

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560
AGENDA

Wednesday, July 26, 2017 – 7:00 p.m.

CALL TO ORDER

ROLL CALL: Bill Ashton (Chair), Roger Bledsoe, Tom Casey, Larry Nelson, Ruben Rodriguez, John Shaw, Claire Wilson, Budd Wormley, Angela Zubko, and One Vacancy (Big Grove Township)

APPROVAL OF AGENDA

APPROVAL OF MINUTES Approval of Minutes from June 28, 2017 Meeting (Pages 2-4)

PETITION

- | | | |
|----|---------------|--|
| 1. | 17-20- | CHS, Inc. (Prospective Lessee) and NGH Farms, LLC (Current Owner) |
| | Request: | Special Use Permit to Operate a Grain Storage Operation |
| | Location: | 14676 Route 47, Newark (PIN: 08-16-400-007); Southeast Corner of Illinois Route 47 and U.S. 52 in Lisbon Township |
| | Purpose: | Special Use Permit would Allow Prospective Lessee to Operate a Grain Storage Business at the Subject Property (Pages 5-33) |

OLD BUSINESS

1. Letter to Kendall County State's Attorney's Office RE: Forest Preserve Compliance with the Kendall County Zoning Ordinance (Pages 34-36)

NEW BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OTHER BUSINESS/ANNOUNCEMENTS

None

CITIZENS TO BE HEARD/PUBLIC COMMENT

ADJOURNMENT Next regularly scheduled meeting on Wednesday, August 23, 2017

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum of 24-hours prior to the meeting time.

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

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

Unapproved Meeting Minutes of June 28, 2017

Chairman Ashton called the meeting to order at 7:03 p.m.

ROLL CALL

Members Present: Bill Ashton, Roger Bledsoe, Tom Casey, Larry Nelson, Claire Wilson and Budd Wormley

Staff Present: Matthew H. Asselmeier, Senior Planner

Members Absent: Ruben Rodriguez, John Shaw and Angela Zubko

In the Audience: Robert Davidson and Stephen Knutson

APPROVAL OF AGENDA

Ms. Wilson made a motion, seconded by Mr. Casey to amend the agenda by adding "Discussion of Forest Preserve Operating Two Venues without a Special Use Permit" under Old Business. With a voice vote of all ayes, the motion carried. Ms. Wilson made a motion, seconded by Mr. Wormley, to approve the agenda as amended. With a voice vote of all ayes, the motion carried.

APPROVAL OF MINUTES

Mr. Nelson made a motion, seconded by Mr. Wormley, to approve the May 24, 2017 minutes. With a voice vote of all ayes, the motion carried.

PETITIONS

17-14 Kendall County Zoning Board of Appeals

Mr. Asselmeier summarized the request. The proposed text amendment would amend Section 13.01.B.9 of the Kendall County Zoning Ordinance Amendment by set guidelines for the calling of meetings on items that require a public hearing and for the calling of meetings on items that do not require a public hearing as defined by State law. The proposal would give the Zoning Board of Appeals the ability to call meetings forty-eight (48) hours in advance instead of fifteen (15) days on items not requiring a public hearing.

Mr. Nelson made a motion to approve the petition amending Section 13.01.B.9 of the Zoning Ordinance as proposed, seconded by Ms. Wilson.

Yes – Ashton, Bledsoe, Casey, Nelson, Wilson and Wormley (6)

No – None

Absent – Rodriguez, Shaw and Zubko (3)

The motion passed. This proposal will go to the Zoning Board of Appeals on July 10, 2017.

17-15 Kendall County Zoning Board of Appeals

Mr. Asselmeier summarized the request. The proposed text amendment would amend Section 13.01.B.11 of the Kendall County Zoning Ordinance Amendment by reducing the number of votes required for the Zoning Board of Appeals to reverse any order, requirements, decision or determination of the Zoning Administrator, or to decide in favor of the applicant any matter upon which it is authorized by the ordinance to render decisions from four to three on boards consisting of five members and from five to four on boards consisting of seven

members. The proposal brings the Zoning Ordinance into agreement with State law and allows a quorum of the Zoning Board of Appeals to transact business. It was noted that four (4) votes and not a simple majority would be required to approve petitions.

Mr. Nelson made a motion to approve the petition amending Section 13.01.B.9 of the Zoning Ordinance as proposed, seconded by Ms. Wilson.

Yes – Ashton, Bledsoe, Casey, Nelson, Wilson and Wormley (6)

No – None

Absent – Rodriguez, Shaw and Zubko (3)

The motion passed. This proposal will go to the Zoning Board of Appeals on July 10, 2017.

17-16 Kendall County Zoning Board of Appeals

Mr. Asselmeier summarized the request. The proposed text amendment would amend Section 13.06.D of the Kendall County Zoning Ordinance Amendment by reducing the number of votes required for the Zoning Board of Appeals to reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination of the Zoning Administrator from four to three on boards consisting of five members and from five to four on boards consisting of seven members. The proposal brings the Zoning Ordinance into agreement with State law and allows a quorum of the Zoning Board of Appeals to decide appeals of the Zoning Administrator.

Ms. Wilson made a motion to approve the petition amending Section 13.01.B.9 of the Zoning Ordinance as proposed, seconded by Mr. Bledsoe.

Yes – Ashton, Bledsoe, Casey, Nelson, Wilson and Wormley (6)

No – None

Absent – Rodriguez, Shaw and Zubko (3)

The motion passed. This proposal will go to the Zoning Board of Appeals on July 10, 2017.

OLD BUSINESS

Discussion of Forest Preserve Operating Two Venues without a Special Use Permit

Ms. Wilson asked Mr. Asselmeier if a response has been received from the Kendall County Forest Preserve District regarding the Kendall County Regional Planning Commission's letter dated March 28, 2017. Mr. Asselmeier responded that the Kendall County Forest Preserve District verbally acknowledged receipt of the letter, but they were still evaluating a response. Staff has not heard anything on the subject since the May Kendall County Regional Planning Commission meeting. Mr. Davidson suggested getting an opinion from the State's Attorney's Office on the matter. Mr. Davidson will ask the State's Attorney for an opinion. Discussion occurred regarding potential liability of the Kendall County Forest Preserve District because they do not have the necessary special use permits, impressions of favoritism because the Forest Preserve did not pursue special use permits and conflict of interest on the part of the State's Attorney's Office. The consensus of the Commission was to have Mr. Ashton draft a follow-up letter to the State's Attorney's Office.

NEW BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Davidson reported that Robert Velazquez withdrew his petition for a landscape waste composting facility at 1996 Cannonball Trail. Mr. Davidson also reported that petitions cannot be killed at the PBZ Committee.

Mr. Davidson requested that Mr. Asselmeier forward the draft outdoor shooting range amendment to the Kendall County Regional Planning Commission. Mr. Davidson further requested Commission members to submit their comments on the proposal and to explain their suggestions. The petition for an outdoor shooting range at 16502 Church Road was also withdrawn. Discussion occurred regarding noise coming from outdoor shooting.

Mr. Davidson expressed concerns regarding the new septic code and the placement of storm tile. Discussion occurred regarding the determination of a high water table.

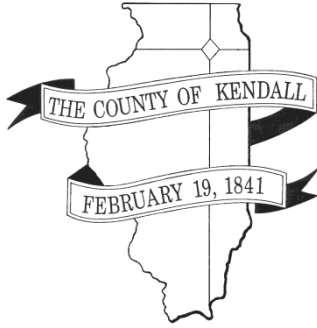
CITIZENS TO BE HEARD/ PUBLIC COMMENT

None

ADJOURNMENT

Ms. Wilson made a motion, seconded by Mr. Casey to adjourn. With a voice vote of all ayes, the motion carried. The Kendall County Regional Plan Commission meeting adjourned at 7:55 p.m.

Respectfully submitted by,
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 17-20

**CHS, Inc. (Prospective Lessee) and
NGH Farms, LLC (Current Owner)
A-1 Special Use – Grain Storage**

INTRODUCTION

CHS, Inc., on behalf of property owner NGH Farms, LLC, submitted a petition for a special use permit to operate a grain storage and shipping business at 14676 Route 47. CHS, Inc. would like to lease the property from NGH Farms, LLC for three (3) years to operate the proposed business.

SITE INFORMATION

PETITIONER CHS, Inc. (Prospective Lessee) and NGH Farms, LLC (Current Owner)

ADDRESS 14676 Route 47, Newark

LOCATION Southeast Corner of the Intersection of Illinois Route 47 and U.S. 52



TOWNSHIP Lisbon

PARCEL # 08-16-400-007

LOT SIZE 26.5 +/- acres

EXITING LAND USE Agricultural

ZONING A-1 Agricultural District

LRMP	Land Use	County: Agricultural Village of Lisbon: Commercial and Mixed Use Business
	Roads	Illinois Route 47 and U.S. 52 are Arterial Roads
	Trails	A Multi-Use Trail is Shown along Illinois Route 47
	Floodplain/ Wetlands	Lisbon Creek Runs Through the Property

REQUESTED ACTION A-1 Special Use to Operate a Grain Storage Business

APPLICABLE REGULATIONS Section 7.01 D.21 – A-1 Special Uses – Permits Grain Storage Facilities as a Special Use

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/Farming	B-3 (Highway Business) and A-1 (Agricultural)	Agricultural and Prairie Parkway Overlay (County) Commercial (Lisbon)	B-3 and A-1 (County)
South	Agricultural/Farming	A-1 (Agricultural)	Agricultural (County) Commercial and Agricultural (Lisbon)	A-1 (County)
East	Agricultural/Farming	A-1 (Agricultural)	Agricultural (County) Agricultural (Lisbon)	A-1 (County)
West	Agricultural/Farming	A-1 (Agricultural)	Agricultural and Commonwealth Edison ROW (County) Mixed Use Business and Mining (Lisbon)	A-1 (County)

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report submitted and consultation was terminated; see Attachment 3.

NATURAL RESOURCES INVENTORY

Application was submitted 6.28.17. To date, the application remains under review.

ACTION SUMMARY

LISBON TOWNSHIP

Petition information was sent to Lisbon Township on 6.30.17. Lisbon Township discussed this petition on 7.11.17, but did not submit any comments.

VILLAGE OF LISBON

Petition information was sent to the Village of Lisbon 6.30.17. To date, no comments received from the Village of Lisbon.

ZPAC

ZPAC reviewed this proposal at their meeting on 7.11.17. The minutes of this meeting are included as Attachment 10. ZPAC unanimously recommended approval of the proposal.

BUSINESS OPERATION

The petitioner provided information of business operations; this document is Attachment 2. According to this information, CHS will deliver and receive corn and soybeans at the property via truck. CHS will send the corn and soybeans to market from the location via "grain hopper" trailer or "container" trailer. "Container" units are not intended to stay on the property for long periods of time. The petitioner indicated that containers and trucks will not be disconnected.

As part of their operations, CHS plans to construct a load out shelter at a cost of approximately Thirty Thousand Dollars (\$30,000). The shelter is approximately eight hundred (800) square feet in size and might be removed after the lease expires.

CHS will lease the site for an initial period of three (3) years.

In the application materials, the petition stated that the anticipated hours of operation are Monday-Friday from 7:30 a.m. until 5:00 p.m. Saturdays and Sundays from 7:30 a.m. until Noon during harvest. At the ZPAC meeting, the petitioners indicated that no set hours of operation would exist during harvest. As a co-op, they would be open for business to meet the needs of their member farmers.

BUILDING CODES

The site currently has five (5) structures, a scale and scale house, three (3) grain bins, and one (1) dryer building. These structures were permitted for personal use only.

A proposed shelter approximately eight hundred (800) square feet in size is proposed. Any new structures constructed would be required to follow applicable building codes.

ACCESS

The property fronts Illinois Route 47. There will be a dedicated left turn lane on southbound Illinois Route 47 to access the property. A portion of the apron may be asphalted as part of the Illinois Route 47 widening project.

TRAILS

A multi-use trail is planned along Route 47. Staff believes that adequate right-of-way exists in this area for the proposed trail.

PARKING

CHS will provide parking to a maximum two (2) employees onsite.

ODORS

No new odors are foreseen.

LIGHTING AND SECURITY

Presently three (3) lights are located on the dryer building and six (6) lights are located on scale house. No additional lighting is planned.

Several security cameras are located on the scale house building.

SIGNAGE

No signage presently exists onsite. The petitioners are considering placing a sign on the premises. Per Chapter 12 of the Zoning Ordinance, the sign would be a maximum thirty-two (32) square feet in size and would not be illuminated. Directional signs located on the property are exempt from the signage calculations.

SCREENING

No fencing or buffer is planned for the property.

STORMWATER

Lisbon Creek runs through the property. The County's stormwater engineer reviewed this proposal and the petitioner agreed to the request mentioned in the stormwater related correspondence; see Attachments 11-14.

UTILITIES

The proposed new shelter will have single phase electricity. No water facilities will be placed in the building.

The existing well is located to the northwest of the scale house. The existing septic field is under the pavement north of the scale house; there is a bathroom inside the scale house.

RELATION TO OTHER SPECIAL USE PERMITS

Two properties (9512 Helmar Road and 60 U.S. Route 52) have special use permits for some form of grain storage. Applicable restrictions from these special use permits to the subject property could include:

1. Permanent storage of containers shall be prohibited.
2. Containers shall not be stacked or racked.
3. Containers shall not be separated from chassis except for temporary repair or emergency.
4. No containers may be stored in the required setbacks.
5. No parking shall be permitted in the required setbacks.
6. A routing system that includes radio communication between trucks shall be developed that facilitates the movement of containers onto Illinois Route 47 and which prevents the stopping or idling of containers on the roadway (**Not applicable due to turning lane**).
7. The septic field shall be physically protected from the encroachment of vehicles (**Not applicable because the septic field is already in place**).
8. Direction signage placement (**Not applicable due to turning lane on Route 47**).
9. Photometric plan (Not applicable; no additional lighting is planned).
10. Building permits must be obtained for structures proposed to be built on the property (the property will not qualify for an agricultural exemption building permit).

FINDINGS OF FACT

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 proposed business allowed by the special use permit is an agricultural related operation using agricultural structures already onsite. Provided the new shelter is constructed to code, no threats to the public health and safety are anticipated. Traffic backups on south bound Illinois Route 47 could occur if the turn lane is not installed on a timely basis.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in

question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. CHS is leasing the paved area only from the petitioners. The proposed use will not change the existing use of the property greatly; the use will be a more intense grain storage operation in an agricultural area. The proposed use fits in with other agricultural uses in the area.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Adequate utilities are onsite. If construction on Illinois Route 47 is delayed, traffic congestion could arise if the left turn lane on south bound Illinois Route 47 is not installed in a timely manner. After the installation of the turning lane, no access issues are foreseen. The petitioners agreed to a construction restriction regarding the placement of the proposed shelter building in relation to the waterway onsite.

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 Hearing Officer. True, the special use shall conform to the applicable regulations of the district.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with agricultural uses outlined in the Land Resource Management Plan because of the nature of the proposed business and building allowed by the special use permit.

RECOMMENDATION

Staff recommends approval of the proposed special use as described in Attachment 1 subject to the following conditions:

1. A building permit shall be secured for the new shelter shown on Attachment 1. The building shall not qualify for agricultural exemption.
2. The new building shown on Attachment 1 shall be elevated to at least one foot (1') above the calculated one hundred (100) year event water surface elevation.
3. Containers shall not remain outdoors on the property overnight except in the case of mechanical breakdown of trucks or trailers. In the event of mechanical breakdown of trucks or trailers, the owners of the business allowed by this special use permit shall remove the impacted containers within twenty-four (24) hours.
4. Containers shall not be stacked or racked.
5. Containers shall not be separated from chassis except for temporary repair or emergency and for no longer than twenty-four (24) hours.
6. No containers shall be stored within the required setbacks.
7. No parking of vehicles shall occur within the required setbacks.
8. Failure to comply with the above restrictions and conditions shall be interpreted as a violation of the Zoning Ordinance of Kendall County and could result in the revocation of the special use permit or other legal actions.
9. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

ATTACHMENTS

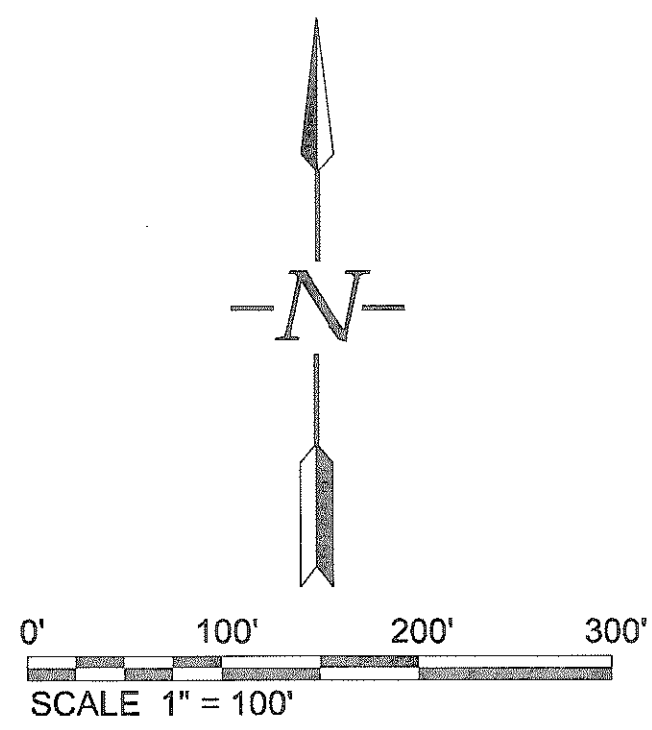
1. Zoning Sketch and Site Plan

2. Site Operations
3. EcoCat
4. Applicant's Findings of Fact
5. Aerial
6. Subject Property Picture
7. Ditch Looking South
8. Ditch Looking North
9. Driveway
10. ZPAC Minutes 7.11.17
11. Chismark Letter 7.10.17
12. Burroughs Email 7.11.17
13. Chismark Email 7.13.17
14. Chismark Email 7.14.17

ZONING SKETCH

OF

LOT NUMBER SEVEN, BEING THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP 35 NORTH, RANGE SEVEN (7) EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPTING THEREFROM THE TRACT OF LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS FOR ROAD PURPOSES AND THE PORTIONS CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION FOR ROAD PURPOSES AND ALSO EXCEPTING THEREFROM THAT PART BEING DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF SECTION 16, SOUTH 88 DEGREES 01 MINUTES 45 SECONDS WEST, A DISTANCE OF 1614.15 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 1243.14 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. 52 PER CONVEYANCE FILED FOR RECORD MAY 3, 1933 IN BOOK 86, PAGE 182 AS MONUMENTED AND OCCUPIED; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 88 DEGREES 06 MINUTES 12 SECONDS EAST, A DISTANCE OF 1614.11 FEET TO THE NORTHWARDLY PROJECTION OF THE EAST LINE OF SAID SECTION 16 LYING SOUTH OF AN INDIAN BOUNDARY LINE, SAID POINT BEING 152.70 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID NORTHWARDLY PROJECTION, SOUTH 00 DEGREES 45 MINUTES 32 SECONDS EAST, A DISTANCE OF 358.34 FEET TO A POINT OF INTERSECTION WITH SAID INDIAN BOUNDARY LINE AND SAID EAST LINE OF SECTION 16; THENCE ALONG SAID EAST LINE OF SECTION 16, SOUTH 00 DEGREES 45 MINUTES, 32 SECONDS EAST, A DISTANCE OF 882.26 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.



08-16-200-011
JAMES T. CLOW
9025 CHICAGO ROAD
NEWARK, ILLINOIS 60541
ZONED B-3

08-16-200-010
JACOB & EMILY FRIESTAD
12316 BUSHNELL SCHOOL RD.
NEWARK, ILLINOIS 60541
ZONED A-1

08-16-400-004
MANNING FAMILY LTD. PARTNERSHIP
15108 S. HARTONG ST.
PLAINFIELD, ILLINOIS 60544
ZONED A-1

08-16-100-006
LISBON BETHLEHEM LUTHERAN CHURCH
108 E. WOODMAN STREET
NEWARK, IL. 60541
ZONED A-1

08-16-100-003
COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FLOOR
OAK BROOK TERRACE, ILLINOIS 60181
ZONED A-1

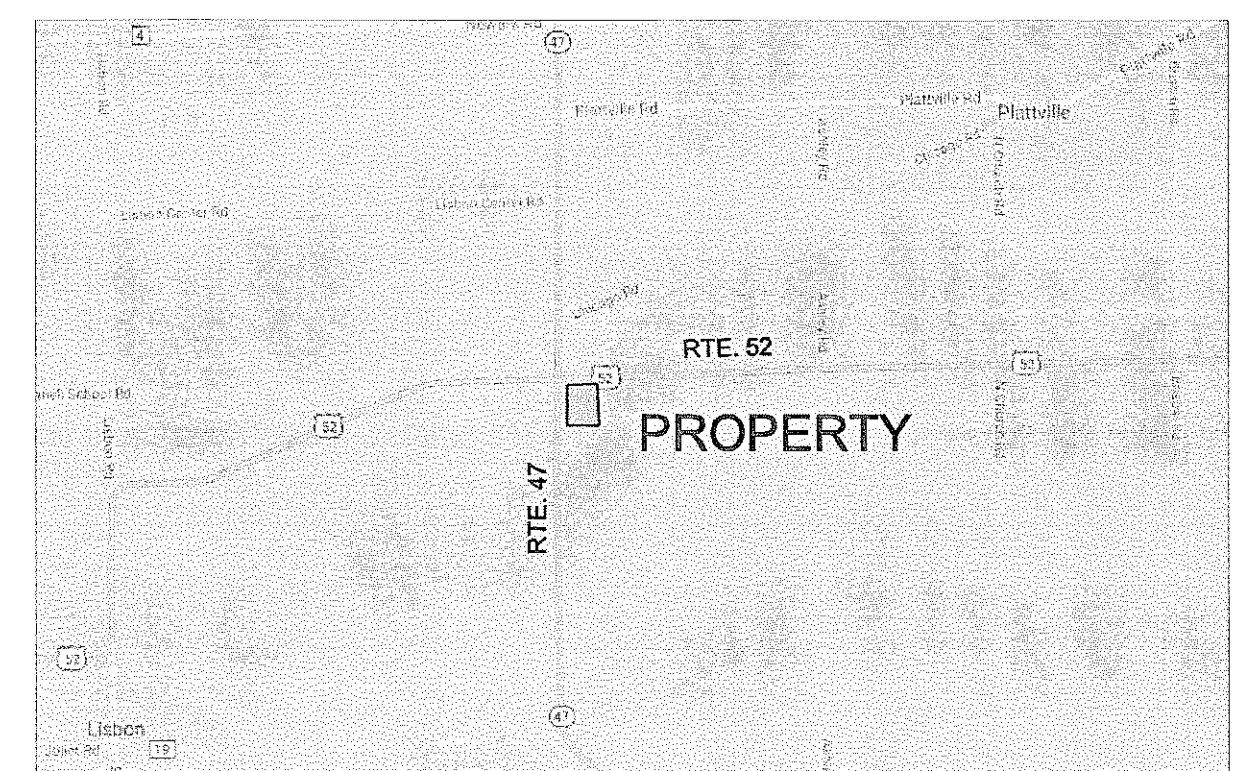
08-16-300-004
66 LAND VENTURES LLC
P.O. BOX 246
NEWARK, ILLINOIS 60541
ZONED A-1

08-16-400-009
SCOTT & KRISTINE A. FRIESTAD
16950 QUARRY ROAD
MORRIS, ILLINOIS 60450
ZONED A-1

OWNER/DEVELOPER:
NGH FARMS LLC.
C/O CAROL S. HAMMAN
13351B FAXON ROAD
PLANO, IL. 60545

GENERAL NOTES:

- 1) PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS SHOWN ON FIRM NUMBER 17093C0125G
- 2) ACCORDING TO THE WETLANDS INVENTORY MAPS, THERE IS NO WET LANDS LOCATED ON SAID PROEPRTY
- 3) THIS PROPERTY DOES NOT HAVE ANY WOODED AREAS



LOCATION MAP

PREPARED JUNE 26, 2017

rbac

RB & ASSOCIATES
CONSULTING, INC

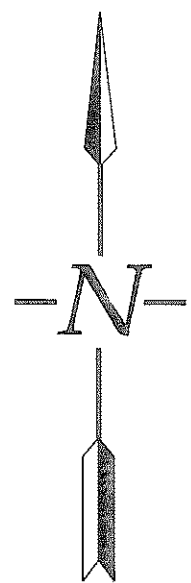
4 W MAIN STREET
PLANO, IL 60545
(630) 552-7452

DESIGN FIRM #
184-004475
www.rb-associates.net

BOUNDARY SURVEY

OF

THAT PART OF LOT 7, BEING THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16 LYING NORTH OF THE INDIAN BOUNDARY LINE; THENCE SOUTH 00 DEGREES 16 MINUTES 53 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 726.43 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 07 SECONDS EAST, A DISTANCE OF 86.53 FEET TO A POINT ON THE EAST LINE OF ILLINOIS ROUTE 47 AS RECORDED IN DOCUMENT #2014-06373 FOR THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 32 MINUTES 55 SECONDS EAST, A DISTANCE OF 215.64 FEET; THENCE NORTH 69 DEGREES 57 MINUTES 18 SECONDS EAST, A DISTANCE OF 65.82 FEET; THENCE NORTH 87 DEGREES 06 MINUTES 50 SECONDS EAST, A DISTANCE OF 66.00 FEET; THENCE SOUTH 78 DEGREES 11 MINUTES 11 SECONDS EAST, A DISTANCE OF 77.36 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 20 SECONDS EAST, A DISTANCE OF 177.15 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 44 SECONDS EAST, A DISTANCE OF 128.16 FEET; THENCE SOUTH 03 DEGREES 04 MINUTES 50 SECONDS WEST, A DISTANCE OF 114.78 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 39 SECONDS WEST, A DISTANCE OF 384.92 FEET; THENCE NORTH 53 DEGREES 02 MINUTES 23 SECONDS WEST, A DISTANCE OF 245.09 FEET; THENCE NORTH 82 DEGREES 55 MINUTES 32 SECONDS WEST, A DISTANCE OF 12.00 FEET TO SAID EAST LINE OF ILLINOIS ROUTE 47; THENCE NORTH 01 DEGREES 11 MINUTES 46 SECONDS EAST, A DISTANCE OF 90.55 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF LISBON, KENDALL COUNTY, ILLINOIS.



Scale: 1" = 50'

ILLINOIS

ROUTE

#52

#47

ROUTE

ILLINOIS

APPROXIMATE RIGHT OF WAY ILLINOIS RT. #47

RIGHT OF WAY ILLINOIS RT. #47 ACC. DOC. 2014-06373

S. 00°16'53" E.
726.43'

WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 16-35-7

INDIAN BOUNDARY LINE

N. 89°43'07" E.
86.53'
MEAS. 37.27'

MEAS. N. 79°59'40" E. 100.11'

N. 82°55'32" W.
12.00'N. 01°11'46" E.
90.55'

N. 89°32'55" E. 215.64'

N. 69°57'18" E. 65.82'

N. 87°06'50" E. 66.00'

S. 78°11'11" E. 77.36'

N. 88°55'20" E. 177.15'

S. 03°04'50" W. 114.78'

S. 00°14'44" E. 128.16'

S. 88°15'39" W. 384.92'

N. 53°02'23" W. 245.09'

N. 01°11'46" E. 90.55'

N. 82°55'32" W. 12.00'

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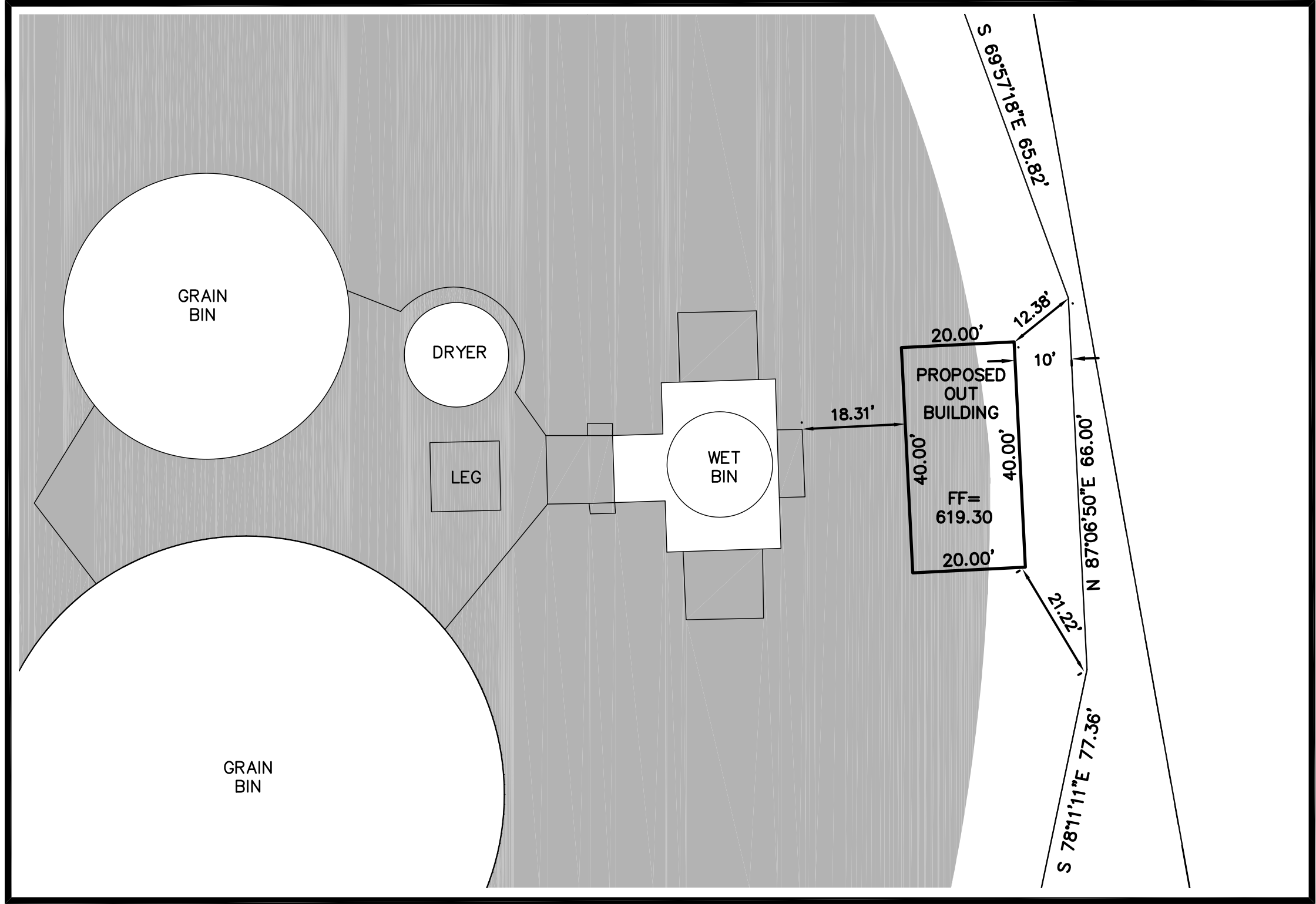
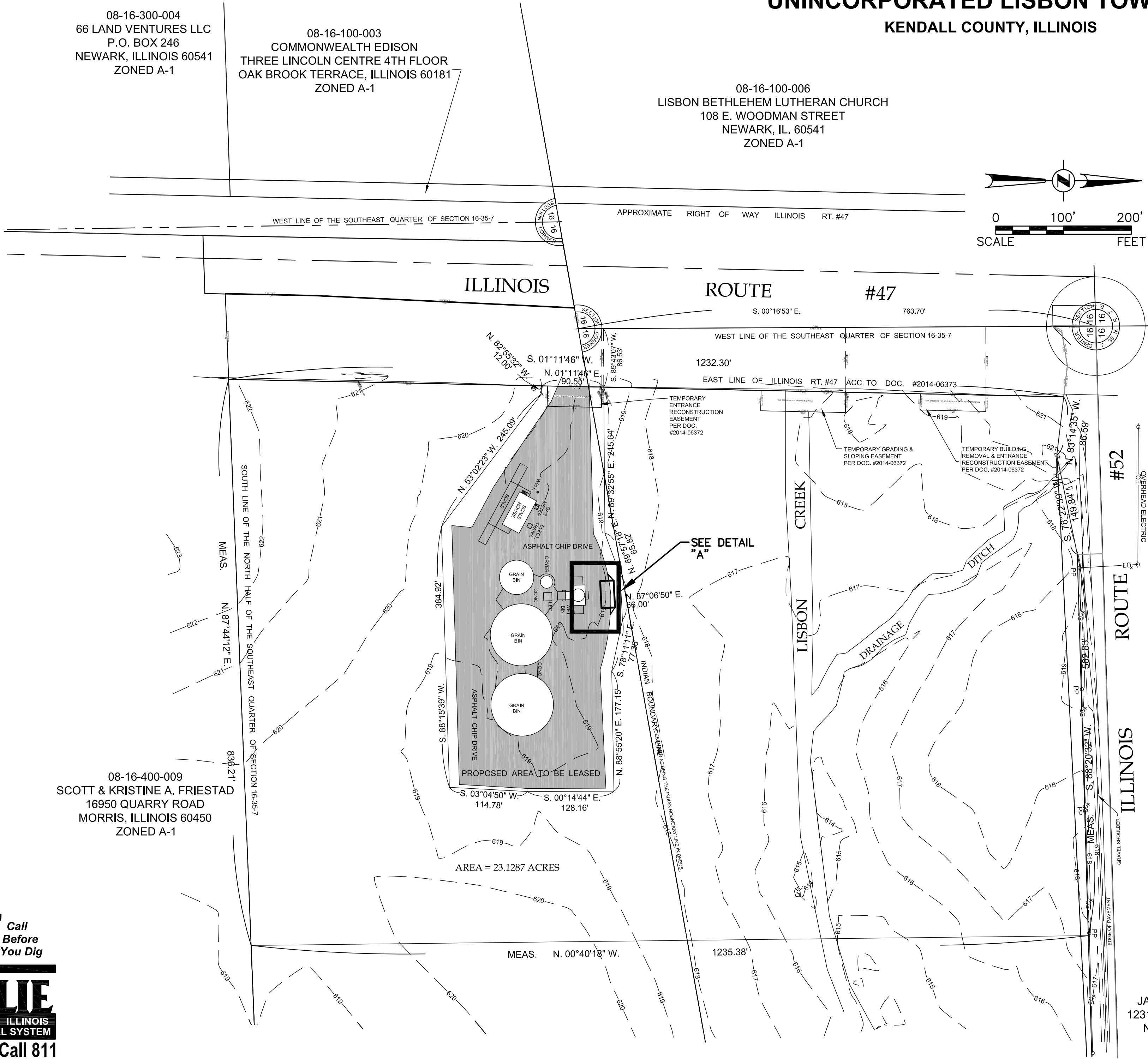
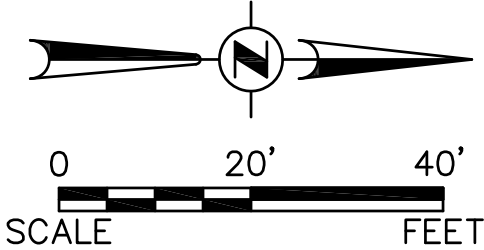
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SITE PLAN
FOR
CHS, INC
PROPOSED OUT BUILDING
UNINCORPORATED LISBON TOWNSHIP
KENDALL COUNTY, ILLINOIS



DETAIL "A"

SITE DATA

TOTAL ACRES	23.13
NUMBER OF PROPOSED PARKING STALLS	—
NUMBER OF REQUIRED PARKING STALLS	—
NUMBER OF PROPOSED HANDICAP PARKING STALLS	—
NUMBER OF REQUIRED HANDICAP PARKING STALLS	—

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED
UNDER MY DIRECT SUPERVISION.

DATED AT SUGAR GROVE, ILLINOIS,

THIS ____ DAY OF _____, 2017.

DAVID R. BURROUGHS
ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-045276
EXPIRATION DATE: 11/30/17



Plotted: June 27, 2017 @ 1:52 PM By: Jim Schmidt - Tab: 01 Site-Cover (22x34)

COPYRIGHT © 2017 ENGINEERING ENTERPRISES, INC.

	Engineering Enterprises, Inc. CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	CHS INC. 108 N. MAIN STREET SYCAMORE, ILLINOIS 60178				CHS INC. PROPOSED OUT BUILDING 14676 ILLINOIS ROUTE 47	SITE PLAN	DATE: JUNE 2017
								PROJECT NO: P17021
								FILE: P17021-SITE PLAN
			NO.	DATE	REVISIONS			SHEET 1 OF 1



Engineering Enterprises, Inc.

June 27, 2017

14676 Route 47- Description of Proposed Use

CHS-Elburn will utilize the existing site and facilities as they are today – as a country grain elevator. CHS-Elburn and its customer/owners (area farmers) will deliver corn and soybeans to the grain elevator via truck. CHS-Elburn will then direct the grain out of the elevator to be delivered to a destination location – processor, export, etc. Delivery to a destination location will also be via truck – either via a “grain hopper” trailer or a cargo “container” trailer. CHS-Elburn expects the majority of the grain leaving the elevator to be loaded on to a “container” trailer bound for export due to the proximity to the Joliet rail yards. To load the “container” units, CHS-Elburn intends to utilize a portable torpedo type auger system. This will not be an attachment to property. CHS-Elburn also intends to improve the property to provide cover “load out shelter” for this function. Estimated cost for improvement “shelter” to be approx. \$30,000 with potential to be removed after 3-year lease has expired or not renewed. CHS-Elburn does not anticipate any short or long term storage of “container” units. “Container” units will remain attached to trailer with full anticipation they will continue in transit to destination.

CHS-Elburn will lease the site.

Hours of operation:	M-F	7:30 to 5pm
	Saturday	7:30 to Noon during Harvest (October/November)
	Sunday	7:30 to Noon during Harvest (October/November)

Likely for only a few Sundays.

Parking:

We anticipate only 1 to 2 employees on site. Will utilize ample parking that exists. Will not deviate current site.



Applicant: Engineering Enterprises
Contact: Tyler Meyer
Address: 52 Wheeler Road
 Sugar Grove, IL 60554

IDNR Project Number: 1712608
Date: 06/28/2017

Project: 14676 Route 47
Address: 14676 Route 47, Newark

Description: CHS-Elburn intends to improve the property by constructing a "load out shelter" to improve processing and exporting for the grain elevator. The load out shelter will be approximately 20' x 40'.

Natural Resource Review Results

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

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

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

Location

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

County: Kendall

Township, Range, Section:
 35N, 7E, 16



IL Department of Natural Resources Contact

Keith Shank
 217-785-5500
 Division of Ecosystems & Environment

Government Jurisdiction

IL Environmental Protection Agency
 Amy Dragovich
 1021 North Grand Avenue East
 P.O. 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.

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.

Please fill out the following findings of fact to the best of your capabilities. §13.08.J of the Zoning Ordinance outlines findings that the Hearing Officer shall consider in rendering a decision, but is not required to make an affirmative finding on all items in order to grant a **special use**. They are as follows:

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

The facility is an existing agricultural/grain storage operation. The proposed load out building is to modernize the facility and make it more efficient and it will not change the operation of the site and therefore, will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare of the public.

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

The proposed load out building is to modernize the facility and make it more efficient and it will not change the operation of the site. The area surrounding the facility will still be used for growing crops and therefore the special use will not be substantially injurious to the use and enjoyment of the other properties in the immediate vicinity nor diminish or impair property values within the neighborhood.

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

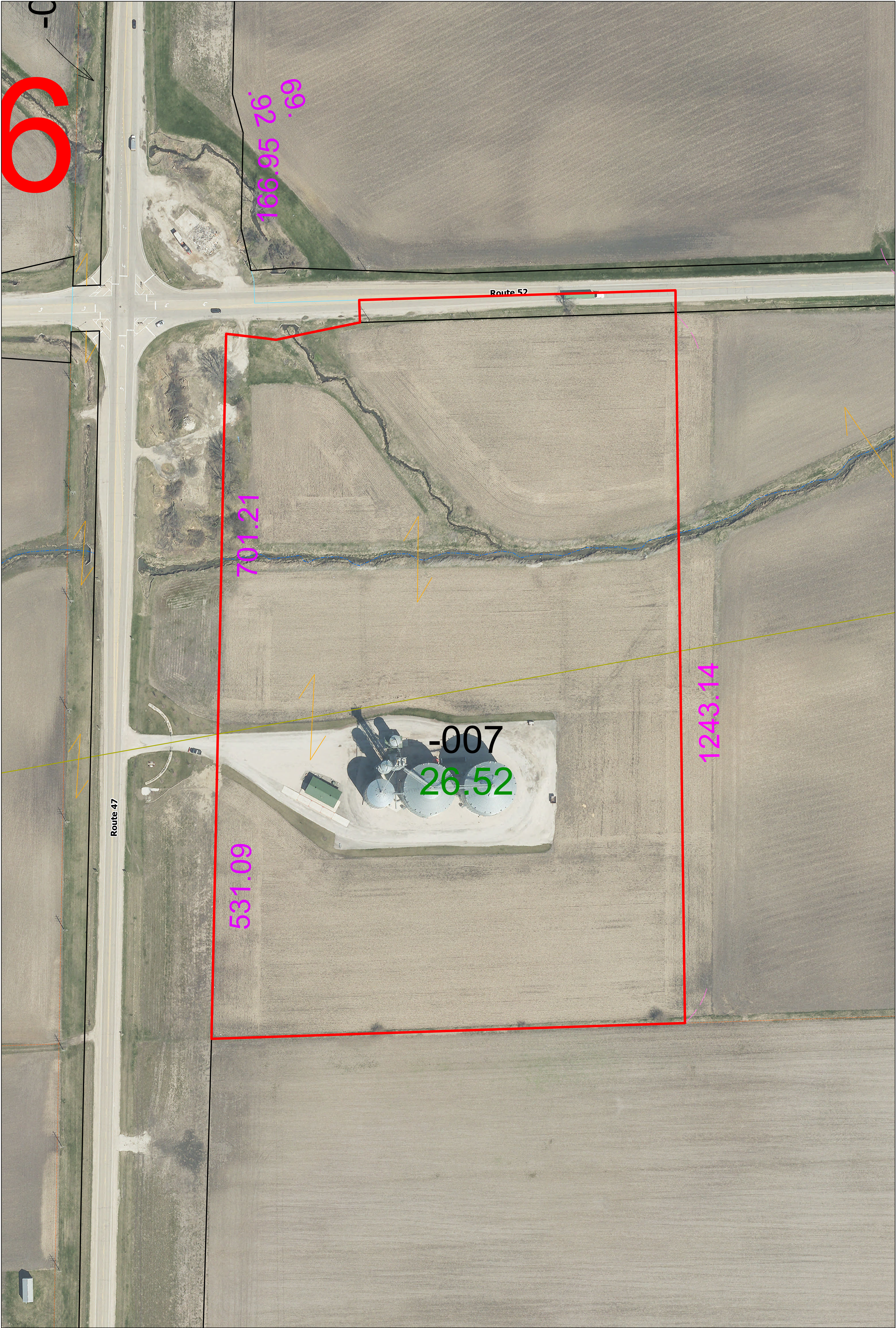
The site has been used for several years as a grain storage facility and has adequate access to IL Route 47. The current access will not be changed and the load out building is an upgrade for the operation of the site so it will improve the efficiency of the grain storage operation.

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 Hearing Officer.

The grain storage facility has been in operation at this location for several years and conforms to the applicable regulations of the A-1 zoning district. The load out building is an upgrade for the operation of the site and will improve the efficiency of the grain storage operation.

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 growing of crops and a grain storage facility are acceptable uses in the A-1 Zoning District and are therefore consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County Plans and policies for this area.



 <p>Kendall County GIS 111 West Fox Street - Room 309 Yorkville, Illinois 60560-1498 630.553.4030</p> <p>Aerial: Spring 2016</p>	<p>08-16-400-007 Lisbon Twp. Kendall County Illinois</p>	 <p>0 100 200 300 Feet</p> <p>1 inch = 75 feet</p> <p><small>This map is provided as a reference only and is not a legal document. It is not to be used for any purpose other than for general information. The user assumes all responsibility for any errors or omissions. The user also assumes all responsibility for any damages or losses resulting from the use of this map. The user also assumes all responsibility for any damages or losses resulting from the use of this map. The user also assumes all responsibility for any damages or losses resulting from the use of this map.</small></p> <p>Created : 06/28/2017</p>
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Proposed
Building
Location

Gas Pipe







**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
July 11, 2017 – Meeting Minutes**

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

Present:

Fran Klaas – Highway Department
Megan Andrews – Soil and Water Conservation District
Jason Langston – Sheriff's Office
Aaron Rybski – Health Department
David Guritz – Forest Preserve
Megan Andrews – Soil & Water Conservation District
Greg Chismark – WBK Engineering, LLC
Brian Holdiman – PBZ Department
Matt Asselmeier – PBZ Department

Absent:

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

Audience: Tom Knief and David Burroughs

AGENDA

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

MINUTES

Mr. Guritz made a motion, seconded by Mr. Rybski, to approve the June 6, 2017 meeting minutes. With a voice vote of all ayes the motion carried.

PETITION

17-20 CHS, Inc. (Prospective Lessee) and NGH Farms, LLC (Current Owner) – Special Use Permit to Operate a Grain Storage Facility at 14676 Route 47, Newark (PIN: 08-16-400-007) Southeast Corner of Illinois Route 47 and U.S. 52 in Lisbon Township

Mr. Asselmeier provided a summary of this proposed special use permit. CHS desires to construct a shelter approximately eight hundred (800) square feet in size at a cost of approximately Thirty Thousand Dollars (\$30,000) at the subject property for their operations. The shelter might be removed when the three (3) year lease expires.

Mr. Asselmeier said the petitioners will have to obtain a building permit and are not considered agriculturally exempt.

Mr. Klaas asked why the special use was necessary. Mr. Asselmeier stated the Zoning Ordinance required a special use when a grain storage business is more of an industrial scale and not for an onsite farming operation.

No concerns were expressed regarding the paving material. The apron may be paved as part of the IL 47 widening project.

Ms. Andrews asked if any other buildings were planned for the site. The petitioners responded that no other buildings besides the proposed shelter and existing buildings are planned for the site. The petitioners said they are only leasing the paved area.

The petitioners agreed to the restriction that all containers shall stay connected to chassis. The petitioners also agreed to no overnight storage of the containers.

Mr. Asselmeier read Mr. Chismark's letter. The petitioners are working on obtaining the flow numbers from IDOT to address Mr. Chismark's concerns.

Signage could be placed per the County's Ordinances. A thirty-two square (32) foot sign would be allowed per the Zoning Ordinance. The sign cannot be illuminated.

Since this business operation is a co-op, the petitioners could not guarantee that they will not be working before or after the hours of operation listed in the proposal. Therefore, the consensus was that hours of operation not be included as a restriction because no residential uses are near the site.

Mr. Rybski expressed concerns about the septic system being located under the driveway area.

Deputy Commander Langston asked about additional traffic. No additional traffic is planned that could not be handled by the existing roads. Mr. Klaas encouraged the applicants to restrict their traffic to State highways and not drive on County highways when the containers are full due to weight restrictions.

Mr. Klaas made a motion, seconded by Ms. Andrews, to forward the petition onto the Plan Commission with a favorable recommendation.

By a voice vote, the motion passed unanimously.

This matter will go before the Kendall County Regional Planning Commission on July 26th.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

UPDATES OF PETITIONS

Mr. Asselmeier reported that the Delaney Gun Range Case and the Semper Fi, Inc Case were withdrawn by the petitioners.

Mr. Asselmeier reported one (1) special use permit renewal application is being finalized.

OLD BUSINESS

None

NEW BUSINESS

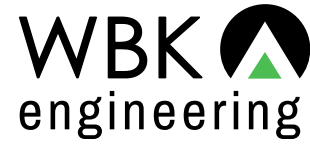
None

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Guritz made a motion, seconded by Mr. Rybski, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:30 a.m., adjourned.



July 10, 2017

Mr. Matt Asselmeier
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498

Subject: CHS Inc and NGH Farms (Route 47 / Lisbon Creek)
Kendall County (WBK Project No. 16-0100)

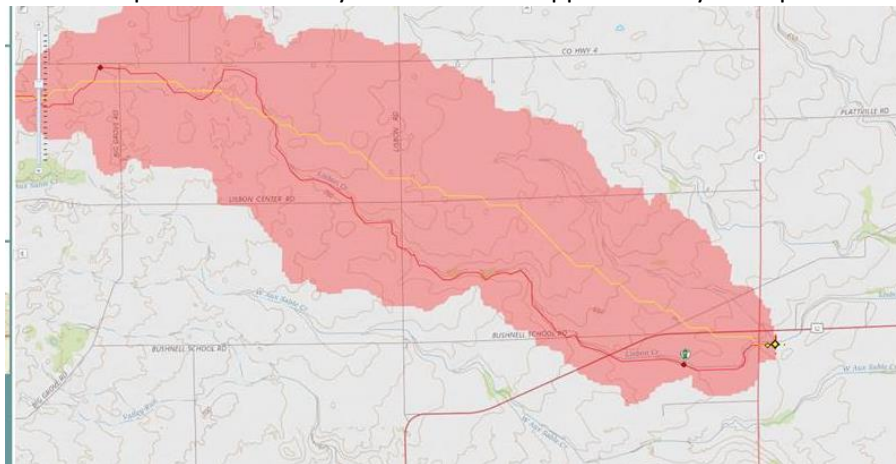
Dear Mr. Asselmeier:

Wills Burke Kelsey Associates, Ltd. (WBK) has reviewed the information submitted for the subject petition. WBK received the following information via e-mail:

- ZPAC Agenda and Special Use petition No. 17-20 including project narrative and site plans.

We have no objection to consideration of this special use conditioned on resolution of the following issue.

- The drainage way (Lisbon Creek) adjacent to the proposed building is of a concern relative to the proposed building. It is recommended that the engineer establish a 100 year water surface elevation in the adjacent channel to ensure the building is elevated and protected. Although the creek is not floodplain the tributary area the site is approximately 7.5 square miles.



Please do not hesitate to contact me directly with any questions or comments at (630) 443-7755.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Chismark".

Greg Chismark, P.E.
Municipal Practice Principal
WBK Engineering, LLC.

WBK Engineering, LLC
WBKEngineering.com



Part of the Mno-Bmadsen Family

St. Charles Office
116 West Main Street, Suite 201
St. Charles, IL 60174
630.443.7755

Aurora Office
8 East Galena Boulevard, Suite 402
Aurora, IL 60506
630.701.2245

Matt Asselmeier

From: David Burroughs [REDACTED]
Sent: Tuesday, July 11, 2017 4:23 PM
To: Matt Asselmeier
Cc: Greg Chismark ([REDACTED]); CO-Elburn, Thomas Knief
Subject: FW: Flood Elevation Report - P17021
Attachments: P17021 Flood Elevation Report.pdf; Waterway Information IDOT 66B84.pdf

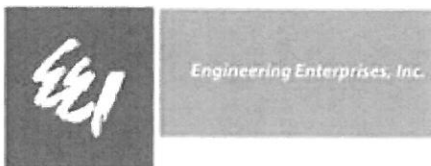
Matt,

The attached report is in response to Greg Chismark's comments from yesterday. I was able to recover the stormwater design from IDOT (see attached) and they had calculated a discharge from the culvert under IL Route 47 of 852 CFS for the 100 year storm event and 1,092 CFS for the 500 year storm. I then created a cross-section at the proposed building location and determined the high water level (HWL) from the 100 year and 500 year storm event at 917.41 and 917.43. The proposed elevation of the building is at 919.30 so almost 2' higher than both storm events. Let me know if you have any further comments.

Thanks,

David R. Burroughs, P.E.
Senior Vice President

Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554
Tel. [REDACTED]
Dir. [REDACTED]
Fax [REDACTED]
www.eeiweb.com
[REDACTED]



**Supporting the Communities
We Work and Live In**

From: Tyler Meyer
Sent: Tuesday, July 11, 2017 4:14 PM
To: David Burroughs <[REDACTED]>
Subject: Flood Elevation Report - P17021

Dave

Attached is the floodplain report for P17021

Tyler Meyer, E.I.
Project Engineer

Irregular Section (P17021 Flood Elevation Model.fm8) Report

Label	Solve For	Friction Method	Roughness Coefficient
100YR ELEV	Normal Depth	Manning Formula	0.036
500YR ELEV	Normal Depth	Manning Formula	0.036

Channel Slope (ft/ft)	Water Surface Elevation (ft)	Elevation Range	Discharge (ft ³ /s)
0.00500	617.41	612.00 to 620.62 ft	852.00
0.00500	617.53	612.00 to 620.62 ft	1092.00

Flow Area (ft ²)	Wetted Perimeter (ft)	Hydraulic Radius (ft)	Top Width (ft)
368.80	527.09	0.70	519.00
434.21	547.06	0.79	538.98

Normal Depth (ft)	Critical Depth (ft)	Critical Slope (ft/ft)	Velocity (ft/s)
5.41	2.97	0.01590	2.31
5.53	5.19	0.02346	2.51

Velocity Head (ft)	Specific Energy (ft)	Froude Number	Flow Type
0.08	5.49	0.48	Subcritical
0.10	5.63	0.49	Subcritical



Cross Section for 100YR ELEV

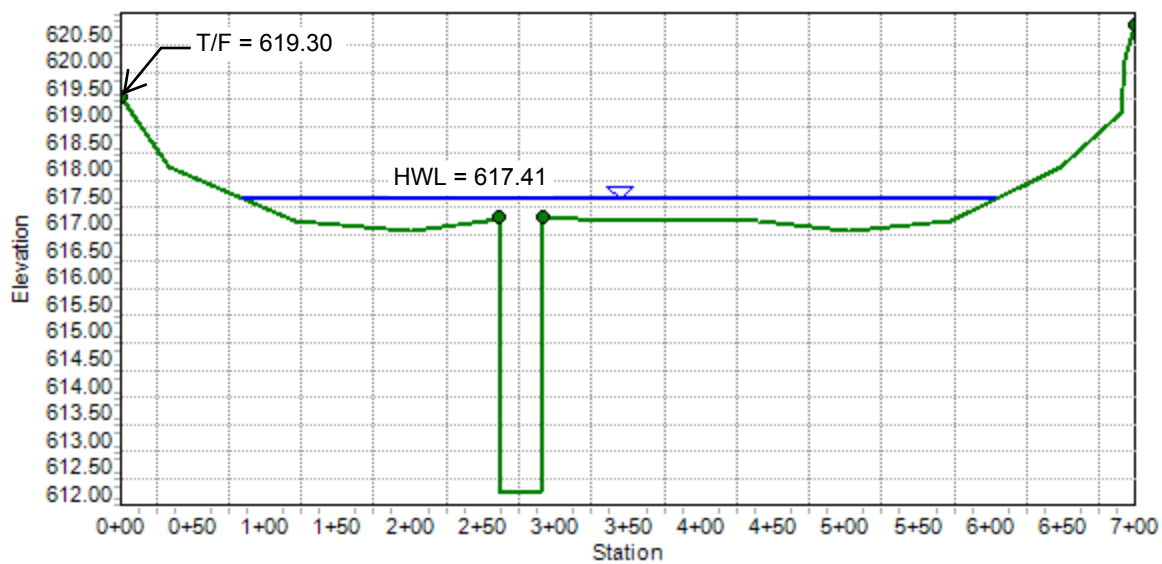
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00500	ft/ft
Normal Depth	5.41	ft
Discharge	852.00	ft ³ /s

Cross Section Image



Cross Section for 500YR ELEV

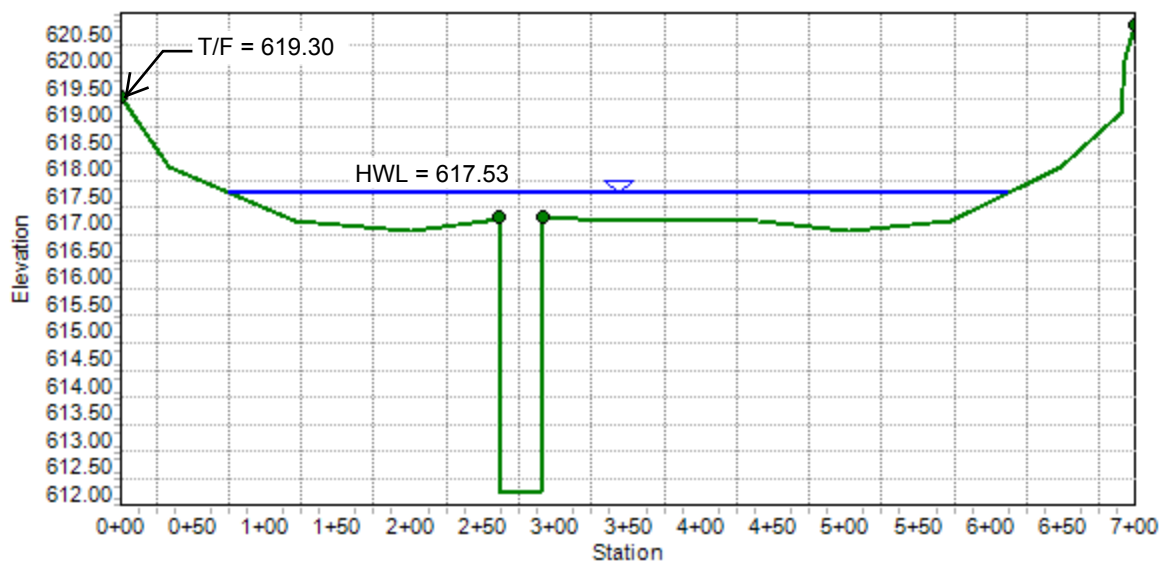
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00500	ft/ft
Normal Depth	5.53	ft
Discharge	1092.00	ft ³ /s

Cross Section Image



Benchmark: B.M. 7009. Found cut "+" north end of westerly headwall on box culvert 290' north of US Route 52, Elevation 624.56.

Existing Structure: The existing structure consists of a double 9'x7' concrete box culvert with concrete wingwalls. The culvert is approximately 84'-7" in length with no skew. Existing structure to be removed and replaced. Traffic will be maintained utilizing stage construction.

No Salvage.

INDEX OF SHEETS

1. General Plan & Elevation
2. General Data
3. Culvert Details
4. Soil Borings

DESIGN SPECIFICATIONS

2012 AASHTO LRFD Bridge Design Specifications, 6th Edition

LOADING HL-93

Allow 50#/sq. ft. for future wearing surface.

DESIGN STRESSES

FIELD UNITS

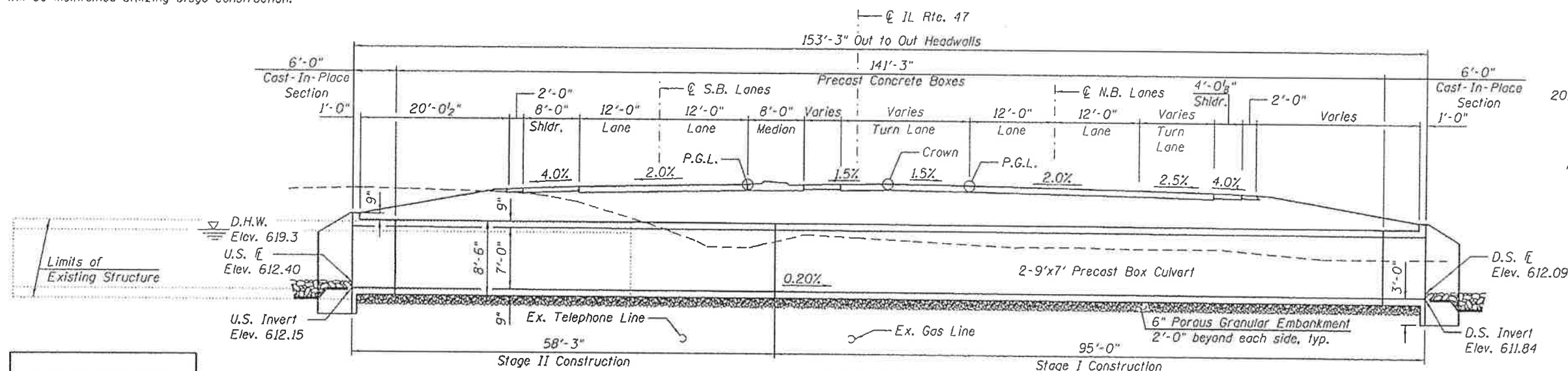
$f'_c = 3,500$ psi
 $f_y = 60,000$ psi (Reinforcement)

PRECAST UNITS

$f'_c = 5,000$ psi
 $f_y = 60,000$ psi (Reinforcement)
 $f_y = 65,000$ psi (Welded Wire Fabric)

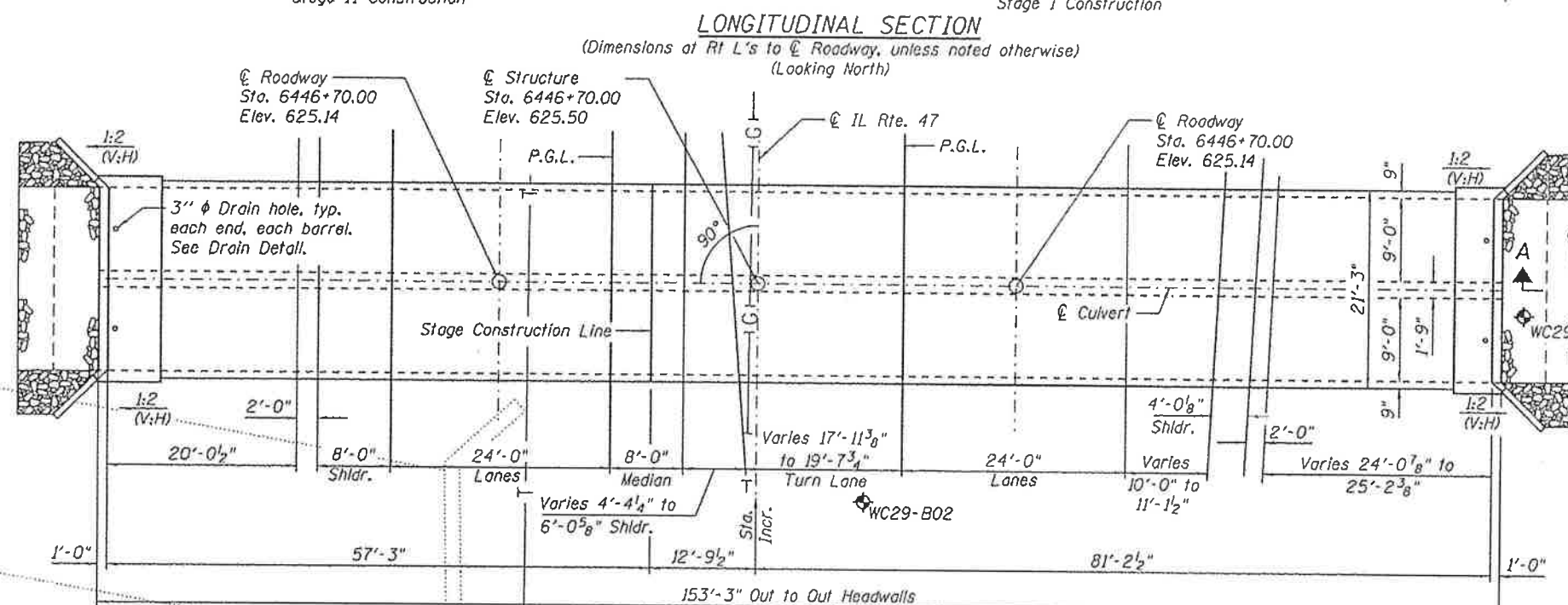
GENERAL NOTES

Layout of the slope protection system may be varied to suit ground conditions in the field as directed by the Engineer. The last section of precast culvert on each end shall have reinforcing bars extending from the precast culvert to be incorporated into the cast-in-place end sections as shown on sheet 3 of 4. Precast concrete box culverts shall conform to the design requirements of ASTM C1577.



STATION 6446+70.00
BUILT 20 BY
STATE OF ILLINOIS
LOADING HL-93
STRUCTURE NO. 047-2022

NAME PLATE
See Std. 515001



PLAN

DESIGN SCOUR ELEVATION TABLE

Design Scour Elevation (ft.)	U.S. Invert	D.S. Invert
	609.15	608.84

WATERWAY INFORMATION

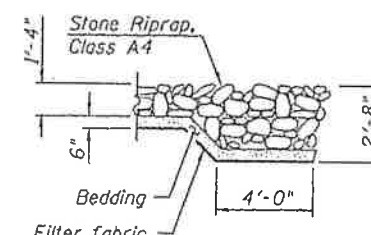
Drainage Area = 5.01 sq mi				Exst. Low Grade Elev. 623.54					
				Prop. Low Grade Elev. 624.19					
Flood	Freq. Yr.	Q C.F.S.	Opening Sq. Ft.		Nat. H.W.E.	Head - Ft.		Headwater El.	
			Exist.	Prop.		Exist.	Prop.	Exist.	Prop.
	10	501	116	115	618.8	0.3	0.3	619.1	619.1
Design	50	751	122	124	619.3	0.9	0.9	620.2	620.2
Base	100	852	122	126	619.5	1.2	1.2	620.7	620.7
Overtopping	-	-	-	-	-	-	-	-	-
Max. Calc.	500	1092	122	126	619.8	2.1	2.0	621.9	621.8

10 year velocity through Existing Structure = 4.3 fps
10 year velocity through Proposed Structure = 4.4 fps

TOTAL BILL OF MATERIAL

ITEM	UNIT	TOTAL
Porous Granular Embankment	Cu. Yd.	72
Stone Riprap, Class A4	Sq. Yd.	83
Filter Fabric	Sq. Yd.	83
Removal of Existing Structures No. 4	Each	1
Reinforcement Bars	Pound	9510
Name Plates	Each	1
Concrete Box Culverts	Cu. Yd.	54.2
Precast Concrete Box Culvert 9'x7'	Foot	282.5
*Membrane Waterproofing for Culverts	Sq. Yd.	395

*Waterproofing membrane shall cover the top surface of the culvert, including the top and inside face of edge beams at stage lines, and extend 6 inches up the inside face of the headwall. For precast box culverts, the waterproofing membrane shall cover the top 1 foot of the outside face of the sidewalls. For cast in place box culverts, the waterproofing membrane shall extend to 6 inches below the construction joint between the culvert sidewall and the top slab on the outside face of the sidewalls.



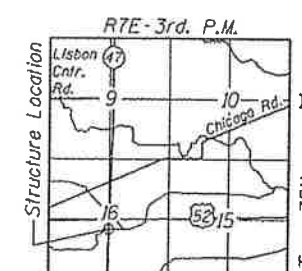
SECTION A-A



Vincent P. Tabor 7/14/2014
Vincent P. Tabor
Licensed Structural Engineer
State of Illinois No. 081-007047
Expires 11/30/2014

PROFILE GRADE

(Along IL Rte 47 P.G.)



LOCATION SKETCH

GENERAL PLAN & ELEVATION

IL. RTE. 47 OVER

LISBON CREEK

F.A.P. RTE. 326

SEC-(109, 110)R-1

KENDALL COUNTY

STATION 6446+70.00

STRUCTURE NO. 047-2022

REVISED -	USER NAME -	DESIGNED - PSS
REVISED -	FILE NAME -	CHECKED - VPT
REVISED -	PLOT SCALE -	DRAWN - AJF
REVISED -	PLOT DATE -	CHECKED - VPT



STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

GENERAL PLAN & ELEVATION
STRUCTURE NO. 047-2022

SHEET NO. 1 OF 4 SHEETS

F.A.P. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
326	(109, 110)R-1	KENDALL	619	376
				CONTRACT NO. 66884

ILLINOIS FED. AID PROJECT

Matt Asselmeier

From: Greg Chismark [REDACTED]
Sent: Thursday, July 13, 2017 7:57 AM
To: David Burroughs; Matt Asselmeier
Cc: CO-Elburn, Thomas Knief
Subject: RE: Flood Elevation Report - P17021

Dave,

Thanks. This report and the detail are perfect. I appreciate your quick response. The only comment I have is the basis for the channel slope at 0.5%. The culvert under IL 47 is at 0.2% and the Streamstats data indicates a slightly flatter slope. If you have information to verify the 0.5% then just note that. If not, quickly run the channel at 0.2% and see what that does to the water surface elevation. I suspect it will work fine but that may be a better representation of freeboard.

Thanks,

Greg

Greg Chismark P.E.

Municipal Practice Principal

WBK Engineering, LLC

116 West Main Street, Suite 201, St. Charles, Illinois 60174

P: 630.333.8888 D: 630.333.8888

www.wbkengineering.com | Mediating the Built & Natural Environments | **Part of the Mno-Bmadsen Family**

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From: David Burroughs [mailto:[REDACTED]]
Sent: Tuesday, July 11, 2017 4:23 PM
To: Matt Asselmeier <masselmeier@co.kendall.il.us>
Cc: Greg Chismark <[REDACTED]>, CO-Elburn, Thomas Knief <[REDACTED]>
Subject: FW: Flood Elevation Report - P17021

Matt,

The attached report is in response to Greg Chismark's comments from yesterday. I was able to recover the stormwater design from IDOT (see attached) and they had calculated a discharge from the culvert under IL Route 47 of 852 CFS for the 100 year storm event and 1,092 CFS for the 500 year storm. I then created a cross-section at the proposed building location and determined the high water level (HWL) from the 100 year and 500 year storm event at 917.41 and 917.43. The proposed elevation of the building is at 919.30 so almost 2' higher than both storm events. Let me know if you have any further comments.

Thanks,

David R. Burroughs, P.E.
Senior Vice President

Engineering Enterprises, Inc.

Matt Asselmeier

From: Greg Chismark [mailto:greg.chismark@wbk-engineering.com]
Sent: Friday, July 14, 2017 7:19 AM
To: David Burroughs
Cc: Matt Asselmeier
Subject: RE: 14676 Route 47 Newark - Flood Elevation Report

Thank you Dave. All looks good on this.
Greg

Greg Chismark P.E.
Municipal Practice Principal

WBK Engineering, LLC
116 West Main Street, Suite 201, St. Charles, Illinois 60174
P: 630.443.7755 D: 630.338.8527

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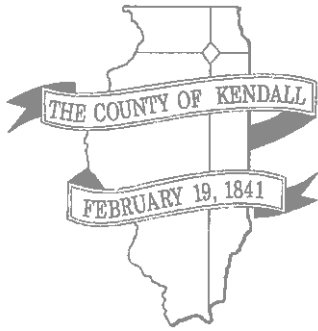
From: David Burroughs [mailto:dburroughs@eeiweb.com]
Sent: Thursday, July 13, 2017 10:21 AM
To: Greg Chismark <greg.chismark@wbk-engineering.com>
Subject: FW: 14676 Route 47 Newark - Flood Elevation Report

Greg,

Here is the calculation for a 0.2% slope. The slope of 0.50% was calculated using the average distance between the bounding contours shown on the topo. But either way we are well above the 100 year flood elevation.

David R. Burroughs, P.E.
Senior Vice President

Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554
Tel. [REDACTED]
Dir. [REDACTED]
Fax [REDACTED]
www.eeiweb.com
dburroughs@eeiweb.com



KENDALL COUNTY REGIONAL PLANNING COMMISSION

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

July 5, 2017

Kendall County State's Attorney Eric Weis
Kendall County State's Attorney's Office
807 W. John Street
Yorkville, IL 60560

RE: Forest Preserve Compliance with the Kendall County Zoning Ordinance

Dear Kendall County State's Attorney Eric Weis:

It has come to the attention of the Kendall County Regional Planning that the Kendall County Forest Preserve District is operating a banquet facility at the Ellis House and Equestrian Center located within the Baker Woods Forest Preserve and a preschool at the Hoover Forest Preserve. It is our understanding that both of these uses require special use permits per the Kendall County Zoning Ordinance.

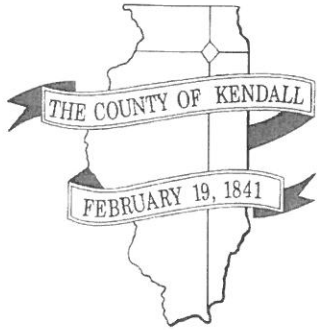
The Kendall County Regional Planning Commission sent the attached letter to Kendall County Forest Preserve District President Judy Gilmour and Kendall County Forest Preserve Director David Guritz on March 28, 2017. To date, we received verbal confirmation that they received the letter, but we have not received any correspondence regarding our request that the Kendall County Forest Preserve District complete applications for the applicable special use permits.

In previous discussions, a representative of the Kendall County Forest Preserve indicated that forest preserves are exempt from local zoning regulations. If this statement is true, we request your assistance by providing us a copy of the relevant State law granting the exemption. If this statement is not true, we believe that the Kendall County Forest Preserve District should complete applications for special use permits for the uses listed in the first paragraph of this letter.

As noted in our March 28, 2017, letter to the Kendall County Forest Preserve District, the Kendall County Regional Planning Commission frequently interacts with residents and businesses that desire to follow the rules and some of these entities alter their plans for their property and/or business in order to follow the rules. When a unit of government operates outside of the established rules, this creates the impression, rightly or wrongly, of favoritism. Accordingly, we request your assistance in resolving this matter.

Sincerely,

William Ashton, Chairman
Kendall County Regional Planning Commission



KENDALL COUNTY REGIONAL PLANNING COMMISSION

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

March 28, 2017

Kendall County Forest Preserve District President Judy Gilmour
Kendall County Forest Preserve Director David Guritz
Historic Kendall County Courthouse
110 West Madison Street
Yorkville, IL 60560

RE: Forest Preserve Compliance with the Kendall County Zoning Ordinance

Dear Kendall County Forest Preserve District President Judy Gilmour and Kendall County Forest Preserve Director David Guritz:

The members of the Kendall County Regional Planning Commission would like to express our desire to bring the facilities of the Kendall County Forest Preserve District into Compliance with the Zoning Ordinance of Kendall County.

The Ellis House and Equestrian Center, located within the Baker Woods Forest Preserve, currently rents space for weddings, concerts, birthday parties, retirement parties, showers, and other social events. These types of events are typically held at banquet halls. Per the Kendall County Zoning Ordinance and Map, the Baker Woods Forest Preserve is zoned A-1 Agricultural and banquet halls are a special use within the A-1 Agricultural Zoning District. In addition, banquet halls must meet the following criteria:

- a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
- b. The subject parcel must be a minimum of 5 acres.
- c. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance.
- 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. Noise During 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.
- h. Noise During 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.

- i. Noise 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.

In addition to the concerns at the Baker Woods Forest Preserve, a preschool is currently operating at the Hoover Forest Preserve. The Hoover Forest Preserve is zoned A-1 Agricultural, but it also has a special use permit for a boy scout camp. Preschools are a special use within the A-1 Agricultural Zoning District.

The Kendall County Regional Planning Commission frequently interacts with residents and businesses that desire to follow the rules and some of these entities alter their plans for their property and/or business in order to follow the rules. When a unit of government operates outside of the established rules, this creates the impression, rightly or wrongly, of favoritism. We desire to work with you to ensure that everyone operates under the same rules. Accordingly, we request that you submit applications for special use permits for the operation of a banquet center at the Baker Woods Forest Preserve and for the operation of a preschool at the Hoover Forest Preserve.

Sincerely,

A handwritten signature in black ink, appearing to read "William Ashton". The signature is fluid and cursive, with a large initial "W" and a stylized "A".

William Ashton, Chairman
Kendall County Regional Planning Commission

CC: Members of the Kendall County Forest Preserve District Board

Matt Asselmeier

From: Brian Holdiman
Sent: Wednesday, July 05, 2017 6:54 AM
To: Matt Asselmeier
Cc: Scott Koeppel
Subject: RE: Requests from RPC

Matt,

1. We will be receiving a spot survey on this project soon which will show the distance. I did footing, backfill, and foundation wall inspections and the house seems fine to me, but survey will say for sure.
2. This is a violation and being pursued at this time.

Respectfully,

Brian Holdiman

*Code Official - The County of Kendall - Planning, Building & Zoning -111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179*

From: Matt Asselmeier
Sent: Friday, June 30, 2017 8:49 AM
To: Brian Holdiman
Cc: Scott Koeppel
Subject: Requests from RPC

Brian:

Could you investigate the following concerns of the RPC:

1. Nancy Austin's house on Ashley Road south of Plattville-Is it constructed in the ROW?
2. On the east side of Grove Road north of Chicago Road, there is an in-ground swimming pool without a fence. Is this legal?

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