

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

August 7, 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:** Jonathan Oelschlager; **PBZ:** Brian Holdiman, Code Official; Matt Asselmeier, Senior Planner

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of the June 5, 2018 ZPAC Meeting Minutes (Pages 3-5)

PETITIONS:

1. **18 – 24 – Dorothy Flisk on Behalf of Skyfall Equestrian, LLC (Pages 6-32)**
Request: Major Amendment to a Special Use Permit to Increase the Number of Horses Allowed Boarded at the Property from Twenty-Four (24) to Thirty-Six (36)
PINs: 01-01-200-020 and 02-06-102-009
Location: 17 Ashe Road, Little Rock and Bristol Townships
Purpose: Increase the Number of Horses Allowed Boarded at the Property from Twenty-Four (24) to Thirty-Six (36)

2. **18 – 25 – Paul Kovacevich on Behalf of Tri-Star Development, Inc. (Pages 33-55)**
Request: Map Amendment Rezoning the Subject Properties from A-1 Agricultural District to R-1 One Family Residential District
PINs: 09-15-300-014, 09-16-400-002, 09-16-400-005, 09-16-400-006, 09-21-200-004, and 09-22-100-010
Location: Approximately 0.5 Miles West of Jughandle Road on the South Side of U.S. Route 52, Seward Township
Purpose: Petitioner wants to Rezone the Property in Order to Develop a Forty (40) Lot Single-Family Residential Subdivision

3. **18 – 26 – Maurice E. Ormiston as Trustee u/t/a No. 101 and Marilyn J. Ormiston as Trustee u/t/a 102 (Owners) and Gay Hoddy (Tenant) (Pages 56-101)**
Requests: Special Use Permit to Operate a Banquet Center at the Subject Property
Variance to Section 7.01.D .10.a of the Kendall County Zoning Ordinance to Allow a Banquet Center on a Non-Arterial or Non-Major Collector Roadway
Variance to Section 11.02.F.2 of the Kendall County Zoning Ordinance to Allow Off-Street Parking and Driving Aisles to Not Be Improved with a Permanent, Concrete, Unit Paver, Asphalt Surface or Some Other Environmentally Friendly or Green Design Practice
Variance to Section 11.02.F.12.B of the Kendall County Zoning Ordinance to Waive the Requirement for "Fully Shielded" or "Cut Off" Light Fixtures for the Parking Facility
PIN: 04-34-100-001
Location: 14905 Hughes Road, Fox Township
Purpose: Petitioners Desire to Operate a Banquet Facility with Variances at the Subject Property.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 18-14 – Saar Map Amendment on Route 71

OLD BUSINESS/ NEW BUSINESS

None

PUBLIC COMMENT

ADJOURNMENT- **Next meeting on September 4, 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)
June 5, 2018 – Unapproved Meeting Minutes

Senior Planner Matt Asselmeier called the meeting to order at 9:05 a.m.

Present:

Aaron Rybski – Health Department
Fran Klaas – Highway Department
David Guritz – Forest Preserve (Arrived 9:07 a.m.)
Megan Andrews – Soil and Water Conservation District
Don Clayton – GIS
Deputy Commander Jason Langston – Sheriff's Department
Matt Asselmeier – PBZ Department

Absent:

Greg Chismark – WBK Engineering, LLC
Brian Holdiman – PBZ Department
Robert Davidson – PBZ Committee Chair

Audience:

Dan Caceres and Matt Woodin

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. Langston, to approve the May 1, 2018, meeting minutes. With a voice vote of all ayes the motion carried.

Mr. Guritz arrived at this time (9:07 a.m.)

PETITIONS

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.

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.

Staff recommends that this petition be laid over until such time as the Petitioner resolves the access issues with IDOT, obtains the occupancy load from an architect or engineer, submits 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, and provides the Findings of Fact for the special use request.

Mr. Klaas made a motion, seconded by Mr. Rybski, to layover Petition 18-16 to the next regularly scheduled ZPAC meeting after the Petitioner submits the following to the Planning, Building and Zoning Department:

1. Information from an architect or engineer determining occupancy loads for the barn.
2. Information that the access issue with the Illinois Department of Transportation has been resolved
3. 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.
4. The Findings of Fact for the special use request.

Ayes (6): Andrews, Clayton, Klaas, Langston, Rybski, and Asselmeier
Nays (0): None
Abstain (1): Guritz
Absent (3): Chismark, Holdiman, and Davidson

The motion passed. This matter will go before ZPAC again after the Petitioner submits the requested information.

Petition 18-20 Fox Metro Water Reclamation District – Map Amendment Rezoning 682 Route 31 in Oswego Township (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) from R-1 with a Special Use Permit to M-1. Parcels 03-05-127-005 and 03-05-176-001 are already zoned M-1.

Mr. Asselmeier summarized the request.

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. The northern portion of the property is already zoned M-1.

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.

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.

The existing land use is Institutional. The future land use in the Land Resource Management Plan is Mixed Use Business. M-1 is a type of Mixed Use Business zoning classification.

An EcoCat is not required because the property is not zoned A-1.

The application to the Soil and Water Conservation District was submitted on May 21, 2018.

Information was sent to the Village of Montgomery on May 29, 2018. No comments have been received.

Information was sent to Oswego Township on May 29, 2018. No comments have been received.

The area around the subject property has a variety of agricultural, residential, and manufacturing related zoning classifications.

Staff has no concerns about the ability of Route 31 to handle the proposed map amendment.

Wetlands are located on the subject property. Any further development of the property would have to secure all applicable permits including stormwater permits.

Fox Metro is taking precautions to reduce odors.

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.

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

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

The motion passed unanimously. This matter will go before the Kendall County Regional Planning Commission on June 27th.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petition 18-05 regarding the Warpinski map amendment on Walker Road was approved by the County Board.

OLD BUSINESS/NEW BUSINESS

None

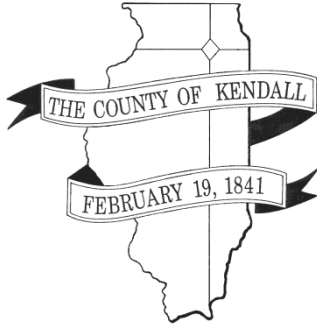
PUBLIC COMMENT

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 9:17 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP
Senior Planner



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 18-24**Dorothy Flisk on Behalf of Skyfall Equestrian, LLC
Major Amendment to a Special Use Permit****INTRODUCTION**

Dorothy Flisk, on behalf of Skyfall Equestrian, LLC, is requesting a major amendment to their special use permit to increase the number of horses allowed to be boarded in the stable from twenty-four (24) to thirty-six (36). The Petitioner desires the amendment to respond to increased market demand for stabling services.

SITE INFORMATION

PETITIONER: Skyfall Equestrian, LLC

ADDRESS: 17 Ashe Road

LOCATION: West Side of Ashe Road in the Equestrian Estates at Legacy Farms Subdivision



TOWNSHIPS: Little Rock and Bristol

PARCEL #s: 01-01-200-020 and 02-06-102-009

LOT SIZE: 8.5 +/- Acres

EXISTING LAND USE: Existing Horse Barn and Horse Paddock Area

ZONING: RPD-1 with a Special Use Permit For Horse Related Uses

LRMP:	Existing Land Use	Agricultural
	Future Land Use	Rural Estate Residential (Max 0.45 DU/Acre)
	Roads	Ashe Road is Major Collector; Property has Indirect Access to Ashe Road via a Private Road
	Trails	Trails are Planned along Ashe Road. Property does not front Ashe Road or have access to proposed trail location.
	Floodplain/ Wetlands	There are wetlands in the area. There is a floodplain to west and northwest of the subject property. Based on the Kendall County GIS, the Floodplain is approximately 130' away from the property.

REQUESTED ACTION: Major Amendment to an Existing Special Use Permit. Petitioner would like to increase the number of horses allowed to be housed in the stable from twenty-four (24) to thirty-six (36).

APPLICABLE REGULATIONS: Section 13.08.O – Special Uses and Planned Developments; Major Amendments

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Single-Family Residential and Woods	RPD-1	Rural Estate Residential	RPD-1 (Kendall County) Farming (Kane County)
South	Agricultural/Residential	RPD-1	Rural Estate Residential	RPD-1 and A-1
East	Single-Family Residential	RPD-1	Rural Estate Residential	RPD-1 and A-1
West	Floodplain and Woods	RPD-1	Rural Estate Residential	A-1, A-1 SU, R-1, and M-1

PHYSICAL DATA

ENDANGERED SPECIES REPORT

No EcoCat was required because no new buildings were proposed in the original application. No EcoCat was required for amendments in 2012. An EcoCat may be required if new structures are proposed in the future.

NATURAL RESOURCES INVENTORY

No NRI was required because no new buildings are proposed. No NRI was required for amendments in 2012. However, if new structures are proposed in the future, a NRI could be required.

ACTION SUMMARY

LITTLE ROCK TOWNSHIP

Petition information was sent to Little Rock Township on August 2, 2018.

BRISTOL TOWNSHIP

Petition information was sent to Bristol Township on August 2, 2018.

CITY OF PLANO

The City of Plano submitted a response on July 30, 2018 (See Attachment 7).

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

Petition information was sent to the Bristol-Kendall Fire Protection District on August 2, 2018.

LITTLE ROCK-FOX FIRE PROTECTION DISTRICT

The Little Rock Fox Fire Protection District had no objections (See Attachment 6).

GENERAL INFORMATION

Pictures of the property are included as Attachments 8-11.

The existing stable has twenty-six (26) horse stalls. The property has a total of sixteen (16) paddock areas and an "arena" area.

In the future, the Petitioner would like to demolish the accessory structures shown in Attachment 10 and construct an area for hay and straw and an additional twelve (12) stalls. The Petitioner would also like to construct a lounging arena north of the existing "arena" area.

The Petitioner has a waitlist and would like to expand because of the waitlist. If approved, the Petitioner would like to expand operations in the summer of 2019.

RELATION TO EXISTING SPECIAL USE PERMIT

The existing special use permit was established by Ordinance 2012-22. The restrictions placed on the special use permit were:

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby repeals Kendall County Ordinance #06-29 in its entirety and grants approval of a special use zoning permit to amend their existing special use permit **to change the private horse facility from allowing only boarders who live within the Subdivision into a private horse facility that also allows boarder who do not live within the Subdivision subject to the following conditions (Emphasis Added):**

- 1. A maximum of twenty-four (24) horses are allowed to be housed in the stable. (Emphasis Added)**
2. Manure storage and disposal is to be according to a proposed manure storage and disposal plan approved by the Kendall County Department of Environmental Health.
3. The facility shall be exclusively used by the owners, trainers, boarders and their guests. In keeping with the private and quiet nature intended for the residential community, activities at the facility should never be so large or noisy or late that it would be disruptive to residents of the Subdivision. If the facility hosts an outdoor event exceeding fifty (50) guests, the owner, shall provide each of the property owners and Homeowners Association with at least thirty (30) days notice of the event. The Owner shall host no more than two (2) such outdoor events a year. The Owner has no intention of hosting any activity with the general public that would intentionally invite so much traffic that parking would spill off the stable property on to the private residential streets. Events at the stable will be consistent with the image of a small private equestrian club.
4. As a private equestrian facility, no school horses will be available for rent to the general public. Training is available to the owners, trainers, boarders and their guests, only.
5. A maximum of two (2) adults and their immediate family can live in each of the two stable manager housing units inside the stable.
6. Private Road Maintenance: The Owner will solely maintain that portion of the road that is on Lot 17, with that portion being shown on the Final Plat for Equestrian Estates at Legacy Farms Subdivision. The Homeowners Association or property owners will maintain the remaining roads within the Subdivision. The Owner will pay 29% of the cost of maintaining that portion of the roads running from

Ashe Road to the turnabout, the turnabout road, and from the turnabout to that portion of the road that intersects with Lot 17. The Owner will notify all boarders that the residential roads are for private use only. With all things being equal with other service providers, including price and quality of service, the Homeowners Association and/or residents agrees to allow the Owner to provide landscaping and road maintenance services.

7. Trails: The Homeowners Association or property owners will be responsible for maintaining any trails in Lot 18. The Owner will be responsible for 29% of the cost to maintain the trails in Lot 18 and the Homeowners Association or property owners will be responsible for 71% of the cost. With all things being equal with other service providers, including price and quality of service, the Homeowners Association or property owners agree to allow the Owner to provide trail improvement and maintenance services.
8. Insurance: The Owner will maintain a comprehensive general liability policy in the minimum amount of \$1,000,000.00. The Homeowners Association and/or property owners will be named as an additional insured.
9. Lighting: The outdoor arena shall not be lighted. The existing lighting on the south side of the stable will only be used before 8pm or in case of emergency.
10. Sale of the Stable: In the event the Owner lists the property for sale, the Owner shall notify the Homeowners Association and property owners of such listing within five (5) business days.
11. Stable Workers: All employees or independent contractors shall be retained by the Owner.
12. There shall be no signage on the property indicating the stable accepts commercial stabling of horses. The Owner may post upon Homeowners Association and/or property owners approval and/or request a small discreet sign on Lot 17, at the entrance to the facility.
13. No signs are permitted on the eastern portion of the outdoor riding arena.
14. Horse trailers: Horse trailers shall be parked west of the outdoor arena.
15. No rodeo, barrel racing or reining shows, but practicing such activities is a permitted use.

The Kendall County Planning, Building and Zoning Department has not received any complaints regarding the special use at the subject property.

The Kendall County Health Department received one (1) complaint since the issuance of the amended special use permit for manure related issues. The issue was unfounded.

The original ordinance granting the special use permit, Ordinance 2006-05, allowed thirty-six (36) horses to be stabled at the property.

BUILDING CODES

Any new buildings would have to meeting applicable building codes.

ACCESS

The property has indirect access to Ashe Road via private streets.

ODORS AND MANURE PLAN

A picture of the manure area is included as Attachment 11. The Petitioner currently has manure picked up four (4) days per week and has a mushroom farmer collect manure for composting once per week.

The Petitioner indicated that they would construct a more secure, screened manure area with at least one (1) additional pad beneath the manure pile.

The Kendall County Health Department requested a more detailed manure management plan.

LIGHTING

No new lighting is planned.

SCREENING

No additional fencing or buffering is planned.

STORMWATER

No changes in impervious surface are planned. The stormwater situation may have to be reexamined if the Petitioner constructs new building(s).

UTILITIES

No changes in utilities, well, or septic system are planned. Any new utilities would have to secure applicable permits.

RECOMMENDATION

Staff would like more detailed information, including a site plan showing the proposed new structure, before issuing a recommendation to increase the number of horses to thirty-six (36). Staff would like to note that, based on the current facilities at the property, a maximum of twenty-six (26) horses could be boarded on the property at the present time. If a manure management plan satisfactory to the Kendall County Health Department were submitted, Staff would have no objections to immediately increasing the number of horses allowed to be boarded from twenty-four (24) to twenty-six (26) instead of the requested thirty-six (36).

ATTACHMENTS

1. Application Materials
2. Aerial
3. Ordinance 2012-22
4. Ordinance 2006-29
5. Ordinance 2006-05
6. 7.30.18 Little Rock-Fox Fire Protection District Email
7. 7.30.18 City of Plano Email
8. Stable East Wing
9. Stable West Wing
10. Accessory Buildings
11. Manure Area

LAW OFFICES
OF

Daniel J. Kramer

1107A SOUTH BRIDGE STREET
YORKVILLE, ILLINOIS 60560
(630) 553-9500
Fax: (630) 553-5764

DANIEL J. KRAMER

KELLY A. HELLAND
D.J. KRAMER

June 27, 2018


Matt Asselmeier
Senior Planner
Kendall County Building & Zoning
Via Hand Delivery

Re: Skyfall Equestrian LLC Special Use Amendment

Dear Matt:

Enclosed please find original Application for Major Amendment to Special Use and supporting documents. A check in the amount of \$1,155.00 made payable to the Kendall County Treasurer. If you need any additional information please feel free to contact me. If you could let me know the schedule of meetings we will be on when you get a chance I would appreciate it.

Very truly yours,



Daniel J. Kramer
Attorney at Law

DJK/cth

Enclosures

LAW OFFICES
OF

Daniel J. Kramer

1107A SOUTH BRIDGE STREET
YORKVILLE, ILLINOIS 60560
(630) 553-9500
Fax: (630) 553-5764

DANIEL J. KRAMER

KELLY A. HELLAND
D.J. KRAMER

June 27, 2018

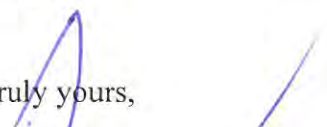

Matt Asselmeier
Senior Planner
Kendall County Building & Zoning
Via Email: Masselmeier@co.kendall.il.us

Re: Skyfall Equestrian LLC Special Use Amendment

Dear Matt:

Please be advised that we are filing the enclosed Application for Minor Special Use Amendment. My client would request to waive the requirement for the Kendall County Soil & Water Conservation NRI Report and the State of Illinois INDR Report since there are no changes in zoning, structures on the property, or utilities serving the property. Please let me know if this is acceptable at your earliest convenience.

Very truly yours,

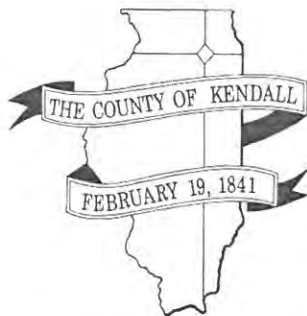


Daniel J. Kramer
Attorney at Law

DJK/cth
Enclosures

Petitioner hereby requests the following 2 amendments to the Equestrian Special Use:

1. Applicant requests to increase the maximum number of horses allowed from 25 to 36 horses.
2. Applicant requests permission to board horses outside of the horses owned by the residents of the Equestrian Estates at Legacy Farm Subdivision.

These requests do not involve any changes to structures, uses, or utilities of the current Special Use,



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME Skyfall Equestrian Major Sub FILE # 18-24
Amended

NAME OF APPLICANT		
Skyfall Equestrian LLC		
CURRENT LANDOWNER/NAME(s)		
Skyfall Equestrian LLC		
SITE INFORMATION		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
8.5 acre	17 Ashe Road, Sugar Grove, IL	02-06-102-009 & 01-01-200-020
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Equestrian Facility	RPD-2	
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE <input type="checkbox"/> MAP AMENDMENT (Rezone to <input type="checkbox"/>) <input type="checkbox"/> VARIANCE <input type="checkbox"/> ADMINISTRATIVE VARIANCE <input type="checkbox"/> A-1 CONDITIONAL USE for: <input type="checkbox"/> <input type="checkbox"/> SITE PLAN REVIEW <input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final) <input type="checkbox"/> ADMINISTRATIVE APPEAL <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.) <input checked="" type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input checked="" type="checkbox"/> Major; <input type="checkbox"/> Minor)		
¹PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Attorney Daniel J. Kramer	1107A S. Bridge Street, Yorkville, IL 60560	Dkramer@dankramerlaw.com
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER # (Cell, etc.)
630-553-9500	630-553-5764	
²ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT		DATE
		June 26, 2018

FEE PAID: \$ _____
CHECK #: _____

¹Primary Contact will receive all correspondence from County

²Engineering Contact will receive all correspondence from the County's Engineering Consultants

PARCEL ONE:
LOT 17, EQUESTRIAN ESTATES OF LEGACY FARMS SUBDIVISION, ACCORDING TO THE PLAT
THEREOF RECORDED ON JUNE 9, 2006, AS DOCUMENT NUMBER 200600017122, AND PER
CORRECTION INSTRUMENTS RECORDED MARCH 27, 2007 AS DOCUMENT 200700010031 AND AS
DOCUMENT 200700010032 IN LITTLE ROCK AND BRISTOL TOWNSHIPS, KENDALL COUNTY,
ILLINOIS.

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER LOT 19 (PRIVATE
ROAD) IN EQUESTRIAN ESTATES AT LEGACY FARMS, AFORESAID, AS CREATED BY INSTRUMENT
RECORDED JUNE 9, 2006, AS DOCUMENT 200600017122 AND PER CORRECTION INSTRUMENTS
RECORDED MARCH 27, 2007 AS DOCUMENT 200700010031 AND AS DOCUMENT 200700010032



This instrument was prepared by:
Wade R. Joyner
1058 Bristol Court
Wheaton, IL 60189

201600017514

DEBBIE
GILLETTE
KENDALL COUNTY, IL

RECORDED: 11/4/2016 8:18 AM
WD: 1549.00 RHSPS FEE: 10.00
PAGES: 3

Return recorded document to.

SkyFall Equestrian, LLC
17 Ashe Road
Lot J
Sugar Grove, IL 60554

WARRANTY DEED

THE GRANTOR,

SUCCESS IN THE SUBURBS, INC., an Illinois Corporation

of 1436 Meander Drive, Naperville, Illinois 60565 for and in consideration of Ten and no/100 DOLLARS, in hand paid, CONVEY and WARRANT to

SKYFALL EQUESTRIAN, LLC, an Illinois Limited Liability company,

GRANTEE,

the following described Real Estate situated in the County of Kendall, and the State of Illinois, to wit

See Exhibit A, attached

SUBJECT TO real estate taxes for the year 2016 and all subsequent years Covenants, conditions, easements and restrictions of records, building lines and easements.

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

Permanent Index Number 01-02-200-020 and 02-06-102-009

Address(es) of Real Estate 17J Ashe Road, Sugar Grove, Illinois 60554

CONVEYED this 17 day of August, 2016

Chicago Title

1 of 3

3

SUCCESS IN THE SUBURBS, INC
an Illinois Corporation,

By

Denise E. Burks, President

COUNTY OF KENDALL

REAL ESTATE TRANSFER TAX

\$500.00

By

Russell D. Burks, Secretary/Treasurer

STATE OF ILLINOIS

STATE TAX



NOV -4 16

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000000

REAL ESTATE
TRANSFER TAX

0100000

FP326656

State of

County of Charleston

SS

I, THE UNDERSIGNED, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Russell D. Burks, 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 severally acknowledged that as such, he signed and delivered the said instrument, as a free and voluntary act and deed, for the uses and purposes therein set forth

Given under my hand and official seal, this 17 day of August, 2016

Notary Public

State of

County of Charleston

SS

I, THE UNDERSIGNED, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Denise E. Burks, 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 severally acknowledged that as such, he signed and delivered the said instrument, as a free and voluntary act and deed, for the uses and purposes therein set forth

Given under my hand and official seal, this 17 day of August, 2016

Notary Public

Send subsequent tax bills to:

SkyFall Equestrian, LLC
17 Ashe Road
Lot J
Sugar Grove, IL 60554

PARCEL ONE

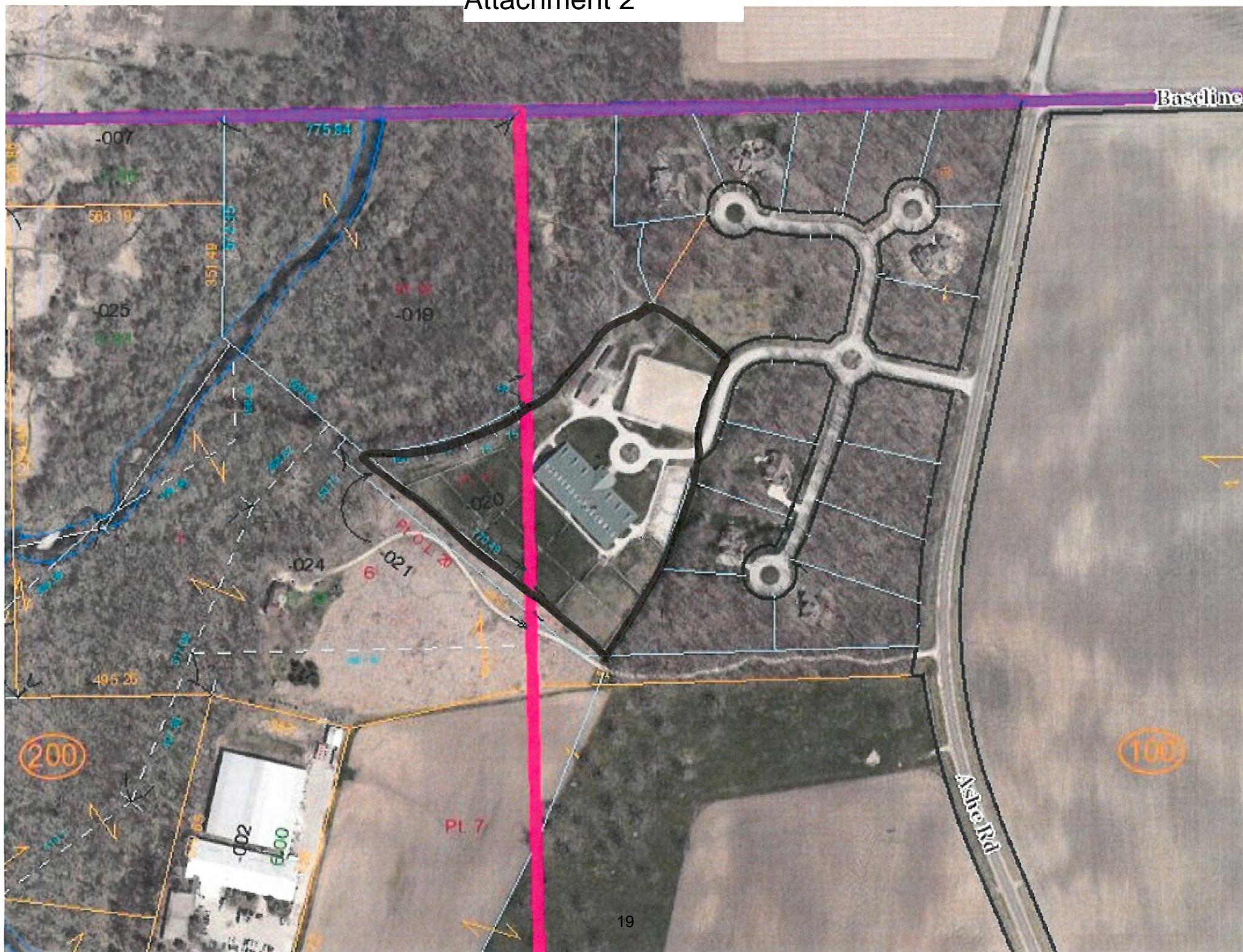
LOT 17, EQUESTRIAN ESTATES OF LEGACY FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 9, 2006, AS DOCUMENT NUMBER 200600017122, AND PER CORRECTION INSTRUMENTS RECORDED MARCH 27, 2007 AS DOCUMENT 200700010031 AND AS DOCUMENT 200700010032 IN LITTLE ROCK AND BRISTOL TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

PARCEL 2

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER LOT 19 (PRIVATE ROAD) IN EQUESTRIAN ESTATES AT LEGACY FARMS, AFORESAID, AS CREATED BY INSTRUMENT RECORDED JUNE 9, 2006, AS DOCUMENT 200600017122 AND PER CORRECTION INSTRUMENTS RECORDED MARCH 27, 2007 AS DOCUMENT 200700010031 AND AS DOCUMENT 200700010032.

Unofficial





State of Illinois
County of Kendall

Zoning Petition #12-29

ORDINANCE # 2012 - 22

GRANTING AN AMENDMENT TO RESCIND ORDINANCE 2006-29 & AMEND AN
EXISTING SPECIAL USE FOR THE
**OPERATION OF A CENTRAL HORSE STABLE AND STABLE MANAGER HOUSING
FOR SUCCESS IN THE SUBURBS, INC.**

WHEREAS, Success in the Suburbs, Inc. filed a petition for a Special Use within the RPD-1 zoning district for an 8.5 acre property located on, and identified as Lot 17 of the Equestrian Estates at Legacy Farm Subdivision, commonly known as 17J Ashe Road, (PIN's #02-06-102-009 & 01-01-200-020); and

WHEREAS, Ordinance 2006-29 allowed for construction and operation of a central horse stable serving the equine boarding needs of the homeowners and guests of homeowners of the Equestrian Estates at Legacy Farm Subdivision, as well as providing for the housing needs of the managers of the central horse stable; and

WHEREAS, said petition is to amend the existing special use to change the private horse facility from allowing only boarders who live within the Subdivision into a private horse facility that also allows boarder who do not live within the Subdivision; and

WHEREAS, said property is legally described as:

PARCEL 1:

LOT 17, EQUESTRIAN ESTATES OF LEGACY FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 9, 2006, AS DOCUMENT NUMBER 200600017122, AND PER CORRECTION INSTRUMENTS RECORDED MARCH 27, 2007 AS DOCUMENT 200700010031 AND AS DOCUMENT 200700010032 IN LITTLE ROCK AND BRISTOL TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER LOT 19 (PRIVATE ROAD) IN EQUESTRIAN ESTATES AT LEGACY FARMS, AFORESAID, AS CREATED BY INSTRUMENT RECORDED JUNE 9, 2006, AS DOCUMENT 200600017122 AND PER CORRECTION INSTRUMENTS RECORDED MARCH 27, 2007 AS DOCUMENT 200700010031 AND AS DOCUMENT 200700010032.

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer on September 10, 2012; and

WHEREAS, on February 21, 2006 the Kendall County Board approved the necessary ordinance rezoning the property to RPD-1 and granted a Special Use for a stable to house horses and managers quarters to pursuant to the terms and conditions as specified per Ordinance #2006-05; and

State of Illinois
County of Kendall

Zoning Petition #12-29

WHEREAS, condition number 1 of said ordinance granting the Special Use set a maximum limit of thirty-six (36) horses to be stored in said stable; and

WHEREAS, on April 18, 2006 the Kendall County Board approved an ordinance reducing the maximum number of horses previously approved to be stored in said stable to not more than twenty-four (24) horses;

WHEREAS, the Kendall County Board has considered the findings and recommendation of the Hearing Officer and finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

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

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby repeals Kendall County Ordinance #06-29 in its entirety and grants approval of a special use zoning permit to amend their existing special use permit to change the private horse facility from allowing only boarders who live within the Subdivision into a private horse facility that also allows boarder who do not live within the Subdivision subject to the following conditions:

1. A maximum of twenty-four (24) horses are allowed to be housed in the stable.
2. Manure storage and disposal is to be according to a proposed manure storage and disposal plan approved by the Kendall County Department of Environmental Health.
3. The facility shall be exclusively used by the owners, trainers, boarders and their guests. In keeping with the private and quiet nature intended for the residential community, activities at the facility should never be so large or noisy or late that it would be disruptive to residents of the Subdivision. If the facility hosts an outdoor event exceeding fifty (50) guests, the owner, shall provide each of the property owners and Homeowners Association with at least thirty (30) days notice of the event. The Owner shall host no more than two (2) such outdoor events a year. The Owner has no intention of hosting any activity with the general public that would intentionally invite so much traffic that parking would spill off the stable property on to the private residential streets. Events at the stable will be consistent with the image of a small private equestrian club.
4. As a private equestrian facility, no school horses will be available for rent to the general public. Training is available to the owners, trainers, boarders and their guests, only.
5. A maximum of two (2) adults and their immediate family can live in each of the two stable manager housing units inside the stable.
6. Private Road Maintenance: The Owner will solely maintain that portion of the road that is on Lot 17, with that portion being shown on the Final Plat for Equestrian Estates at Legacy Farms Subdivision. The Homeowners Association or property owners will maintain the

State of Illinois
County of Kendall

Zoning Petition #12-29

remaining roads within the Subdivision. The Owner will pay 29% of the cost of maintaining that portion of the roads running from Ashe Road to the turnabout, the turnabout road, and from the turnabout to that portion of the road that intersects with Lot 17. The Owner will notify all boarders that the residential roads are for private use only. With all things being equal with other service providers, including price and quality of service, the Homeowners Association and/or residents agrees to allow the Owner to provide landscaping and road maintenance services.

7. Trails: The Homeowners Association or property owners will be responsible for maintaining any trails in Lot 18. The Owner will be responsible for 29% of the cost to maintain the trails in Lot 18 and the Homeowners Association or property owners will be responsible for 71% of the cost. With all things being equal with other service providers, including price and quality of service, the Homeowners Association or property owners agree to allow the Owner to provide trail improvement and maintenance services.
8. Insurance: The Owner will maintain a comprehensive general liability policy in the minimum amount of \$1,000,000.00. The Homeowners Association and/or property owners will be named as an additional insured.
9. Lighting: The outdoor arena shall not be lighted. The existing lighting on the south side of the stable will only be used before 8pm or in case of emergency.
10. Sale of the Stable: In the event the Owner lists the property for sale, the Owner shall notify the Homeowners Association and property owners of such listing within five (5) business days.
11. Stable Workers: All employees or independent contractors shall be retained by the Owner.
12. There shall be no signage on the property indicating the stable accepts commercial stabling of horses. The Owner may post upon Homeowners Association and/or property owners approval and/or request a small discreet sign on Lot 17, at the entrance to the facility.
13. No signs are permitted on the eastern portion of the outdoor riding arena.
14. Horse trailers: Horse trailers shall be parked west of the outdoor arena.
15. No rodeo, barrel racing or reining shows, but practicing such activities is a permitted use.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this Ordinance has been enacted by the Kendall County Board this 18th day of September, 2012.

Attest:



Kendall County Clerk
Debbie Gillette



Kendall County Board Chairman
John Purcell

State of Illinois
County of Kendall

01-01-200-020
02-06-102-009 ✓
Zoning Petition
05-41

ORDINANCE NUMBER 2006 - 29

AMENDING SPECIAL USE
CONSTRUCTION AND OPERATION OF A CENTRAL HORSE STABLE AND
STABLE MANAGER HOUSING
LEGACY FARM, LLC

WHEREAS, Legacy Farm, LLC filed a petition for a Special Use within the RPD-1 zoning district for property located on, and identified as Lot 17 of the Equestrian Estates at Legacy Farm Subdivision; and

WHEREAS, said petition allowed for construction and operation of a central horse stable serving the equine boarding needs of the homeowners and guests of homeowners of the Equestrian Estates at Legacy Farm Subdivision, as well as providing for the housing needs of the managers of the central horse stable as determined by the Zoning Board of Appeals pursuant to § 4.15 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is legally described as Lot 17, Equestrian Estates at Legacy Farm; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer; and

WHEREAS, on February 21, 2006 the Kendall County Board approved the necessary ordinance rezoning the property to RPD-1 and granted a Special Use for a stable to house horses and managers quarters to pursuant to the terms and conditions as specified per Ordinance #2006-05; and

WHEREAS, condition number 1 of said ordinance granting the Special Use set a maximum limit of thirty-six (36) horses to be stored in said stable; and

WHEREAS, the petitioner desires to reduce the maximum number of horses previously approved to be stored in said stable to not more than twenty-four (24) horses;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants an amendment to conditions previously approved per Ordinance #2006-05 are hereby amended as follows:

1. A maximum of ~~thirty-six (36)~~ twenty-four (24) horses are allowed to be housed in the stable.
2. Stabling of horses from non-residents of Legacy Farms is allowed for a maximum of one (1) month, provided said horses are owned by a guest of a resident of Legacy Farms.
3. There shall be no signage on the property indicating the stable accepts commercial stabling of horses.

State of Illinois
County of Kendall

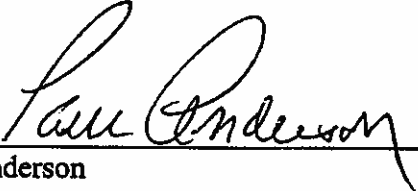
Zoning Petition
05-41

4. Manure storage and disposal is to be according to a proposed manure storage and disposal plan approved by the Kendall County Department of Environmental Health.
5. In the event the petitioner sells the central horse stable, the Homeowners Association of Equestrian Estates at Legacy Farms has the right of first refusal to purchase the stable.
6. All employees of the central stable shall be employees of the owner/operator and not the Homeowners Association.
7. A maximum of four (4) persons can be employed at the stable, and a maximum of four (4) persons – two (2) per unit – can live in the stable manager housing inside the stable.


Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on April 18, 2006.

Attest:



Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman

State of Illinois
County of Kendall

Zoning Petition
05-41

01-01-200-020
02-06-102-009
see 06-29

ORDINANCE NUMBER 2006 - 05

GRANTING SPECIAL USE
CONSTRUCTION AND OPERATION OF A CENTRAL HORSE STABLE AND
STABLE MANAGER HOUSING
LEGACY FARM, LLC

WHEREAS, Legacy Farm, LLC filed a petition for a Special Use within the RPD-1 zoning district for property located on, and identified as Lot 17 of the Equestrian Estates at Legacy Farm Subdivision; and

WHEREAS, said petition is to allow for construction and operation of a central horse stable serving the equine boarding needs of the homeowners and guests of homeowners of the Equestrian Estates at Legacy Farm Subdivision, as well as providing for the housing needs of the managers of the central horse stable as determined by the Zoning Board of Appeals pursuant to § 4.15 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is zoned A-1 Agricultural and R-1 One Family Residential, with an associated Ordinance to change the zoning map for the subject parcel to RPD-1 Residential Planned Development - One; and

WHEREAS, said property is legally described as Lot 17, Equestrian Estates at Legacy Farm; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer; and

WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to permit the use indicated in the recitals section of this Ordinance subject to the following conditions:

1. A maximum of thirty-six (36) horses are allowed to be housed in the stable.
2. Stabling of horses from non-residents of Legacy Farms is allowed for a maximum of one (1) month, provided said horses are owned by a guest of a resident of Legacy Farms.
3. There shall be no signage on the property indicating the stable accepts commercial stabling of horses.
4. Manure storage and disposal is to be according to a proposed manure storage and disposal plan approved by the Kendall County Department of Environmental Health.
5. In the event the petitioner sells the central horse stable, the Homeowners Association of Equestrian Estates at Legacy Farms has the right of first refusal to purchase the stable.

State of Illinois
County of Kendall

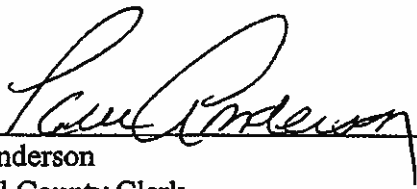
Zoning Petition
05-41

6. All employees of the central stable shall be employees of the owner/operator and not the Homeowners Association.
7. A maximum of four (4) persons can be employed at the stable, and a maximum of four (4) persons – two (2) per unit – can live in the stable manager housing inside the stable.

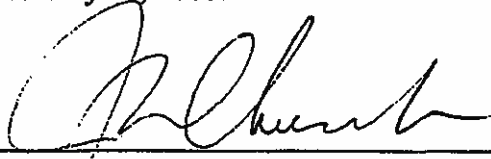
Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on February 21, 2006.

Attest:



Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman

Attachment 6

Matt Asselmeier

From: Chief Greg Witek [gwitek@lrffpd.com]
Sent: Monday, July 30, 2018 5:02 AM
To: Matt Asselmeier
Cc: Chiefs at LRFFPD
Subject: Fwd: Kendall County Petition 18-24-Major Amendment to Special Use Permit at 17 Ashe Road
Attachments: Distribution Form-Petition 18-24.pdf

LRF has no objections

-- --
Fire Chief Greg Witek

--- Forwarded message ---

From: Matt Asselmeier <masselmeier@co.kendall.il.us>
Date: July 25, 2018 9:14:27 AM
Subject: Kendall County Petition 18-24-Major Amendment to Special Use Permit at 17 Ashe Road
To: Aaron Rybski <ARybski@co.kendall.il.us>, Andrews, Megan - NRCS-CD, Yorkville, IL <Megan.Andrews@il.nacdn.net>, Brian Holdiman <BHoldiman@co.kendall.il.us>, David Guritz <dguritz@co.kendall.il.us>, Fran Klaas <FKlaas@co.kendall.il.us>, 'Greg Chismark' <GChismark@wbkengineering.com>, Jason Langston <JLangston@co.kendall.il.us>, Jonathan Oelschlager <joelschlager@co.kendall.il.us>, Robert Davidson <rdavidson@co.kendall.il.us>, Scott Koeppel <skoepel@co.kendall.il.us>, Latreese Caldwell <LCaldwell@co.kendall.il.us>, Julie Bennett (bennett4390@sbcglobal.net) <bennett4390@sbcglobal.net>, Mike Torrence (Mtorrence@Bristolkendallfire.com) <Mtorrence@Bristolkendallfire.com>, Robert Walker (bristolwsp@comcast.net) <bristolwsp@comcast.net>, Greg Witek <GWitek@LRFFPD.com>, Kathy Miller <kmiller@cityofplanoil.org>, Tom Karpus <tkarpus@cityofplanoil.org>

Please see the attached memo regarding Petition 18-24.

If you have any questions, please let me know.

Thanks,

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

Attachment 7

Matt Asselmeier

From: Tom Karpus [tkarpus@cityofplanoil.org]
Sent: Monday, July 30, 2018 2:13 PM
To: Matt Asselmeier
Subject: RE: Kendall County Petition 18-24-Major Amendment to Special Use Permit at 17 Ashe Road

Matt,

Attorney Kramer sent us the full petition this morning. Please be advised the City of Plano has no objections.

Tom

Thomas J. Karpus, R.A., ALA
Director, Building, Planning, & Zoning
City of Plano, IL
(630)552-8425

From: Matt Asselmeier [mailto:masselmeier@co.kendall.il.us]
Sent: Wednesday, July 25, 2018 9:14 AM
To: Aaron Rybski <ARybski@co.kendall.il.us>; Andrews, Megan - NRCS-CD, Yorkville, IL <Megan.Andrews@il.nacdnet.net>; Brian Holdiman <BHoldiman@co.kendall.il.us>; David Guritz <dguritz@co.kendall.il.us>; Fran Klaas <FKlaas@co.kendall.il.us>; 'Greg Chismark' <GChismark@wbkengineering.com>; Jason Langston <JLangston@co.kendall.il.us>; Jonathan Oelschlager <joelschlager@co.kendall.il.us>; Robert Davidson <rdavidson@co.kendall.il.us>; Scott Koeppel <skoeppele@co.kendall.il.us>; Latreese Caldwell <LCaldwell@co.kendall.il.us>; Julie Bennett (bennett4390@sbcglobal.net) <bennett4390@sbcglobal.net>; Mike Torrence (Mtorrence@Bristolkendallfire.com) <Mtorrence@Bristolkendallfire.com>; Robert Walker (bristoltwsp@comcast.net) <bristoltwsp@comcast.net>; Greg Witek <GWitek@LRFFPD.com>; Kathy Miller <kmiller@cityofplanoil.org>; Tom Karpus <tkarpus@cityofplanoil.org>
Subject: Kendall County Petition 18-24-Major Amendment to Special Use Permit at 17 Ashe Road

Please see the attached memo regarding Petition 18-24.

If you have any questions, please let me know.

Thanks,

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

Attachment 8 Stable East Wing



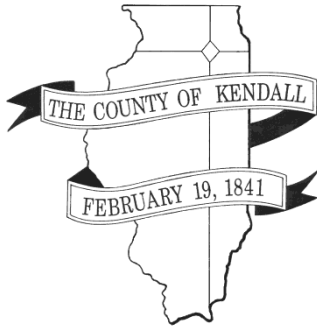
Attachment 9 Stable West Wing





Attachment 11 Manure Area





DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 18-25**Paul Kovacevich on Behalf of Tri-Star Development, Inc.
Map Amendment Rezoning Property from A-1 to R-1****INTRODUCTION**

Paul Kovacevich, on behalf of Tri-Star Development, Inc., is requesting a map amendment rezoning the subject property from A-1 to R-1 in order to be able to build a forty (40) lot single-family residential subdivision. The Petitioner would like to have the zoning in place prior to going through the subdivision process.

At their meeting on October 10, 2017, the Planning, Building and Zoning Committee received general information from the Petitioner and his attorney about this proposed development. The Planning, Building and Zoning Committee was open to allowing the Petitioner to submit an application for a traditional subdivision instead of a Residential Planned Development.

SITE INFORMATION

PETITIONER: Paul Kovacevich on Behalf of Tri-Star Development, Inc.

ADDRESS: Across Route 52 from 3045 Route 52, Minooka

LOCATION: Approximately 0.5 Miles West of Jughandle Road on the South Side of U.S. Route 52



TOWNSHIP: Seward

PARCEL #s: 09-15-300-014, 09-16-400-002, 09-16-400-005, 09-16-400-006, 09-21-200-004, and 09-22-100-010

LOT SIZE: 183 +/- Acres

EXISTING LAND USE: Agricultural

ZONING: A-1 Agricultural District

LRMP:	Future Land Use	Rural Residential (Max 0.65 DU/Acre)
	Roads	U.S. 52 is a State Maintained Highway.
	Trails	Joliet has trails planned along Route 52 and Minooka has trails planned along the Aux Sable Creek.
	Floodplain/ Wetlands	There is a floodplain on the east side of the property along Aux Sable Creek and there are wetlands along the Aux Sable Creek and in the woods on the east side of the property.

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

APPLICABLE REGULATIONS: Section 13.07 – Map Amendment Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Single-Family Residential and Forest Preserve	A-1	Forest Preserve and Rural Residential	A-1
South	Agricultural	A-1	Rural Residential	A-1
East	Single-Family Residential and Wooded	A-1	Rural Residential	A-1, A-1 SU, and R-1 PUD
West	Agricultural and Horse Related A-1 SU	A-1 and A-1 SU	Rural Residential	A-1 and A-1 SU

The A-1 special use permit located to the east of the property is for agricultural product sales.

There is currently one (1) pole building located on the property which will be demolished.

There are six (6) houses located on Route 52 within one thousand feet (1,000') of the subject property. The aerial of the property is included as Attachment 2.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report submitted and consultation was terminated. See Attachment 1, Pages 11-13.

NATURAL RESOURCES INVENTORY

The application for NRI was submitted on April 12, 2018. See Attachment 1, Page 10.

ACTION SUMMARY

SEWARD TOWNSHIP

Petition information was sent to Seward Township on July 31, 2018.

CITY OF JOLIET

The subject property is within one point five (1.5) miles of the City of Joliet. The City of Joliet submitted comments on July 27, 2018 (see Attachment 5). They encouraged development to follow the Aux Sable Creek Watershed Plan.

VILLAGE OF SHOREWOOD

The Village of Shorewood expressed no opposition to the proposal (see Attachment 6).

MINOOKA FIRE PROTECTION DISTRICT

Petition Information was sent to the Minooka Fire Protection District on July 31, 2018.

GENERAL INFORMATION

The Petitioner desires the map amendment in order to construct a forty (40) lot single-family residential subdivision in the future (See Attachment 4). The Petitioner would like to secure the applicable zoning before submitting preliminary and final plats (See Attachment 1, Page 3). One (1) of the forty (40) lots will be transferred to the Forest Preserve District.

Lots 29 through 39 have an "A" designated lot attached to the primary lot. The "A" lot is floodplain and cannot have structures. The primary lot and the associated "A" lot is considered one (1) zoning lot under Kendall County's Zoning Ordinance. Lot 40 will be transferred to the Forest Preserve District.

Because zoning cannot be conditioned under Illinois law, any of the requirements associated with development (i.e. construction of trails, restricting the sale of "A" lots from their primary lot, etc.) cannot occur until the subdivisions plats are submitted.

The Land Resource Management Plan calls for this area to be Rural Residential in the future. This classification has a maximum zero point six-five (0.65) density units per acre. If the zoning is approved, the maximum number of lots that could be developed is sixty-one (61); (183 acres/2.99 acres). This figure does not take into consideration the undevelopable lands (i.e. wetlands, roads, etc.). The Petitioner is proposing fewer than the maximum number of lots. However, if the Petitioner did create a subdivision with R-1 zoning and the maximum number of lots permitted, the density units per acre would still be below zero point six-five (0.65).

Because the Land Resource Management Plan calls for this area to be Rural Residential in the future, Staff does not believe that the approval of this request would constitute spot zoning.

BUILDING CODES

Any new homes or accessory structures would be required to meet applicable building codes. Building related matters for a subdivision would be addressed during the subdivision process.

ACCESS

The property fronts Route 52. Staff has no concerns regarding the ability of Route 52 to support the proposed map amendment. Access related issues for a subdivision would be addressed during the subdivision process.

ODORS

No new odors are foreseen. Odor related issues for a subdivision would be addressed during the subdivision process.

LIGHTING

Any new lighting would be for residential use only. Lighting related issues for a subdivision would be addressed during the subdivision process.

SCREENING

No fencing or buffer is presently planned for the property. Screening related issues for a subdivision would be addressed during the subdivision process.

STORMWATER

Any new homes would have to be constructed per Kendall County's Stormwater Management Ordinance. Stormwater related issues for a subdivision would be addressed during the subdivision process.

UTILITIES

Electricity is onsite. New well and septic information would have to be evaluated as part of the subdivision or building permit processes.

RECOMMENDATION

Staff recommends approval of the proposed map amendment.

ATTACHMENTS

1. Application Materials (Including the Petitioner's Findings of Fact, NRI, and EcoCat)
2. Aerial
3. Zoning Plat
4. Proposed Subdivision Plat
5. 7.27.18 Joliet Email
6. 7.30.18 Shorewood Letter

**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

APPLICATION**PROJECT NAME** WEST CREEK FARMS**FILE #:** 18-25

NAME OF APPLICANT		
TRI-STAR DEVELOPMENT, INC.		
CURRENT LANDOWNER/NAME(s)		
TRI-STAR DEVELOPMENT, INC.		
SITE INFORMATION		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
183	Illinois Route 52 South of Baker Woods Forest Preserve	See attached page for PINs
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Agricultural	A-1	Rural Development (Max Density = 0.65 DU/Acre)
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input checked="" type="checkbox"/> MAP AMENDMENT (Rezone to <u>R-1</u>)	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
1 PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Paul Kovacevich,	[REDACTED]	[REDACTED]
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER # (Cell, etc.)
[REDACTED]	[REDACTED]	[REDACTED]
2 ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
Geotech, Inc., 1207 Cedarwood Drive, Crest Hill, IL 60405		cpapesh@geotechconsultants.com
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
815-730-1010		
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 <u>7-23-18</u>

FEE PAID: \$ 500.00 500.00
 CHECK #: [REDACTED]

¹ Primary Contact will receive all correspondence from County² Engineering Contact will receive all correspondence from the County's Engineering Consultants

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.

To the North: Forest preserve and residential and agricultural
To the West: Agricultural
To the East: Agricultural and residential
To the South: Agricultural

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

A-1

A-1 Special Use

Forest Preserve

R-1 PUD

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

The property is suitable for Agricultural use.

The property is likewise suitable for the proposed use, Rural Residential, and is so identified under the existing LRMP.

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.

Due to economic conditions, there has been minimal development in the area. The property is designated as Rural Residential Development under the existing LRMP. The proposed development requests a density of .278 units per acre based upon a total development acreage of 140 of the total site acreage (183). Approximately 43 acres will be dedicated to the Kendall County Forest Preserve District.

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

This property is designated on the Future Land Use Plan as Rural Residential with a Maximum Density of 0.65 DU/Acre. and is totally consistent with the purpose and objectives of the LRMP.

ATTACHMENT TO REZONING APPLICATION

PROJECT NAME: WEST CREEK FARMS

“BRIEF JUSTIFICATION OF REASONS FOR REQUESTED REZONING
AND INTENDED USES”

It is the desire of Tri-Star Development, Inc., to develop the real estate as a Residential Subdivision under the R-1 ONE-FAMILY ESTATE RESIDENCE DISTRICT, under the Kendall County Zoning Ordinance, and to re-zone the development site, 183 plus or minus acres, from the A-1 Zoning District to the R-1 ONE-FAMILY ESTATE RESIDENCE DISTRICT.

The proposed project would entail roughly 183 plus or minus acres lying west of the Aux Sable Creek and approximately 1/4 mile south of Route 52. One lot, and the entrance roadway, would be contained in the 250'+ strip connecting Route 52 with the main portion of the project. Minimum lot size is 3 acres; maximum lot size is 4.82 acres. Minimum lot frontage is 200 feet.

The proposed development contains a total of 40 lots (39 to be developed as Residential Lots, and 1 to be dedicated to the Forest Preserve District), situated along approximately 8,000 lineal feet of interior roadway. The development contemplates utilizing a rural cross section roadway, with open ditches and culverts. The development will be governed by the Kendall County Zoning Ordinance, along with a Homeowner's Association to further enhance and protect property values.

There is a market for the type and size of lots contemplated by this proposed development.

C:\Shared 2017\ZONING\Tri-Star\Justification.docx

Assessor's ID Numbers (PINs):

09-15-300-014

09-16-400-002

09-16-400-005

09-16-400-006

09-21-200-004

09-22-100-010

**TRI-STAR DEVELOPMENT (GJN07251)
LEGAL DESCRIPTION
SUBDIVISION AREA**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 15, AND THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16, AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 21 AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 22, ALL IN TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF AFORESAID SECTION 16; THENCE SOUTH 88 DEGREES 34 MINUTES 47 SECONDS WEST ALONG SAID NORTH LINE, 250.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 250.00 FEET OF SAID SOUTHEAST QUARTER, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 34 MINUTES 47 SECONDS WEST ALONG SAID NORTH LINE, 252.27 FEET A POINT ON THE WEST LINE OF THE EAST 502.26 FEET OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 03 MINUTES 18 SECONDS EAST ALONG SAID WEST LINE, 1327.14 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 35 MINUTES 22 SECONDS WEST ALONG SAID NORTH LINE, 2145.80 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 58 MINUTES 56 SECONDS EAST ALONG THE SAID WEST LINE, 1326.79 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 21; THENCE SOUTH 01 DEGREES 44 MINUTES 47 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 717.77 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 43.65 ACRES OF SAID NORTHEAST QUARTER; THENCE NORTH 88 DEGREES 35 MINUTES 57 SECONDS EAST ALONG SAID SOUTH LINE, 2648.65 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 22; THENCE NORTH 01 DEGREES 39 MINUTES 32 SECONDS WEST ALONG SAID WEST LINE, 0.37 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 43.65 ACRES OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 22 MINUTES 13 SECONDS EAST ALONG SAID SOUTH LINE, 1260.00 FEET TO A POINT ON A LINE 65.00 FEET WEST OF AND PARALLEL WITH THE WESTERLY LINE OF LANDS CONVEYED BY TRUSTEE'S DEED, RECORDED ON AUGUST 27, 2014 AS DOCUMENT NUMBER 201400011624; THENCE NORTH 41 DEGREES 53 MINUTES 22 SECONDS EAST ALONG SAID PARALLEL LINE, 466.06 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 56 SECONDS EAST ALONG SAID PARALLEL LINE, 137.09 FEET; THENCE NORTH 02 DEGREES 02 MINUTES 06 SECONDS EAST ALONG SAID PARALLEL LINE, 146.02 FEET; THENCE NORTH 09 DEGREES 00 MINUTES 04 SECONDS WEST ALONG SAID PARALLEL LINE, 100.91 FEET; THENCE NORTH 39 DEGREES 37 MINUTES 14 SECONDS WEST 404.44 FEET; THENCE NORTH 71 DEGREES 00 MINUTES 39 SECONDS WEST 639.95 FEET; THENCE NORTH 32 DEGREES 13 MINUTES 58 SECONDS WEST 687.26 FEET; THENCE NORTH 14 DEGREES 16 MINUTES 23 SECONDS WEST 199.05 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 15, SAID POINT BEING LOCATED IN THE CENTERLINE OF AUX SABLE CREEK AND 363.50 FEET (AS MEASURED ALONG SAID NORTH LINE) EAST OF THE WEST LINE OF THE AFORESAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 21 MINUTES 55 SECONDS WEST ALONG SAID NORTH LINE, 363.50 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 16; THENCE SOUTH 88 DEGREES 35 MINUTES 22 SECONDS WEST ALONG SAID NORTH LINE, 250.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 250.00 FEET OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 03 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE, 1327.19 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS. Containing 183.165 acres more or less.

200700010249
Filed for Record in
KENDALL COUNTY, ILLINOIS
PAUL ANDERSON
03-28-2007 At 02:40 pm.
QUIT CLAIM 40.00
RHSP Surcharge 10.00

QUIT CLAIM DEED
Illinois

THE GRANTOR, Kovacevich Enterprises, Inc., a corporation created and existing under and by virtue of the laws of Delaware corporation., for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said Corporation,

CONVEYS and QUIT CLAIMS to

Tri-Star Development, Inc., an Illinois corporation, whose address is P.O. Box 208, Minooka, Illinois 60447, the following described Real Estate situated in the County of Kendall, in the State of Illinois, to-wit:

See attached legal description.

Permanent Real Estate Index Numbers: 09-15-300-003; 09-15-300-005; 09-15-300-013; 09-16-400-002; 09-16-400-005; 09-16-400-006; 09-21-200-004; 09-22-100-010


This transaction exempt pursuant to 35 ILCS 200/31-45 paragraph (e).



Attorney

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its President this 14th day of March, 2007.


Kovacevich Enterprises, Inc.,
a Delaware corporation

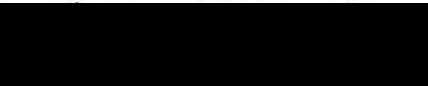
BY: 
Sam Kovacevich, President

State of Florida)
Illinois)
County of Broward) ss.
Kendall

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Stuart Garland, personally known to me to be the President of Kovacevich Enterprises, Inc., and 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 as such President he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said Corporation, as his free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of March, 2007.

NOTARY PUBLIC-STATE OF FLORIDA
 Ernest L. Sullivan, Jr.
Commission # DD562710
Expires: JUNE 12, 2010
BONDED THRU ATLANTIC BONDING CO, INC.


Notary Public

This instrument was prepared by Gerald M. Newman, 222 S. Riverside Plaza, #2100, Chicago, IL. 60606.

MAIL TO:

Herbert B. Rosenberg
Schoenberg, Fisher, Newman & Rosenberg, Ltd.
222 S. Riverside Plaza
Suite 2100
Chicago, IL. 60606

F:\cbs\clients\Kovacevich\333\QUITCLAI1.wpd

SEND TAX BILLS TO:

Tri-Star Development, Inc
P.O. Box 208
Minooka Illinois 60447

Legal Description

THE WEST 252.26 FEET OF THE EAST 502.26 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16; AND ALSO THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16; AND ALSO THE NORTH 43.65 ACRES OF THE NORTHEAST QUARTER OF SECTION 21; AND ALSO THAT PART OF THE SOUTHWEST QUARTER OF SECTION 15 AND PART OF THE NORTHWEST QUARTER OF SECTION 22, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 15, THENCE NORTH 89 DEGREES, 36 MINUTES, 00 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, 1091.99 FEET; THENCE SOUTH 0 DEGREES, 24 MINUTES, 00 SECONDS EAST TO THE SOUTH RIGHT OF WAY LINE OF U.S. ROUTE 52, 40.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 35 MINUTES, 42 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE 539.63 FEET; THENCE SOUTH 0 DEGREES, 01 MINUTES, 04 SECONDS WEST 672.08 FEET; THENCE NORTH 89 DEGREES, 35 MINUTES, 42 SECONDS EAST PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF SAID U.S. ROUTE 52, 324.16 FEET TO THE WEST LINE OF LANGE LAND'S SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID SUBDIVISION 287.19 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 89 DEGREES, 40 MINUTES, 20 SECONDS EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, 135.15 FEET; THENCE SOUTH 0 DEGREES, 01 MINUTES, 04 SECONDS WEST, 326.85 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH ALONG SAID EAST LINE 1328.00 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 22, A DISTANCE OF 717.35 FEET TO THE SOUTH LINE OF NORTH 43.65 ACRES OF SAID NORTHWEST QUARTER; THENCE WEST ALONG THE SAID SOUTH LINE TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID SECTION 22; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 15, A DISTANCE OF 1324.19 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER 370.50 FEET TO THE CENTERLINE OF AUX SABLE CREEK; THENCE NORTHERLY ALONG SAID CENTER LINE TO A LINE DRAWN PARALLEL WITH AND 620.7 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES THERETO, THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES, 36 MINUTES, 00 SECONDS EAST ALONG SAID PARALLEL LINE 717.0 FEET; THENCE NORTH 0 DEGREES, 24 MINUTES, 00 SECONDS WEST 580.7 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 15; THENCE NORTH 0 DEGREES 00 MINUTES 13 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 426.00 FEET; THENCE NORTH 84 DEGREES 22 MINUTES 17 SECONDS WEST, 260.00 FEET; THENCE NORTH 5 DEGREES 37 MINUTES 43 SECONDS EAST, 36.00 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 31 SECONDS WEST, 386.00 FEET; THENCE SOUTH 75 DEGREES 24 MINUTES 43 SECONDS

WEST, 112.00 FEET; THENCE SOUTH 14 DEGREES 35 MINUTES 17 SECONDS EAST, 114.00 FEET; THENCE SOUTH 46 DEGREES 24 MINUTES 43 SECONDS WEST, 202.00 FEET; THENCE SOUTH 42 DEGREES 50 MINUTES 11 SECONDS WEST, 104.86 FEET; THENCE SOUTH 18 DEGREES 17 MINUTES 03 SECONDS WEST, 114.29 FEET TO THE CENTERLINE OF AUX SABLE CREEK; THENCE SOUTH 7 DEGREES 43 MINUTES 27 SECONDS EAST ALONG SAID CENTERLINE, 150.00 FEET; THENCE SOUTH 3 DEGREES 18 MINUTES 43 SECONDS WEST ALONG SAID CENTERLINE, 160.00 FEET; THENCE SOUTH 16 DEGREES 49 MINUTES 33 SECONDS WEST ALONG SAID CENTERLINE, 160.00 FEET; THENCE SOUTH 43 DEGREES 09 MINUTES 58 SECONDS WEST ALONG SAID CENTERLINE, 419.79 FEET TO THE SOUTH LINE OF THE AFORESAID NORTH 43.65 ACRES OF THE NORTHWEST QUARTER OF SECTION 22; THENCE NORTH 89 DEGREES 38 MINUTES 17 SECONDS EAST ALONG SAID SOUTH LINE, 1300.00 FEET TO THE EAST LINE OF THE AFORESAID NORTHWEST QUARTER OF SECTION 22; THENCE NORTH 0 DEGREES 16 MINUTES 42 SECONDS WEST ALONG SAID EAST LINE, 717.38 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THEREFROM THE LAND CONTAINED IN QUIT CLAIM DEED RECORDED AS DOCUMENT NUMBER 912009, DESCRIBED AS FOLLOWS: LOT 22 (EXCEPT THE SOUTH 10 ACRES) IN SECTION 15, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP THEREOF RECORDED IN THE RECORDER'S OFFICE OF KENDALL COUNTY IN PLAT BOOK 2 ON PAGE 67, ALL IN THE TOWNSHIP OF SEWARD, IN KENDALL COUNTY, ILLINOIS.



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: TRI-STAR DEVELOPMENT, INC. Contact Person: PAUL KOVACEVICH
Address: 26647 S. SAMANDIA CT
City, State, Zip: CHANNATION IL 60410
Phone Number: ()
Email: [REDACTED]

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

Site Location & Proposed Use

Township Name SEWARD Township 35 N, Range 8 E, Section(s) 15, 16, 21, 22
Parcel Index Number(s) 09-15-300-014, 09-16-400-002, 09-16-400-005, 09-16-400-006, 09-21-200-004, 09-22-100-010
Project or Subdivision Name WEST CREEK FARMS Number of Acres 183
Current Use of Site A-1 AGRICULTURE Proposed Use R-1 RESIDENTIAL
Proposed Number of Lots 39 Proposed Number of Structures APPROXIMATELY 39
Proposed Water Supply PRIVATE WELL Proposed type of Wastewater Treatment PRIVATE SEPTIC
Proposed type of Storm Water Management WILL FOLLOW COUNTY ORDINANCES. NO DETENTION REQUIRED PER COUNTY ORDINANCES

Type of Request

- ☐ Change in Zoning from A-1 to R-1
☐ Variance (Please describe fully on separate page)
☐ Special Use Permit (Please describe fully on separate page)

Name of County or Municipality the request is being filed with: KENDALL COUNTY

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	
<u>135</u> Additional Acres at \$18.00 each	\$ <u>2,430.00</u>	→ 183 TOTAL, LESS 5 ACRES, LESS 43
Total NRI Fee	\$ <u>2,805.00</u>	ACRES (LOT 40) WHICH WILL BE DONATED TO KCFPD.

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]
Petitioner or Authorized Agent

7-3-18

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# 1826 Date initially rec'd 7/5/18 Date all rec'd 7/5/18 Board Meeting 7/16/18
Fee Due \$ Fee Paid \$ Check # Over/Under Payment Refund Due



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

Bruce Rauner, Governor

Wayne Rosenthal, Director

June 29, 2018

Thomas Carroll, P.E.
Geotech Inc.
1207 Cedarwood Drive
Crest Hill, IL 60403

RE: West Creek Farms Subdivision
Project Number(s): 1812469 [07251]
County: Kendall

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

The Department recommends that measures be taken to ensure no increase in siltation into Aux Sable Creek INAI Site.

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

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Bradley Hayes
Division of Ecosystems and Environment
217-785-5500



Applicant: Geotech Inc.
 Contact: Thomas Carroll, P.E.
 Address: 1207 Cedarwood Drive
 Crest Hill, IL 60403

IDNR Project Number: 1812469
 Date: 06/28/2018
 Alternate Number: 07251

Project: West Creek Farms Subdivision
 Address: U.S. Route 52, half mile west of Jughandle Road, Kendall County

Description: 39 lot single family residential subdivision on approximately 183 acres

Natural Resource Review Results

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

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

Aux Sable Creek INAI Site

Greater Redhorse (*Moxostoma valenciennesi*)

Greater Redhorse (*Moxostoma valenciennesi*)

An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.

Location

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

County: Kendall

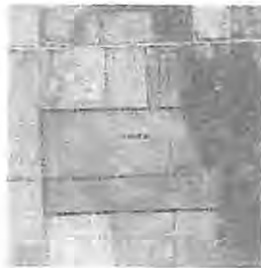
Township, Range, Section:

35N, 8E, 15

35N, 8E, 16

35N, 8E, 21

35N, 8E, 22



IL Department of Natural Resources Contact

Natalia Jones
 217-785-5500
 Division of Ecosystems & Environment

Government Jurisdiction

IL Environmental Protection Agency
 Alan Keller
 1021 North Grand Avenue East
 PO Box 19276
 Springfield, Illinois 62794 -9276

Disclaimer

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

IDNR Project Number: 1812469

Terms of Use

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

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

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

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

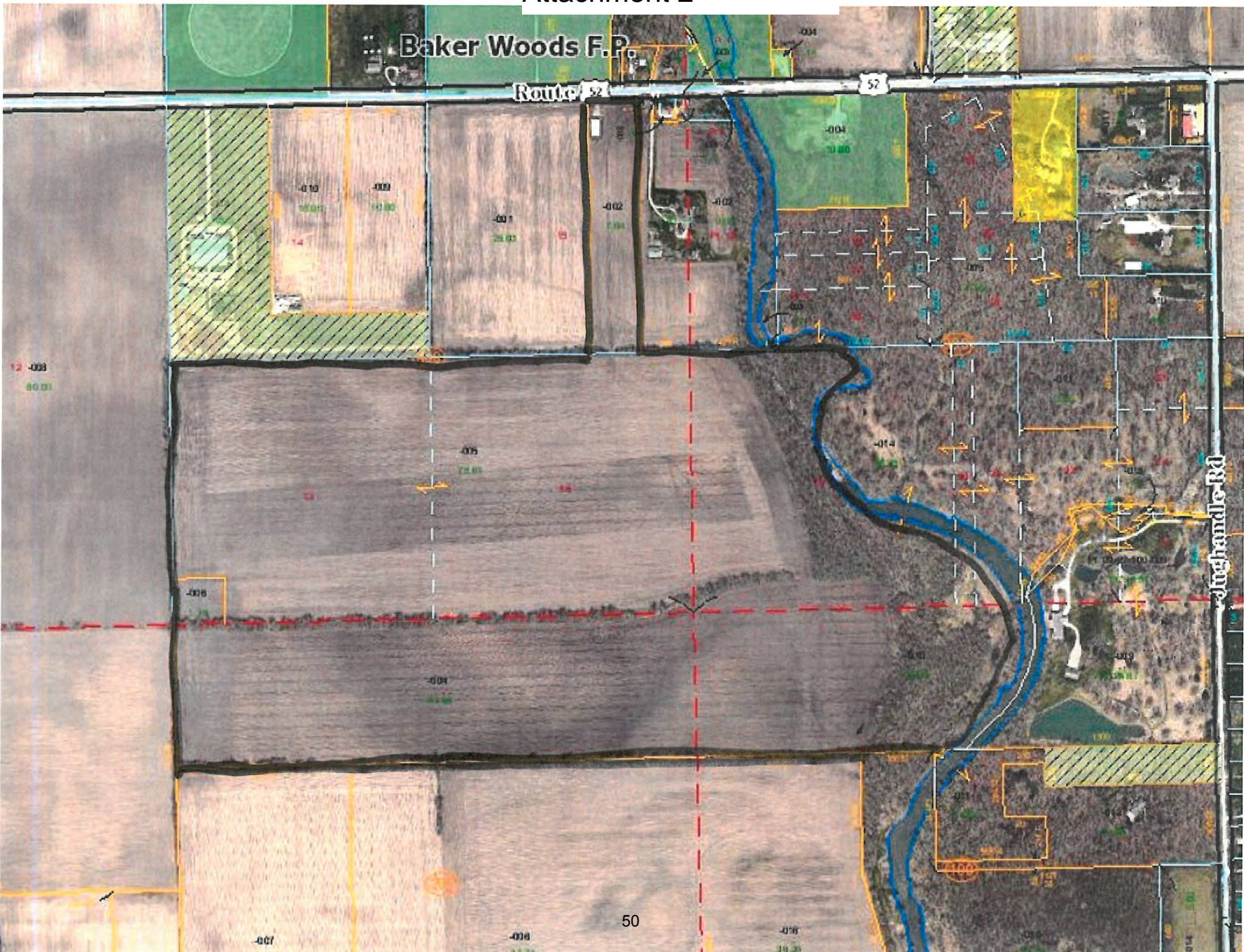
Security

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

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

Privacy

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

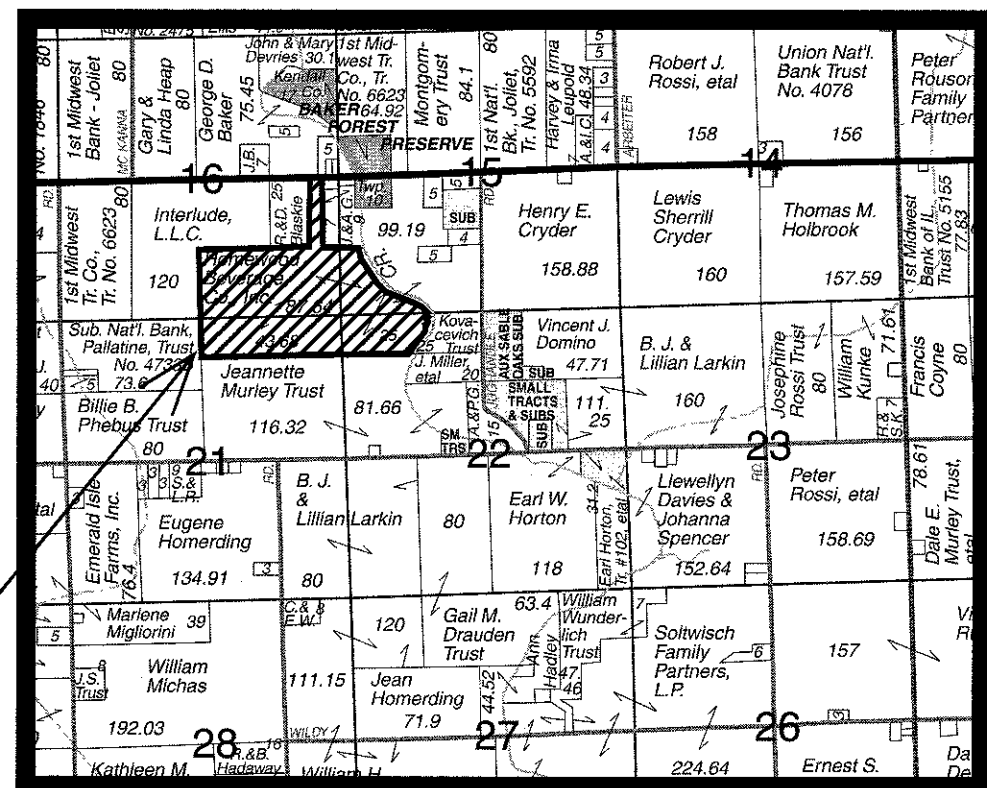


PLAT OF SURVEY

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 15, AND THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16, AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 21 AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 22, ALL IN TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF AFORESAID SECTION 16; THENCE SOUTH 88 DEGREES 34 MINUTES 47 SECONDS WEST ALONG SAID NORTH LINE, 250.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 250.00 FEET OF SAID SOUTHEAST QUARTER, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 34 MINUTES 47 SECONDS WEST ALONG SAID NORTH LINE, 252.27 FEET TO A POINT ON THE WEST LINE OF THE EAST 502.28 FEET OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 03 MINUTES 18 SECONDS EAST ALONG SAID WEST LINE, 1327.14 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 35 MINUTES 22 SECONDS WEST ALONG SAID NORTH LINE, 2145.80 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 58 MINUTES 56 SECONDS EAST ALONG SAID WEST LINE, 1326.79 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 21; THENCE SOUTH 01 DEGREES 44 MINUTES 47 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 717.77 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 43.65 ACRES OF SAID NORTHEAST QUARTER; THENCE NORTH 88 DEGREES 35 MINUTES 57 SECONDS EAST ALONG SAID SOUTH LINE, 2649.65 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 22; THENCE NORTH 01 DEGREES 39 MINUTES 32 SECONDS WEST ALONG SAID WEST LINE, 0.37 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 43.65 ACRES OF SAID NORTHEAST QUARTER; THENCE NORTH 88 DEGREES 22 MINUTES 13 SECONDS EAST ALONG SAID SOUTH LINE, 1260.00 FEET TO A POINT ON A LINE 65.00 FEET WEST OF AND PARALLEL WITH THE WESTERLY LINE OF LANDS CONVEYED BY TRUSTEE'S DEED, RECORDED ON AUGUST 27, 2014 AS DOCUMENT NUMBER 201400011624; THENCE NORTH 41 DEGREES 53 MINUTES 22 SECONDS EAST ALONG SAID PARALLEL LINE, 486.06 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 56 SECONDS EAST ALONG SAID PARALLEL LINE, 137.09 FEET; THENCE NORTH 02 DEGREES 02 MINUTES 06 SECONDS EAST ALONG SAID PARALLEL LINE, 146.02 FEET; THENCE NORTH 09 DEGREES 00 MINUTES 04 SECONDS WEST ALONG SAID PARALLEL LINE, 100.91 FEET; THENCE NORTH 39 DEGREES 37 MINUTES 14 SECONDS WEST 404.44 FEET; THENCE NORTH 71 DEGREES 00 MINUTES 39 SECONDS WEST 639.95 FEET; THENCE NORTH 32 DEGREES 13 MINUTES 58 SECONDS WEST 687.26 FEET; THENCE NORTH 14 DEGREES 16 MINUTES 23 SECONDS WEST 199.05 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 15, SAID POINT BEING LOCATED IN THE CENTERLINE OF AUX SABLE CREEK AND 363.50 FEET (AS MEASURED ALONG SAID NORTH LINE) EAST OF THE LINE OF THE AFORESAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 21 MINUTES 55 SECONDS WEST ALONG SAID NORTH LINE, 363.50 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 16; THENCE SOUTH 88 DEGREES 35 MINUTES 22 SECONDS WEST ALONG SAID NORTH LINE, 250.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 250.00 FEET OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 03 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE, 1327.19 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS. Containing 183.165 acres more or less.

LOCATION MAP



SITE

P.I.N. 09-15-300-014 (PART)
09-16-400-002
09-16-400-005
09-16-400-006
09-21-200-004
09-22-100-010

SCOPE OF DEVELOPMENT

TOTAL AREA = 183.165 ACRES
CURRENT ZONING = COUNTY 1 ZONING
PROPOSED ZONING = R-1 ONE FAMILY ESTATE RESIDENCE DISTRICT

EXISTING SYMBOLS LEGEND

- SURVEY MONUMENT
- ⊕ SURVEY MONUMENT - R.O.W. MARKER
- UTILITY POLE GUY WIRE
- UTILITY POLE
- ⊕ STREET LIGHT
- ⊕ SIGN
- ⊕ UTILITY HAND HOLE
- ⊕ UTILITY DOUBLE HAND HOLE
- ⊕ UTILITY HEAVY DUTY HAND HOLE
- ⊕ UTILITY JUNCTION BOX
- ⊕ UTILITY SPOUSE BOX - GENERAL
- ⊕ UTILITY SPOUSE BOX - TELEPHONE
- ⊕ STORM SEWER CATCH BASIN
- ⊕ STORM SEWER FLARED END SECTION (FES)
- ⊕ STORM SEWER MANHOLE
- ⊕ STORM SEWER INLET

GENERAL NOTES

- THE BASIS OF BEARING AND MEASUREMENT FOR THIS DEVELOPMENT, AS SHOWN, IS THE STATE PLANE OF ILLINOIS-EAST, ZONE EAST DATUM.
- ANY IMPROVEMENTS SHOWN HEREON, WERE LOCATED USING A COMBINATION OF GLOBAL POSITIONING SYSTEMS (GPS) AND CONVENTIONAL SURVEYING METHODS BY GEOTECH, INC. COMPLETED IN THE SPRING OF 2018. THE LOCATION OF THE AUX SABLE CREEK WAS TAKEN FROM AERIAL PHOTOS.
- ELEVATIONS UTILIZED FOR THE GRADES, TAKEN FROM NGS CONTROL POINTS, NAVD 88 DATUM. FIRST POINT BEING POINT DESIGNATION: WIT 028, POINT ID: DP5483, ELEVATION 574.47 REC - 578.65 MEAS. LOCATED NEAR THE NORTHEAST CORNER OF U.S. ROUTE 52 AND JUHANDLE ROAD. SECOND POINT BEING POINT DESIGNATION: WIT 029, POINT ID: DP5484, ELEVATION 575.78 REC - 579.70 MEAS. LOCATED APPROXIMATELY ONE-HALF MILE WEST OF JUHANDLE ROAD ALONG THE NORTH SIDE OF U.S. ROUTE 52.
- THE SUBJECT PROPERTY IS CURRENTLY VACANT FARM LAND.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- FOR THIS SURVEY TO BE CONSIDERED AN ORIGINAL DOCUMENT, THE SURVEYOR'S SEAL MUST EITHER BE EMBOSSED OR A RUBBER STAMP IN THE COLOR RED.
- GEOTECH INCORPORATED PROFESSIONAL DESIGN FIRM NUMBER 184-000185.
- A PORTION OF THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE AS (REGULATORY FLOODWAY AND FLOODPLAIN WITH BASE FLOOD ELEVATION) AND ZONE X, PURSUANT TO FEMA FLOOD INSURANCE RATE MAPS (FIRM) MAP NUMBERS 170930014H AND 170930014H, BOTH WITH AN EFFECTIVE DATE OF 01-08-2014. BASE FLOOD ELEVATION NEAR THE SOUTHERN END OF THE DEVELOPED PROPERTY IS 572.5; THE BASE FLOOD ELEVATION NEAR THE NORTHERN END OF THE MAIN BODY OF THE PROPOSED DEVELOPMENT IS APPROXIMATELY 573.5; AND THE BASE FLOOD ELEVATION ALONG THE SOUTH SIDE OF U.S. ROUTE 52 IS 574.0.
- ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAPS, ALL EXISTING WETLANDS WITHIN THIS SURVEYED PARCEL ARE LOCATED WITHIN THE LIMITS OF AUX SABLE CREEK AND THE FLOODWAY AREA.
- THE NORTH AND SOUTHERN LIMITS OF THE MAIN BODY OF THE SURVEYED PARCEL HAVE SUBSTANTIAL TREE LINES ALONG THE FIELD LINES. ALL EFFORTS WILL BE MADE TO SAVE THESE TREE LINES TO CREATE A NATURAL BUFFER TO THE ADJACENT PROPERTIES IN THESE LOCATIONS.
- THERE IS A TREE LINE THAT RUNS IN AN EAST/WEST DIRECTION ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16. THIS TREE LINE IS SUBJECT TO REMOVAL FOR ANY PROPOSED DEVELOPMENTS, BUT EFFORTS WILL BE MADE TO RETAIN THE REMAINDER OF THE TREES NOT LOCATED WITHIN THE AREAS OF FUTURE IMPROVEMENTS.
- THE EXISTING TREE LINE AND FOREST AREA TO THE WEST SIDE OF AUX SABLE CREEK WILL REMAIN IN ITS ENTIRETY AS LOCATED.
- THERE ARE NO KNOWN EASEMENTS LOCATED WITHIN THE LIMITS OF THE SURVEYED PARCEL.

OWNER/DEVELOPER

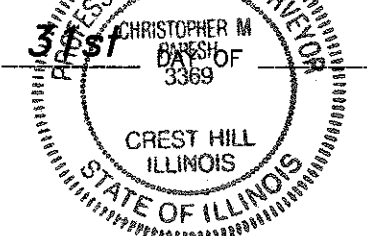
TRI-STAR DEVELOPMENT, INC.
26647 S. SAMANTHA COURT
CHANNON, IL 60410
C/O PAUL KOVACEVICH
(815) 482-9848

ENGINEER

GEOTECH, INC.
C/O CHRISTOPHER M. PAPERH
1207 CEDARWOOD DRIVE
CREST HILL, IL 60403
(815) 730-1010

STATE OF ILLINOIS
COUNTY OF WILL] SS

I, CHRISTOPHER M. PAPERH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE SURVEYED, STAKED, AND LOCATED THE IMPROVEMENTS ON AND PLATTED THE LAND DESCRIBED IN THE FOREGOING AND SHOWN ON THIS PLAT, AND THAT THIS PLAT IS A CORRECT REPRESENTATION THEREOF, DATED AT CREST HILL, ILLINOIS THIS



May 2018, A.D.
Christopher M. Paperh
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369
LICENSE EXPIRATION DATE 11/30/2018

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT: TRI-STAR DEVELOPMENT FIELD BOOK #:

DRAWN BY: C.P. DATE: 04/27/18 SCALE: 1"=200' JOB NO. 07251

COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 15, AND THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16, AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 21 AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 22, ALL IN TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF AFORESAID SECTION 16; THENCE SOUTH 88 DEGREES 34 MINUTES 47 SECONDS WEST ALONG SAID NORTH LINE, 250.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 250.00 FEET OF SAID SOUTHEAST QUARTER, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 34 MINUTES 47 SECONDS WEST ALONG SAID NORTH LINE, 252.27 FEET TO A POINT ON THE WEST LINE OF THE EAST 502.26 FEET OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 03 MINUTES 18 SECONDS EAST ALONG SAID WEST LINE, 1327.14 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 35 MINUTES 22 SECONDS WEST ALONG SAID NORTH LINE, 2145.80 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 58 MINUTES 56 SECONDS EAST ALONG THE SAID WEST LINE, 1326.79 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 21; THENCE SOUTH 01 DEGREES 44 MINUTES 47 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 717.77 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 43.65 ACRES OF SAID NORTHEAST QUARTER; THENCE NORTH 88 DEGREES 35 MINUTES 57 SECONDS EAST ALONG SAID SOUTH LINE, 2648.65 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 22; THENCE NORTH 01 DEGREES 39 MINUTES 32 SECONDS WEST ALONG SAID WEST LINE, 0.37 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 43.65 ACRES OF SAID NORTHEAST QUARTER; THENCE NORTH 88 DEGREES 22 MINUTES 13 SECONDS EAST ALONG SAID SOUTH LINE, 1260.00 FEET TO A POINT ON A LINE 65.00 FEET WEST OF AND PARALLEL WITH THE WESTERLY LINE OF LANDS CONVEYED BY TRUSTEE'S DEED, RECORDED ON AUGUST 27, 2014 AS DOCUMENT NUMBER 201400011624; THENCE NORTH 41 DEGREES 53 MINUTES 22 SECONDS EAST ALONG SAID PARALLEL LINE, 466.06 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 55 SECONDS EAST ALONG SAID PARALLEL LINE, 137.09 FEET; THENCE NORTH 02 DEGREES 02 MINUTES 06 SECONDS EAST ALONG SAID PARALLEL LINE, 146.02 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 04 SECONDS WEST ALONG SAID PARALLEL LINE, 100.91 FEET; THENCE NORTH 39 DEGREES 37 MINUTES 14 SECONDS WEST 404.44 FEET; THENCE NORTH 71 DEGREES 00 MINUTES 39 SECONDS WEST 639.95 FEET; THENCE NORTH 32 DEGREES 13 MINUTES 58 SECONDS WEST 687.26 FEET; THENCE NORTH 14 DEGREES 16 MINUTES 23 SECONDS WEST 199.05 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 15, SAID POINT BEING LOCATED IN THE CENTERLINE OF AUX SABLE CREEK AND 363.50 FEET (AS MEASURED ALONG SAID NORTH LINE) EAST OF THE WEST LINE OF THE AFORESAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 21 MINUTES 55 SECONDS WEST ALONG SAID NORTH LINE, 363.50 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 16; THENCE SOUTH 88 DEGREES 35 MINUTES 22 SECONDS WEST ALONG SAID NORTH LINE, 250.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 250.00 FEET OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 03 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE, 1327.19 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS. Containing 183.165 acres more or less.

PRELIMINARY PLAT OF WEST CREEK FARMS

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 15, PART OF THE SOUTHEAST QUARTER OF SECTION 16, PART OF THE NORTHEAST QUARTER OF SECTION 21, AND PART OF THE NORTHWEST QUARTER OF SECTION 22, ALL IN TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.

SCOPE OF DEVELOPMENT

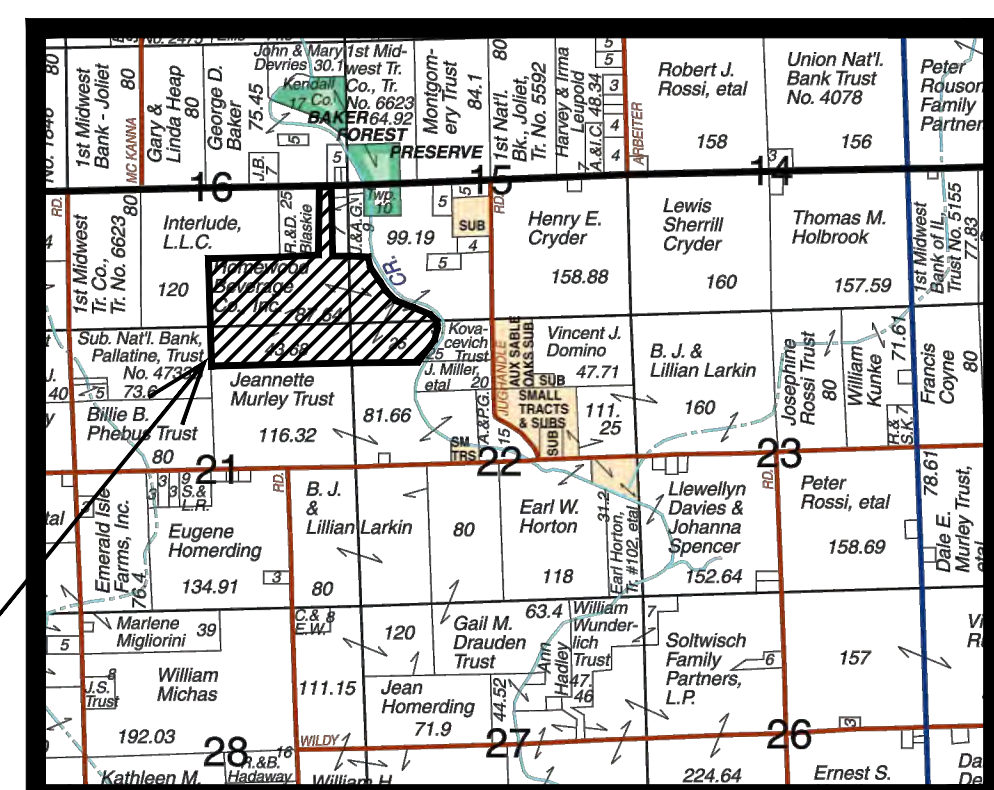
TOTAL AREA = 183.165 ACRES
ROADWAY AREA = 13.438 ACRES
OPEN SPACE AREA = 43.557 ACRES
OPEN SPACE LOTS = 1 LOT (40)
RESIDENTIAL AREA = 126.303 ACRES
RESIDENTIAL LOTS = 39 LOTS (1-39)
MINIMUM LOT SIZE = 3.0 ACRES (130,680 S.F.)
MINIMUM LOT WIDTH = 200 FEET (AT SETBACK)
AVERAGE LOT SIZE = 3.238 ACRES
DENSITY = 0.21 UNITS/ACRE (39/183.165)

NATURAL RESOURCES CONSERVATION SERVICE
WEB SOIL SURVEY = USDA-NRCS CERTIFIED
SURVEY AREA DATA: VERSION 14, OCTOBER 1, 2017

DESCRIPTION:
MILFORD SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
SWIGERT SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
SWIGERT SILTY CLAY LOAM, 2 TO 4 PERCENT SLOPES
SWIGERT SILTY CLAY LOAM, 4 TO 6 PERCENT SLOPES, ERODED
MARTINSON SILT LOAM, 0 TO 2 PERCENT SLOPES
MARTINSON SILT LOAM, 2 TO 4 PERCENT SLOPES
BRYCE SILTY CLAY, 0 TO 2 PERCENT SLOPES

Scale: 1" = 100'

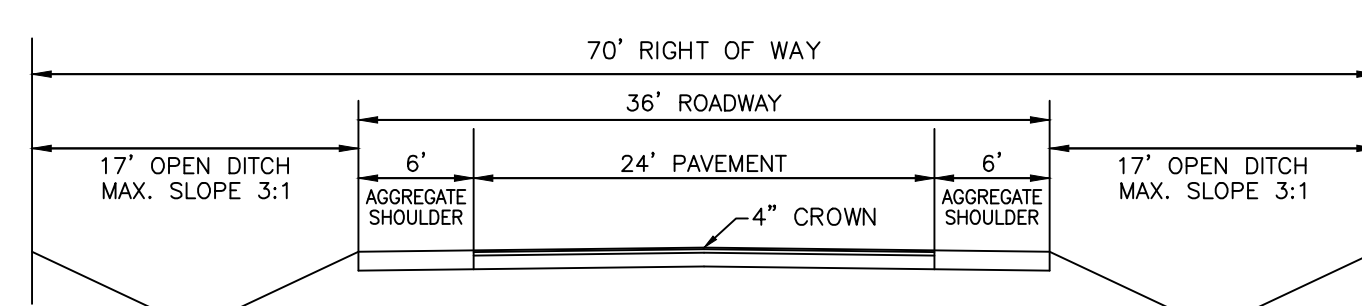
LOCATION MAP



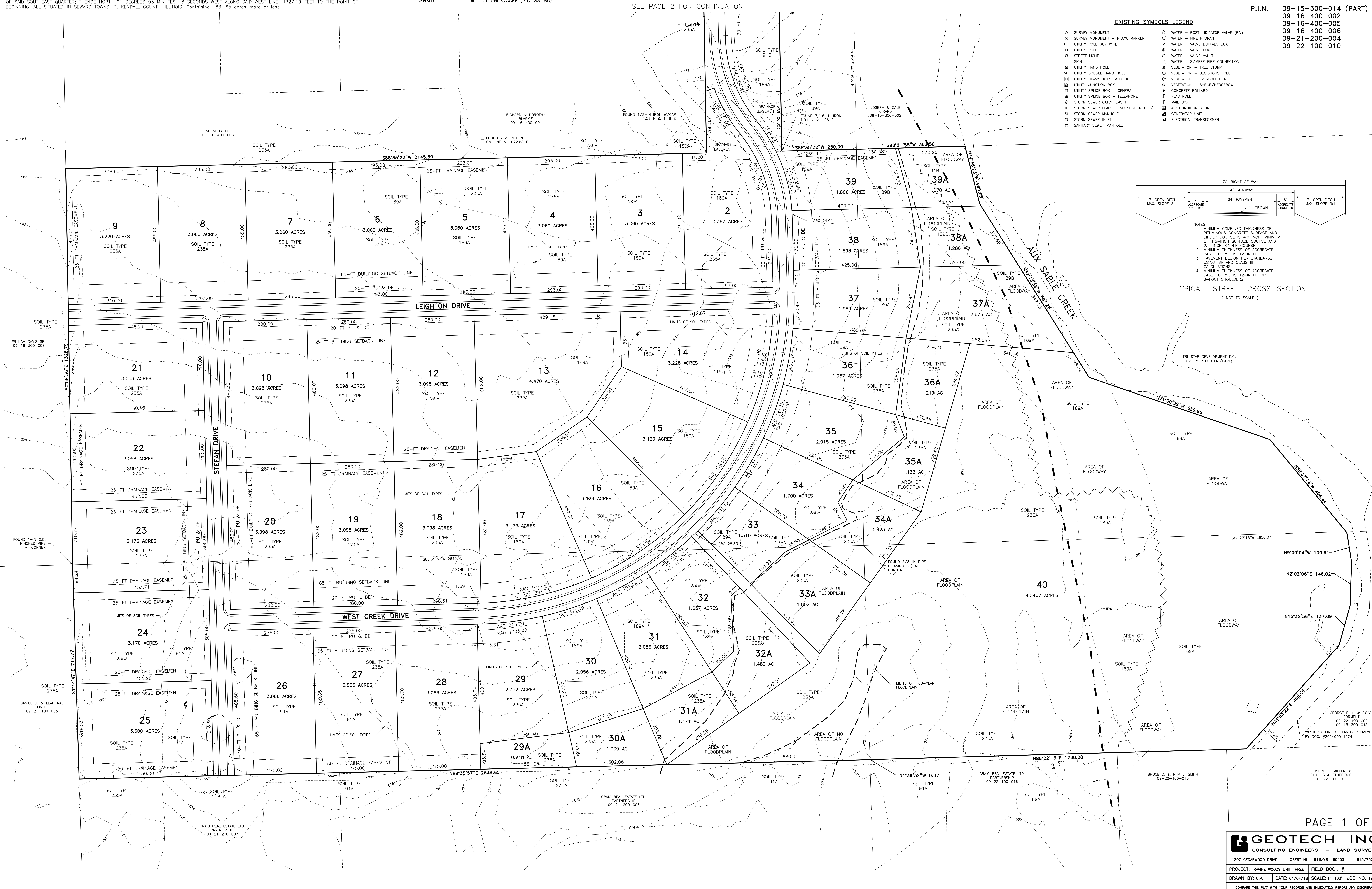
P.I.N. 09-15-300-014 (PART)
09-16-400-002
09-16-400-005
09-16-400-006
09-21-200-004
09-22-100-010

EXISTING SYMBOLS LEGEND

- | | |
|--|--------------------------------------|
| ○ SURVEY MONUMENT | ○ WATER - POST INDICATOR VALVE (PIV) |
| ○ SURVEY MONUMENT - R.O.W. MARKER | ○ WATER - FIRE HYDRANT |
| — UTILITY POLE GUY WIRE | □ WATER - VALVE BUFFALO BOX |
| ○ UTILITY POLE | ○ WATER - VALVE BOX |
| ○ STREET LIGHT | ○ WATER - VALVE VAULT |
| ⊥ SIGN | ○ WATER - SAMOSE FIRE CONNECTION |
| ○ UTILITY HAND HOLE | ■ VEGETATION - TREE STUMP |
| ○ UTILITY DOUBLE HAND HOLE | ○ VEGETATION - DECIDUOUS TREE |
| ○ UTILITY HEAVY DUTY HAND HOLE | ○ VEGETATION - EVERGREEN TREE |
| ○ UTILITY JUNCTION BOX | ○ VEGETATION - SHRUB/HEDGEROW |
| ○ UTILITY SPOUSE BOX - GENERAL | ● CONCRETE BOLLARD |
| ○ UTILITY SPOUSE BOX - TELEPHONE | ⊥ FLAG POLE |
| ○ STORM SEWER CATCH BASIN | ⊥ MAIL BOX |
| ○ STORM SEWER FLARED END SECTION (FES) | ○ AIR CONDITIONER UNIT |
| ○ STORM SEWER MANHOLE | ⊥ GENERATOR UNIT |
| ○ STORM SEWER INLET | ⊥ ELECTRICAL TRANSFORMER |
| ○ SANITARY SEWER MANHOLE | |

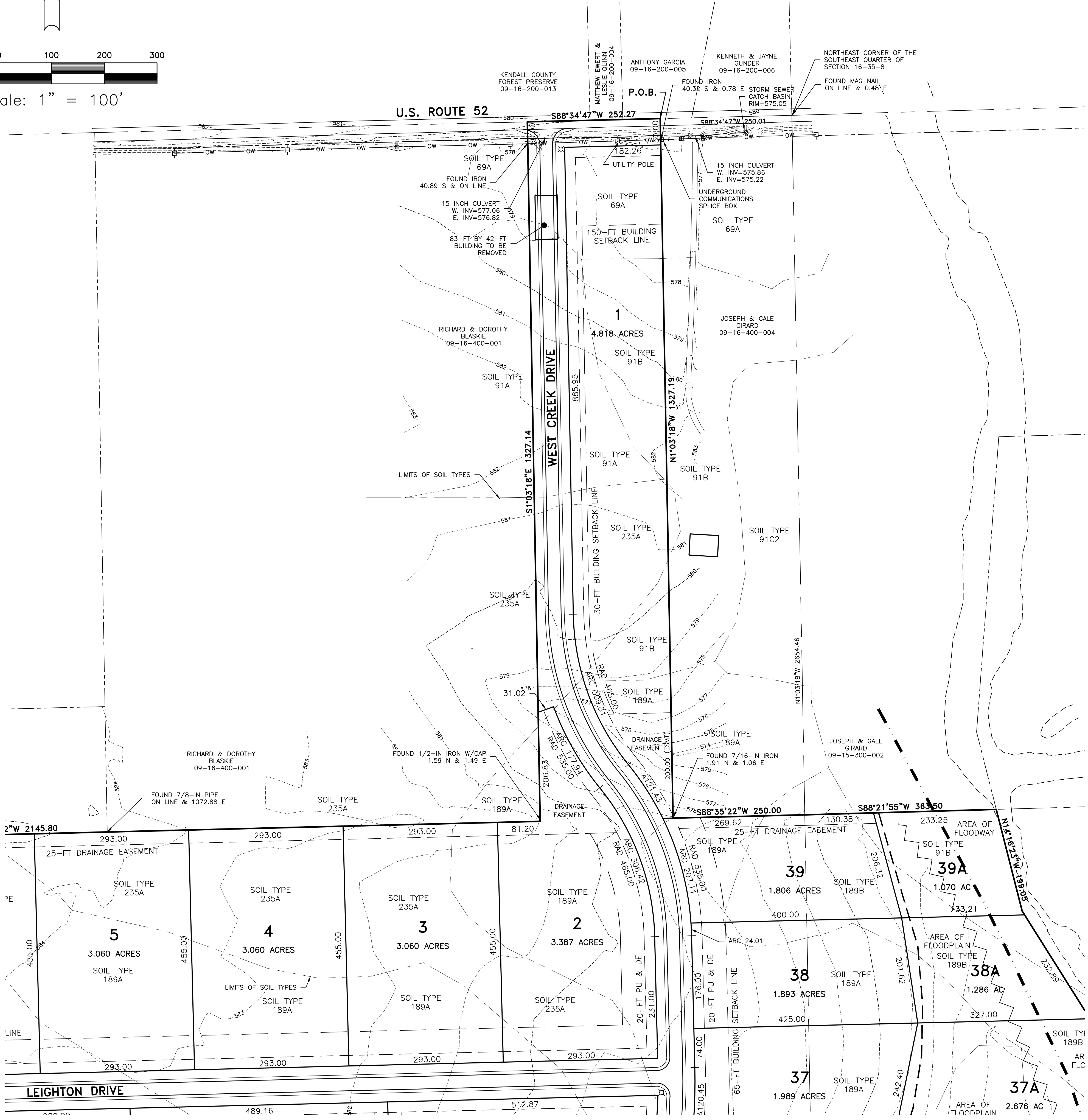
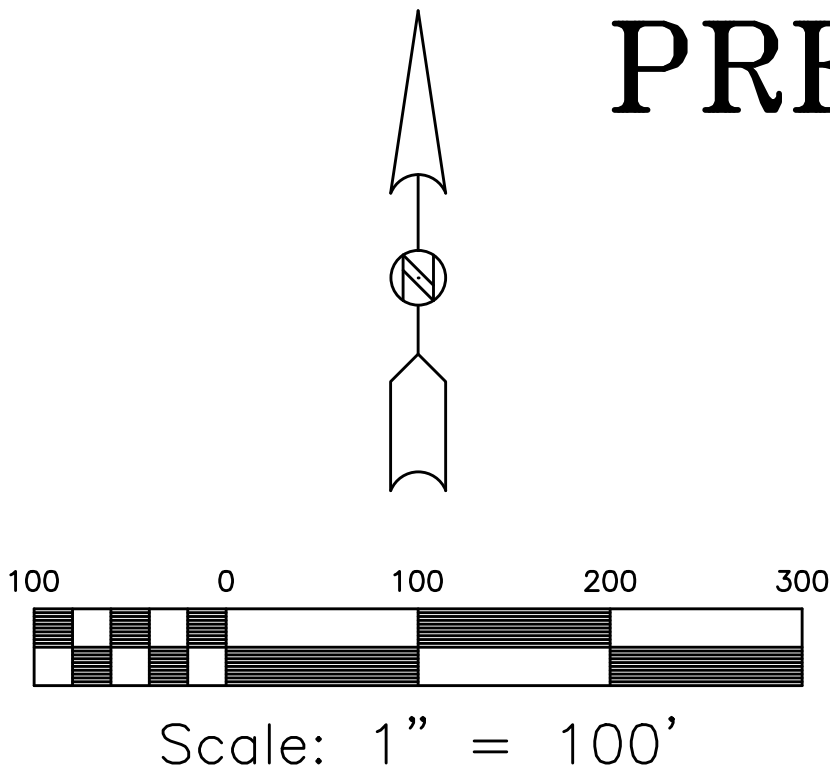


- NOTES:
1. MINIMUM COMBINED THICKNESS OF BITUMINOUS CONCRETE SURFACE AND BINDER COURSE IS 4.0 INCH. MINIMUM OF 1.5-INCH SURFACE COURSE AND 2.5-INCH BINDER COURSE.
 2. MINIMUM THICKNESS OF AGGREGATE BASE COURSE IS 12-INCH. PAVEMENT DESIGN PER STANDARDS USING IRI AND CLASS III CALCULATIONS.
 3. MINIMUM THICKNESS OF AGGREGATE BASE COURSE IS 12-INCH FOR 4-FOOT SHOULDERS.

TYPICAL STREET CROSS-SECTION
(NOT TO SCALE)

PRELIMINARY PLAT OF WEST CREEK FARMS

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 15, PART OF THE SOUTHEAST QUARTER OF SECTION 16, PART OF THE NORTHEAST QUARTER OF SECTION 21, AND PART OF THE NORTHWEST QUARTER OF SECTION 22, ALL IN TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.



SEE PAGE 1 FOR CONTINUATION

EXISTING SYMBOLS LEGEND

- | | |
|--|--------------------------------------|
| ○ SURVEY MONUMENT | ○ WATER – POST INDICATOR VALVE (PIV) |
| ⊠ SURVEY MONUMENT – R.O.W. MARKER | ⊠ WATER – FIRE HYDRANT |
| — UTILITY POLE GUY WIRE | ⊠ WATER – VALVE BUFFALO BOX |
| — UTILITY POLE | ⊠ WATER – VALVE BOX |
| ⊠ STREET LIGHT | ⊠ WATER – VALVE VAULT |
| ⊠ SIGN | ⊠ WATER – SIAMESE FIRE CONNECTION |
| ⊠ UTILITY HAND HOLE | ⊠ VEGETATION – TREE STUMP |
| ⊠ UTILITY DOUBLE HAND HOLE | ⊠ VEGETATION – DECIDUOUS TREE |
| ⊠ UTILITY HEAVY DUTY HAND HOLE | ⊠ VEGETATION – EVERGREEN TREE |
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| ⊠ UTILITY SPLICE BOX – GENERAL | ⊠ CONCRETE BOLLARD |
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| ⊠ STORM SEWER MANHOLE | ⊠ GENERATOR UNIT |
| ⊠ STORM SEWER INLET | ⊠ ELECTRICAL TRANSFORMER |
| ⊠ SANITARY SEWER MANHOLE | |

OWNER/DEVELOPER

TRI-STAR DEVELOPMENT, INC.
26647 S. SAMANTHA COURT
CHannah, IL 60410
C/O PAUL KOVACEVICH
(815) 482-9848

ENGINEER

GEOTECH, INC.
C/O THOMAS CARROLL
1207 CEDARWOOD DRIVE
CREST HILL, IL 60403
(815) 730-1010

NATURAL RESOURCES CONSERVATION SERVICE
WEB SOIL SURVEY – USDA-NRCS CERTIFIED
SURVEY AREA DATA: VERSION 14, OCTOBER 1, 2017

SOIL TYPE	DESCRIPTION
69A	MILFORD SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
91A	SWYGERT SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
91B	SWYGERT SILTY CLAY LOAM, 2 TO 4 PERCENT SLOPES
91C2	SWYGERT SILTY CLAY LOAM, 4 TO 6 PERCENT SLOPES, ERODED
189A	MARTINTON SILT LOAM, 0 TO 2 PERCENT SLOPES
189B	MARTINTON SILT LOAM, 2 TO 4 PERCENT SLOPES
235A	BYRCE SILTY CLAY, 0 TO 2 PERCENT SLOPES

GENERAL NOTES

- THE BASIS OF BEARING AND MEASUREMENT FOR THIS DEVELOPMENT, AS SHOWN, IS THE STATE PLANE OF ILLINOIS—EAST, ZONE EAST DATUM.
- ANY IMPROVEMENTS SHOWN HEREON, WERE LOCATED USING A COMBINATION OF GLOBAL POSITIONING SYSTEMS (GPS) AND CONVENTIONAL SURVEYING METHODS BY GEOTECH, INC., COMPLETED IN THE SPRING OF 2016. THE LOCATION OF THE AUX SABLE CREEK WAS TAKEN FROM AERIAL PHOTOS.
- ELEVATIONS UTILIZED FOR THE GRADES AS SHOWN, WERE TAKEN FROM NGS CONTROL POINTS, NAVD 88 DATUM. FIRST POINT BEING POINT DESIGNATION: WRI 028, POINT ID: DP5483, ELEV=576.47 REC – 576.45 MEAS. LOCATED NEAR THE NORTHEAST CORNER OF U.S. ROUTE 52 AND JUGHANDLE ROAD. SECOND POINT BEING POINT DESIGNATION: WRI 029, POINT ID: DP5484, ELEV=579.78 REC – 579.70 MEAS, LOCATED APPROXIMATELY ONE-HALF MILE WEST OF JUGHANDLE ROAD ALONG THE NORTH SIDE OF U.S. ROUTE 52.
- THE SUBJECT PROPERTY IS CURRENTLY VACANT FARM LAND.
- THE PROPOSED ENTRANCE ROAD (WEST CREEK DRIVE) WILL BE APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION. A COPY OF THIS PLAT HAS BEEN FILED WITH THE I.D.O.T. FOR THEIR REVIEW AND APPROVAL. ANY STATE REVIEW COMMENTS WILL BE SHARED WITH THE COUNTY STAFF.
- THE STORM CULVERT PIPE SIZES FOR EACH INDIVIDUAL DRIVEWAY ACCESSSES TO ALL PUBLIC ROADS WITHIN THIS SUBDIVISION, AND ALL OTHER INTERSECTIONS AND CROSSINGS WILL BE DETERMINED DURING FINAL DESIGN AND PER KENDALL COUNTY REVIEW AND APPROVAL.
- ROADSIDE DITCHES WILL BE COVERED WITH 4 INCHES OF TOPSOIL AND SEEDED PER KENDALL COUNTY SUBDIVISION ORDINANCE.
- THERE WILL BE THREE NEW PUBLIC STREETS WITHIN THIS DEVELOPMENT; EACH HAVING A RIGHT OF WAY WIDTH OF 70 FEET. PLEASE REFER TO TYPICAL STREET CROSS SECTION FOR SPECIFICS REGARDING DESIGN STANDARDS.
- THE EASEMENT ALONG THE PROPOSED STREET RIGHT OF WAY SHALL BE 25-FOOT DRAINAGE & UTILITY EASEMENTS. (DUE)
- THE PROPOSED RESIDENTIAL LOTS WILL BE SERVICED BY PRIVATE WATER WELLS AND PRIVATE SEWERAGE DISPOSAL SYSTEMS. IT IS ANTICIPATED THAT THE LOCATION OF THE SEPTIC FIELD WILL BE IN THE REARS OF THE PROPOSED LOTS, WITH THE WATER WELLS LOCATED IN THE FRONT YARDS. THE SIZE AND TYPE OF PRIVATE SEWERAGE SYSTEMS REQUIRED WILL BE DETERMINED BY THE KENDALL COUNTY HEALTH DEPARTMENT. PERMITS WILL NEED TO BE OBTAINED FROM THE KENDALL COUNTY HEALTH DEPARTMENT FOR EACH OF THE PRIVATE WATER AND SEWERAGE SYSTEMS. A COPY OF THIS PLAT HAS BEEN FILED WITH THE HEALTH DEPARTMENT FOR THEIR REVIEW AND APPROVAL.
- A PORTION OF THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE AE (REGULATORY FLOODWAY AND FLOODPLAIN WITH BASE FLOOD ELEVATION) AND ZONE X, PURSUANT TO FEMA FLOOD INSURANCE RATE MAPS (FIRM) MAP NUMBERS 17093C0140H AND 17093C0145H, BOTH WITH AN EFFECTIVE DATE OF 01-08-2014. BASE FLOOD ELEVATION NEAR THE SOUTHERN END OF THE DEVELOPED PROPERTY IS 572.5; THE BASE FLOOD ELEVATION NEAR THE NORTHERN END OF THE MAIN BODY OF THE PROPOSED DEVELOPMENT IS APPROXIMATELY 573.5; AND THE BASE FLOOD ELEVATION ALONG THE SOUTH SIDE OF U.S. ROUTE 52 IS 574.0.
- ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAPS, ALL EXISTING WETLANDS WITHIN THIS PROPOSED DEVELOPMENT ARE CONTAINED WITHIN THE "A" LOTS AND LOT 40.
- DUE TO THE SIZE OF THE PROPOSED LOTS, NO STORM WATER DETENTION WILL BE REQUIRED FOR THIS DEVELOPMENT.
- THE PROPOSED "A" LOTS ARE LOTS THAT CONTAIN FLOODPLAIN. THEY ARE TO BE SOLD WITH AND WILL REMAIN WITH THEIR RESPECTIVE NUMBERED LOTS, TO MAINTAIN MINIMUM LOT SIZES. NO BUILDING, GRADING, FILLING, OR OTHER ALTERATIONS OR IMPROVEMENTS WILL BE PERMITTED ON THE "A" LOTS. THE SUBDIVISION COVENANTS AND RESTRICTIONS WILL CONTAIN SPECIFICS REGARDING THE "A" LOTS.
- THE NORTH, WEST AND SOUTHERN LIMITS OF THE MAIN BODY OF THE PROPOSED DEVELOPMENT HAVE SUBSTANTIAL TREE LINES ALONG THE FIELD LINES. ALL EFFORTS WILL BE MADE TO SAVE THESE TREE LINES TO CREATE A NATURAL BUFFER BETWEEN THIS DEVELOPMENT AND THE ADJOINING PROPERTIES IN THESE LOCATIONS. THE SUBDIVISION COVENANTS AND RESTRICTIONS WILL SET FORTH THE DEVELOPERS INTENT FOR THE EXISTING TREE LINE.
- THERE IS A TREE LINE THAT RUNS IN AN EASE/WEST DIRECTION ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16, WITH THE EXCEPTION OF THE PROPOSED ROAD, UTILITY AND DRAINAGE CROSSINGS; THIS TREE LINE WILL REMAIN FOR THE INITIAL DEVELOPMENT. THE TREE LINE WILL ULTIMATELY BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS AND THEIR PLANS TO IMPROVE THEIR LOTS. THE SUBDIVISION COVENANTS AND RESTRICTIONS WILL SET FORTH THE DEVELOPERS INTENT FOR THE EXISTING TREE LINE.
- THE EXISTING TREE LINE AND FOREST AREA TO THE WEST SIDE OF AUX SABLE CREEK, WILL REMAIN IN ITS ENTIRETY AS LOCATED ON THE OPEN SPACE LOT, TO BE CONVEYED TO THE KENDALL COUNTY FOREST PRESERVE DISTRICT.
- THE PROPOSED PRIVATE WATER WELLS WILL BE LOCATED IN THE PORTION OF EACH LOT LOCATED BETWEEN THE FRONT OF THE PRIMARY STRUCTURE AND THE EDGE OF THE STREET RIGHT OF WAYS, BUT CANNOT BE WITHIN 20 FEET OF THE FRONT OR SIDE PROPERTY LINES OR WITHIN ANY EASEMENTS. THE PROPOSED SEPTIC SYSTEMS WILL BE LOCATED IN THE REARS OF EACH LOT WITHIN A DISTANCE OF 100 FEET FROM THE REAR OF EACH PROPOSED PRIMARY STRUCTURE, BUT NOT WITHIN 100 FEET OF ANY PRIVATE WATER WELL OR WITHIN 20 FEET TO THE SIDE OR REAR PROPERTY LINES OR WITHIN ANY EASEMENTS.
- LOT 40 WILL BE CONVEYED TO THE KENDALL COUNTY FOREST PRESERVE DISTRICT.
- THE DEVELOPER WILL PROVIDE SUBDIVISION COVENANTS AND RESTRICTIONS FOR SPECIFIC RULES REGARDING THEIR REQUIREMENTS FOR EACH INDIVIDUAL PROPERTY OWNER, WITHIN THIS DEVELOPMENT.

STATE OF ILLINOIS)
COUNTY OF KENDALL) ss
APPROVED BY ORDINANCE OF THE KENDALL COUNTY BOARD
ON THIS _____ DAY OF _____, 2018.

COUNTY BOARD PRESIDENT

COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF KENDALL) ss
APPROVED BY KENDALL COUNTY, PLAN COMMISSION
ON THIS _____ DAY OF _____, 2018.

CHAIRPERSON

SECRETARY

PREPARED BY:
CHRISTOPHER M. PAPESH, I.P.L.S. NO. 3369
EXPIRATION DATE: 11/30/2018

DATE: *May 30, 2018*

Attachment 5

Matt Asselmeier

From: Schwarz, Michael [mschwarz@jolietcity.org]
Sent: Friday, July 27, 2018 12:30 PM
To: Matt Asselmeier
Cc: Thomas Grant; Jackson, Kendall B; Torri, James N; Bernhard, Jayne; Miller, Helen
Subject: RE: Tri-Star Development Rezoning Request on U.S. 52 Near Jughandle Road
Attachments: Distribution Form.pdf; Muni Distance Map.pdf; Tri-Star Rezoning - Tax Parcel Map.pdf; Joliet-Shorewood Boundary Agreement Map.pdf

Matt,

Thank you for providing the attached notice and distance map for the proposed Kendall County rezoning for Tri-Star Development, Inc. property which is located with the 1.5-mile extraterritorial jurisdiction of the City of Joliet. I have also attached a Kendall County tax parcel map with the subject parcels highlighted for reference.

The subject property is located outside of the City's planning area. The subject property is located on the Shorewood side of the Joliet-Shorewood mutual planning boundary in this area, which extends westward along the north line of Sections 15 and 16 in Seward Township (IGA and map attached). Although the Joliet-Shorewood Boundary Agreement expired in 2014, City staff will honor the previous planning boundary line until a new boundary agreement is established. We do encourage Kendall County to carefully consider the potential impacts that any development may have on the adjacent Aux Sable Creek and follow any pertinent recommendations from the *Aux Sable Creek Watershed Plan*.

Please feel free to contact me if you have any questions or require additional information.

Sincerely,
Mike

Michael J. Schwarz, AICP
Planning Director
City of Joliet, Planning Division
150 W. Jefferson St.
Joliet, IL 60432
Phone: (815) 724-4041
Email: mschwarz@jolietcity.org

From: Matt Asselmeier [mailto:masselmeier@co.kendall.il.us]
Sent: Wednesday, July 25, 2018 8:25 AM
To: Schwarz, Michael <mschwarz@jolietcity.org>
Cc: Thomas Grant <thomasgrant@jolietcity.org>
Subject: Tri-Star Development Rezoning Request on U.S. 52 Near Jughandle Road

Mike:

The Kendall County Planning, Building and Zoning Department received a request to rezone approximately 183 acres from A-1 to R-1 on U.S. Route 52 approximately ½ mile west of Jughandle Road on the south side of Route 52 (PINs: 09-15-300-014, 09-16-400-002, 09-16-400-005, 09-16-400-006, 09-21-200-200-004, 09-22-100-010). Upon approval of the rezoning, the property owner would like to do a 40 lot single-family residential subdivision; they have not submitted a preliminary or flat plat at this time.



July 30, 2018

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

Re: Tri-Star Development Inc. Map Amendment Application form A-1 top R-1

Mr. Asselmeier,

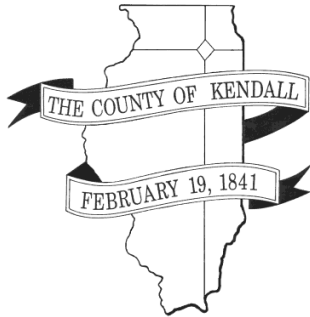
Thank you for contacting the Village of Shorewood regarding the proposed Map Amendment for the 183 Acres in unincorporated Kendall County (PINs: 09-15-300-014, 09-16-400-002, 09-16-400-005, 09-16-400-006, 09-21-200-004 and 09-22-100-010).

As we discussed, the subject property in this petition lies within the long range planning area of the Village of Shorewood but well outside the current one and one-half mile extra-territorial jurisdiction of the Village. The Village of Shorewood's Community Comprehensive Plan identifies the future land use of the subject property as residential.

Sincerely,

A handwritten signature in dark ink, appearing to read "Rodney Tonelli".

Rodney Tonelli AICP
Interim Community Development Director



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 18-26

**Maurice E. Ormiston as Trustee u/t/a No. 101 and Marilyn J. Ormiston as Trustee u/t/a 102 (Owners)
and Gay Hoddy (Operator)
A-1 Special Use – Banquet Facility and
Variances to Location and Parking Areas**

INTRODUCTION

Gay Hoddy is the daughter-in-law of the Owners of the subject property. Ms. Hoddy would like to establish a banquet facility at the subject property and is requesting variances to the requirement that the facility must be located on an arterial or major collector road, the requirement for hard surface parking areas (except for the ADA required parking spaces), and that the property not be required to have fully shielded parking facility lighting.

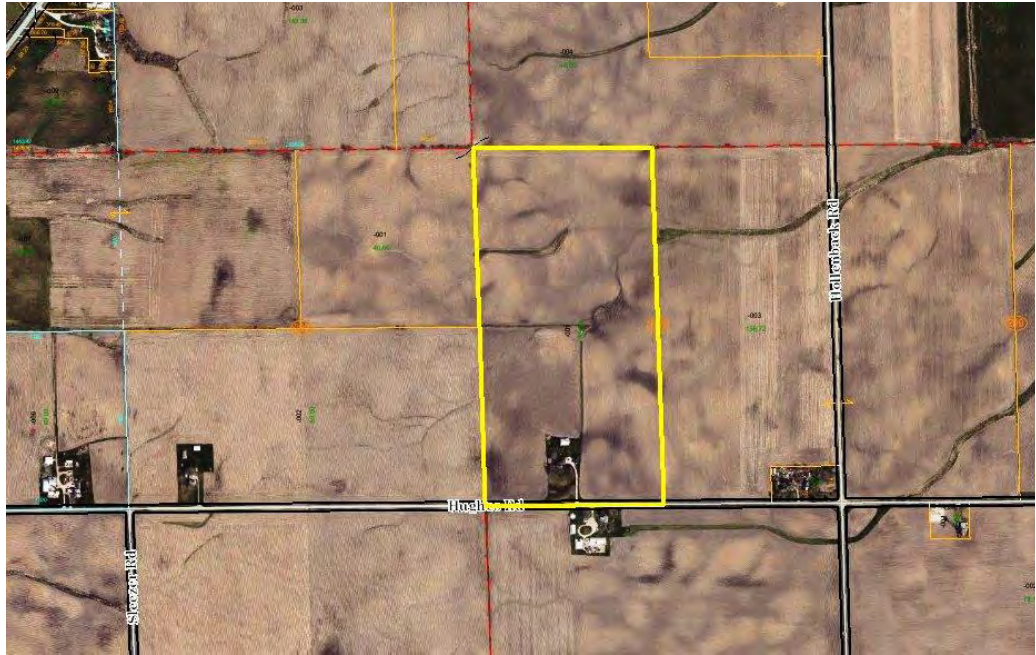
SITE INFORMATION

PETITIONER Maurice E. Ormiston as Trustee u/t/a No. 101 and Marilyn J. Ormiston as Trustee u/t/a 102 (Owners) and Gay Hoddy (Operator)

ADDRESS 14905 Hughes Road, Newark

LOCATION Approximately 1.2 Miles East of Route 71 on the North Side of Hughes Road
(Approximately 0.5 Miles East of Sleezer Road)





TOWNSHIP Fox

PARCEL # 04-34-100-001

LOT SIZE 5.112 +/- Acres

EXISTING LAND USE Agricultural/Single Family Residential

ZONING A-1 Agricultural District

LRMP	Current Land Use	Agricultural and Single-Family Residential
	Future Land Use	Agricultural
	Roads	Hughes Road is a Township Road Classified as a Local Road.
	Trails	None
	Floodplain/ Wetlands	None

REQUESTED ACTION

A-1 Special Use to Operate a Banquet Facility with variances to be located on a non-arterial or non-collector road, allow off-street parking and driving aisles to not be improved with a permanent, concrete, unit paver, asphalt surface or some other environmentally friendly or green design practice and to waive the requirement for “fully shielded” or “cut off” light fixtures for the parking 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 7.01.D.10.a – Requires Banquet Facilities to be Have Direct Access to an

Arterial Roadway or Major Collector Road as Defined in the Land Resource Management Plan

Section 11.02.F.2 – Additional Regulations – Parking – Design and Maintenance – Surfacing – Requires All Required Open Off-Street Parking Areas and Access Drives Constructed or Re-Constructed after May 20, 2008 (Effective Date of This Amendment) in all Zoning Districts Shall Be Improved with a Permanent, Concrete, Unit Paver, Asphalt Surface or Some Other Environmentally Friendly Surface or Green Design Practices. (Petitioners are not asking for a variance to the requirements for ADA parking stalls.)

Section 11.02.F.12 – Additional Regulations – Parking – Light – Only “fully shielded” or “cut-off” light fixtures are allowed. Fully shielded means that no light is emitted above the horizontal plane of the luminaries.

Section 13.04 – Variations

Section 13.08 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Agricultural	A-1
South	Agricultural/Farmstead	A-1	Agricultural	A-1
East	Agricultural/Farmstead	A-1	Agricultural	A-1
West	Agricultural	A-1	Agricultural	A-1

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCat submitted on July 11, 2018; consultation was termination. See Attachment 1, Pages 16 and 17.

NATURAL RESOURCES INVENTORY

NRI application submitted on July 11, 2018. See Attachment 1, Page 15.

ACTION SUMMARY

FOX TOWNSHIP

Fox Township was emailed information on July 30, 2018.

NEWARK FIRE PROTECTION DISTRICT

Newark Fire Protection District was emailed information on July 30, 2018.

UNITED CITY OF YORKVILLE

The United City of Yorkville was emailed information on July 30, 2018. While the property is within one point five (1.5) miles of the Yorkville City Limits, the subject property is not included in Yorkville's extraterritorial planning area as shown on the Yorkville Future Land Use Map.

GENERAL

Gay Hody lives on the subject property with her husband and would like to operate the Harvest Moon Barn banquet facility. Ms. Hody requires a special use permit to operate a banquet facility at the subject property. Pictures of the property are included as Attachment 4-19. The barn furthest to the north will be used for events. The building with red doors will not be used for events.

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. (Variance is required for this requirement.)**
- 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

Ms. Hoddy's business plans are included on Attachment 1, Page 3. The site plan is included as Attachment 2.

Events would be held in the frame barn located on the north side of site. Tents could be set up to the west of the barn. Based on the current size of the barn (approximately 1100 square feet), approximately one hundred twenty (120) people could fit inside the barn. Ms. Hoddy anticipates the largest group of attendees to be approximately two hundred fifty (250) people including staff. No members of the public would be allowed in the loft of the barn. At some point in the future, Ms. Hoddy may put concrete pavement in the barn; the current pavement is compacted gravel.

The facility would be operational from May 1st through October 31st. Ms. Hoddy would like the ability to have events outside these dates, weather permitting. The majority of events would be on weekends. However, she would like the ability to have weekday events as well. She seemed open to capping the number of events per week. The proposed hours of operation for events would be from 4:00 p.m. until Midnight. Setup for events would start at 10:00 a.m. and take down from events would be completed by 1:00 a.m.

Ms. Hoddy plans to have two (2) hostesses and four (4) servers at a maximum. She would be responsible for security.

All events would be catered, both food and drink.

The reserving party would be responsible for securing applicable insurance. Ms. Hoddy will also have insurance.

The banquet hall will be used for weddings, birthdays, retirement parties, and similar events.

Ms. Hoddy and her husband live on the property. She has over twenty (20) years of experience as a waitress and banquet related work. She has taken CPR classes in the past and plans to take a refresher course.

Ms. Hoddy reported that she has received at least four (4) phone calls requesting weddings at the property. She had her wedding at the property. One (1) niece had a wedding at the property and another niece is planning a wedding at the property.

Ms. Hoddy agreed to follow all applicable laws related to this type of business and she also agreed to follow the Kendall County Right to Farm Clause.

If approved, Ms. Hoddy would like to start having events in May 2019.

BUILDING CODES

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

ENVIRONMENTAL HEALTH

Ms. Hoddy indicated that all water used for events will be brought into the site; no well water will be used. Porta-potties will be used for events. According to the site plan (Attachment 2, Page 2), one (1) handicapped accessible porta-potty and two (2) other porta-potties will be located to the northeast of the barn. Refuse containers and a dumpster will be located near the porta-potties. An ADA approved path from the barn to the handicapped accessible porta-potty will be installed with lights.

PARKING

Ms. Hoddy submitted a parking plan showing sixty-three (63) parking spaces including four (4) handicapped parking spaces (See Attachment 2, Pages 2 and 3). The parking area is planned to be grass except for the handicapped parking spaces; Ms. Hoddy is requesting a variance to allow this type of parking. Parking will be to the south of the house west of the driveway and to the east of the driveway. No parking will encroach in the required setbacks.

LIGHTING

Ms. Hoddy submitted a photometric plan (Attachment 3) and lighting is shown on the parking plan (Attachment 2, Pages 2 and 3). According to the plan, two (2) new lights would be added for the parking lot west of the driveway. Two (2) new lights would be added to the parking lot east of the driveway. One (1) new light would be installed north of the handicapped parking area. Eight (8) solar powered lights will be installed on the walkway between the barn and the handicapped parking area. Ms. Hoddy indicated additional lighting could be installed along the south and east sides of the barn.

SIGNAGE

A non-illuminated sign is proposed on the west side of the driveway as shown on the site plan (Attachment 2, Page 2). The sign will be approximately thirty-two (32) square feet in size and two (2) faced. The location and type of sign proposed meet the requirements of the Kendall County Zoning Ordinance.

LANDSCAPING

Ms. Hoddy does not plan to install any additional landscaping.

NOISE CONTROL

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

Ms. Hoddy would like music to be played outside of the barn.

Ms. Hoddy agreed to follow the Kendall County noise regulations. However, she did not provide a method for tracking noise.

RELATION TO OTHER SPECIAL USES

Kendall County previously granted a special use permit at 13889 Hughes Road (Ordinance 2016-05) for a banquet facility. This banquet facility is approximately one point two (1.5) miles from the nearest major

collector road (Newark Road via Hollenback Road). The proposed banquet facility at the subject property is approximately one point two (1.2) miles from Route 71.

RECOMMENDATION

Before Staff makes a recommendation on the request, Staff would like to express the following concerns:

1. The proposal calls for having events many days during the week. Most of the previously issued special use permits for banquet facilities have restricted events to weekends.
2. Ms. Hoddy indicated all events would be catered and the well and septic system would not be impacted. Staff would like confirmation from the Health Department that this method of operating this type of business is permissible.
3. Ms. Hoddy indicated that she will be responsible for security at the site. Staff would like the opinion of the Sheriff's Department if this way of handling security is permissible.
4. The site has one point of ingress and egress on Hughes Road. Staff would like verification that the Newark Fire Protection District and the Sheriff's Department have no concerns with the layout of the site from a public safety perspective.
5. Ms. Hoddy indicated that the parking areas will not be paved. Staff would like comments from WBK on this matter.
6. No landscaping is planned for the site. Based on the Kendall County GIS, the barn at the subject property is approximately six hundred two feet (602') from the house at 14838 Hughes Road. The parking area east of the driveway is approximately two hundred twenty-four feet (224') from the house at 14838 Hughes Road. In comparison, the closest barn at 9111 Ashley Road is approximately six hundred twenty-four feet (624') from the house across the street and the parking area is approximately four hundred eleven feet (411') from the house across the street. The impact of noise and light on the adjoining property are concerns.
7. The results of the NRI would also be needed before a final recommendation is offered.

PROPOSED CONDITIONS AND RESTRICTIONS BASED ON CURRENT INFORMATION

Based the current information provided, Staff suggests the following conditions and restrictions:

1. The site, including parking plan, shall be developed in accordance to the attached site plan.
2. The lighting shall be developed in accordance to the attached site plan and photometric plan. The operator of the banquet facility may install two (2) decorative lights on the south side of the barn and two (2) decorative lights on the east side of the barn.
3. Events shall be confined the framed barn, patio area, and grassy area west of the barn. No events may be held in the loft or second story or above of the framed barn, the corn crib, garage, residents, or any new barns or accessory buildings on the property without an amendment to this special use permit.
4. A variance should be granted to the requirement that the facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
5. The subject parcel must be a minimum of 5 acres.
6. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)
7. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance except where variances are granted.
8. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.

The signage shall be developed in accordance to the attached site plan. The signage will not be illuminated.

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

10. The noise regulations are as follows:

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

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

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

11. Event shall be held between May 1 and October 31. The property owner or banquet operator may hold events outside of this timeframe with the approval of the Planning, Building and Zoning Committee.

12. No more than four (4) events in a seven (7) day period may be held at the property.

13. Setup for events shall not commence prior to 10:00 a.m.

14. All events must cease by Midnight except for cleaning up after an event which must cease by 1:00 a.m.

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

16. The operator of the banquet facility allowed by this special use permit shall reside at the subject property as their primary place of residence.

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

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

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

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

ATTACHMENTS

1. Application (Including Business Plan and Findings of Fact)
2. Site Plan
3. Photometric Plan
4. Aerial
5. Front Property and West Parking Area
6. Driveway Looking North
7. East Parking Area
8. Looking Southeast from Driveway
9. Looking South from West Parking Area
10. Looking Southeast from West Parking Area
11. Looking South from East Parking Area
12. Barn and ADA Parking Area

13. Location of Porta-Potties and Trash Receptacles
14. Inside Barn East
15. Inside Barn Middle
16. Inside Barn West
17. Inside Barn Southwest
18. Inside Barn Facing South
19. Inside Barn Facing South from East Door



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

APPLICATION

PROJECT NAME The Harvest Moon Barn FILE # 18-26

NAME OF APPLICANT Gay Hoddy		
CURRENT LANDOWNER/NAME(S) Maurice E. Ormiston as Trustee u/t/a No. 101 (50%) & Marilyn J. Ormiston as Trustee u/t/a No. 102 (50%)		
SITE INFORMATION ACRES 5.11236	SITE ADDRESS OR LOCATION 14905 Hughes Road, Newark, IL 60541-9480	ASSESSOR'S ID NUMBER (PIN) 04-34-100-001
EXISTING LAND USE Agricultural	CURRENT ZONING A-1	LAND CLASSIFICATION ON LRMP Agricultural
REQUESTED ACTION (Check All That Apply): <input type="checkbox"/> SPECIAL USE <input type="checkbox"/> MAP AMENDMENT (Rezone to <input type="checkbox"/>) <input checked="" type="checkbox"/> VARIANCE <input type="checkbox"/> ADMINISTRATIVE VARIANCE <input type="checkbox"/> A-1 CONDITIONAL USE for: <input type="checkbox"/> <input type="checkbox"/> SITE PLAN REVIEW <input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final) <input type="checkbox"/> ADMINISTRATIVE APPEAL <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.) <input type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
1 PRIMARY CONTACT Gay Hoddy	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # [REDACTED]	PRIMARY CONTACT OTHER # (Cell, etc.) [REDACTED]
2 ENGINEER CONTACT John T. Whitehouse, PE, PLS	ENGINEER MAILING ADDRESS 52 Wheeler Rd. Sugar Grove, IL 60554-9595	ENGINEER EMAIL jwhitehouse@eeiweb.com
ENGINEER PHONE # 630-466-6717	ENGINEER FAX # 630-466-9701	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 7-22-2018	

FEE PAID: \$ 1455

CHECK #: [REDACTED]

RECEIVED

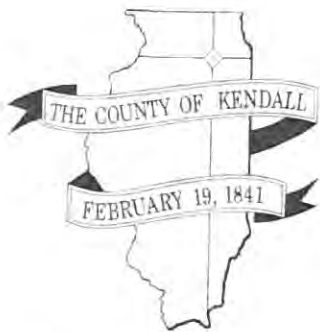
JUL 24 2018

KENDALL COUNTY
PLANNING, BUILDING & ZONING

Date Stamp Here If
Checklist Is Complete

¹Primary Contact will receive all correspondence from County

²Engineering Contact will receive all correspondence from the County's Engineering Consultants



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME The Harvest Moon Barn FILE #

NAME OF APPLICANT		
Gay Hody		
CURRENT LANDOWNER/NAME(s)		
Maurice E. Ormiston as Trustee u/t/a No. 101 (50%) & Marilyn J. Ormiston as Trustee u/t/a No. 102 (50%)		
SITE INFORMATION		
ACRES 5.1126	SITE ADDRESS OR LOCATION 14905 Hughes Road, Newark, IL 60541-9480	ASSESSOR'S ID NUMBER (PIN) 04-34-100-001
EXISTING LAND USE Agricultural	CURRENT ZONING A-1	LAND CLASSIFICATION ON LRMP Agricultural
REQUESTED ACTION (Check All That Apply):		
<input checked="" type="checkbox"/> SPECIAL USE <u> </u> MAP AMENDMENT (Rezone to <u> </u>) <input checked="" type="checkbox"/> VARIANCE <u> </u> ADMINISTRATIVE VARIANCE <u> </u> A-1 CONDITIONAL USE for: <u> </u> <input checked="" type="checkbox"/> SITE PLAN REVIEW <u> </u> TEXT AMENDMENT <u> </u> RPD (<u> </u> Concept; <u> </u> Preliminary; <u> </u> Final) <u> </u> ADMINISTRATIVE APPEAL <u> </u> PRELIMINARY PLAT <u> </u> FINAL PLAT <u> </u> OTHER PLAT (Vacation, Dedication, etc.) <u> </u> AMENDMENT TO A SPECIAL USE (<u> </u> Major; <u> </u> Minor)		
¹PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Gay Hody	[REDACTED]	[REDACTED]
PRIMARY CONTACT PHONE #	PRIMARY CONTACT OTHER # (Cell, etc.)	
[REDACTED]	[REDACTED]	
²ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
John T. Whitehouse, PE, PLS	52 Wheeler Road, Sugar Grove, IL 60554	jwhitehouse@eeiweb.com
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
630-466-6717	630-466-6701	
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		DATE <u>7-19-18</u>
[REDACTED]		

FEE PAID: \$
CHECK #:

¹Primary Contact will receive all correspondence from County

²Engineering Contact will receive all correspondence from the County's Engineering Consultants

NARRATIVE
FOR THE PROPOSED HARVEST MOON BARN

SPECIAL USE REQUEST TO
KENDALL COUNTY, ILLINOIS

THE PROPOSED HARVEST MOON BARN WILL BE LOCATED ON 5.11 ACRES OF THE PROPERTY IDENTIFIED BY PIN 04-34-100-001, LOCATED AT 14905 HUGHES ROAD IN FOX TOWNSHIP, KENDALL COUNTY, ILLINOIS.

THE PROPOSED HARVEST MOON BARN WILL BE A CELEBRATION BARN, TYPICALLY SERVICING WEDDINGS, BUT MAY ALSO INCLUDE BIRTHDAYS, GRADUATIONS, RETIREMENTS, etc. THE CAPACITY OF THE FACILITY WILL BE 250 PERSONS, INCLUDING THE SERVICE STAFF.

THE PROPOSED OPERATION WILL BE SEASONAL, TYPICAL RANGE OF DATES WOULD BE MAY 1st THROUGH OCTOBER 31st, WITH ACTUAL BEGINNING AND END OF PERIOD BEING WEATHER DEPENDENT. DAYS OF OPERATION WILL TYPICALLY WEEKENDS, INCLUDING FRIDAYS, BUT NOT EXCLUDING AN OCCASIONAL WEEKDAY EVENT. HOURS OF OPERATION FOR EVENTS WILL BE GENERALLY 4 PM TO 11 PM, WITH SOME EVENTS ENDING AT MIDNIGHT. EVENT PREPARATION WOULD TYPICALLY BEGIN AT 10:00 AM FOR A 4:00 PM START. TYPICAL PART-TIME EMPLOYEES WILL CONSIST OF TWO (2) HOSTS/HOSTESSES AND FOUR (4) SERVERS, DURING SCHEDULED EVENTS ONLY. NO EXCEPTIONS FROM THE COUNTY'S NOISE RESTRICTIONS ARE BEING REQUESTED.

CATERED FOOD, SOFT DRINKS AND ALCOHOLIC BEVERAGES ARE PLANNED TO BE SERVED TO EVENT GUESTS. ALL FOOD AND ALCOHOLIC BEVERAGE SERVICE WILL BE PROVIDED BY LICENSED VENDORS. ALL REQUIREMENTS OF THE KENDALL COUNTY HEALTH DEPARTMENT AND THE LIQUOR CONTROL COMMISSION WILL BE STRICTLY FOLLOWED FOR PERMITTING AND OPERATION.

REQUIRED PARKING SPACES IS 63 (BASED ON FACILITY CAPACITY OF 250 PERSONS), WITH MINIMUM 3 ADA ACCESSIBLE. PROVIDED PARKING SPACES IS 63 WITH 4 BEING ADA COMPLIANT ALONG WITH ACCESSIBLE ROUTES TO FACILITY AND TEMPORARY RESTROOM FACILITIES. NO ADDITIONAL SITE LANDSCAPING IS PROPOSED.

Applicant's answers in support of Findings of Fact for Special Use

J. STANDARDS. *No special use shall be recommended by the Zoning Board of Appeals unless said Zoning Board of Appeals shall make a written finding. The Zoning Board of Appeals shall consider the following in rendering a decision, but is not required to make an affirmative finding on all items (Amended 3.21.18):*

1. *That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.*

THE ESTABLISHMENT AND OPERATION OF THE SUBJECT SPECIAL USE WILL ENHANCE THE PUBLIC COMFORT AND GENERAL WELFARE IN THAT IT WILL PROVIDE ANOTHER SUCH VENUE IN RURAL KENDALL COUNTY TO SATISFY A CURRENT HIGH DEMAND FOR THE OFFERED SERVICES.

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

THE PROPERTY ON WHICH THE PROPOSED SPECIAL USE IS PLANNED IS AGRICULTURAL WITH A SINGLE RESIDENCE AND ACCESSORY FARM BUILDINGS. NO NEW BUILDINGS ARE PROPOSED, BUT THE EXISTING BARN WILL BE USED FOR THE SCHEDULED EVENTS. A VERY SIMILAR FACILITY IS LOCATED 1 MILE TO THE EAST ON HUGHES ROAD, WHICH FACILITY IS OPERATING UNDER A KENDALL COUNTY SPECIAL USE. NO ADVERSE IMPACTS TO SURROUNDING PROPERTIES HAVE BEEN CAUSED BY THAT SPECIAL USE AND NONE IS EXPECTED IN ASSOCIATION WITH THIS REQUEST. THE PROPOSED USE WILL OCCUPY APPROXIMATELY 5 ACRES OF AN 80-ACRE AGRICULTURAL PROPERTY. EXCLUDING ON-PREMISE PARKING, ALL THE PROPOSED SPECIAL USE ACTIVITIES WILL OCCUR A MINIMUM OF 440 FEET FROM THE NEAREST ADJOINING PROPERTY LINE WHICH IS THE CENTERLINE OF HUGHES ROAD TO THE SOUTH.

2. That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided.

THE EXISTING RESIDENCE AND ACCESSORY FARM BUILDINGS ARE SERVED BY ELECTRICITY. NEW LIGHTING WILL BE HIGH EFFICIENCY LED LIGHTING OR SOLAR LED LIGHTING WITH LITTLE DEMAND ON CURRENT RESOURCES. THE PROPOSED FACILITY WILL BE SERVED BY A SINGLE POINT OF ACCESS TO HUGHES ROAD WHICH HAS NO SIGHT DISTANCE ISSUES IN EITHER DIRECTION. THE EXISTING RESIDENCE IS SERVED BY A WELL AND SEPTIC SYSTEM, BOTH OF WHICH WILL NOT BE IMPACTED BY THE SPECIAL USE. PROFESSIONALLY MAINTAINED PORTABLE SANITARY WASTE FACILITIES WILL BE UTILIZED AND REFUSE WILL BE HANDLED WITH WHEELED CONTAINERS PROVIDED BY A LICENSED WASTE HAULER.

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

ALL REGULATIONS OF THE AGRICULTURAL DISTRICT AND ZONING ORDINANCE WILL BE FOLLOWED WITH THE EXCEPTION OF THE FOLLOWING REQUESTED VARIATIONS FROM CERTAIN REGULATIONS ASSOCIATED WITH THIS SPECIAL USE APPLICATION.

- a. ACCESS TO OTHER THAN AN ARTERIAL ROADWAY OR MAJOR COLLECTOR.
- b. HARD SURFACE PARKING AREA
- c. FULLY SHIELDED PARKING FACILITY LIGHTING.
- d. ANY OTHER VARIATIONS REQUIRED TO ALLOW PROPOSED FACILITY AS PRESENTED.

- 4. *That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.*

THE PROPOSED SPECIAL USE IS NOT WITHIN 1.5 MILES OF ANY MUNICIPALITY AND IS CONSISTENT WITH THE LAND RESOURCE MANAGEMENT PLAN IN THAT ONLY A VERY SMALL AREA, LESS THAN 0.25 ACRES IS BEING REMOVED FROM CROP PRODUCTION. THE PROPOSED SPECIAL USE IS CONSISTENT WITH ADOPTED COUNTY POLICIES IN THAT A VERY SIMILAR FACILITY IS CURRENTLY OPERATING UNDER A COUNTY SPECIAL USE PERMIT.

Please fill out the following findings to the best of your capabilities. § 13.04 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals shall take into consideration the extent to which the following conditions have been established by the evidence:

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

THE PHYSICAL SURROUNDINGS OF THE SUBJECT PROPERTY, BEING LOCATED ON A LOCAL ROAD, WOULD NOT ALLOW THE PROPOSED SPECIAL USE IF THE STRICT LETTER OF THE REGULATIONS WAS CARRIED OUT. A SIMILAR FACILITY DOES OPERATE AS A SPECIAL USE ON THE SAME LOCAL ROAD 1 MILE TO THE EAST OF THE SUBJECT PROPERTY. THE VARIANCES ASSOCIATED WITH THE PARKING FACILITY ARE NOT RELATED TO PHYSICAL SURROUNDINGS, PROPERTY SHAPE OR TOPOGRAPHY.

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

THE REQUESTED VARIATIONS WOULD GENERALLY NOT BE APPLICABLE TO OTHER PROPERTIES IN THE A-1 DISTRICT. SINCE THESE REQUESTED VARIANCES ARE BEING REQUESTED IN CONJUNCTION WITH A SPECIAL USE APPLICATION, WHICH SPECIAL USE CATEGORY DOES NOT SPECIFICALLY ADDRESS THE PROPOSED USE, THE APPLICANT BELIEVES THE REQUESTED VARIANCES ARE NECESSARY TO MAINTAIN A RURAL ATMOSPHERE FOR THE PROPOSED USE.

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

THE VARIATIONS REQUESTED ARE NOT DIFFICULTIES OR HARDSHIPS CREATED BY ANYONE, BUT MINOR VARIATIONS TO THE REGULATIONS OF THE ZONING ORDINANCE. THIS TYPE OF FACILITY IS NOT SPECIFICALLY DISCUSSED IN THE ZONING ORDINANCE SO THE REQUESTED VARIANCES ARE FOR FUNCTIONAL AND NOT HARDSHIP REASONS.

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

THE REQUESTED VARIATIONS REGARDING PARKING FACILITY SURFACING, SHIELDED LIGHTING AND ACCESS TO OTHER THAN AN ARTERIAL OR MAJOR COLLECTOR ROADWAY WILL NOT BE MATERIALLY DETRIMENTAL OR INJURIOUS TO OTHER PROPERTIES. THE OCCASIONAL USE OF TURF PARKING AREAS IS A VERY GREEN DESIGN IN LIEU OF A LARGE IMPERVIOUS SURFACE THAT WOULD INCREASE STORMWATER RUNOFF.

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

THE PROPOSED FACILITY WILL NOT BE A FULL TIME OPERATION. THERE WILL BE AN OCCASIONAL INCREASE IN TRAFFIC VOLUMES BUT NOT TO THE DETRIMENT OF THE NEIGHBORHOOD. THE EXISTING TRAFFIC ON THE SUBJECT LOCAL ROAD IS VERY LOW. THIS TYPE OF FACILITY IS IN HIGH DEMAND AT THIS TIME AND SHOULD NOT SUBSTANTIALLY DIMINISH OR IMPAIR NEIGHBORHOOD PROPERTY VALUES.

LEGAL DESCRIPTION OF PARCEL
SUBJECT TO SPECIAL USE PERMIT APPLICATION
AND VARIANCE APPLICATION

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID WEST HALF; THENCE NORTH 89 DEGREES 41 MINUTES 16 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NORTH HALF, 425.00 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 18 MINUTES 44 SECONDS WEST, 240.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 16 SECONDS EAST, 175.00 FEET; THENCE NORTH 02 DEGREES 40 MINUTES 49 SECONDS WEST, 100.09 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 16 SECONDS WEST, 170.86 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 44 SECONDS WEST, 260.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 16 SECONDS EAST, 400.00 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 44 SECONDS EAST, 600.00 FEET TO SAID SOUTH LINE; THENCE SOUTH 89 DEGREES 41 MINUTES 16 SECONDS WEST, 400.00 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

THE ABOVE DESCRIBED PROPERTY CONTAINS 5.1126 Acres

DEED IN TRUST

THIS INDENTURE WITNESSETH,
that Grantors, Maurice E. Ormiston
and Marilyn J. Ormiston, husband
and wife, of the County of Kendall,
State of Illinois, for and in con-
sideration of Ten and no/100ths
Dollars, and other good and valu-
able consideration in hand paid,
receipt of which is hereby ack-
nowledged, Convey and Quitclaim
unto

MARILYN J. ORMISTON,

Trustee under the provisions of a Trust Agreement dated the 20th day of December, 1980, known
as Trust No. 102, the following described real estate in the County of Kendall, and State of Illinois,
to-wit:

An undivided one-half (1/2) interest in and to the following described premises::

The Northwest fractional quarter of Section 6, Township 35 North, Range 7 East of
the Third Principal Meridian, (EXCEPT that part described as follows: Beginning at
the Northwest corner of said Northwest fractional quarter; thence East along the
section line to the extended East line of Block 3 of the Village of Helmar; thence
South to the Southeast corner of Block 4 of the Village of Helmar; thence West along
the South line of Block 4, and said line, extended, to the West line of Section 6;
thence North along said West line to the point of beginning; also EXCEPT that part
of the Northwest fractional quarter of Section 6, Township 35 North, Range 7 East
of the Third Principal Meridian, described as follows: Commencing at the Northwest
corner of said fractional quarter section; thence East along the North line of said
section 297.11 feet to the Northerly extension of the East line of Block 3 of the
Village of Helmar for the point of beginning; thence continuing East along said North
line, 345.0 feet; thence South 00 degrees 55 minutes 08 seconds West, 280.0 feet;
thence North 90 degrees West, 345.0 feet to the East line of said Block 3; thence
North 00 degrees 55 minutes 08 seconds East along said East line, 280.0 feet to the
point of beginning), in the Township of Lisbon, Kendall County, Illinois; (P.I.N.
_____); ALSO

The Northeast Quarter of the Northeast Quarter of Section 33, and the West Half of
the Northwest Quarter of Section 34, all in Township 36 North, Range 6 East of the
Third Principal Meridian, in the Township of Fox, County of Kendall and State of
Illinois, and more commonly known as 14905 Hughes Road, Newark, Illinois;; (P.I.N.
#04-33-200-001 and 04-34-100-001); ALSO

Government Lot 1 and the North 82 acres of Government Lot 2 of the Southwest

fractional Quarter of Section 6 and the North Half of Government Lot 1 of the Northwest fractional quarter of Section 7, all in Township 35 North, Range 7 East of the Third Principal Meridian, in the Township of Lisbon, County of Kendall and State of Illinois. (P.I.N. # _____)

TO HAVE AND TO HOLD said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in such trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and vacate any subdivision or part thereof, and resubdivide said property as often as desired, contract to sell, grant options to purchase, sell on any terms, convey either with or without consideration, convey said premises or any part thereof to a successor in trust, and grant to such successor in trust all the title, estate, powers and authorities vested in said trustee, to donate, dedicate, mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period of time and amend, change or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or exchange said property, or any part thereof, for other real or personal property, grant easements or changes of any kind, release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and deal with said property and every part thereof in all other ways and for such other considerations as would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of delivery the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to successors in trust, such successors have been properly appointed and are fully vested with all title, estate, rights, powers, authorities, and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Grantors hereby waive and release any and all right or benefit under and by virtue of statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, Grantors aforesaid have hereunto set their hands and seals this

17th day of November, 1998

[Redacted Signature]

(SEAL)

Maurice E. Ormiston

[Redacted Signature]

(SEAL)

Marilyn J. Ormiston

STATE OF ILLINOIS

COUNTY OF DE KALB

I, the undersigned, a Notary Public in and for and residing in said County, in the State aforesaid, **DO HEREBY CERTIFY**, that Maurice E. Ormiston and Marilyn J. Ormiston, 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 17th day of November, 1998.

[Redacted Signature]

Notary Public

Return to and Taxes to Grantee at:
Maurice E. Ormiston

[Redacted Address]

Exempt under provisions of Paragraph C

Section 4, Real

11-17-98

[Redacted Signature]

This instrument was prepared by:
Ronald G. Klein
555 Bethany Road, DeKalb, IL 60115

jh oct98 143

DEED IN TRUST

THIS INDENTURE WITNESSETH,
that Grantors, Maurice E. Ormiston
and Marilyn J. Ormiston, husband
and wife, of the County of Kendall,
State of Illinois, for and in con-
sideration of Ten and no/100ths
Dollars, and other good and valu-
able consideration in hand paid,
receipt of which is hereby ack-
nowledged, Convey and Quitclaim
unto

MAURICE E. ORMISTON

Trustee under the provisions of a Trust Agreement dated the 20th day of December, 1980, known
as Trust No. 101, the following described real estate in the County of Kendall, and State of Illinois,
to-wit:

An undivided one-half (1/2) interest in and to the following described premises::

The Northwest fractional quarter of Section 6, Township 35 North, Range 7 East of
the Third Principal Meridian, (EXCEPT that part described as follows: Beginning at
the Northwest corner of said Northwest fractional quarter; thence East along the
section line to the extended East line of Block 3 of the Village of Helmar; thence
South to the Southeast corner of Block 4 of the Village of Helmar; thence West along
the South line of Block 4, and said line, extended, to the West line of Section 6;
thence North along said West line to the point of beginning; also EXCEPT that part
of the Northwest fractional quarter of Section 6, Township 35 North, Range 7 East
of the Third Principal Meridian, described as follows: Commencing at the Northwest
corner of said fractional quarter section; thence East along the North line of said
section 297.11 feet to the Northerly extension of the East line of Block 3 of the
Village of Helmar for the point of beginning; thence continuing East along said North
line, 345.0 feet; thence South 00 degrees 55 minutes 08 seconds West, 280.0 feet;
thence North 90 degrees West, 345.0 feet to the East line of said Block 3; thence
North 00 degrees 55 minutes 08 seconds East along said East line, 280.0 feet to the
point of beginning), in the Township of Lisbon, Kendall County, Illinois; (P.I.N.
_____); ALSO

The Northeast Quarter of the Northeast Quarter of Section 33, and the West Half of
the Northwest Quarter of Section 34, all in Township 36 North, Range 6 East of the
Third Principal Meridian, in the Township of Fox, County of Kendall and State of
Illinois, and more commonly known as 14905 Hughes Road, Newark, Illinois; (P.I.N.
#04-33-200-001 and 04-34-100-001); ALSO

Government Lot 1 and the North 82 acres of Government Lot 2 of the Southwest

fractional Quarter of Section 6 and the North Half of Government Lot 1 of the Northwest fractional quarter of Section 7, all in Township 35 North, Range 7 East of the Third Principal Meridian, in the Township of Lisbon, County of Kendall and State of Illinois. (P.I.N. # _____)

TO HAVE AND TO HOLD said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in such trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and vacate any subdivision or part thereof, and resubdivide said property as often as desired, contract to sell, grant options to purchase, sell on any terms, convey either with or without consideration, convey said premises or any part thereof to a successor in trust, and grant to such successor in trust all the title, estate, powers and authorities vested in said trustee, to donate, dedicate, mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period of time and amend, change or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or exchange said property, or any part thereof, for other real or personal property, grant easements or changes of any kind, release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and deal with said property and every part thereof in all other ways and for such other considerations as would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of delivery the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to successors in trust, such successors have been properly appointed and are fully vested with all title, estate, rights, powers, authorities, and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Grantors hereby waive and release any and all right or benefit under and by virtue of statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, Grantors aforesaid have hereunto set their hands and seals this

17th day of November, 1998

[Redacted Signature]

(SEAL)

Maurice E. Ormiston

[Redacted Signature]

(SEAL)

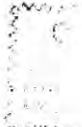
Marilyn J. Ormiston

STATE OF ILLINOIS

COUNTY OF DE KALB

I, the undersigned, a Notary Public in and for and residing in said County, in the State aforesaid, **DO HEREBY CERTIFY**, that Maurice E. Ormiston and Marilyn J. Ormiston, 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 17th day of November, 1998.



[Redacted Signature]

Notary Public

Return to and Taxes to Grantee at:
Maurice E. Ormiston

[Redacted Address]

This instrument was prepared by:
Ronald G. Klein
555 Bethany Road, DeKalb, IL 60115

except under provisions of Paragraph 4, Read

11-17-98

[Redacted Signature]

jh oct98 143

KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Gayle Huddy
Address 14905 Hughes Road
City Newark State IL Zip 60541
2. Nature of Benefit Sought Special Use Permit
3. Nature of Applicant: (Please check one)
☒ Natural Person (a)
☐ 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:

 Applicant is daughter-in-law of the property owners and resides on the property.
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
Maurice E. Ormiston <i>Trust</i>	11718 Newark Road, Newark, IL 60541-9236	50%
Marilyn J. Ormiston <i>Trust</i>	11718 Newark Road, Newark, IL 60541-9236	50%

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

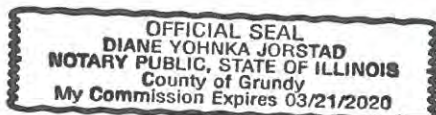
Maurice E. Ormiston 11718 Newark Road, Newark, IL 60541-9236, Beneficiary

VERIFICATION

I, [REDACTED], being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

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

(seal)



[REDACTED]
Notary Public



**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: Gayle Hoddy **Contact Person:** John T. Whitehouse, P.E., P.L.S.
Address: [REDACTED] 52 Wheeler Road
City, State, Zip: [REDACTED] Sugar Grove, IL 60554-9595
Phone Number: [REDACTED] () 630-466-6717
Email: [REDACTED] jwhitehouse@eeiweb.com

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

Site Location & Proposed Use

Township Name Fox **Township** 36 **N, Range** 6 **E, Section(s)** 34
Parcel Index Number(s) 04-34-100-001
Project or Subdivision Name Harvest Moon Barn **Number of Acres** 5.11
Current Use of Site Agricultural-Residential **Proposed Use** Wedding and Reception Facility
Proposed Number of Lots No new lots **Proposed Number of Structures** No new structures
Proposed Water Supply Existing Well **Proposed type of Wastewater Treatment** Portable
Proposed type of Storm Water Management Not applicable

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

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	\$	<u>375.00</u>
<u>1</u> Additional Acres at \$18.00 each	\$	<u>18.00</u>
Total NRI Fee	\$	<u>393.00</u>

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]

Petitioner or Authorized Agent

7-11-2018

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# 1806 Date initially rec'd 7/16/18 Date all rec'd 7/16/18 Board Meeting 8/13/18
 Fee Due \$ 300.00 Fee Paid \$ 393.00 Check # 1918 Over Under Payment \$93 Refund Due 78



Applicant: Gayle Hoddy
Contact: John T. Whitehouse
Address: 14905 Hughes Road
 Newark, IL 60541

Project: Harvest Moon Barn
Address: 14905 Hughes Road, Newark

IDNR Project Number: 1900312
Date: 07/11/2018

Description: A request for a Special Use Permit from Kendall County to operate a wedding and reception facility in an existing barn on an existing agricultural property.

Natural Resource Review Results

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

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

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

Location

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

County: Kendall

Township, Range, Section:
 36N, 6E, 34



IL Department of Natural Resources

Contact

Natalia Jones
 217-785-5500
 Division of Ecosystems & Environment

Government Jurisdiction

Kendall County
 John T. Whitehouse
 52 Wheeler Road
 Sugar Grove, Illinois 60554

Disclaimer

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

IDNR Project Number: 1900312

Terms of Use

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

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

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

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

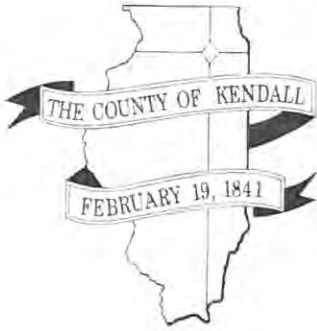
Security

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

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

Privacy

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



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

ENGINEERING CONSULTANT FEES

I, Gay Hoddy understand that Kendall County uses the services of a
Applicant Name

consultant for engineering reviews and inspections and that I will be responsible for
payment of services on The Harvest Moon Barn project. I authorize the consulting
Project Name
services to proceed.

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

I hereby submit a deposit of 1200 payable to the **Kendall County Treasurer**
\$ Amount

to be used by Kendall County to reimburse consultant for charges invoiced for work
done in the review, approval and inspection of the proposed improvements.

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

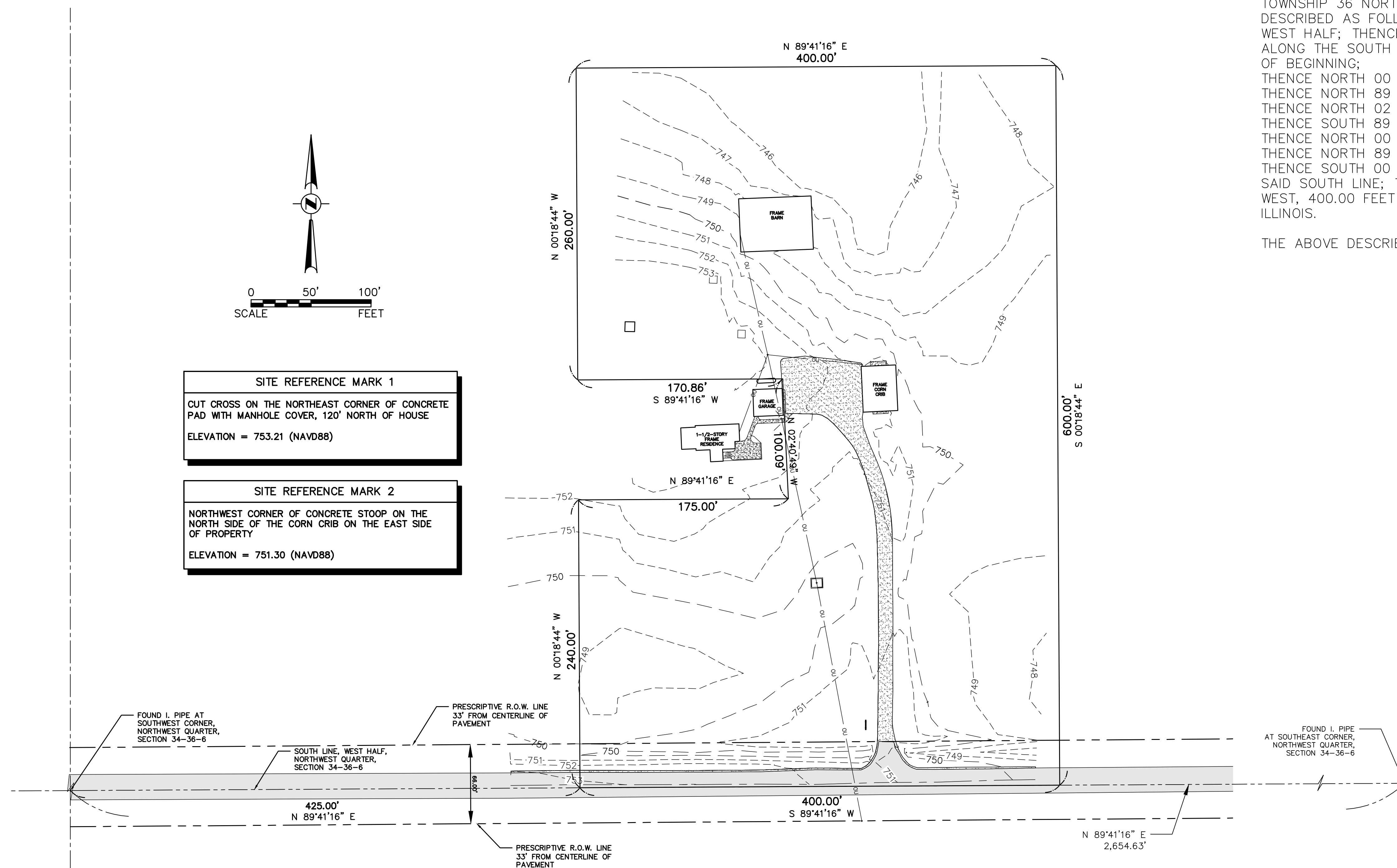
I further understand that Kendall County will not issue a Building Permit or a Certificate of
Occupancy as the case may be until I provide payment or proof of payment for the
engineering services.

Signature of Applicant: [REDACTED] Date: 7-22-2018

PLAT OF SURVEY

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN,
DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID
WEST HALF; THENCE NORTH 89 DEGREES 41 MINUTES 16 SECONDS EAST,
ALONG THE SOUTH LINE OF SAID NORTH HALF, 425.00 FEET FOR THE POINT
OF BEGINNING;
THENCE NORTH 00 DEGREES 18 MINUTES 44 SECONDS WEST, 240.00 FEET;
THENCE NORTH 89 DEGREES 41 MINUTES 16 SECONDS EAST, 175.00 FEET;
THENCE NORTH 02 DEGREES 40 MINUTES 49 SECONDS WEST, 100.09 FEET;
THENCE SOUTH 89 DEGREES 41 MINUTES 16 SECONDS WEST, 170.86 FEET;
THENCE NORTH 00 DEGREES 18 MINUTES 44 SECONDS WEST, 260.00 FEET;
THENCE NORTH 89 DEGREES 41 MINUTES 16 SECONDS EAST, 400.00 FEET;
THENCE SOUTH 00 DEGREES 18 MINUTES 44 SECONDS EAST, 600.00 FEET TO
SAID SOUTH LINE; THENCE SOUTH 89 DEGREES 41 MINUTES 16 SECONDS
WEST, 400.00 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY,
ILLINOIS.

THE ABOVE DESCRIBED PROPERTY CONTAINS 5.1126 Acres



STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT WE, ENGINEERING ENTERPRISES INC., HAVE PERFORMED A BOUNDARY SURVEY OF THE PROPERTY DESCRIBED IN THE ABOVE LEGAL DESCRIPTION, AS SHOWN BY THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. FIELD WORK PERFORMED APRIL 13, 2018.

GIVEN UNDER MY HAND AND SEAL AT SUGAR GROVE, ILLINOIS,
THIS 13TH DAY OF JULY, 2018.

BY: John T. W. Hitehouse
JOHN T. W. HITEHOUSE, P.E., P.L.S.
PROFESSIONAL LAND SURVEYOR #2724
(EXPIRES 11-30-18)

ENGINEERING ENTERPRISES, INC.
PROFESSIONAL DESIGN FIRM #184-002003
(EXPIRES 04-30-19)



NOTES:

1. THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM.
2. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY, ZONING ORDINANCE, ETC. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE. CONTACT UTILITY COMPANIES BEFORE BUILDING



Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com

**GAY HODDY
THE HALF MOON BARN
14905 HUGHES ROAD
NEWARK, IL 60541-9480**

NO.	DATE	REVISIONS

PLAT OF SURVEY

DATE: JULY 13, 2018

PROJECT NO.	P16008
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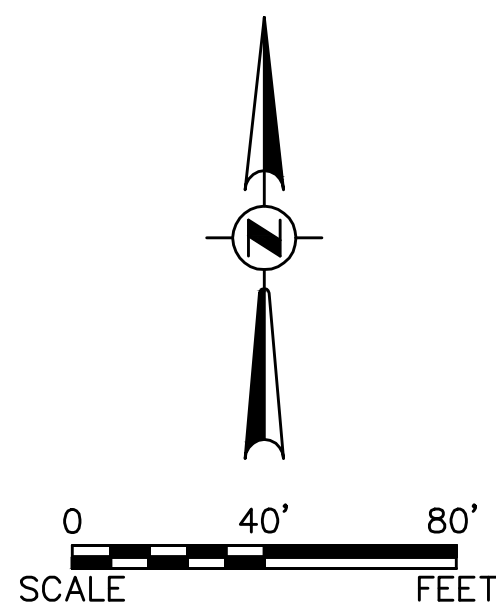
FILE NO P18006 CIVIL BASE

PAGE 1 OF 1

LEGAL DESCRIPTION OF PARCEL
SUBJECT TO SPECIAL USE APPLICATION

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID WEST HALF; THENCE NORTH 89 DEGREES 41 MINUTES 16 SECONDS EAST, 425.00 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 18 MINUTES 44 SECONDS WEST, 240.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 16 SECONDS EAST, 175.00 FEET; THENCE NORTH 02 DEGREES 40 MINUTES 49 SECONDS WEST, 100.09 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 16 SECONDS WEST, 170.86 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 44 SECONDS WEST, 260.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 16 SECONDS EAST, 400.00 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 44 SECONDS EAST, 600.00 FEET TO SAID SOUTH LINE; THENCE SOUTH 89 DEGREES 41 MINUTES 16 SECONDS WEST, 400.00 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

THE ABOVE DESCRIBED PROPERTY CONTAINS 5.1126 Acres



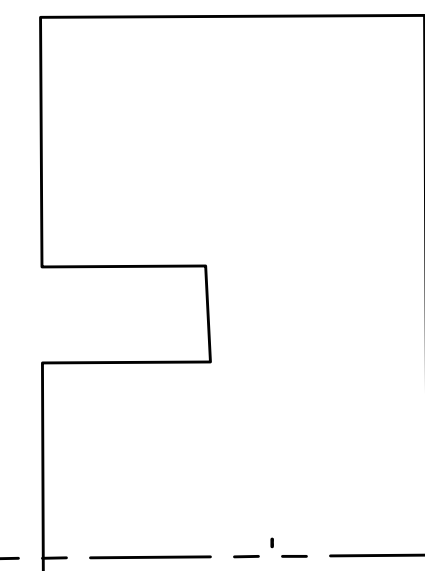
SEE LEGEND ON SHEET 2

NOTES

1. ADA PARKING SPACES SHALL BE PAVED
2. TURF PARKING SPACES SHALL BE DELINEATED WITH POSTS, ROPE AND WITH TURF PAINT AS NECESSARY

SPECIAL USE PARCEL
WITHIN PIN 04-34-100-001

THE WEST HALF OF NW-1/4
OF SECTION 34-36-6



HUGHES ROAD

#14905

ENGINEER'S & SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS AND
LEGAL DESCRIPTION WERE PREPARED BY ME.

DATED AT SUGAR GROVE, ILLINOIS,

THIS 11th DAY OF MAY, 2018.

John T. Whitehouse

JOHN T. WHITEHOUSE, P.E., P.L.S.
ILLINOIS J.C. PROF. ENGINEER NO. 62-42859 (Exp. 11-30-19)
ILLINOIS PROF. LAND SURVEYOR NO. 35-2724 (Exp. 11-30-18)



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Engineering Enterprises, Inc.

CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com
Illinois Professional Design Firm # 184-002003

GAY HODDY

14905 Hughes Road
Newark, IL 60541-9480

NO.	DATE	REVISIONS

THE HARVEST MOON BARN

14905 HUGHES ROAD
KENDALL COUNTY, ILLINOIS

PROPOSED

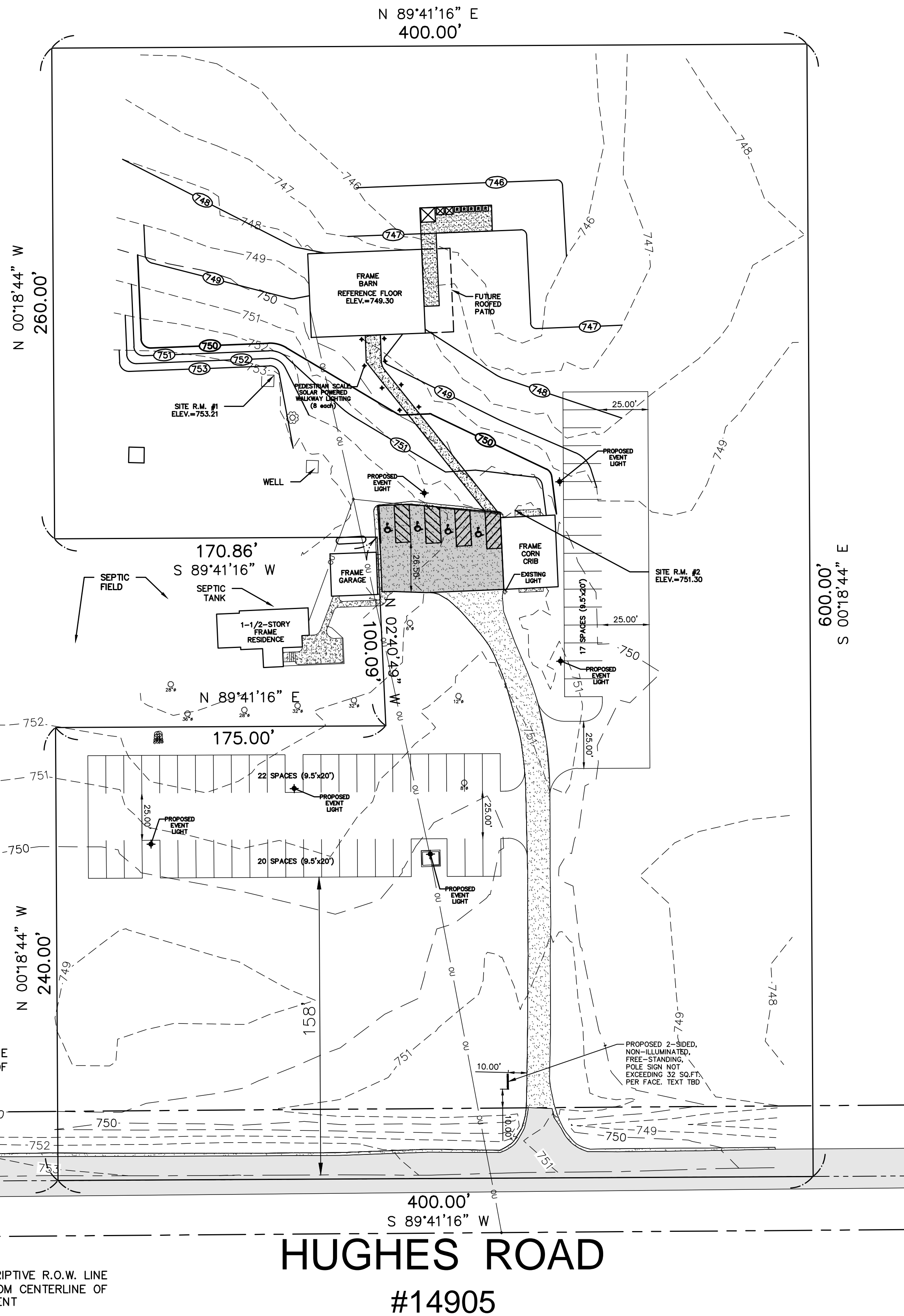
OVERALL
SITE PLAN

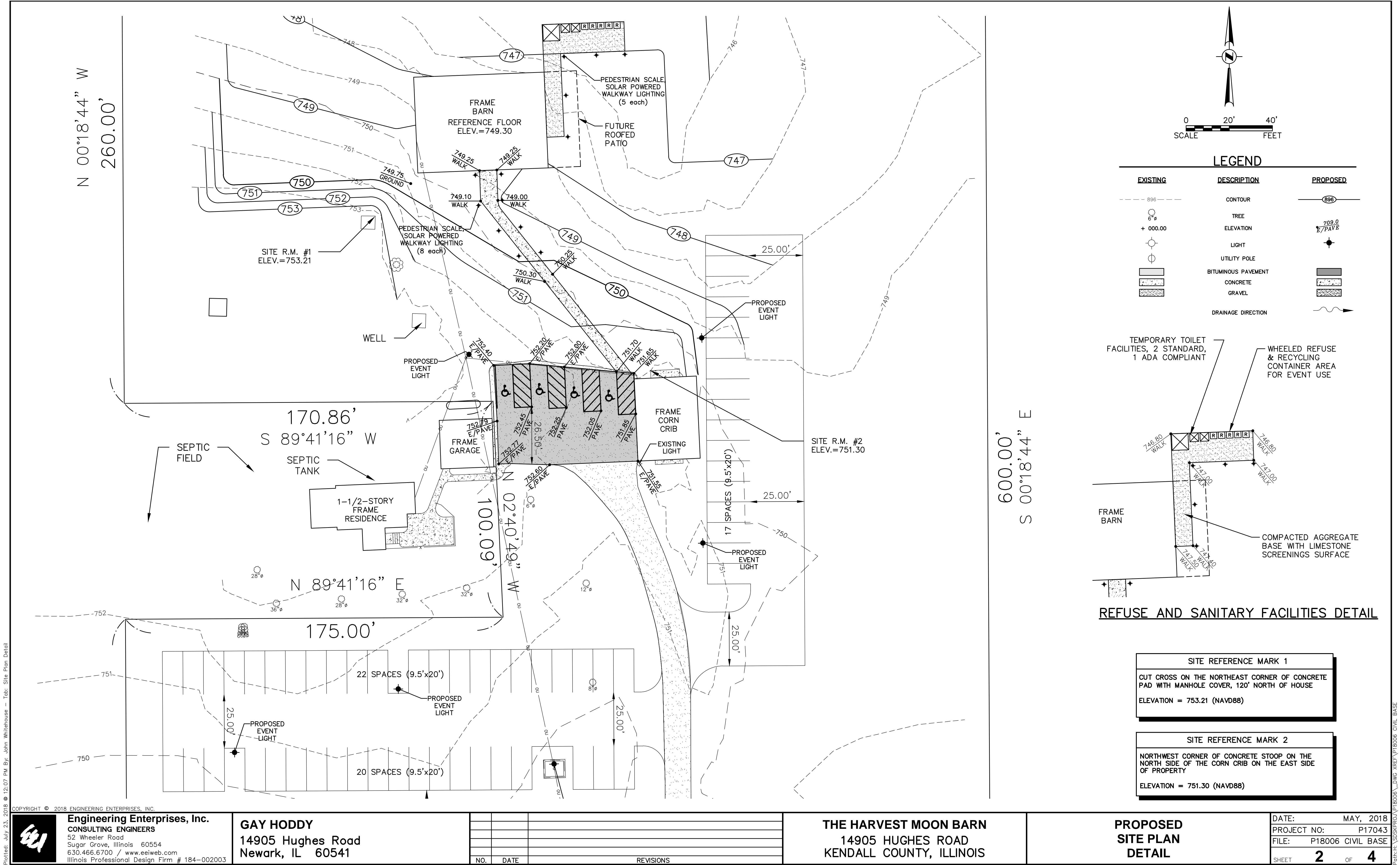
DATE: MAY, 2018

PROJECT NO: P17043

FILE: P18006 CIVIL BASE

SHEET 1 OF 4





Plotted: July 23, 2018 @ 12:07 PM By: John Whitehouse - Tab: Site Plan Detail

Printed: 7/23/2018 12:07 PM By: John Whitehouse - Tab: Site Plan Detail

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CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com
Illinois Professional Design Firm # 184-002003

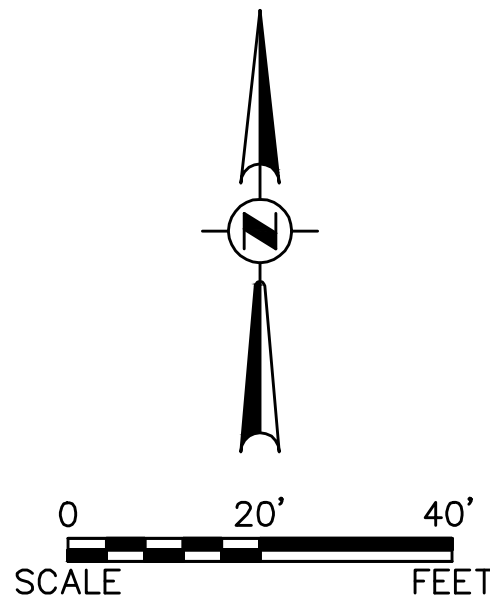
GAY HODDY
14905 Hughes Road
Newark, IL 60541

NO.	DATE	REVISIONS

THE HARVEST MOON BARN
14905 HUGHES ROAD
KENDALL COUNTY, ILLINOIS


PROPOSED SITE PLAN DETAIL

DATE:	MAY, 2018
PROJECT NO:	P17043
FILE:	P18006 CIVIL BASE
SHEET	2 OF 4



PHOTOMETRIC NOTES

THE FOOTCANDLE (Fc) PHOTMETRIC PROJECTIONS SHOWN HEREON ARE BASED ON LITHONIA LIGHTING FIXTURE TDD2 LED AREA LIGHT MOUNTED AT A HEIGHT OF 20 FEET.



TDD2 LED
LED Area Luminaire

lighting facts

Specifications

Width: 9-1/2" (24.1 cm)
Height: 9-1/8" (23.0 cm)
Depth: 11-3/8" (29.0 cm)
Weight: 4.8 lbs (2.1 kg)

Backplate

Width: 2-3/4" (7.0 cm)
Height: 2-1/4" (5.8 cm)
Opening: 1-3/4" (4.5 cm)

OMA Mounting Arm (Optional)

Introduction

The popular TDD2 LED luminaire is now available with long-lasting, energy-efficient LED technology. Featuring a classic dayform, the TDD2 LED offers a fresh update to a traditional appearance and is powered by advanced LEDs.

The TDD2 LED luminaire is powerful yet energy efficient, capable of replacing a 175W mercury vapor luminaire while saving 82% in energy costs. The TDD2 LED eliminates frequent lamp and ballast replacements associated with traditional technologies. Can be wall or post mounted with integral bracket or onto 1-5/8" mast arm.

Ordering Information

EXAMPLE: TDD2 LED P1 50K 120 PER DNA M4

Series	Light Engine	Color Temperature	Voltage	Controls	Finish	Options
TDD2 LED	P1	4,700 lumens	50K 5000K	120 120 volts	PER Twist-lock protocol included	DNA Gray NH

Accessories

Ordered and shipped separately

OMA Mounting Arm

FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings, long life and easy-to-install design of the TDD2 LED make it the smart choice for building and post-mounted downway pathway and pool illumination for nearly any facility.

CONSTRUCTION
Die-cast aluminum housing has an impact-resistant, polycarbonate lens which protects the LEDs. The fixture is sealed against moisture and environmental contaminants.

FINISH
Exterior parts are protected by a thermostat powder-coat finish that provides superior resistance to corrosion and weathering. A highly controlled multistage process ensures a minimum 2 mil thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTIONS
Protective polycarbonate lens covers LEDs. Removable lower diffuser provides some up-light for a traditional appearance. DesignLights Consortium® (DLC) qualified with or without diffuser. Light engine is 5000K (80 min. CRI).

ELECTRICAL
Light engine consists of high-powered LEDs mounted to the outer edge of the integral aluminum heat sink to maximize heat dissipation and promote long LED life (48,000,000 hours at 25° C, 44,000 hours per year). Electronic driver operates at 120V. Twist-lock replaceable photocell is standard.

INSTALLATION
Easily mounts to wooden post or pole using 2" lag screws, included. Compatible with OMA 1-5/8" mounting arm, sold separately.

LISTINGS
UL Listed to U.S. and Canadian safety standards for wet locations.

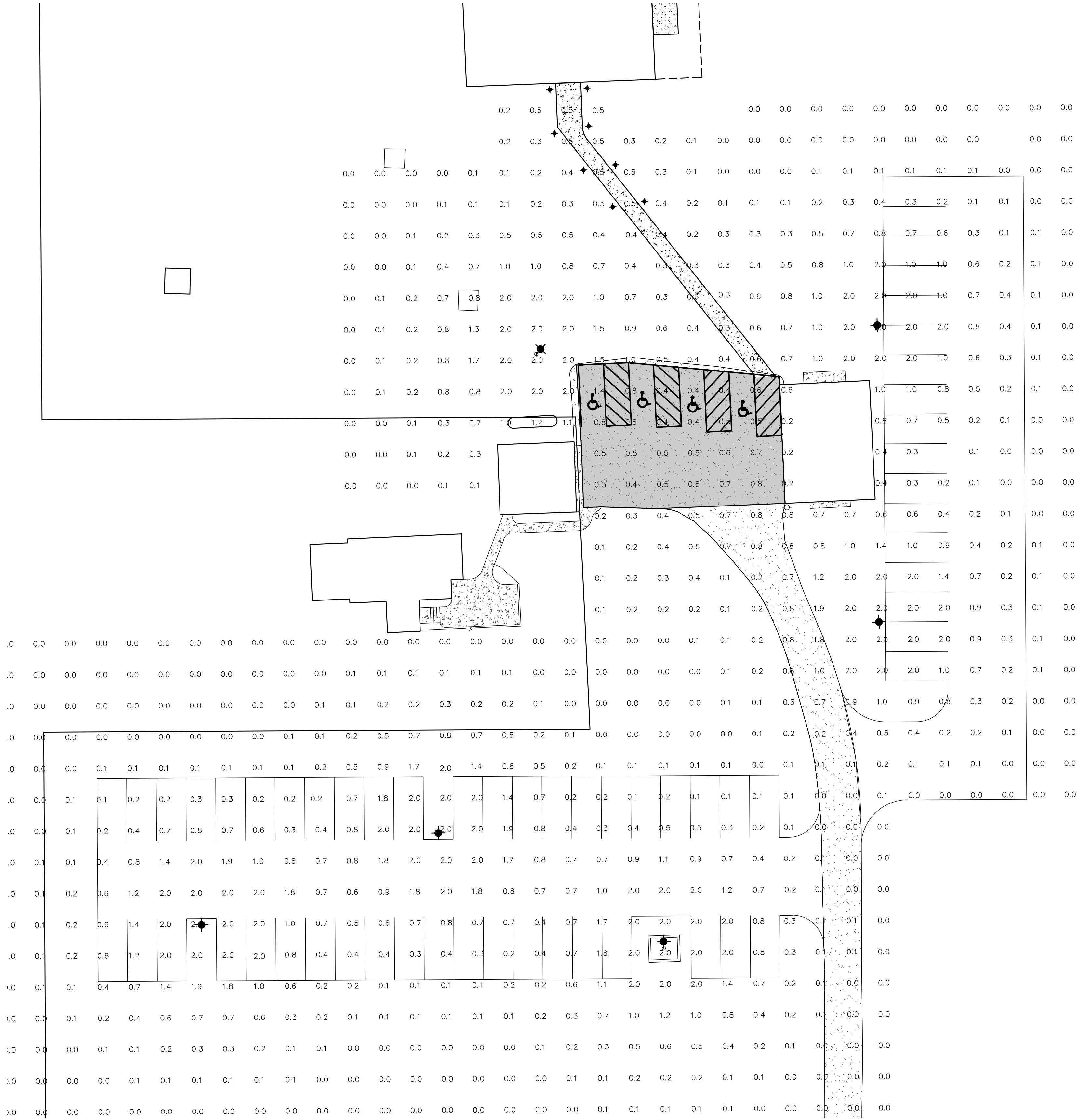
WARRANTY
Five-year limited warranty. Complete warranty terms located at: www.lithonia.com/customer-service/warranty-terms-and-conditions.aspx

Notes: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

LITHONIA LIGHTING

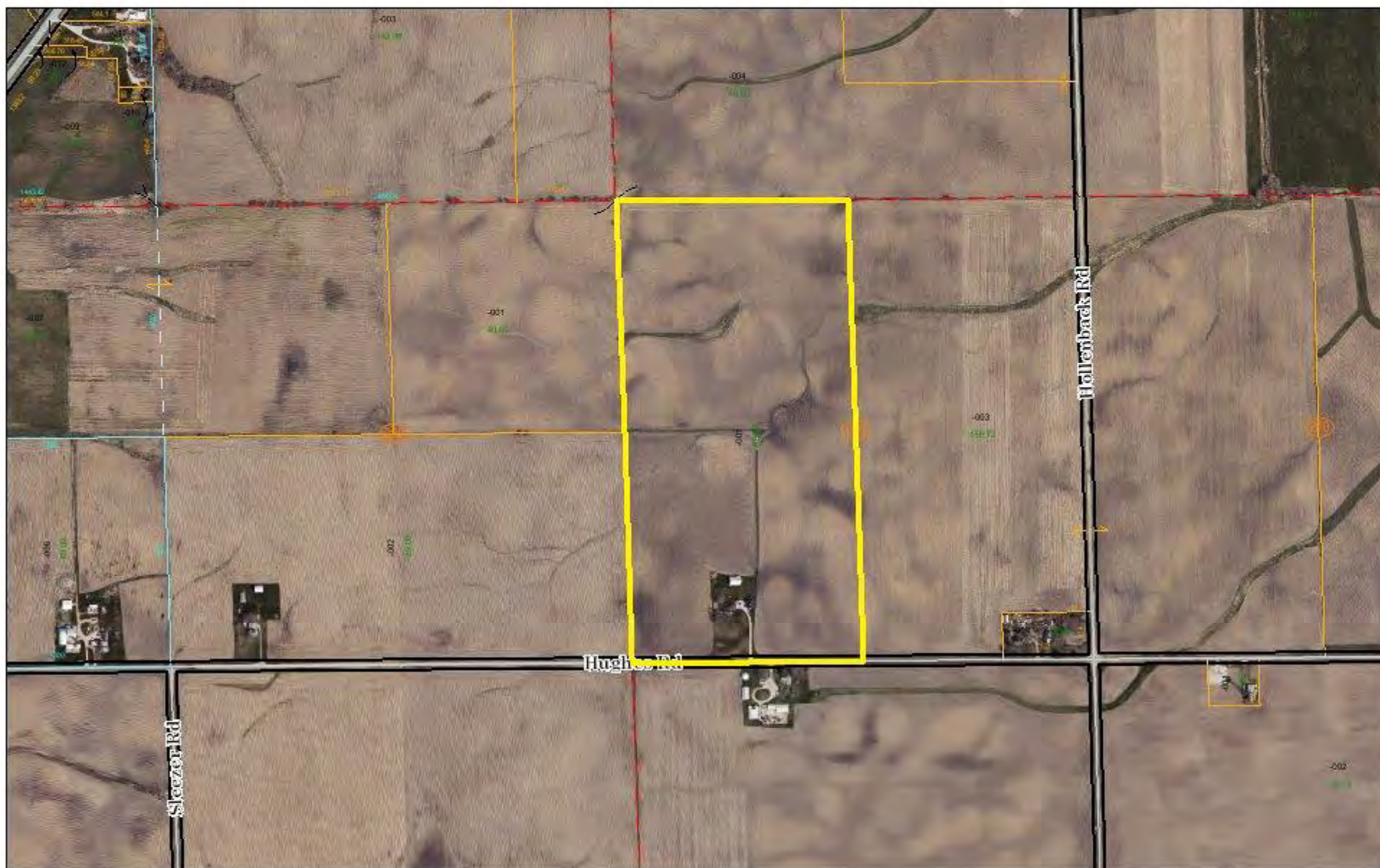
One Lithonia Way • Conyers, Georgia 30012 • Phone 800.279.8041 • www.lithonia.com
© 2014-2017 Acuity Brands Lighting, Inc. All rights reserved.

TDD2 LED
Rev. 03/2017



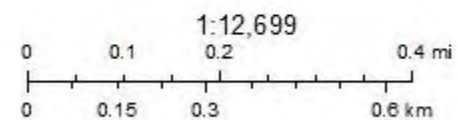
NO.	DATE	REVISIONS

Attachment 4
14905 Hughes Road



July 26, 2018

-  Agricultural
 Agricultural-Building Permit
 Agricultural-Special Use
 Agricultural-Special Use-Planned Unit Development



Kendall County Illinois GIS, FEMA
Kendall County Illinois GIS

Attachment 5 Front Property and West Parking Area



Attachment 6 Driveway Looking North





Attachment 8 Looking Southeast from Driveway









Attachment 12 Barn and ADA Parking Area



Attachment 13 Location of Porta-Potties and Trash Receptacles



Attachment 14 Inside Barn East



The image shows the interior of a large wooden barn. The walls and ceiling are made of wood. A white Bobcat skid steer loader is parked on the left. In the center, there is a large wooden wheel hanging from the ceiling and a tall, wrapped post. To the right, there is a stack of metal sheets and a yellow kayak. The floor is dirt. A metal grate is in the foreground.

96









Attachment 19 Inside Barn Facing South from East Door

