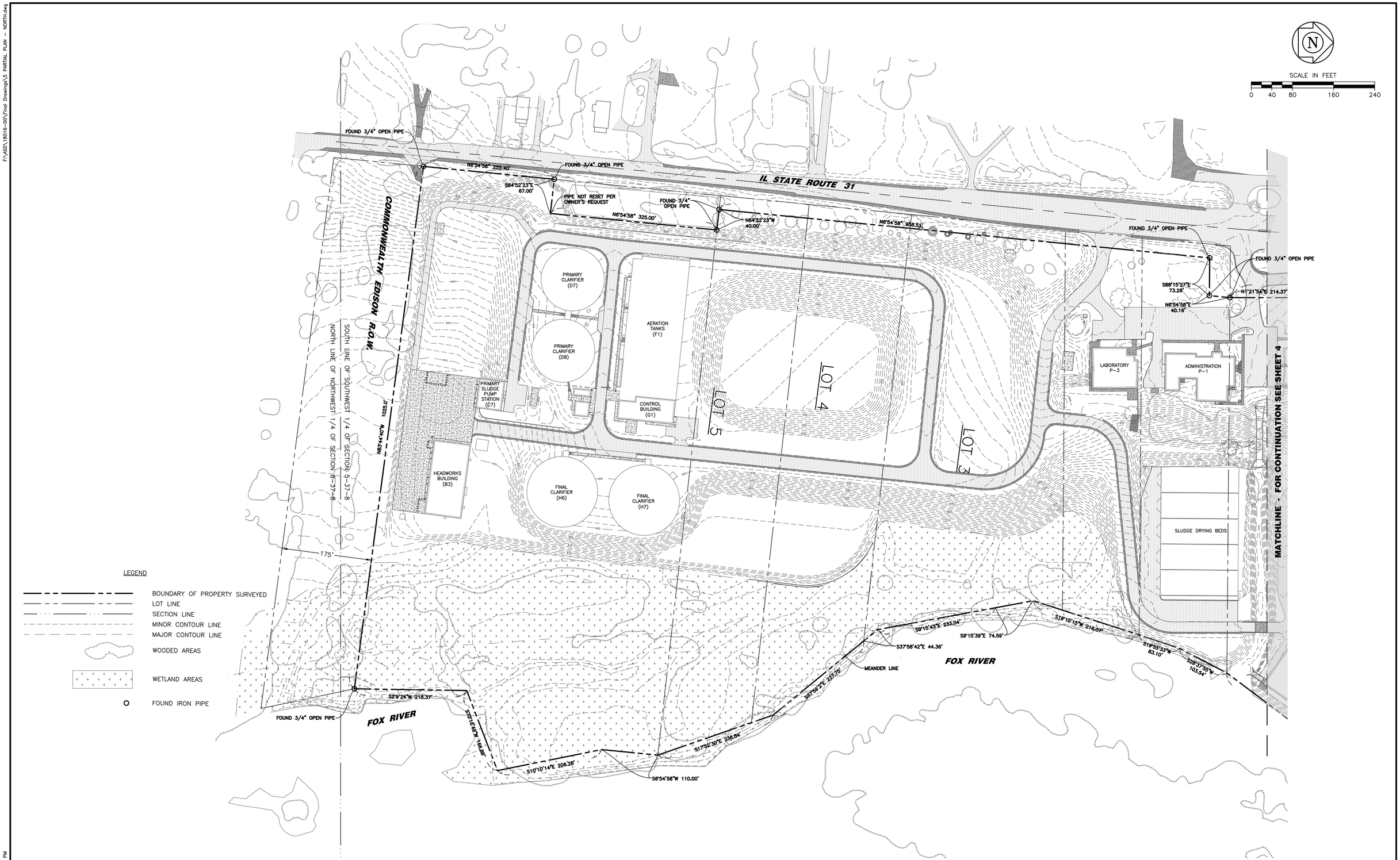
DATE: 5/20/2018	DESIGNED: DPC
SCALE: AS SHOWN	DRAWN: AS/SV
JOB NO. 111-18016-00	APPROVED: DPC
FIELD BOOK NO.: 251	

FOX METRO WATER RECLAMATION DISTRICT
PLAT OF SURVEY
LEGAL DESCRIPTIONS

SHT 2
OF 5

F:\ASSV\18016-00\Final Drawings\5 PARTIAL PLAN - NORTH.dwg



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REVISIONS
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2. 5.
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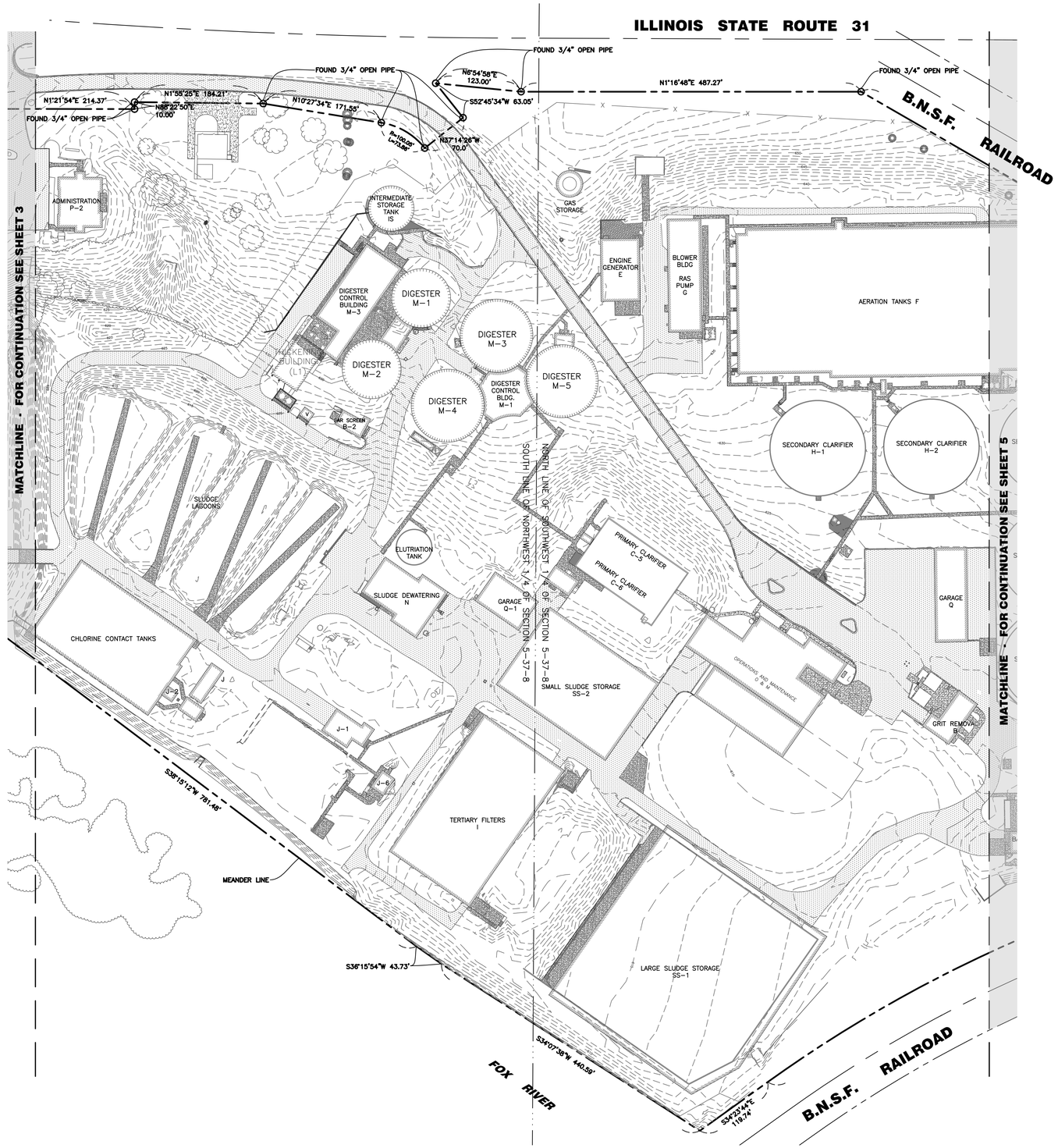
DATE:	5/20/2018	DESIGNED:	DPC
SCALE:	AS SHOWN	DRAWN:	AS/SV
JOB NO.	111-18016-00	APPROVED:	DPC
FIELD BOOK NO.:	251		

FOX METRO WATER RECLAMATION DISTRICT
PLAT OF SURVEY
PARTIAL PLAN - SOUTH

SHT 3 OF 5

F:\ASD\18016-00\Final Drawings\5 PARTIAL PLAN - NORTH.dwg



SCALE IN FEET

0 40 80 160 240

LEGEND

- BOUNDARY OF PROPERTY SURVEYED
- LOT LINE
- SECTION LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- WOODED AREAS
- WETLAND AREAS
- FOUND IRON PIPE

Plotted: 5/21/2018 6:10:50 PM

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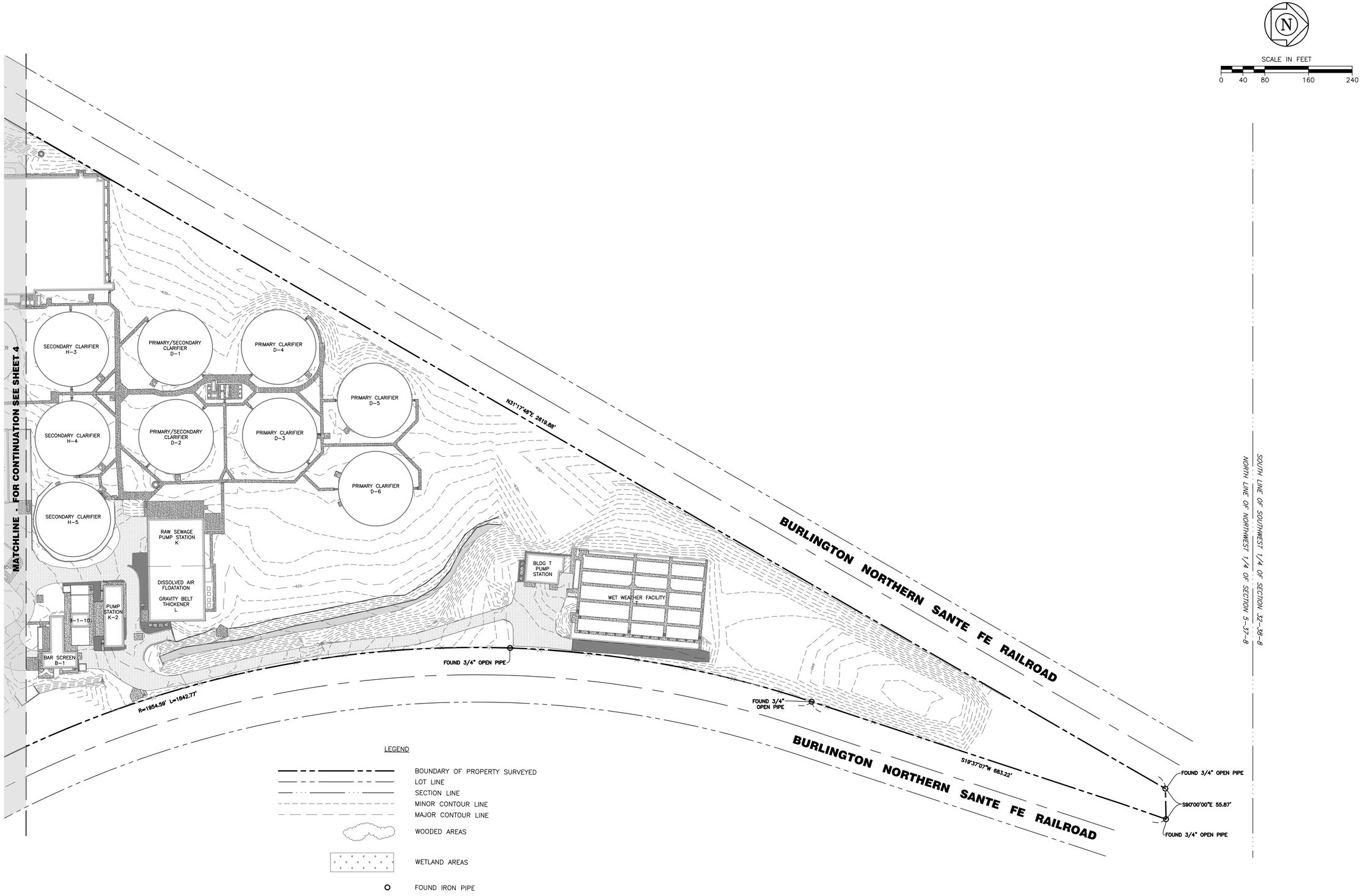
REVISIONS
1. 4.
2. 5.
3. 6.

DATE:	5/20/2018	DESIGNED:	DPC
SCALE:	AS SHOWN	DRAWN:	AS/SV
JOB NO.	111-18016-00	APPROVED:	DPC
FIELD BOOK NO.:	251		

FOX METRO WATER RECLAMATION DISTRICT
PLAT OF SURVEY
PARTIAL PLAN - MIDDLE

SHT 4 OF 5

F:\ASD\18016-00\Final Drawings\5 PARTIAL PLAN - NORTH.dwg



Plotted: 5/21/2018 6:10:53 PM

WALTER E. DEUCHLER ASSOCIATES, INC.
Consulting Engineers — Aurora, Illinois ©

REVISIONS
1. 4.
2. 5.
3. 6.

DATE:	5/20/2018	DESIGNED:	DPC
SCALE:	AS SHOWN	DRAWN:	AS/SV
JOB NO.	111-18016-00	APPROVED:	DPC
FIELD BOOK NO.:	251		

FOX METRO WATER RECLAMATION DISTRICT
PLAT OF SURVEY
PARTIAL PLAN - NORTH

SHT 5 OF 5

Attachment 3-Aerial

PIN
03-05-127-005
03-05-176-001
03-05-176-002
03-05-302-001
03-05-302-002
03-05-302-003
03-05-302-004
03-05-353-001
03-05-353-002
03-05-353-003
03-05-353-004
03-05-353-006
03-05-353-009
03-05-353-010

0 270 540 810 1,080

Feet

1 inch = 200 feet

N W E S

Aerial Date : 2016

Fox Metro Property
Oswego Twp.
Kendall County Illinois

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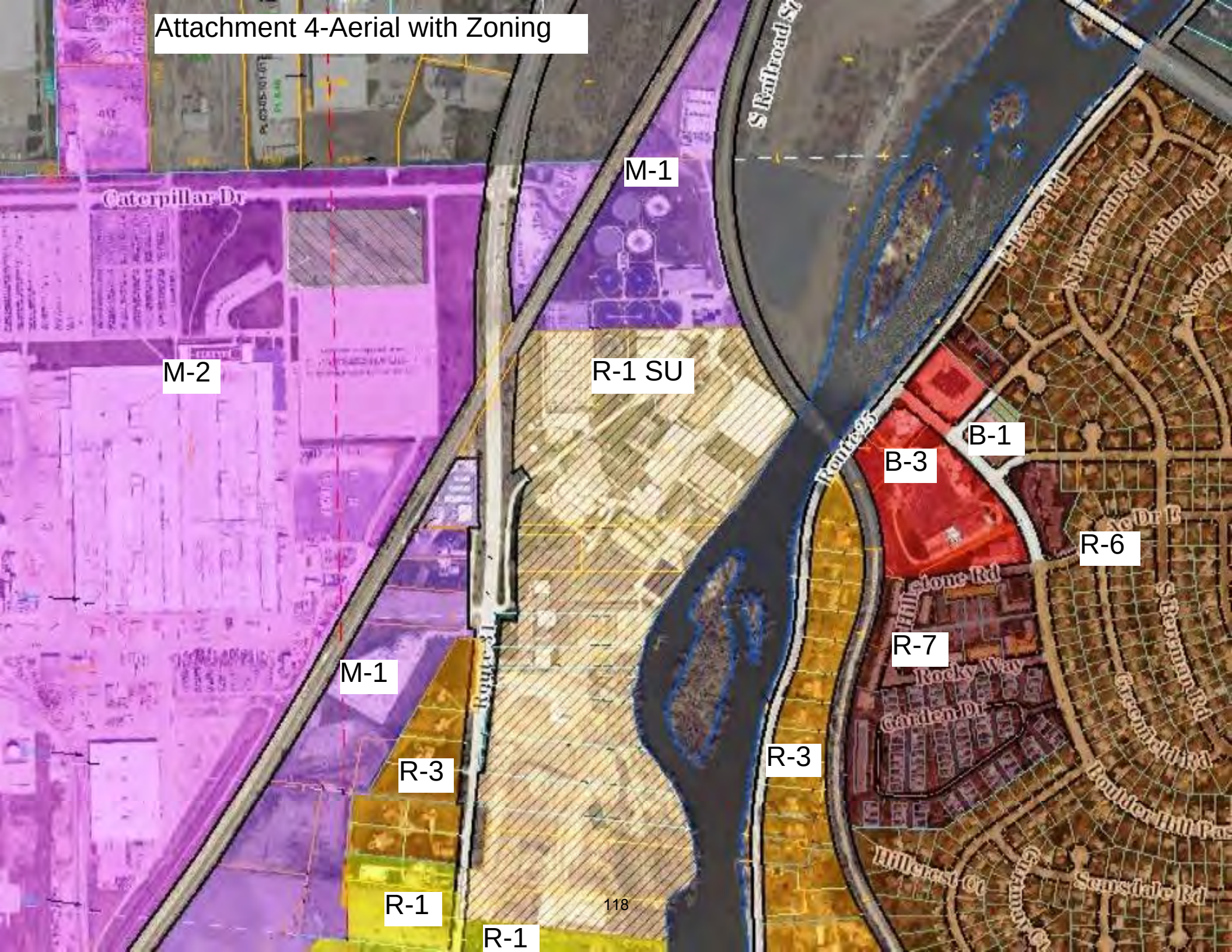
Created: 05/23/2018

THE COUNTY OF KENDALL
FEBRUARY 19, 1841

Kendall County GIS
111 West Fox Street - Room 309
Yorkville , Illinois 60560-1498
630.553.4030

Attachment 4-Aerial with Zoning

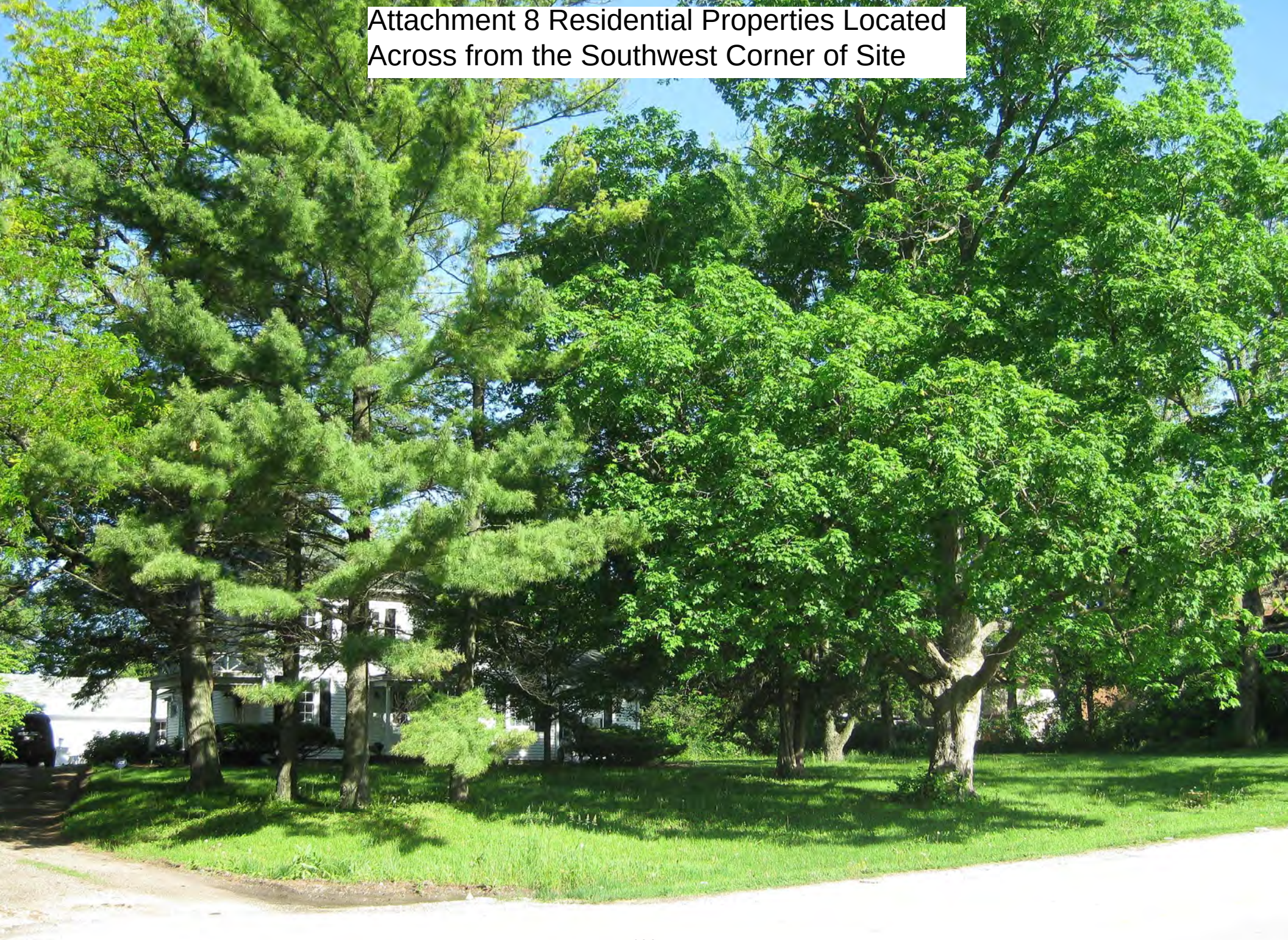


Attachment 5 Looking West from Administration Building


Attachment 6 Looking Northwest from Administration Building

Attachment 7 Looking Southwest from Administration Building

Attachment 8 Residential Properties Located Across from the Southwest Corner of Site



Attachment 9 Vegetation at Southern Portion of Site

Attachment 10 Neighboring Residential Property to the South

Attachment 11 Comed Ed ROW Looking East

Attachment 12 Looking West from Inside Property

Attachment 13 Looking South from Inside Property

Attachment 14 Looking East from Inside Property