



**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**
109 West Ridge Street • East Wing Conference Room •
Yorkville, IL • 60560
AGENDA

Wednesday, February 24, 2021 – 7:00 p.m.

CALL TO ORDER

ROLL CALL: Bill Ashton (Chair), Roger Bledsoe, Tom Casey, Dave Hamman, Karin McCarthy-Lange, Larry Nelson (Secretary), Ruben Rodriguez (Vice-Chairman), Bob Stewart, Claire Wilson, and One Vacancy

APPROVAL OF AGENDA

APPROVAL OF MINUTES Approval of Minutes from January 27, 2021 Meeting (Pages 4-8)

Approval of Minutes from February 6, 2021 Annual Meeting (Pages 9-20)

PETITIONS

1. **Petition 20 – 32 – Cindy Gates on Behalf of the Cindy Gates Trust and Mark Cox on Behalf of Cox Landscaping LLC (Pages 21-99)**
Request: Map Amendment Rezoning a Portion of the Property from A-1 Agricultural District to B-3 Highway Business District and a Special Use Permit for a Landscaping Business
PINs: 02-27-151-001 (Rezone to B-3) and 02-27-151-003 (Special Use for Landscaping Business is for Both Parcels)
Location: 9000 Route 34, Yorkville, Bristol Township
Purpose: Petitioner Wants To Rezone the Property to B-3 and Operate a Landscaping Business

2. **Petition 21 – 03 – Larry Nelson on Behalf of the L and P Nelson Trust 103 (Pages 100-195)**
Request: Major Amendment to the Special Use Permit Granted by Ordinance 2016-21 By Expanding the Uses (Banquet Facility, Nano Brewery, Micro Distillery, Year Round Seasonal Festival with Petting Zoo, Production and Sale of Sweet Cider) Allowed by Ordinance 2016-21 and Related Variances to the Property East of Creek Road and Removing the Maximum Building Number Requirement Contained in Ordinance 2016-21
PINs: 01-16-300-007 and 01-21-100-005
Location: 3210 Creek Road, Plano, Little Rock Township
Purpose: Petitioner Wants To Expand the Uses and Variances Allowed by Ordinance 2016-21 to the East Side of Creek Road and Remove the Maximum Building Number Requirement; Property is Zoned A-1 Agricultural

CITIZENS TO BE HEARD/PUBLIC COMMENT

NEW BUSINESS

None

OLD BUSINESS

1. Approval to Initiate Amendments to the Future Land Use Map in the Kendall County Land Resource Management Plan by Having the Transportation Plan Correspond to the 2020-2040 Long Range Transportation Plan, Updating Municipal Boundaries, Reclassifying Islands in the Fox River from Unknown to Open Space and Reclassifying the Remaining Unknown Properties to Match Adjoining Land Use Classifications (Pages 196-282)

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 20-02 Truck Parking or Yard Text Amendment
2. Petition 20-05 Special Use Permit for Truck Parking Area or Yard at 3485 Route 126

OTHER BUSINESS/ANNOUNCEMENTS

ADJOURNMENT Next Meeting March 24, 2021

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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 02-24-2021 Remote Meeting Attendance



In accordance with the Governor's Executive Order 2020-07, Kendall County Board Chairman Scott Gryder is encouraging social distancing by allowing remote attendance to the Kendall County Regional Planning Commission Hearing/Meeting scheduled for Wednesday, February 24, 2021, at 7:00 p.m. Instructions for joining the meeting are listed below.

For your safety and others, please attend the hearing/meeting by phone or computer, if possible. The East Wing Conference Room located at the Kendall County Historic Courthouse at 110 W. Madison Street (also addressed as 109 W. Ridge Street), in Yorkville, will have limited seating available. Masks are required when social distancing is not possible. If you plan to attend in person, please follow all social distancing requirements.

If anyone from the public would like to make a comment during the meeting there will be an allotted time on the agenda for public comment, and all of the county board rules of order still apply. We will also accept public comment by emailing: masselmeier@co.kendall.il.us. Members of the public may contact Kendall County PBZ Department prior to the meeting for assistance making public comment at 630-553-4139; email correspondence is preferred.

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Join on your computer or mobile app

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Kendall County Regional Planning Commission Meeting Information:

<https://www.co.kendall.il.us/transparency/agendas-packets-and-meetings-schedules/planning-building-and-zoning/kcrpc-kendall-county-regional-plan-commission>

For information about how to join a Microsoft Teams meeting, please see the following link.

<https://support.office.com/en-us/article/join-a-meeting-in-teams-1613bb53-f3fa-431e-85a9-d6a91e3468c9>

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

*Kendall County Historic Courthouse
East Wing Conference Room
110 W. Madison Street (109 W. Ridge Street), Yorkville, Illinois*

Unapproved - Meeting Minutes of January 27, 2021 - 7:00 p.m. (Hybrid Meeting)

Chairman Ashton called the meeting to order at 7:01 p.m.

ROLL CALL

Members Present: Bill Ashton, Tom Casey (Attended Remotely), Karin McCarthy-Lange (Attended Remotely), Larry Nelson (Attended Remotely), Ruben Rodriguez, Bob Stewart (Arrived at 7:05 p.m.), and Claire Wilson Attended Remotely

Members Absent: Roger Bledsoe and Dave Hamman,

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: None

APPROVAL OF AGENDA

Member Rodriguez made a motion, seconded by Member McCarthy-Lange, to approve the agenda.

The votes were as follows:

Ayes (6): Ashton, Casey, McCarthy-Lange, Nelson, Rodriguez, and Wilson

Nays (0): None

Absent (3): Bledsoe, Hamman, and Stewart

The motion carried.

APPROVAL OF MINUTES

Member Rodriguez made a motion, seconded by Member Nelson, to approve the minutes of the October 28, 2020, meeting.

The votes were as follows:

Ayes (6): Ashton, Casey, McCarthy-Lange, Nelson, Rodriguez, and Wilson

Nays (0): None

Absent (3): Bledsoe, Hamman, and Stewart

The motion carried.

PETITIONS

None

CITIZENS TO BE HEARD/ PUBLIC COMMENT

None

NEW BUSINESS

Approval to Initiate Amendments to the Future Land Use Map in the Kendall County Land Resource Management Plan by Having the Transportation Plan Correspond to the 2020-2040 Long Range Transportation Plan, Updating Municipal Boundaries, Reclassifying Islands in the Fox River from Unknown to Open Space and Reclassifying the Remaining Unknown Properties to Match Adjoining Land Use Classifications

Mr. Asselmeier summarized the request.

In December 2019, the County Board approved a 2019-2039 Long Range Transportation Plan. In December 2020, the County Board approved a 2020-2040 Long Range Transportation Plan that was similar to the 2019-2039 Long Rang Transportation Plan.

The Plan has several changes from the Future Land Use Map contained in the Land Resource Management Plan. After discussions with Fran Klaas, at their meeting on October 28, 2020, the Kendall County Comprehensive Land Plan and Ordinance Committee recommended the following changes to the Kendall County Land Resource Management Plan:

Remove

- Prairie Parkway
- Lisbon / Helmar Bypass
- Caton Farm Road West Route 71
- Fox River Drive Westerly Bypass of Village of Newark
- Whitfield Road Extension North to Griswold Springs Road
- Gates Lane West of Route 47
- County has now taken position to keep WIKADUKE Trail on the existing Stewart Road alignment all the way to Rance Road and then extend a new alignment northeasterly to Route 30 and Heggs Road, using the Village of Oswego's alignment for the WIKADUKE Trail.

Add

- Millington Road Extending North of Lions Road to Connect to Route 34
- Walker Road Relocated West of Route 71 to Make Connection to New Fox River Drive / Crimmins Road intersection
- Westerly Extension of Collins Road West of Minkler Road to Route 71
- Connecting Millbrook Road with the Millbrook Bridge by Aligning Millbrook Road and Whitfield Road behind the Existing Bank Building
- Having Douglas Road's Alignment Correspond to the Village of Oswego's Plans
- Aligning Cannonball Trail to Dickson Road and Gordon Street
- Extending Cherry Road into the Henneberry Woods Forest Preserve
- Extending Johnson Road East from Ridge Road to the County Line
- Miller Road Extended in DeKalb County

Member Stewart arrived at this time (7:05 p.m.)

Changes in Land Use

- Changing the Suburban Residential Classification for the Properties South of the Johnson Road Extension to Mixed Use Business. Mr. Asselmeier noted that these would be the only properties in Na-Au-Say Township classified as Mixed Use Business.
- Updating the Future Land Use Map to Reflect Current Municipal Boundaries
- Correcting the Classification of the Minooka School District Property Near the Intersection of Route 52 and County Line Road
- Classifying the Parcels of Land Shown as "Unknown" on the Future Land Use Map to Match Adjoining Properties and/or Uses

The current Future Land Use Map, an updated Future Land Use Map, and updated trail map were provided.
KCRPC Meeting Minutes 1.27.21

The redline version of the related text was also provided. The listing of parcels changed from unknown to a different use was also provided.

Member Nelson asked if anything that was removed from the Prairie Parkway Corridor needed to be moved to the Eldamain Road Corridor. Mr. Asselmeier responded that the uses along the Eldamain Road could be examined. Mr. Asselmeier also noted that the centerline for the Prairie Parkway no longer exists. The adjustment of uses from the Prairie Parkway Corridor to the Eldamain Road Corridor will be discussed at future Comprehensive Land Plan and Ordinance Committee meetings.

Member Wilson asked about the term “employment zone” mentioned on number 8 of Page 5-11 of the Land Resource Management Plan. In particular, Member Wilson wanted to know if that term had a definition. Mr. Asselmeier responded that he would have to research that question.

Member Nelson mentioned that Plano City Attorney is researching the location of Plano’s extraterritorial jurisdiction.

Discussion occurred regarding the proposed road additions. Chairman Ashton expressed concerns regarding Cherry Road running behind homes. The proposed extension of Collins Road would end at Route 71, through farm fields. Chairman Ashton questioned the alignment of Millbrook Road and Whitfield Road; he did not think the railroad would allow another crossing. The consensus of the Commission was to get zoomed in maps of the roads proposed for addition.

Member Wilson asked if the townships had provided input on the proposal. Mr. Asselmeier responded no. Mr. Asselmeier explained the Transportation Sales Tax requirement to have updated Transportation Plans. The townships would be notified after the Annual Meeting of the proposal asking for their input, if they do not have the Annual Meeting.

Member Wilson made a motion, seconded by Member McCarthy-Lange, to table to the proposal until the February 24, 2021, Commission meeting.

The votes were as follows:

Ayes (7): Ashton, Casey, McCarthy-Lange, Nelson, Rodriguez, Stewart, and Wilson
Nays (0): None
Absent (2): Bledsoe and Hamman

The motion carried.

Chairman Ashton asked if any other items would be on the February 24th agenda. Mr. Asselmeier said that the owners of 9000 Route 34 have submitted a request for a map amendment and special use permit and that Larry Nelson has submitted a major amendment to his special use permit request. Both of these items would be on the February 24th agenda.

Election of Officers-Chairman, Vice-Chairman, Treasurer, Secretary and Recording Secretary

Member Nelson made a motion, seconded by Member Casey, to nominate Bill Ashton for the position of Chairman, Ruben Rodriguez for the position of Vice Chairman, Larry Nelson for the positions of Treasurer and Secretary, and Matt Asselmeier for the position of Recording Secretary.

The votes were as follows:

Ayes (7): Ashton, Casey, McCarthy-Lange, Nelson, Rodriguez, Stewart, and Wilson
Nays (0): None
Absent (2): Bledsoe and Hamman

The motion carried.

Member Wilson made a motion, seconded by Member Nelson, to approve the nominations.

The votes were as follows:

Ayes (7): Ashton, Casey, McCarthy-Lange, Nelson, Rodriguez, Stewart, and Wilson

Nays (0): None

Absent (2): Bledsoe and Hamman

The motion carried.

Appointments to Comprehensive Land Plan and Ordinance Committee

Chairman Ashton announced the appointments to the Comprehensive Land Plan and Ordinance Committee as follows: Larry Nelson (Chairman), Chairman of the Kendall County Regional Planning Commission or Their Designee (Bill Ashton), Chairman of the Kendall County Zoning Board of Appeals or Their Designee (Randy Mohr), Chairman of the Kendall County Board or Their Designee (Scott Gryder), Chairman of the Kendall County Planning, Building and Zoning Committee or Their Designee (Scott Gengler), Kendall County Soil and Water Conservation District Designee (Alyse Olson), and Jeff Wehrli.

Member Nelson made a motion, seconded by Member Rodriguez, to approve the appointments.

The votes were as follows:

Ayes (7): Ashton, Casey, McCarthy-Lange, Nelson, Rodriguez, Stewart, and Wilson

Nays (0): None

Absent (2): Bledsoe and Hamman

The motion carried.

Annual Meeting-February 6, 2021 at 9:00 a.m.

The Commission reviewed the draft agenda for the Annual Meeting.

Mr. Asselmeier noted that fifty (50) people can physically attend the meeting; everyone can attend remotely. The plan is to have a projector. No food will be provided, but bottled water will be provided.

Member Nelson requested that Mr. Asselmeier place the maps on everyone's screens. Mr. Asselmeier will share his screen during the meeting. Also, people attending remotely can view the packet online and can view the various maps independently, if they so choose.

OLD BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier said that Petition 20-01 pertaining to RV and campground zoning regulations passed at the County Board. He noted that Hide-A-Way Lakes has a new owner and may be considering a change to his site plan which would require an amendment to the site plan for the property.

Mr. Asselmeier said that Petitions 20-24 and 20-25 pertaining to the Grainco FS request for their property on Wabena Avenue passed at the County Board.

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier said that the request at 3485 Route 126 has not gone to the County and is still under review and the Planning, Building and Zoning Committee. The Petitioner has proposed additional restrictions to the text amendment portion of the request. The trucking company is still operating at the property.

ADJOURNMENT

Member Rodriguez made a motion, seconded by Member Wilson to adjourn.

The votes were as follows:

Ayes (7): Ashton, Casey, McCarthy-Lange, Nelson, Rodriguez, Stewart, and Wilson

Nays (0): None

Absent (2): Bledsoe and Hamman

The motion carried.

The Kendall County Regional Plan Commission meeting adjourned at 7:45 p.m.

Respectfully submitted by,
Matthew H. Asselmeier, AICP, CFM
Senior Planner

KENDALL COUNTY REGIONAL PLANNING COMMISSION

*Kendall County Historic Courthouse
East Wing Conference Room
109 W. Ridge Street, Yorkville, Illinois
Hybrid Attendance*

Unapproved Meeting Minutes of February 6, 2021 - Annual Meeting

Call to Order: Chairman Bill Ashton called the meeting to order at 9:01 a.m.

KCRPC Roll Call

Members Present: Bill Ashton (Chairman), Roger Bledsoe, Tom Casey (Attended Remotely), Karin McCarthy-Lange (Attended Remotely), Larry Nelson (Secretary) (Attended Remotely), Ruben Rodriguez (Vice-Chairman), Bob Stewart, Claire Wilson (Attended Remotely, and One Vacancy (Fox Township)

Members Absent: Dave Hamman

Staff Present: Matt Asselmeier, Senior Planner

Members of the Audience: Dan Koukol, Don Hirsch, Jeff Wehrli, Jim Bateman (Attended Remotely), Scott Gengler (Attended Remotely), Rod Zenner (Attended Remotely), Krysti Barksdale-Noble (Attended Remotely), Krysti Tyler (Attended Remotely), Cliff Fox (Attended Remotely), Cyrus McMains (Attended Remotely), Demetra Turman (Attended Remotely), Ivan Chambers (Attended Remotely) Jeff Palmquist (Attended Remotely), Jessica Mino (Attended Remotely), Kelley Chrise (Attended Remotely), Alyse Olson (Attended Remotely), Robert Friestad (Attended Remotely), Scott Friestad (Attended Remotely), Steve Knutson (Attended Remotely), and James Torri (Attended Remotely)

Welcoming Remarks

Chairman Ashton welcomed and thanked everyone for attending the annual meeting and explained the purpose of the meeting. He announced that no business will be transacted at this meeting.

Approval of Agenda

Mr. Rodriguez made a motion, seconded by Mr. Bledsoe, to approve the agenda as written.

The votes were as follows:

Ayes (8): Ashton, Bledsoe, Casey, McCarthy-Lange, Nelson, Rodriguez, Stewart, and Wilson
Nays (0): None
Absent (1): Hamman

The motion carried.

Review of Minutes from 2020 Annual Meeting

Commissioners reviewed the minutes of the 2020 Annual Meeting.

Mr. Nelson made a motion, seconded by Mr. Stewart, to accept the minutes as presented.

The votes were as follows:

Ayes (8): Ashton, Bledsoe, Casey, McCarthy-Lange, Nelson, Rodriguez, Stewart, and Wilson

Nays (0): None

Absent (1): Hamman

The motion carried.

Request for Plan Amendments

Changes to the Future Land Use Map to Correspond to the 2020-2040 Long-Range Transportation Plan, Classifying Unknown Properties to Match Adjacent Land Uses, and Update Municipal Boundaries

Mr. Asselmeier explained the proposal.

In December 2019, the County Board approved a 2019-2039 Long Range Transportation Plan. In December 2020, the County Board approved a 2020-2040 Long Range Transportation Plan that was similar to the 2019-2039 Long Rang Transportation Plan.

The Plan has several changes from the Future Land Use Map contained in the Land Resource Management Plan. After discussions with Fran Klaas, at their meeting on October 28, 2020, the Kendall County Comprehensive Land Plan and Ordinance Committee recommended the following changes to the Kendall County Land Resource Management Plan:

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Add

- Millington Road Extending North of Lions Road to Connect to Route 34
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- Connecting Millbrook Road with the Millbrook Bridge by Aligning Millbrook Road and Whitfield Road behind the Existing Bank Building
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- Changing the Suburban Residential Classification for the Properties South of the Johnson Road Extension to Mixed Use Business
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- Correcting the Classification of the Minooka School District Property Near the Intersection of Route 52 and County Line Road
- Classifying the Parcels of Land Shown as "Unknown" on the Future Land Use Map to Match Adjoining Properties and/or Uses

The current Future Land Use Map, an updated Future Land Use Map, and updated trail map were provided. The redline version of the related text was also provided. The listing of parcels changed from unknown to a different use was also provided.

Member Wilson asked about the Miller Road extension. Mr. Asselmeier said that the extension goes into DeKalb County to show that DeKalb County's plans also call for this extension. Kendall County would not build a road in DeKalb County.

Member Wilson asked about the Cherry Road extension. Mr. Asselmeier stated that the proposed extension would go along a platted right-of-way. Discussion occurred about placing the road in this area. Jeff Wehrli noted that a large house has been constructed in the area and the need for the road does not exist. Mr. Wehrli also noted the past opposition of the neighbors, if the road is pursued.

Changes to the Future Land Use Map for Land Uses Along the Eldamain Road Corridor Between the Fox River and Route 71

Mr. Asselmeier explained the proposal.

At the October Kendall County Comprehensive Land Plan and Ordinance Committee meeting, discussion occurred regarding changing the Future Land Use Map for properties located along the Eldamain Road Corridor south of the Fox River, in light of the funding for the Eldamain Road Bridge and the abandonment of the centerline for the Prairie Parkway. In particular, the Committee discussed possible commercial and/or manufacturing investment in this area. The Committee requested that potential amendments to the Future Land Map for this area be discussed at the February 6, 2021, Annual Meeting.

The Kendall County Future Land Use Map currently calls for this area to be Rural Residential (Max Density 0.65 DU/Acre) and Mixed Use Business.

The Yorkville Future Land Use Map currently calls for this area to be Estate Residential.

The Millbrook Future Land Use Map currently calls for this area to be Business Park Office and Commercial with Industrial near the former Prairie Parkway alignment.

The Plano Future Land Use Map currently calls for the area in their planning jurisdiction to be Estate Residential (0-0.8 DU/Acre).

Copies of all of the Future Land Use Maps for this area were provided.

In November 2020, the Kendall County Board approved a resolution renaming portions of W. Highpoint Road and Fox Road to Eldamain Road.

Mr. Asselmeier noted that the packet could viewed by going to the County's website, www.co.kendall.il.us, then clicking the calendar, then selecting February 6th, then select this meeting and the packet.

2020 PBZ Projects Summary & 2021 Future Projects/Goals

Kendall County

Mr. Asselmeier reported the summary for 2020 and 2021 future projects and goals.

Thirty-two (32) Petitions Filed in 2020; forty-six (46) Petitions Filed in 2019; thirty-three (33) Petitions Filed in 2018; thirty-three (33) Petitions Filed in 2017.

Thirty-four (34) New Housing Starts in 2020; twenty (20) New Housing Starts in 2019.

Three hundred twenty-six (326) Total Permits in 2020; two hundred fifty-seven (257) Total Permits in 2019.

Clarified the Enforcement Section and Fines Section of the Zoning Ordinance and Removed the Hearing Officer from the Zoning Ordinance.

Senior Planner Passed the Certified Floodplain Manager (CFM) Exam.

Completed the Zoning Ordinance Project with Teska to Correct Typographical and Citation Errors within the Zoning Ordinance.

Updates to the Recreational Vehicle Park and Campground Zoning Regulations Approved.

Updated the Historic Preservation Ordinance to Meet the Criteria for Certified Local Government Status.

Adjusted Departmental Operations due to the COVID-19 Pandemic.

Code Compliance Official Trained New Part-Time Code Enforcement Officer.

Code Compliance Official Held a Community Event at Ace Hardware in Yorkville.

ISO Improved to 4.

Department Revenues in June Were the Highest Revenues for a Single Month Since Mid-2000s.

Department Revenues for the Fiscal Year Were the Highest in at Least Ten (10) Years.

Worked with GIS to Place 2018 Contour Information on the Website.

Updated the Number of Members on the Stormwater Planning Committee to Match State Law Zoning Administrator or His/Her Designee Named Administrator of Stormwater Administrator.

Four (4) Parties Were Found Guilty for Violating the Zoning Ordinance.

Organized a Public Hearing Regarding Kendall County's Stormwater Management Ordinance.

Distributed a Survey to the Townships Regarding Kendall County's Stormwater Management Activities.

Organized a Joint Meeting of Historic Preservation Groups within the County.

Continued Historic Preservation Commission Awards.

Noxious Weed Related Documents and Notices Drafted and Approved by the County Board.

Update Transportation Plan in Land Resource Management Plan to Match the Long Range Transportation Plan.

Start Researching and Planning for Updating the Land Resource Management Plan in 2022.

Assist with the Codification Process.

Continue to Implement the Citation Policies for the Various Ordinances.

Work with Kendall County EMA to Pursue Disaster Related Grants and Other Funding.

Continue to Meet with Townships Regarding Their Role in the Development Approval Process.

Work with WBK Engineering to Review the County's Stormwater Regulations and Recommend Appropriate Changes Based on Changes in Federal and State Stormwater Regulations.

Continue to Monitor Changes to Zoning Related Regulations at the State Level.

Continue to Work with GIS to Ensure Correct Zoning Information for Each Parcel.

Continue to Work with GIS to Connect Parcels to the Applicable Special Use and Map Amendment Ordinances.

Continue to Work to Ensure Special Use Permits that Require Renewals and Reviews Are Examined in a Timely Manner.

Ensure that Noxious Weed and NPDES Permit Documents Are Submitted to the State in a Timely Manner.

Work with the Illinois Historic Preservation Agency and Historic Preservation Commission on Certified Local Government Projects.

Increase the Visibility and Activities of the Historic Preservation Commission Through Collaboration with Other Historic Preservation Organizations and Events.

Continue Working with the Northwest Water Planning Alliance.

Participate with Implementation of CMAP's 'On To 2050 Plan' for the Chicago Region.

Continue Reviewing and Addressing Potential Changes to the Zoning Ordinance and Departmental Operations for Increased Efficiency.

In 2020, there were five (5) new special use permit applications initiated; three (3) of these are on-hold cannabis related special uses.

Regarding major amendments to special uses, there were (0) in 2020.

Regarding minor amendments to special uses, there was one (1) in 2020.

There was one (1) special use permit revocation.

There were zero (0) special use permit renewals.

There were five (5) stand-alone variances.

There were two (2) administrative variances.

There were zero (0) stormwater variance.

There was one (1) approved conditional use permit.

There was one (1) approved temporary use permit.

There was one (1) site plan review.

There were two (2) plats of vacation.

There was one (1) preliminary and final plat approved.

There were four (4) text amendments initiated.

There was two (2) Land Resource Management Plan initiated; one (1) was approved and one (1) was withdrawn.

There were two (2) map amendments approved initiated.

There were two (2) Stormwater Ordinance Related amendments.

There were no historic landmarks.

There were (2) text amendments to the Historic Preservation Ordinance.

There were nine (9) ZPAC meetings in 2020.

The Regional Planning Commission met eight (8) times in 2020, including the Annual Meeting.

The Zoning Board of Appeal met eight (8) times in 2020.

The Historic Preservation Commission met eight (8) times in 2020.

The Stormwater Management Oversight Committee met one (1) time in 2020.

The Comprehensive Land Plan and Ordinance Committee met six (6) times in 2020.

The Planning, Building and Zoning Committee met thirteen (13) times in 2020.

Of the twenty-six (26) ordinances approved by the County Board in 2020, thirteen (13) were Planning and Building related.

The Department investigated zero (0) noxious weed violations in 2020.

In 2020, there were thirty-four (34) single-family residential permits approved in the unincorporated area. The breakdown by township and subdivision was provided to the Commission.

The Code Inspector did two hundred thirteen (213) site visits inspections in 2020.

There were two hundred fifty-six building related violation investigations in 2020 compared to four hundred six (406) building related violations in 2019. There were fourteen (14) zoning related violations in 2020 compared to seven (7) the previous year.

Total permits issued were three hundred thirty (330) in 2020 compared to two hundred sixty-one (261) in 2019.

Mr. Wehrli asked if Brian Holdiman kept track of re-inspections. Mr. Asselmeier said that he would check with Mr. Holdiman to see how he notes re-inspections.

Ms. McCarthy-Lange asked about attendance at the Northwest Water Planning Alliance. Scott Gengler said that Scott Gryder is the County's representative with Scott Koepfel as the alternate.

Mr. Asselmeier read an email from Tom Horak from the City of Sandwich regarding the Lower Little Rock Creek Watershed Plan. The group has a meeting scheduled for February 17th. The final inventory was submitted in January 2021. The final plan and final executive summaries are due August 1st. Mr. Nelson requested a copy the plan. Jessica Mino provided a link in the chat, <http://sandwich.il.us/lrc.html>.

Mr. Asselmeier read an email from Jerad Chipman from the Village of Montgomery. The Village of Montgomery is worked on their Unified Development Ordinance and the new owners of CAT have applied for annexation and their request is under review.

Krysti Barksdale-Noble, United City of Yorkville provided links of Yorkville's information. These links are <https://storymaps.arcgis.com/stories/655e6674e9854ab491b1b8c3a0693cc8> and

<https://yorkville.maps.arcgis.com/apps/MapJournal/index.html?appid=92bf4c680fec452b9708bd450a4826a8>. Yorkville issued three hundred seventeen (317) new residential permits. Yorkville collected over Two Point Seven Million Dollars (\$2.7) in fees. The average construction value for a single-family detached home was slightly over One Hundred Fifty Thousand Dollars (\$150,000). Yorkville had a new Gas N' Wash, Popeye's Chicken, Verizon Wireless, and Smoothie King. An update was provided regarding Grande Reserve, Kendall Marketplace, and Raintree Village. Yorkville had nineteen (19) foreclosures. Yorkville had three (3) text amendments, four (4) final plats, two (2) mile and half reviews, and one (1) sign variance. Yorkville continues to work on its Unified Development Ordinance. Staff continues to review its Comprehensive Plan and makes changes to adapt to new conditions. They have completed several downtown related projects. Yorkville will work on its boundary agreements with Plainfield and Oswego. Yorkville will also be amending its Future Land Use map with regards to the new Yorkville City Hall. Mr. Gengler asked about the new build credit. Ms. Barksdale-Noble noted that the incentives have ended.

Demetra Turman, Superintendent of Newark School District 66, thank Roger from the Emergency Management Agency and the Kendall County Health Department for all of the help to the school districts during the pandemic.

Jeff Palmquist, Fox Valley Park District, reported that they continue to work with the Village of Montgomery.

Jessica Mino, Conservation Foundation, continues to partner with community partners.

Jim Bateman, Bristol-Kendall Fire District, thanked the County for holding this event and everyone for providing updates of projects in the area.

Alyse Olson, Kendall County Soil and Water Conservation District, was glad to meet with everyone.

Rod Zenner, Village of Oswego, reported that Oswego had over three seventy (370) residential starts in 2020. People will start moving into the Shodeen development. Raising Cane's, Aspen Dental, and 113 Main opened. The Delta Sonic project is ongoing and hope to open in February or March. The Village is also working on its Unified Development Ordinance.

Dan Koukol, County Board Member and Economic Development Committee Chairman, noted that all of the entities in attendance make up projects. He noted regional transportation projects. He mentioned the need to have industrial corridors to increase the tax base. He thanked everyone for attending.

Kelley Chrise, Village of Shorewood, noted that the Village is working on its Comprehensive Plan. They will be evaluating their development fees.

Scott Gengler, Kendall County Planning, Building and Zoning Committee Chairman, noted that the County continues to thrive. He also discussed the need to diversify the tax base.

Steve Knutson discussed the new Fox Township Planning Commission.

James Torri, City of Joliet, discussed the staff turnover at Joliet. They had three or four hundred (300-400) residential starts. No new residential subdivision in the Kendall County portion of Joliet. Industrial growth continues in Will County. Commercial development is steady. They are working on their Comprehensive Plan, but the timeframe is uncertain.

Tom Casey stopped attending remotely at this time (9:58 a.m.).

Mr. Torri noted that Joliet selected the City of Chicago as the route to get Lake Michigan water. The changeover is planned for completion in 2030. Ms. McCarthy-Lange asked about the cost estimate for the project. Mr. Torri said the project cost was Seventeen Million Dollars (\$17 Million). Joliet is not working with any other Kendall County communities at this time.

Don Hirsch, Kendall Township, reported that he would be sharing the information with Kendall Township.

Cliff Fox, Village of Newark, noted that the Newark Library is doubling in size. There are also a couple solar projects.

Larry Nelson said that Kendall County has some great opportunities along the Eldamain Road extension. The Fox Valley is planning an east facility; they hope to break ground later this year.

Old Business

None

New Business

None

Public Comment

None

Other Business

None

Adjournment

Member Rodriguez made a motion, seconded by Member Bledsoe, to adjourn the meeting.

The votes were as follows:

Ayes (7): Ashton, Bledsoe, McCarthy-Lange, Nelson, Rodriguez, Stewart, and Wilson

Nays (0): None

Absent (2): Casey and Hamman

The motion carried.

At 10:03 a.m. the Regional Plan Commission adjourned.

Submitted by,

Matthew H. Asselmeier, AICP, CFM

Senior Planner

Enc.

February 6, 2021 - 9:00 A.M.

20



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 20-32

**Cindy Gates on Behalf of the Cindy Gates Trust and
Mark Cox on Behalf of Cox Landscaping, LLC**

**Map Amendment Rezoning a Portion of Property from A-1 to B-3
Special Use Permit for Landscaping Business**

INTRODUCTION

Cindy Gates, on behalf of the Cindy Gates Trust, currently leases the subject property to Mark Cox of Cox Landscaping, LLC for use as a landscaping business.

Prior to the COVID-19 closures, the County received a complaint that a landscaping business was operating at the subject property without proper zoning. Efforts to determine if the use qualified for grandfathering were unsuccessful and the Petitioner decided to pursue a map amendment and special use permit. The COVID-19 closures and efforts to obtain stormwater information caused the application to be delayed.

The subject property is split zoned between A-1 and B-3. The request makes the entire frontage of the parcels B-3 and establishes a special use permit for a landscaping business over the area zoned B-3.

The application materials are included as Attachment 1. The aerial of the site portion of the property is included as Attachment 2. The site plan is included as Attachment 3. The plat of the area proposed for rezoning only is included as Attachment 4.

SITE INFORMATION

PETITIONERS: Cindy Gates on Behalf of the Cindy Gates Trust and Mark Cox on Behalf of Cox Landscaping LLC

ADDRESS: 9000 Route 34, Yorkville

LOCATION: Southeast Side of Route 34 Approximately 175 Feet Northeast of Tuma Road



TOWNSHIP: Bristol

PARCEL #s: Part 02-27-151-001 Rezone A-1 to B-3 Special Use
Part 02-27-151-003 Rezone A-1 and B-3 to B-3 Special Use

LOT SIZE: Subject Area is 2.46 +/- Acres (Total of Both Parcels is 8.6 +/- Acres)

EXISTING LAND USE: Landscaping Business

ZONING: A-1 and B-3

LRMP:	Future Land Use	Suburban Residential (1.00 DU/Acre) (County) Agricultural (Yorkville)
	Roads	Route 34 is a State maintained arterial.
	Trails	There is a trail along Route 34.
	Floodplain/ Wetlands	There are no floodplains or wetlands on the property.

REQUESTED ACTIONS: Map Amendment Rezoning Property to B-3 Highway Business District
Special Use Permit for a Landscaping Business

APPLICABLE REGULATIONS: Section 9:03.C.15 – B-3 Special Uses
Section 13:07 – Map Amendment Procedures
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	Planned Development B-3 and O (Yorkville)	Suburban Neighborhoods (Yorkville)	A-1 (County) Planned Development B-3 and O (Yorkville)
South	Commercial	R-3 and B-3	Suburban Residential (Max 1.00 DU/Acre)	R-3 and B-3 (County) R-2 and Open Space-2 (Yorkville)
East	Agricultural	A-1	Suburban Residential	A-1, A-1 BP, and

West	Agricultural	Planned Development B-3 and O (Yorkville)	Mid-Density Residential (Yorkville)	R-3 R-3 and B-3 (County) Planned Development B-3 and O and B-3 (Yorkville)
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Pictures of the property are included as Attachments 5-12.

Four (4) residential subdivisions are located within one half (1/2) mile of the subject property.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report submitted and found the Fox River INAI Site, Yorkville Forested Seep and Fen INAI Site, and the River Redhorse in the area. Adverse impacts were unlikely and consultation was terminated, see Attachment 1, Pages 12-14.

NATURAL RESOURCES INVENTORY

The LESA Score was 115 indicating a low level of protection, see Attachment 14.

ACTION SUMMARY

BRISTOL TOWNSHIP

The Petitioners appeared before the Bristol Township Board on February 5, 2020, prior to submitting an application with the County. The Bristol Township Board voted in favor of the request. The minutes of this meeting are included as Attachment 13. Petition information was sent to Bristol Township on January 20, 2021.

UNITED CITY OF YORKVILLE

Petition information was sent to the United City of Yorkville on January 20, 2021. Yorkville will be reviewing this proposal at their March meetings.

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

Petition information was sent to the Bristol-Kendall Fire Protection District on January 20, 2021.

ZPAC

ZPAC reviewed this proposal at their meeting on February 2, 2021. Discussion occurred regarding the lack of a septic system on the property. The Petitioner's Attorney noted that porta-john was on the property and no customers are invited on the property. Employees do not linger on the property. Based on the current use and proposed use of the property, restroom facilities are not required. The well on the property had previously been used to water plants related to the former nursery business at the property. ZPAC recommended approval of the proposed map amendment and special use permit with a vote of eight (8) in favor and zero (0) in opposition; two (2) members of the Committee were absent. The minutes of the meeting are included as Attachment 15.

GENERAL INFORMATION

The subject property has been used as a landscaping business without proper zoning for many years and the Petitioners would like to become compliant with the Zoning Ordinance.

BUSINESS OPERATIONS

According to the business plan found on page 4 of Attachment 1, Cox Landscaping, LLC provides general landscaping services to commercial and residential customers. The business has a maximum fifteen (15) employees. Employees arrive at the property at approximately 6:45 a.m., go to work sites, and return to the property by 5:30 p.m. The business operates at maximum capacity from April 1st through Thanksgiving. A smaller number of employees work for the business from November through April.

The subject property is used for offices and storage of landscaping materials.

The subject property is used for wholesale purposes only; no customers come onto the property.

BUILDINGS AND BUILDING CODES

The property presently consists of one (1) one thousand thirty (1,030) square foot steel building. An approximately fifty-three (53) square foot metal shed is located northeast of the steel building. A metal storage bin is located to the southeast of the steel building. An approximately one hundred twenty (120) square foot frame shed is also located southeast of the steel building. A new shed is shown on the site plan; the new shed will be approximately eight feet (8') tall. Any new structures would require applicable building permits.

The property also has one (1) two hundred fifty-two (252) square foot concrete storage area, one (1) two hundred sixteen (216) square foot concrete storage area, one (1) seven hundred fourteen (714) square foot concrete storage area, and one (1) five hundred forty-four (544) square foot wood storage bay. The height of the storage areas is twelve feet (12').

One (1) diesel tank is located on the property.

ENVIRONMENTAL HEALTH

The property is served by well. There is no septic on the premises.

STORMWATER

The property drains to the southeast.

The main parking area consists of gravel and crushed asphalt.

A pulverized black dirt pile will be located on the northern portion of the property.

A stormwater management permit will be required. The stormwater information is included in Attachment 3.

ACCESS

The property has two (2) accesses off of Route 34.

PARKING AND INTERNAL TRAFFIC CIRCULATION

One (1) two thousand five hundred (2,500) square foot gravel parking area is located west of the steel building and one (1) five thousand (5,000) square foot parking lot is located north of the steel building. There are twelve (12) parking spaces in the gravel parking area west of the steel building with an additional twelve (12) parking spaces to the east of the steel building.

LIGHTING

Lights are presently located on the property by the sign, flagpole, and on the steel building. One (1) freestanding light is also located on the property next to the steel building. No additional lighting is planned.

The site has less than thirty (30) parking spaces. Therefore, a photometric plan is not required.

SIGNAGE

A sign is already located on the property. The sign is five feet (5') wide and two feet (2') tall. The sign is three point eight feet (3.8') off of the ground for a total height of slightly under six feet (6'). A light exists next to the sign and flagpole.

SECURITY

A wooden fence six feet (6') in height is located between the steel building and the berm. The Petitioners plan to install a cyclone mesh fence with slats to prevent viewing by the public. The fence will be approximately six feet (6') in height. A new fence gate is visible on the site plan.

Security cameras are also located on the steel building.

LANDSCAPING

The Petitioners also plan to have a three foot (3') maximum height berm with black dirt and mulch with landscaping in the location shown on the site plan.

A berm already exists parallel to Route 34.

No additional plantings are planned for either berm.

NOISE CONTROL

No information was provided regarding noise control.

ODORS

No new odors are foreseen by the proposed use.

RELATION TO OTHER SPECIAL USES

If approved, this would be the twelfth (12th) special use permit for a landscaping business in unincorporated Kendall County.

FINDINGS OF FACT-MAP AMENDMENT

§ 13:07.F of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to recommend in favor of the applicant on map amendment applications. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

Existing uses of property within the general area of the property in question. **The surrounding properties are used for agricultural and commercial purposes. The subject property has been used for a nursery and landscaping business for several years.**

The Zoning classification of property within the general area of the property in question. **The surrounding properties have business, office, residential, and agricultural zoning classifications. The subject property is split zoned A-1 Agricultural District and B-3 Highway Business District.**

The suitability of the property in question for the uses permitted under the existing zoning classification. **The property is presently split zoned A-1 and B-3. Landscaping businesses are special uses within both zoning classifications. However, from a regulatory and use standpoint, having a consistent zoning classification across both uses removes the possibilities of inconsistent and conflicting regulations that exist when a property possesses more than one (1) zoning classification.**

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. **The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The trend of development along this portion of Route 34 is commercial, retail, office, similar related business uses.**

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **The Land Resource Management Plan calls for the subject property to be Suburban Residential and the Yorkville Comprehensive Plan calls for the property to be Agricultural even though a portion of the property has been zoned for business uses since the 1970s.**

FINDINGS OF FACT-SPECIAL USE PERMIT

§ 13:08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to recommend in favor of the applicant on special use permit applications. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the

public health, safety, morals, comfort, or general welfare. The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The owners of the business allowed by the special use permit will not invite the public onto the property.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The subject property has been used as a landscaping business for a number of years. Appropriate restrictions may be placed in the special use permit to regulate the number of employees, hours of operation, and aesthetics of the operations at the property. Therefore, the neighboring property owners should not suffer loss in property values and will not negatively impact the adjacent land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true. The property has two (2) points of access off of Route 34. The site has adequate utilities and no customers of the business allowed by the special use permit will be invited onto the property. The owners of the business allowed by the special use permit have applied for applicable stormwater permits.

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. True, the Petitioners are not requesting any variances.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents" through the encouragement "... of locally owned businesses."

RECOMMENDATION

Staff recommends approval of the requested map amendment. Staff also recommends approval of the requested special use permit for a landscaping business subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the attached site plan (Attachment 3).
2. Any new structures constructed on the property shall not be considered for agricultural purposes and must secure applicable building permits.
3. Except for the purposes of loading and unloading, all landscape related materials shall be stored indoors or in the designated storage areas shown on the attached site plan (Attachment 3).
4. Equipment and vehicles related to the business may be stored outdoors.
5. Within six (6) months of approval of the ordinance allowing the special use for a landscaping business at the subject property, the owners or operators of the business allowed by this special use permit shall install a cyclone mesh fence approximately six (6') in height in substantially the location depicted on the site plan
6. One (1) business related sign five feet (5') wide by two feet (2') tall shall be allowed on the subject property as shown on the attached site plan (Attachment 3). The sign can be a maximum four feet (4') off of the ground. The sign may be illuminated.
7. The owners of the business allowed by this special use permit may install necessary lighting for security

purposes. All lights shall follow the lighting provisions contained in the Kendall County Zoning Ordinance.

8. The owners of the business allowed by the special use permit shall maintain the parking area shown on the site plan and in substantially the same location as depicted on the attached site plan (Attachment 3). The parking area shall be gravel.
9. A berm three feet (3') in height as measured from the top of the berm to the base of the berm shall be installed and maintained in substantially the same location as shown on the site plan.
10. No landscape waste generated off the property can be burned on this site.
11. A maximum of fifteen (15) employees of the business allowed by this special use permit may report to this site for work. No employees shall engage in the sale of landscaping related materials on the property.
12. No customers of the business allowed by this special use permit shall be invited onto the property by anyone associated with the use allowed by this special use permit.
13. The hours of operation of the business allowed by this special use permit shall be Monday through Saturday from 6:45 a.m. until 5:30 p.m.
14. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
15. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
16. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
17. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
18. This special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

ATTACHMENTS

1. Application Materials (Including Petitioner's Findings of Fact, NRI Application, and EcoCat)
2. Aerial
3. Site Plan
4. Rezoning Area
5. Main Building
6. Existing Berm
7. Existing Berm 2
8. Pulverized Dirt Area
9. Sign
10. Looking North
11. Looking Across Route 34
12. Southwest Side of Property
13. February 5, 2020 Bristol Township Minutes
14. NRI Report
15. February 2, 2021 ZPAC Minutes



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

APPLICATION

PROJECT NAME Cox Landscaping

FILE # _____

NAME OF APPLICANT Cox Landscaping, LLC		
CURRENT LANDOWNER/NAME(s) Cindy Gates Trust		
SITE INFORMATION ACRES 2.4613	SITE ADDRESS OR LOCATION 9000 Route 34, Yorkville, IL 60560	ASSESSOR'S ID NUMBER (PIN) part of 02-27-151-003
EXISTING LAND USE Landscaping Business	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input checked="" type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<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.)
AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
¹ PRIMARY CONTACT Dnaiel J. Kramer	PRIMARY CONTACT MAILING ADDRESS 1107A S. Bridge St., Yorkville, IL 60560	PRIMARY CONTACT EMAIL dkramer@dankramerlaw.com
PRIMARY CONTACT PHONE # 630-553-9500	PRIMARY CONTACT FAX # 630-553-5764	PRIMARY CONTACT OTHER # (Cell, etc.)
² ENGINEER CONTACT NONE	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 [Redacted Signature] DATE 9/14/2022		

FEE PAID: \$ _____

CHECK #: _____

¹Primary Contact will receive all correspondence from County

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

MAP AMENDMENT FINDINGS OF FACT

1. Existing Uses: The existing uses on Route 34 and adjacent to the property are primarily business, manufacturing, and retail in usage. To the east and south there is an area of agricultural row crop farmland and substantially to the southwest an area of residential.
2. Zoning Classification: The area surrounding the subject parcel is a mix of business zonings, agricultural zonings, and residential zoning to the southwest.
3. Suitability: The area that is being zoned B-3 Special Use from existing A-1 Agricultural Uses just even out the boundary of the existing B-3 Property that has been used as a nursery, retail garden sales center, and related businesses for the past 30 years or more.
4. Trend of Development: The trend in development along Route 34 is towards commercial, light manufacturing, and retail.
5. The landscape company is consistent with current the LRMP and has been an existing use at this property for over 30 years.

SPECIAL USE FINDINGS OF FACT

1. The subject property has been operated as a nursey/landscaping business with the current Owner and her former husband and then a subsequent tenant for over the last 20 years.
2. The proposed use does not vary from prior uses on the property and will contain a fenced area for storage of outdoor equipment.

Petitioner is further creating a landscape buffer at the front of the property which will dress up its appearance on Route 34.

3. The subject property is adequate in terms of utility use. There is no office so no need for waste facilities in that the building located at the property, as it is simply used for dry storage. The primary purpose of establishing the Special Use is to continue to allow the equipment used in the landscaping and dirt shredding business to be stored on-site in conformance with Kendall County Zoning Ordinances. There is adequate access to Illinois State Route 34 which is a Class II Highway.
4. Petitioner will comply with all conditions of the proposed Special Use including adequate fencing in conformity with County Ordinance.
5. The Special Use requested is consistent with the County Comprehensive Plan in that the property is zoned B-3 for Business/Commercial Uses and the use now being conducted on the property conforms to what was present for the last many years other than there are not retail or wholesales being done on-site which previously took place.

COX LANDSCAPING BUSINESS PLAN

The overall Business Plan of Cox Landscaping is to continue its long-standing business providing general landscaping services to commercial and residential owners and operators.

At peak employment times the Petitioner will have 15 employees. The hours of operation on-site where employees are coming and going is from approximately 6:45 am when some of the employees arrive at the site to go to various jobs and start work at 7:00 am and they usually conclude work at 5:00 pm and bring whatever equipment that needs to come back to the business site back within a half an hour of the 5:00 pm quit time. Generally speaking the landscaping services run from April 1st through around Thanksgiving of each calendar year.

We have small number of employees that work for us during the winter months of November through April to provide snowplowing services as needed.

Scope of Work: Landscaping, mowing, brick and concrete patio/landscaping treatments. Delivery of mulch and rock in conjunction with landscaping services as well as tree removal, trimming, and pulverized dirt being delivered to sites in conjunction with the landscaping business.

North and east of the building we have dirt pile which is dirt taken from jobs and reconditioned through a screener to eliminate clay and rocks and then reused on-site. The pulverized dirt coming out of the screener is used on company jobs.

LEGAL DESCRIPTION OF TRACT TO BE REZONED:

That Part of Lots 4 and 5 of Baker's Subdivision of Section 27 and 28, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest Corner of Lot 5 at Baker's Subdivision for a point of beginning; thence South 66°01'56" East along the Southwesterly Line of said Lot 5, 410.0 feet; thence North 23°58'04" East, 352.76 feet to a line that is parallel with and 15.0 feet Southwest of the Northeasterly Line of Lot 4 of Baker's Subdivision; thence North 65°51'43" East along said parallel line, 197.16 feet to the Southeast Line of U.S. Route 34; thence South 55°01'49" West along said Southeasterly Line, 412.51 feet to the point of beginning, in Bristol Township, Kendall County, Illinois.



201600001532

DEBBIE
GILLETTE
KENDALL COUNTY, IL

RECORDED: 2/2/2016 9:55 AM
RCD: 49.00 RHPG FEE: 10.00
PAGES: 4

QUIT CLAIM DEED
(Individuals to Trust)

THE GRANTOR, CINDY S GATES, formerly known as CINDY S PULFER, a married woman, of 9498 2190 East Street, Princeton, County of Bureau, and State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS (\$10.00), in hand paid,

CONVEYS AND QUIT CLAIMS to CINDY S GATES, a married woman, of 9498 2190 East Street Princeton, County of Bureau, and State of Illinois, NOT INDIVIDUALLY, BUT AS TRUSTEE OF THE CINDY S GATES TRUST DATED NOVEMBER 6, 2009, all interest in the following-described real estate situated in the County of Kendall, in the State of Illinois, to wit

SEE ATTACHED LEGAL DESCRIPTION

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

I hereby declare that this deed represents a transaction exempt under the provisions of 35 ILCS 200/31-45(e) of the Real Estate Transfer Tax Act.

Dated: 1/22/16

Buyer/Seller/Representative

Permanent Real Estate Index Numbers: 02-27-151-003

Address of Real Estate: 9000 N S Route 34, Yorkville, Illinois 60560

Grantor represents that this property is non-homestead property

DATED this 22 day of January, 2016.

Cindy S Gates

Instrument prepared by

Richard C Slocum, Attorney at Law,

State of Illinois)
) SS
County of Kane)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Cindy S Gates, formerly Cindy S Pulfer, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead

Given under my hand and official seal this 22 day of January, 2016.

Notary Public

Commission expires



Unofficial

Tax bills to

Cindy S Gates Trust
Cindy S Gates, Trustee



Mail to

Richard C Slocum
Attorney at Law



RECORDER OF KENDALL COUNTY

AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

Cindy S. Gates, being duly sworn on oath, states that she resides at 9498 2190 East Street, Princeton, Illinois 61356-8773

That the attached deed is not in violation of Paragraph 205/1 of Chapter 765 of the Illinois Compiled Statutes for one of the following reasons

- 1 The sale or exchange is of an entire tract of land not being a part of a larger tract of land
- 2 The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access
- 3 The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access
- 4 The sale or exchange of parcels of land is between owners of adjoining and contiguous land
- 5 The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities which does not involve any new streets or easements of access
- 6 The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access
- 7 The conveyance is of land for highway or other public purpose, or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use
- 8 The conveyance is made to correct descriptions in prior conveyances
- 9 The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access
- 10 The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configuration of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sales prior to this sale of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED

Affiant further states that she makes this Affidavit for the purpose of inducing the Recorder of Kane County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein

Cindy S. Gates

Subscribed and sworn to before me this

Notary Public



LEGAL DESCRIPTION

That part of Lot 5 of Baker's Subdivision in Sections 27 and 28, Township 37 North, Range 7 East of the Third Principal Meridian, described as follows Beginning at a point on the Southerly line of said Lot 5, 54 43 feet Southeasterly from the Northwestern corner of Lot 1 of Batson's Subdivision in said Section 27, thence North 66 degrees, 30 minutes, 0 seconds West along the Southerly line of said Lot 5, 1275 97 feet to the Southeasterly line of U S Route 34, thence North 54 degrees, 49 minutes, 30 seconds East along said Southeasterly line 210 64 feet to the Northerly line of said Lot 5, thence South 66 degrees, 22 minutes, 07 seconds East along said Northerly line 1166 41 feet to a line drawn North 23 degrees, 30 minutes, 0 seconds East from the point of beginning, thence South 23 degrees, 30 minutes, 0 seconds West 177 26 feet to the point of beginning, in the Township of Bristol, Kendall County, Illinois

Unofficial

KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Cindy Gates Trust
 Address [REDACTED]
 City [REDACTED] State [REDACTED] Zip [REDACTED]
2. Nature of Benefit Sought Special Use to operate Landscaping Business
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:

 N/A
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
Cindy Gates	[REDACTED]	
6. Name, address, and capacity of person making this disclosure on behalf of the applicant:

 [REDACTED]

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 30th day of December, A.D. 2019

(seal)



[REDACTED]
Notary Public



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

www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Cox Landscaping, LLC

Address: 9000 Route 34

City, State, Zip: Yorkville, IL 60560

Phone Number: [REDACTED]

Email: [REDACTED]

Contact Person: Attorney Daniel J. Kramer

Please select: How would you like to receive a copy of the NRI Report? ☒ Email ☐ Mail**Site Location & Proposed Use**

Township Name Bristol

Township 27 N, Range 37 E, Section(s) 7

Parcel Index Number(s) 02-27-151-003 + 02-27-151-001 (front part of each pin)

Project or Subdivision Name Cox Landscaping

Number of Acres 2.5 acres

Current Use of Site Landscaping Business

Proposed Use Landscaping Business

Proposed Number of Lots 1

Proposed Number of Structures existing 1

Proposed Water Supply existing well

Proposed type of Wastewater Treatment existing septic

Proposed type of Storm Water Management N/A

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 PB & Z

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

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

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

Full Report: \$375.00 for five acres and under, plus \$18.00 per acre for each additional acre or any fraction thereof over five.

Executive Summary Report: \$300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

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

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.

Petitioner or Authorized Agent

12-80-14
Date

This report will be issued on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap or marital status.

FOR OFFICE USE ONLY

NRI# _____ Date Initially rec'd _____ Date all rec'd _____ Board Meeting _____
 Fee Due \$ _____ Fee Paid \$ _____ Check # _____ Over/Under Payment _____ Refund Due _____



Applicant: Cox Landscaping
Contact: Daniel J. Kramer
Address: 9000 Route 34
Yorkville, IL 60560

Project: Cox Landscaping
Address: 9000 Route 34, Yorkville

IDNR Project Number: 2006051
Date: 01/30/2020

Description: To operate landscaping company at an existing location

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:

Fox River INAI Site
Yorkville Forested Seep And Fen INAI Site
River Redhorse (*Moxostoma carinatum*)

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:

37N, 7E, 27

37N, 7E, 28



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

Government Jurisdiction
Kendall County Planning, Building, and Zoning
Matt Asselmeier
111 W Fox Street
Yorkville, Illinois 60560

Disclaimer

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

IDNR Project Number: 2006051

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.

Log
2
11



Illinois Department of Natural Resources

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

JB Pritzker, Governor
Colleen Callahan, Director

January 30, 2020

Daniel J. Kramer
Cox Landscaping
9000 Route 34
Yorkville, IL 60560

RE: Cox Landscaping
Project Number(s): 2006051
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.

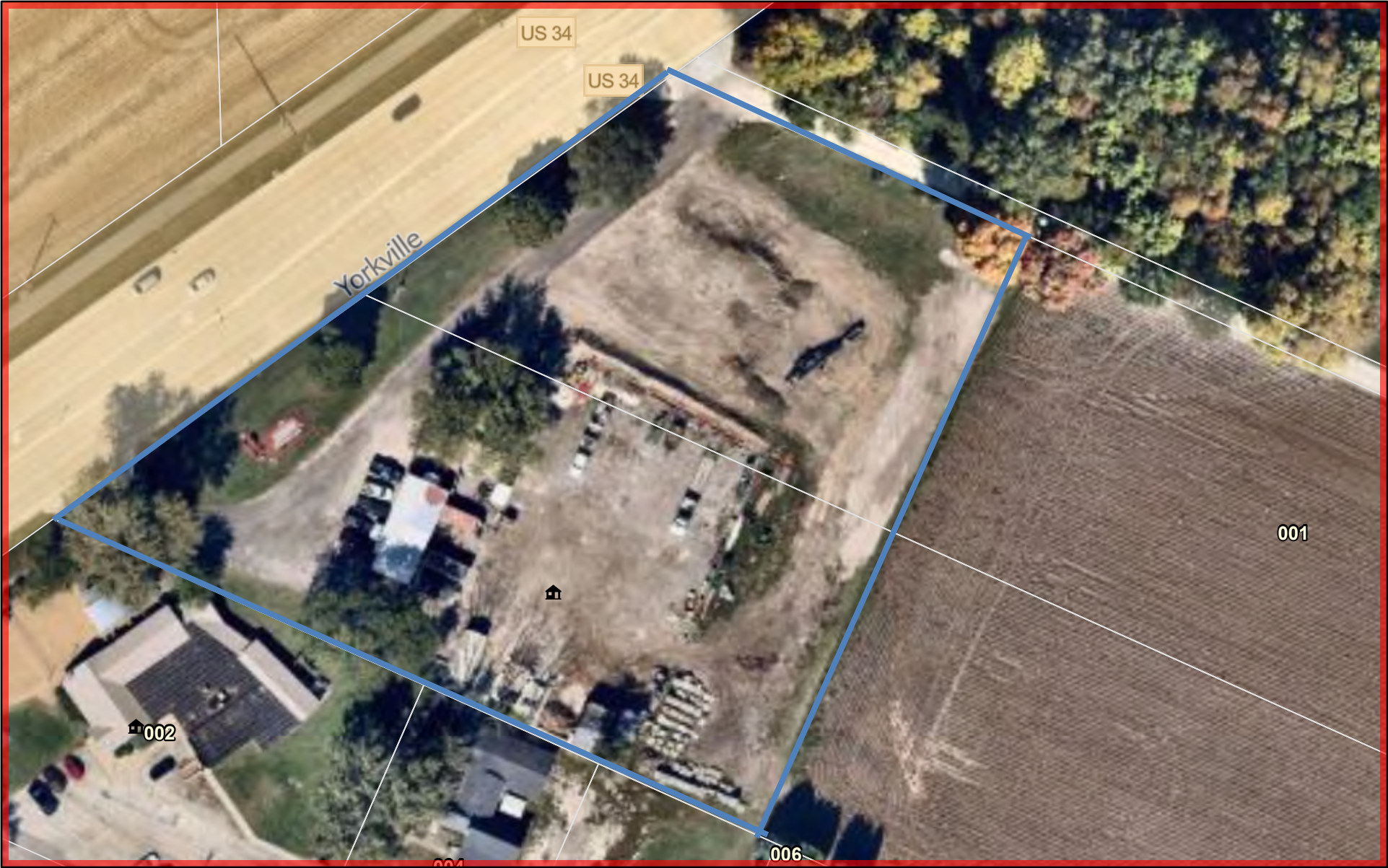
This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of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





Adam Rawe
Division of Ecosystems and Environment
217-785-5500




November 9, 2020

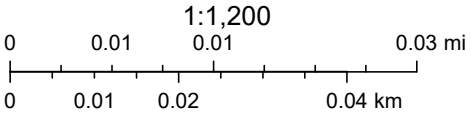
 Kendall County Address Points

 Incorporated Areas

 Yorkville

Parcels

 parcel



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Kendall County Web GIS

View GIS Disclaimer at <https://www.co.kendall.il.us/departments/geographic-information-systems/gis-disclaimer-page/>.

DEVELOPER:
Cox Landscaping
4433 Tuma Road
Yorkville, Illinois 60545

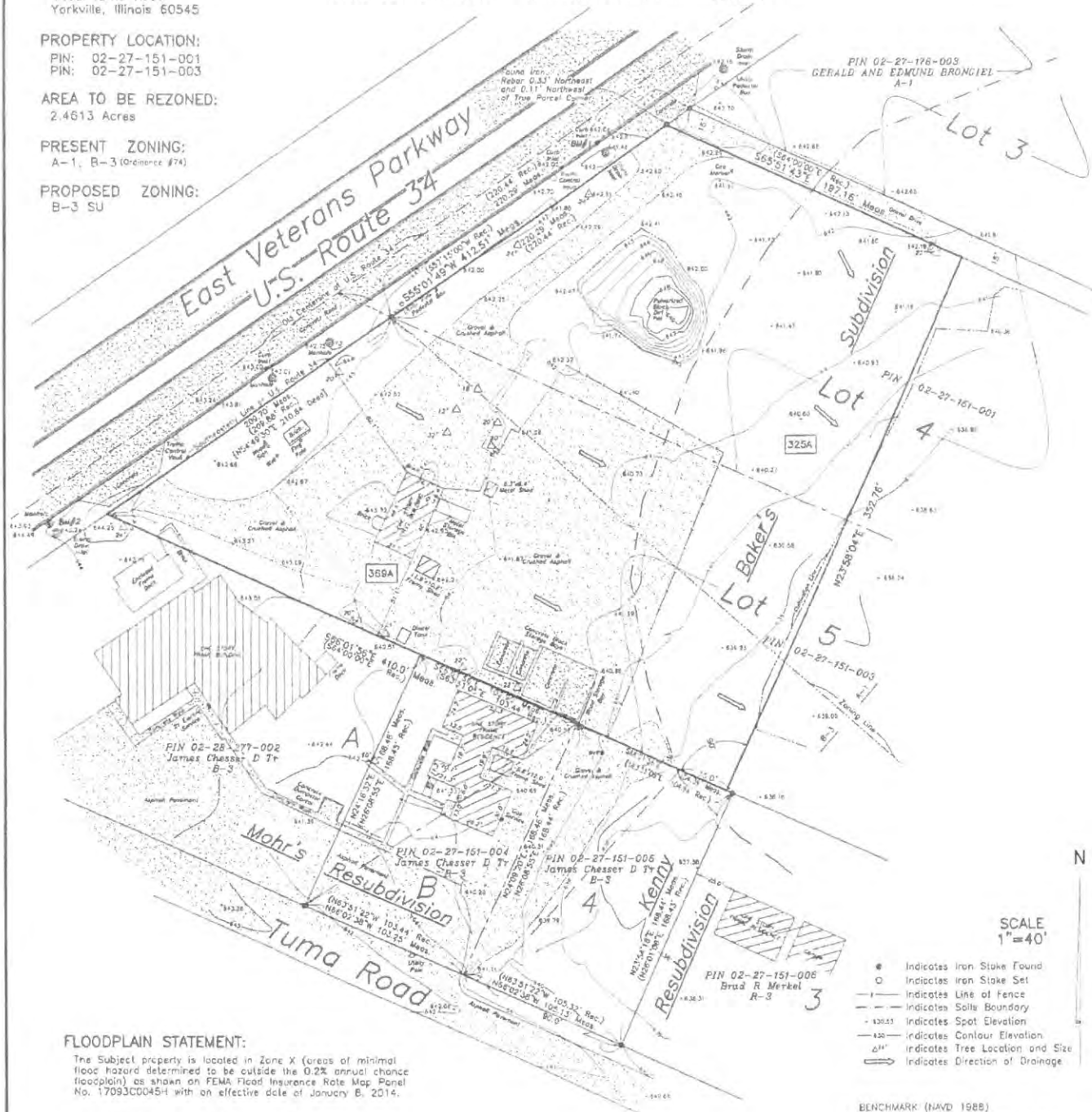
PROPERTY LOCATION:
PIN: 02-27-151-001
PIN: 02-27-151-003

AREA TO BE REZONED:
2.4613 Acres

PRESENT ZONING:
A-1, R-3 (Ordinance #74)

PROPOSED ZONING:
B-3 SU

ZONING PLAT OF PART OF LOTS 4 AND 5 BAKER'S SUBDIVISION BRISTOL TOWNSHIP KENDALL COUNTY ILLINOIS



FLOODPLAIN STATEMENT:

The Subject property is located in Zone X (areas of minimal flood hazard determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map Panel No. 17093C0045H with an effective date of January 8, 2014.

WETLANDS STATEMENT:

The National Wetlands Inventory Map depicts no wetlands on the Subject Property.

LEGAL DESCRIPTION OF TRACT TO BE REZONED:

That Part of Lots 4 and 5 of Baker's Subdivision of Section 27 and 28, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest Corner of Lot 5 at Baker's Subdivision for a point of beginning; thence South 68°01'58" East along the Southwesterly Line of said Lot 5, 410.0 feet; thence North 23°58'04" East, 352.76 feet to a line that is parallel with and 15.0 feet Southwest of the Northeasterly Line of Lot 4 of Baker's Subdivision; thence North 65°51'43" East along said parallel line, 157.16 feet to the Southeast Line of U.S. Route 34; thence South 55°01'49" West along said Southeast Line, 412.51 feet to the point of beginning, in Bristol Township, Kendall County, Illinois.



SOILS (From Web Soil Survey)

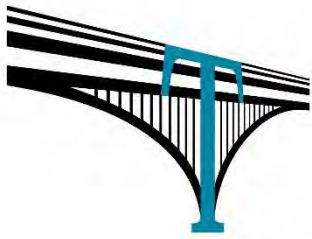
325A	Dracden Silt Loam, 0%-2% slopes
388A	Waupecan Silt Loam, 0%-2% slopes

January 6, 2020

JOB NO.	19313
JOB NAME	COX
DWG FILE	19313

Phillip D. Young and Associates, Inc.
LAND SURVEYING — TOPOGRAPHIC MAPPING — Lic.#184-002775

1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580



TEBRUGGE ENGINEERING

410 E. CHURCH ST.—SUITE A
SANDWICH, IL 60548

PHONE: (815) 786-0195
EMAIL: INFO@TEBRUGGEENGINEERING.COM
WEBSITE: WWW.TEBRUGGEENGINEERING.COM

December 4, 2020

Mr. Matt Asselmeier
Kendall County Planning, Building and Zoning Department
111 W Fox St
Room 204
Yorkville, IL 60560-1498

Re: Cox Landscaping
9000 E. Veterans Parkway
Yorkville IL

Dear Mr. Asselmeier,

I visited the site located at 9000 E Veterans Parkway and walked the site to review the parking and storage areas used by Cox Landscaping. The site topographic survey had recently been done by Phil Young & Associates and we completed a Civil Site Plan detailing the areas of topsoil stockpile and the landscape berm which was installed on the north and east sides of the rear storage area. We reviewed the site history of this property utilizing google earth back to 2000 and the north portion utilized by Cox Landscaping has not had any significant change since the previous landscape company used this site.

The drainage pattern is from north to south. The parking lots and storage area all drain to the south. The landscape berm around the rear storage area and the topsoil stockpile do not block or impede the overland flow of storm water to the south. There was no erosion of the topsoil stockpile noticed on the south side of the topsoil stockpile. Cox Landscaping stated that they use the topsoil on an as needed basis for their landscaping projects.

If you have any additional questions, please contact us.

Sincerely,

Tebrugge Engineering



John Tebrugge

DEVELOPER:

Cox Landscaping
4433 Tuma Road
Yorkville, Illinois 60545

PROPERTY LOCATION:

PIN: 02-27-151-001
PIN: 02-27-151-003

AREA TO BE REZONED:

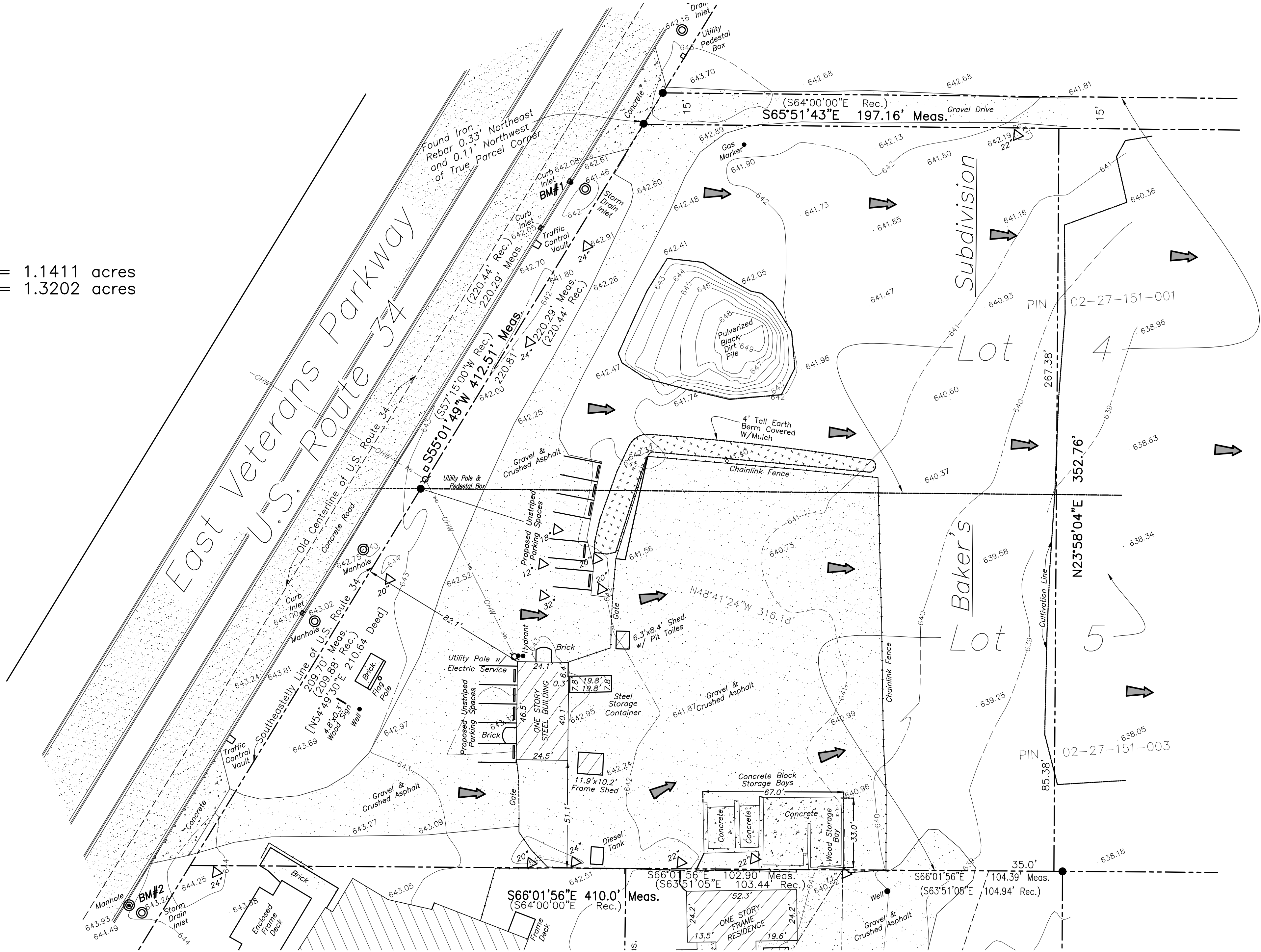
B3 to B3-SU 49707 sq.ft. = 1.1411 acres
A1 to B3-SU 57506 sq.ft. = 1.3202 acres
Total Area = 2.4613 Acres

PRESENT ZONING:

A1 and B3 (Ordinance #74)

PROPOSED ZONING:

B3-SU



LEGEND	
	PROPERTY BOUNDARY
	EXISTING CONTOUR LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER LINE
	EXISTING WATERMAIN
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD ELECTRIC
	EXISTING GAS SERVICE
	EXISTING TELEPHONE
	PROPOSED CONTOUR LINE
	PROPOSED WATERMAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER LINE
	PROPOSED GREASE SERVICE LINE
	PROPOSED VENT LINE
	EXISTING FENCELINE
	PROPOSED SILT FENCE
	EXISTING SPOT SHOT
	PROPOSED SPOT GRADE
	WATER
	STORM
	SANITARY
	R.O.W. MONUMENT
	PROPERTY PIN
	P.K. NAIL
	CHISELED MARK
	BENCHMARK
	HUB & TACK
	SOIL BORING
	OVERLAND RELIEF
	FLOW DIRECTION
	PROP B-BOX
	PROP HYDRANT
	PROP VALVE
	PROP VALVE VAULT
	PROP INLET-CURB
	PROP INLET OR MANHOLE
	PROP FLARED END SECTION
	PROP CLEANOUT
	PROP MANHOLE
	UTILITY POLE
	GUY WIRE LOC.
	UTIL CABINET
	UTIL PEDESTAL
	LIGHT POLE
	TRAFFIC SIGNAL
	ELECTRIC VAULT
	GAS VALVE

SURVEY COMPLETED BY:

Phillip D. Young and Associates, Inc.
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580

BENCHMARK (NAVD 1988)

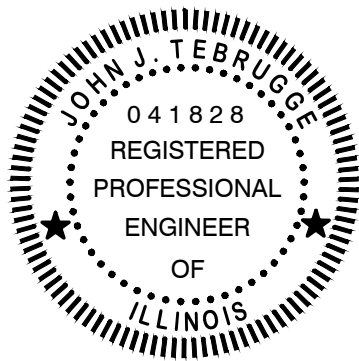
BM#1 -- Top of Curb Inlet at the
Northwest Corner of Subject Property.
Elevation = 642.55

BM#2 -- Manhole Rim at Curb at the
Southwest Corner of Subject Property.
Elevation = 644.23

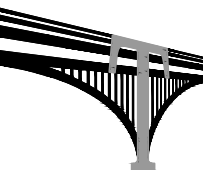
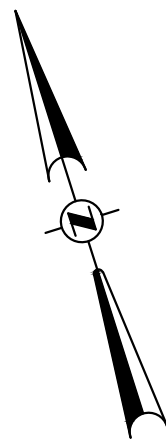
PROFESSIONAL ENGINEER'S CERTIFICATION
STATE OF ILLINOIS, COUNTY OF KENDALL

I JOHN J. TEBRUGGE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN
PREPARED UNDER MY PERSONAL DIRECTION BASED ON AVAILABLE DOCUMENTS AND FIELD MEASUREMENTS FOR THE
EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND & SEAL THIS 3RD DAY OF DECEMBER, 2020.



ILLINOIS REGISTERED PROFESSIONAL ENGINEER
NO. 0062-041828 EXPIRES NOV. 30, 2021



TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

NO.	DATE	NOTES

PREPARED FOR:
COX LANDSCAPING
9000 E VETERANS PARKWAY, YORKVILLE, IL 60560

COX LANDSCAPING SITE PLAN
EXISTING CONDITION PLAN

PROJECT NO. 20 485 01
SCALE: 1" = 30'
DATE: DEC 2, 2020

SHEET NO. 1
OF 1 SHEETS

DEVELOPER:

Cox Landscaping
4433 Tuma Road
Yorkville, Illinois 60545

PROPERTY LOCATION:

PIN: 02-27-151-001
PIN: 02-27-151-003

AREA TO BE REZONED:

B3 to B3-SU 49707 sq.ft. = 1.1411 acres
A1 to B3-SU 57506 sq.ft. = 1.3202 acres
Total Area = 2.4613 Acres

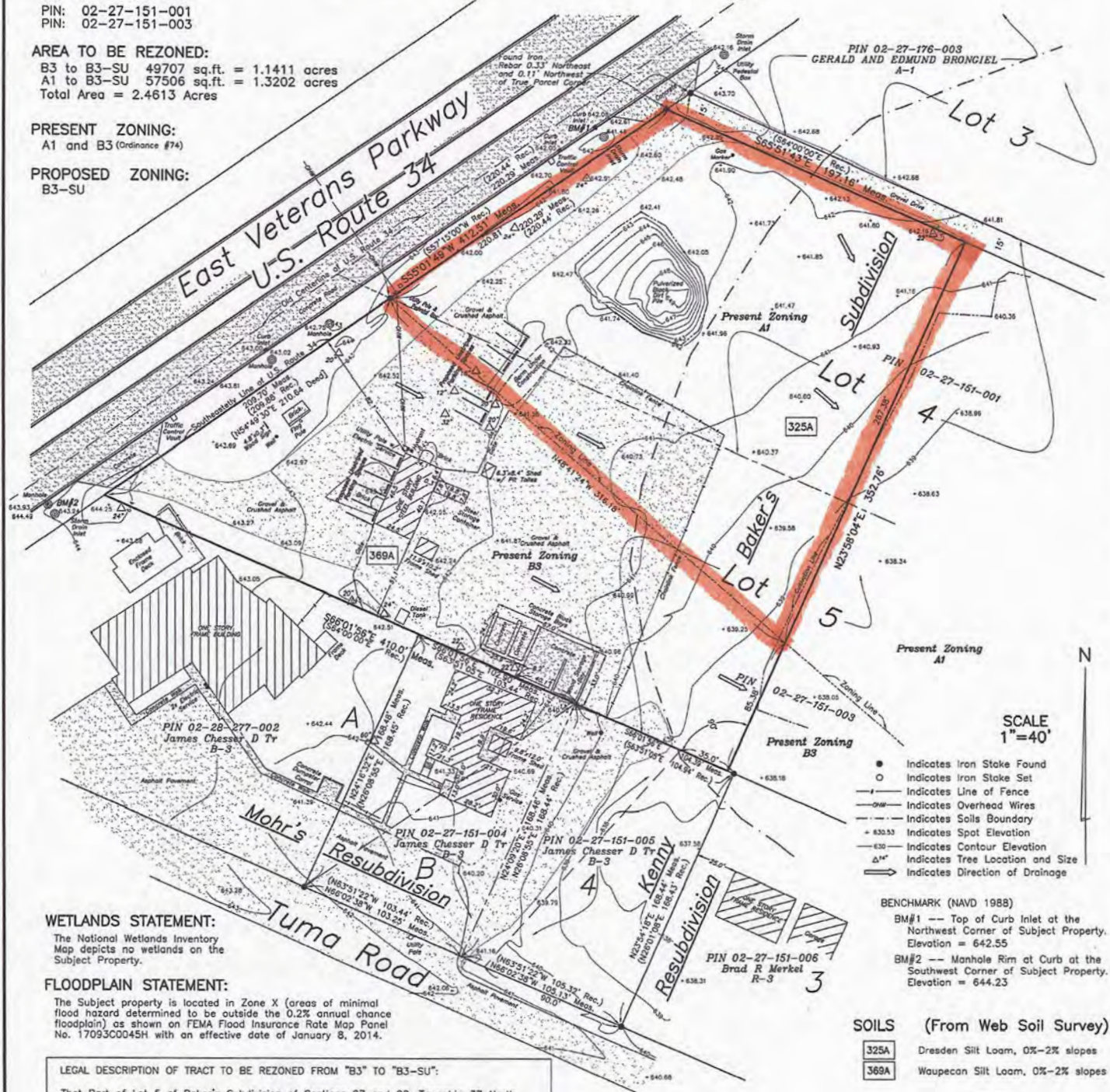
PRESENT ZONING:

A1 and B3 (Ordinance #74)

PROPOSED ZONING:

B3-SU

ZONING PLAT OF PART OF LOTS 4 AND 5 BAKER'S SUBDIVISION BRISTOL TOWNSHIP KENDALL COUNTY ILLINOIS



WETLANDS STATEMENT:

The National Wetlands Inventory Map depicts no wetlands on the Subject Property.

FLOODPLAIN STATEMENT:

The Subject property is located in Zone X (areas of minimal flood hazard determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map Panel No. 17093C0045H with an effective date of January 8, 2014.

LEGAL DESCRIPTION OF TRACT TO BE REZONED FROM "B3" TO "B3-SU":

That Part of Lot 5 of Baker's Subdivision of Sections 27 and 28, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Beginning at the Southwest Corner of said Lot 5; thence South 66°01'56" East, along the Southwesterly Line of said Lot 5, 410.0 feet; thence North 23°58'04" East, 85.38 feet; thence North 48°41'24" West, 316.18 feet to the Southeast Line of U. S. Route 34; thence South 55°01'49" West, 209.70 feet to the point of beginning in Bristol Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT TO BE REZONED FROM "A1" TO "B3-SU":

That Part of Lots 4 and 5 of Baker's Subdivisions of Sections 27 and 28, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest Corner of said Lot 5; thence South 66°01'56" East, along the Southwesterly Line of said Lot 5, 410.0 feet; thence North 23°58'04" East, 85.38 feet for the point of beginning; thence North 48°41'24" West, 316.18 feet to the Southeast Line of U. S. Route 34; thence North 55°01'49" East, 202.81 feet to a line that is parallel with and 15.0 feet Southwest of the Northeastery Line of said Lot 4 of Baker's Subdivision; thence South 65°51'43" East, along said parallel line, 197.16 feet to a line drawn North 23°58'04" East from the point of beginning; thence South 23°58'04" West, 267.38 feet to the point of beginning in Bristol Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT:

That Part of Lots 4 and 5 of Baker's Subdivision of Sections 27 and 28, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Beginning at the Southwest Corner of said Lot 5 of Baker's Subdivision; thence South 66°01'56" East along the Southwesterly Line of said Lot 5, 410.0 feet; thence North 23°58'04" East, 352.78 feet to a line that is parallel with and 15.0 feet Southwest of the Northeastery Line of Lot 4 of Baker's Subdivision; thence North 65°51'43" East along said parallel line, 197.16 feet to the Southeast Line of U. S. Route 34; thence South 55°01'49" West along said Southeastery Line, 412.51 feet to the point of beginning, in Bristol Township, Kendall County, Illinois.

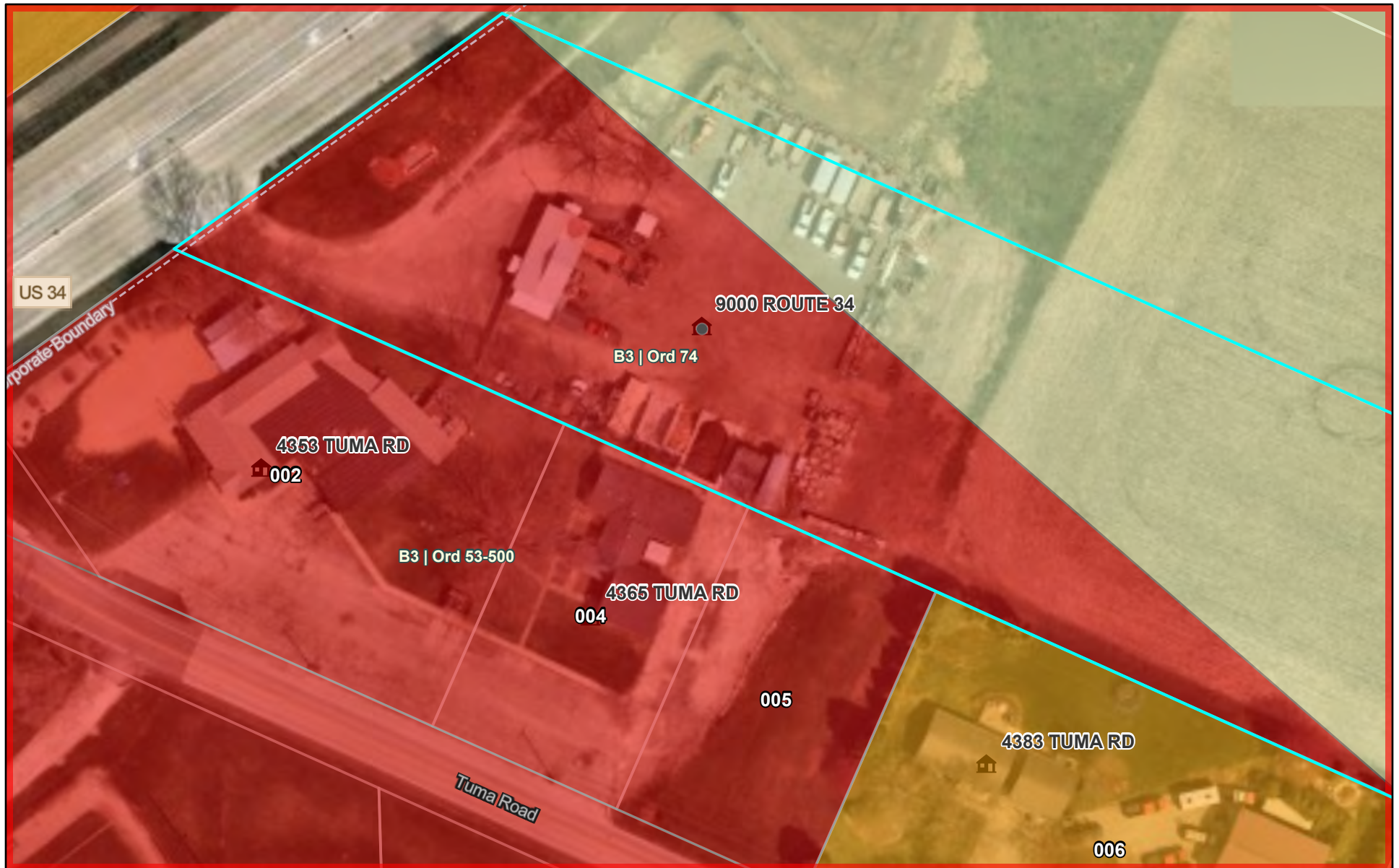


March 5, 2020

JOB NO. 19313
JOB NAME COX
DWG FILE 19313




Phillip D. Young and Associates, Inc.
LAND SURVEYING — TOPOGRAPHIC MAPPING — Lic.#184-002775


11078 South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580




September 18, 2020

Zoning

	R3
	A1 Municipalities
	B3 CITY OF YORKVILLE

 Current Parcels

 Kendall County Addresses

1:1,140

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

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Kendall County Web GIS

View GIS Disclaimer at <https://www.co.kendall.il.us/departments/geographic-information-systems/gis-disclaimer-page/>.



09/18/2020 11:03



09/18/2020 11:04



09/18/2020 11:04



09/18/2020 11:05



09/18/2020 11:03



09/18/2020 11:05



09/18/2020 11:05



Minutes - Board of Town Trustees

Illinois Office Supply - Ottawa, IL 430

STATE OF ILLINOIS,
 Kendall County, } ss.
 Town of Bristol

THE BOARD OF TOWN TRUSTEES met at the
 office of the Town Clerk at Bristol Township Hall on Wednesday February 20, 2020 @ 7:00 p.m.

PRESENT: Robert Walker Supervisor
 Julie Bennett Town Clerk
 Sharla Logan-Waclaw Town Trustee
 Bill Weatherly Town Trustee
 Cory Johnson Town Trustee
 Cliff Oleson Town Trustee

also present
 Highway Comm. Jeff Corneils ~~was present~~ and Assessor Dan Pickert,
 Twp. Sec. Vel Herrera,
 KCSD - W. Dial, Att. Dan Kramer,
 and 3 electors.

The following official business was transacted:

Supervisor Walker opened the meeting with The Pledge of Allegiance.
 Clerk Bennett took roll call.

At this time Sup. Walker asked Attorney Dan Kramer to make his presentation. Attorney Kramer told about zoning of businesses and that nurseries and Landscaping firms are now classed differently. Landscaping businesses now need a Special Use permit to operate. He is representing a local landscaping business along Rt. 34, near Tuma Road in Yorkville. They are seeking the Special Use zoning permit. With the Township Board having no issues with this, Weatherly made a motion to approve the Special use zoning for landscaping property/business along Rt. 34, second Johnson. Logan-Waclaw, Walker, Weatherly Johnson, Oleson all aye, none nay.

Minutes were presented. Motion to approve minutes Oleson, second Weatherly, all aye, none nay.

Bills were presented for payment. Motion to authorize payment of the bills, Johnson second Weatherly. Logan-Waclaw, Walker, Weatherly, Johnson, Oleson all aye, none nay.

General Town	\$ 41,473.99
Town FICA	2,335.80
General Assistance	991.00
Road and Bridge	8,541.44
Permanent/Hard Road	32,000.99
Road FICA	537.10
TOTAL	\$ 85,880.32

Old Business - Highway Commissioner Corneils commented on the Lynwood drainage issue. It is currently in the permit process with the state.

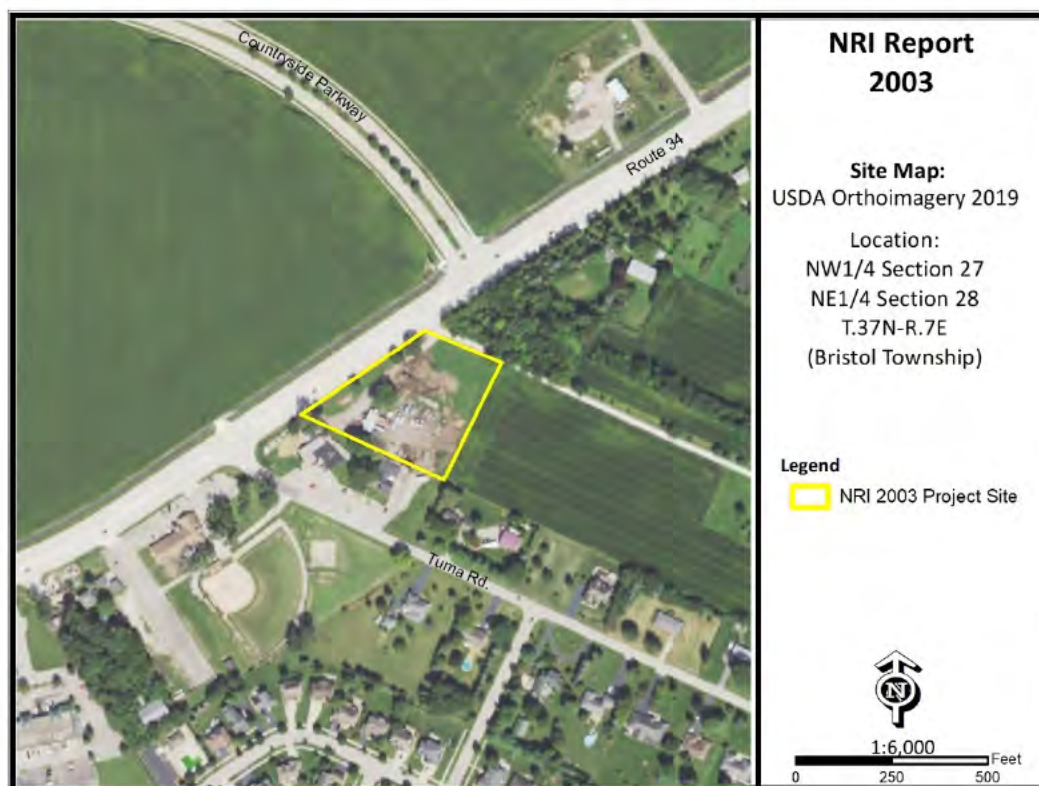
Discussion followed as to the engineering of the project. Comm. Corneils will ask the engineers to attend the next meeting to better explain to the public.

Clerk Bennett mentioned last month's discussion on an Intergovernmental Agreement with Oswego Twp. As the board was in agreement with this, Bennett asked for a motion to approve. Motion to approve Intergovernmental Agreement with Oswego Twp. made by Weatherly, second Johnson. Logan-Waclaw, Walker, Weatherly, Johnson, Oleson all aye, none nay.

Assessor - Assessor Pickert reported that Signature Fitness is going into the former Dick's Sporting Goods building at Kendall Marketplace. Last month the board received the Assessor's Budget. After review, a motion was made to approve the Assessor's Budget for the year, made by Johnson, second Oleson, all aye, none nay.

New Business - Comm. Corneils reported that the Township Building was recently

NATURAL RESOURCE INFORMATION (NRI) REPORT: 2003



January
2020

Petitioner: Cox Landscaping LLC
Contact: Attorney Daniel J. Kramer

Prepared by:



**Kendall County Soil & Water
Conservation District**

7775A Route 47 • Yorkville, Illinois 60560
Phone: (630)553-5821 x3 • Fax: (630)553-7442
www.kendallswcd.org

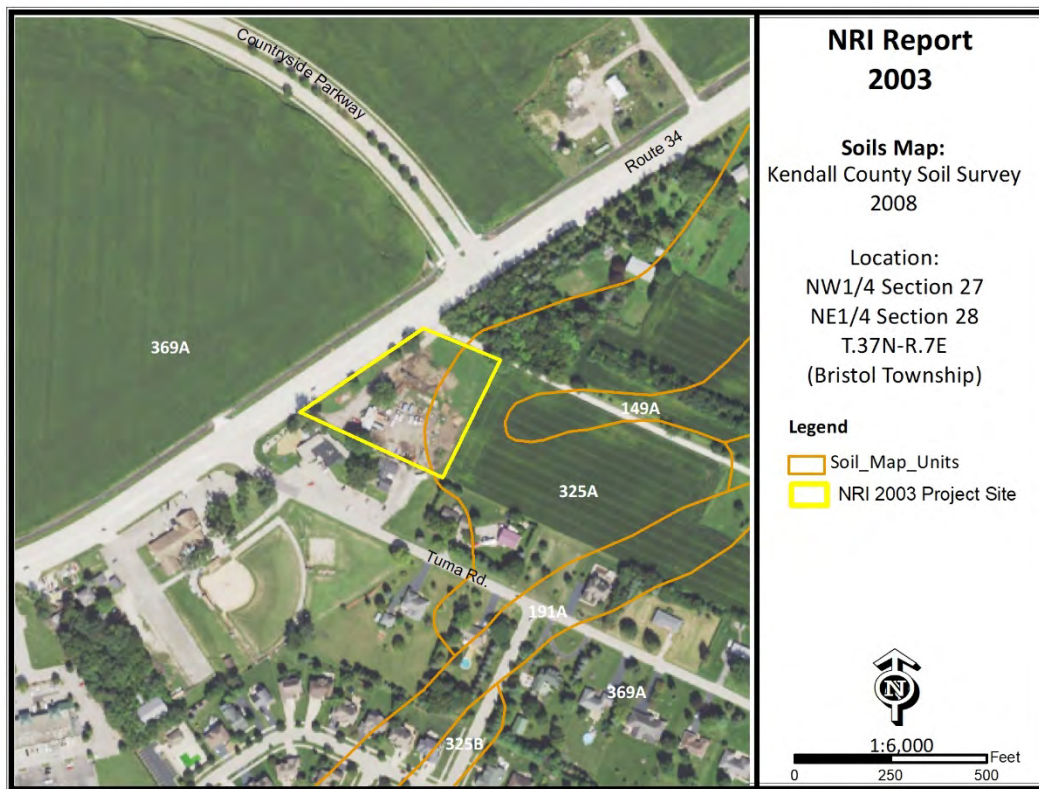
2003

Executive Summary

January 2020

Petitioner: Cox Landscaping LLC**Contact Person:** Attorney Daniel J. Kramer**County or Municipality the petition is filed with:** Kendall County**Location of Parcel:** NW¼ Section 27, NE¼ Section 28, T.37N.-R.7E. (Bristol Township) of the 3rd Principal Meridian**Project or Subdivision Name:** Cox Landscaping**Existing Zoning & Land Use:** B-3 Business; Nursery & Landscaping Business**Proposed Zoning & Land Use:** Special Use Permit; Nursery & Landscaping Business**Proposed Water Source:** Existing Well**Proposed Type of Sewage Disposal System:** Existing Septic**Proposed Type of Storm Water Management:** N/A**Size of Site:** 2.5 acres**Land Evaluation Site Assessment Score:**115 (Land Evaluation: 89; Site Assessment: 26)

Natural Resource Findings

Soil Map:**SOIL INFORMATION:**

Based on information from the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) 2008 Kendall County Soil Survey, this parcel is shown to contain the following soil types (please note this does not replace the need for or results of onsite soil testing; if completed, please refer to onsite soil test results for planning/engineering purposes):

Table 1:

Map Unit	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation
325A	Dresden silt loam, 0-2% slopes	Well Drained	B	Non-hydric	Prime Farmland
369A	Waupecan silt loam, 0-2% slopes	Well Drained	B	Non-hydric	Prime Farmland

Hydrologic Soil Groups: Soils have been classified into four (A, B, C, D) hydrologic groups based on runoff characteristics due to rainfall. If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D), the first letter is for drained areas and the second letter is for undrained areas.

- ✓ **Hydrologic group A:** Soils have a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- ✓ **Hydrologic group B:** Soils have a moderate infiltration rate when thoroughly wet, consist chiefly of moderately deep to deep, moderately well drained to well drained soils that have a moderately fine to moderately coarse texture. These soils have a moderate rate of water transmission.
- ✓ **Hydrologic group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- ✓ **Hydrologic group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

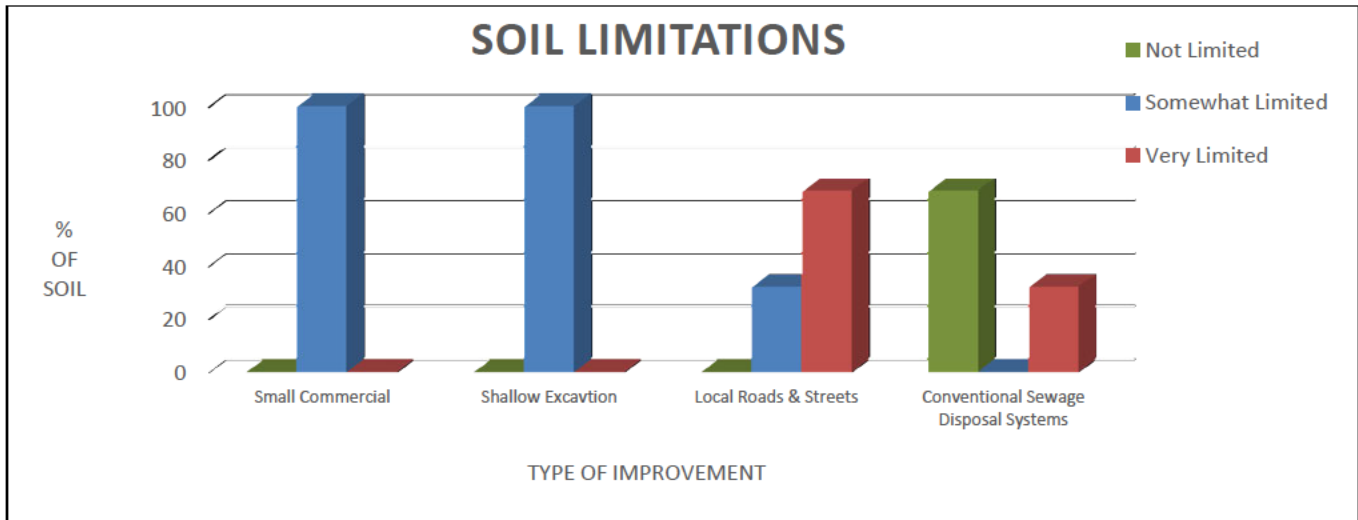
Hydric Soils: A hydric soil is one that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that supports the growth or regeneration of hydrophytic vegetation. Soils with hydric inclusions have map units dominantly made up of non-hydric soils that may have inclusions of hydric soils in the lower positions on the landscape. Of the soils found onsite, none are classified as hydric or having hydric inclusions.

Prime Farmland: Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, all are designated as prime farmland.

Soil Limitations: Limitations for small commercial building, shallow excavations, lawns/landscaping and conventional septic systems.

Table 2a:

Soil Type	Small Commercial Building	Shallow Excavations	Lawns & Landscaping	Conventional Septic Systems
325A	Somewhat Limited	Somewhat Limited	Somewhat Limited	Unsuitable: Gravel
369A	Somewhat Limited	Somewhat Limited	Somewhat Limited	Suitable



Kendall County Land Evaluation and Site Assessment (LESA):

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

- **LAND EVALUATION (LE)** – The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.
 - ✓ The Land Evaluation score for this site is 89, indicating that this site is **currently well suited** for agricultural uses.
- **SITE ASSESSMENT (SA)** – The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Kendall County LESA Committee is responsible for this portion of the LESA system.
 - ✓ The Site Assessment score for this site is 26.

The **LESA Score for this site is 115 which indicates a low level of protection** for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

Wetlands: The U.S. Fish & Wildlife Service's National Wetland Inventory map **does not indicate** the presence of a wetland(s) on the proposed project site. To determine if a wetland is present, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.

Floodplain: The parcel is not located within the floodplain.

Sediment and Erosion Control: Development on this site should include an erosion and sediment control plan in accordance with local, state and federal regulations. Soil erosion on construction sites is a resource concern because suspended sediment from areas undergoing development is a primary nonpoint source of water pollution. Please consult the *Illinois Urban Manual* (<http://illinoisurbanmanual.org>) for appropriate best management practices.

LAND USE FINDINGS:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed development plans for Petitioner Cox Landscaping LLC at the request of their contact, Attorney Daniel J. Kramer for the proposed special use request within Kendall County located in Sections 27 & 28 of Bristol Township (T.37N-R.7E) of the 3rd Principal Meridian) in Kendall County. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board presents the following information.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible. A land evaluation, which is a part of the Land Evaluation and Site Assessment (LESA) was conducted on this parcel. The soils on this parcel scored an 89 out of a possible 100 points indicating the soils are well suited for agricultural uses. The total LESA Score for this site is 115 which indicates a low level of protection for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. Additionally, of the soils found onsite, 100% are classified as prime farmland.

Soils found on the project site are rated for specific uses and can have potential limitations for development. Soil types with severe limitations do not preclude the ability to develop the site for the proposed use but it is important to note the limitation that may require soil reclamation, special design/engineering, or maintenance to obtain suitable soil conditions to support development with significant limitations. This report indicates that for soils located on the parcel, 100% are very limited for local roads/streets and 32% are unsuitable for conventional septic systems. This information is based on the soil in an undisturbed state. If the scope of the project may include the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within both the Fox River Watershed.

This development should include a soil erosion and sediment control plan to be implemented during construction. Sediment may become a primary non-point source of pollution; eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

For intense use it is recommended that the drainage tile survey completed on the parcel to locate the subsurface drainage tile be taken into consideration during the land use planning process. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

The information that is included in this Natural Resources Information Report is to assure the Land Developers take into full consideration the limitations of that land that they wish to develop. Guidelines and recommendations are also a part of this report and should be considered in the planning process. The Natural Resource Information Report is required by the Illinois Soil and Water Conservation District Act (Ill. Compiled Statutes, Ch. 70, Par 405/22.02a).


SWCD Board Representative

Date: January 6, 2020

KENDALL CO SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCE INFORMATION REPORT (NRI)
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NRI Report Number	2003
Date District Board Reviews Application	January 2020
Applicant's Name	Cox Landscaping LLC
Size of Parcel	2.5 acres
Current Zoning & Use	B-3; Landscaping / Nursery Business
Proposed Zoning & Use	Special Use Permit; Landscaping / Nursery Business
Parcel Index Number(s)	02-27-151-003; 02-27-151-001
Contact Person	Attorney Daniel J. Kramer

<i>Copies of this report or notification of the proposed land-use change were provided to:</i>	Yes	No
The Applicant	X	
The Applicant's Legal Representation	X	
The Local/Township Planning Commission	X	
The Village/City/County Planning and Zoning Department or Appropriate Agency	X	
The Kendall County Soil and Water Conservation District Files	X	

Report Prepared By: *Megan Andrews* Position: *Resource Conservationist*

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PURPOSE AND INTENT

The purpose of this report is to inform officials of the local governing body and other decision-makers with natural resource information. This information may be useful when undertaking land use decisions concerning variations, amendments or relief of local zoning ordinances, proposed subdivision of vacant or agricultural lands and the subsequent development of these lands. This report is a requirement under Section 22.02a of the Illinois Soil and Water Conservation Districts Act.

The intent of this report is to present the most current natural resource information available in a readily understandable manner. It contains a description of the present site conditions, the present resources, and the potential impacts that the proposed change may have on the site and its resources. The natural resource information was gathered from standardized data, on-site investigations and information furnished by the petitioner. This report must be read in its entirety so that the relationship between the natural resource factors and the proposed land use change can be fully understood.

Due to the limitations of scale encountered with the various resource maps, the property boundaries depicted in the various exhibits in this

report provide a generalized representation of the property location and may not precisely reflect the legal description of the PIQ (Parcel in Question).

This report, when used properly, will provide the basis for proper land use change decisions and development while protecting the natural resource base of the county. It should not be used in place of detailed environmental and/or engineering studies that are warranted under most circumstances, but in conjunction with those studies.

The conclusions of this report in no way indicate that a certain land use is not possible, but it should alert the reader to possible problems that may occur if the capabilities of the land are ignored. Any questions on the technical data supplied in this report or if anyone feels that they would like to see more additional specific information to make the report more effective, please contact:

**Kendall County Soil and Water Conservation
District**

7775A Route 47, Yorkville, IL 60560

Phone: (630) 553-5821 ext. 3

FAX: (630) 553-7442

E-mail: Megan.Andrews@il.nacdnet.net

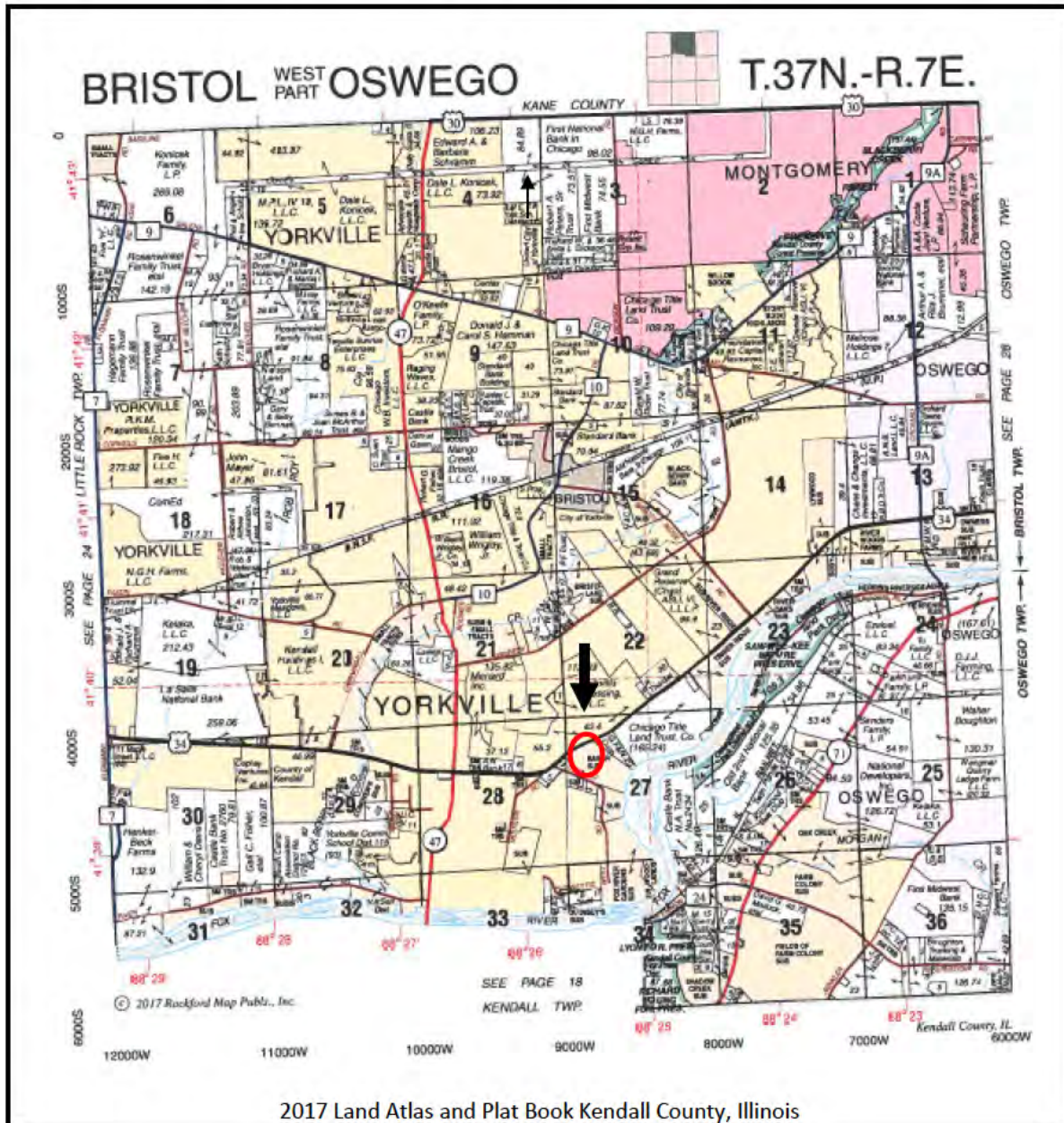
PARCEL LOCATION

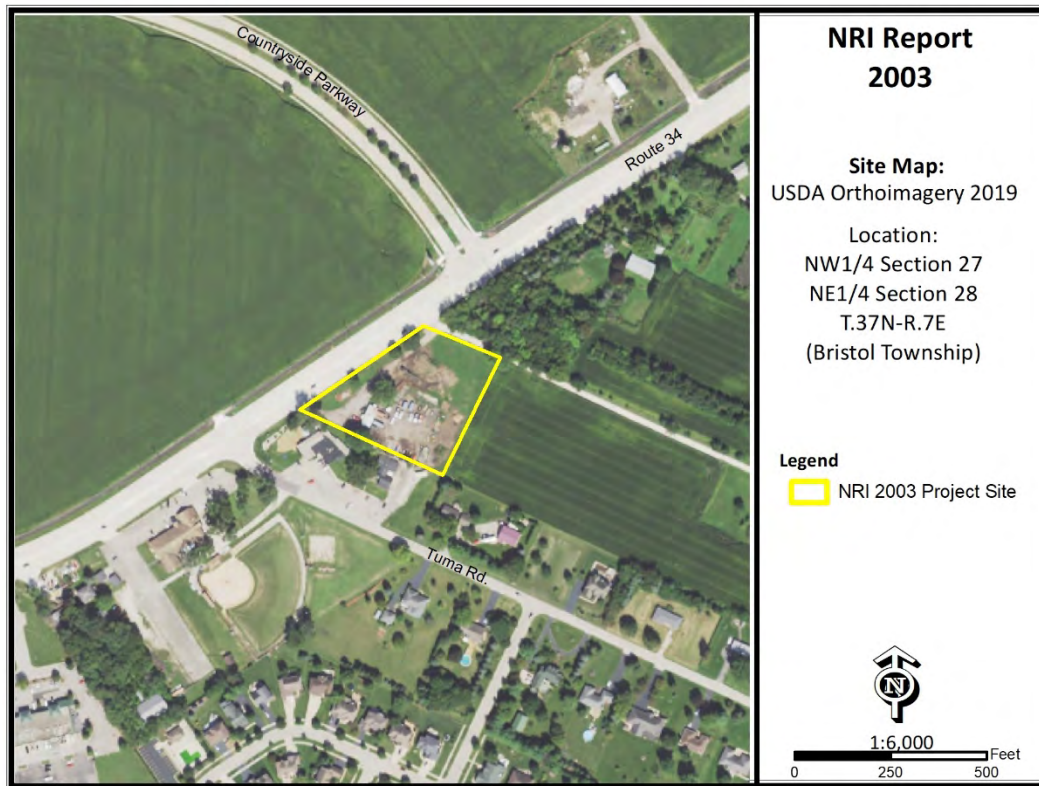
Location Map for Natural Resources Information Report # 2003

NW¼ Section 27 and NE¼ Section 28 of Township 37 North, Range 7 East (Bristol Township) on 2.5 acres.

This parcel is located on the south side of Route 34 and southeast of the intersection of Route 34 and Tuma Road. The parcel is located in unincorporated Kendall County.

Figure 1: 2017 Plat Map and 2017 Aerial Map with NRI Site Boundary





ARCHAEOLOGIC/CUTURAL RESOURCES

Simply stated, cultural resources are all the past activities and accomplishments of people. They include the following: buildings; objects made or used by people; locations; and less tangible resources, such as stories, dance forms, and holiday traditions. The Soil and Water Conservation District most often encounters cultural resources as historical properties. These may be prehistoric or historical sites, buildings, structures, features, or objects. The most common type of historical property that the Soil and Water Conservation District may encounter is non-structural archaeological sites. These sites often extend below the soil surface, and must be protected against disruption by development or other earth moving activity if possible. Cultural resources are *non-renewable* because there is no way to “grow” a site to replace a disrupted site.

Landowners with historical properties on their land have ownership of that historical property.

However, the State of Illinois owns all of the following: human remains, grave markers, burial mounds, and artifacts associated with graves and human remains.

Non-grave artifacts from archaeological sites and historical buildings are the property of the landowner. The landowner may choose to disturb a historical property, but may not receive federal or state assistance to do so. If an earth moving activity disturbs human remains, the landowner must contact the county coroner within 48 hours.

The Illinois Historic Preservation Agency has not been notified of the proposed land use change by the Kendall County SWCD. The applicant may need to contact the IHPA according to current Illinois law.

ECOLOGICALLY SENSITIVE AREAS

What is Biological Diversity and Why Should it be Conserved?¹

Biological diversity, or biodiversity, is the range of life on our planet. A more thorough definition is presented by botanist Peter H. Raven: "At the simplest level, biodiversity is the sum total of all the plants, animals, fungi and microorganisms in the world, or in a particular area; all of their individual variation; and all of the interactions between them. It is the set of living organisms that make up the fabric of the planet Earth and allow it to function as it does, by capturing energy from the sun and using it to drive all of life's processes; by forming communities of organisms that have, through the several billion years of life's history on Earth, altered the nature of the atmosphere, the soil and the water of our Planet; and by making possible the sustainability of our planet through their life activities now." (Raven 1994)

It is not known how many species occur on our planet. Presently, about 1.4 million species have been named. It has been estimated that there are perhaps 9 million more that have not been identified. What is known is that they are vanishing at an unprecedented rate. Reliable estimates show extinction occurring at a rate several orders of magnitude above "background" in some ecological systems. (Wilson 1992, Hoose 1981)

The reasons for protecting biological diversity are complex, but they fall into four major categories.

First, loss of diversity generally weakens entire natural systems. Healthy ecosystems tend to have many natural checks and balances. Every species plays a role in maintaining this system. When simplified by the loss of diversity, the system becomes more susceptible to natural and artificial perturbations. The chances of a system-wide collapse increase. In parts of the midwestern United States, for example, it was

only the remnant areas of natural prairies that kept soil intact during the dust bowl years of the 1930s. (Roush 1982)

Simplified ecosystems are almost always expensive to maintain. For example, when synthetic chemicals are relied upon to control pests, the target species are not the only ones affected. Their predators are almost always killed or driven away, exasperating the pest problem. In the meantime, people are unintentionally breeding pesticide-resistant pests. A process has begun where people become perpetual guardians of the affected area, which requires the expenditure of financial resources and human ingenuity to keep the system going.

A second reason for protecting biological diversity is that it represents one of our greatest untapped resources. Great benefits can be reaped from a single species. About 20 species provide 90% of the world's food. Of these 20, just three, wheat, maize and rice-supply over one half of that food. American wheat farmers need new varieties every five to 15 years to compete with pests and diseases. Wild strains of wheat are critical genetic reservoirs for these new varieties.

Further, every species is a potential source of human medicine. In 1980, a published report identified the market value of prescription drugs from higher plants at over \$3 billion. Organic alkaloids, a class of chemical compounds used in medicines, are found in an estimated 20% of plant species. Yet only 2% of plant species have been screened for these compounds. (Hoose 1981)

The third reason for protecting diversity is that humans benefit from natural areas and depend on healthy ecosystems. The natural world supplies our air, our water, our food and supports human economic activity. Further, humans are creatures that evolved in a diverse natural environment between forest and

¹Taken from *The Conservation of Biological Diversity in the Great Lakes Ecosystem: Issues and Opportunities*, prepared by the Nature Conservancy Great Lakes Program 79W. Monroe Street, Suite 1309, Chicago, IL 60603, January 1994

grasslands. People need to be reassured that such places remain. When people speak of “going to the country,” they generally mean more than getting out of town. For reasons of their own sanity and well being, they need a holistic, organic experience. Prolonged exposure to urban monotony produces neuroses, for which cultural and natural diversity cure.

Historically, the lack of attention to biological diversity, and the ecological processes it supports, has resulted in economic hardships for segments of the basin’s human population.

The final reason for protecting biological diversity is that species and natural systems are intrinsically valuable. The above reasons have focused on the benefits of the natural world to humans. All things possess intrinsic value simply because they exist.

Biological Resources Concerning the Subject Parcel

As part of the Natural Resources Information Report, staff checks office maps to determine if any nature preserves are in the general vicinity of the parcel in question. If there is a nature preserve in the area, then that resource will be identified as part of the report. The SWCD recommends that every effort be made to protect that resource. Such efforts should include, but are not limited to erosion control, sediment control, stormwater management, and groundwater monitoring.

Office maps indicate that ecologically sensitive area(s), Fox River, Saw-Wee-Kee Nature Preserve, Lyon Forest Preserve and Richard Young Forest Preserve are located near the parcel in question (PIQ).

SOILS INFORMATION

Importance of Soils Information

Soils information comes from the Natural Resources Conservation Service Soil Maps and Descriptions for Kendall County. This information is important to all parties involved in determining the suitability of the proposed land use change.

Each soil polygon is given a number, which represents its soil type. The letter found after the soil type number indicates the soils slope class.

Each soil map unit has limitations for a variety of land uses such as septic systems, buildings with basements, and buildings without basements. It is important to remember that soils do not function independently of each other. The behavior of a soil depends upon the physical properties of adjacent soil types, the presence of artificial drainage, soil compaction, and its position in the local landscape.

The limitation categories (slight, moderate or severe) indicate the potential for difficulty in using that soil unit for the proposed activity and, thus, the degree of need for thorough soil borings and engineering studies. A limitation

does not necessarily mean that the proposed activity cannot be done on that soil type. It does mean that the reasons for the limitation need to be thoroughly understood and dealt with in order to complete the proposed activity successfully. A severe limitation indicates that the proposed activity will be more difficult and costly to do on that soil type than on a soil type with a moderate or slight rating.

Soil survey interpretations are predictions of soil behavior for specified land uses and specified management practices. They are based on the soil properties that directly influence the specified use of the soil. Soil survey interpretations allow users of soil surveys to plan reasonable alternatives for the use and management of soils.

Soil interpretations do not eliminate the need for on-site study and testing of specific sites for the design and construction for specific uses. They can be used as a guide for planning more detailed investigations and for avoiding undesirable sites for an intended use. The scale of the maps and the range of error limit the use of the soil delineation.

Figure 2: Soil Map

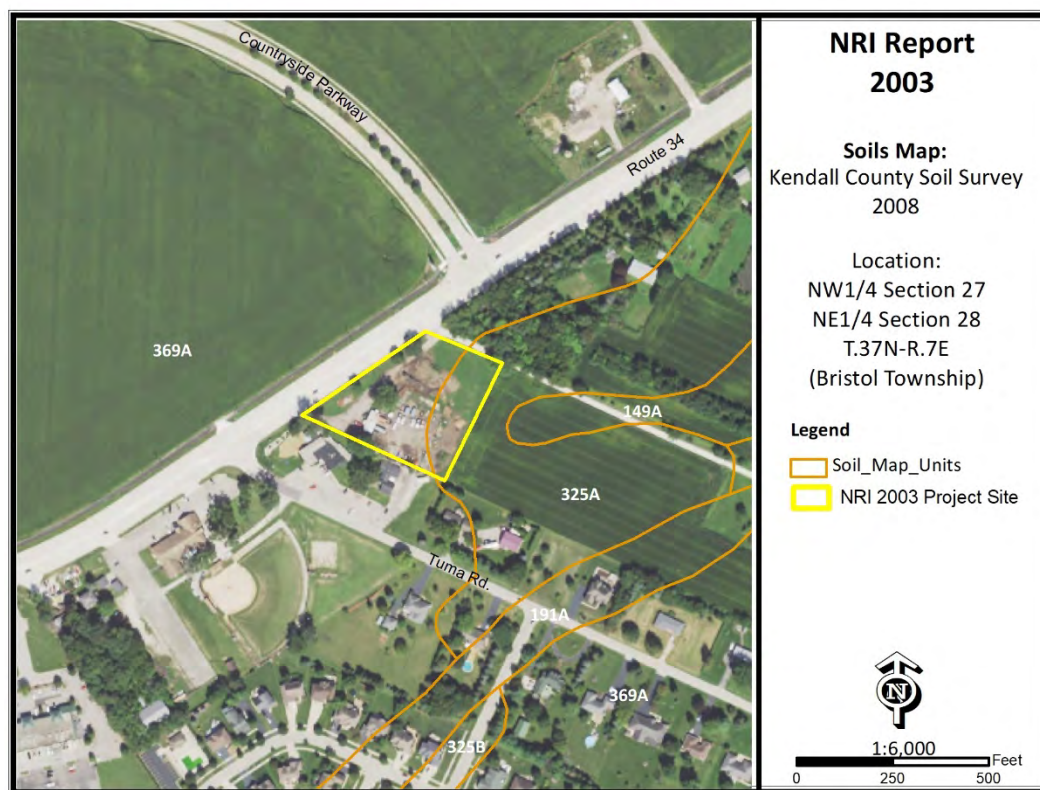


Table 1: Soil Map Unit Descriptions

Symbol	Descriptions	Acres	Percent
325A	Dresden silt loam, 0-2% slopes	0.8	32%
369A	Waupecan silt loam, 0-2% slopes	1.7	68%

*SOURCE: National Cooperative Soil Survey – USDA-NRCS

SOIL INTERPRETATIONS EXPLANATION

Nonagricultural

General

These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. This report gives ratings for proposed uses in terms of limitations and restrictive features. The tables list only the most restrictive features.

Other features may need treatment to overcome soil limitations for a specific purpose. Ratings come from the soil's "natural" state, that is, no unusual modification occurs other

than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. Most of these practices, however, are costly. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance. Soil properties influence development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. Soil limitation ratings of slight, moderate, and severe are given for the types of

proposed improvements that are listed or inferred by the petitioner as entered on the report application and/or zoning petition. The most common types of building limitation that this report gives limitations ratings for is: septic systems. It is understood that engineering practices can overcome most limitations for buildings with and without basements, and small commercial buildings. Limitation ratings for these types of buildings are not commonly provided. Organic soils, when present on the parcel, are referenced in the hydric soils section of the report. This type of soil is considered to be unsuitable for all types of construction.

Limitations Ratings

1. **Not Limited** - This soil has favorable properties for the use. The degree of limitation is minor. The people

involved can expect good performance and low maintenance.

2. **Somewhat Limited** - This soil has moderately favorable properties for the use. Special planning, design, or maintenance can overcome this degree of limitation. During some part of the year, the expected performance is less desirable than for soils rated slight.
3. **Very Limited** - This soil has one or more properties that are unfavorable for the rated use. These may include the following: steep slopes, bedrock near the surface, flooding, high shrink-swell potential, a seasonal high water table, or low strength. This degree of limitation generally requires major soil reclamation, special design, or intensive maintenance, which in most situations is difficult and costly.

BUILDING LIMITATIONS

Building on Poorly Suited or Unsuitable Soils:

Can present problems to future property owners such as cracked foundations, wet basements, lowered structural integrity and high maintenance costs associated with these problems. The staff of the Kendall County SWCD strongly urges scrutiny by the plat reviewers when granting parcels with these soils exclusively.

Small Commercial Building - Ratings are for structures that are less than three stories high and do not have basements. The foundation is assumed to be spread footings of reinforced concrete built on disturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs.

Shallow Excavations - Trenches or holes dug to a maximum depth of 5 or 6 feet for utility lines, open ditches or other purposes. Ratings are based on soil properties that influence the ease of digging and the resistance to sloughing.

Lawns and Landscaping - Require soils on which turf and ornamental trees and shrubs can be established and maintained (irrigation is not considered in the ratings). The ratings are based on the soil properties that affect plant growth and trafficability after vegetation is established.

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

Onsite Sewage Disposal - The factors considered are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. The major features considered are soil permeability, percolation rate, groundwater level, depth to bedrock, flooding hazards, and slope. The table below indicates soils that are deemed unsuitable per the Kendall County Subdivision Control Ordinance. Installation of an

on-site sewage disposal system in soils designated as unsuitable may necessitate the installation of a non-conventional onsite sewage disposal system. For more information please

contact the Kendall County Health Department – Environmental Health at (630)553-9100 x8026

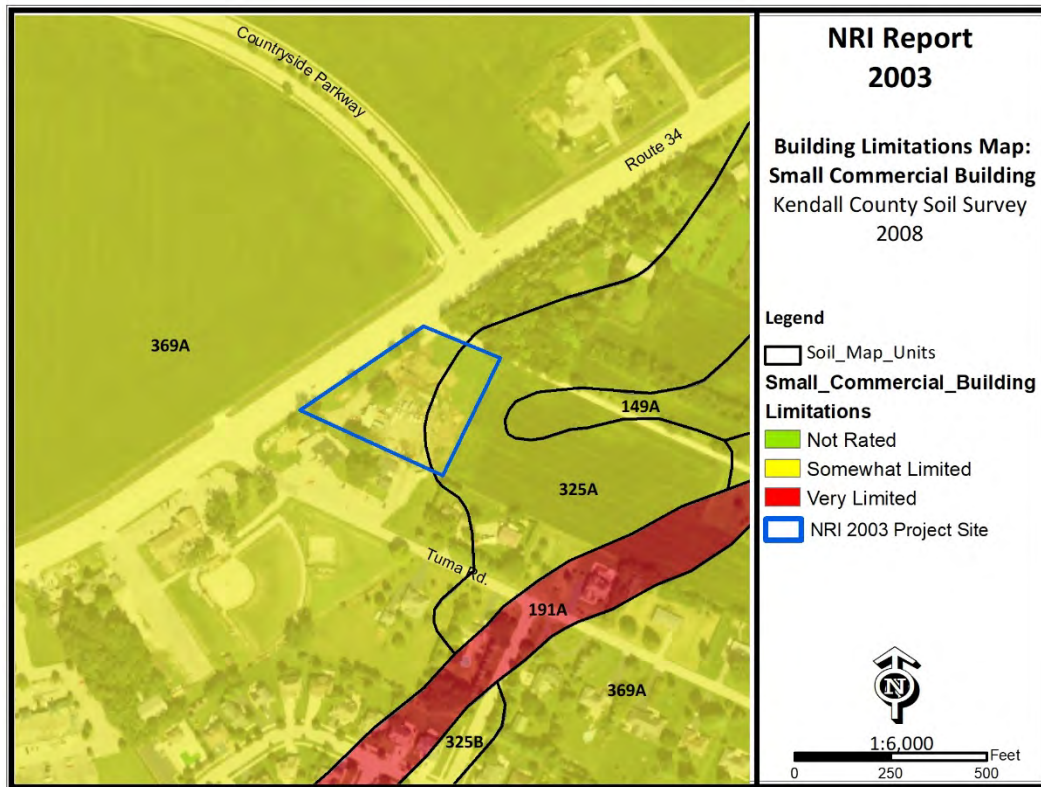
Table 2a: Building Limitations

Soil Type	Small Commercial Building	Shallow Excavation	Lawns/Landscaping	Acres	%
325A	Somewhat Limited: Shrink-swell	Somewhat Limited: Dusty; Unstable Excavation Walls	Somewhat Limited: Dusty	0.8	32%
369A	Somewhat Limited: Shrink-swell	Somewhat Limited: Dusty; Unstable Excavation Walls	Somewhat Limited: Dusty	1.7	68%
% Very Limited	0%	0%	0%		

Table 2b: Building Limitations

Soil Type	Local Roads & Streets	Onsite Conventional Sewage Systems	Acres	%
325A	Somewhat Limited: Low strength; Frost action; Shrink-swell	Unsuitable: Gravel	0.8	32%
369A	Very Limited: Frost action; Low Strength; Shrink-swell	Suitable	1.7	68%
% Very Limited	68%	68%		

Figure 3a: Map of Building Limitations – Small Commercial Building



SOIL WATER FEATURES

This table gives estimates of various soil water features that should be taken into consideration when reviewing engineering for a land use project.

Hydrologic Soil Groups (HSGs): The groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

Group A: Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B: Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C: Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D: Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Note: If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D) the first letter is for drained areas and the second is for undrained areas.

Surface Runoff: Refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based upon slope, climate and vegetative cover and indicates relative runoff for very specific conditions (it is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal). The classes are: negligible, very low, low, medium, high and very high.

Months: Indicates the portion of the year in which a water table, ponding, and/or flooding is most likely to be a concern.

Water Table: Refers to a saturated zone in the soil and the data indicates, by month, depth to the top (upper limit) and base (lower limit) of the saturated zone in most years. These estimates are based upon observations of the water table at selected sites and on evidence of a saturated zone (grayish colors or mottles (redoximorphic features)) in the soil. Note: A saturated zone that lasts for less than a month is not considered a water table.

Ponding: Refers to standing water in a closed depression and the data indicates surface water depth, duration and frequency of ponding.

Duration: Expressed as *very brief* if less than 2 days, *brief* is 2 to 7 days, *long* if 7 to 30 days and *very long* if more than 30 days.

Frequency: Expressed as: *none* meaning ponding is not possible; *rare* means unlikely but possible under unusual weather conditions (chance of ponding is 0-5% in any year); *occasional* means that it occurs, on the average, once or less in 2 years (chance of ponding is 5 to 50% in any year); and *frequent* means that it occurs, on the average, more than once in 2 years (chance of ponding is more than 50% in any year).

Flooding: The temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding.

Duration: Expressed as: *extremely brief* if 0.1 hour to 4 hours; *very brief* if 4 hours to 2 days; *brief* if 2 to 7 days; *long* if 7 to 30 days; and *very long* if more than 30 days.

Frequency: Expressed as: *none* means flooding is not probable; *very rare* means that it is very unlikely but possible under extremely unusual weather conditions (chance of flooding is less than 1% in any year); *rare* means that it is unlikely but possible under unusual weather conditions (chance of flooding is 1 to 5% in any year); *occasional* means that it occurs infrequently under normal weather conditions (chance of

flooding is 5 to 50% in any year but is less than 50% in all months in any year); and *very frequent* means that it is likely to occur very often under normal weather conditions (chance of flooding is more than 50% in all months of any year).

Note: The information is based on evidence in the soil profile. In addition, consideration is

also given to local information about the extent and levels of flooding and the relation of each soil on the landscape to historic floods. Information on the extent of flooding based on soil data is less specific than that provided by detailed engineering surveys that delineate flood-prone areas at specific flood frequency levels.

Table 3: Water Features

Map Unit	Hydrologic Group	Surface Runoff	Water Table	Ponding	Flooding
325A	B	Low	January – Dec Upper Limit: -- Lower Limit: --	January - Dec Surface Water Depth & Duration: -- Frequency: None	January - Dec Duration: -- Frequency: None
369A	B	Low	January – Dec Upper Limit: -- Lower Limit: --	January - Dec Surface Water Depth & Duration: -- Frequency: None	January - May Duration: -- Frequency: None

SOIL EROSION & SEDIMENT CONTROL

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

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

Soil erosion during and after this proposed construction can be a primary non-point source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, decrease the storage capacity of lakes, clog streams and drainage channels, cause deterioration of aquatic habitats, and increase

water treatment costs. Soil erosion also increases the risk of flooding by choking culverts, ditches and storm sewers, and by reducing the capacity of natural and man-made detention facilities.

The general principles of erosion and sedimentation control measures include:

- reducing or diverting flow from exposed areas, storing flows or limiting runoff from exposed areas,
- staging construction in order to keep disturbed areas to a minimum,
- establishing or maintaining or temporary or permanent groundcover,
- retaining sediment on site and
- properly installing, inspecting and maintaining control measures.

Erosion control practices are useful controls only if they are properly located, installed, inspected and maintained.

The SWCD recommends an erosion and sediment control plan for all building sites, especially if there is a wetland or stream nearby

Table 4: Soil Erosion Potential

Soil Type	Slope	Rating	Acreage	Percent of Parcel
325A	0-2%	Slight	0.8	32%
369A	0-2%	Slight	1.7	68%

PRIME FARMLAND SOILS

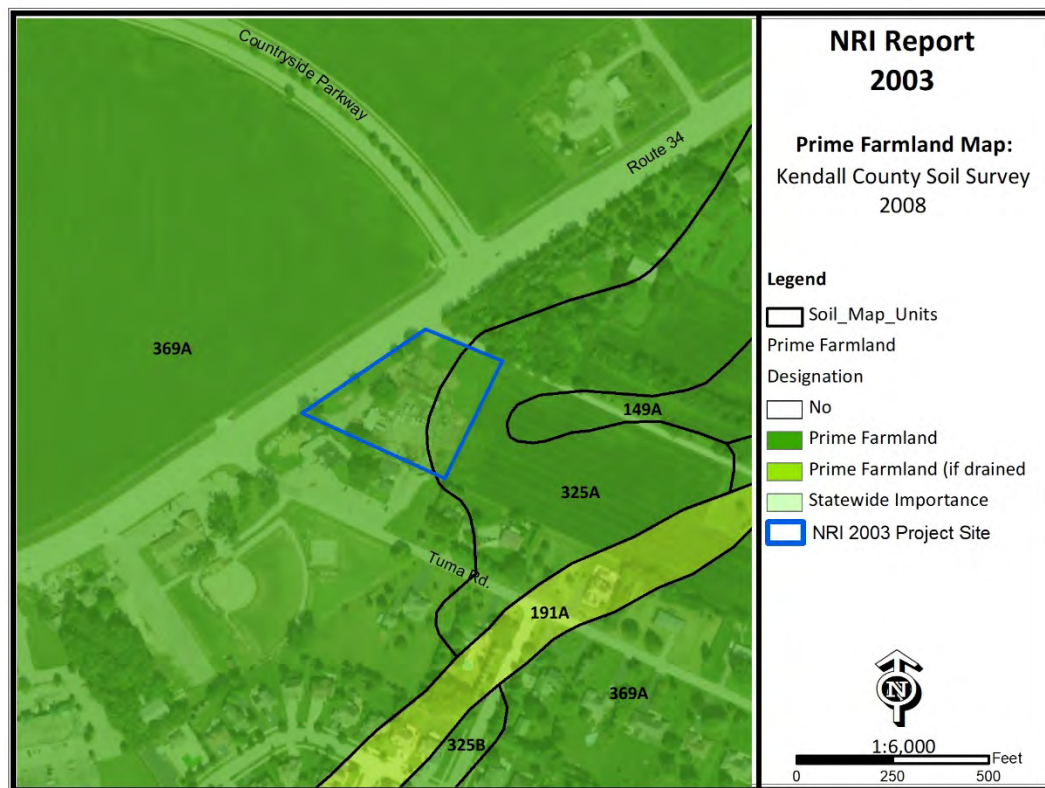
Prime farmland soils are an important resource to Kendall County. Some of the most productive soils in the United States occur locally. Each soil map unit in the United States is assigned a prime or non-prime rating. Prime agricultural land does not need to be in the production of food & fiber.

Section 310 of the NRCS general manual states that urban or built-up land on prime farmland soils is not prime farmland. The percentages of soils map units on the parcel reflect the determination that urban or built up land on prime farmland soils is not prime farmland.

Table 5: Prime Farmland Soils

Soil Types	Prime Designation	Acreage	Percent
325A	Prime Farmland	0.8	32%
369A	Prime Farmland	1.7	68%
% Prime Farmland	100%		

Figure 4: Map of Prime Farmland Soils



LAND EVALUATION & SITE ASSESSMENT (LESA)

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

surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

LAND EVALUATION (LE) – The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land

Evaluation is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.

SITE ASSESSMENT (SA) – The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Kendall County LESA Committee is responsible for this portion of the LESA system.

The value group is a predetermined value based upon prime farmland designation. The LE score

is calculated by multiplying the relative value of each soil type by the number of acres of that soil. The sum of the products is then divided by the total number of acres; the answer is the Land Evaluation score on this site.

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

Table 6a: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
325A	4	79	0.8	63.2
369A	2	94	1.7	159.8
Totals			2.5	223.0
LE Score		LE= 223.0/2.5		LE=89

The Land Evaluation score for this site is 89, indicating that this site is currently designated as prime farmland that is well suited for agricultural uses.

Table 6b: Site Assessment Computation

A.	Agricultural Land Uses	Points
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	0
	2. Current land use adjacent to site. (30-20-15-10-0)	20
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	0
	4. Size of site. (30-15-10-0)	0
B.	Compatibility / Impact on Uses	
	1. Distance from city or village limits. (20-10-0)	0
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	0
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	0
C.	Existence of Infrastructure	
	1. Availability of public sewage system. (10-8-6-0)	0
	2. Availability of public water system. (10-8-6-0)	0
	3. Transportation systems. (15-7-0)	0
	4. Distance from fire protection service. (10-8-6-2-0)	6
	Site Assessment Score:	26

Land Evaluation Value: 89 + Site Assessment Value: 26 = LESA Score: 115

LESA SCORE	LEVEL OF PROTECTION
0-200	Low
201-225	Medium
226-250	High
251-300	Very High

The **LESA Score for this site is 115 which indicates a medium level of protection** for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

LAND USE PLANS

Many counties, municipalities, villages and townships have developed land-use plans. These plans are intended to reflect the existing and future land-use needs of a given

community. Please contact the Kendall County Planning, Building & Zoning for information regarding the County's comprehensive land use plan and map.

DRAINAGE, RUNOFF AND FLOOD INFORMATION

U.S.G.S Topographic maps give information on elevations, which are important mostly to determine slopes, drainage directions, and watershed information.

Elevations determine the area of impact of floods of record. Slope information determines steepness and erosion potential. Drainage directions determine where water leaves the PIQ, possibly impacting surrounding natural resources.

Watershed information is given for changing land use to a subdivision type of development on parcels greater than 10 acres.

What is a watershed?

Simply stated, a watershed is the area of land that contributes water to a certain point. The watershed boundary is important because the area of land in the watershed can now be calculated using an irregular shape area calculator such as a dot counter or planimeter.

Using regional storm event information, and site specific soils and land use information, the peak stormwater flow through the point marked "O" for a specified storm event can be calculated. This value is called a "Q" value (for the given storm event), and is measured in cubic feet per second (CFS).

When construction occurs, the Q value naturally increases because of the increase in impermeable surfaces. This process decreases the ability of soils to accept and temporarily hold water. Therefore, more water runs off and increases the Q value.

Theoretically, if each development, no matter how large or small, maintains their preconstruction Q value after construction by

the installation of stormwater management systems, the streams and wetlands and lakes will not suffer damage from excessive urban stormwater.

For this reason, the Kendall County SWCD recommends that the developer for intense uses such as a subdivision calculate the preconstruction Q value for the exit point(s). A stormwater management system should be designed, installed, and maintained to limit the postconstruction Q value to be at or below the preconstruction value.

Importance of Flood Information

A floodplain is defined as land adjoining a watercourse (riverine) or an inland depression (non-riverine) that is subject to periodic inundation by high water. Floodplains are important areas demanding protection since they have water storage and conveyance functions which affect upstream and downstream flows, water quality and quantity, and suitability of the land for human activity. Since floodplains play distinct and vital roles in the hydrologic cycle, development that interferes with their hydrologic and biologic functions should be carefully considered.

Flooding is both dangerous to people and destructive to their properties. The following maps, when combined with wetland and topographic information, can help developers and future homeowners to "sidestep" potential flooding or ponding problems.

FIRM is the acronym for the Flood Insurance Rate Map, produced by the Federal Emergency Management Agency. These maps define flood elevation adjacent to tributaries and major bodies of water, and superimpose that onto a

simplified USGS topographic map. The scale of the FIRM maps is generally dependent on the size and density of parcels in that area. (This is to correctly determine the parcel location and flood plain location.) The FIRM map has three (3) zones. A is the zone of 100 year flood, zone B is the 100 to 500 year flood, and zone C is outside the flood plain.

The Hydrologic Atlas (H.A.) Series of the Flood of Record Map is also used for the topographic information. This map is different from the FIRM map mainly because it will show isolated, or pocketed flooded areas. Kendall County uses both these maps in conjunction with each other for flooded area determinations. The Flood of Record maps, show the areas of flood for various years. Both of these maps stress that the recurrence of flooding is merely statistical. That is to say a 100-year flood may occur twice in one year, or twice in one week, for that matter.

It should be noted that greater floods than those shown on the two maps are possible. The flood boundaries indicated provide a historic record only until the map publication date. Additionally, these flood boundaries are a function of the watershed conditions existing when the maps were produced. Cumulative changes in runoff characteristics caused by urbanization can result in an increase in flood height of future flood episodes.

Floodplains play a vital role in reducing the flood damage potential associated with an urbanizing area and, when left in an undisturbed state, also provide valuable wildlife habitat benefits. If it is the petitioner's intent to conduct floodplain filling or modification activities, the petitioner and the Unit of Government responsible need to consider the potentially adverse effects this type of action could have on adjacent properties. The change or loss of natural floodplain storage often increases the frequency and severity of flooding on adjacent property.

If the available maps indicate the presence of a floodplain on the PIQ, the petitioner should contact the IDOT-DWR and FEMA to delineate a floodplain elevation for the parcel. If a portion of the property is indeed floodplain, applicable state, county and local regulations will need to be reflected in the site plans.

Another indication of flooding potential can be found in the soils information. Hydric soils indicate the presence of drainageways, areas subject to ponding, or a naturally occurring high water table. These need to be considered along with the floodplain information when developing the site plan and the stormwater management plan. If the site does include these hydric soils and development occurs, thus raising the concerns of the loss of water storage in these soils and the potential for increased flooding in the area.

This parcel is located on topography (**slopes 0 to 2%**) involving high and low areas (**elevation is approximately 640' above sea level**). The parcel lies within the **Fox River Watershed**. The topographic map indicates that the parcel drains predominately southeast.

Figure 5: FEMA Floodplain Map

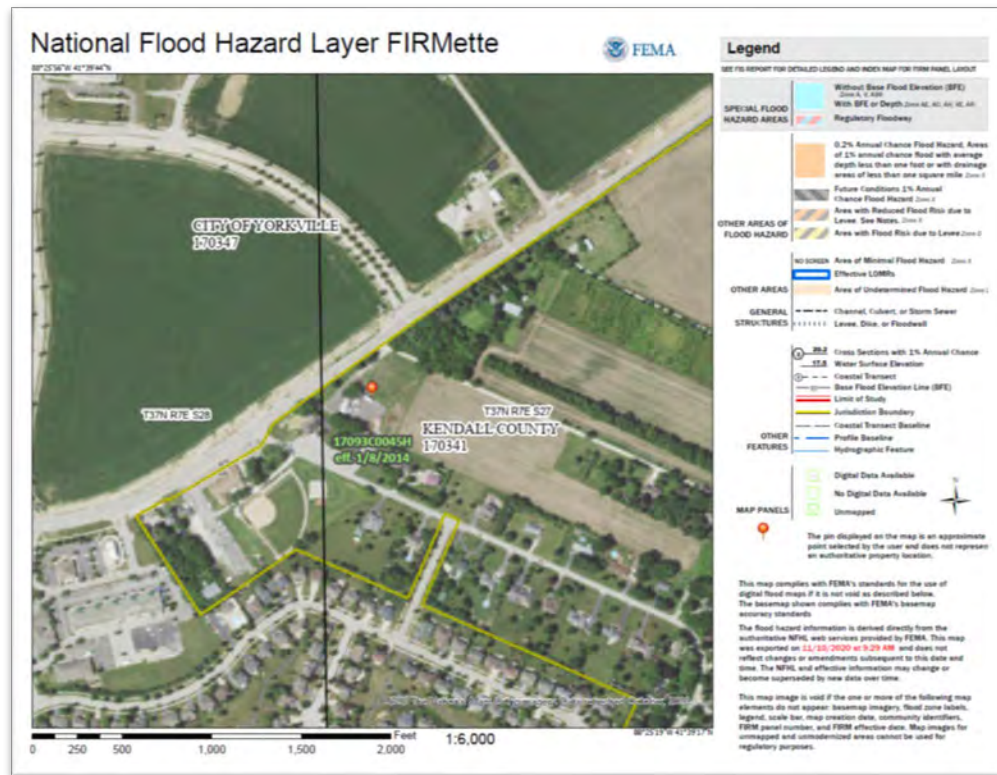
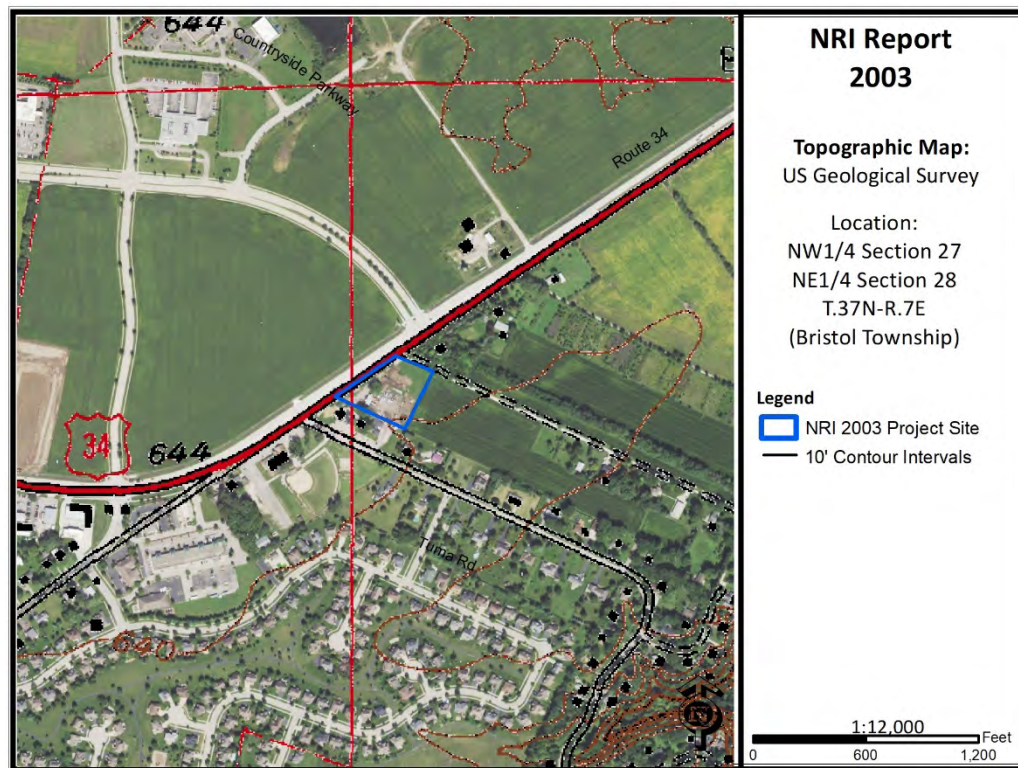


Figure 6: USGS Topographic Map



WATERSHED PLANS

Watershed and Subwatershed Information

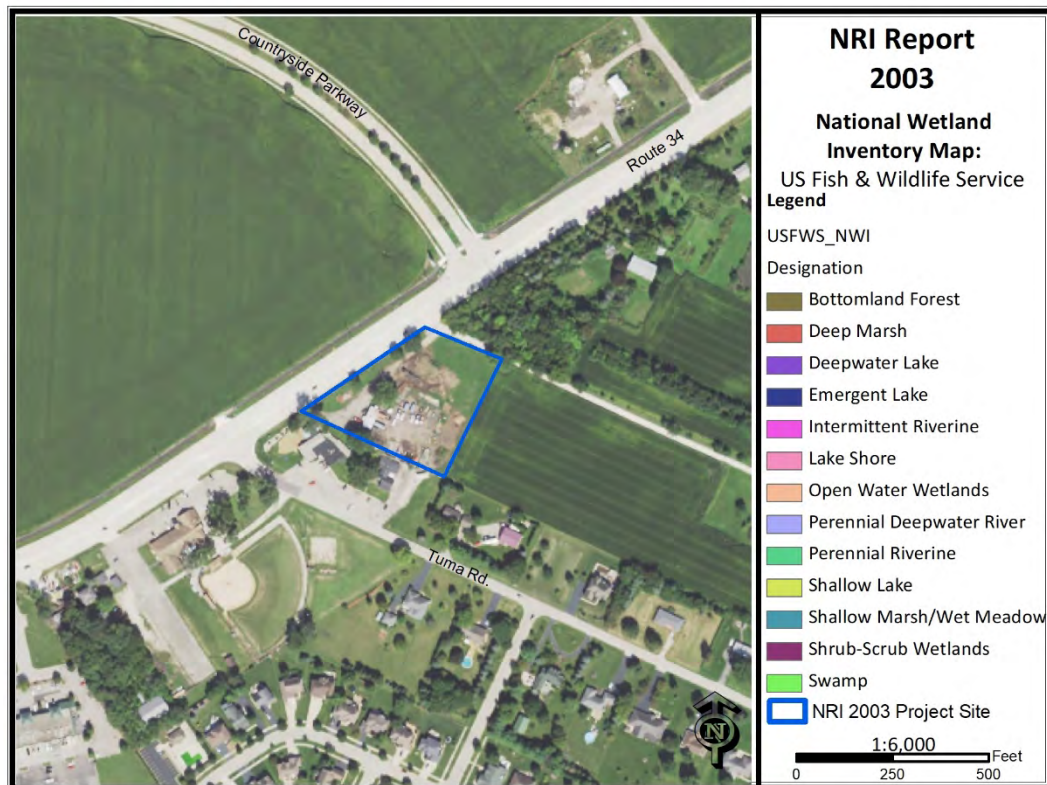
A watershed is the area of land that drains into a specific point including a stream, lake or other body of water. High points on the Earth's surface, such as hills and ridges define watersheds. When rain falls in the watershed, it flows across the ground towards a stream or lake. Rainwater carries any pollutants it comes in contact with such as oils, pesticides, and soil. Everyone lives in a watershed. Their actions can impact natural resources and people living downstream. Residents can minimize this impact by being aware of their environment and implications of their activities, implementing practices recommended in watershed plans and educating others about their watershed. This parcel is located within the **Fox River Watershed**.

The following are recommendations to developers for protection of this watershed:

- Preserve open space.
- Maintain wetlands as part of development.
- Use natural water management.
- Prevent soil from leaving a construction site.
- Protect subsurface drainage.
- Use native vegetation.
- Retain natural features.
- Mix housing styles and types.
- Decrease impervious surfaces.
- Reduce area disturbed by mass grading.
- Shrink lot size and create more open space.
- Maintain historical and cultural resources.
- Treat water where it falls.
- Preserve views.
- Establish and link trails.

WETLAND INFORMATION

Figure 7: Wetland Map – USFWS National Wetland Inventory



Office maps indicate that wetlands **are not** present on the parcel in question (PIQ).

Importance of Wetland Information

Wetlands function in many ways to provide numerous benefits to society. They control flooding by offering a slow release of excess water downstream or through the soil. They cleanse water by filtering out sediment and some pollutants, and can function as rechargers of our valuable groundwater. They also are essential breeding, rearing, and feeding grounds for many species of wildlife.

These benefits are particularly valuable in urbanizing areas as development activity typically adversely affects water quality, increases the volume of stormwater runoff, and increases the demand for groundwater. In an area where many individual homes rely on shallow groundwater wells for domestic water supplies, activities that threaten potential groundwater recharge areas are contrary to the public good. The conversion of wetlands, with their sediment trapping and nutrient absorbing vegetation, to biologically barren stormwater detention ponds can cause additional degradation of water quality in downstream or adjacent areas.

It has been estimated that over 95% of the wetlands that were historically present in Illinois have been destroyed while only recently has the true environmental significance of wetlands been fully recognized. America is losing 100,000 acres of wetland a year, and has saved 5 million acres total (since 1934). One acre of wetland can filter 7.3 million gallons of

water a year. These are reasons why our wetlands are high quality and important.

This section contains the NRCS (Natural Resources Conservation Service) Wetlands Inventory, which is the most comprehensive inventory to date. The NRCS Wetlands Inventory is reproduced from an aerial photo at a scale of 1" equals 660 feet. The NRCS developed these maps in cooperation with U.S. EPA (Environmental Protection Agency,) and the U.S. Fish and Wildlife Service, using the National Food Security Act Manual, 3rd Edition. The main purpose of these maps is to determine wetland areas on agricultural fields and areas that may be wetlands but are in a non-agriculture setting.

The NRCS Wetlands Inventory in no way gives an exact delineation of the wetlands, but merely an outline, or the determination that there is a wetland within the outline. For the final, most accurate wetland **determination** of a specific wetland, a wetland **delineation** must be certified by NRCS staff using the National Food Security Act Manual (on agricultural land.) On urban land, a certified wetland delineator must perform the delineation using the ACOE 1987 Manual. *See the glossary section for the definitions of "delineation" and "determination."*

Hydric Soils

Soils information gives another indication of flooding potential. The soils map on this page indicates the soil(s) on the parcel that the Natural Resources Conservation Service indicates as hydric. Hydric soils by definition have seasonal high water at or near the soil surface and/or have potential flooding or ponding problems. All hydric soils range from poorly suited to unsuitable for building. One group of the hydric soils, are the organic soils, which formed from dead organic material. Organic soils are unsuitable for building because of not only the high water table, but also their subsidence problems.

It is also important to add the possibility of hydric inclusions in a soil type. An inclusion is a soil polygon that is too small to appear on these maps. While relatively insignificant for agricultural use, hydric soil inclusions become more important to more intense uses such as a residential subdivision.

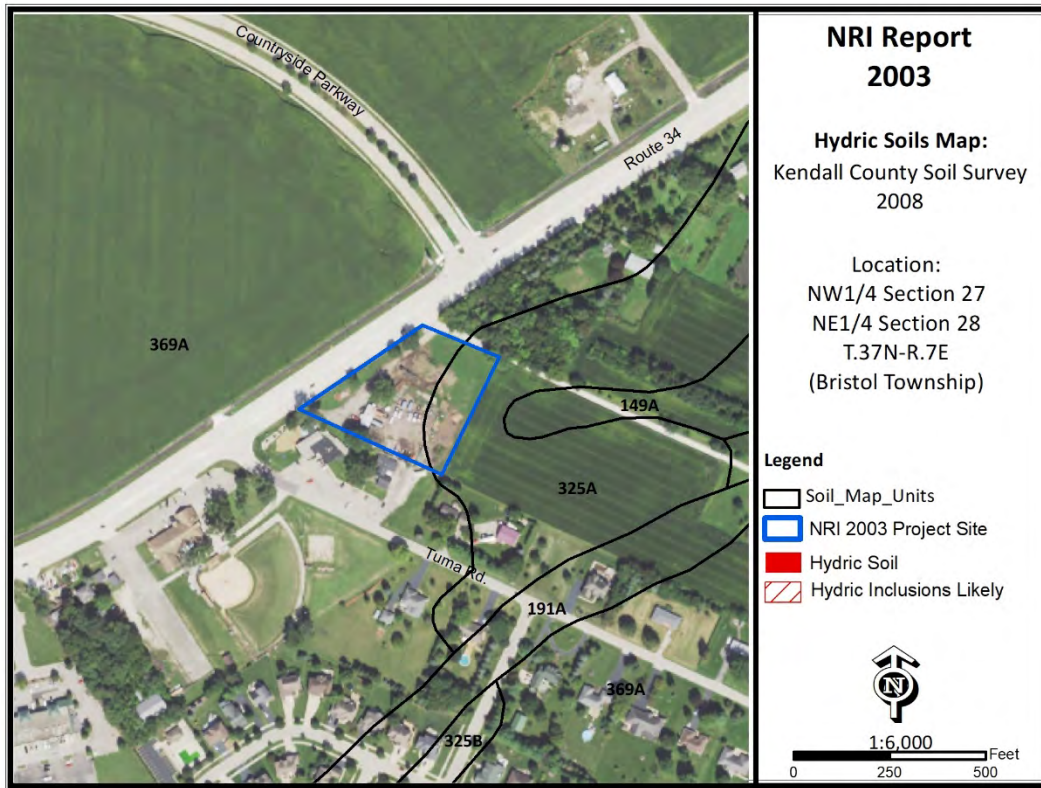
While considering hydric soils and hydric inclusions, it is noteworthy to mention that subsurface agriculture drainage tile occurs in almost all poorly drained and somewhat poorly drained soils. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. A damaged subsurface drainage tile may return original hydrologic conditions to all of the areas that drained through the tile (ranging from less than one acre to many square miles.)

For an intense land use, such as a subdivision, the Kendall County SWCD recommends the following: a topographical survey with 1 foot contour intervals to accurately define the flood area on the parcel, an intensive soil survey to define most accurately the locations of the hydric soils and inclusions and a drainage tile survey on the area to locate the tiles that must be preserved to maintain subsurface drainage .

Table 7: Hydric Soils

Soil Types	Drainage Class	Hydric Designation	Hydric Inclusions Likely	Acreage	Percent
325A	Well Drained	Non-hydric	No	0.8	32%
369A	Well Drained	Non-hydric	No	1.7	68%

Figure 8: Hydric Soils Map



WETLAND AND FLOODPLAIN REGULATIONS

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

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

WHO MUST APPLY

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

REGULATORY AGENCIES:

- ◆ **Wetlands or U.S. Waters:** U.S. Army Corps of Engineers, Rock Island District, Clock Tower Building, Rock Island, IL
- ◆ **Flood plains:** Illinois Department of Natural Resources \ Office of Water Resources, Natural Resources Way, Springfield, IL 62702-1270.
- ◆ **Water Quality \ Erosion Control:** Illinois Environmental Protection Agency, Springfield, IL

COORDINATION

We recommend early coordination with the regulatory agencies BEFORE finalizing work plans. This allows the agencies to recommend measures to mitigate or compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stages. This could reduce time required to process necessary approvals.

CAUTION: Contact with the United States Army Corps of Engineers is strongly advised before commencement of any work in or near a water of the United States. This could save considerable time and expense. Persons responsible for willful and direct violation of Section 10 of the River And Harbor Act of 1899 or Section 404 of the Federal Water Pollution Control Act are subject to fines ranging up to \$27,500 per day of violation and imprisonment for up to one year or both.

GLOSSARY

AGRICULTURAL PROTECTION AREAS (AG AREAS) -

Allowed by P.A. 81-1173. An AG AREA consists of a minimum of 350 acres of farmland, as contiguous and compact as possible. Petitioned by landowners, AG AREAS protect for a period of ten years initially, then reviewed every eight years thereafter. AG AREA establishment exempts landowners from local nuisance ordinances directed at farming operations, and designated land cannot receive special tax assessments on public improvements that do not benefit the land, e.g. water and sewer lines.

AGRICULTURE - The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable including dairying, poultry, swine, sheep, beef cattle, pony and horse production, fur farms, and fish and wildlife farms; farm buildings used for growing, harvesting and preparing crop products for market, or for use on the farm; roadside stands, farm buildings for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm dwellings occupied by farm owners, operators, tenants or seasonal or year around hired farm workers.

B.G. - Below Grade. Under the surface of the Earth.

BEDROCK - Indicates depth at which bedrock occurs. Also lists hardness as rippable or hard.

FLOODING - Indicates frequency, duration, and period during year when floods are likely to occur.

HIGH LEVEL MANAGEMENT - The application of effective practices adapted to different crops, soils, and climatic conditions. Such practices include providing for adequate soil drainage, protection from flooding, erosion and runoff control, near optimum tillage, and planting the correct kind and amount of high quality seed. Weeds, diseases, and harmful insects are controlled. Favorable soil reaction and near optimum levels of available nitrogen, phosphorus, and potassium for individual crops are maintained. Efficient use is made of available crop residues, barnyard manure, and/or green manure crops. All operations, when combined efficiently and timely, can create favorable growing conditions and reduce harvesting losses -- within limits imposed by weather.

HIGH WATER TABLE - A seasonal high water table is a zone of saturation at the highest average depth during the wettest part of the year. May be apparent, perched, or artesian kinds of water tables.

Water Table, Apparent - A thick zone of free water in the soil. An apparent water table is indicated by the level at which water stands in an uncased borehole after adequate time is allowed for adjustment in the surrounding soil.

Water Table, Artesian - A water table under hydrostatic head, generally beneath an impermeable layer. When this layer is penetrated, the water level rises in an uncased borehole.

Water Table, Perched - A water table standing above an unsaturated zone. In places an upper, or perched, water table is separated from a lower one by a dry zone.

DELINEATION - For Wetlands: A series of orange flags placed on the ground by a certified professional that outlines the wetland boundary on a parcel.

DETERMINATION - A polygon drawn on a map using map information that gives an outline of a wetland.

HYDRIC SOIL - This type of soil is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part (USDA Natural Resources Conservation Service 1987)

INTENSIVE SOIL MAPPING - Mapping done on a smaller more intensive scale than a modern soil survey to determine soil properties of a specific site, e.g. mapping for septic suitability.

LAND EVALUATION AND SITE ASSESSMENT

(L.E.S.A.) - LESA is a systematic approach for evaluating a parcel of land and to determine a numerical value for the parcel for farmland preservation purposes.

MODERN SOIL SURVEY - A soil survey is a field investigation of the soils of a specific area, supported by information from other sources. The kinds of soil in the survey area are identified and their extent shown on a map, and an accompanying report describes, defines, classifies, and interprets the soils. Interpretations predict the behavior of the soils under different used and the soils' response to management. Predictions are made for areas of soil at specific places. Soils information collected in a soil survey is useful in developing land-use plans and alternatives involving soil management systems and in evaluating and predicting the effects of land use.

PALUSTRINE - Name given to inland fresh water wetlands.

PERMEABILITY - Values listed estimate the range (in rate and time) it takes for downward movement of water in the major soil layers when saturated, but allowed to drain freely. The estimates are based on soil texture, soil structure, available data on

permeability and infiltration tests, and observation of water movement through soils or other geologic materials.

PIQ - Parcel in question

POTENTIAL FROST ACTION - Damage that may occur to structures and roads due to ice lens formation causing upward and lateral soil movement. Based primarily on soil texture and wetness.

PRIME FARMLAND - Prime farmland soils are lands that are best suited to food, feed, forage, fiber and oilseed crops. It may be cropland, pasture, woodland, or other land, but it is not urban and built up land or water areas. It either is used for food or fiber or is available for those uses. The soil qualities, growing season, and moisture supply are those needed for a well managed soil economically to produce a sustained high yield of crops. Prime farmland produces in highest yields with minimum inputs of energy and economic resources, and farming the land results in the least damage to the environment.

Prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation. The temperature and growing season are favorable. The level of acidity or alkalinity is acceptable. Prime farmland has few or no rocks and is permeable to water and air. It is not excessively erodible or saturated with water for long periods and is not frequently flooded during the growing season. The slope ranges mainly from 0 to 5 percent. (Source USDA Natural Resources Conservation Service)

PRODUCTIVITY INDEXES - Productivity indexes for grain crops express the estimated yields of the major grain crops grown in Illinois as a single percentage of the average yields obtained under basic management from several of the more productive soils in the state. This group of soils is composed of the Muscatine, Ipava, Sable, Lisbon, Drummer, Flanagan, Littleton, Elburn and Joy soils. Each of the 425 soils found in Illinois are found in Circular 1156 from the Illinois Cooperative Extension Service.

SEASONAL - When used in reference to wetlands indicates that the area is flooded only during a portion of the year.

SHRINK-SWELL POTENTIAL - Indicates volume changes to be expected for the specific soil material with changes in moisture content.

SOIL MAPPING UNIT - A map unit is a collection of soil areas of miscellaneous areas delineated in mapping. A map unit is generally an aggregate of the delineations of many different bodies of a kind of soil or miscellaneous area but may consist of only one delineated body. Taxonomic class names and accompanying phase terms are used to name soil map units. They are described in terms of ranges of soil properties within the limits defined for taxa and in terms of ranges of taxadjuncts and inclusions.

SOIL SERIES - A group of soils, formed from a particular type of parent material, having horizons that, except for texture of the A or surface horizon, are similar in all profile characteristics and in arrangement in the soil profile. Among these characteristics are color, texture, structure, reaction, consistence, and mineralogical and chemical composition.

SUBSIDENCE - Applies mainly to organic soils after drainage. Soil material subsides due to shrinkage and oxidation.

TERRAIN - The area or surface over which a particular rock or group of rocks is prevalent.

TOPSOIL - That portion of the soil profile where higher concentrations of organic material, fertility, bacterial activity and plant growth take place. Depths of topsoil vary between soil types.

WATERSHED - An area of land that drains to an associated water resource such as a wetland, river or lake. Depending on the size and topography, watersheds can contain numerous tributaries, such as streams and ditches, and ponding areas such as detention structures, natural ponds and wetlands.

WETLAND - An area that has a predominance of hydric soils and that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances does support, a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions.

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**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
February 2, 2021 – Unapproved Meeting Minutes**

PBZ Chairman Scott Gengler called the meeting to order at 9:00 a.m.

Present:

Matt Asselmeier – PBZ Department
Lauren Belville – Health Department (Attended Remotely Starting at 9:05 a.m.)
Scott Gengler – PBZ Committee Chair
David Guritz – Forest Preserve
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department (Attended Remotely)
Commander Jason Langston – Sheriff's Department (Attended Remotely)
Alyse Olson – Soil and Water Conservation District (Attended Remotely)

Absent:

Meagan Briganti – GIS
Greg Chismark – WBK Engineering, LLC

Audience:

Dan Kramer, Jason Engberg (Attended Remotely), Mike Torrence (Attended Remotely), Larry Nelson (Attended Remotely), Doug Nelson (Attended Remotely), Tom Karpus (Attended Remotely), John Whitehouse (Attended Remotely), and Kelly Schomer (Attended Remotely)

AGENDA

Mr. Guritz made a motion, seconded by Mr. Holdiman, to approve the agenda as presented.

The votes were as follows:

Yeas (7): Asselmeier, Gengler, Guritz, Holdiman, Klaas, Langston, and Olson
Nays (0): None
Abstain (0): None
Absent (3): Belville, Briganti, and Chismark

The motion carried.

MINUTES

Mr. Guritz made a motion, seconded by Mr. Holdiman, to approve the January 5, 2021, meeting minutes.

The votes were as follows:

Yeas (7): Asselmeier, Gengler, Guritz, Holdiman, Klaas, Langston, and Olson
Nays (0): None
Abstain (0): None
Absent (3): Belville, Briganti, and Chismark

The motion carried.

PETITIONS

Petition 20-32 Cindy Gates on Behalf of the Cindy Gates Trust and Mark Cox on Behalf of Cox Landscaping, LLC

Mr. Asselmeier summarized the request.

Cindy Gates, on behalf of the Cindy Gates Trust, currently leases the subject property to Mark Cox of Cox Landscaping, LLC for use as a landscaping business.

Prior to the COVID-19 closures, the County received a complaint that a landscaping business was operating at the subject property without proper zoning. Efforts to determine if the use qualified for grandfathering were unsuccessful and the Petitioner decided to pursue a map amendment and special use permit. The COVID-19 closures and efforts to obtain stormwater information caused the application to be delayed.

The subject property is split zoned between A-1 and B-3. The request makes the entire frontage of the parcels B-3 and establishes a special use permit for a landscaping business over the area zoned B-3.

The application materials, aerial of the site portion of the property, site plan, and the plat of the area proposed for rezoning were provided.

The property is approximately two point five (2.5) acres.

The County's Future Land Use Map calls for the property to be Suburban Residential. Yorkville's Future Land Use Map calls for the property to be Agricultural.

Route 34 is a State-maintained arterial highway. There is a trail along Route 34.

There are no floodplains or wetlands on the property.

The adjacent land uses are agricultural to the north, east, and west, and commercial to the south.

The adjacent zonings are A-1, R-3 and B-3 and Planned Development B-3 and O in Yorkville.

The County's Future Land Use Map calls for the area to be Suburban Residential and the Yorkville Future Land Use Map calls for the area to be Suburban Neighborhoods and Mid-Density Residential.

Ms. Belville started attending the meeting remotely at this time (9:05 a.m.).

Zoning Districts within one half (1/2) mile include A-1, R-3, B-3 in the County and Planned Development R-3 and O in Yorkville.

Pictures of the property were provided.

Four (4) residential subdivisions are located within one half (1/2) mile of the subject property.

EcoCAT Report submitted and found the Fox River INAI Site, Yorkville Forested Seep and Fen INAI Site, and the River Redhorse in the area. Adverse impacts were unlikely and consultation was terminated.

The LESA Score was 115 indicating a low level of protection.

The Petitioners appeared before the Bristol Township Board on February 5, 2020, prior to submitting an application with the County. The Bristol Township Board voted in favor of the request. The minutes of this meeting were provided. Petition information was sent to Bristol Township on January 20, 2021.

Petition information was sent to the United City of Yorkville on January 20, 2021.

Petition information was sent to the Bristol-Kendall Fire Protection District on January 20, 2021.

The subject property has been used as a landscaping business without proper zoning for many years and the Petitioners would like to become compliant with the Zoning Ordinance.

According to the business plan provided, Cox Landscaping, LLC provides general landscaping services to commercial and residential customers. The business has a maximum fifteen (15) employees. Employees arrive at the property at approximately 6:45 a.m., go to work sites, and return to the property by 5:30 p.m. The business operates at maximum capacity from April 1st through Thanksgiving. A smaller number of employees work for the business from November through April.

The subject property is used for offices and storage of landscaping materials.

The subject property is used for wholesale purposes only; no customers come onto the property.

The property presently consists of one (1) one thousand thirty (1,030) square foot steel building. An approximately fifty-three (53) square foot metal shed is located northeast of the steel building. A metal storage bin is located to the southeast of the steel building. An approximately one hundred twenty (120) square foot frame shed is also located southeast of the steel building. A new shed is shown on the site plan; the new shed will be approximately eight feet (8') tall. Any new structures would require applicable building permits.

The property also has one (1) two hundred fifty-two (252) square foot concrete storage area, one (1) two hundred sixteen (216) square foot concrete storage area, one (1) seven hundred fourteen (714) square foot concrete storage area, and one (1) five hundred forty-four (544) square foot wood storage bay. The height of the storage areas is twelve feet (12').

One (1) diesel tank is located on the property.

The property is served by well. There is no septic on the premises.

The property drains to the southeast.

The main parking area consists of gravel and crushed asphalt.

A pulverized black dirt pile will be located on the northern portion of the property.

A stormwater management permit will be required. The stormwater information was provided.

The property has two (2) accesses off of Route 34.

One (1) two thousand five hundred (2,500) square foot gravel parking area is located west of the steel building and one (1) five thousand (5,000) square foot parking lot is located north of the steel building. There are twelve (12) parking spaces in the gravel parking area west of the steel building with an additional twelve (12) parking spaces to the east of the steel building.

Lights are presently located on the property by the sign, flagpole, and on the steel building. One (1) freestanding light is also located on the property next to the steel building. No additional is planned.

The site has less than thirty (30) parking spaces. Therefore, a photometric plan is not required.

A sign is already located on the property. The sign is five feet (5') wide and two feet (2') tall. The sign is three point eight feet (3.8') off of the ground for a total height of slightly under six feet (6'). A light exists next to the sign and flagpole.

A wooden fence six feet (6') in height is located between the steel building and the berm. The Petitioners plan to install a cyclone mesh fence with slats to prevent viewing by the public. The fence will be approximately six feet (6') in height. A new fence gate is visible on the site plan.

Security cameras are also located on the steel building.

The Petitioners also plan to have a three foot (3') maximum height berm with black dirt and mulch with landscaping in the location shown on the site plan.

A berm already exists parallel to Route 34.

No additional plantings are planned for either berm.

No information was provided regarding noise control.

No new odors are foreseen by the proposed use.

If approved, this would be the twelfth (12th) special use permit for a landscaping business in unincorporated Kendall County.

Before issuing a recommendation, Staff would like comments from the United City of Yorkville, the Bristol-Kendall Fire Protection District, and ZPAC members.

Mr. Gengler asked about the lack of the septic system. There is no septic system on the property. Ms. Belville asked if restrooms would be required on the property. Dan Kramer, Attorney for the Petitioner, noted that a porta-john is onsite, but no customers come onto the property and employees do not linger at the property. Mr. Holdiman noted that no bathrooms were required based on the current proposal.

Ms. Belville asked about the reason for the well on the property. Mr. Kramer provided a history of the property. The property was used as a nursery with a landscaping business. The water was used to water the plants at the nursery. A retail nursery was also located on the property. The well would continue to be kept active.

Mr. Gengler asked about the northern entrance. The driveway north of the property line is not owned by the Petitioners and leads to the adjacent farm field.

Mr. Klaas noted that the trail already existed on the north side of Route 34. Mr. Kramer noted that IDOT affirmed the cuts along Route 34.

Mr. Kramer stated that he reviewed Mr. Asselmeier's proposed conditions. He requested that the restriction regarding customers coming onto the property be changed to state that the Petitioners would not invite customers onto the property. Mr. Kramer also requested the special use run with the land and not with the Petitioners.

No burning shall occur onsite.

Mr. Klaas asked if the County had received any objections to this proposal. Mr. Asselmeier responded that the County had not received any objections. Jason Engberg, from the United City of Yorkville, responded that Yorkville had also not received any comments regarding this proposal.

Yorkville will review the proposal in March.

Mr. Asselmeier made a motion, seconded by Mr. Guritz, to recommend approval of the map amendment and special use permit.

The votes were as follows:

Yeas (8): Asselmeier, Belville, Gengler, Guritz, Holdiman, Klaas, Langston, and Olson

Nays (0): None

Abstain (0): None

Absent (2): Briganti and Chismark

The motion carried.

The proposal goes to the Kendall County Regional Planning Commission on February 24, 2021.

Petition 21-03 Larry Nelson on Behalf of the L and P Nelson Trust

Mr. Asselmeier summarized the request.

In October 2016, the Kendall County Board granted a special use permit for a banquet facility, nano brewery, micro distillery, year round seasonal festival with petting zoo, production and sale of sweet cider, and related variances at 15888 Frazier Road in Little Rock Township.

The Petitioner, Larry Nelson on Behalf of the L and P Nelson Trust 103, would like to expand the operations allowed by the special use permit in 2016 to the adjacent property on the east side of Creek Road. In addition to the structures already allowed, the Petitioner would like to construct some parking areas and thirty thousand (30,000) square feet of additional buildings on the east side of Creek Road. The Petitioner would like the conditions and variances previously approved in 2016 to apply to the expanded uses on the east side of Creek Road. The Petitioner would also like to remove the requirement setting the number of buildings at three (3); no non-agricultural building would be larger than ten thousand (10,000) square feet in size.

The application materials, concept plan, Ordinance 2016-21, and aerial of the property were provided.

The expansion area is approximately thirty-one (31) acres in size.

The Future Land Use Plan calls for the property to be Rural Estate Residential and Countryside Residential.

Creek Road is a Township maintained Local Road. The County has a trail planned along Creek Road north of Frazier Road.

The One (100)-Year Floodplain of Little Rock Creek is located on the far east and south sides of the property. A freshwater forested shrub wetland is located on the east side of the subject property. The proposed uses are outside of the floodplain and wetland.

The adjacent land uses are Agricultural and an outlot to a residential subdivision.

The adjacent zonings are A-1 and A-1 SU in the County and AG-1 in Plano.

The County's Future Land Use Map calls for the area to be Agricultural, Countryside Residential, Rural Estate Residential, and Commercial. Plano's Future Land Use Map calls for the area to be Open Space, Low-Density Residential, and General Business.

The nearby zoning districts include A-1, A-1 SU, and R-3 in the County and AG-1, F-1, R-5, B-2, and B-5 in Plano.

The A-1 special uses to the west are for Woody's Orchard and communication uses.

Unit 6 of Lakewood Springs and Unit 2 of Woodwind Subdivision are located near the subject property.

EcoCat submitted on January 5, 2021, and consultation was terminated.

NRI application submitted on January 8, 2021.

Little Rock Township was emailed information on January 19, 2021.

Little Rock Fox Fire Protection District was emailed information on January 19, 2021.

The City of Plano was emailed information on January 19, 2021.

According to the business information provided, the Petitioner would like to expand operations of Woody's Orchard to the property they own on the east side of Creek Road. The Petitioners would like to construct approximately three (3) buildings with a total of thirty thousand square feet in substantially the locations shown on the concept plan. The concept plan also calls for two (2) parking areas and two (2) access points off of Creek Road. Traffic circulation would be one (1) way throughout the property. The concept plan also calls for an apple tree area on the north side of the property.

The Petitioner would like the conditions and variances imposed by Ordinance 2016-21 to carry over to the new area of operations. The conditions from Ordinance 2016-21 are as follows:

1. The property shall be developed in substantial compliance with the submitted concept plan.
2. The maximum number of patrons for banquets shall be limited to two hundred twenty-five (225), including any vendors working on the property for a banquet.
3. No event activity shall start earlier than 7:00 a.m. any day of the week, and shall end no later than 10:00pm, Monday thru Wednesday and no later than 11:30 pm Thursday thru Sunday. Banquets may end no later than midnight.
4. Lighting shall comply with Section 11:02.F.12 of the Zoning Ordinance.
5. Parking reserved for ADA accessibility shall be marked and constructed with a hard surface adjacent to the proposed retail store/bakery.
6. Any food prepared or sold on site, shall conform to the regulations of the Kendall County Health Department.
7. Retail sales are permitted provided that the retail sales will be ancillary to the main operation. Such sales may occur year around.
8. Noise generated by non-agricultural activities on-site shall comply with the following:
 - a. 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 residential property line of the complainant.
 - b. 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 residential property line of the complainant.

- c. 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 7:00 a.m. and 10:00 p.m.
9. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.
 10. A waste management plan shall be submitted to and approved by the Kendall County Health Department prior to operation of the micro distillery.
 11. The petting zoo shall provide adequate hand sanitation devices as determined by the Department of Health.
 12. There shall be a maximum of three (3) new buildings, with a maximum size of ten thousand (10,000) square feet each, for the banquet hall, bakery/retail store, and other commercial uses. This maximum number of buildings excludes agricultural buildings such as barns or sheds.
 13. Signs shall comply with sign standards for Business Districts in the Kendall County Zoning Ordinance (Section 12:10), and may only be externally illuminated.
 14. Adequate parking on site shall be provided in such a way that no on-street parking is necessary. Parking shall be setback a minimum of thirty feet (30') from the right-of-way of Frazier Road.
 15. Accessory uses including but not limited to temporary vendors engaged in the sale of ancillary items not produced on site but which are related to products produced on site or associated with the season shall be permitted.

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

The variances from Ordinance 2016-21 are as follows:

1. That a Banquet Hall, Micro-Distillery, Nano-Brewery shall have direct access to Creek Road and Frazier Road (neither of which is designated as a collector or higher on the County's Transportation Plan).
2. The retail sales areas may exceed one thousand (1,000) square feet, but shall not exceed ten thousand (10,000) square feet per building.
3. That parking be allowed within thirty feet (30') of the Frazier Road right-of-way (reduced from the one hundred foot (100') agricultural setback).

According to the business plan information provided, the proposed use is "a hybrid use of agriculture, entertainment, food and family fun." Some commodities are grown onsite while others are grown offsite. Family friendly activities are also offered on the property.

No information was provided, either in the current application or in Ordinance 2016-21, regarding number of employees or number of events. Condition 3 of Ordinance 2016-21 stated that events cannot start prior to 7:00 a.m. any day of the week and shall end no later than 10:00 p.m. on Mondays thru Wednesdays and no later than 11:30 p.m. Thursdays thru Sundays. Banquets may end no later than midnight. Condition 2 of Ordinance 2016-21 stated that the maximum number of patrons at a banquet is limited to two hundred twenty-five (225), including vendors working at the property for a banquet.

The Petitioner did not indicate when they would start construction on the expansion, if the special use amendment was approved.

Building permits will be required for the proposed structures.

The Petitioner would like to amend Condition 3 of Ordinance 2016-21 by removing the three (3) building maximum. The total allowable square footage would remain at thirty thousand (30,000) and no non-agricultural building would be larger than ten thousand (10,000) square feet.

Section 7:01.D.32.g of the Kendall County Zoning Ordinance and Condition 10 of Ordinance 2016-21 requires a waste management plan be submitted and approved by the Kendall County Health Department prior to the operation of a micro distillery. Condition 11 of Ordinance 2016-21 requires adequate hand sanitation devices as determined by the Kendall County Health Department for the operation of a petting zoo. Condition 6 of Ordinance 2016-21 requires that any food prepared or sold on the property follow Kendall County Health Department regulations.

No information was provided regarding potable water availability or restroom facilities in the expansion area.

Electricity is onsite.

No information was provided for refuse control areas for refuse generated from the special uses.

The property fronts Creek Road. According to the concept plan, the way into the property would be a driveway across the street from the existing entrance to Woody's Orchard and the way out of the property would be through a driveway that lines up with Frazier Road.

The concept plan shows two (2) parking areas. No information was provided regarding the dimensions of the parking areas or the number of parking spaces. According to Condition 5 of Ordinance 2016-21, ADA parking spaces shall be marked and constructed with a hard surface. According to Condition 14 of Ordinance 2016-21, parking shall be setback a minimum of thirty feet (30') from the right-of-way of Frazier Road.

According to Condition 4 of Ordinance 2016-21, all lighting shall comply with Section 11:02.F.12 of the Zoning Ordinance. No information was provided regarding the number or location of lights.

According to Condition 13 of Ordinance 2016-21, all signage on the property shall follow the rules for signs in a Business District as outlined in Section 12:10 of the Zoning Ordinance. Signs may be externally illuminated. No information was provided regarding the number, location, or size of signs.

No specific information was provided regarding landscaping. The Petitioner indicated that they would provide additional landscaping information when applying for building permits.

No information was provided regarding specific noise control measures. The uses must follow the noise regulations in the Zoning Ordinance and the allowable noise levels listed in Ordinance 2016-21.

Before issuing a final recommendation, Staff would like comments from ZPAC Members, Little Rock Township, City of Plano, and the Little Rock Fox Fire Protection District.

As of the date of the provided memo, the proposed conditions for the amendment are as follows:

1. The subject property shall be developed substantially in accordance with the concept plan (Attachment 2). The site plan for the property on the west side of Creek Road shall be governed by the concept plan attached to Ordinance 2016-21.
2. The uses and variances previously allowed by Ordinance 2016-21 shall be allowed on and applicable to the subject property with the following exceptions:
 - a. Condition 5 of Ordinance 2016-21 shall not be applicable to the subject property. ADA accessible parking spaces shall be installed in locations and numbers required by Federal law and with a surface required by Federal law.
 - b. Condition 12 of Ordinance 2016-21 shall not be applicable to the subject property. Instead, there shall be a maximum of thirty thousand (30,000) square feet of additional buildings constructed on the subject property in substantially the locations shown on the concept plan (Attachment 2). No individual building shall be larger than ten thousand (10,000) square feet.
3. Condition 12 of Ordinance 2016-21 shall be modified for the West Side of Creek Rd property to read: "there may be a maximum of thirty thousand (30,000) square feet of additional non-agricultural exempt buildings constructed on the property. No individual, non-agricultural exempt building shall be larger than ten thousand (10,000) square feet.

4. Condition 3 of Ordinance 2016-21 shall be interpreted as variances to Sections 7:01.E.10.i, 7:01.E.10.j, and 7:01.E.10.k of the Kendall County Zoning Ordinance regarding the hours of operation, number, and days of operation of seasonal festivals for the subject property and the property governed by Ordinance 2016-21.
5. Condition 9 of Ordinance 2016-21 shall be interpreted as a variance to Section 7:01.E.10.d of the Kendall County Zoning Ordinance to allow the sale of alcohol at seasonal festivals.
6. The owners of the uses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
7. The owners of the uses allowed by this special use permit amendment agree to follow all applicable Federal, State, and Local laws governing these types of uses.
8. 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.
9. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Mr. Gengler asked about patrons crossing Creek Road. Larry Nelson stated that they would have a people mover that would move people from one picking area to another picking area. Commander Langston asked about a pedestrian crossing. Mr. Nelson felt that pedestrian crossings of Creek Road would not occur and any crossing would occur by people move. Mr. Nelson offered to talk with the Sheriff's Office to discuss implementing strategies to prevent pedestrian crossings. They will develop a protocol for the people mover.

Mr. Nelson noted that he and his son met with the Little Rock Township Board and he has discussed this proposal with the Little Rock Township Road Commissioner and the Mayor of Plano.

Mr. Nelson noted that the Little Rock Fox Fire Protection favored the proposed traffic pattern with no staging on Creek or Frazier Roads. Mr. Nelson noted that topography limits the number of possible locations to have cars turning onto Creek Road.

Mr. Nelson stated the apple orchard will expand and they are moving the pumpkin patch. He stated that they are developing a several year plan for Woody's.

Mr. Guritz noted his partnerships with organizations and property owners regarding ecosystem protection in the area. He asked if the Petitioner had considered erosion issues along the bluffs and possible partnership opportunities. Mr. Nelson responded he is cleaning up the ravines and is installing large boulders. Mr. Nelson is concerned about erosion control and has been sensitive to the bluffs and he is trying to implement best practices for erosion control.

Ms. Belville requested a meeting regarding well and septic service on the property. She discussed the non-community well testing requirements. Mr. Nelson noted that the septic is four (4) times larger than required. He has obtained core samples on the east of Creek Road and the soils look good for a septic system; there was no high water table.

Mr. Asselmeier asked if bathroom facilities and potable water facilities will be located in the expanded area. Mr. Nelson responded those facilities will stay in the old area, but they will have porta-johns near the you-pick apple area when that service starts on the east side of Creek Road.

Tom Karpus, City of Plano, noted that Plano has no objections at this time.

Mr. Guritz made a motion, seconded by Mr. Holdiman, to recommend approval of the amendments to the special use permit and variances as requested.

Yeas (8): Asselmeier, Belville, Gengler, Guritz, Holdiman, Klaas, Langston, and Olson
Nays (0): None
Abstain (0): None
Absent (2): Briganti and Chismark

The motion carried.

The proposal goes to the Kendall County Regional Planning Commission on February 24, 2021.
ZPAC Meeting Minutes 02.02.21

Petition 21-04 Oswegoland Park District

Mr. Asselmeier summarized the request.

The Oswegoland Park District would like to construct an approximately three thousand four hundred twenty-six (3,426) square foot addition on the northwest corner of their property at 0 Boulder Hill Pass.

Section 13:10 of the Zoning Ordinance requires site plan review for structures on properties zoned B-3.

The application material, plat of survey, site plan, photometric plan, landscaping plan, improvement plan, including elevations and project timeline, and renderings were provided.

The site is approximately two point three-nine (2.39) acres.

The Future Land Use is Suburban Residential.

Boulder Hill Pass is a local road maintained by Oswego Township. The property does not have access to Route 25 or Aldon Road. There is an existing trail along Route 25. No trails are planned along Boulder Hill Pass or Aldon Road.

The far southwest corner of the property is in the five (500)-year floodplain. There are no wetlands on the property.

The adjacent land uses are single-family residential, duplex, apartments, gas station, Boulder Hill Market, office building and the Fox River.

The adjacent zonings are A-1, R-3 SU, R-6, R-7, B-1, and B-3.

The Future Land Use Map calls for the area to be Suburban Residential and Unknown. The Unknown property is proposed to be Conservation.

Mr. Klaas stopped attending the meeting remotely at this time (9:54 a.m.).

Pictures of the property were provided.

The special use permit to the east is for a duplex.

Petition information was sent to Oswego Township on January 25, 2021.

Petition information was sent to the Village of Montgomery on January 25, 2021.

Petition information was sent to the Oswego Fire Protection District on January 25, 2021. The Oswego Fire Protection submitted an email on January 25, 2021, stating if a proper and compliant fire alarm/sprinkler system were provided or maintained, the Fire Protection District would not have any objections.

As noted in the project narrative, the Petitioner wishes to construct the proposed addition, include Americans with Disabilities Act Parking and related access, parking facility improvements, the installation of a new fire suppression system, and the installation of a new gravity sanitary sewer service. The plan also includes the addition of a rain garden.

The existing building was originally constructed in 1960 as a fourteen thousand nine hundred fifty-six (14,956) square foot car dealership. The building has been remodeled several times since original construction. A complete breakdown of usage by square footage, both existing and proposed were provided.

The property where the building is located has been zoned B-3 since 1974. The strip of land to the north of the building has been zoned R-7 since 1967.

Pursuant to Section 13:10.D of the Kendall County Zoning Ordinance, the following shall be taken into account when reviewing Site Plans (Staff comments in bold):

Responsive to Site Conditions-Site plans should be based on an analysis of the site. Such site analysis shall examine characteristics such as site context; geology and soils; topography; climate and ecology; existing vegetation, structures and road network; visual features; and current use of the site. In addition to the standards listed below, petitioners must also follow the regulations outlined in this Zoning Ordinance. To the fullest extent possible, improvements shall be located to

preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative effects and alteration of natural features. Fragile areas such as wetlands and flood plains should be preserved as open space. Slopes in excess of 20 percent as measured over a 10-foot interval also should remain as open space, unless appropriate engineering measures concerning slope stability, erosion and safety are taken. The majority of the subject property is already an improved commercial/indoor recreational use. The landscaping plan includes a new rain garden area with native plantings surrounded by a natural turf area to the north of the building. Mulch beds will be installed around the addition and landscape bed plantings will be installed to the west of the addition. No existing trees or landscaping will be removed from the property. Most of the site is already impervious surface and the Petitioners are increasing the impervious area by approximately nine hundred (900) square feet. No construction is planned in the area in the 500-year floodplain. No slopes exist on the property. A stormwater pollution prevention plan is included in the improvement plans.

Traffic and Parking Layout-Site plans should minimize dangerous traffic movements and congestion, while achieving efficient traffic flow. An appropriate number of parking spaces shall be provided while maintaining County design standards. The number of curb cuts should be minimized and normally be located as far as possible from intersections. Connections shall be provided between parking areas to allow vehicles to travel among adjacent commercial or office uses. Cross-access easements or other recordable mechanisms must be employed. The property already possesses access off of Boulder Hill Pass. No additional access points off of Route 25 or Aldon Road are planned. As part of the project, the number of parking spaces shall be reduced from one hundred five (105) to ninety-four (94). The number of handicapped accessible spaces shall be reduced from five (5) to four (4).

Conflicts between pedestrians and vehicular movements should be minimized. When truck traffic will be present upon the site, the road size and configuration shall be adequate to provide for off-street parking and loading facilities for large vehicles. Barrier curb should be employed for all perimeters of and islands in paved parking lots, as well as for all service drives, loading dock areas, and the equivalent. Parking lots in industrial or commercial areas shall be paved with hot-mix asphalt or concrete surfacing. No conflicts are foreseen. The parking lot will meet applicable surfacing requirements.

Site Layout-Improvements shall be laid out to avoid adversely affecting ground water and aquifer recharge; minimize cut and fill; avoid unnecessary impervious cover; prevent flooding and pollution; provide adequate access to lots and sites; and mitigate adverse effects of shadow, noise, odor, traffic, drainage and utilities on neighboring properties. The top of the parapet of the addition, which is the highest point of the addition, will be approximately seventeen feet, three inches (17'3") in height. This is the same height as the existing parapets. No impacts to shadow, noise, odor, traffic, drainage, or utilities are foreseen.

Consistent with the Land Resource Management Plan-The proposed use and the design of the site should be consistent with the Land Resource Management Plan. This is true because the use is existing.

Building Materials-The proposed site plan design shall provide a desirable environment for its occupants and visitors as well as its neighbors through aesthetic use of materials, textures and colors that will remain appealing and will retain a reasonably adequate level of maintenance. Buildings shall be in scale with the ultimate development planned for the area. Monotony of design shall be avoided. Variations in detail, form, and setting shall be used to provide visual interest. Variation shall be balanced by coherence of design elements. The exterior of the addition will consist of an alpine timber colored stone veneer and a Navajo beige colored cement lap siding to match the existing siding. A non-illuminated, lettered sign will be on the addition.

Relationship to Surrounding Development-A site shall be developed in harmony with neighboring street pattern, setbacks and other design elements. The proposed addition is in harmony with the existing use and neighboring uses.

Open Space and Pedestrian Circulation-Improvements shall be designed to facilitate convenient and safe pedestrian and bicycle movement within and to the property. This is not an issue.

Buffering-Measures shall be taken to protect adjacent properties from any undue disturbance caused by excessive noise, smoke, vapors, fumes, dusts, odors, glare or stormwater runoff. Incompatible, unsightly activities are to be screened and buffered from public view. The proposed addition will be landscaped with the rain garden and existing vegetation creating buffer with the properties to the north. No issues regarding noise, smoke, vapors, fumes, dust, odors, glare, or stormwater runoff are foreseen.

Emergency Vehicle Access-Every structure shall have sufficient access for emergency vehicles. The property has access from Boulder Hill Pass. Circulation already exists in the property for emergency vehicles.

Mechanical Equipment Screening-All heating, ventilation and air conditioning equipment shall be screened on sides where they abut residential districts. The existing units on the roof are unscreened; the new units on the roof will also be unscreened.

Lighting-The height and shielding of lighting fixtures shall provide proper lighting without hazard to motorists on adjacent roadways or nuisance to adjacent residents by extending onto adjacent property. Cut-off lighting should be used in most locations, with fixtures designed so that the bulb/light source is not visible from general side view. The proposal calls for ten (10) single head poles on the property. All existing lighting will be replaced with energy efficient LED fixtures. Egress door lighting will be installed on the addition. Two (2) existing, illuminated monument signs are located on the property.

Refuse Disposal and Recycling Storage Areas-All refuse disposal and recycling storage areas should be located in areas designed to provide adequate accessibility for service vehicles. Locations should be in areas where minimal exposure to public streets or residential districts will exist. Screening shall be required in areas which are adjacent to residential districts or are within public view. Such enclosures should not be located in landscape buffers. Refuse containers and compactor systems shall be placed on smooth surfaces of non-absorbent material such as concrete or machine-laid asphalt. A concrete pad shall be used for storing grease containers. Refuse disposal and recycling storage areas serving food establishments shall be located as far as possible from the building's doors and windows. The use of chain link fences with slats is prohibited. The refuse enclosure area will be located near the northeast corner of the building. The enclosure will be board-on-board fencing with swings gates. The fencing will be six feet (6') in height.

Pending comments from ZPAC members, Staff recommends approval of the proposed site plan as proposed with the following conditions:

1. The site shall be developed substantial in conformance with the submitted site plan, photometric plan, landscaping plan, improvement plan, and renderings.
2. The site shall be developed in accordance with all applicable federal, state, and local laws related to site development and the type of use proposed for the site, including, but, not limited to, securing the applicable building permits.

John Whitehouse, Engineer for the Petitioner, noted that three (3) trees and some shrubs at the existing entrance on the northern end of the building that will be removed. Shrubs will be placed as foundation plantings around the building and the trees will be replaced at the northerly corner of the property.

Mr. Asselmeier asked about pre- and post-construction runoff volumes and documentation that a reduction in the pollutant load will occur. Mr. Whitehouse responded they will be submitting calculations of volumes as requested.

Mr. Whitehouse noted that a new water service will be installed. They are working to secure necessary permits from the Village of Montgomery. They will be installing a new six inch (6") water service off of Aldon Road and adding a hydrant.

Mr. Asselmeier made a motion, seconded by Mr. Guritz, to recommend approval of the site plan with the conditions proposed by Staff and the amendment regarding the removal and replacement of the three (3) trees and shrubs at the northern end of the building.

The votes were as follows:

Yeas (7): Asselmeier, Belville, Gengler, Guritz, Holdiman, Langston, and Olson

Nays (0): None

Abstain (0): None

Absent (3): Briganti, Chismark, and Klaas

The motion carried.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OLD BUSINESS/NEW BUSINESS

Mr. Asselmeier reported that the Kendall County Regional Planning Commission's Annual Meeting is Saturday, February 6, 2021, at 9:00 a.m.

ZPAC Meeting Minutes 02.02.21

CORRESPONDENCE

None

PUBLIC COMMENT

Mr. Asselmeier noted that there will be at least two (2) petitions on the March agenda.

ADJOURNMENT

Mr. Guritz made a motion, seconded by Commander Holdiman, to adjourn.

The votes were as follows:

Yeas (7): Asselmeier, Belville, Gengler, Guritz, Holdiman, Langston, and Olson

Nays (0): None

Abstain (0): None

Absent (3): Briganti, Chismark, and Klaas

The motion carried.

The ZPAC, at 10:05 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP, CFM
Senior Planner

Enc.

**KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
FEBRUARY 2, 2021**

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Don Keener	1107 A S. Bridge St Julesburg CO 80732	



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 21-03**Larry Nelson on Behalf of the L and P Nelson Trust 103
Major Amendment to Existing A-1 Special Use for Banquet
Facility, Micro Distillery, Nano Brewery, Production and Sale
of Sweet Cider, Year Round Seasonal Festival with Petting Zoo,
and Related Variances Granted by Ordinance 2016-21****INTRODUCTION**

In October 2016, the Kendall County Board granted a special use permit for a banquet facility, nano brewery, micro distillery, year round seasonal festival with petting zoo, production and sale of sweet cider, and related variances at 15888 Frazier Road in Little Rock Township.

The Petitioner, Larry Nelson on Behalf of the L and P Nelson Trust 103, would like to expand the operations allowed by the special use permit in 2016 to the adjacent property on the east side of Creek Road. In addition to the structures already allowed, the Petitioner would like to construct some parking areas and thirty thousand (30,000) square feet of additional buildings on the east side of Creek Road. The Petitioner would like the conditions and variances previously approved in 2016 to apply to the expanded uses on the east side of Creek Road. The Petitioner would also like to remove the requirement setting the number of buildings at three (3); no non-agricultural building would be larger than ten thousand (10,000) square feet in size.

The application materials are included as Attachment 1. The concept plan is included as Attachment 2. Ordinance 2016-21 is included as Attachment 3. The aerial of the property is included as Attachment 4.

SITE INFORMATION

PETITIONER Larry Nelson on Behalf of the L and P Nelson Trust 103

ADDRESS 3210 Creek Road

LOCATION East Side of Creek Road at the T-Intersection Created by Creek and Frazier Roads



TOWNSHIP Little Rock

PARCEL #S 01-16-300-007 and 01-21-100-005

LOT SIZE Expansion Area is 30.99 +/- Acres; Original Area is 45.85 +/- Acres

EXISTING LAND USE Agricultural and Woody's Orchard

ZONING A-1 Agricultural District and A-1 Special Use

LRMP	Current Land Use	Agricultural and Woody's Orchard
	Future Land Use	Rural Estate Residential (Max 0.45 Du/Acre) and Countryside Residential (Max 0.33 Du/Acre)
	Roads	Creek Road is a township maintained Local Road.
	Trails	The County has a trail planned along Creek Road north of Frazier Road.
	Floodplain/ Wetlands	The 100-Year Floodplain of Little Rock Creek is located on the far east and south sides of the property. A freshwater forested shrub wetland is located on the east side of the subject property. The proposed uses are outside of the floodplain and wetland.

REQUESTED ACTION Major Amendment to an Existing A-1 Special Use Permit for a Banquet Hall, Nano Brewery, Micro Distillery, Seasonal Festival with Petting Zoo, and Production and Sale of Sweet Cider with Variances

APPLICABLE REGULATIONS Section 7:01.D.12 – A-1 Special Uses – Permits Banquet Facilities with Certain Conditions

Section 7:01.D.12.a – Requires Banquet Facilities to be Located on an Arterial or Major Collector Road

Section 7:01.D.32 – A-1 Special Uses – Permits Micro Distilleries with Certain Conditions

Section 7:01.D.32.a – Requires Micro Distilleries to be Located on Major Collector of Higher Roads

Section 7:01.D.33 – A-1 Special Uses – Permits Nano Breweries with Certain Conditions

Section 7:01.D.33.a – Requires Nano Breweries to be Located on Major Collector of Higher Roads

Section 7:01.D.45 – A-1 Special Uses – Permits Production and Sale of Sweet Cider with Certain Conditions Including Setting a Maximum Building Square Footage at One Thousand (1,000) Square Feet.

Section 7:01.E.10 – A-1 Conditional Uses – Permits Seasonal Festivals with Petting Zoos with Certain Conditions

Section 7:01.E.10.i – Forbids the Sale of Alcohol at Seasonal Festivals

Section 7:01.E.10.j – Limits Seasonal Festivals to One (1) Event Per Year

Section 7:01.E.10.k – Limits Seasonal Festivals to Ninety (90) Consecutive Calendar Days

Section 7:01.G.2.b – Parking Not Allowed in Front Yard Setback Which is One Hundred Feet (100') from the Right-of-Way Line

Section 13:04 – Variance Procedures

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	Rural Estate Residential (Max 0.45 DU/Acre)	A-1 and R-3
South	Agricultural	A-1	Commercial	A-1
East	Agricultural/Wooded Outlot of Residential Subdivision	A-1 (County) AG-1 (Plano)	Open Space/Low Density Residential (Max 2.25 DU/Acre)/General Business (Plano)	A-1 (County) AG-1, F-1, R-5, B-2, and B-5

				(Plano)
West	Agricultural/Residential	A-1 and A-1 SU	Agricultural/Countryside/Residential (Max 0.33 DU/Acre)/Commercial	A-1 and A-1 SU

The A-1 special uses to the west are for Woody's Orchard and communication uses.

Unit 6 of Lakewood Springs and Unit 2 of Woodwind Subdivision are located near the subject property.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCat submitted on January 5, 2021, and consultation was terminated (see Attachment 1, Pages 13-15)

NATURAL RESOURCES INVENTORY

NRI application submitted on January 8, 2021 (see Attachment 1, Pages 11 and 12). The LESA Score was 188 indicating a low level of protection. The NRI Report is included as Attachment 6.

ACTION SUMMARY

LITTLE ROCK TOWNSHIP

Little Rock Township was emailed information on January 19, 2021. The Township reviewed this proposal at their meeting on February 17, 2021. Overall, the Township was in favor of the proposal, but had concerns regarding the well and septic for the expansion area, the protocol for the people mover, and safety signage along Creek Road. As of the date of this memo, the Township is working a letter officially stating their position.

LITTLE ROCK FOX FIRE PROTECTION DISTRICT

Little Rock Fox Fire Protection District was emailed information on January 19, 2021.

CITY OF PLANO

The City of Plano was emailed information on January 19, 2021. The Plano Planning Commission reviewed this proposal at their meeting on February 15, 2021. They recommended approval of the proposal on the condition that a traffic study of the intersection of Creek Road and Little Rock Road occur.

ZPAC

ZPAC reviewed this proposal at their meeting on February 2, 2021. Discussion occurred regarding patrons crossing Creek Road to access amenities and facilities on the west of Creek Road. The Petitioner indicated that some form of people mover would be used to transport people across Creek Road. No pedestrian crossings were foreseen. The Petitioner noted that development of the property on the east side of Creek Road would take several years. ZPAC recommended approval of the proposal with a vote of eight (8) in favor and zero (0) in opposition; two (2) members of the Committee were absent. The minutes are included as Attachment 5.

GENERAL

According to the business information provided (see Attachment 1, Page 2), the Petitioner would like to expand operations of Woody's Orchard to the property they own on the east side of Creek Road. The Petitioners would like to construct approximately three (3) buildings with a total of thirty thousand square feet in substantially the locations shown on the concept plan (See Attachment 2). The concept plan also calls for two (2) parking areas and two (2) access points off of Creek Road. Traffic circulation would be one (1) way throughout the property. The concept plan also calls for an apple tree area on the north side of the property.

The Petitioner would like the conditions and variances imposed by Ordinance 2016-21 to carry over to the new area of operations. The conditions from Ordinance 2016-21 are as follows:

1. The property shall be developed in substantial compliance with the submitted concept plan.

2. The maximum number of patrons for banquets shall be limited to two hundred twenty-five (225), including any vendors working on the property for a banquet.
3. No event activity shall start earlier than 7:00 a.m. any day of the week, and shall end no later than 10:00pm, Monday thru Wednesday and no later than 11:30 pm Thursday thru Sunday. Banquets may end no later than midnight.
4. Lighting shall comply with Section 11:02.F.12 of the Zoning Ordinance.
5. Parking reserved for ADA accessibility shall be marked and constructed with a hard surface adjacent to the proposed retail store/bakery.
6. Any food prepared or sold on site, shall conform to the regulations of the Kendall County Health Department.
7. Retail sales are permitted provided that the retail sales will be ancillary to the main operation. Such sales may occur year around.
8. Noise generated by non-agricultural activities on-site shall comply with the following:
 - a. 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 residential property line of the complainant.
 - b. 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 residential property line of the complainant.
 - c. 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 7:00 a.m. and 10:00 p.m.
9. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.
10. A waste management plan shall be submitted to and approved by the Kendall County Health Department prior to operation of the micro distillery.
11. The petting zoo shall provide adequate hand sanitation devices as determined by the Department of Health.
12. There shall be a maximum of three (3) new buildings, with a maximum size of ten thousand (10,000) square feet each, for the banquet hall, bakery/retail store, and other commercial uses. This maximum number of buildings excludes agricultural buildings such as barns or sheds.
13. Signs shall comply with sign standards for Business Districts in the Kendall County Zoning Ordinance (Section 12:10), and may only be externally illuminated.
14. Adequate parking on site shall be provided in such a way that no on-street parking is necessary. Parking shall be setback a minimum of thirty feet (30') from the right-of-way of Frazier Road.
15. Accessory uses including but not limited to temporary vendors engaged in the sale of ancillary items not produced on site but which are related to products produced on site or associated with the season shall be permitted.

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

The variances from Ordinance 2016-21 are as follows:

1. That a Banquet Hall, Micro-Distillery, Nano-Brewery shall have direct access to Creek Road and Frazier Road (neither of which is designated as a collector or higher on the County's Transportation Plan).
2. The retail sales areas may exceed one thousand (1,000) square feet, but shall not exceed ten thousand (10,000) square feet per building.
3. That parking be allowed within thirty feet (30') of the Frazier Road right-of-way (reduced from the one hundred foot (100') agricultural setback).

BUSINESS OPERATION

According to the business plan information provided on Attachment 1, Page 2, the proposed use is "a hybrid use of agriculture, entertainment, food and family fun." Some commodities are grown onsite while others are grown offsite. Family friendly activities are also offered on the property.

No information was provided, either in the current application or in Ordinance 2016-21, regarding number of employees or number of events. Condition 3 of Ordinance 2016-21 stated that events cannot start prior to 7:00 a.m. any day of the week and shall end no later than 10:00 p.m. on Mondays thru Wednesdays and no later than 11:30 p.m. Thursdays thru Sundays. Banquets may end no later than midnight. Condition 2 of Ordinance 2016-21 stated that the maximum number of patrons at a banquet is limited to two hundred twenty-five (225), including vendors working at the property for a banquet.

The Petitioner did not indicate when they would start construction on the expansion, if the special use amendment was approved.

BUILDING CODES

Building permits will be required for the proposed structures.

The Petitioner would like to amend Condition 3 of Ordinance 2016-21 by removing the three (3) building maximum. The total allowable square footage would remain at thirty thousand (30,000) and no non-agricultural building would be larger than ten thousand (10,000) square feet.

ENVIRONMENTAL HEALTH

Section 7:01.D.32.g of the Kendall County Zoning Ordinance and Condition 10 of Ordinance 2016-21 requires a waste management plan be submitted and approved by the Kendall County Health Department prior to the operation of a micro distillery. Condition 11 of Ordinance 2016-21 requires adequate hand sanitation devices as determined by the Kendall County Health Department for the operation of a petting zoo. Condition 6 of Ordinance 2016-21 requires that any food prepared or sold on the property follow Kendall County Health Department regulations.

No information was provided regarding potable water availability or restroom facilities in the expansion area.

Electricity is onsite.

No information was provided for refuse control areas for refuse generated from the special uses.

ROAD ACCESS

The property fronts Creek Road. According to the concept plan (See Attachment 2), the way into the property would be a driveway across the street from the existing entrance to Woody's Orchard and the way out of the property would be through a driveway that lines up with Frazier Road.

PARKING AND INTERNAL TRAFFIC CIRCULATION

The concept plan shows two (2) parking areas. No information was provided regarding the dimensions of the parking areas or the number of parking spaces. According to Condition 5 of Ordinance 2016-21, ADA parking spaces shall be marked and constructed with a hard surface. According to Condition 14 of Ordinance 2016-21, parking shall be setback a minimum of thirty feet (30') from the right-of-way of Frazier Road.

LIGHTING

According to Condition 4 of Ordinance 2016-21, all lighting shall comply with Section 11:02.F.12 of the Zoning Ordinance. No information was provided regarding the number or location of lights.

SIGNAGE

According to Condition 13 of Ordinance 2016-21, all signage on the property shall follow the rules for signs in a Business District as outlined in Section 12:10 of the Zoning Ordinance. Signs may be externally illuminated. No information was provided regarding the number, location, or size of signs.

LANDSCAPING

No specific information was provided regarding landscaping. The Petitioner indicated that they would provide additional landscaping information when applying for building permits.

NOISE CONTROL

No information was provided regarding specific noise control measures. The uses must follow the noise regulations in the Zoning Ordinance and the allowable noise levels listed in Ordinance 2016-21.

FINDINGS OF FACT-SPECIAL USE PERMIT

§ 13:08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to recommend in favor of the applicant on special use permit applications. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

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. **True. The Petitioner has submitted a concept plan indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare including a one-way traffic flow.**

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. **True. Conditions were included in the original special use permit ordinance that will regulate noise, lighting, and sanitation provisions.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **The project will have a one-way circulation system, with vehicles entering from Creek Road and exiting onto Creek Road at the intersection with Frazier Road. Site plan, stormwater management plans, and appropriate Health Department regulations will be reviewed and approved prior to construction for all commercial improvements.**

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. **The Petitioner was granted variances in the original special use permit ordinance. The Petitioner would like those variances extended to cover the special use expansion area.**

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **True, the proposed use is consistent with an objective found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commercial and industrial uses that provide a broad range of job**

opportunities, a healthy tax base, and improved quality of services to County residents” through the encouragement “. . . of locally owned businesses.”

FINDINGS OF FACT-VARIANCES

§ 13:04.A.3 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to grant variations. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

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. While the subject property is not on an existing collector road, Creek Road is a well maintained Township Road which frequently accommodate truck traffic from the nearby Hillside Nursery. Commercial uses are called for in the vicinity of the subject property on the Future Land Use Maps for both Kendall County and City of Plano.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. This is true. This is a unique combination of uses and is not likely to be replicated in other areas of the County.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The Petitioner did not create the setback requirements or access requirements.

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 surrounding area is primarily agricultural, and many of the proposed uses are also agricultural in nature. Appropriate conditions have been included to ensure limits to noise and lighting to protect the public welfare.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. The proposed variances will not impair the supply of light or air to neighboring properties. Since 2016, the Petitioner has demonstrated no increased congestion on public streets by the uses allowed by the special use permit. There will be no increase in the danger of fire and no negative impacts to property values are foreseen.

RECOMMENDATION

Staff recommends approval of the requested amendment to special use permit granted by ordinance 2016-21 and the variances approved by Ordinance 2016-21 subject to the following conditions and restrictions:

1. The subject property shall be developed substantially in accordance with the concept plan (Attachment 2). The site plan for the property on the west side of Creek Road shall be governed by the concept plan attached to Ordinance 2016-21.
2. The uses and variances previously allowed by Ordinance 2016-21 shall be allowed on and applicable to the subject property with the following exceptions:
 - a. Condition 5 of Ordinance 2016-21 shall not be applicable to the subject property. ADA accessible parking spaces shall be installed in locations and numbers required by Federal law and with a surface required by Federal law.
 - b. Condition 12 of Ordinance 2016-21 shall not be applicable to the subject property. Instead, there shall be a maximum of thirty thousand (30,000) square feet of additional buildings constructed on the subject property in substantially the locations shown on the concept plan (Attachment 2). No individual building shall be larger than ten thousand (10,000) square feet.
3. Condition 12 of Ordinance 2016-21 shall be modified for the West Side of Creek Rd property to read: “there may be a maximum of thirty thousand (30,000) square feet of additional non-agricultural exempt buildings constructed on the property. No individual, non-agricultural exempt building shall be larger than ten thousand (10,000) square feet.”

4. Condition 3 of Ordinance 2016-21 shall be interpreted as variances to Sections 7:01.E.10.i, 7:01.E10.j,

and 7:01.E.10.k of the Kendall County Zoning Ordinance regarding the hours of operation, number, and days of operation of seasonal festivals for the subject property and the property governed by Ordinance 2016-21.

5. Condition 9 of Ordinance 2016-21 shall be interpreted as a variance to Section 7:01.E.10.d of the Kendall County Zoning Ordinance to allow the sale of alcohol at seasonal festivals.
6. The owners of the uses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
7. The owners of the uses allowed by this special use permit amendment agree to follow all applicable Federal, State, and Local laws governing these types of uses.
8. 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.
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. Application Materials
2. Concept Plan
3. Ordinance 2016-21
4. Aerial
5. February 2, 2021 ZPAC Minutes
6. NRI



-Amendment-

DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

To
Pin

APPLICATION

PROJECT NAME Woody's Orchard East FILE #:(originally Cider Creek)

SCANNED

NAME OF APPLICANT <u>L+P Nelson Trust 103</u>		
CURRENT LANDOWNER/NAME(s) <u>same</u>		
SITE INFORMATION ACRES <u>30.99</u>	SITE ADDRESS OR LOCATION <u>3210 Creek Rd</u>	ASSESSOR'S ID NUMBER (PIN) <u>01-16-300-007 and 01-20-400-005</u>
EXISTING LAND USE <u>A</u>	CURRENT ZONING <u>A</u>	LAND CLASSIFICATION ON LRMP <u>A</u> <u>01-21-100-005</u>
REQUESTED ACTION (Check All That Apply):		
<input checked="" type="checkbox"/> SPECIAL USE	<input checked="" type="checkbox"/> MAP AMENDMENT (Rezone to <u>A-SU</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 checked="" type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input checked="" type="checkbox"/> Major; <input type="checkbox"/> Minor) <u>See File 1625</u>		
1 PRIMARY CONTACT <u>Larry Nelson</u>	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 <u>same</u>	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 [REDACTED]		DATE <u>1-12-21</u>

FILE PAID: \$1255

CHECK [REDACTED]

RECEIVED

JAN 14 2021

KENDALL COUNTY
PLANNING, BUILDING & ZONING

1 Primary Contact will receive all correspondence from County

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

Zoning Request

Woody's Major Amendment A-1SU

Woody's will be developed over a number of years as a hybrid use of agriculture, entertainment, food and family fun. Typically known as a U-Pick Orchard, offering commodities grown on and off the site, food produced from the commodities along with other food and refreshments, entertainment and activities will also be provided.

We are requesting expansion of our A-1 SU of the 45 acre parcel to add 30 acres on the East side of Creek Road in this application per Permit Section 7.01 D-Ag Special Uses Permitted; D-10 Banquet Halls, D-29 Micro Distillery; D-30 Nano Breweries; and D-42 (which is labeled as 32 (duplicated)) Production and sale of sweet cider (with the restriction of "Total retail area not to exceed 1,000 square feet" removed) and "E Conditional Use" as provided in JXV – to be a year round usage and removing restrictions IV, IX, X, XI.

Additionally, we are requesting a variance from the requirement the facility be located on a major collector or arterial roadway and if needed a variance removing restrictions on D-42 "retail area not to exceed 1,000 sq feet", and the restriction on "E Conditional Use" J to be year round usage and removing restrictions IV, IX, X, XI.

Note: Woody's (Originally Cider Creek) is a dba of The Bluffs, Inc., an Illinois corporation owned by the Nelson family/Trust.

As this is a major change to an Existing A-SU we ask for the same Kendall County Ordinance as 2016-21 adding the additional 30.77 acres and max of 3 additional 10,000 sq ft buildings, totaling 6 10,000 sq ft buildings or the equivalent square footage in additional buildings. Also the 30 ft set back included Creek Road.

LEGAL DESCRIPTION OF 30.9927-ACRE ZONING TRACT LYING EAST OF CREEK ROAD:

That Part of Sections 16 and 21, Township 37 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Northwest Corner of Section 20, Township and Range aforesaid; thence Southerly along the West Line of said Section 20, 330.3 feet; thence South $41^{\circ}40'$ East, 312.2 feet to the center line of vacated Sedgewick Road; thence North $88^{\circ}09'00''$ East along the center line of said vacated Sedgewick Road, 5796.01 feet to the center line of Creek Road; thence North $09^{\circ}26'52''$ West along said center line of Creek Road, 591.65 feet; thence Northwesterly along said center line, being a curve to the left with a radius of 1494.95 feet and a chord bearing of North $14^{\circ}29'40''$ West, an arc distance of 263.36 feet to the Southerly Line of a Tact conveyed to Barbara Yundt by Trustee's Deed recorded as Document No. 81-843 on March 11, 1981; thence South $87^{\circ}39'00''$ East along said Southerly Line of the Yundt Tact, 575.0 feet for a point of beginning; then continuing South $87^{\circ}39'00''$ East along said Southerly Line of the Yundt tract, 910.0 feet; thence South $19^{\circ}16'54''$ West, 658.0 feet; thence South $11^{\circ}36'04''$ West, 1037.0 feet; thence South $40^{\circ}01'20''$ East, 639.14 feet to the center line of Little Rock Creek; thence South $48^{\circ}30'00''$ West, along said center line, 82.0 feet; thence South $29^{\circ}58'17''$ West, along said center line, 179.23 feet to the center line of Creek Road; thence North $44^{\circ}01'24''$, along said center line, 745.32 feet; thence North $44^{\circ}54'15''$ West, along said center line, 514.15 feet; thence Northwesterly, along said center line, being a curve to the right with a radius of 875.40 feet and a chord bearing of North $36^{\circ}38'03''$ West, an arc distance of 252.71 feet to the intersection of the center line of Frazier Road and the center line of Creek Road; thence continuing Northwesterly along the last described course and said Creek Road center line, being a curve to the right with a radius of 875.40 feet, and a chord bearing of North $27^{\circ}02'41''$ West, an arc distance of 40.32 feet to the Easterly Extension of the North Line of Fraizer Road; thence North $55^{\circ}49'05''$ East along said Easterly Extension of the North Line of Fraizer Road, 555.60 feet to a line drawn South $09^{\circ}26'52''$ East from the point of beginning; thence North $09^{\circ}26'52''$ West, 935.73 to the point of beginning, all in Little Rock Township, Kendall County, Illinois.



20140808054-2

DEB SEC
ATTN: CTIC
ALBANY, NY

RECEIVED: 4/26/2014 4:12 PM
DATE: 4/26
PAGE: 2

Deed

copy

Prepared By:

See dck

Mail to:

See dck

CTIC #

880013655

Re Record to:
correct
Buyers name

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING
INFORMATION AND MICROFILMING.

**TRUSTEE'S DEED**

INSTRUMENT PREPARED BY:

McDERMOTT WILL & EMERY LLP
227 WEST MONROE STREET
CHICAGO, ILLINOIS 60606
ATTN: DAVID P. DEYOE

201400005342

DEBBIE
GILLETTE
KENDALL COUNTY, IL

RECORDED: 4/24/2014 6:40 AM
TRSD: 2100.00 RASPS FEE: 10.00
PAGES: 5

CTIC
880013655

[Above Space for Recorder's Use Only]

THE NORTHERN TRUST COMPANY, an Illinois banking corporation of Chicago, Illinois, as Trustee under the provisions of a Trust Agreement dated January 10, 1953 and known as Trust No. 26766, "Grantor", for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and pursuant to the power and authority given it as such Trustee CONVEYS and QUITCLAIMS to Dallas C. Ingemunson, not personally, but as Trustee of The LP Trust Number 103 dated 12/26/2012, "Grantee", whose mailing address is 759 John Street, Suite A, Yorkville, Illinois, its interest in the following described real estate situated in the County of Kendall and State of Illinois, to-wit:

* RELYSON

- SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A -

This conveyance is made without warranty, express or implied, and is made by THE NORTHERN TRUST COMPANY in its stated fiduciary capacity and on condition it shall have no liability in its individual capacity on any agreement, warranty or indemnity herein contained, or implied. Any recourse under and by virtue of this deed shall be had against the trust estate only.

IN WITNESS WHEREOF, the Grantor, THE NORTHERN TRUST COMPANY, has caused its name to be signed by its duly authorized officer effective as of the 16th day of April, 2014.

Re Record to
add "Nelson"
after LP

THE NORTHERN TRUST COMPANY,
as Trustee as aforesaid and not personally

By: 
Its: VICE PRESIDENT

DM_US 51014057-1.032594.0011

DM_US 51014057-1.032594.0011

-2-

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF SECTIONS 16, 20 AND 21, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 20, 330.3 FEET; THENCE SOUTH 41 DEGREES 40 MINUTES EAST, 312.2 FEET TO THE CENTER LINE OF VACATED SEDGEWICK ROAD; THENCE NORTH 88 DEGREES 09 MINUTES 00 SECONDS EAST ALONG THE CENTER LINE OF SAID VACATED SEDGEWICK ROAD, 5796.01 FEET TO THE CENTER LINE OF CREEK ROAD; THENCE NORTH 09 DEGREES 26 MINUTES 52 SECONDS WEST ALONG SAID CENTER LINE OF CREEK ROAD, 591.65 FEET; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, BEING A CURVE TO THE LEFT WITH A RADIUS OF 1494.95 FEET AND A CHORD BEARING OF NORTH 14 DEGREES 29 MINUTES 40 SECONDS WEST, AN ARC DISTANCE OF 263.36 FEET TO THE SOUTHERLY LINE OF A TRACT CONVEYED TO BARBARA YUNDT BY TRUSTEE'S DEED RECORDED AS DOCUMENT NO. 81-843 ON MARCH 11, 1981; THENCE SOUTH 87 DEGREES 39 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY LINE OF YUNDT TRACT, 575.0 FEET FOR A POINT OF BEGINNING; THEN CONTINUING SOUTH 87 DEGREES 39 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY LINE OF YUNDT TRACT, 1141.02 FEET TO THE CENTER LINE OF LITTLE ROCK CREEK AS LOCATED ON SEPTEMBER 22, 1971; THENCE IN A GENERALLY SOUTHWESTERLY DIRECTION ALONG THE CENTER LINE OF LITTLE ROCK CREEK, TO A POINT ON THE CENTER LINE OF LAURIE ROAD EXTENDED SOUTHEASTERLY, SAID LINE HAVING A BEARING OF NORTH 41 DEGREES 36 MINUTES 00 SECONDS WEST; THENCE NORTH 41 DEGREES 36 MINUTES 00 SECONDS WEST ALONG THE CENTER LINE OF LAURIE ROAD, 1157.17 FEET TO THE CENTER LINE OF FRAIZER ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING A CURVE TO THE LEFT WITH A RADIUS OF 1910.0 FEET AND A CHORD BEARING OF NORTH 62 DEGREES 02 MINUTES 46 SECONDS EAST, AN ARC DISTANCE OF 457.61 FEET; THENCE NORTH 55 DEGREES 10 MINUTES 57 SECONDS EAST ALONG SAID CENTER LINE OF FRAIZER ROAD, 590.31 FEET; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 68780.0 FEET AND A CHORD BEARING OF NORTH 55 DEGREES 30 MINUTES 01 SECONDS EAST, AN ARC DISTANCE OF 762.94 FEET; THENCE NORTH 55 DEGREES 49 MINUTES 05 SECONDS EAST ALONG SAID CENTER LINE OF FRAIZER ROAD, 2473.06 FEET TO THE CENTER LINE OF CREEK ROAD; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 875.40 FEET; AND A CHORD BEARING OF NORTH 27 DEGREES 02 MINUTES 41 SECONDS WEST, AN ARC DISTANCE OF 40.32 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF FRAIZER ROAD; THENCE NORTH 55 DEGREES 49 MINUTES 05 SECONDS EAST ALONG SAID EASTERLY EXTENSION OF THE NORTH LINE OF FRAIZER ROAD, 555.60 TO A LINE DRAWN SOUTH 09 DEGREES 26 MINUTES 52 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 09 DEGREES 26 MINUTES 52 SECONDS WEST, 935.73 FEET TO THE POINT OF BEGINNING, ALL IN LITTLE ROCK TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PIN's: 01-21-100-002-0000; 01-16-300-004-0000; 01-20-200-001-0000; 01-16-300-005-0000

Property address: Property located in Little Rock Township, Kendall County, IL

AFFIDAVIT

(FILE WITH PAUL P. ANDERSON, RECORDER OF DEEDS OF KENDALL COUNTY)

STATE OF ILLINOIS

COUNTY OF KENDALL

} ss.

DOCUMENT # _____

David P Dwyer, being duly sworn on oath, states that
 _____ resides at _____ that the
 attached deed represents: _____

1. A distinct separate parcel on record prior to July 17, 1959.
2. A distinct separate parcel qualifying for a Kendall County building permit prior to August 10, 1971.
3. The division or subdivision of the land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
4. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
5. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
6. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
7. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
8. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
9. The conveyance is made to correct descriptions in prior conveyances.
10. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
11. The sale is of a single lot of less than five acres from a larger tract, evidenced by a survey made by a registered surveyor which single lot is the first sale from said larger tract as determined by the dimensions and configurations thereof on October 1, 1973, and which sale does not violate any local requirements applicable to the subdivision of land.

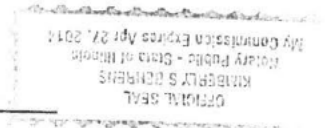
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN to before me

this 16 day of Apr, 2017

 Notary Public



KEPLATAF



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: [REDACTED]
 STREET ADDRESS:
 CITY: PLANO COUNTY: KENDALL
 TAX NUMBER:

LEGAL DESCRIPTION:

THAT PART OF SECTIONS 16, 20 AND 21, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 20, 330.3 FEET; THENCE SOUTH 41 DEGREES 40 MINUTES EAST, 312.2 FEET TO THE CENTER LINE OF VACATED SEDGEWICK ROAD; THENCE NORTH 88 DEGREES 09 MINUTES 00 SECONDS EAST ALONG THE CENTER LINE OF SAID VACATED SEDGEWICK ROAD, 5796.01 FEET TO THE CENTER LINE OF CREEK ROAD; THENCE NORTH 09 DEGREES 26 MINUTES 52 SECONDS WEST ALONG SAID CENTER LINE OF CREEK ROAD, 591.65 FEET; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, BEING A CURVE TO THE LEFT WITH A RADIUS OF 1494.95 FEET AND A CHORD BEARING OF NORTH 14 DEGREES 29 MINUTES 40 SECONDS WEST, AN ARC DISTANCE OF 263.36 FEET TO THE SOUTHERLY LINE OF A TRACT CONVEYED TO BARBARA YUNDT BY TRUSTEE'S DEED RECORDED AS DOCUMENT NO. 81-843 ON MARCH 11, 1981; THENCE SOUTH 87 DEGREES 39 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY LINE OF YUNDT TRACT, 575.0 FEET FOR A POINT OF BEGINNING; THEN CONTINUING SOUTH 87 DEGREES 39 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY LINE OF YUNDT TRACT, 1141.02 FEET TO THE CENTER LINE OF LITTLE ROCK CREEK AS LOCATED ON SEPTEMBER 22, 1971; THENCE IN A GENERALLY SOUTHWESTERLY DIRECTION ALONG THE CENTER LINE OF LITTLE ROCK CREEK, TO A POINT ON THE CENTER LINE OF LAURIE ROAD EXTENDED SOUTHEASTERLY, SAID LINE HAVING A BEARING OF NORTH 41 DEGREES 36 MINUTES 00 SECONDS WEST; THENCE NORTH 41 DEGREES 36 MINUTES 00 SECONDS WEST ALONG THE CENTER LINE OF LAURIE ROAD, 1157.17 FEET TO THE CENTER LINE OF FRAIZER ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING A CURVE TO THE LEFT WITH A RADIUS OF 1910.0 FEET AND A CHORD BEARING OF NORTH 62 DEGREES 02 MINUTES 46 SECONDS EAST, AN ARC DISTANCE OF 457.61 FEET; THENCE NORTH 55 DEGREES 10 MINUTES 57 SECONDS EAST ALONG SAID CENTER LINE OF FRAIZER ROAD, 590.31 FEET; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 68780.0 FEET AND A CHORD BEARING OF NORTH 55 DEGREES 30 MINUTES 01 SECONDS EAST, AN ARC DISTANCE OF 762.94 FEET; THENCE NORTH 55 DEGREES 49 MINUTES 05 SECONDS EAST ALONG SAID CENTER LINE OF FRAIZER ROAD, 2473.06 FEET TO THE CENTER LINE OF CREEK ROAD; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 875.40 FEET; AND A CHORD BEARING OF NORTH 27 DEGREES 02 MINUTES 41 SECONDS WEST, AN ARC DISTANCE OF 40.32 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF FRAIZER ROAD; THENCE NORTH 55 DEGREES 49 MINUTES 05 SECONDS EAST ALONG SAID EASTERLY EXTENSION OF THE NORTH LINE OF FRAIZER ROAD, 555.60 TO A LINE DRAWN SOUTH 09 DEGREES 26 MINUTES 52 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 09 DEGREES 26 MINUTES 52 SECONDS WEST, 935.73 FEET TO THE POINT OF BEGINNING, ALL IN LITTLE ROCK TOWNSHIP, KENDALL COUNTY, ILLINOIS

LEGALD

KB9

04/16/14



PLANNING, BUILDING & ZONING DEPARTMENT

111 WEST FOX STREET - ROOM 203 YORKVILLE, ILLINOIS 60560-1498

630.553-4141 • FAX 630.553-4179

ADDRESS NOTIFICATION

DATE: 01/07/2021

OWNER: LP NELSON TRUST

Parcel#: 01-21-100-005

Lot#:

Subdivision:

ADDRESS: 3210 CREEK ROAD
PLANO, IL. 60545

If you have any questions, please feel free to contact our office.

Brian Holdiman
Kendall County Code Official

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1-11-2021

1. Applicant Woody's Orchard - Landowner LVP Nelson Trust 103
 Address 16524 Frazier Rd
 City Plano State IL Zip 60545

2. Nature of Benefit Sought Trust

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:

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
<u>Pam Nelson</u>	[REDACTED]	<u>LVP Nelson</u>
<u>Larry Nelson</u>	[REDACTED]	<u>Control Trust</u>
<u>Doug Nelson</u>	[REDACTED]	
<u>Terry Beckman</u>	[REDACTED]	
<u>Sgt. Killian, Lt. Grant</u>	[REDACTED]	

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

Larry Nelson [REDACTED]

VERIFICATION

I, Larry Nelson, 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 10 day of January, AD. 2021

(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: Woody's Orchard (L+P Nelson Trust) Contact Person: Larry Nelson
Address: [REDACTED]
City, State, Zip: [REDACTED]
Phone Number: [REDACTED]
Email: [REDACTED]

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

Site Location & Proposed Use

Township Name Kendall Township 37N N, Range 6E E, Section(s) 16
Parcel Index Number(s) 01-16-300-007 and 01-20-400-005
Project or Subdivision Name Woody's Orchard Number of Acres 30 +/-
Current Use of Site Ag Proposed Use Ag-SU
Proposed Number of Lots N/A Proposed Number of Structures See Application
Proposed Water Supply Well Proposed type of Wastewater Treatment Septic
Proposed type of Storm Water Management N/A

Type of Request

☒ Change in Zoning from A to A-SU
☒ Variance (Please describe fully on separate page)
☒ Special Use Permit (Please describe fully on separate page) See Application
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>26</u> Additional Acres at \$18.00 each	\$ 468.00
Total NRI Fee	\$ 843.00

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

1-08-2021
Date

This report will be issued on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap or marital status.

FOR OFFICE USE ONLY

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

WOODY'S ORCHARD
 Mailing - 16524 Frazier Road
 Deliveries - 16000 Frazier Road
 Plano, IL 60545
 Accounting@WoodysOrchard.com

FIRST NATIONAL BANK OF OMAHA
 SANDWICH, IL 60548
 Sandwich, IL 60548
 70-262/719

1/11/2021

PAY TO THE ORDER OF Kendall County Soil & Water Conservation

\$ **843.00

Eight Hundred Forty-Three and 00/100***** DOLLARS

PROTECTED AGAINST FRAUD

Kendall County Soil & Water Conservation
 7775A Route 47 (USDA Service Center)

Yorkville, IL 60560

MEMO

Natural Resource Information Report Application

Woody's Orchard

Kendall County Soil & Water Conservation

1/11/2021

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
1/11/2021	Bill		843.00	843.00		843.00
				Check Amount		843.00

..Woody's - Operating- Natural Resource Information Report Application

843.00

Woody's Orchard

Kendall County Soil & Water Conservation

1/11/2021

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
1/11/2021	Bill		843.00	843.00		843.00
				Check Amount		843.00

PAYMENT
RECORD

..Woody's - Operating- Natural Resource Information Report Application

843.00



120





Applicant: Larry Nelson

Contact: Same

Address: [REDACTED]

IDNR Project Number: 2109101

Date: 01/05/2021

Project: Woodys east

Address: 16524 frazier rd, Plano

Description: Farm land to be use by woodys Orchard east of creek rd

own by L & P Nelson Trust

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:

37N, 6E, 16

37N, 6E, 21



IL Department of Natural Resources

Contact

Adam Rawe

217-785-5500

Division of Ecosystems & Environment

Government Jurisdiction

kendall county

Larry Nelson



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: 2109101

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.

IDNR Project Number: 2109101

**EcoCAT Receipt****Project Code** 2109101**APPLICANT****DATE**Larry Nelson
Same
[REDACTED]

1/5/2021

DESCRIPTION**FEE****CONVENIENCE FEE****TOTAL PAID**

EcoCAT Consultation

\$ 125.00

\$ 2.81

\$ 127.81

TOTAL PAID**\$ 127.81**

Illinois Department of Natural Resources
 One Natural Resources Way
 Springfield, IL 62702
 217-785-5500
dnr.ecocat@illinois.gov

FINDINGS OF FACT SPECIAL USE

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. True. The petitioner has submitted a concept plan indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare including landscape screening and a one-way traffic flow.

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. True. Adequate landscaping screening has been planted along Frazier Road and Creek Road. Conditions have been included that will regulate noise, lighting, and sanitation provisions.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The project will have a one-way circulation system, with vehicles entering from Creek Road and exiting onto Frazier Road as illustrated on the attached Concept Plan. A site plan, storm water management plans, and appropriate Health Department regulations will be reviewed and approved prior to construction for all commercial improvements (banquet hall, bakery/restaurant/store). The Little Rock/Fox Fire Protection District has approved the proposed one-way road network.

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. The petitioners have provided a concept plan that complies with the requirements for the proposed use including parking. Modifications to code requirements include:

- a) That a Banquet Hall, Micro-Distillery, Nano-Brewery shall have direct access to Creek Road and Frazier Road (neither of which is designated as a collector or higher on the County's Transportation Plan)
- b) The retail sales areas may exceed one thousand (1,000) square feet, but shall not exceed 10,000 square feet per building.
- c) That parking be allowed within 30' of the Frazier Road right-of-way (reduced from the 100' agricultural setback).

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. This special use is consistent with the commercial use illustrated on the Future Land Use Plan within the County's LRMP. The agricultural nature of this facility is consistent with the overall character of the area.

FINDINGS OF FACT VARIANCES

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. While the subject property is not on an existing collector road, both Frazier Road and Creek Road are well maintained Township Roads which frequently accommodate truck traffic from the nearby Hillside Nursery. The subject property is planned for commercial use on the County's Future Land Use Plan. The property owner has already installed a significant landscape buffer along both Frazier Road and Creek Road. This dense planting will help maintain the agricultural character of the area while allowing parking within the required 100' agricultural setback.

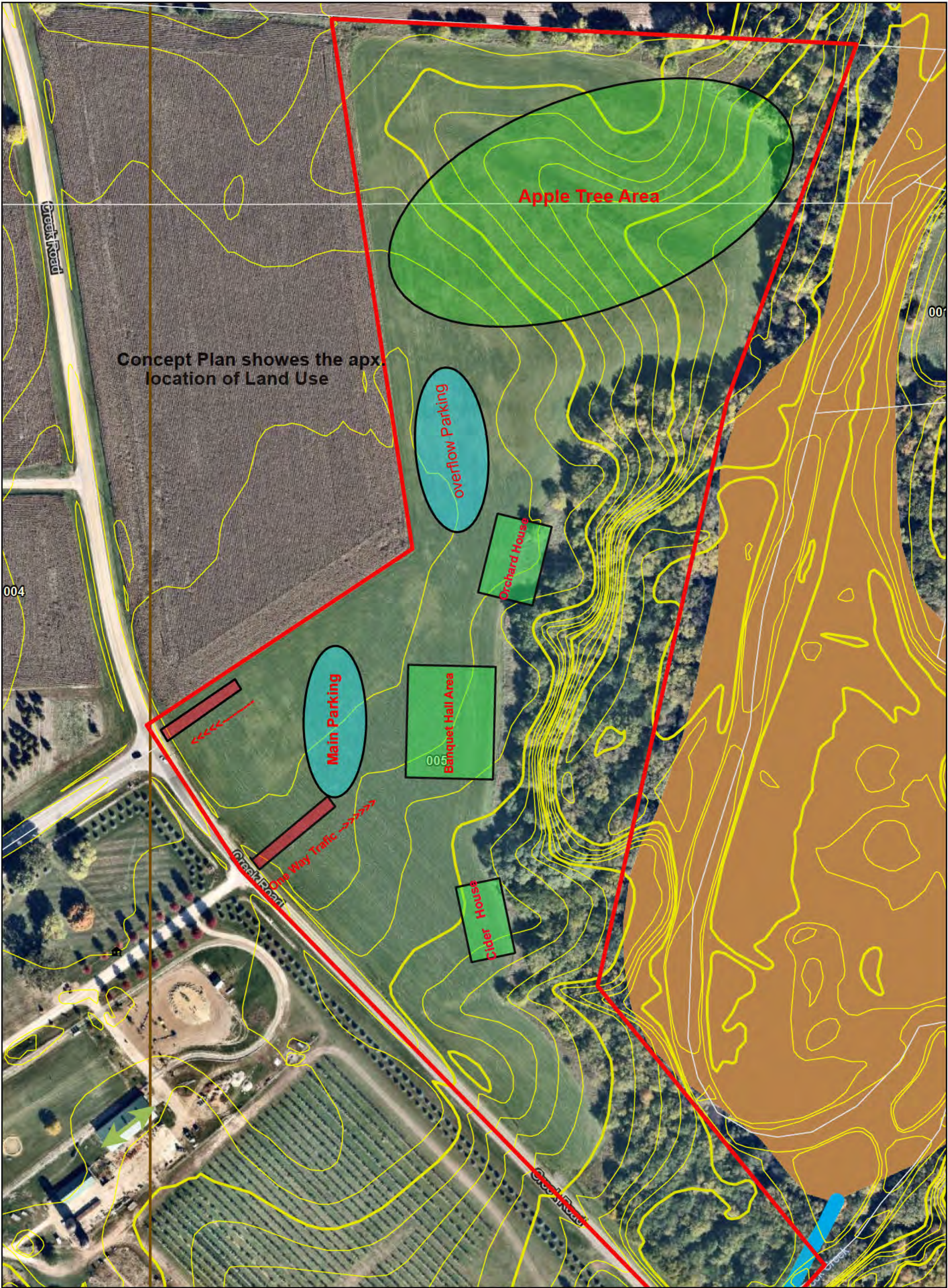
That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. True. This is a unique combination of uses, and is not likely to be replicated in other areas of the County.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The code requirements for a location on a collector road, a 100' parking setback, and maximum 1,000 square foot retail store were not created by the applicant.

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 surrounding area is primarily agricultural, and many of the proposed uses (apple orchard, cider mill) are also agricultural in nature. Appropriate conditions have been included to ensure limits to noise and lighting to protect the public welfare. The nearest home is approximately one-half mile from the proposed buildings.

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 Little Rock/Fox Township Fire Protection District has reviewed and approved the proposed special use, as has the Little Rock Township Road Commissioner.

Concept Planing of Woody' Site East of Creek Rd.



January 7, 2021

- Kendall County Address Points

Parcels

Kendall County FEMA FIRM Panels

2018 Contours

Contour

Index Line

USA Wetlands

Marine

Estuarine

Palustrine

Riverine

Lacustrine

1:2,640

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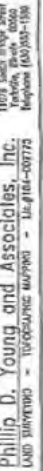
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Map data © OpenStreetMap contributors, Map layer by Esri

Source: US Fish and Wildlife Service, Esri





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DEBBIE
GILLETTE
KENDALL COUNTY, IL

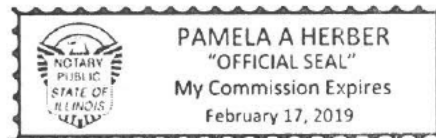
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PAGES: 7

State of Illinois
County of Kendall

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#16-25

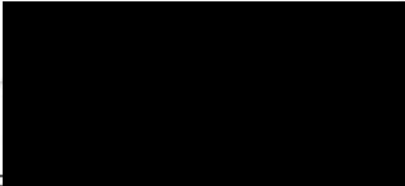
ORDINANCE # 2016-21
GRANTING A SPECIAL USE AND VARIANCES FOR
THE BLUFFS, INC., D/B/A CIDER CREEK LOCATED AT
15888 FRAZIER ROAD IN LITTLE ROCK TOWNSHIP

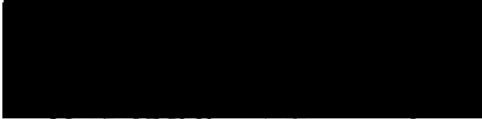
Mailed to and Prepared by:
Jeff Wilkins
111 West Fox Street
Yorkville, IL 60543



SEAL

Subscribed and sworn to before me
This 28 day of October, 2016


Jeff Wilkins
Kendall County Administrator


Notary Public

State of Illinois
County of Kendall

Zoning Petition
#16-25

ORDINANCE NUMBER 2016 - 21

GRANTING A SPECIAL USE AND VARIANCES FOR
THE BLUFFS, INC., D/B/A CIDER CREEK LOCATED AT
15888 FRAZIER ROAD IN LITTLE ROCK TOWNSHIP

WHEREAS, THE L&P Nelson Trust 103 has filed a petition for a Special Use within the A-1 Agricultural District for a 45.8-acre property located at the southwest corner of Creek Road and Frazier Road. The street address is 15888 Frazier Road (PIN# 01-20-400-006 and 005), in Little Rock Township; and

WHEREAS, said property is legally described as:

That Part of the East Half of Section 20 and that Part of the West Half of Section 21, Township 37 North, Range 6 East of the Third Principal Meridian described as follows: Beginning at the intersection of the centerlines of Frazier Road and Creek Road; thence South 55°49'05" West, along said centerline of Frazier Road, 1980.0 feet; thence South 37°40'55" East, 537.0 feet; thence North 68°19'05" East, 1250.0 feet; thence South 51°40'55" East, 616.0 feet; thence North 72°41'29" East, 607.87 feet to the centerline of Little Rock Creek; thence North 38°00'00" East, along said centerline, 106.0 feet; thence North 29°00'00" East, along said centerline, 104.0 feet to said centerline of Creek Road; thence North 44°01'24" West, along said centerline, 745.32 feet; thence North 44°54'15" West, along said centerline, 514.15 feet; thence Northwesterly, along said centerline being a tangential curve to the right with a radius of 875.40 feet, an arc distance of 252.71 feet to the point of beginning in Little Rock Township, Kendall County, Illinois.

WHEREAS, said property is zoned A-1 Agricultural and shown primarily as commercial on the Kendall County Future Land Use Plan; and

WHEREAS, said petition is to obtain an A-1 Special Use Permit to operate a banquet hall, nano-brewery, a micro-distillery, a year around seasonal festival, a petting zoo, and production and sale of sweet cider, hard cider, wine, jams and wine jams. The petition also includes a request for variances from the following zoning code requirements:

- A. That a Banquet Hall, Micro-Distillery, Nano-Brewery shall have direct access to a road designated as a major collector (or higher) – neither Creek Road or Frazier Road are collectors
- B. The retail sales areas on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet.
- C. That parking be allowed within the 100' agricultural setback and;

WHEREAS, all special use and variance procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact in accordance with Section 13.08.J of the Zoning Ordinance, and recommendation for approval by the Special Use Hearing Officer and the Zoning Board of Appeals, both on October 3rd, 2016; and

WHEREAS, the findings of fact for the Special Use were approved as follows:

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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. True. The petitioner has submitted a concept plan indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare including landscape screening and a one-way traffic flow.

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. True. Adequate landscaping screening has been planted along Frazier Road and Creek Road. Conditions have been included that will regulate noise, lighting, and sanitation provisions.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The project will have a one-way circulation system, with vehicles entering from Creek Road and exiting onto Frazier Road as illustrated on the attached Concept Plan. A site plan, storm water management plans, and appropriate Health Department regulations will be reviewed and approved prior to construction for all commercial improvements (banquet hall, bakery/restaurant/store. The Little Rock/Fox Fire Protection District has approved the proposed one-way road network.

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 petitioners have provided a concept plan that complies with the requirements for the proposed use including parking. Modifications to code requirements include:

- a) That a Banquet Hall, Micro-Distillery, Nano-Brewery shall have direct access to Creek Road and Frazier Road (neither of which is designated as a collector or higher on the County's Transportation Plan)
- b) The retail sales areas may exceed one thousand (1,000) square feet, but shall not exceed 10,000 square feet per building.
- c) That parking be allowed within 30' of the Frazier Road right-of-way (reduced from the 100' agricultural setback).

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. This special use is consistent with the commercial use illustrated on the Future Land Use Plan within the County's LRMP. The agricultural nature of this facility is consistent with the overall character of the area.

WHEREAS, the findings of fact for the Variances were approved as follows:

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

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the regulations were carried out. While the subject property is not on an existing collector road, both Frazer Road and Creek Road are well maintained Township Roads which frequently accommodate truck traffic from the nearby Hillside Nursery. The subject property is planned for commercial use on the County's Future Land Use Plan. The property owner has already installed a significant landscape buffer along both Frazier Road and Creek Road. This dense planting will help maintain the agricultural character of the area while allowing parking within the required 100' agricultural setback.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. True. This is a unique combination of uses, and is not likely to be replicated in other areas of the County.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The code requirements for a location on a collector road, a 100' parking setback, and maximum 1,000 square foot retail store were not created by the applicant.

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 surrounding area is primarily agricultural, and many of the proposed uses (apple orchard, cider mill) are also agricultural in nature. Appropriate conditions have been included to ensure limits to noise and lighting to protect the public welfare. The nearest home is approximately one-half mile from the proposed buildings.

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 Little Rock/Fox Township Fire Protection District has reviewed and approved the proposed special use, as has the Little Rock Township Road Commissioner.

WHEREAS, the Kendall County Board has considered the findings and recommendation of the Special Use Hearing Officer and the Zoning Board of Appeals and 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 permit for the operation of a banquet hall, nano-brewery, a micro-distillery, a year around seasonal festival, a petting zoo, and production and sale of sweet cider in accordance to the submitted Concept Plan included as "Exhibit A" attached hereto and incorporated herein subject to the following conditions:

1. The property shall be developed in substantial compliance with the submitted concept plan.
2. The maximum number of patrons for banquets shall be limited to 225, including any vendors working on the property for a banquet.

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3. No event activity shall start earlier than 7:00 A.M. any day of the week, and shall end no later than 10:00pm, Monday thru Wednesday and no later than 11:30pm Thursday thru Sunday. Banquets may end no later than midnight.
4. Lighting shall comply with Section 11 02.F.12 of the Zoning Ordinance.
5. Parking reserved for ADA accessibility shall be marked and constructed with a hard surface adjacent to the proposed retail store/bakery.
6. Any food prepared or sold on site, shall conform to the regulations of the Kendall County Health Department.
7. Retail sales are permitted provided that the retail sales will be ancillary to the main operation. Such sales may occur year around.
8. Noise generated by non-agricultural activities on-site shall comply with the following:
 - a. 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 residential property line of the complainant.
 - b. 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 residential property line of the complainant.
 - c. 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.
9. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County (including County Liquor Control) rules and regulations shall apply.
10. A waste management plan shall be submitted to and approved by the Kendall County Health Department prior to operation of the micro-distillery.
11. The petting zoo shall provide adequate hand sanitation devices as determined by the Department of Health.
12. There shall be a maximum of three new buildings, with a maximum size of 10,000 square feet each, for the banquet hall, bakery/retail store, and other commercial uses. This maximum number of buildings excludes agricultural buildings such as barns or sheds.
13. Signs shall comply with sign standards for Business Districts in the Kendall County Zoning Ordinance (Section 12.10), and may only be externally illuminated.
14. Adequate parking on site shall be provided in such a way that no on-street parking is necessary. Parking shall be setback a minimum of 30' from the right-of-way of Frazier Road.
15. Accessory uses including but not limited to temporary vendors engaged in the sale of ancillary items not produced on site but which are related to products produced on site or associated with the season shall be permitted.

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

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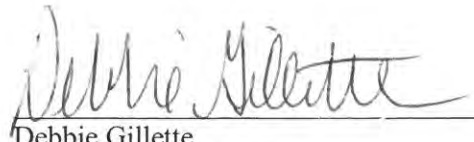
this special use permit.

IN WITNESS OF, this Ordinance has been enacted by the Kendall County Board this 18th day of October, 2016.



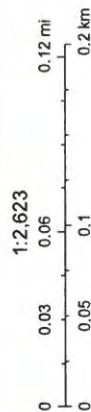
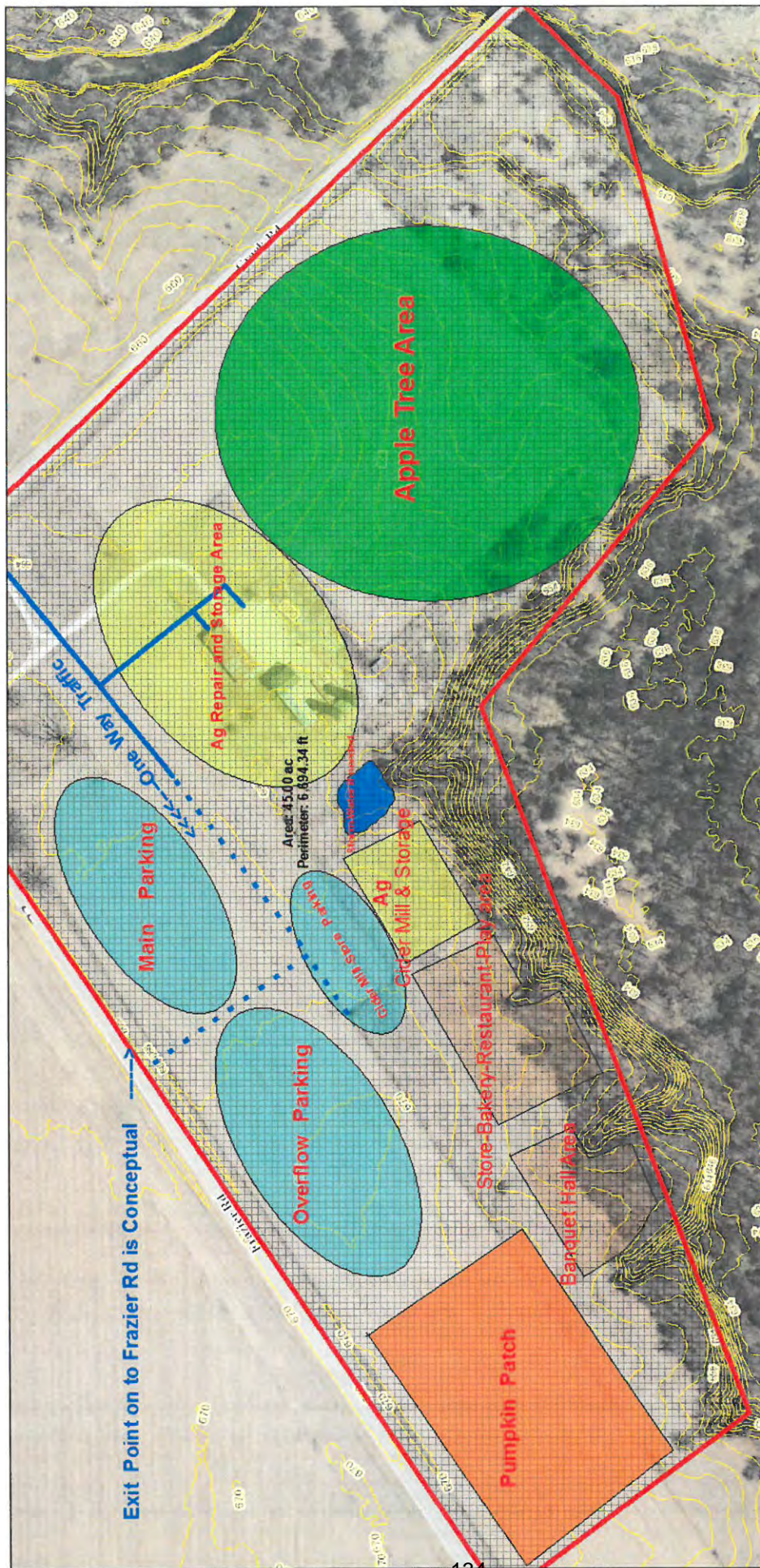
John A. Shaw
Kendall County Board Chairman

Attest:



Debbie Gillette
Kendall County Clerk

Concept planning of Cider Creek site



September 6, 2016
Road Names

Kendall County Illinois GIS

Pin 01-21-100-005 Both sides of Creek Rd



January 13, 2021

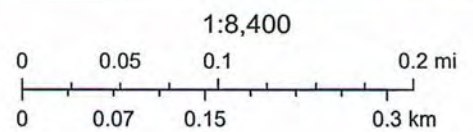


Kendall County Address Points

Parcels



parcel



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OpenStreetMap contributors, Map layer by Esri

Pin 01-16-300-007 Woodys North End, East side Creek Rd

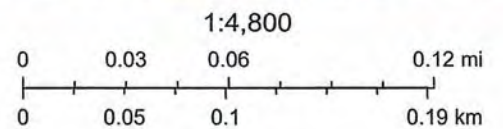


January 13, 2021

 Kendall County Address Points

Parcels

 parcel



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**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
February 2, 2021 – Unapproved Meeting Minutes**

PBZ Chairman Scott Gengler called the meeting to order at 9:00 a.m.

Present:

Matt Asselmeier – PBZ Department
Lauren Belville – Health Department (Attended Remotely Starting at 9:05 a.m.)
Scott Gengler – PBZ Committee Chair
David Guritz – Forest Preserve
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department (Attended Remotely)
Commander Jason Langston – Sheriff's Department (Attended Remotely)
Alyse Olson – Soil and Water Conservation District (Attended Remotely)

Absent:

Meagan Briganti – GIS
Greg Chismark – WBK Engineering, LLC

Audience:

Dan Kramer, Jason Engberg (Attended Remotely), Mike Torrence (Attended Remotely), Larry Nelson (Attended Remotely), Doug Nelson (Attended Remotely), Tom Karpus (Attended Remotely), John Whitehouse (Attended Remotely), and Kelly Schomer (Attended Remotely)

AGENDA

Mr. Guritz made a motion, seconded by Mr. Holdiman, to approve the agenda as presented.

The votes were as follows:

Yeas (7): Asselmeier, Gengler, Guritz, Holdiman, Klaas, Langston, and Olson
Nays (0): None
Abstain (0): None
Absent (3): Belville, Briganti, and Chismark

The motion carried.

MINUTES

Mr. Guritz made a motion, seconded by Mr. Holdiman, to approve the January 5, 2021, meeting minutes.

The votes were as follows:

Yeas (7): Asselmeier, Gengler, Guritz, Holdiman, Klaas, Langston, and Olson
Nays (0): None
Abstain (0): None
Absent (3): Belville, Briganti, and Chismark

The motion carried.

PETITIONS

Petition 20-32 Cindy Gates on Behalf of the Cindy Gates Trust and Mark Cox on Behalf of Cox Landscaping, LLC

Mr. Asselmeier summarized the request.

Cindy Gates, on behalf of the Cindy Gates Trust, currently leases the subject property to Mark Cox of Cox Landscaping, LLC for use as a landscaping business.

Prior to the COVID-19 closures, the County received a complaint that a landscaping business was operating at the subject property without proper zoning. Efforts to determine if the use qualified for grandfathering were unsuccessful and the Petitioner decided to pursue a map amendment and special use permit. The COVID-19 closures and efforts to obtain stormwater information caused the application to be delayed.

The subject property is split zoned between A-1 and B-3. The request makes the entire frontage of the parcels B-3 and establishes a special use permit for a landscaping business over the area zoned B-3.

The application materials, aerial of the site portion of the property, site plan, and the plat of the area proposed for rezoning were provided.

The property is approximately two point five (2.5) acres.

The County's Future Land Use Map calls for the property to be Suburban Residential. Yorkville's Future Land Use Map calls for the property to be Agricultural.

Route 34 is a State-maintained arterial highway. There is a trail along Route 34.

There are no floodplains or wetlands on the property.

The adjacent land uses are agricultural to the north, east, and west, and commercial to the south.

The adjacent zonings are A-1, R-3 and B-3 and Planned Development B-3 and O in Yorkville.

The County's Future Land Use Map calls for the area to be Suburban Residential and the Yorkville Future Land Use Map calls for the area to be Suburban Neighborhoods and Mid-Density Residential.

Ms. Belville started attending the meeting remotely at this time (9:05 a.m.).

Zoning Districts within one half (1/2) mile include A-1, R-3, B-3 in the County and Planned Development R-3 and O in Yorkville.

Pictures of the property were provided.

Four (4) residential subdivisions are located within one half (1/2) mile of the subject property.

EcoCAT Report submitted and found the Fox River INAI Site, Yorkville Forested Seep and Fen INAI Site, and the River Redhorse in the area. Adverse impacts were unlikely and consultation was terminated.

The LESA Score was 115 indicating a low level of protection.

The Petitioners appeared before the Bristol Township Board on February 5, 2020, prior to submitting an application with the County. The Bristol Township Board voted in favor of the request. The minutes of this meeting were provided. Petition information was sent to Bristol Township on January 20, 2021.

Petition information was sent to the United City of Yorkville on January 20, 2021.

Petition information was sent to the Bristol-Kendall Fire Protection District on January 20, 2021.

The subject property has been used as a landscaping business without proper zoning for many years and the Petitioners would like to become compliant with the Zoning Ordinance.

According to the business plan provided, Cox Landscaping, LLC provides general landscaping services to commercial and residential customers. The business has a maximum fifteen (15) employees. Employees arrive at the property at approximately 6:45 a.m., go to work sites, and return to the property by 5:30 p.m. The business operates at maximum capacity from April 1st through Thanksgiving. A smaller number of employees work for the business from November through April.

The subject property is used for offices and storage of landscaping materials.

The subject property is used for wholesale purposes only; no customers come onto the property.

The property presently consists of one (1) one thousand thirty (1,030) square foot steel building. An approximately fifty-three (53) square foot metal shed is located northeast of the steel building. A metal storage bin is located to the southeast of the steel building. An approximately one hundred twenty (120) square foot frame shed is also located southeast of the steel building. A new shed is shown on the site plan; the new shed will be approximately eight feet (8') tall. Any new structures would require applicable building permits.

The property also has one (1) two hundred fifty-two (252) square foot concrete storage area, one (1) two hundred sixteen (216) square foot concrete storage area, one (1) seven hundred fourteen (714) square foot concrete storage area, and one (1) five hundred forty-four (544) square foot wood storage bay. The height of the storage areas is twelve feet (12').

One (1) diesel tank is located on the property.

The property is served by well. There is no septic on the premises.

The property drains to the southeast.

The main parking area consists of gravel and crushed asphalt.

A pulverized black dirt pile will be located on the northern portion of the property.

A stormwater management permit will be required. The stormwater information was provided.

The property has two (2) accesses off of Route 34.

One (1) two thousand five hundred (2,500) square foot gravel parking area is located west of the steel building and one (1) five thousand (5,000) square foot parking lot is located north of the steel building. There are twelve (12) parking spaces in the gravel parking area west of the steel building with an additional twelve (12) parking spaces to the east of the steel building.

Lights are presently located on the property by the sign, flagpole, and on the steel building. One (1) freestanding light is also located on the property next to the steel building. No additional is planned.

The site has less than thirty (30) parking spaces. Therefore, a photometric plan is not required.

A sign is already located on the property. The sign is five feet (5') wide and two feet (2') tall. The sign is three point eight feet (3.8') off of the ground for a total height of slightly under six feet (6'). A light exists next to the sign and flagpole.

A wooden fence six feet (6') in height is located between the steel building and the berm. The Petitioners plan to install a cyclone mesh fence with slats to prevent viewing by the public. The fence will be approximately six feet (6') in height. A new fence gate is visible on the site plan.

Security cameras are also located on the steel building.

The Petitioners also plan to have a three foot (3') maximum height berm with black dirt and mulch with landscaping in the location shown on the site plan.

A berm already exists parallel to Route 34.

No additional plantings are planned for either berm.

No information was provided regarding noise control.

No new odors are foreseen by the proposed use.

If approved, this would be the twelfth (12th) special use permit for a landscaping business in unincorporated Kendall County.

Before issuing a recommendation, Staff would like comments from the United City of Yorkville, the Bristol-Kendall Fire Protection District, and ZPAC members.

Mr. Gengler asked about the lack of the septic system. There is no septic system on the property. Ms. Belville asked if restrooms would be required on the property. Dan Kramer, Attorney for the Petitioner, noted that a porta-john is onsite, but no customers come onto the property and employees do not linger at the property. Mr. Holdiman noted that no bathrooms were required based on the current proposal.

Ms. Belville asked about the reason for the well on the property. Mr. Kramer provided a history of the property. The property was used as a nursery with a landscaping business. The water was used to water the plants at the nursery. A retail nursery was also located on the property. The well would continue to be kept active.

Mr. Gengler asked about the northern entrance. The driveway north of the property line is not owned by the Petitioners and leads to the adjacent farm field.

Mr. Klaas noted that the trail already existed on the north side of Route 34. Mr. Kramer noted that IDOT affirmed the cuts along Route 34.

Mr. Kramer stated that he reviewed Mr. Asselmeier's proposed conditions. He requested that the restriction regarding customers coming onto the property be changed to state that the Petitioners would not invite customers onto the property. Mr. Kramer also requested the special use run with the land and not with the Petitioners.

No burning shall occur onsite.

Mr. Klaas asked if the County had received any objections to this proposal. Mr. Asselmeier responded that the County had not received any objections. Jason Engberg, from the United City of Yorkville, responded that Yorkville had also not received any comments regarding this proposal.

Yorkville will review the proposal in March.

Mr. Asselmeier made a motion, seconded by Mr. Guritz, to recommend approval of the map amendment and special use permit.

The votes were as follows:

Yeas (8): Asselmeier, Belville, Gengler, Guritz, Holdiman, Klaas, Langston, and Olson

Nays (0): None

Abstain (0): None

Absent (2): Briganti and Chismark

The motion carried.

The proposal goes to the Kendall County Regional Planning Commission on February 24, 2021.

Petition 21-03 Larry Nelson on Behalf of the L and P Nelson Trust

Mr. Asselmeier summarized the request.

In October 2016, the Kendall County Board granted a special use permit for a banquet facility, nano brewery, micro distillery, year round seasonal festival with petting zoo, production and sale of sweet cider, and related variances at 15888 Frazier Road in Little Rock Township.

The Petitioner, Larry Nelson on Behalf of the L and P Nelson Trust 103, would like to expand the operations allowed by the special use permit in 2016 to the adjacent property on the east side of Creek Road. In addition to the structures already allowed, the Petitioner would like to construct some parking areas and thirty thousand (30,000) square feet of additional buildings on the east side of Creek Road. The Petitioner would like the conditions and variances previously approved in 2016 to apply to the expanded uses on the east side of Creek Road. The Petitioner would also like to remove the requirement setting the number of buildings at three (3); no non-agricultural building would be larger than ten thousand (10,000) square feet in size.

The application materials, concept plan, Ordinance 2016-21, and aerial of the property were provided.

The expansion area is approximately thirty-one (31) acres in size.

The Future Land Use Plan calls for the property to be Rural Estate Residential and Countryside Residential.

Creek Road is a Township maintained Local Road. The County has a trail planned along Creek Road north of Frazier Road.

The One (100)-Year Floodplain of Little Rock Creek is located on the far east and south sides of the property. A freshwater forested shrub wetland is located on the east side of the subject property. The proposed uses are outside of the floodplain and wetland.

The adjacent land uses are Agricultural and an outlot to a residential subdivision.

The adjacent zonings are A-1 and A-1 SU in the County and AG-1 in Plano.

The County's Future Land Use Map calls for the area to be Agricultural, Countryside Residential, Rural Estate Residential, and Commercial. Plano's Future Land Use Map calls for the area to be Open Space, Low-Density Residential, and General Business.

The nearby zoning districts include A-1, A-1 SU, and R-3 in the County and AG-1, F-1, R-5, B-2, and B-5 in Plano.

The A-1 special uses to the west are for Woody's Orchard and communication uses.

Unit 6 of Lakewood Springs and Unit 2 of Woodwind Subdivision are located near the subject property.

EcoCat submitted on January 5, 2021, and consultation was terminated.

NRI application submitted on January 8, 2021.

Little Rock Township was emailed information on January 19, 2021.

Little Rock Fox Fire Protection District was emailed information on January 19, 2021.

The City of Plano was emailed information on January 19, 2021.

According to the business information provided, the Petitioner would like to expand operations of Woody's Orchard to the property they own on the east side of Creek Road. The Petitioners would like to construct approximately three (3) buildings with a total of thirty thousand square feet in substantially the locations shown on the concept plan. The concept plan also calls for two (2) parking areas and two (2) access points off of Creek Road. Traffic circulation would be one (1) way throughout the property. The concept plan also calls for an apple tree area on the north side of the property.

The Petitioner would like the conditions and variances imposed by Ordinance 2016-21 to carry over to the new area of operations. The conditions from Ordinance 2016-21 are as follows:

1. The property shall be developed in substantial compliance with the submitted concept plan.
2. The maximum number of patrons for banquets shall be limited to two hundred twenty-five (225), including any vendors working on the property for a banquet.
3. No event activity shall start earlier than 7:00 a.m. any day of the week, and shall end no later than 10:00pm, Monday thru Wednesday and no later than 11:30 pm Thursday thru Sunday. Banquets may end no later than midnight.
4. Lighting shall comply with Section 11:02.F.12 of the Zoning Ordinance.
5. Parking reserved for ADA accessibility shall be marked and constructed with a hard surface adjacent to the proposed retail store/bakery.
6. Any food prepared or sold on site, shall conform to the regulations of the Kendall County Health Department.
7. Retail sales are permitted provided that the retail sales will be ancillary to the main operation. Such sales may occur year around.
8. Noise generated by non-agricultural activities on-site shall comply with the following:
 - a. 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 residential property line of the complainant.
 - b. 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 residential property line of the complainant.

- c. 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 7:00 a.m. and 10:00 p.m.
9. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.
 10. A waste management plan shall be submitted to and approved by the Kendall County Health Department prior to operation of the micro distillery.
 11. The petting zoo shall provide adequate hand sanitation devices as determined by the Department of Health.
 12. There shall be a maximum of three (3) new buildings, with a maximum size of ten thousand (10,000) square feet each, for the banquet hall, bakery/retail store, and other commercial uses. This maximum number of buildings excludes agricultural buildings such as barns or sheds.
 13. Signs shall comply with sign standards for Business Districts in the Kendall County Zoning Ordinance (Section 12:10), and may only be externally illuminated.
 14. Adequate parking on site shall be provided in such a way that no on-street parking is necessary. Parking shall be setback a minimum of thirty feet (30') from the right-of-way of Frazier Road.
 15. Accessory uses including but not limited to temporary vendors engaged in the sale of ancillary items not produced on site but which are related to products produced on site or associated with the season shall be permitted.

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

The variances from Ordinance 2016-21 are as follows:

1. That a Banquet Hall, Micro-Distillery, Nano-Brewery shall have direct access to Creek Road and Frazier Road (neither of which is designated as a collector or higher on the County's Transportation Plan).
2. The retail sales areas may exceed one thousand (1,000) square feet, but shall not exceed ten thousand (10,000) square feet per building.
3. That parking be allowed within thirty feet (30') of the Frazier Road right-of-way (reduced from the one hundred foot (100') agricultural setback).

According to the business plan information provided, the proposed use is "a hybrid use of agriculture, entertainment, food and family fun." Some commodities are grown onsite while others are grown offsite. Family friendly activities are also offered on the property.

No information was provided, either in the current application or in Ordinance 2016-21, regarding number of employees or number of events. Condition 3 of Ordinance 2016-21 stated that events cannot start prior to 7:00 a.m. any day of the week and shall end no later than 10:00 p.m. on Mondays thru Wednesdays and no later than 11:30 p.m. Thursdays thru Sundays. Banquets may end no later than midnight. Condition 2 of Ordinance 2016-21 stated that the maximum number of patrons at a banquet is limited to two hundred twenty-five (225), including vendors working at the property for a banquet.

The Petitioner did not indicate when they would start construction on the expansion, if the special use amendment was approved.

Building permits will be required for the proposed structures.

The Petitioner would like to amend Condition 3 of Ordinance 2016-21 by removing the three (3) building maximum. The total allowable square footage would remain at thirty thousand (30,000) and no non-agricultural building would be larger than ten thousand (10,000) square feet.

Section 7:01.D.32.g of the Kendall County Zoning Ordinance and Condition 10 of Ordinance 2016-21 requires a waste management plan be submitted and approved by the Kendall County Health Department prior to the operation of a micro distillery. Condition 11 of Ordinance 2016-21 requires adequate hand sanitation devices as determined by the Kendall County Health Department for the operation of a petting zoo. Condition 6 of Ordinance 2016-21 requires that any food prepared or sold on the property follow Kendall County Health Department regulations.

No information was provided regarding potable water availability or restroom facilities in the expansion area.

Electricity is onsite.

No information was provided for refuse control areas for refuse generated from the special uses.

The property fronts Creek Road. According to the concept plan, the way into the property would be a driveway across the street from the existing entrance to Woody's Orchard and the way out of the property would be through a driveway that lines up with Frazier Road.

The concept plan shows two (2) parking areas. No information was provided regarding the dimensions of the parking areas or the number of parking spaces. According to Condition 5 of Ordinance 2016-21, ADA parking spaces shall be marked and constructed with a hard surface. According to Condition 14 of Ordinance 2016-21, parking shall be setback a minimum of thirty feet (30') from the right-of-way of Frazier Road.

According to Condition 4 of Ordinance 2016-21, all lighting shall comply with Section 11:02.F.12 of the Zoning Ordinance. No information was provided regarding the number or location of lights.

According to Condition 13 of Ordinance 2016-21, all signage on the property shall follow the rules for signs in a Business District as outlined in Section 12:10 of the Zoning Ordinance. Signs may be externally illuminated. No information was provided regarding the number, location, or size of signs.

No specific information was provided regarding landscaping. The Petitioner indicated that they would provide additional landscaping information when applying for building permits.

No information was provided regarding specific noise control measures. The uses must follow the noise regulations in the Zoning Ordinance and the allowable noise levels listed in Ordinance 2016-21.

Before issuing a final recommendation, Staff would like comments from ZPAC Members, Little Rock Township, City of Plano, and the Little Rock Fox Fire Protection District.

As of the date of the provided memo, the proposed conditions for the amendment are as follows:

1. The subject property shall be developed substantially in accordance with the concept plan (Attachment 2). The site plan for the property on the west side of Creek Road shall be governed by the concept plan attached to Ordinance 2016-21.
2. The uses and variances previously allowed by Ordinance 2016-21 shall be allowed on and applicable to the subject property with the following exceptions:
 - a. Condition 5 of Ordinance 2016-21 shall not be applicable to the subject property. ADA accessible parking spaces shall be installed in locations and numbers required by Federal law and with a surface required by Federal law.
 - b. Condition 12 of Ordinance 2016-21 shall not be applicable to the subject property. Instead, there shall be a maximum of thirty thousand (30,000) square feet of additional buildings constructed on the subject property in substantially the locations shown on the concept plan (Attachment 2). No individual building shall be larger than ten thousand (10,000) square feet.
3. Condition 12 of Ordinance 2016-21 shall be modified for the West Side of Creek Rd property to read: "there may be a maximum of thirty thousand (30,000) square feet of additional non-agricultural exempt buildings constructed on the property. No individual, non-agricultural exempt building shall be larger than ten thousand (10,000) square feet.

4. Condition 3 of Ordinance 2016-21 shall be interpreted as variances to Sections 7:01.E.10.i, 7:01.E.10.j, and 7:01.E.10.k of the Kendall County Zoning Ordinance regarding the hours of operation, number, and days of operation of seasonal festivals for the subject property and the property governed by Ordinance 2016-21.
5. Condition 9 of Ordinance 2016-21 shall be interpreted as a variance to Section 7:01.E.10.d of the Kendall County Zoning Ordinance to allow the sale of alcohol at seasonal festivals.
6. The owners of the uses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
7. The owners of the uses allowed by this special use permit amendment agree to follow all applicable Federal, State, and Local laws governing these types of uses.
8. 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.
9. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Mr. Gengler asked about patrons crossing Creek Road. Larry Nelson stated that they would have a people mover that would move people from one picking area to another picking area. Commander Langston asked about a pedestrian crossing. Mr. Nelson felt that pedestrian crossings of Creek Road would not occur and any crossing would occur by people move. Mr. Nelson offered to talk with the Sheriff's Office to discuss implementing strategies to prevent pedestrian crossings. They will develop a protocol for the people mover.

Mr. Nelson noted that he and his son met with the Little Rock Township Board and he has discussed this proposal with the Little Rock Township Road Commissioner and the Mayor of Plano.

Mr. Nelson noted that the Little Rock Fox Fire Protection favored the proposed traffic pattern with no staging on Creek or Frazier Roads. Mr. Nelson noted that topography limits the number of possible locations to have cars turning onto Creek Road.

Mr. Nelson stated the apple orchard will expand and they are moving the pumpkin patch. He stated that they are developing a several year plan for Woody's.

Mr. Guritz noted his partnerships with organizations and property owners regarding ecosystem protection in the area. He asked if the Petitioner had considered erosion issues along the bluffs and possible partnership opportunities. Mr. Nelson responded he is cleaning up the ravines and is installing large boulders. Mr. Nelson is concerned about erosion control and has been sensitive to the bluffs and he is trying to implement best practices for erosion control.

Ms. Belville requested a meeting regarding well and septic service on the property. She discussed the non-community well testing requirements. Mr. Nelson noted that the septic is four (4) times larger than required. He has obtained core samples on the east of Creek Road and the soils look good for a septic system; there was no high water table.

Mr. Asselmeier asked if bathroom facilities and potable water facilities will be located in the expanded area. Mr. Nelson responded those facilities will stay in the old area, but they will have porta-johns near the you-pick apple area when that service starts on the east side of Creek Road.

Tom Karpus, City of Plano, noted that Plano has no objections at this time.

Mr. Guritz made a motion, seconded by Mr. Holdiman, to recommend approval of the amendments to the special use permit and variances as requested.

Yeas (8): Asselmeier, Belville, Gengler, Guritz, Holdiman, Klaas, Langston, and Olson
Nays (0): None
Abstain (0): None
Absent (2): Briganti and Chismark

The motion carried.

The proposal goes to the Kendall County Regional Planning Commission on February 24, 2021.
ZPAC Meeting Minutes 02.02.21

Petition 21-04 Oswegoland Park District

Mr. Asselmeier summarized the request.

The Oswegoland Park District would like to construct an approximately three thousand four hundred twenty-six (3,426) square foot addition on the northwest corner of their property at 0 Boulder Hill Pass.

Section 13:10 of the Zoning Ordinance requires site plan review for structures on properties zoned B-3.

The application material, plat of survey, site plan, photometric plan, landscaping plan, improvement plan, including elevations and project timeline, and renderings were provided.

The site is approximately two point three-nine (2.39) acres.

The Future Land Use is Suburban Residential.

Boulder Hill Pass is a local road maintained by Oswego Township. The property does not have access to Route 25 or Aldon Road. There is an existing trail along Route 25. No trails are planned along Boulder Hill Pass or Aldon Road.

The far southwest corner of the property is in the five (500)-year floodplain. There are no wetlands on the property.

The adjacent land uses are single-family residential, duplex, apartments, gas station, Boulder Hill Market, office building and the Fox River.

The adjacent zonings are A-1, R-3 SU, R-6, R-7, B-1, and B-3.

The Future Land Use Map calls for the area to be Suburban Residential and Unknown. The Unknown property is proposed to be Conservation.

Mr. Klaas stopped attending the meeting remotely at this time (9:54 a.m.).

Pictures of the property were provided.

The special use permit to the east is for a duplex.

Petition information was sent to Oswego Township on January 25, 2021.

Petition information was sent to the Village of Montgomery on January 25, 2021.

Petition information was sent to the Oswego Fire Protection District on January 25, 2021. The Oswego Fire Protection submitted an email on January 25, 2021, stating if a proper and compliant fire alarm/sprinkler system were provided or maintained, the Fire Protection District would not have any objections.

As noted in the project narrative, the Petitioner wishes to construct the proposed addition, include Americans with Disabilities Act Parking and related access, parking facility improvements, the installation of a new fire suppression system, and the installation of a new gravity sanitary sewer service. The plan also includes the addition of a rain garden.

The existing building was originally constructed in 1960 as a fourteen thousand nine hundred fifty-six (14,956) square foot car dealership. The building has been remodeled several times since original construction. A complete breakdown of usage by square footage, both existing and proposed were provided.

The property where the building is located has been zoned B-3 since 1974. The strip of land to the north of the building has been zoned R-7 since 1967.

Pursuant to Section 13:10.D of the Kendall County Zoning Ordinance, the following shall be taken into account when reviewing Site Plans (Staff comments in bold):

Responsive to Site Conditions-Site plans should be based on an analysis of the site. Such site analysis shall examine characteristics such as site context; geology and soils; topography; climate and ecology; existing vegetation, structures and road network; visual features; and current use of the site. In addition to the standards listed below, petitioners must also follow the regulations outlined in this Zoning Ordinance. To the fullest extent possible, improvements shall be located to

preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative effects and alteration of natural features. Fragile areas such as wetlands and flood plains should be preserved as open space. Slopes in excess of 20 percent as measured over a 10-foot interval also should remain as open space, unless appropriate engineering measures concerning slope stability, erosion and safety are taken. The majority of the subject property is already an improved commercial/indoor recreational use. The landscaping plan includes a new rain garden area with native plantings surrounded by a natural turf area to the north of the building. Mulch beds will be installed around the addition and landscape bed plantings will be installed to the west of the addition. No existing trees or landscaping will be removed from the property. Most of the site is already impervious surface and the Petitioners are increasing the impervious area by approximately nine hundred (900) square feet. No construction is planned in the area in the 500-year floodplain. No slopes exist on the property. A stormwater pollution prevention plan is included in the improvement plans.

Traffic and Parking Layout-Site plans should minimize dangerous traffic movements and congestion, while achieving efficient traffic flow. An appropriate number of parking spaces shall be provided while maintaining County design standards. The number of curb cuts should be minimized and normally be located as far as possible from intersections. Connections shall be provided between parking areas to allow vehicles to travel among adjacent commercial or office uses. Cross-access easements or other recordable mechanisms must be employed. The property already possesses access off of Boulder Hill Pass. No additional access points off of Route 25 or Aldon Road are planned. As part of the project, the number of parking spaces shall be reduced from one hundred five (105) to ninety-four (94). The number of handicapped accessible spaces shall be reduced from five (5) to four (4).

Conflicts between pedestrians and vehicular movements should be minimized. When truck traffic will be present upon the site, the road size and configuration shall be adequate to provide for off-street parking and loading facilities for large vehicles. Barrier curb should be employed for all perimeters of and islands in paved parking lots, as well as for all service drives, loading dock areas, and the equivalent. Parking lots in industrial or commercial areas shall be paved with hot-mix asphalt or concrete surfacing. No conflicts are foreseen. The parking lot will meet applicable surfacing requirements.

Site Layout-Improvements shall be laid out to avoid adversely affecting ground water and aquifer recharge; minimize cut and fill; avoid unnecessary impervious cover; prevent flooding and pollution; provide adequate access to lots and sites; and mitigate adverse effects of shadow, noise, odor, traffic, drainage and utilities on neighboring properties. The top of the parapet of the addition, which is the highest point of the addition, will be approximately seventeen feet, three inches (17'3") in height. This is the same height as the existing parapets. No impacts to shadow, noise, odor, traffic, drainage, or utilities are foreseen.

Consistent with the Land Resource Management Plan-The proposed use and the design of the site should be consistent with the Land Resource Management Plan. This is true because the use is existing.

Building Materials-The proposed site plan design shall provide a desirable environment for its occupants and visitors as well as its neighbors through aesthetic use of materials, textures and colors that will remain appealing and will retain a reasonably adequate level of maintenance. Buildings shall be in scale with the ultimate development planned for the area. Monotony of design shall be avoided. Variations in detail, form, and setting shall be used to provide visual interest. Variation shall be balanced by coherence of design elements. The exterior of the addition will consist of an alpine timber colored stone veneer and a Navajo beige colored cement lap siding to match the existing siding. A non-illuminated, lettered sign will be on the addition.

Relationship to Surrounding Development-A site shall be developed in harmony with neighboring street pattern, setbacks and other design elements. The proposed addition is in harmony with the existing use and neighboring uses.

Open Space and Pedestrian Circulation-Improvements shall be designed to facilitate convenient and safe pedestrian and bicycle movement within and to the property. This is not an issue.

Buffering-Measures shall be taken to protect adjacent properties from any undue disturbance caused by excessive noise, smoke, vapors, fumes, dusts, odors, glare or stormwater runoff. Incompatible, unsightly activities are to be screened and buffered from public view. The proposed addition will be landscaped with the rain garden and existing vegetation creating buffer with the properties to the north. No issues regarding noise, smoke, vapors, fumes, dust, odors, glare, or stormwater runoff are foreseen.

Emergency Vehicle Access-Every structure shall have sufficient access for emergency vehicles. The property has access from Boulder Hill Pass. Circulation already exists in the property for emergency vehicles.

Mechanical Equipment Screening-All heating, ventilation and air conditioning equipment shall be screened on sides where they abut residential districts. The existing units on the roof are unscreened; the new units on the roof will also be unscreened.

Lighting-The height and shielding of lighting fixtures shall provide proper lighting without hazard to motorists on adjacent roadways or nuisance to adjacent residents by extending onto adjacent property. Cut-off lighting should be used in most locations, with fixtures designed so that the bulb/light source is not visible from general side view. The proposal calls for ten (10) single head poles on the property. All existing lighting will be replaced with energy efficient LED fixtures. Egress door lighting will be installed on the addition. Two (2) existing, illuminated monument signs are located on the property.

Refuse Disposal and Recycling Storage Areas-All refuse disposal and recycling storage areas should be located in areas designed to provide adequate accessibility for service vehicles. Locations should be in areas where minimal exposure to public streets or residential districts will exist. Screening shall be required in areas which are adjacent to residential districts or are within public view. Such enclosures should not be located in landscape buffers. Refuse containers and compactor systems shall be placed on smooth surfaces of non-absorbent material such as concrete or machine-laid asphalt. A concrete pad shall be used for storing grease containers. Refuse disposal and recycling storage areas serving food establishments shall be located as far as possible from the building's doors and windows. The use of chain link fences with slats is prohibited. The refuse enclosure area will be located near the northeast corner of the building. The enclosure will be board-on-board fencing with swings gates. The fencing will be six feet (6') in height.

Pending comments from ZPAC members, Staff recommends approval of the proposed site plan as proposed with the following conditions:

1. The site shall be developed substantial in conformance with the submitted site plan, photometric plan, landscaping plan, improvement plan, and renderings.
2. The site shall be developed in accordance with all applicable federal, state, and local laws related to site development and the type of use proposed for the site, including, but, not limited to, securing the applicable building permits.

John Whitehouse, Engineer for the Petitioner, noted that three (3) trees and some shrubs at the existing entrance on the northern end of the building that will be removed. Shrubs will be placed as foundation plantings around the building and the trees will be replaced at the northerly corner of the property.

Mr. Asselmeier asked about pre- and post-construction runoff volumes and documentation that a reduction in the pollutant load will occur. Mr. Whitehouse responded they will be submitting calculations of volumes as requested.

Mr. Whitehouse noted that a new water service will be installed. They are working to secure necessary permits from the Village of Montgomery. They will be installing a new six inch (6") water service off of Aldon Road and adding a hydrant.

Mr. Asselmeier made a motion, seconded by Mr. Guritz, to recommend approval of the site plan with the conditions proposed by Staff and the amendment regarding the removal and replacement of the three (3) trees and shrubs at the northern end of the building.

The votes were as follows:

Yeas (7): Asselmeier, Belville, Gengler, Guritz, Holdiman, Langston, and Olson

Nays (0): None

Abstain (0): None

Absent (3): Briganti, Chismark, and Klaas

The motion carried.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OLD BUSINESS/NEW BUSINESS

Mr. Asselmeier reported that the Kendall County Regional Planning Commission's Annual Meeting is Saturday, February 6, 2021, at 9:00 a.m.

ZPAC Meeting Minutes 02.02.21

CORRESPONDENCE

None

PUBLIC COMMENT

Mr. Asselmeier noted that there will be at least two (2) petitions on the March agenda.

ADJOURNMENT

Mr. Guritz made a motion, seconded by Commander Holdiman, to adjourn.

The votes were as follows:

Yeas (7): Asselmeier, Belville, Gengler, Guritz, Holdiman, Langston, and Olson

Nays (0): None

Abstain (0): None

Absent (3): Briganti, Chismark, and Klaas

The motion carried.

The ZPAC, at 10:05 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP, CFM
Senior Planner

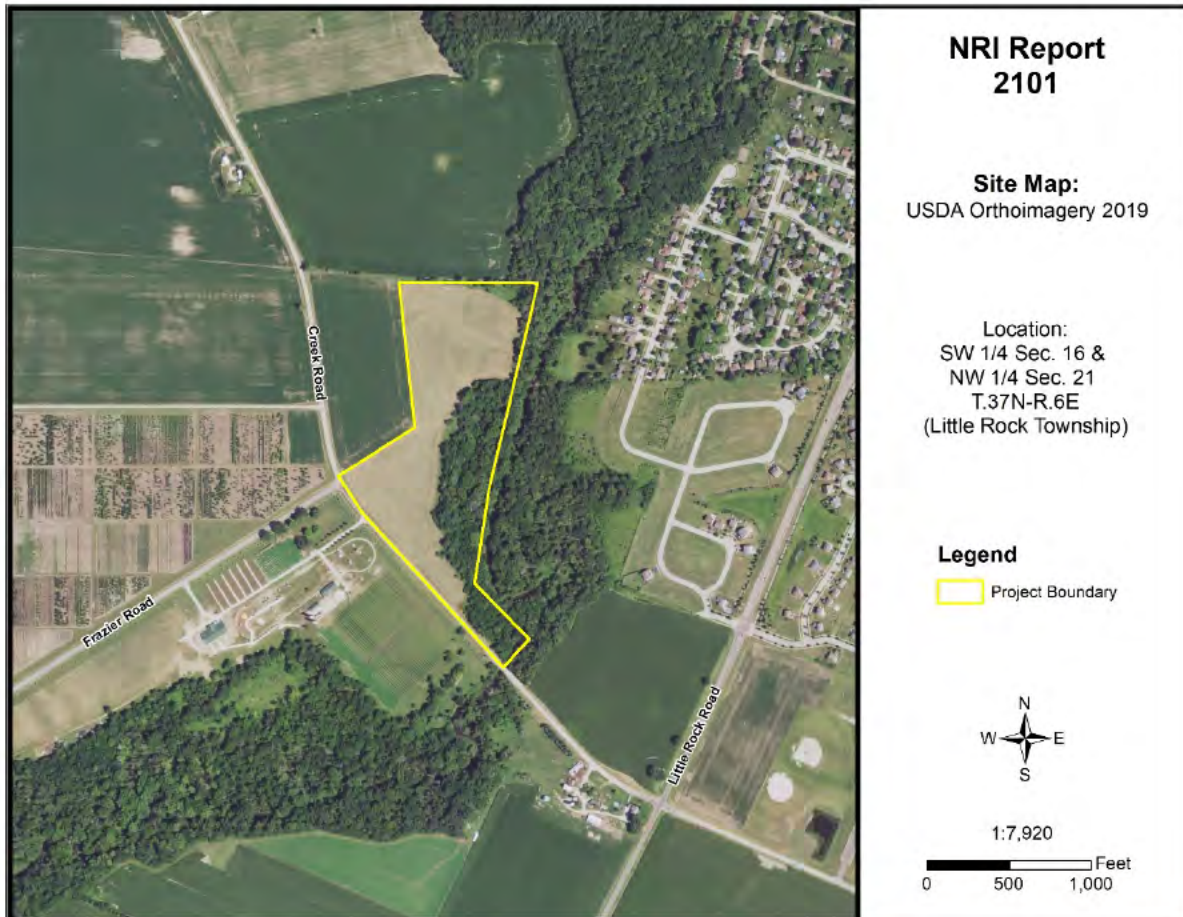
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**KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
FEBRUARY 2, 2021**

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Don Keener	1107 A S. Bridge St Julesburg CO 80732	

NATURAL RESOURCE INFORMATION (NRI) REPORT: #2101



Feb
2021

Petitioner: Woody's Orchard (L&P Nelson Trust 103)
Contact: Larry Nelson

Prepared By:



7775A Route 47
Yorkville, Illinois 60560
Phone: (630) 553-5821 x3
Fax: (630) 553-7442
www.kendallswcd.org

KENDALL COUNTY SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCE INFORMATION (NRI) REPORT

Natural Resource Information Report Number	2101
Date District Board Reviews Application	February 2021
Applicant's Name	Woody's Orchard (L&P Nelson Trust 103)
Size of Parcel	+/- 30.99 acres
Current Zoning & Use	A-1 Agricultural; Woody's Orchard
Proposed Zoning & Use	A-1 Special Use; Banquet Hall, Nano Brewery, Micro Distillery, Seasonal Festival with Petting Zoo, & Production/Sale of Sweet Cider
Parcel Index Number(s)	01-16-300-007; 01-21-100-005
Contact Person	Larry Nelson

Copies of this report or notification of the proposed land-use change was provided to:	Yes	No
The Applicant	X	
The Applicant's Legal Representation		X
The Local/Township Planning Commission	X	
The Village/City/County Planning and Zoning Department or Appropriate Agency	X	
The Kendall County Soil and Water Conservation District Files	X	

Report Prepared By: *Alyse Olson* Position: *Resource Conservationist*

PURPOSE AND INTENT

The purpose of this report is to provide officials of the local governing body and other decision-makers with natural resource information. This information may be useful when undertaking land use decisions concerning variations, amendments or relief of local zoning ordinances, proposed subdivision of vacant or agricultural lands and the subsequent development of these lands. This report is a requirement under Section 22.02a of the Illinois Soil and Water Conservation Districts Act.

The intent of this report is to present the most current natural resource information available in a readily understandable manner. It contains a description of the present site conditions, the present resources, and the potential impacts that the proposed change may have on the site and its resources. The natural resource information was gathered from standardized data, on-site investigations and information furnished by the petitioner. This report must be read in its entirety so that the relationship between the natural resource factors and the proposed land use change can be fully understood.

Due to the limitations of scale encountered with the various resource maps, the property boundaries depicted in the various exhibits in this report provide a generalized representation of the property location and may not precisely reflect the legal description of the PIQ (Parcel in Question).

This report, when used properly, will provide the basis for proper land use change decisions and development while protecting the natural resource base of the county. It should not be used in place of detailed environmental and/or engineering studies that are warranted under most circumstances, but in conjunction with those studies.

The conclusions of this report in no way indicate that a certain land use is not possible, but it should alert the reader to possible problems that may occur if the capabilities of the land are ignored. Any questions on the technical data supplied in this report or if anyone feels that they would like to see more additional specific information to make the report more effective, please contact:

Kendall County Soil and Water Conservation District
7775A Route 47, Yorkville, IL 60560
Phone: (630) 553-5821 ext. 3
E-mail: Alyse.Olson@il.nacdnet.net

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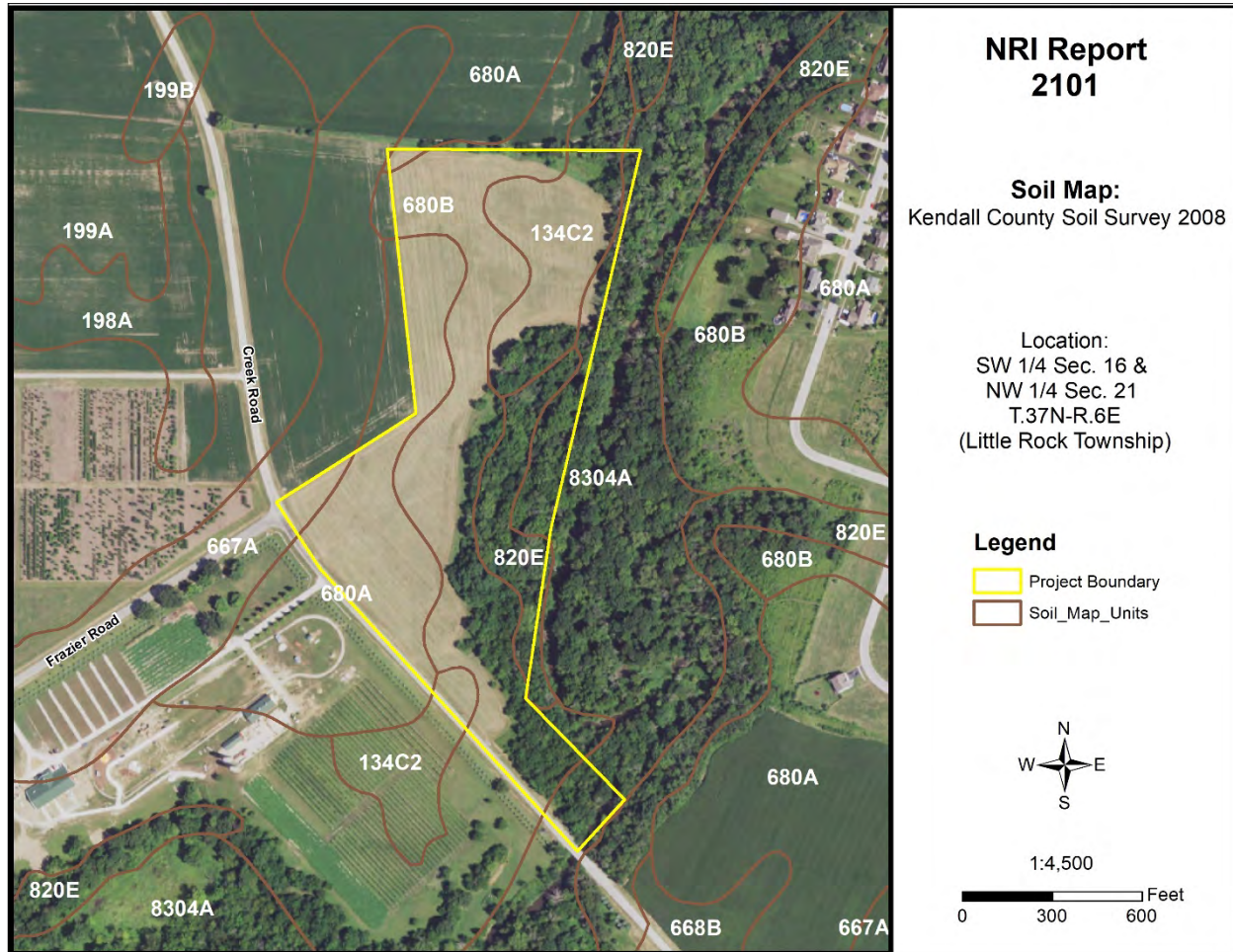
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EXECUTIVE SUMMARY

Natural Resource Information Report Number	#2101
Petitioner	Woody's Orchard (L&P Nelson Trust 103)
Contact Person	Larry Nelson
County or Municipality the Petition is Filed With	Kendall County
Location of Parcel	SW ¼ of Section 16 & NW ¼ of Section 21, Township 37 North, Range 6 East (Little Rock Township) of the 3 rd Principal Meridian
Project or Subdivision Name	Woody's Orchard
Existing Zoning & Land Use	A-1 Agricultural; Woody's Orchard
Proposed Zoning & Land Use	A-1 Special Use; Banquet Hall, Nano Brewery, Micro Distillery, Seasonal Festival with Petting Zoo, & Production/Sale of Sweet Cider
Proposed Water Source	Well
Proposed Type of Sewage Disposal System	Septic
Proposed Type of Storm Water Management	N/A
Size of Site	+/- 30.99 acres
Land Evaluation Site Assessment Score	Land Evaluation: 77; Site Assessment: 111

NATURAL RESOURCE CONSIDERATIONS**Figure 1: Soil Map****SOIL INFORMATION**

Based on information from the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) 2008 Kendall County Soil Survey, this parcel is shown to contain the following soil types (please note this does not replace the need for or results of onsite soil testing; if completed, please refer to onsite soil test results for planning/engineering purposes):

Table 1: Soils Information

Map Unit	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation
134C2	Camden silt loam, 5-10% slopes, eroded	Well Drained	B	Non-hydric	Farmland of Statewide Importance
667A	Kaneville silt loam, 0-2% slopes	Moderately Well Drained	C	Non-hydric	Prime Farmland
680A	Campton silt loam, 0-2% slopes	Moderately Well Drained	C	Non-hydric	Prime Farmland
680B	Campton silt loam, 2-5% slopes	Moderately Well Drained	C	Non-hydric	Prime Farmland

820E	Hennepin-Casco complex, 12-30% slopes	Well Drained	C	Non-hydric	Not Prime Farmland
8304A	Landes fine sandy loam, 0-2% slopes, occasionally flooded	Well Drained	A	Non-hydric	Prime Farmland

Hydrologic Soil Groups – Soils have been classified into four (A, B, C, D) hydrologic groups based on runoff characteristics due to rainfall. If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D), the first letter is for drained areas and the second letter is for undrained areas.

- **Hydrologic group A:** Soils have a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- **Hydrologic group B:** Soils have a moderate infiltration rate when thoroughly wet, consist chiefly of moderately deep to deep, moderately well drained to well drained soils that have a moderately fine to moderately coarse texture. These soils have a moderate rate of water transmission.
- **Hydrologic group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- **Hydrologic group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Hydric Soils – A hydric soil is one that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that supports the growth or regeneration of hydrophytic vegetation. Soils with hydric inclusions have map units dominantly made up of non-hydric soils that may have inclusions of hydric soils in the lower positions on the landscape. Of the soils found onsite, all are classified as non-hydric soils (134C2 Camden silt loam, 667A Kaneville silt loam, 680A & 680B Campton silt loam, 820E Hennepin-Casco complex, and 8304A Landes fine sandy loam). There is one soil on-site that is likely to contain hydric inclusions (134C2 Camden silt loam).

Prime Farmland – Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, four are designated as prime farmland (667A Kaneville silt loam, 680A & 680B Campton silt loam, and 8304A Landes fine sandy loam), one is not prime farmland (820E Hennepin-Casco complex), and one is designated as farmland of statewide importance (134C2 Camden silt loam).

Soil Limitations – The USDA-NRCS Web Soil Survey rates the limitations of soils for dwellings without basements, dwellings with basements, small commercial buildings, shallow excavations, lawns/landscaping, local roads and streets, and septic systems. Soils have different properties which influence the development of building sites. The USDA-NRCS classifies soils as Not Limited, Somewhat Limited, and Very Limited. Soils that are Not Limited indicates that the soil has properties that are favorable for the specified use. They will perform well and will have low maintenance. Soils that are

Somewhat Limited are moderately favorable, and their limitations can be overcome through special planning, design, or installation. Soils that are Very Limited have features that are unfavorable for the specified use, and their limitations cannot easily be overcome.

Table 2: Soil Limitations

Soil Type	Small Commercial Buildings	Shallow Excavations	Lawns/ Landscaping	Local Roads & Streets	Conventional Septic Systems
134C2	Somewhat Limited	Somewhat Limited	Somewhat Limited	Very Limited	Suitable
667A	Somewhat Limited	Somewhat Limited	Somewhat Limited	Very Limited	Suitable
680A	Somewhat Limited	Somewhat Limited	Somewhat Limited	Very Limited	Suitable
680B	Somewhat Limited	Somewhat Limited	Somewhat Limited	Very Limited	Suitable
820E	Very Limited	Very Limited	Very Limited	Very Limited	Unsuitable: gravel
8304A	Very Limited	Somewhat Limited	Somewhat Limited	Very Limited	Unsuitable: occasionally flooded

Septic Systems – The factors considered for determining suitability are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. The major features considered are soil permeability, percolation rate, groundwater level, depth to bedrock, flooding hazards, and slope. Soils are deemed unsuitable per the Kendall County Subdivision Control Ordinance. Installation of an on-site sewage disposal system in soils designated as unsuitable may necessitate the installation of a non-conventional onsite sewage disposal system. For more information please contact the Kendall County Health Department (811 W. John Street, Yorkville, IL; (630) 553-9100 ext. 8026).

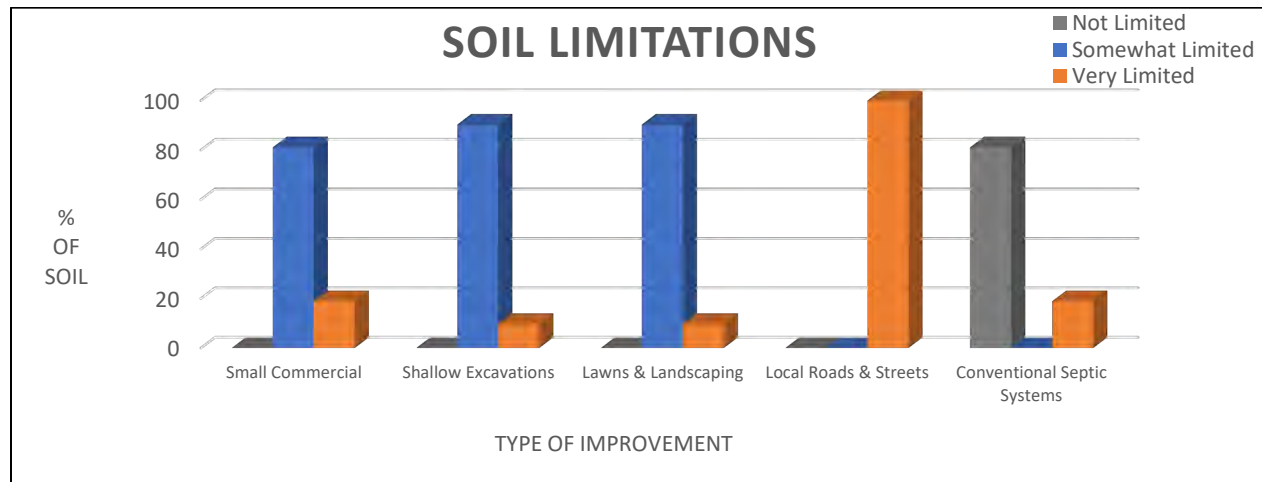


Figure 2: Soil Limitations

KENDALL COUNTY LAND EVALUATION AND SITE ASSESSMENT (LESA)

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical

characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

- **Land Evaluation (LE):** The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.
 - The Land Evaluation score for this site is **77**, indicating that this site is **not well suited** for agricultural uses.
- **Site Assessment (SA):** The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Site Assessment value is based on a 200-point scale and accounts for 2/3 of the total score. The Kendall County LESA Committee is responsible for this portion of the LESA system.
 - The Site Assessment score for this site is **111**.

The **LESA Score for this site is 188 which indicates a low level of protection** for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

WETLANDS

The U.S. Fish & Wildlife Service's National Wetland Inventory map **indicates the presence** of a wetland(s) on the proposed project site along the eastern boundary and extending off site. To determine if a wetland is present, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.

FLOODPLAIN

The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for Kendall County, Community Panel No. 17093C0020G (effective date February 4, 2009) was reviewed to determine the presence of floodplain and floodway areas within the project site. According to the map, a portion of the parcel **is located** within the floodplain or floodway.

SEDIMENT AND EROSION CONTROL

Development on this site should include an erosion and sediment control plan in accordance with local, state and federal regulations. Soil erosion on construction sites is a resource concern because suspended sediment from areas undergoing development is a primary nonpoint source of water pollution. Please consult the *Illinois Urban Manual* (<https://illinoisurbanmanual.org/>) for appropriate best management practices.

LAND USE FINDINGS:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed development plans for Petitioner Woody's Orchard (L&P Nelson Trust 103) for the proposed expansion of Woody's Orchard to include a banquet hall, nano-brewery, micro-distillery, seasonal petting zoo, and cider house (A-1 Agricultural Special Use zoning request) within Little Rock Township of Kendall County located in the SW ¼ of Section 16 & NW ¼ of Section 21, Township 37N, and Range 6E of the 3rd Principal Meridian. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board presents the following information.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible. Of the soils found onsite, 90% are classified as prime farmland. A land evaluation (LE), which is a part of the Land Evaluation and Site Assessment (LESA), was conducted on this parcel. The soils on this parcel scored a 77 out of a possible 100 points indicating that the soils are not well suited for agricultural uses. The total LESA Score for this site is 188 out of a possible 300, which indicates a low level of protection for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

Soils found on the project site are rated for specific uses and can have potential limitations for development. Soil types with severe limitations do not preclude the ability to develop the site for the proposed use, but it is important to note that the limitation may require soil reclamation, special design/engineering, or maintenance to obtain suitable soil conditions to support development with significant limitations. This report indicates that for soils located on the parcel, 100% are very limited for local roads & streets, 18.9% are very limited for small commercial buildings, and 9.7% are very limited for shallow excavations and lawns/landscaping. The remaining soils are classified as either somewhat limited or not limited for these types of developments. Additionally, 18.9% are unsuitable for conventional septic systems. This information is based on the soil in an undisturbed state. If the scope of the project may include the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within the Lower Fox River Watershed and Little Rock Creek sub watershed. This development should include a soil erosion and sediment control plan to be implemented during construction. Sediment may become a primary non-point source of pollution; eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

For intense use, it is recommended that the drainage tile survey completed on the parcel to locate the subsurface drainage tile be taken into consideration during the land use planning process. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

The information that is included in this Natural Resources Information Report is to assure that the Land Developers take into full consideration the limitations of that land that they wish to develop. Guidelines and recommendations are also a part of this report and should be considered in the planning process. The Natural Resource Information Report is required by the Illinois Soil and Water Conservation District Act (Ill. Compiled Statutes, Ch. 70, Par 405/22.02a).


SWCD Board Representative

Date

02/10/21

PARCEL LOCATION

Location Map for Natural Resources Information Report #2101

SW ¼ of Section 16 & NW ¼ of Section 21, Township 37 North, Range 6 East (Little Rock Township) on 30.99 acres. This parcel is located north and east of Creek Road and west of Little Rock Creek in Plano. The parcel is part of unincorporated Kendall County.

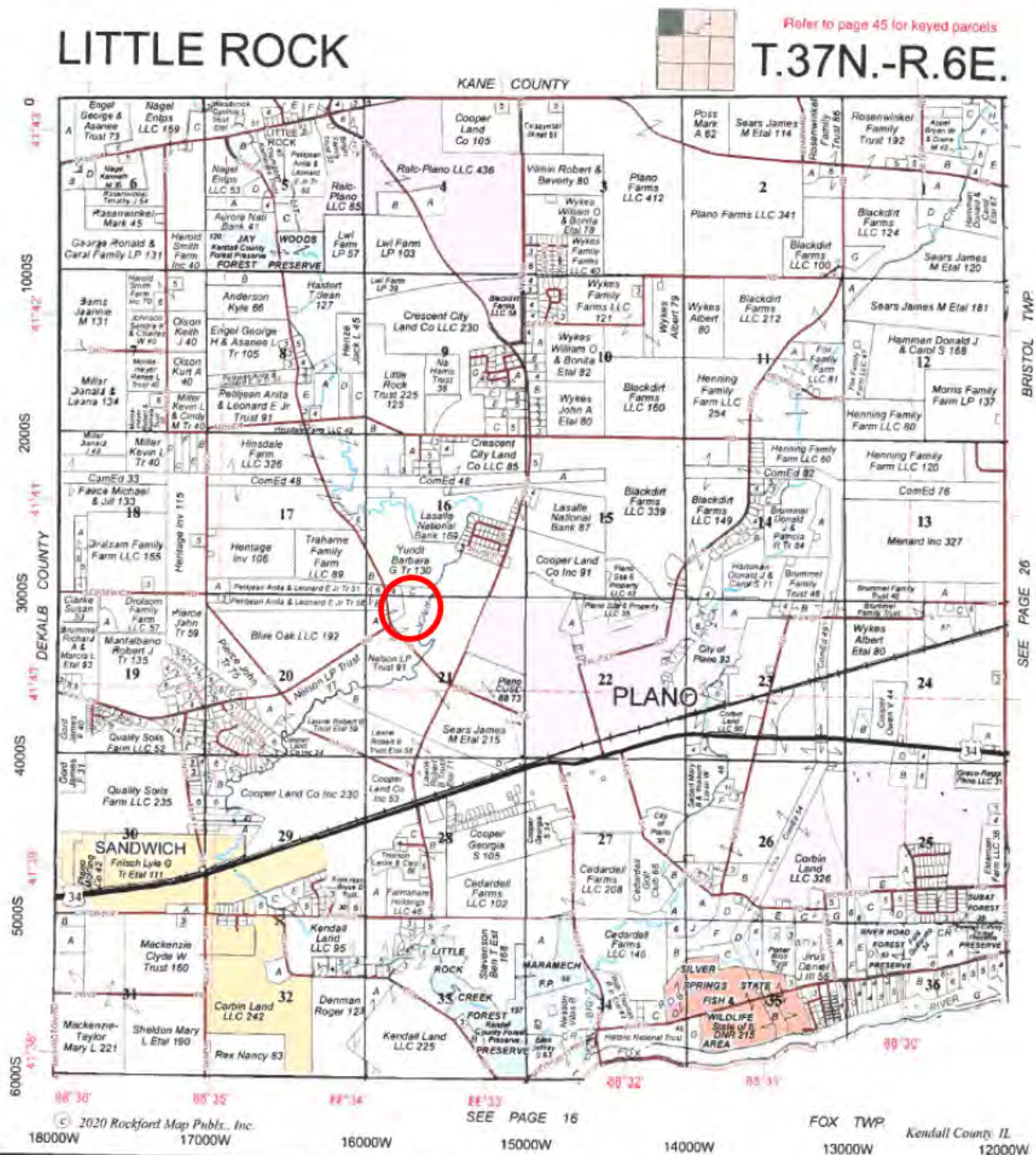


Figure 3: 2021 Plat Map

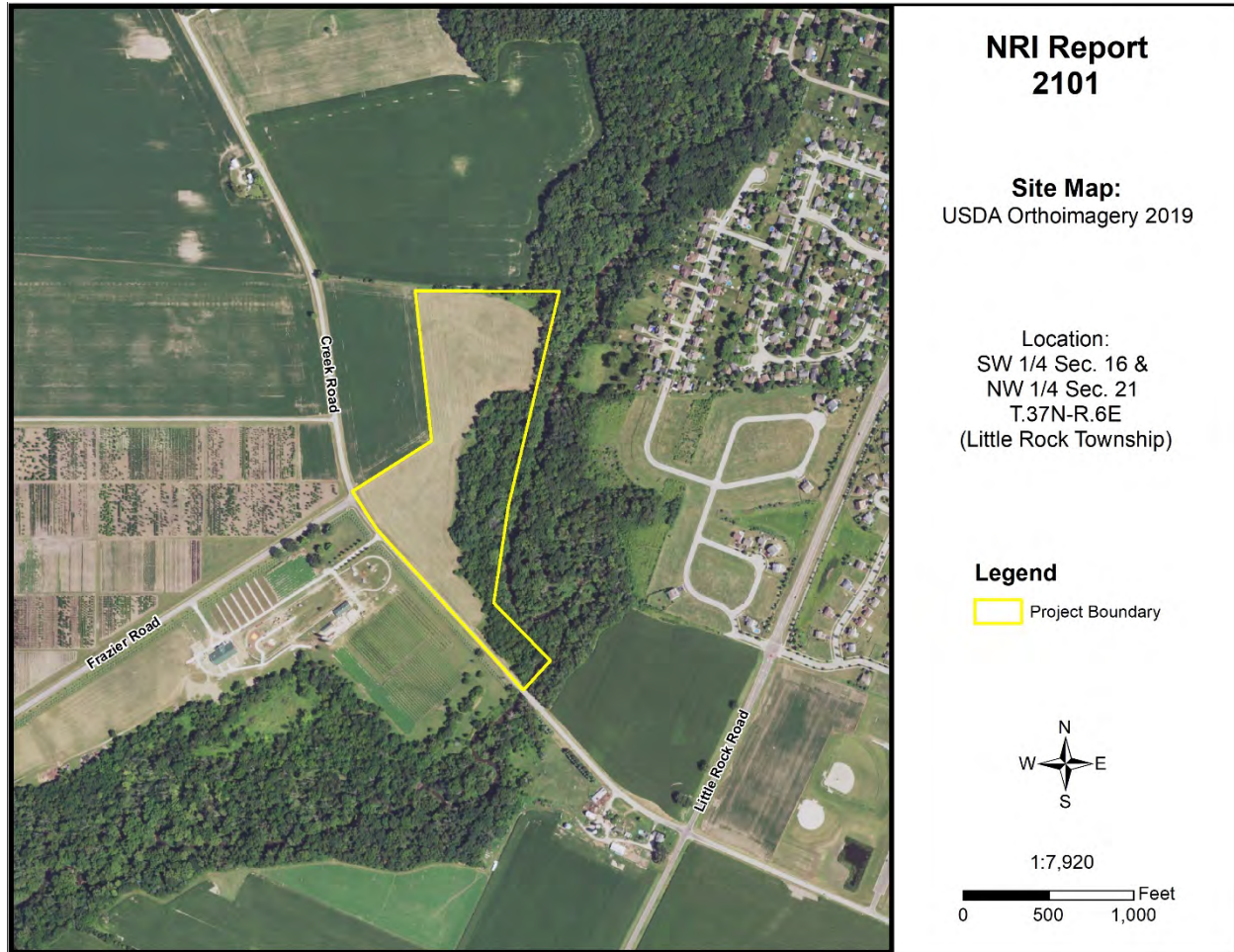


Figure 4: 2019 Aerial Map with NRI Site Boundary

ARCHAEOLOGIC/CULTURAL RESOURCES INFORMATION

Simply stated, cultural resources are all the past activities and accomplishments of people. They include the following: buildings; objects made or used by people; locations; and less tangible resources, such as stories, dance forms, and holiday traditions.

The Soil and Water Conservation District most often encounters cultural resources as historical properties. These may be prehistoric or historical sites, buildings, structures, features, or objects. The most common type of historical property that the Soil and Water Conservation District may encounter is non-structural archaeological sites. These sites often extend below the soil surface and must be protected against disruption by development or other earth moving activity if possible. Cultural resources are *non-renewable* because there is no way to “grow” a site to replace a disrupted site.

Landowners with historical properties on their land have ownership of that historical property. However, the State of Illinois owns all the following: human remains, grave markers, burial mounds, and artifacts associated with graves and human remains.

Non-grave artifacts from archaeological sites and historical buildings are the property of the landowner. The landowner may choose to disturb a historical property but may not receive federal or state assistance to do so. If an earth moving activity disturbs human remains, the landowner must contact the county coroner within 48 hours.

<p>The Illinois Historic Preservation Agency has not been notified of the proposed land use change by the Kendall County SWCD. The applicant may need to contact the IHPA according to current Illinois law.</p>

ECOLOGICALLY SENSITIVE AREAS

WHAT IS BIOLOGICAL DIVERSITY AND WHY SHOULD IT BE CONSERVED?¹

Biological diversity, or biodiversity, is the range of life on our planet. A more thorough definition is presented by botanist Peter H. Raven: “At the simplest level, biodiversity is the sum total of all the plants, animals, fungi and microorganisms in the world, or in a particular area; all of their individual variation; and all of the interactions between them. It is the set of living organisms that make up the fabric of the planet Earth and allow it to function as it does, by capturing energy from the sun and using it to drive all of life’s processes; by forming communities of organisms that have, through the several billion years of life’s history on Earth, altered the nature of the atmosphere, the soil and the water of our Planet; and by making possible the sustainability of our planet through their life activities now” (Raven 1994).

It is not known how many species occur on our planet. Presently, about 1.4 million species have been named. It has been estimated that there are perhaps 9 million more that have not been identified. What is known is that they are vanishing at an unprecedented rate. Reliable estimates show extinction occurring at a rate several orders of magnitude above “background” in some ecological systems (Wilson 1992, Hoose 1981).

The reasons for protecting biological diversity are complex, but they fall into four major categories. First, loss of diversity generally weakens entire natural systems. Healthy ecosystems tend to have many natural checks and balances. Every species plays a role in maintaining this system. When simplified by the loss of diversity, the system becomes more susceptible to natural and artificial perturbations. The chances of a system-wide collapse increase. In parts of the midwestern United States, for example, it was only the remnant areas of natural prairies that kept soil intact during the dust bowl years of the 1930s (Roush 1982).

Simplified ecosystems are almost always expensive to maintain. For example, when synthetic chemicals are relied upon to control pests, the target species are not the only ones affected. Their predators are almost always killed or driven away, exasperating the pest problem. In the meantime, people are unintentionally breeding pesticide-resistant pests. A process has begun where people become perpetual guardians of the affected area, which requires the expenditure of financial resources and human ingenuity to keep the system going.

A second reason for protecting biological diversity is that it represents one of our greatest untapped resources. Great benefits can be reaped from a single species. About 20 species provide 90% of the world’s food. Of these 20, just three, wheat, maize and rice supply over one half of that food. American wheat farmers need new varieties every five to 15 years to compete with pests and diseases. Wild strains of wheat are critical genetic reservoirs for these new varieties.

Further, every species is a potential source of human medicine. In 1980, a published report identified the market value of prescription drugs from higher plants at over \$3 billion. Organic alkaloids, a class of

chemical compounds used in medicines, are found in an estimated 20% of plant species. Yet only 2% of plant species have been screened for these compounds (Hoose 1981).

The third reason for protecting diversity is that humans benefit from natural areas and depend on healthy ecosystems. The natural world supplies our air, our water, our food and supports human economic activity. Further, humans are creatures that evolved in a diverse natural environment between forest and grasslands. People need to be reassured that such places remain. When people speak of “going to the country,” they generally mean more than getting out of town. For reasons of their own sanity and wellbeing, they need a holistic, organic experience. Prolonged exposure to urban monotony produces neuroses, for which cultural and natural diversity cure.

Historically, the lack of attention to biological diversity, and the ecological processes it supports, has resulted in economic hardships for segments of the basin’s human population.

The final reason for protecting biological diversity is that species and natural systems are intrinsically valuable. The above reasons have focused on the benefits of the natural world to humans. All things possess intrinsic value simply because they exist.

BIOLOGICAL RESOURCES CONCERNING THE SUBJECT PARCEL

As part of the Natural Resources Information Report, staff checks office maps to determine if any nature preserves or ecologically sensitive areas are in the general vicinity of the parcel in question. If there is a nature preserve in the area, then that resource will be identified as part of the report. The SWCD recommends that every effort be made to protect that resource. Such efforts should include, but are not limited to erosion control, sediment control, stormwater management, and groundwater monitoring.

Office maps indicate that ecologically sensitive area(s) are located near the parcel in question (PIQ). Little Rock Creek as well as a bottomland forest wetland are located immediately adjacent to the PIQ.

¹Taken from *The Conservation of Biological Diversity in the Great Lakes Ecosystem: Issues and Opportunities*, prepared by the Nature Conservancy Great Lakes Program 79W. Monroe Street, Suite 1309, Chicago, IL 60603, January 1994.

SOILS INFORMATION

IMPORTANCE OF SOILS INFORMATION

Soils information comes from the Natural Resources Conservation Service Soil Maps and Descriptions for Kendall County. This information is important to all parties involved in determining the suitability of the proposed land use change.

Each soil polygon is given a number, which represents its soil type. The letter found after the soil type number indicates the soils slope class.

Each soil map unit has limitations for a variety of land uses such as septic systems, buildings with basements, and buildings without basements. It is important to remember that soils do not function independently of each other. The behavior of a soil depends upon the physical properties of adjacent soil types, the presence of artificial drainage, soil compaction, and its position in the local landscape.

The limitation categories (not limited, somewhat limited, or very limited) indicate the potential for difficulty in using that soil unit for the proposed activity and, thus, the degree of need for thorough soil borings and engineering studies. A limitation does not necessarily mean that the proposed activity cannot be done on that soil type. It does mean that the reasons for the limitation need to be thoroughly understood and dealt with in order to complete the proposed activity successfully. Very limited indicates that the proposed activity will be more difficult and costly to do on that soil type than on a soil type with a somewhat limited or not limited rating.

Soil survey interpretations are predictions of soil behavior for specified land uses and specified management practices. They are based on the soil properties that directly influence the specified use of the soil. Soil survey interpretations allow users of soil surveys to plan reasonable alternatives for the use and management of soils.

Soil interpretations do not eliminate the need for on-site study and testing of specific sites for the design and construction for specific uses. They can be used as a guide for planning more detailed investigations and for avoiding undesirable sites for an intended use. The scale of the maps and the range of error limit the use of the soil delineation.

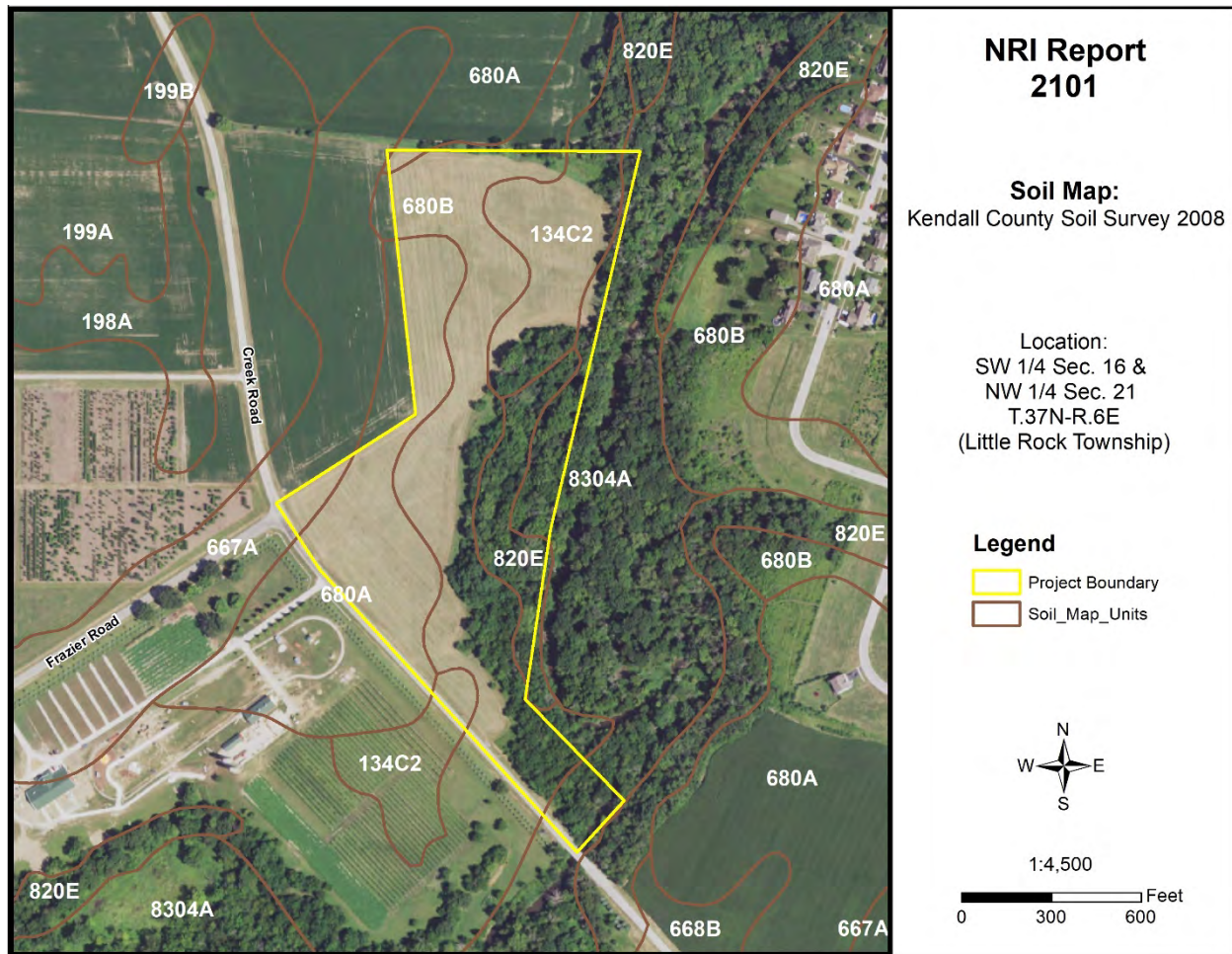


Figure 5: Soil Map

Table 3: Soil Map Unit Descriptions

Symbol	Descriptions	Acres	Percent
134C2	Camden silt loam, 5-10% slopes, eroded	5.6	18.4%
667A	Kaneville silt loam, 0-2% slopes	0.6	2.0%
680A	Campton silt loam 0-2% slopes	6.9	22.5%
680B	Campton silt loam, 2-5% slopes	11.7	38.2%
820E	Hennepin-Casco complex, 12-30% slopes	3.0	9.7%
8304A	Landes fine sandy loam, 0-2% slopes, occasionally flooded	2.8	9.2%

Source: National Cooperative Soil Survey – USDA-NRCS

SOILS INTERPRETATIONS EXPLANATION

GENERAL – NONAGRICULTURAL

These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. This report gives ratings for proposed uses in terms of limitations and restrictive features. The tables list only the most restrictive features.

Other features may need treatment to overcome soil limitations for a specific purpose. Ratings come from the soil's "natural" state, that is, no unusual modification occurs other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. Most of these practices, however, are costly. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance. Soil properties influence development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. Soil limitation ratings of not limited, somewhat limited, and very limited are given for the types of proposed improvements that are listed or inferred by the petitioner as entered on the report application and/or zoning petition. The most common types of building limitation that this report gives limitations ratings for is septic systems. It is understood that engineering practices can overcome most limitations for buildings with and without basements, and small commercial buildings. Limitation ratings for these types of buildings are not commonly provided. Organic soils, when present on the parcel, are referenced in the hydric soils section of the report. This type of soil is considered unsuitable for all types of construction.

LIMITATIONS RATINGS

- **Not Limited:** This soil has favorable properties for the use. The degree of limitation is minor. The people involved can expect good performance and low maintenance.
- **Somewhat Limited:** This soil has moderately favorable properties for the use. Special planning, design, or maintenance can overcome this degree of limitation. During some part of the year, the expected performance is less desirable than for soils rated slight.
- **Very Limited:** This soil has one or more properties that are unfavorable for the rated use. These may include the following: steep slopes, bedrock near the surface, flooding, high shrink-swell potential, a seasonal high water table, or low strength. This degree of limitation generally requires major soil reclamation, special design, or intensive maintenance, which in most situations is difficult and costly.

BUILDING LIMITATIONS

BUILDING ON POORLY SUITED OR UNSUITABLE SOILS

This can present problems to future property owners such as cracked foundations, wet basements, lowered structural integrity and high maintenance costs associated with these problems. The staff of the Kendall County SWCD strongly urges scrutiny by the plat reviewers when granting parcels with these soils exclusively.

Small Commercial Building – Ratings are for structures that are less than three stories high and do not have basements. The foundation is assumed to be spread footings of reinforced concrete built on disturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs.

Shallow Excavations – Trenches or holes dug to a maximum depth of 5 or 6 feet for utility lines, open ditches or other purposes. Ratings are based on soil properties that influence the ease of digging and the resistance to sloughing.

Lawns and Landscaping – Require soils on which turf and ornamental trees and shrubs can be established and maintained (irrigation is not considered in the ratings). The ratings are based on the soil properties that affect plant growth and trafficability after vegetation is established.

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

Onsite Sewage Disposal – The factors considered are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. The major features considered are soil permeability, percolation rate, groundwater level, depth to bedrock, flooding hazards, and slope. The table below indicates soils that are deemed unsuitable per the Kendall County Subdivision Control Ordinance. Installation of an on-site sewage disposal system in soils designated as unsuitable may necessitate the installation of a non-conventional onsite sewage disposal system. For more information please contact the Kendall County Health Department – Environmental Health at (630) 553-9100 x8026.

Table 4: Building Limitations

Soil Type	Small Commercial Buildings	Shallow Excavations	Lawns & Landscaping	Local Roads & Streets	Onsite Conventional Sewage Systems	Acres	%
134C2	Somewhat Limited: Slope; Shrink-swell	Somewhat Limited: Dusty; Unstable excavation walls	Somewhat Limited: Dusty	Very Limited: Frost action; Low strength; Shrink-swell	Suitable	5.6	18.4%
667A	Somewhat Limited: Shrink-swell	Somewhat Limited: Depth to saturated zone; Dusty; Unstable excavation walls	Somewhat Limited: Dusty	Very Limited: Frost action; Low strength; Shrink-swell	Suitable	0.6	2.0%
680A	Somewhat Limited: Shrink-swell	Somewhat Limited: Depth to saturated zone; Dusty; Unstable excavation walls	Somewhat Limited: Dusty	Very Limited: Frost action; Low strength; Shrink-swell	Suitable	6.9	22.5%
680B	Somewhat Limited: Shrink-swell	Somewhat Limited: Depth to saturated zone; Dusty; Unstable excavation walls	Somewhat Limited: Dusty	Very Limited: Frost action; Low strength; Shrink-swell	Suitable	11.7	38.2%
820E	Very Limited: Slope	Very Limited: Slope; Dusty; Unstable excavation walls	Very Limited: Slope; Low exchange capacity; Dusty; Droughty	Very Limited: Slope; Frost action; Low strength	Unsuitable: Gravel	3.0	9.7%
8304A	Very Limited: Flooding	Somewhat Limited: Flooding; Unstable excavation walls; Dusty	Somewhat Limited: Flooding; Low exchange capacity; Dusty	Very Limited: Flooding; Frost action	Unsuitable: Occasionally flooded	2.8	9.2%
% Very Limited	18.9%	9.7%	9.7%	100%	18.9%		

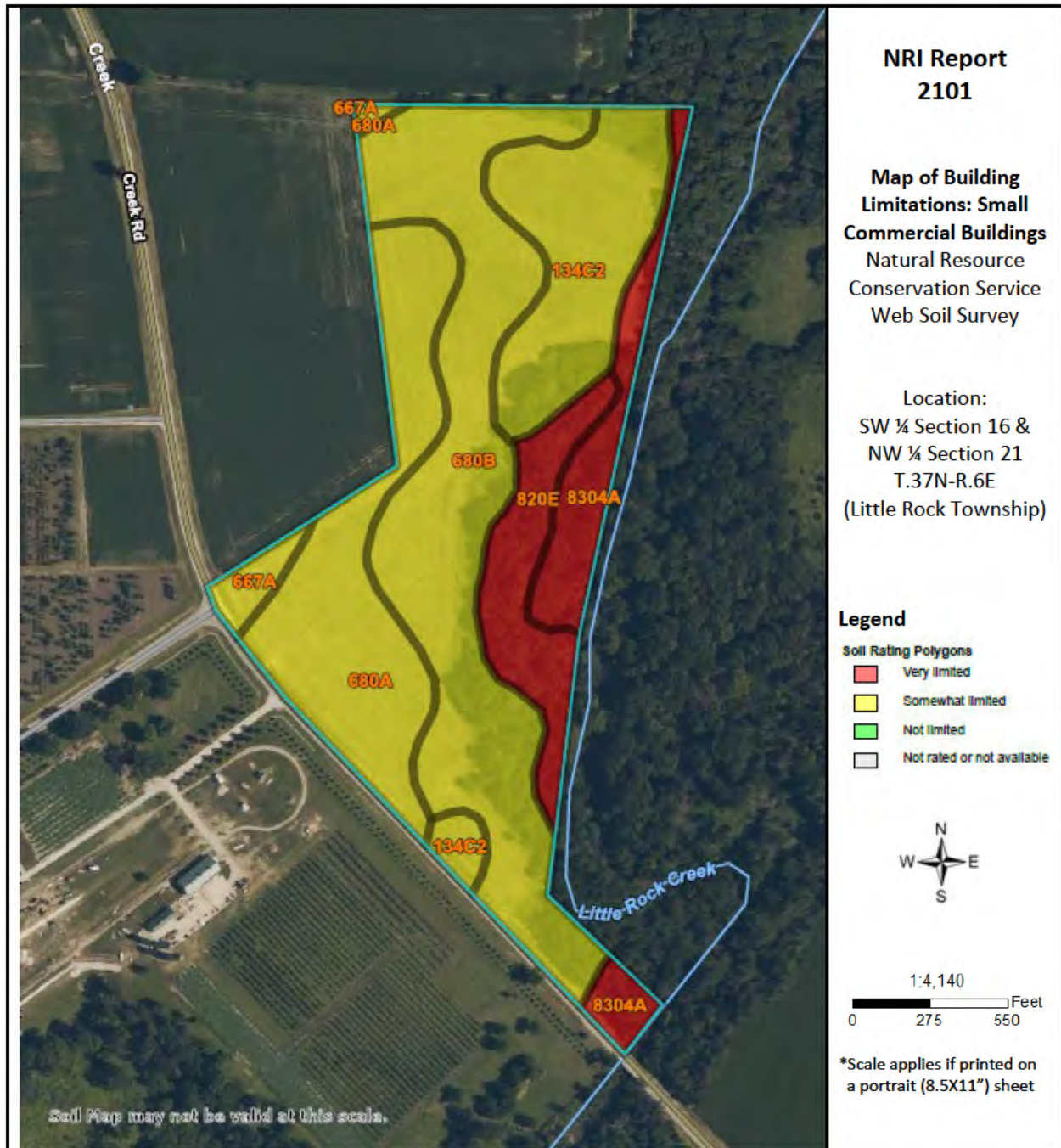


Figure 6A: Map of Building Limitations – Small Commercial Buildings

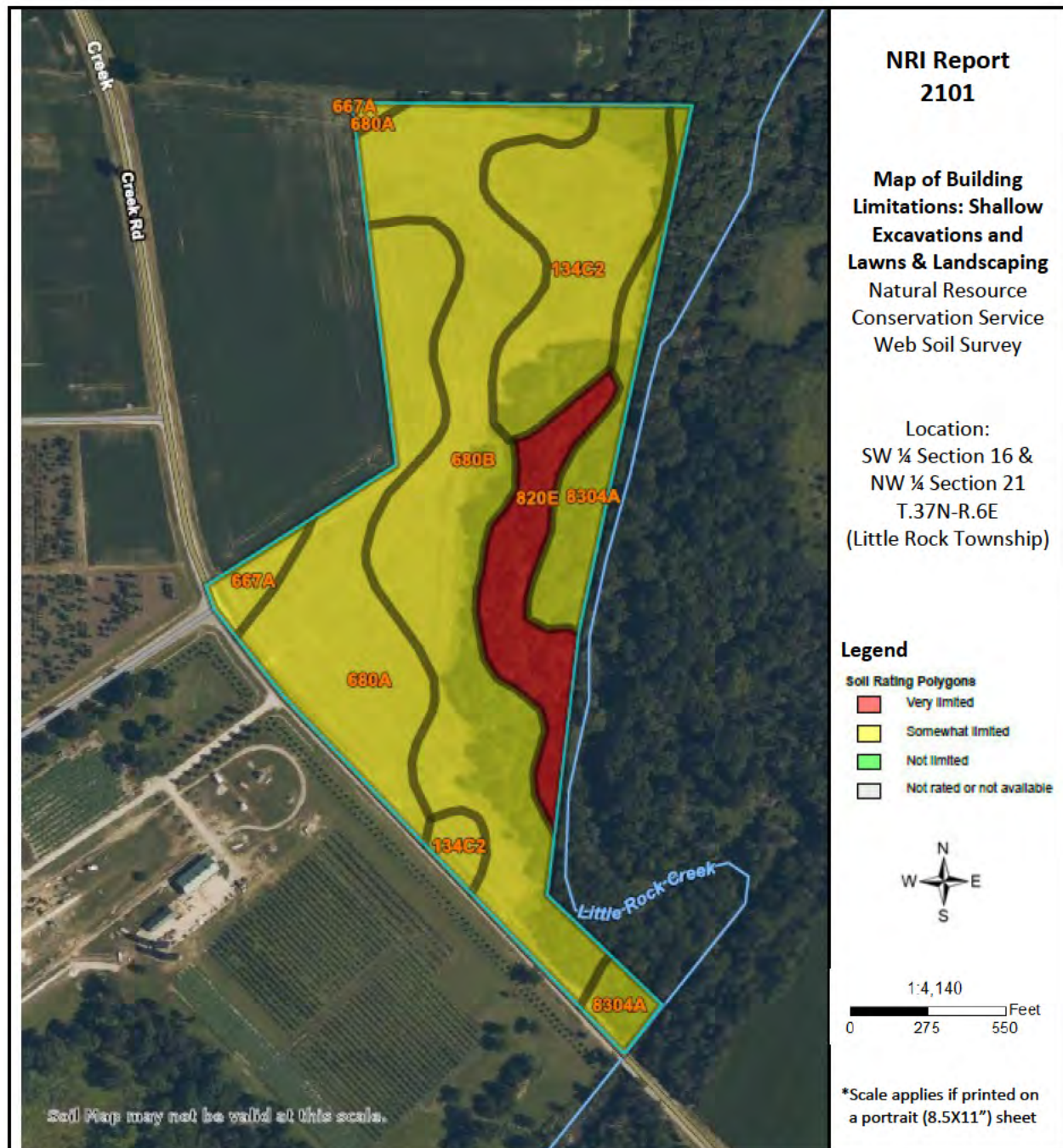


Figure 6B: Map of Building Limitations – Shallow Excavations and Lawns & Landscaping

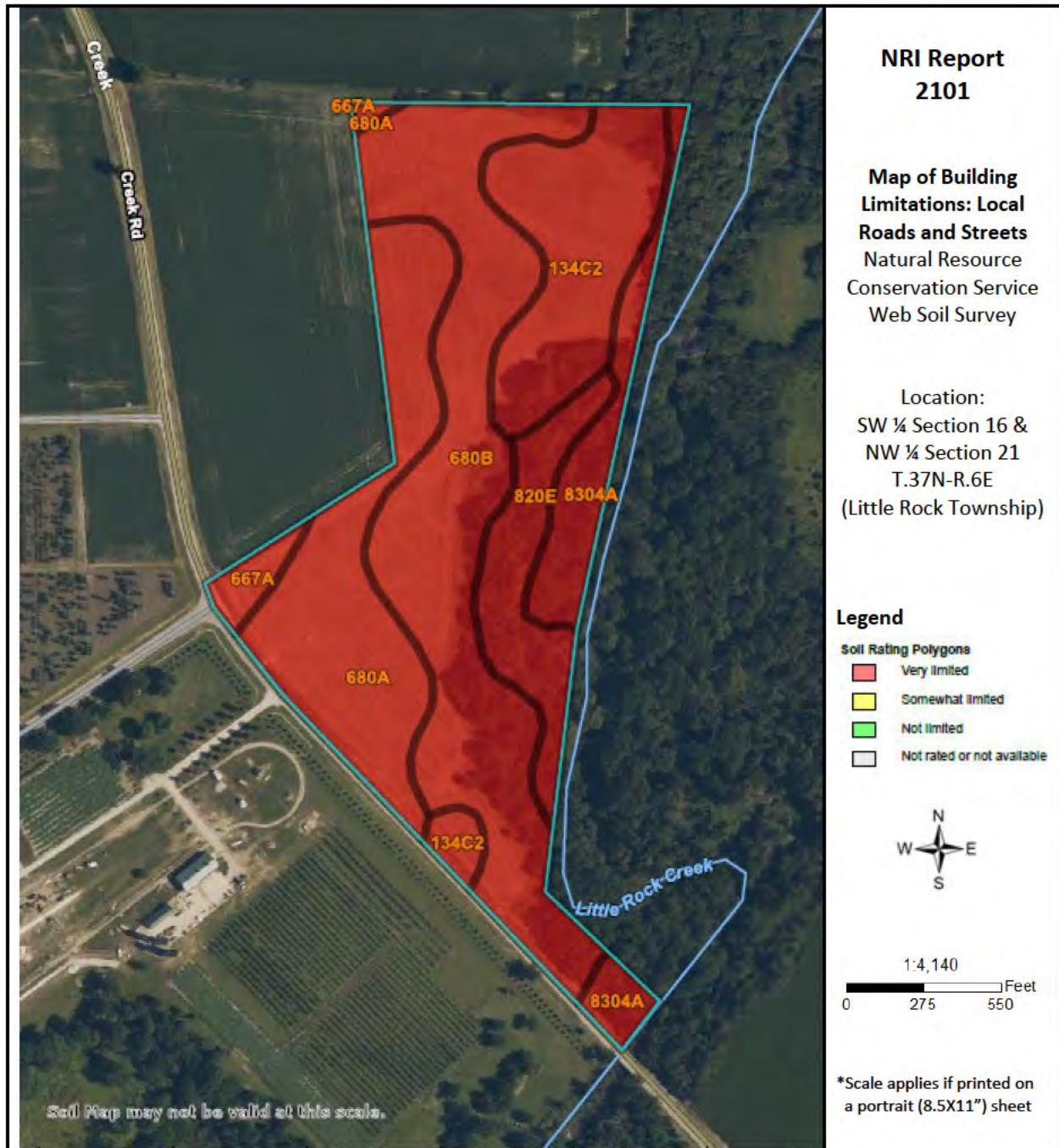


Figure 6C: Map of Building Limitations – Local Roads and Streets (Paved and Unpaved)

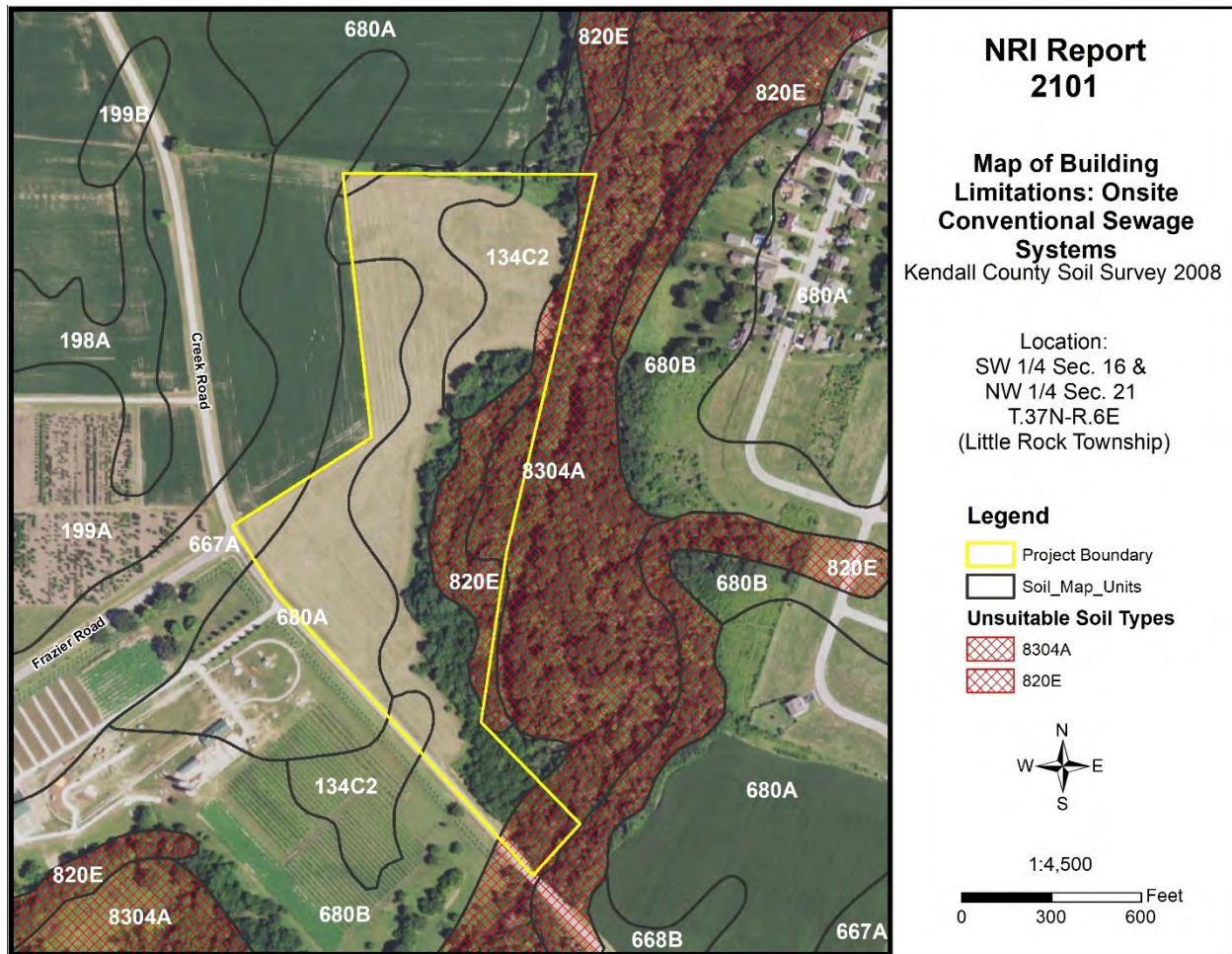


Figure 6D: Map of Building Limitations – Onsite Conventional Sewage System

SOIL WATER FEATURES

Table 5, below, gives estimates of various soil water features that should be taken into consideration when reviewing engineering for a land use project.

HYDROLOGIC SOIL GROUPS (HSGs) – The groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

- **Group A:** Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- **Group B:** Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.
- **Group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- **Group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Note: If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D) the first letter is for drained areas and the second is for undrained areas.

SURFACE RUNOFF – Surface runoff refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based upon slope, climate and vegetative cover and indicates relative runoff for very specific conditions (it is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal). The classes are negligible, very low, low, medium, high, and very high.

MONTHS – The portion of the year in which a water table, ponding, and/or flooding is most likely to be a concern.

WATER TABLE – Water table refers to a saturated zone in the soil and the data indicates, by month, depth to the top (upper limit) and base (lower limit) of the saturated zone in most years. These estimates are based upon observations of the water table at selected sites and on evidence of a saturated zone (grayish colors or mottles (redoximorphic features)) in the soil. Note: A saturated zone that lasts for less than a month is not considered a water table.

PONDING – Ponding refers to standing water in a closed depression, and the data indicates surface water depth, duration and frequency of ponding.

- **Duration:** Expressed as *very brief* if less than 2 days, *brief* if 2 to 7 days, *long* if 7 to 30 days and *very long* if more than 30 days.
- **Frequency:** Expressed as: *none* meaning ponding is not possible; *rare* means unlikely but possible under unusual weather conditions (chance of ponding is 0-5% in any year); *occasional* means that it occurs, on the average, once or less in 2 years (chance of ponding is 5 to 50% in any year); and frequent means that it occurs, on the average, more than once in 2 years (chance of ponding is more than 50% in any year).

FLOODING – The temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding.

- **Duration:** Expressed as: *extremely brief* if 0.1 hour to 4 hours; *very brief* if 4 hours to 2 days; *brief* if 2 to 7 days; *long* if 7 to 30 days; and *very long* if more than 30 days.
- **Frequency:** Expressed as: *none* means flooding is not probable; *very rare* means that it is very unlikely but possible under extremely unusual weather conditions (chance of flooding is less than 1% in any year); *rare* means that it is unlikely but possible under unusual weather conditions (chance of flooding is 1 to 5% in any year); *occasional* means that it occurs infrequently under normal weather conditions (chance of flooding is 5 to 50% in any year but is less than 50% in all months in any year); and *very frequent* means that it is likely to occur very often under normal weather conditions (chance of flooding is more than 50% in all months of any year).

Note: The information is based on evidence in the soil profile. In addition, consideration is also given to local information about the extent and levels of flooding and the relation of each soil on the landscape to historic floods. Information on the extent of flooding based on soil data is less specific than that provided by detailed engineering surveys that delineate flood-prone areas at specific flood frequency levels.

Table 5: Water Features

Map Unit	Hydrologic Group	Surface Runoff	Water Table	Ponding	Flooding
134C2	B	Medium	<u>January – December</u> Upper Limit: -- Lower Limit: --	<u>January – December</u> Surface Water Depth: -- Duration: -- Frequency: None	<u>January – December</u> Duration: -- Frequency: None
667A	C	Low	<u>January</u> Upper Limit: -- Lower Limit: -- <u>February – April</u> Upper Limit: 2.0'-3.5' Lower Limit: 6.0' <u>May – December</u> Upper Limit: -- Lower Limit: --	<u>January – December</u> Surface Water Depth: -- Duration: -- Frequency: None	<u>January – December</u> Duration: -- Frequency: None
680A	C	Low	<u>January</u> Upper Limit: -- Lower Limit: -- <u>February – April</u> Upper Limit: 2.0'-3.5' Lower Limit: 6.0' <u>May – December</u> Upper Limit: -- Lower Limit: --	<u>January – December</u> Surface Water Depth: -- Duration: -- Frequency: None	<u>January – December</u> Duration: -- Frequency: None
680B	C	Low	<u>January</u> Upper Limit: -- Lower Limit: -- <u>February – April</u> Upper Limit: 2.0'-3.5' Lower Limit: 6.0' <u>May – December</u> Upper Limit: -- Lower Limit: --	<u>January – December</u> Surface Water Depth: -- Duration: -- Frequency: None	<u>January – December</u> Duration: -- Frequency: None
820E	C	Very High	<u>January – December</u> Upper Limit: -- Lower Limit: --	<u>January – December</u> Surface Water Depth: -- Duration: -- Frequency: None	<u>January – December</u> Duration: -- Frequency: None
8304A	A	Very Low	<u>January – December</u> Upper Limit: -- Lower Limit: --	<u>January – December</u> Surface Water Depth: -- Duration: -- Frequency: None	<u>Jan – June & Nov – Dec</u> Duration: Brief (2 to 7 days) Frequency: Occasional <u>July – October</u> Duration: -- Frequency: None

SOIL EROSION AND SEDIMENT CONTROL

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

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

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

The general principles of erosion and sedimentation control measures include:

- Reducing or diverting flow from exposed areas, storing flows or limiting runoff from exposed areas
- Staging construction in order to keep disturbed areas to a minimum
- Establishing or maintaining temporary or permanent groundcover
- Retaining sediment on site
- Properly installing, inspecting and maintaining control measures

Erosion control practices are useful controls only if they are properly located, installed, inspected and maintained.

The SWCD recommends an erosion and sediment control plan for all building sites, especially if there is a wetland or stream nearby.

Table 6: Soil Erosion Potential

Soil Type	Slope	Rating	Acreage	Percent of Parcel
134C2	5-10%	Moderate	5.6	18.4%
667A	0-2%	Slight	0.6	2.0%
680A	0-2%	Slight	6.9	22.5%
680B	2-5%	Slight	11.7	38.2%
820E	12-30%	Slight	3.0	9.7%
8304A	0-2%	Slight	2.8	9.2%

PRIME FARMLAND SOILS

Prime farmland soils are an important resource to Kendall County. Some of the most productive soils in the United States occur locally. Each soil map unit in the United States is assigned a prime or non-prime rating. Prime agricultural land does not need to be in the production of food & fiber.

Section 310 of the NRCS general manual states that urban or built-up land on prime farmland soils is not prime farmland. The percentages of soils map units on the parcel reflect the determination that urban or built up land on prime farmland soils is not prime farmland.

Table 7: Prime Farmland Soils

Soil Types	Prime Designation	Acreage	Percent
134C2	Farmland of Statewide Importance	5.6	18.4%
667A	Prime Farmland	0.6	2.0%
680A	Prime Farmland	6.9	22.5%
680B	Prime Farmland	11.7	38.2%
820E	Not Prime Farmland	3.0	9.7%
8304A	Prime Farmland	2.8	9.2%
% Prime Farmland	90.3%		

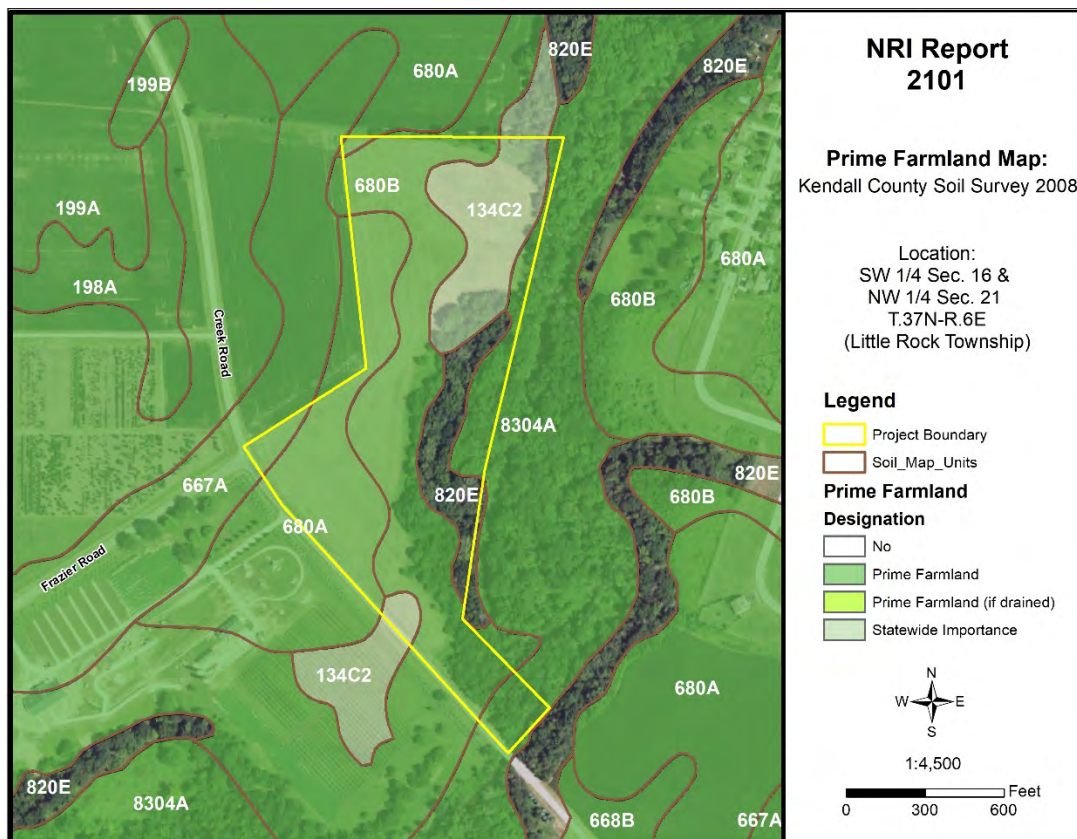


Figure 7: Map of Prime Farmland Soils

LAND EVALUATION AND SITE ASSESSMENT (LESA)

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

LAND EVALUATION (LE)

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

SITE ASSESSMENT (SA)

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

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

Table 8A: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
134C2	5	82	5.6	459.2
667A	3	87	0.6	52.2
680A	4	79	6.9	545.1
680B	4	79	11.7	924.3
820E	7	47	3.0	141
8304A	4	79	2.8	221.2
Totals			30.5	2,343
LE Calculation			(Product of relative value / Total Acres) 2,343 / 30.5 = 76.8	
LE Score			LE = 77	

The Land Evaluation score for this site is 77, indicating that this site is not designated as prime farmland that is well suited for agricultural uses since the Land Evaluation score falls below 80.

Table 8B: Site Assessment Computation

A.	Agricultural Land Uses	Points
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	10
	2. Current land use adjacent to site. (30-20-15-10-0)	30
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	20
	4. Size of site. (30-15-10-0)	10
B.	Compatibility / Impact on Uses	
	1. Distance from city or village limits. (20-10-0)	0
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	20
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	0
C.	Existence of Infrastructure	
	1. Availability of public sewage system. (10-8-6-0)	0
	2. Availability of public water system. (10-8-6-0)	0
	3. Transportation systems. (15-7-0)	15
	4. Distance from fire protection service. (10-8-6-2-0)	6
	Site Assessment Score:	111

The Site Assessment score for this site is 111. The Land Evaluation value (77) is added to the Site Assessment value (111) to obtain a LESA Score of 188. The table below shows the level of protection for the proposed project site based on the LESA Score.

Table 9: LESA Score Summary

LESA SCORE	LEVEL OF PROTECTION
0-200	Low
201-225	Medium
226-250	High
251-300	Very High

Land Evaluation Value: 77 + Site Assessment Value: 111 = LESA Score: 188

The LESA Score for this site is 188 which indicates a low level of protection for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

LAND USE PLANS

Many counties, municipalities, villages and townships have developed land-use plans. These plans are intended to reflect the existing and future land-use needs of a given community. Please contact the Kendall County Planning, Building & Zoning for information regarding the County's comprehensive land use plan and map.

DRAINAGE, RUNOFF, AND FLOOD INFORMATION

U.S.G.S Topographic maps give information on elevations, which are important mostly to determine slopes, drainage directions, and watershed information.

Elevations determine the area of impact of floods of record. Slope information determines steepness and erosion potential. Drainage directions determine where water leaves the PIQ, possibly impacting surrounding natural resources.

Watershed information is given for changing land use to a subdivision type of development on parcels greater than 10 acres.

WHAT IS A WATERSHED?

Simply stated, a watershed is the area of land that contributes water to a certain point. The watershed boundary is important because the area of land in the watershed can now be calculated using an irregular shape area calculator such as a dot counter or planimeter.

Using regional storm event information, and site-specific soils and land use information, the peak stormwater flow through the point marked "O" for a specified storm event can be calculated. This value is called a "Q" value (for the given storm event) and is measured in cubic feet per second (CFS).

When construction occurs, the Q value naturally increases because of the increase in impermeable surfaces. This process decreases the ability of soils to accept and temporarily hold water. Therefore, more water runs off and increases the Q value.

Theoretically, if each development, no matter how large or small, maintains their preconstruction Q value after construction by the installation of stormwater management systems, the streams and wetlands and lakes will not suffer damage from excessive urban stormwater.

For this reason, the Kendall County SWCD recommends that the developer for intense uses such as a subdivision calculate the preconstruction Q value for the exit point(s). A stormwater management system

should be designed, installed, and maintained to limit the postconstruction Q value to be at or below the preconstruction value.

IMPORTANCE OF FLOOD INFORMATION

A floodplain is defined as land adjoining a watercourse (riverine) or an inland depression (non-riverine) that is subject to periodic inundation by high water. Floodplains are important areas demanding protection since they have water storage and conveyance functions which affect upstream and downstream flows, water quality and quantity, and suitability of the land for human activity. Since floodplains play distinct and vital roles in the hydrologic cycle, development that interferes with their hydrologic and biologic functions should be carefully considered.

Flooding is both dangerous to people and destructive to their properties. The following maps, when combined with wetland and topographic information, can help developers and future homeowners to “sidestep” potential flooding or ponding problems.

FIRM is the acronym for the Flood Insurance Rate Map, produced by the Federal Emergency Management Agency (FEMA). These maps define flood elevation adjacent to tributaries and major bodies of water and superimpose that onto a simplified USGS topographic map. The scale of the FIRM maps is generally dependent on the size and density of parcels in that area. (This is to correctly determine the parcel location and floodplain location.) The FIRM map has three (3) zones. A is the zone of 100-year flood, Zone B is the 100 to 500-year flood, and Zone C is outside the floodplain.

The Hydrologic Atlas (H.A.) Series of the Flood of Record Map is also used for the topographic information. This map is different from the FIRM map mainly because it will show isolated or pocketed flooded areas. Kendall County uses both these maps in conjunction with each other for flooded area determinations. The Flood of Record maps show the areas of flood for various years. Both maps stress that the recurrence of flooding is merely statistical. A 100-year flood may occur twice in one year, or twice in one week, for that matter.

It should be noted that greater floods than those shown on the two maps are possible. The flood boundaries indicated provide a historic record only until the map publication date. Additionally, these flood boundaries are a function of the watershed conditions existing when the maps were produced. Cumulative changes in runoff characteristics caused by urbanization can result in an increase in flood height of future flood episodes.

Floodplains play a vital role in reducing the flood damage potential associated with an urbanizing area and, when left in an undisturbed state, also provide valuable wildlife habitat benefits. If it is the petitioner's intent to conduct floodplain filling or modification activities, the petitioner and the Unit of Government responsible need to consider the potentially adverse effects this type of action could have on adjacent properties. The change or loss of natural floodplain storage often increases the frequency and severity of flooding on adjacent property.

If the available maps indicate the presence of a floodplain on the PIQ, the petitioner should contact the IDOT-DWR and FEMA to delineate a floodplain elevation for the parcel. If a portion of the property is indeed floodplain, applicable state, county and local regulations will need to be reflected in the site plans.

Another indication of flooding potential can be found in the soils information. Hydric soils indicate the presence of drainageways, areas subject to ponding, or a naturally occurring high water table. These need to be considered along with the floodplain information when developing the site plan and the stormwater management plan. Development on hydric soils can contribute to the loss of water storage within the soil and the potential for increased flooding in the area.

This parcel is located on topography (slopes 0 to 30%) involving high and low areas with the steepest slopes occurring along Little Rock Creek (elevation is approximately 650' above sea level). According to the FIRM map, a small portion of the Zone A floodplain lies within the PIQ. The topographic map indicates that the parcel drains east and southeast towards the creek.

National Flood Hazard Layer FIRMette

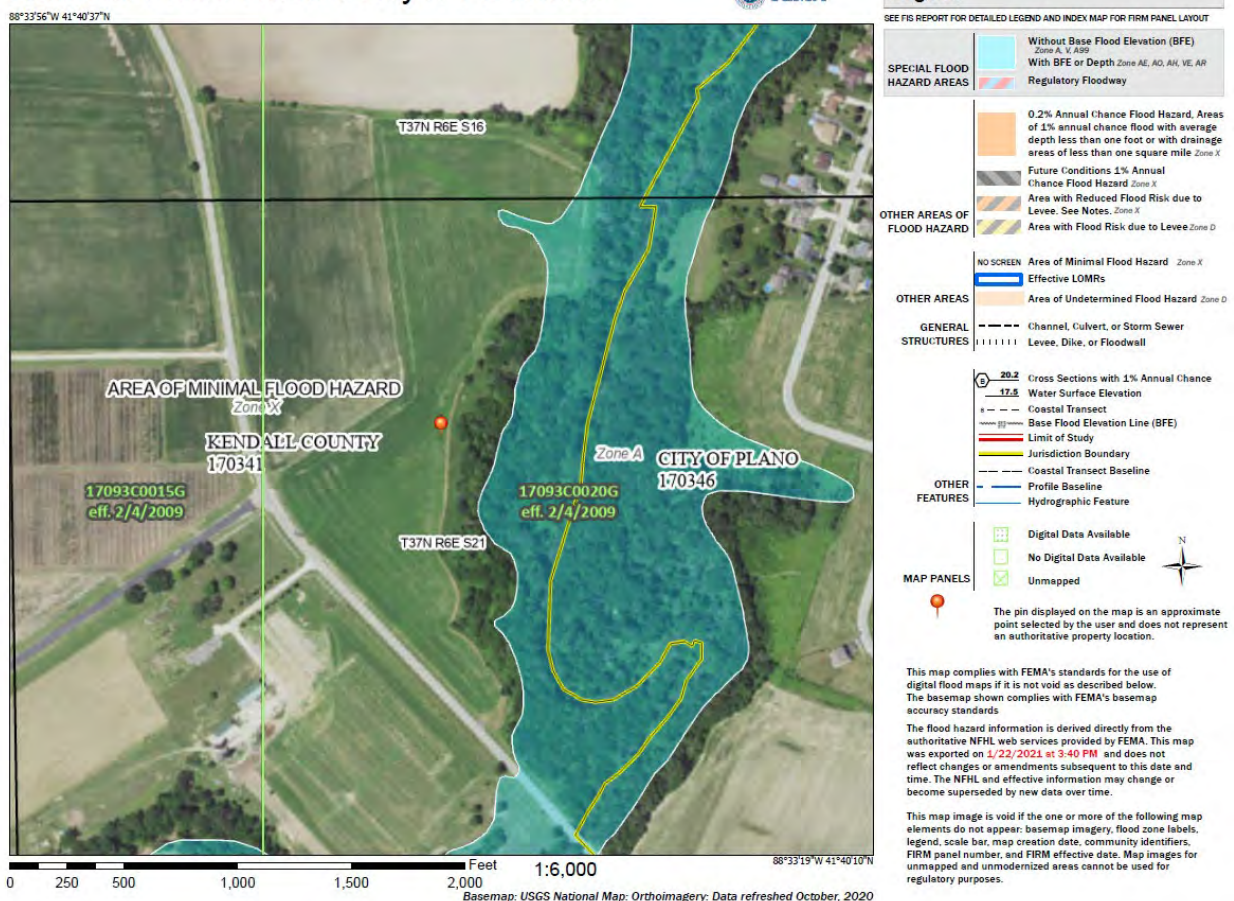


Figure 8: FEMA Floodplain Map

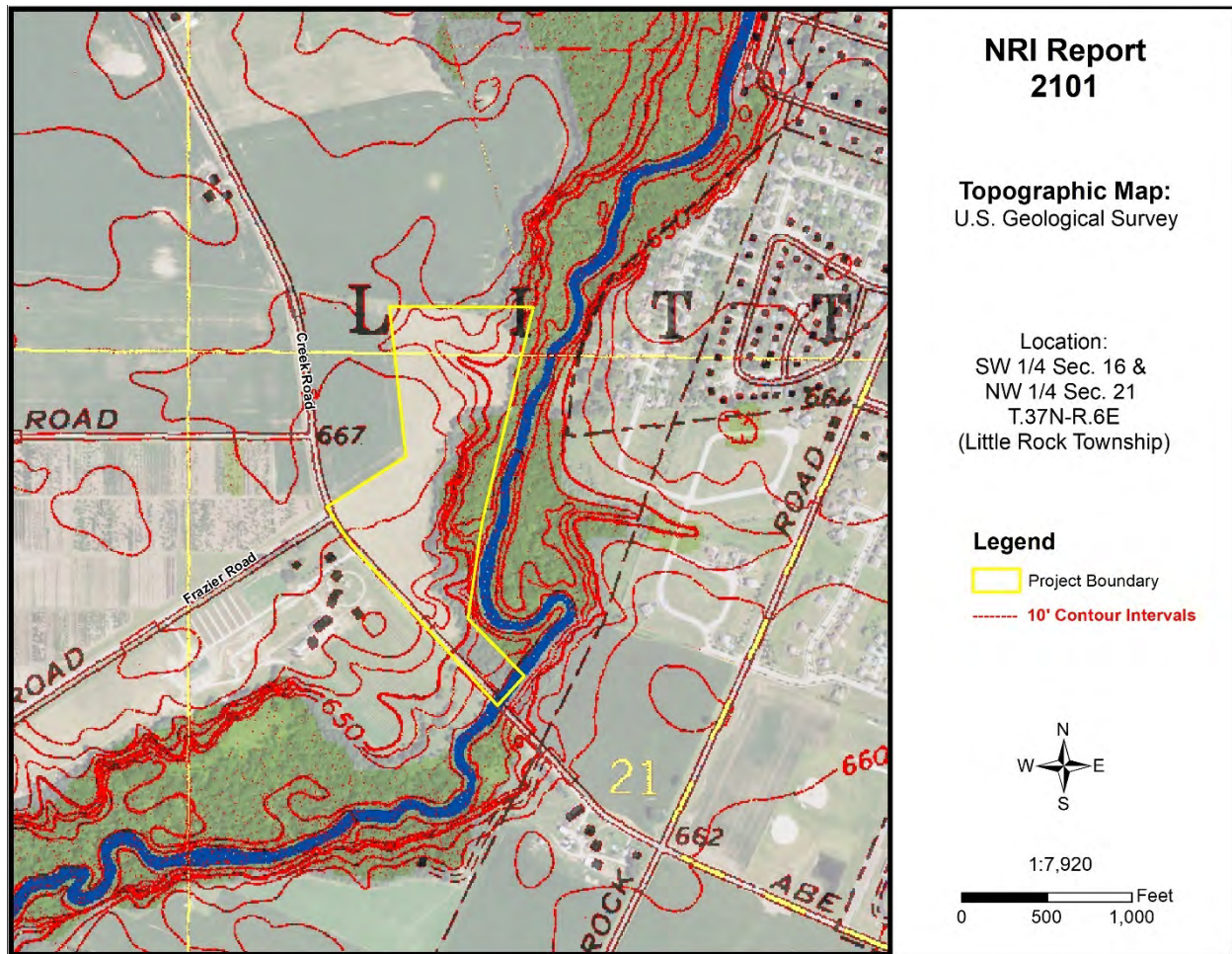


Figure 9: USGS Topographic Map

WATERSHED PLANS

WATERSHED AND SUB WATERSHED INFORMATION

A watershed is the area of land that drains into a specific point including a stream, lake, or other body of water. High points on the Earth's surface, such as hills and ridges define watersheds. When rain falls in the watershed, it flows across the ground towards a stream or lake. Rainwater carries pollutants such as oils, pesticides, and soil.

Everyone lives in a watershed. Their actions can impact natural resources and people living downstream. Residents can minimize this impact by being aware of their environment and the implications of their activities, implementing practices recommended in watershed plans, and educating others about their watershed.

The following are recommendations to developers for protection of this watershed:

- Preserve open space
- Maintain wetlands as part of development
- Use natural water management
- Prevent soil from leaving a construction site
- Protect subsurface drainage
- Use native vegetation
- Retain natural features
- Mix housing styles and types
- Decrease impervious surfaces
- Reduce area disturbed by mass grading
- Shrink lot size and create more open space
- Maintain historical and cultural resources
- Treat water where it falls
- Preserve views
- Establish and link trails

<p>This parcel is located within the Lower Fox River Watershed and the Little Rock Creek Sub Watershed.</p>
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WETLAND INFORMATION

IMPORTANCE OF WETLAND INFORMATION

Wetlands function in many ways to provide numerous benefits to society. They control flooding by offering a slow release of excess water downstream or through the soil. They cleanse water by filtering out sediment and some pollutants and can function as rechargers of our valuable groundwater. They also are essential breeding, rearing, and feeding grounds for many species of wildlife.

These benefits are particularly valuable in urbanizing areas as development activity typically adversely affects water quality, increases the volume of stormwater runoff, and increases the demand for groundwater. In an area where many individual homes rely on shallow groundwater wells for domestic water supplies, activities that threaten potential groundwater recharge areas are contrary to the public good. The conversion of wetlands, with their sediment trapping and nutrient absorbing vegetation, to biologically barren stormwater detention ponds can cause additional degradation of water quality in downstream or adjacent areas.

It has been estimated that over 95% of the wetlands that were historically present in Illinois have been destroyed while only recently has the true environmental significance of wetlands been fully recognized. America is losing 100,000 acres of wetland a year and has saved 5 million acres total (since 1934). One acre of wetland can filter 7.3 million gallons of water a year. These are reasons why our wetlands are high quality and important.

This section contains the NRCS (Natural Resources Conservation Service) Wetlands Inventory, which is the most comprehensive inventory to date. The NRCS Wetlands Inventory is reproduced from an aerial photo at a scale of 1" equals 660 feet. The NRCS developed these maps in cooperation with U.S. EPA (Environmental Protection Agency,) and the U.S. Fish and Wildlife Service, using the National Food Security Act Manual, 3rd Edition. The main purpose of these maps is to determine wetland areas on agricultural fields and areas that may be wetlands but are in a non-agriculture setting.

The NRCS Wetlands Inventory in no way gives an exact delineation of the wetlands, but merely an outline, or the determination that there is a wetland within the outline. For the final, most accurate wetland **determination** of a specific wetland, a wetland **delineation** must be certified by NRCS staff using the National Food Security Act Manual (on agricultural land.) On urban land, a certified wetland delineator must perform the delineation using the ACOE 1987 Manual. *See the glossary section for the definitions of "delineation" and "determination."*

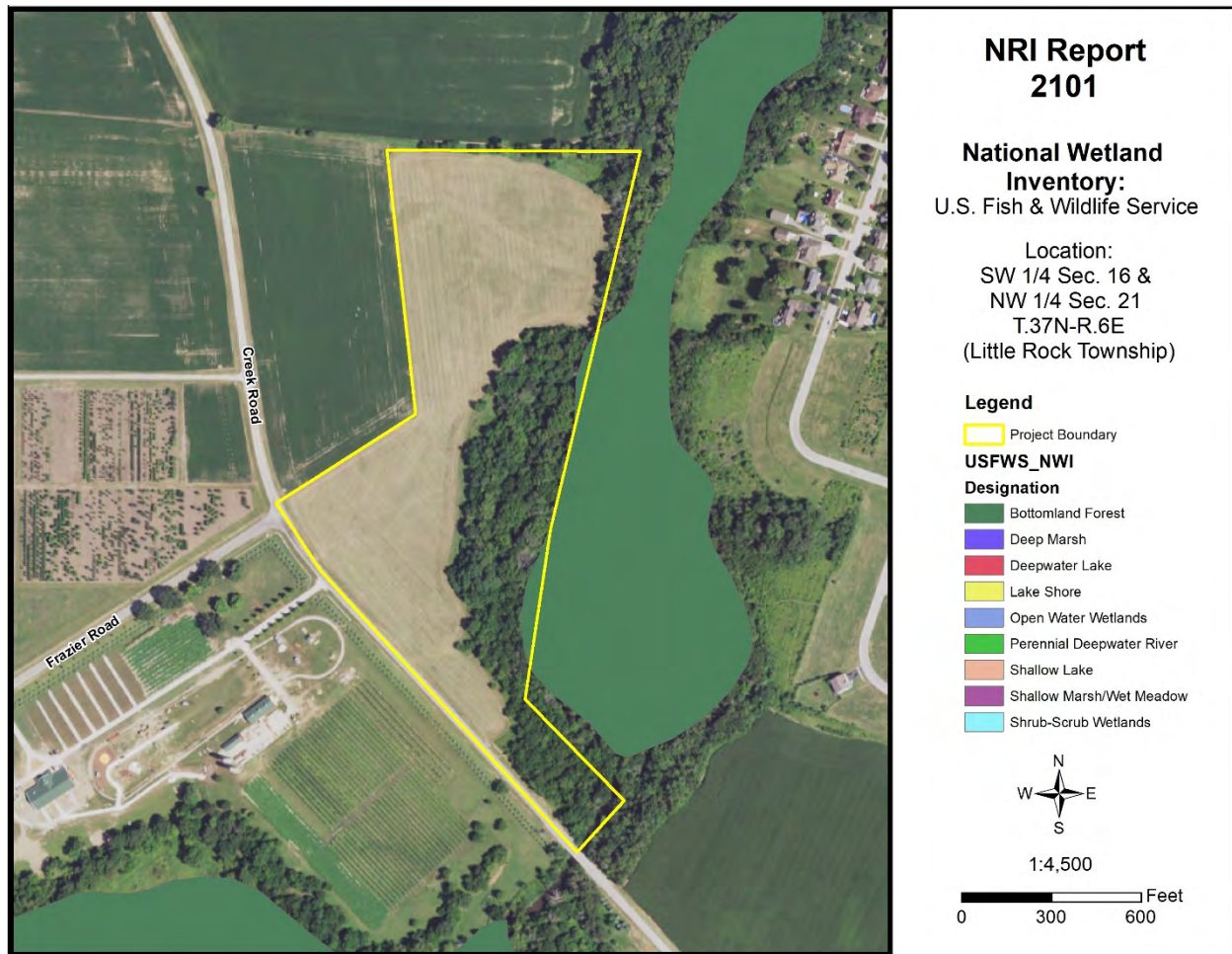


Figure 10: Wetland Map – USFWS National Wetland Inventory

Office maps indicate that mapped wetlands are present on the parcel in question (PIQ) along the eastern project boundary.

HYDRIC SOILS

Soils information gives another indication of flooding potential. The soils map on the following page indicates the soil(s) on the parcel that the Natural Resources Conservation Service indicates as hydric. Hydric soils, by definition, have seasonal high water at or near the soil surface and/or have potential flooding or ponding problems. All hydric soils range from poorly suited to unsuitable for building. One group of the hydric soils are the organic soils, which formed from dead organic material. Organic soils are unsuitable for building because of not only the high water table but also their subsidence problems.

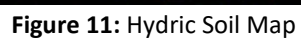
It is important to add the possibility of hydric inclusions in a soil type. An inclusion is a soil polygon that is too small to appear on these maps. While relatively insignificant for agricultural use, hydric soil inclusions become more important to more intense uses such as a residential subdivision.

While considering hydric soils and hydric inclusions, it is noteworthy to mention that subsurface agriculture drainage tile occurs in almost all poorly drained and somewhat poorly drained soils. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. A damaged subsurface drainage tile may return original hydrologic conditions to all the areas that drained through the tile (ranging from less than one acre to many square miles.)

For an intense land use, such as a subdivision, the Kendall County SWCD recommends the following: a topographical survey with 1 foot contour intervals to accurately define the flood area on the parcel, an intensive soil survey to define most accurately the locations of the hydric soils and inclusions, and a drainage tile survey on the area to locate the tiles that must be preserved to maintain subsurface drainage.

Table 10: Hydric Soils

Soil Types	Drainage Class	Hydric Designation	Hydric Inclusions Likely	Acreage	Percent
134C2	Well Drained	Non-Hydric	Yes	5.6	18.4%
667A	Moderately Well Drained	Non-hydric	No	0.6	2.0%
680A	Moderately Well Drained	Non-hydric	No	6.9	22.5%
680B	Moderately Well Drained	Non-hydric	No	11.7	38.2%
820E	Well Drained	Non-hydric	No	3.0	9.7%
8304A	Well Drained	Non-hydric	No	2.8	9.2%



WETLAND AND FLOODPLAIN REGULATIONS

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

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

WHO MUST APPLY?

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

REGULATORY AGENCIES

- **Wetland or U.S. Waters:** U.S. Army Corps of Engineers, Rock Island District, Clock Tower Building, Rock Island, IL
- **Floodplains:** Illinois Department of Natural Resources/Office of Water Resources, Natural Resources Way, Springfield, IL 62702-1270.
- **Water Quality/Erosion Control:** Illinois Environmental Protection Agency, Springfield, IL

COORDINATION

We recommend early coordination with the regulatory agencies BEFORE finalizing work plans. This allows the agencies to recommend measures to mitigate or compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stages. This could reduce time required to process necessary approvals.

CAUTION: Contact with the United States Army Corps of Engineers is strongly advised before commencement of any work in or near a Waters of the United States. This could save considerable time and expense. Persons responsible for willful and direct violation of Section 10 of the River and Harbor Act of 1899 or Section 404 of the Federal Water Pollution Control Act are subject to fines ranging up to \$27,500 per day of violation and imprisonment for up to one year or both.

GLOSSARY

AGRICULTURAL PROTECTION AREAS (AG AREAS) - Allowed by P.A. 81-1173. An AG AREA consists of a minimum of 350 acres of farmland, as contiguous and compact as possible. Petitioned by landowners, AG AREAS protect for a period of ten years initially, then reviewed every eight years thereafter. AG AREA establishment exempts landowners from local nuisance ordinances directed at farming operations, and designated land cannot receive special tax assessments on public improvements that do not benefit the land, e.g. water and sewer lines.

AGRICULTURE - The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable including dairying, poultry, swine, sheep, beef cattle, pony and horse production, fur farms, and fish and wildlife farms; farm buildings used for growing, harvesting and preparing crop products for market, or for use on the farm; roadside stands, farm buildings for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm dwellings occupied by farm owners, operators, tenants or seasonal or year around hired farm workers.

B.G. - Below Grade. Under the surface of the Earth.

BEDROCK - Indicates depth at which bedrock occurs. Also lists hardness as rippable or hard.

FLOODING - Indicates frequency, duration, and period during year when floods are likely to occur.

HIGH LEVEL MANAGEMENT - The application of effective practices adapted to different crops, soils, and climatic conditions. Such practices include providing for adequate soil drainage, protection from flooding, erosion and runoff control, near optimum tillage, and planting the correct kind and amount of high-quality seed. Weeds, diseases, and harmful insects are controlled. Favorable soil reaction and near optimum levels of available nitrogen, phosphorus, and potassium for individual crops are maintained. Efficient use is made of available crop residues, barnyard manure, and/or green manure crops. All operations, when combined efficiently and timely, can create favorable growing conditions and reduce harvesting losses -- within limits imposed by weather.

HIGH WATERTABLE - A seasonal high watertable is a zone of saturation at the highest average depth during the wettest part of the year. May be apparent, perched, or artesian kinds of water tables.

- **Watertable, Apparent:** A thick zone of free water in the soil. An apparent water table is indicated by the level at which water stands in an uncased borehole after adequate time is allowed for adjustment in the surrounding soil.
- **Watertable, Artesian:** A water table under hydrostatic head, generally beneath an impermeable layer. When this layer is penetrated, the water level rises in an uncased borehole.
- **Watertable, Perched:** A water table standing above an unsaturated zone. In places an upper, or perched, water table is separated from a lower one by a dry zone.

DELINEATION - For Wetlands: A series of orange flags placed on the ground by a certified professional that outlines the wetland boundary on a parcel.

DETERMINATION - A polygon drawn on a map using map information that gives an outline of a wetland.

HYDRIC SOIL - This type of soil is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part (USDA Natural Resources Conservation Service 1987).

INTENSIVE SOIL MAPPING - Mapping done on a smaller more intensive scale than a modern soil survey to determine soil properties of a specific site, e.g. mapping for septic suitability.

LAND EVALUATION AND SITE ASSESSMENT (L.E.S.A.) - LESA is a systematic approach for evaluating a parcel of land and to determine a numerical value for the parcel for farmland preservation purposes.

MODERN SOIL SURVEY - A soil survey is a field investigation of the soils of a specific area, supported by information from other sources. The kinds of soil in the survey area are identified and their extent shown on a map, and an accompanying report describes, defines, classifies, and interprets the soils. Interpretations predict the behavior of the soils under different used and the soils' response to management. Predictions are made for areas of soil at specific places. Soils information collected in a soil survey is useful in developing land-use plans and alternatives involving soil management systems and in evaluating and predicting the effects of land use.

PALUSTRINE - Name given to inland freshwater wetlands.

PERMEABILITY - Values listed estimate the range (in rate and time) it takes for downward movement of water in the major soil layers when saturated but allowed to drain freely. The estimates are based on soil texture, soil structure, available data on permeability and infiltration tests, and observation of water movement through soils or other geologic materials.

PIQ - Parcel in question

POTENTIAL FROST ACTION - Damage that may occur to structures and roads due to ice lens formation causing upward and lateral soil movement. Based primarily on soil texture and wetness.

PRIME FARMLAND - Prime farmland soils are lands that are best suited to food, feed, forage, fiber and oilseed crops. It may be cropland, pasture, woodland, or other land, but it is not urban and built up land or water areas. It either is used for food or fiber or is available for those uses. The soil qualities, growing season, and moisture supply are those needed for a well-managed soil economically to produce a sustained high yield of crops. Prime farmland produces in highest yields with minimum inputs of energy and economic resources and farming the land results in the least damage to the environment. Prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation. The temperature and growing season are favorable. The level of acidity or alkalinity is acceptable. Prime farmland has few or no rocks and is permeable to water and air. It is not excessively erodible or saturated

with water for long periods and is not frequently flooded during the growing season. The slope ranges mainly from 0 to 5 percent (USDA Natural Resources Conservation Service).

PRODUCTIVITY INDEXES - Productivity indexes for grain crops express the estimated yields of the major grain crops grown in Illinois as a single percentage of the average yields obtained under basic management from several of the more productive soils in the state. This group of soils is composed of the Muscatine, Ipava, Sable, Lisbon, Drummer, Flanagan, Littleton, Elburn and Joy soils. Each of the 425 soils found in Illinois are found in Circular 1156 from the Illinois Cooperative Extension Service.

SEASONAL - When used in reference to wetlands indicates that the area is flooded only during a portion of the year.

SHRINK-SWELL POTENTIAL - Indicates volume changes to be expected for the specific soil material with changes in moisture content.

SOIL MAPPING UNIT - A map unit is a collection of soil areas of miscellaneous areas delineated in mapping. A map unit is generally an aggregate of the delineations of many different bodies of a kind of soil or miscellaneous area but may consist of only one delineated body. Taxonomic class names and accompanying phase terms are used to name soil map units. They are described in terms of ranges of soil properties within the limits defined for taxa and in terms of ranges of taxadjuncts and inclusions.

SOIL SERIES - A group of soils, formed from a particular type of parent material, having horizons that, except for texture of the A or surface horizon, are similar in all profile characteristics and in arrangement in the soil profile. Among these characteristics are color, texture, structure, reaction, consistence, and mineralogical and chemical composition.

SUBSIDENCE - Applies mainly to organic soils after drainage. Soil material subsides due to shrinkage and oxidation.

TERRAIN - The area or surface over which a particular rock or group of rocks is prevalent.

TOPSOIL - That portion of the soil profile where higher concentrations of organic material, fertility, bacterial activity and plant growth take place. Depths of topsoil vary between soil types.

WATERSHED - An area of land that drains to an associated water resource such as a wetland, river or lake. Depending on the size and topography, watersheds can contain numerous tributaries, such as streams and ditches, and ponding areas such as detention structures, natural ponds and wetlands.

WETLAND - An area that has a predominance of hydric soils and that is inundated or saturated by surface or groundwater at a frequency and duration sufficient enough to support, and under normal circumstances does support, a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions.

REFERENCES

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

DFIRM – Digital Flood Insurance Rate Maps for Kendall County. Prepared by FEMA – Federal Emergency Management Agency.

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

Land Evaluation and Site Assessment System. The Kendall County Department of Planning Building and Zoning, and The Kendall County Soil and Water Conservation District. In cooperation with: USDA, Natural Resources Conservation Service.

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

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

Kendall County Land Atlas and Plat Book. 21st Edition, 2021.

Potential For Contamination of Shallow Aquifers from Land Burial of Municipal Wastes. Illinois State Geological Survey.

Natural Resources Conservation Service National Wetland Inventory Map. United States Department of Agriculture.

Geologic Road Map of Illinois. Department of Natural Resources, Illinois State Geological Survey, Natural Resources Building, 615 East Peabody, Champaign IL 61820-6964.

Wetlands - The Corps of Engineers' Administration of the Section 404 Program (GAO/RCED-88-110).

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

The Conservation of Biological Diversity in the Great Lakes Ecosystem: Issues and Opportunities, prepared by the Nature Conservancy Great Lakes Program 79W. Monroe Street, Suite 1309, Chicago, IL 60603, January 1994.



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

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Fax (630) 553-4179

MEMORANDUM

To: Kendall County Regional Planning Commission

From: Matthew H. Asselmeier, AICP, CFM Senior Planner

Date: 1/29/2021

Subject: Potential Changes to the Transportation Plan in the Land Resource Management Plan

In December 2019, the County Board approved a 2019-2039 Long Range Transportation Plan. In December 2020, the County Board approved a 2020-2040 Long Range Transportation Plan that was similar to the 2019-2039 Long Range Transportation Plan.

The Plan has several changes from the Future Land Use Map contained in the Land Resource Management Plan. After discussions with Fran Klaas, at their meeting on October 28, 2020, the Kendall County Comprehensive Land Plan and Ordinance Committee recommended the following changes to the Kendall County Land Resource Management Plan:

Remove

- Prairie Parkway
- Lisbon / Helmar Bypass
- Caton Farm Road West Route 71
- Fox River Drive Westerly Bypass of Village of Newark
- Whitfield Road Extension North to Griswold Springs Road
- Gates Lane West of Route 47
- County has now taken position to keep WIKADUKE Trail on the existing Stewart Road alignment all the way to Rance Road and then extend a new alignment northeasterly to Route 30 and Heggs Road, using the Village of Oswego's alignment for the WIKADUKE Trail.

Add

- Millington Road Extending North of Lions Road to Connect to Route 34
- Walker Road Relocated West of Route 71 to Make Connection to New Fox River Drive / Crimmins Road intersection
- Westerly Extension of Collins Road West of Minkler Road to Route 71
- Connecting Millbrook Road with the Millbrook Bridge by Aligning Millbrook Road and Whitfield Road behind the Existing Bank Building
- Having Douglas Road's Alignment Correspond to the Village of Oswego's Plans
- Aligning Cannonball Trail to Dickson Road and Gordon Street
- Extending Cherry Road into the Henneberry Woods Forest Preserve
- Extending Johnson Road East from Ridge Road to the County Line
- Miller Road Extended in DeKalb County

Changes in Land Use

- Changing the Suburban Residential Classification for the Properties South of the Johnson Road Extension to Mixed Use Business
- Updating the Future Land Use Map to Reflect Current Municipal Boundaries
- Correcting the Classification of the Minooka School District Property Near the Intersection of Route 52 and County Line Road
- Classifying the Parcels of Land Shown as "Unknown" on the Future Land Use Map to Match Adjoining Properties and/or Uses

The current Future Land Use Map, an updated Future Land Use Map, and updated trail map are attached to this memo. The redline version of the related text is also attached. The listing of parcels changed from unknown to a different use is also attached.

At their meeting on January 27, 2021, the Regional Planning Commission requested zoomed-in aeriels of the proposed road additions. These maps are also attached.

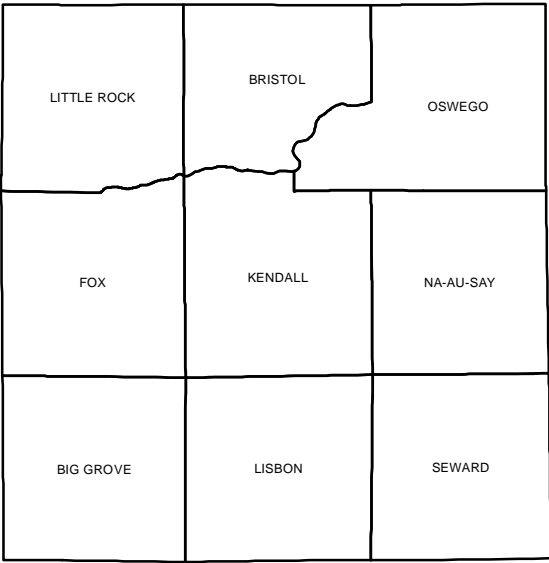
If you have any questions, please let me know.

Thanks,

MHA

Encs.: Updated Future Land Use Map
Proposed WIKADUKE Trail Alignment Map
Proposed Millington Road Extension Map
Proposed Collins Road Extension Map
Proposed Millbrook Road Extension Maps
Proposed Douglas Road Map
Proposed Cannonball Trail Extension Map
Proposed Cherry Road Extension Map
Proposed Johnson Road Extension Map
Proposed Miller Road Extension Map
Updated Trails Map
Current Future Land Use Map
Redlined Text
Parcel List

Future Land Use Plan
Kendall County, Illinois



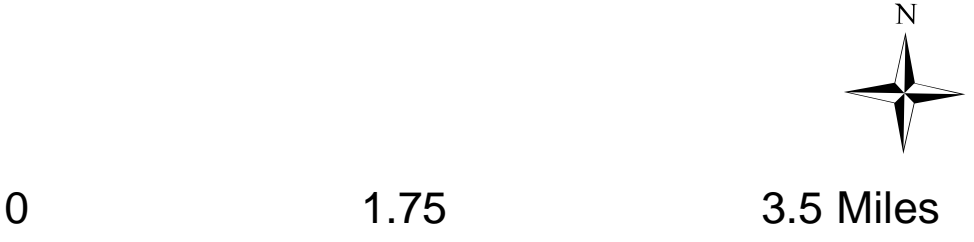
LEGEND

- Urbanized Areas (Incorporated)
- Suburban Residential (Max Density = 1.00 DU/Acre)
- Rural Residential (Max Density = 0.65 DU/Acre)*
- Rural Estate Residential (Max Density = 0.45 DU/Acre)
- Countryside Residential (Max Density = 0.33 DU/Acre)
- Commercial
- Mixed Use Business
- Transportation Corridors
- Mining
- Potential Mining District
- Public/Institutional
- Hamlets
- Agricultural
- Open Space
- Forest Preserves/State Park
- Natural Resource Areas
- Utility

*Note: Additional Density Bonuses up to 0.85 DU/Acre may be applicable; refer to individual township summaries for explanation of density bonuses

RESOLUTION	DATE	CHANGE
2003-06	4/17/2003	ADDED FUTURE LAND USE AREAS TO COORDINATE WITH PLANNED DEVELOPMENT ZONING; ADDED COMMERCIAL ROADS AND UPGRADE OF ROAD AND NA-AU-SAY TOWNSHIPS
2002-11	06/2002	ADDED RURAL RESIDENTIAL AND COMMERCIAL AREAS AROUND NEWARK AND LISBON TO REFLECT THE ADOPTED FUTURE LAND USE RECOMMENDATIONS FOR THE NORTHERN THREE TOWNSHIPS
2003-14	4/17/2003	MODIFIED EXISTING TO COORDINATE WITH THE FUTURE LAND USE PLAN FOR THE NORTHERN THREE TOWNSHIPS
2004-04	3/16/2004	ADDED FUTURE LAND USE AREAS IN LITTLE ROCK, BRISTOL, AND OSWEGO TOWNSHIPS TO REFLECT THE ADOPTED FUTURE LAND USE RECOMMENDATIONS FOR THE NORTHERN THREE TOWNSHIPS AND REFLECT RECENT MINERAL ANTI-EXTRACTION BY DUST AND MINERAL
2004-04	3/16/2004	ADDED FUTURE LAND USE AREAS IN NA-AU-SAY TOWNSHIP TO REFLECT THE ADOPTED FUTURE LAND USE RECOMMENDATIONS FOR THE NA-AU-SAY TOWNSHIP/EAST ROUTE 126 CORRIDOR PLAN
2005-08	3/15/2005	ADDED FUTURE LAND USE AREAS IN FOX AND KENDALL TOWNSHIPS TO REFLECT ADOPTED LAND USE RECOMMENDATIONS
2005-25	12/29/2005	ADDED & UPDATED FUTURE LAND USE AREAS IN LISBON, SEWARD, AND SOUTHERN NA-AU-SAY TOWNSHIPS TO REFLECT ADOPTED LAND USE RECOMMENDATIONS
2009-03	8/22/2009	UPDATED PRAIRIE PARKWAY ALIGNMENT (PREFERRED ALTERNATIVE IS ALIGNMENT ANNOUNCED BY DOT ON 06/10/09)
2009-24	06/2009	UPDATED FUTURE LAND USE AREAS IN FOX, KENDALL, AND BIG GROVE TOWNSHIPS TO REFLECT ADOPTED LAND USE RECOMMENDATIONS FROM TOWNSHIP MAP UPDATES AND THE FOX RIVER CORRIDOR PLAN
2009-25	12/29/2009	UPDATED COUNTY AND TOWNSHIP MAPS BASED ON THE LAND USE MAP FOR THE ROUTE 126/MILLER ROAD AREA
2011-01	04/2011	UPDATED SECTIONS 1 - 5

ORIGINAL ADOPTION - MARCH 1994 LAST REVISED - OCTOBER 2015



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408.661.1000

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FUTURE LAND USE PLAN

KENDALL COUNTY

Townships

LITTLE ROCK	BRISTOL	OSWEGO
FOX	KENDALL	NA-AU-SAY
BIG GROVE	LISBON	SEWARD

Road Type

- Adjacent County
- County
- Interstate
- State & Federal
- Bituminous
- Gravel
- Dirt
- Local
- Political Townships

Forest Preserves

- State Park
- County Forest Preserve
- Hamlets

Future Land Use

- Urban Areas - Incorporated
- Suburban Residential - Max Density 1.00 DU Acres
- Rural Residential Max Density 0.65 DU Acres
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- Mining
- Potential Mining District
- Public/Institutional
- Agriculture
- Forest Preserve/State Parks
- Open Space
- Proposed Roadway Improvements
- Prairie Parkway Proposed Centerline

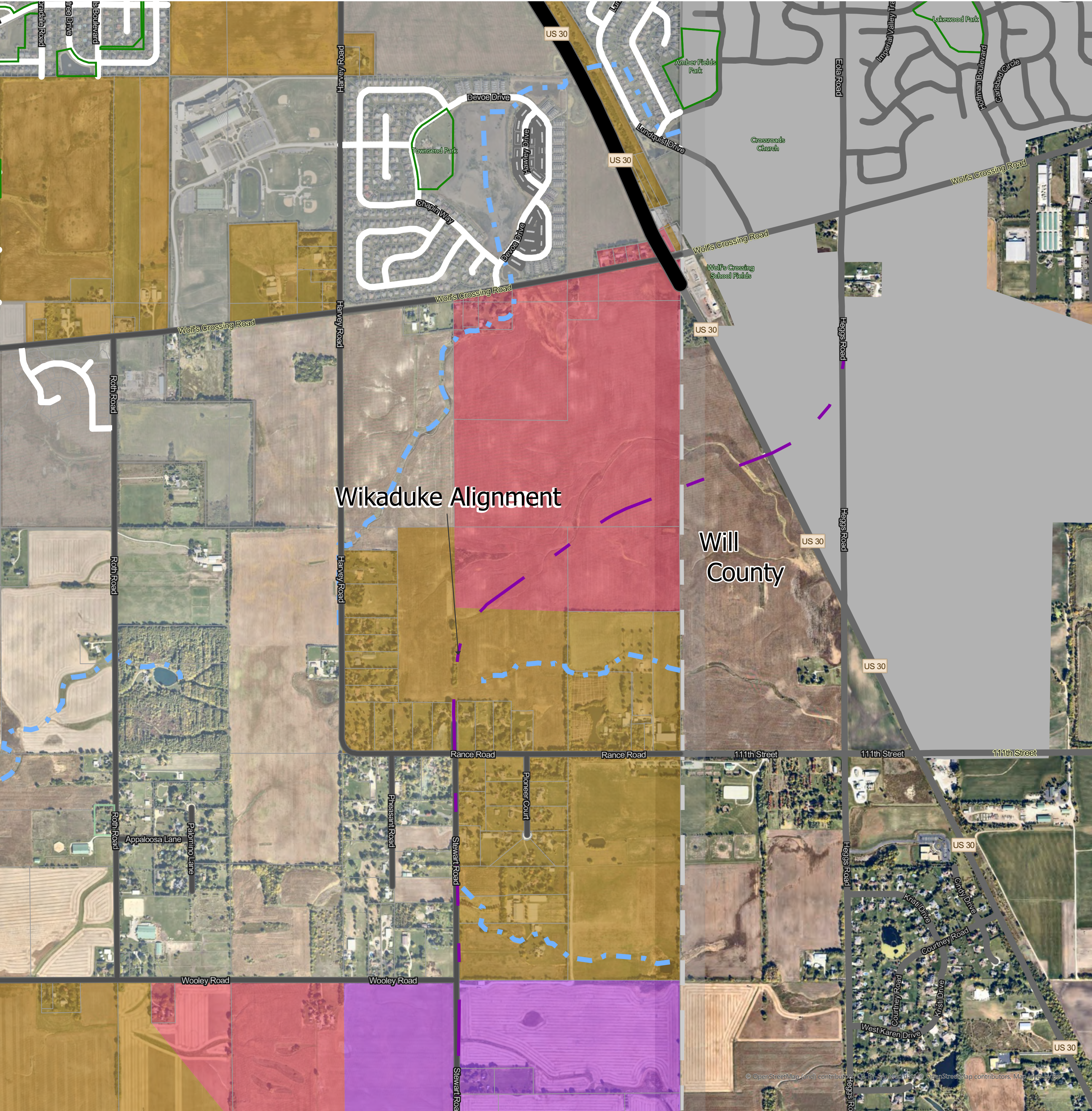
Parcels

- condominium unit
- leasehold or other
- parcel



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FUTURE LAND USE PLAN
KENDALL COUNTY

Townships

LITTLE ROCK	BRISTOL	OSWEGO
FOX	KENDALL	NA-AU-SAY
BIG GROVE	LISBON	SEWARD

Road Type

- Adjacent County
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- Bituminous
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- Political Townships

Forest Preserves

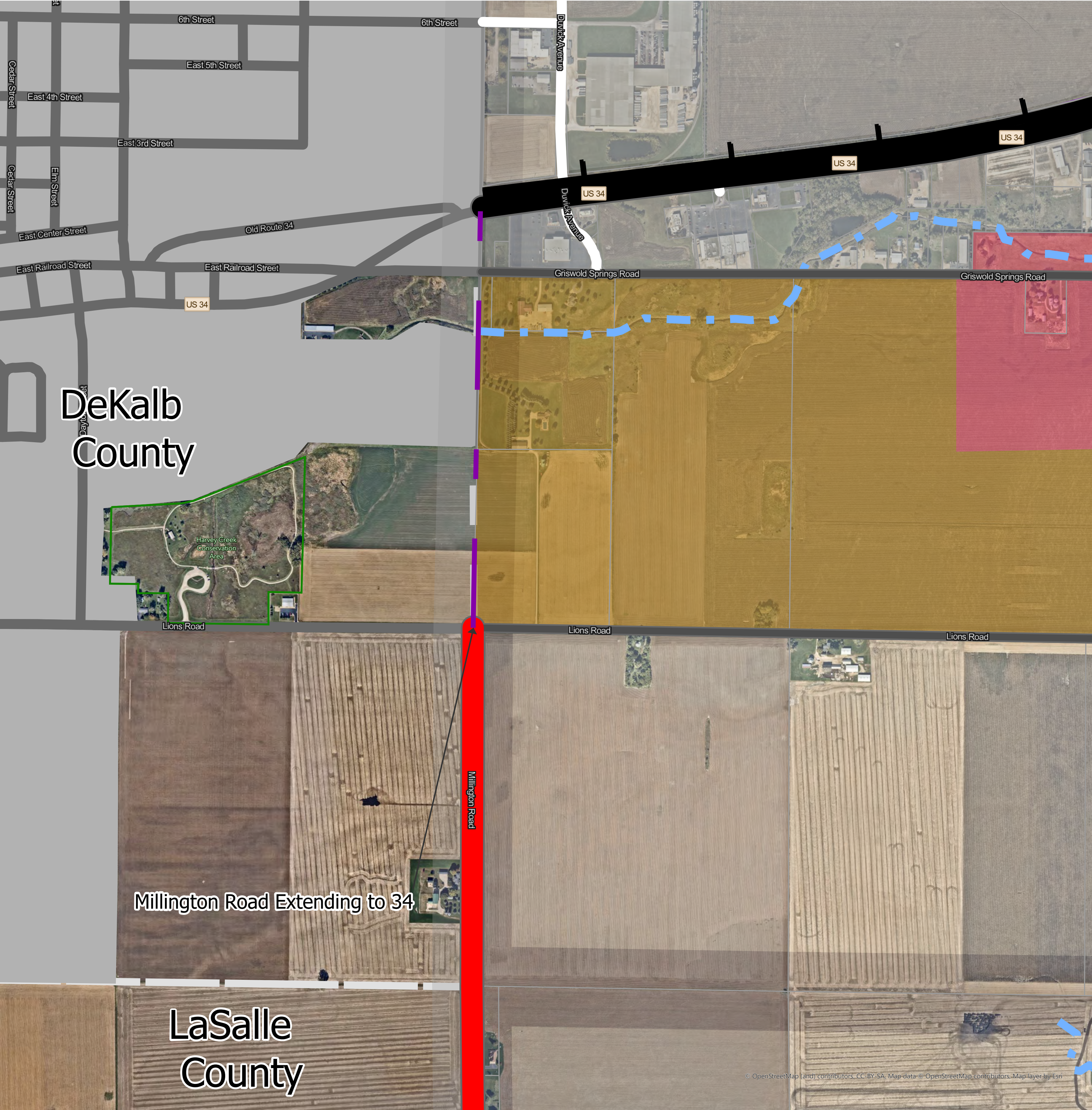
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Parcels

- condominium unit
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- parcel



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FUTURE LAND USE PLAN

KENDALL COUNTY

Townships

LITTLE ROCK	BRISTOL	OSWEGO
FOX	KENDALL	NA-AU-SAY
BIG GROVE	LISBON	SEWARD

Road Type

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- State & Federal
- Bituminous
- Gravel
- Dirt
- Local
- Political Townships

Forest Preserves

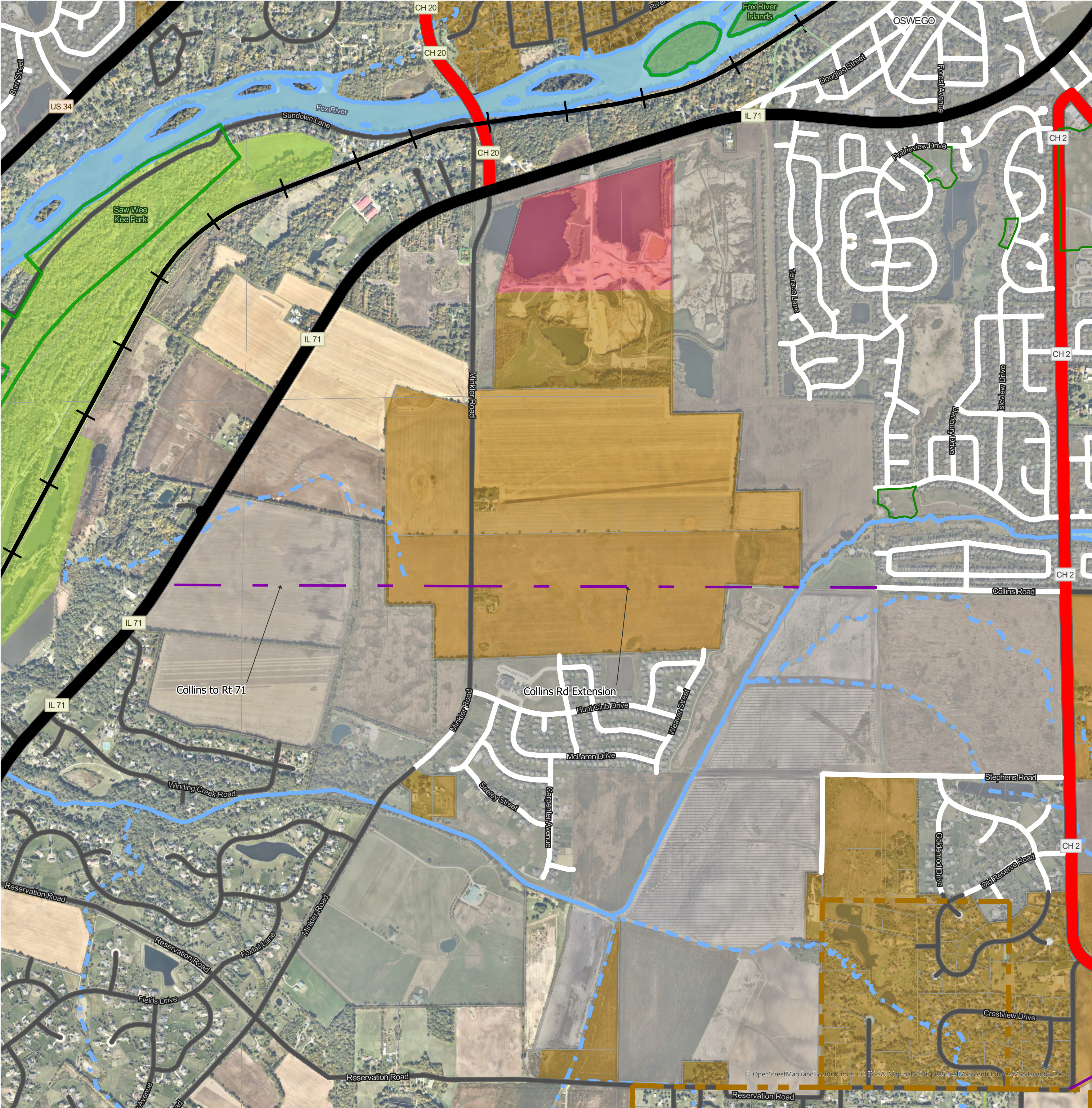
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Parcels

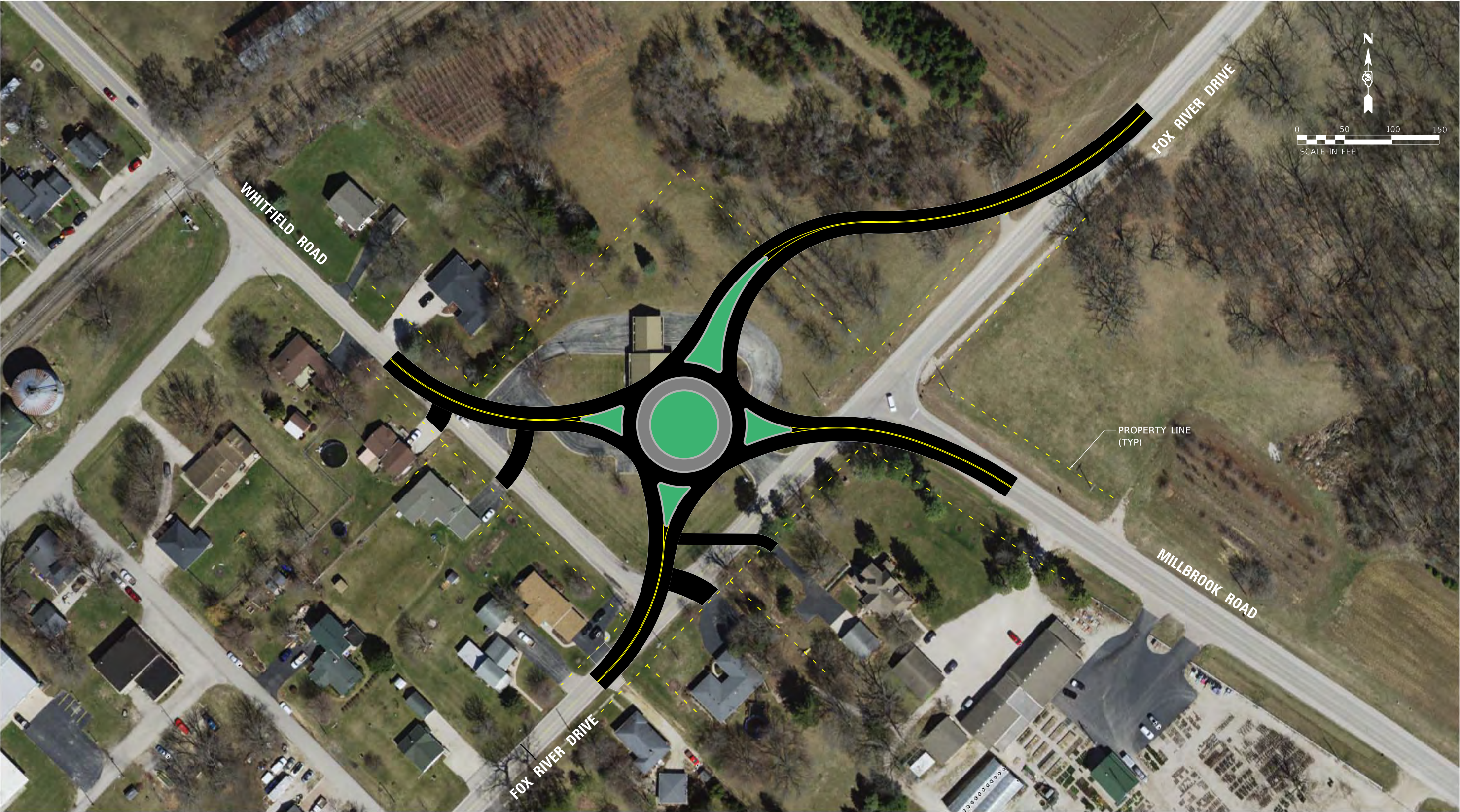
- condominium unit
- leasehold or other
- parcel



0 0.5 Miles



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KEY CONSIDERATIONS FOR ALTERNATIVE 1A

- 1. BETTER OVERALL ALIGNMENT THAN ALTERNATIVE 1B. ENTRIES ARE ALIGNED ACROSS FROM EACH OTHER, WHICH INCREASES RIGHT-TURN ANGLES.
- 2. REQUIRES MORE ROW THAN ALTERNATIVE 1B.
- 3. ACCESS CONTROL IS NOT IDEAL AS DRIVEWAYS SHOULD BE FURTHER FROM ROUNDABOUT, THOUGH THIS IS NOT A DEAL KILLER.
- 4. REVERSE CURVE ALIGNMENT ON NORTH LEG IS NOT IDEAL FOR DRIVER COMFORT, BUT COULD HELP WITH SPEED CONTROL.

HRG PROJECT NO.: J90007
HRG PROJ. CONTACT:
FILE NAME: J90007.dgn
PLOT DATE: 1/11/2019
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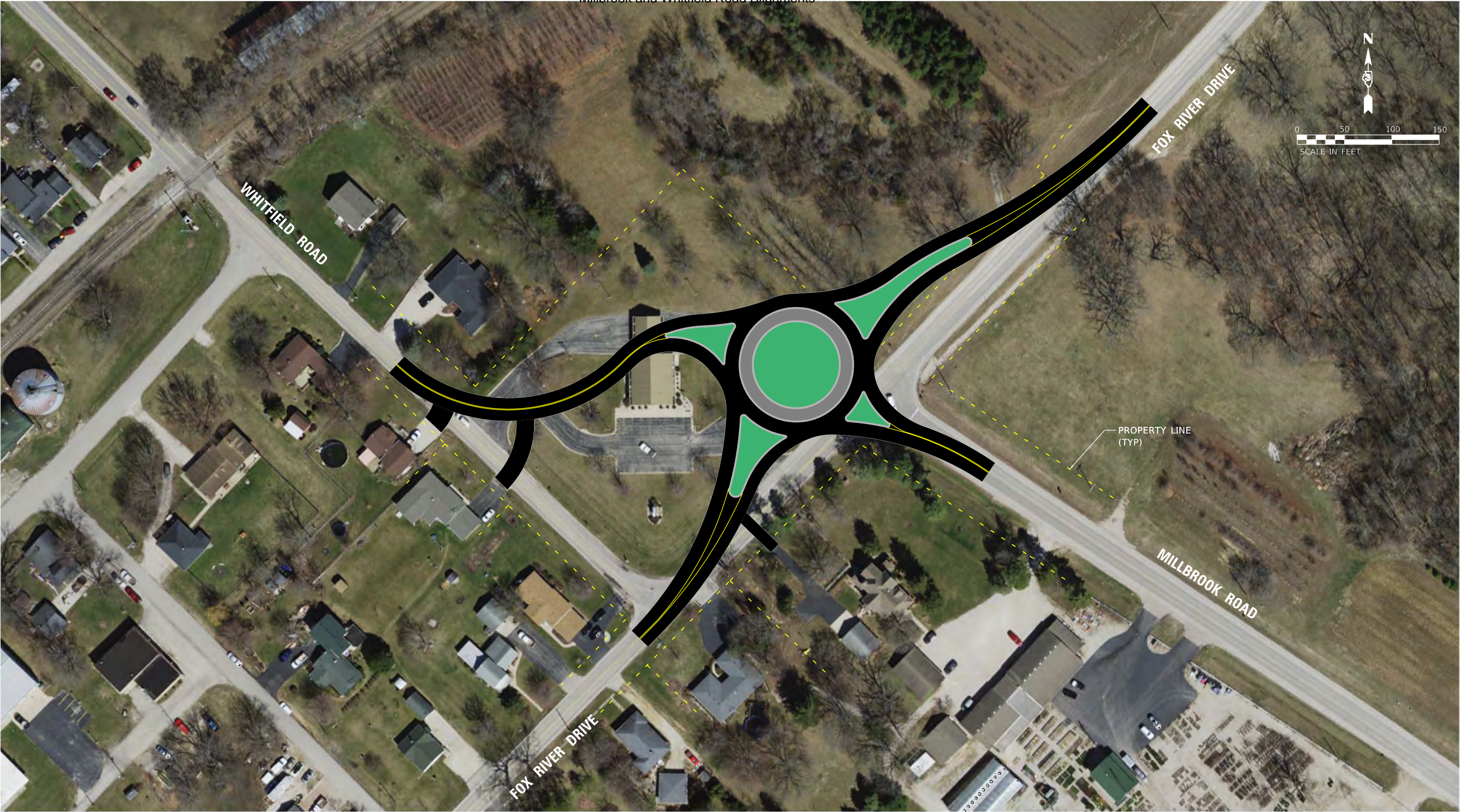
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	DRAWN -	REVISED -
PLOT SCALE =	CHECKED -	REVISED -
PLOT DATE = 1/11/2019	DATE -	REVISED -

KENDALL COUNTY HIGHWAY DEPARTMENT
202

ALTERNATIVE 1A				
SCALE:	SHEET NO.	OF	SHEETS	STA. TO STA.

F.A.U. RTE.	SECTION NO.	COUNTY	TOTAL SHEETS	SHEET NO.
		KENDALL	5	1
CONTRACT NO.				
FED. ROAD DIST. NO.	ILLINOIS	FED. AID PROJECT		



KEY CONSIDERATIONS FOR ALTERNATIVE 1B

- 1. OVERALL, LESS DESIRABLE ALIGNMENT THAN ALTERNATIVE 1A. ACUTE ENTRY ANGLES IN NE AND SW QUADRANTS MAKE RIGHT-TURNS SHARPER AND MORE DIFFICULT TO NAVIGATE.
- 2. REQUIRES LESS ROW THAN ALTERNATIVE 1A.
- 3. BETTER ALIGNMENT ON NORTH LEG AND IMPROVED ACCESS CONTROL FROM ALTERNATIVE 1A.
- 4. SHARP CURVE ON WEST LEG IS NOT IDEAL, BUT COULD HELP WITH SPEED CONTROL.

HRG PROJECT NO: 190007
HRG PROJ CONTACT:
FILE NAME: 190007.dwg
PLOT DATE: 1/11/2019
PEN TABLE: 190007.tbl



HRGreen.com
Illinois Professional Design Firm
184-001322

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	DRAWN -	REVISED -
PLOT SCALE =	CHECKED -	REVISED -
PLOT DATE = 1/11/2019	DATE -	REVISED -

KENDALL COUNTY HIGHWAY DEPARTMENT
203

ALTERNATIVE 1B				
SCALE:	SHEET NO.	OF	SHEETS	STA. TO STA.

F.A.U. RTE.	SECTION NO.	COUNTY	TOTAL SHEETS	SHEET NO.
		KENDALL	5	2
CONTRACT NO.				
FED. ROAD DIST. NO.	ILLINOIS	FED. AID PROJECT		



KEY CONSIDERATIONS FOR ALTERNATIVE 2A

- 1. REQUIRES THE LEAST AMOUNT OF ROW AND NEW PAVEMENT OF ALL THE ALTERNATIVES.
- 2. INTERSECTIONS ON CURVES ARE NOT DESIRABLE, BUT ARE ALLOWED UNDER BLR POLICY UP TO AN ANGLE OF 30° MAXIMUM (15° PREFERRED) UNDER RESTRICTED CONDITIONS.
- 3. WOULD LIKELY HAVE TO REMOVE ALL THE MATURE TREES IN SE CORNER TO OBTAIN ADEQUATE SIGHT DISTANCE.

HRG PROJECT NO: 190007
HRG PROJ CONTACT:
FILE NAME: 190007.dwg
PLOT DATE: 1/11/2019
PEN TABLE: plot.tbl



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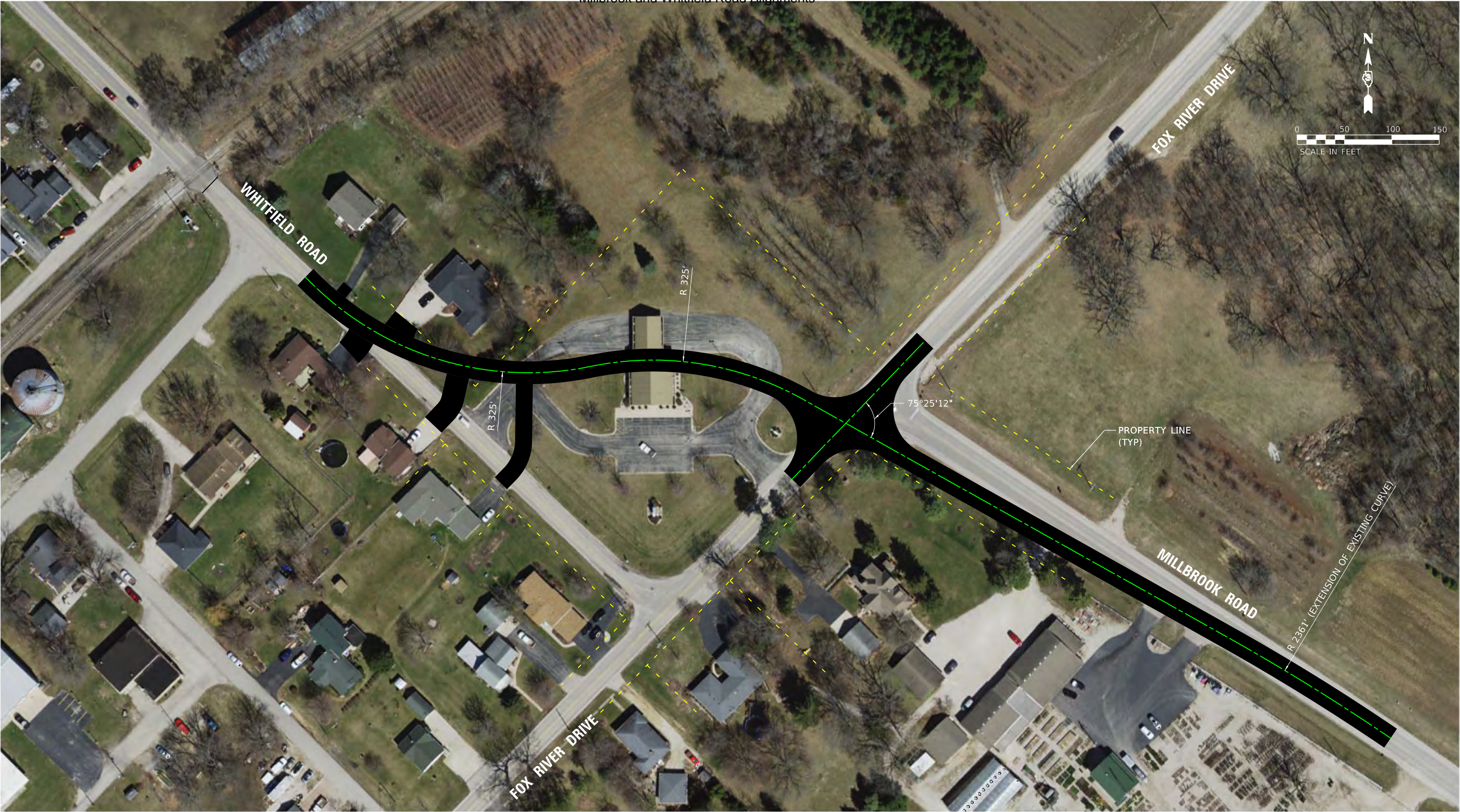
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	DRAWN -	REVISED -
PLOT SCALE =	CHECKED -	REVISED -
PLOT DATE = 1/11/2019	DATE -	REVISED -

KENDALL COUNTY HIGHWAY DEPARTMENT
204

ALTERNATIVE 2A

SCALE: SHEET NO. OF SHEETS STA. TO STA.

F.A.U. RTE.	SECTION NO.	COUNTY	TOTAL SHEETS	SHEET NO.
		KENDALL	5	3
CONTRACT NO.				
FED. ROAD DIST. NO. ILLINOIS FED. AID PROJECT				



KEY CONSIDERATIONS FOR ALTERNATIVE 2B

- 1. KEEPS INTERSECTION ON TANGENT WITH MAXIMUM ANGLE OF 15° (EXTEND LARGE CURVE TO THE EAST TO CREATE ANGLE ON MILLBROOK ROAD).
- 2. REQUIRES MORE ROW THAN ALTERNATIVE 2A. THE ROW REQUIRED FROM THE PARCEL TO THE NW COULD RESULT IN AN UNECONOMICAL REMNANT (HOUSE DISPLACEMENT).
- 3. LONG DRIVEWAYS ON WEST LEG.
- 4. REMAINING AREA TO SOUTH MIGHT BE LARGE ENOUGH TO SELL/DEVELOP.

HRG PROJECT NO: 190007
HRG PROJ CONTACT:
FILE NAME: 190007.dgn
PLOT DATE: 1/11/2019
PEN TABLE: plotdef.tbl



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	DRAWN -	REVISED -
PLOT SCALE =	CHECKED -	REVISED -
PLOT DATE = 1/11/2019	DATE -	REVISED -

KENDALL COUNTY HIGHWAY DEPARTMENT
205

ALTERNATIVE 2B

SCALE: SHEET NO. OF SHEETS STA. TO STA.

F.A.U. RTE.	SECTION NO.	COUNTY	TOTAL SHEETS	SHEET NO.
		KENDALL	5	4
CONTRACT NO.				
FED. ROAD DIST. NO. ILLINOIS FED. AID PROJECT				



KEY CONSIDERATIONS FOR ALTERNATIVE 2C

- 1. SAME ALIGNMENT FOR MILLBROOK ROAD/WHITFIELD ROAD AS ALTERNATIVE 2A.
- 2. INTERSECTION IS STILL ON A CURVE, BUT ANGLE IS VERY CLOSE TO 90°.
- 3. COULD SUPERELEVATE NORTH LEG TO REDUCE LENGTH OF IMPROVEMENTS FROM WHAT IS SHOWN.

HRG PROJECT NO: 190007
HRG PROJ CONTACT:
FILE NAME: 190007.dwg
PLOT DATE: 1/11/2019
PEN TABLE: plot.tbl



HRGreen.com
Illinois Professional Design Firm
184-001322

USER NAME = rbest	DESIGNED -	REVISED -
	DRAWN -	REVISED -
PLOT SCALE =	CHECKED -	REVISED -
PLOT DATE = 1/11/2019	DATE -	REVISED -

KENDALL COUNTY HIGHWAY DEPARTMENT
206

ALTERNATIVE 2C				
SCALE:	SHEET NO.	OF	SHEETS	STA. TO STA.

F.A.U. RTE.	SECTION NO.	COUNTY	TOTAL SHEETS	SHEET NO.
		KENDALL	5	5
CONTRACT NO.				
FED. ROAD DIST. NO.	ILLINOIS	FED. AID PROJECT		

FUTURE LAND USE PLAN

KENDALL COUNTY

Townships

LITTLE ROCK	BRISTOL	OSWEGO
FOX	KENDALL	NA-AU-SAY
BIG GROVE	LISBON	SEWARD

Road Type

- Adjacent County
- County
- Interstate
- State & Federal
- Bituminous
- Gravel
- Dirt
- Local
- Political Townships

Forest Preserves

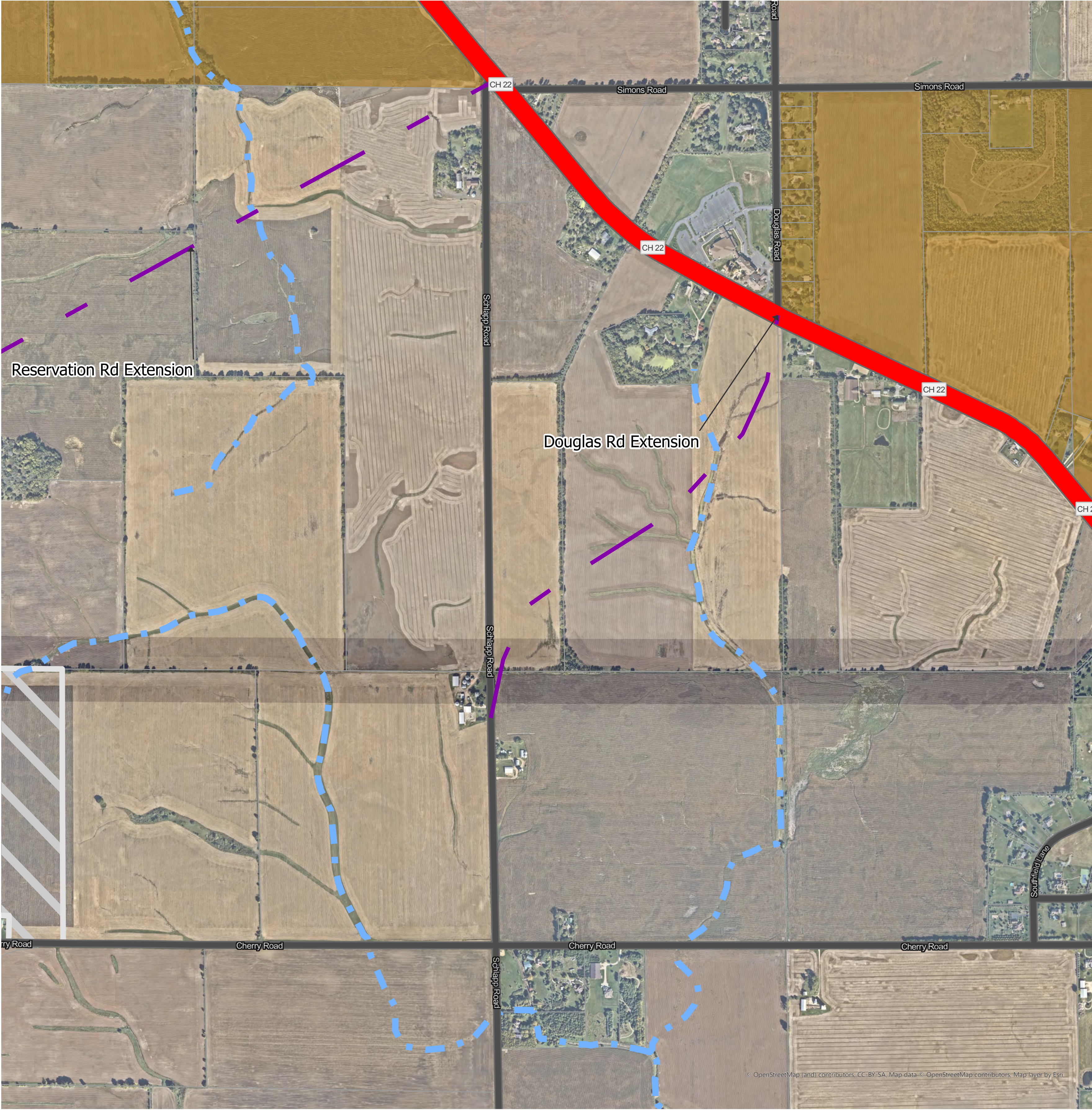
- State Park
- County Forest Preserve
- Hamlets

Future Land Use

- Urban Areas - Incorporated
- Suburban Residential - Max Density 1.00 DU Acres
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- Agriculture
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- Proposed Roadway Improvements
- Prairie Parkway Proposed Centerline

Parcels

- condominium unit
- leasehold or other
- parcel



0 0.25 0.5 Miles



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FUTURE LAND USE PLAN

KENDALL COUNTY

Townships

LITTLE ROCK	BRISTOL	OSWEGO
FOX	KENDALL	NA-AU-SAY
BIG GROVE	LISBON	SEWARD

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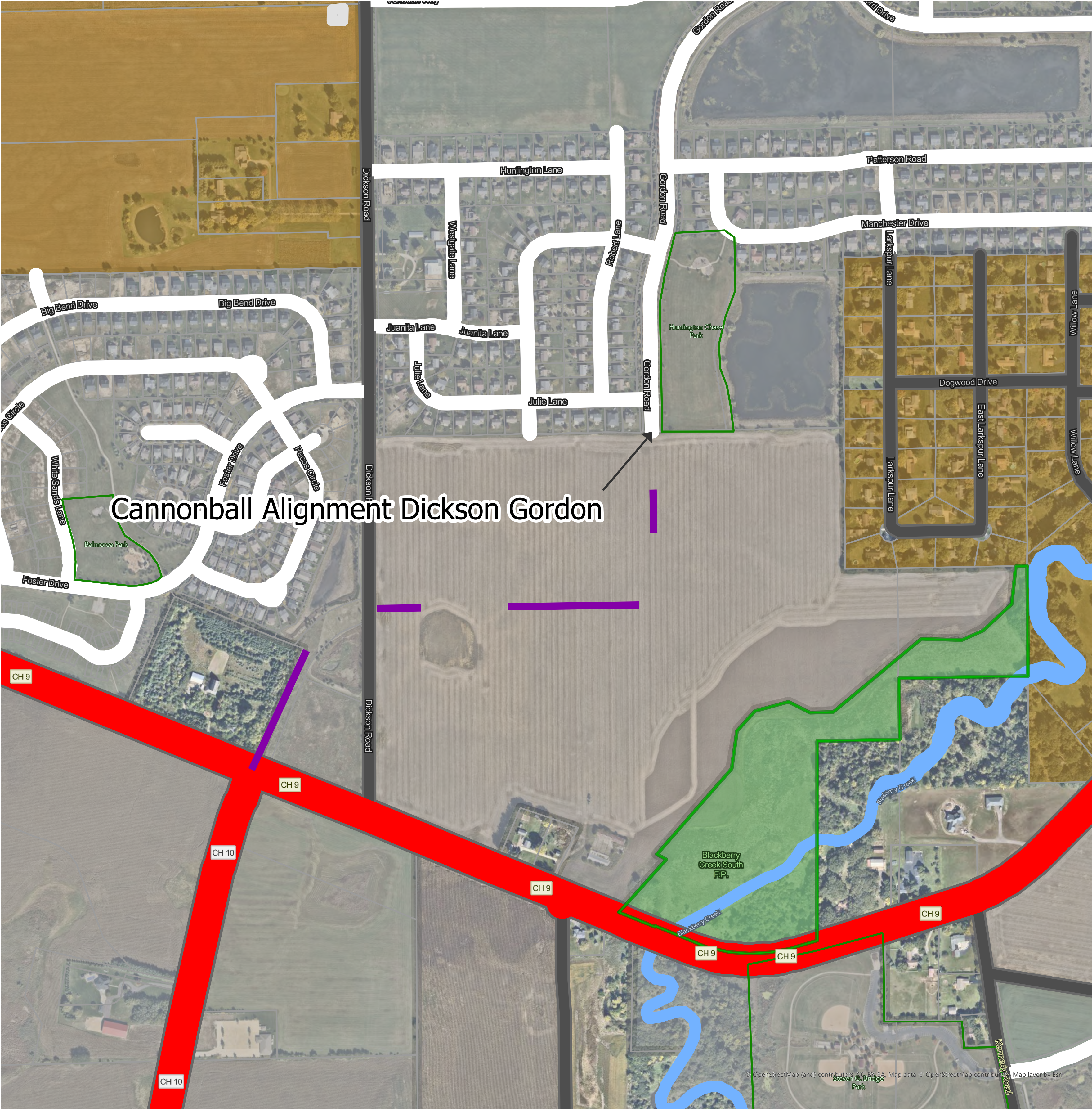
Parcels

- condominium unit
- leasehold or other
- parcel

0 0.13 0.25 Miles



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FUTURE LAND USE PLAN
KENDALL COUNTY

Townships

LITTLE ROCK	BRISTOL	OSWEGO
FOX	KENDALL	NA-AU-SAY
BIG GROVE	LISBON	SEWARD

Road Type

- Adjacent County
- County
- Interstate
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Forest Preserves

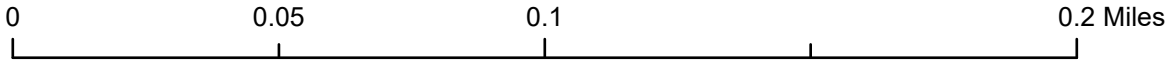
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Future Land Use

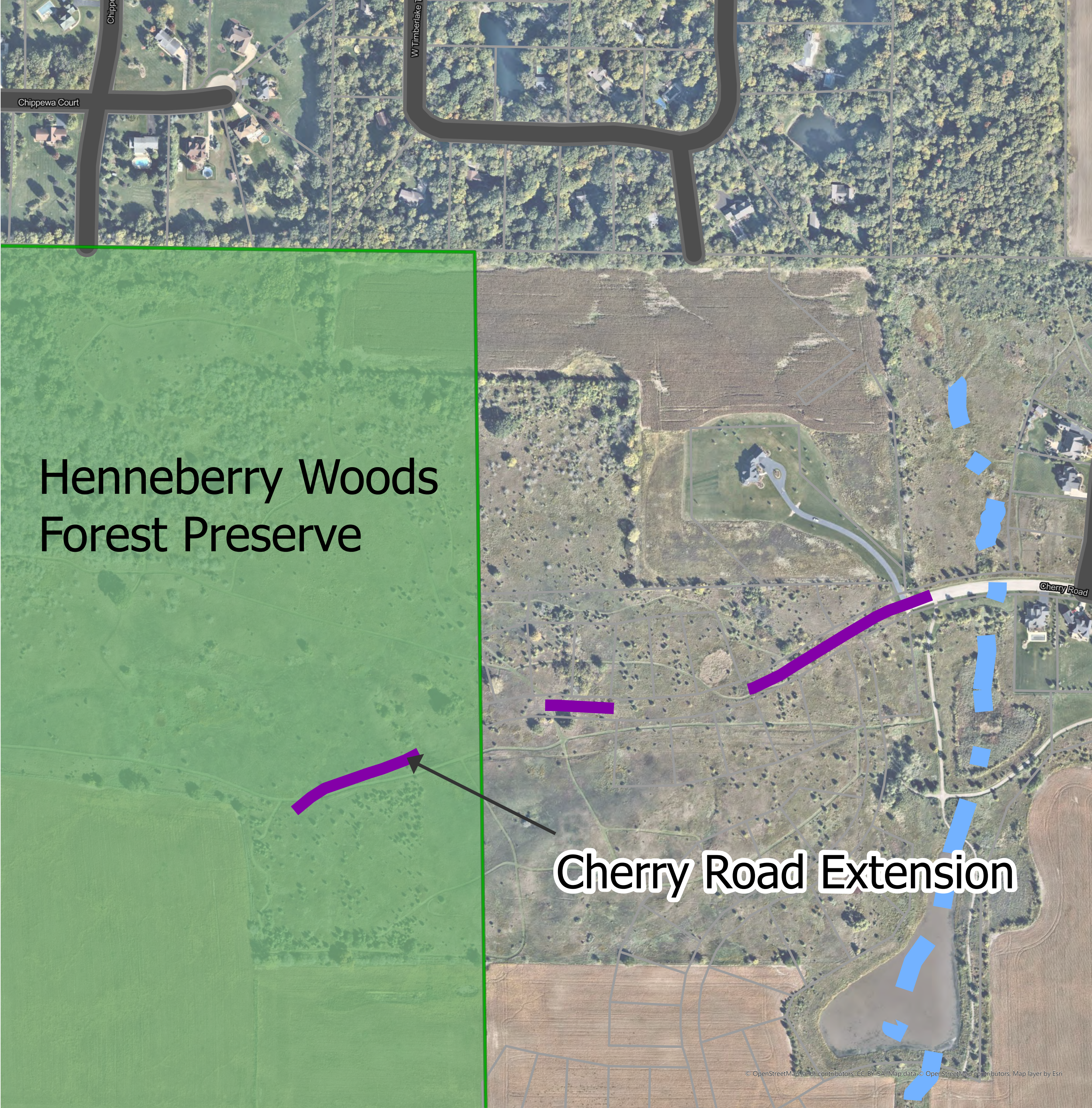
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- leasehold or other
- parcel



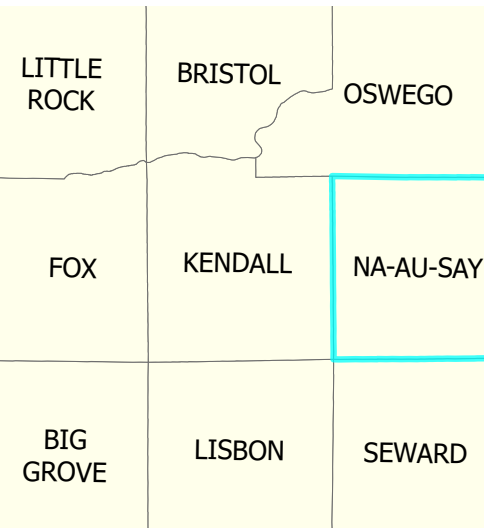
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Yorkville, Illinois 60560
630.553.4212



FUTURE LAND USE PLAN

KENDALL COUNTY

Townships



Road Type

- Adjacent County
- County
- == Interstate
- State & Federal
- Bituminous
- - - Gravel
- - - - Dirt
- Local
- Political Townships

Forest Preserves

- State Park
- County Forest Preserve

Future Land Use

- Urban Areas - Incorporated
- Suburban Residential - Max Density 1.00 DU Acres
- Rural Residential Max Density 0.65 DU Acres
- Rural Estate Resedential Max Density 0.45 DU Acre
- Countryside Residential Max Density 0.33 DU Acre
- Commercial
- Mixed Use Business
- Commonwealth Edison
- Transportation Corridors
- Mining
- Potential Mining District
- Public/Institutional
- Agriculture
- Forest Preserve/State Parks
- Open Space
- Hamlets
- Proposed Roadway Improvements
- Prairie Parkway Proposed Centerline

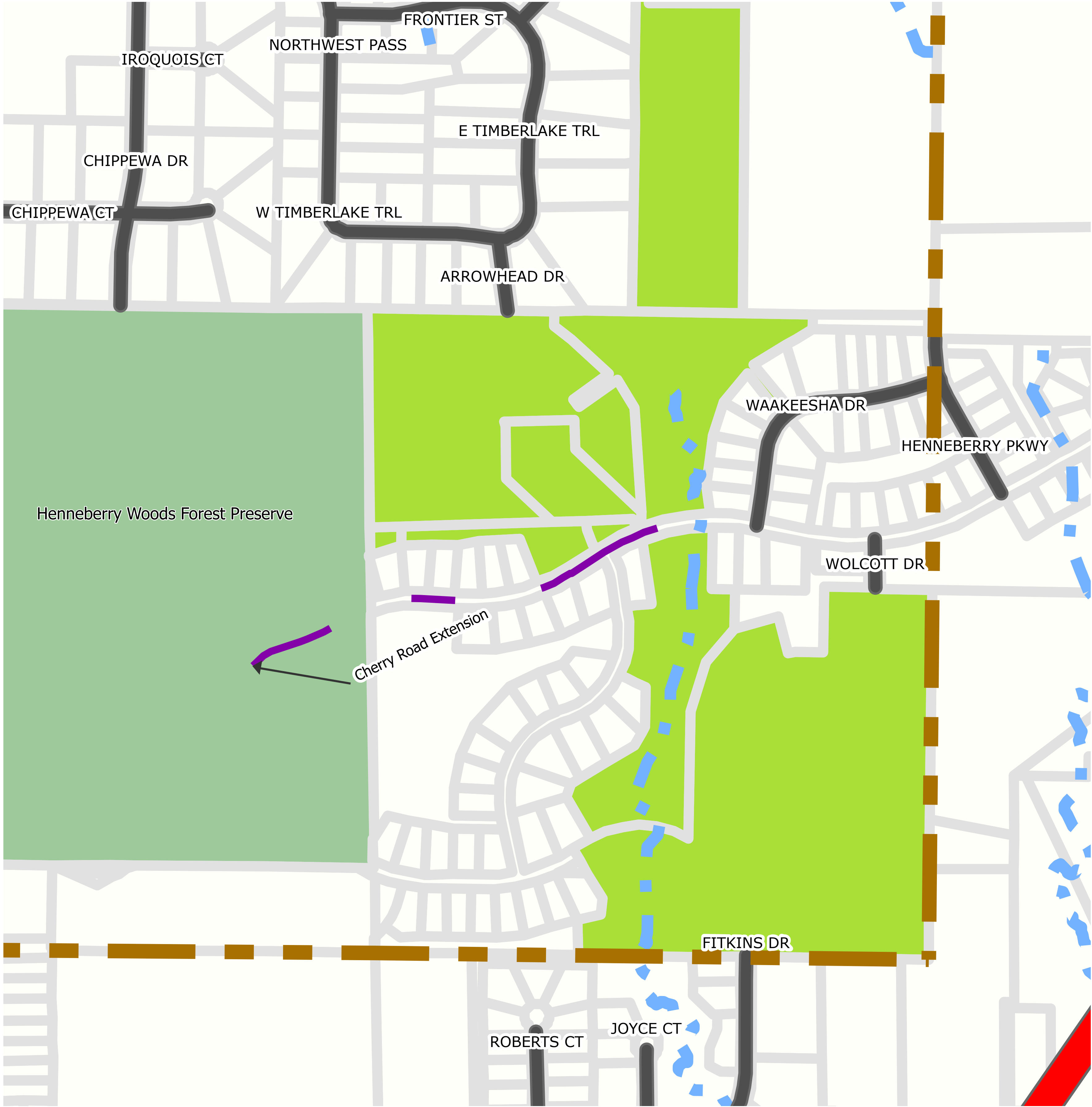
Parcels

- condominium unit
- leasehold or other
- parcel

0 0.13 0.25 Miles



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FUTURE LAND USE PLAN

KENDALL COUNTY

Townships

LITTLE ROCK	BRISTOL	OSWEGO
FOX	KENDALL	NA-AU-SAY
BIG GROVE	LISBON	SEWARD

Road Type

- Adjacent County
- County
- Interstate
- State & Federal
- Bituminous
- Gravel
- Dirt
- Local
- Political Townships

Forest Preserves

- State Park
- County Forest Preserve
- Hamlets

Future Land Use

- Urban Areas - Incorporated
- Suburban Residential - Max Density 1.00 DU Acres
- Rural Residential Max Density 0.65 DU Acres
- Rural Estate Resedential Max Density 0.45 DU Acre
- Countryside Residential Max Density 0.33 DU Acre
- Commercial
- Mixed Use Business
- Commonwealth Edison
- Transportation Corridors
- Mining
- Potential Mining District
- Public/Institutional
- Agriculture
- Forest Preserve/State Parks
- Open Space
- Proposed Roadway Improvements
- Prairie Parkway Proposed Centerline

Parcels

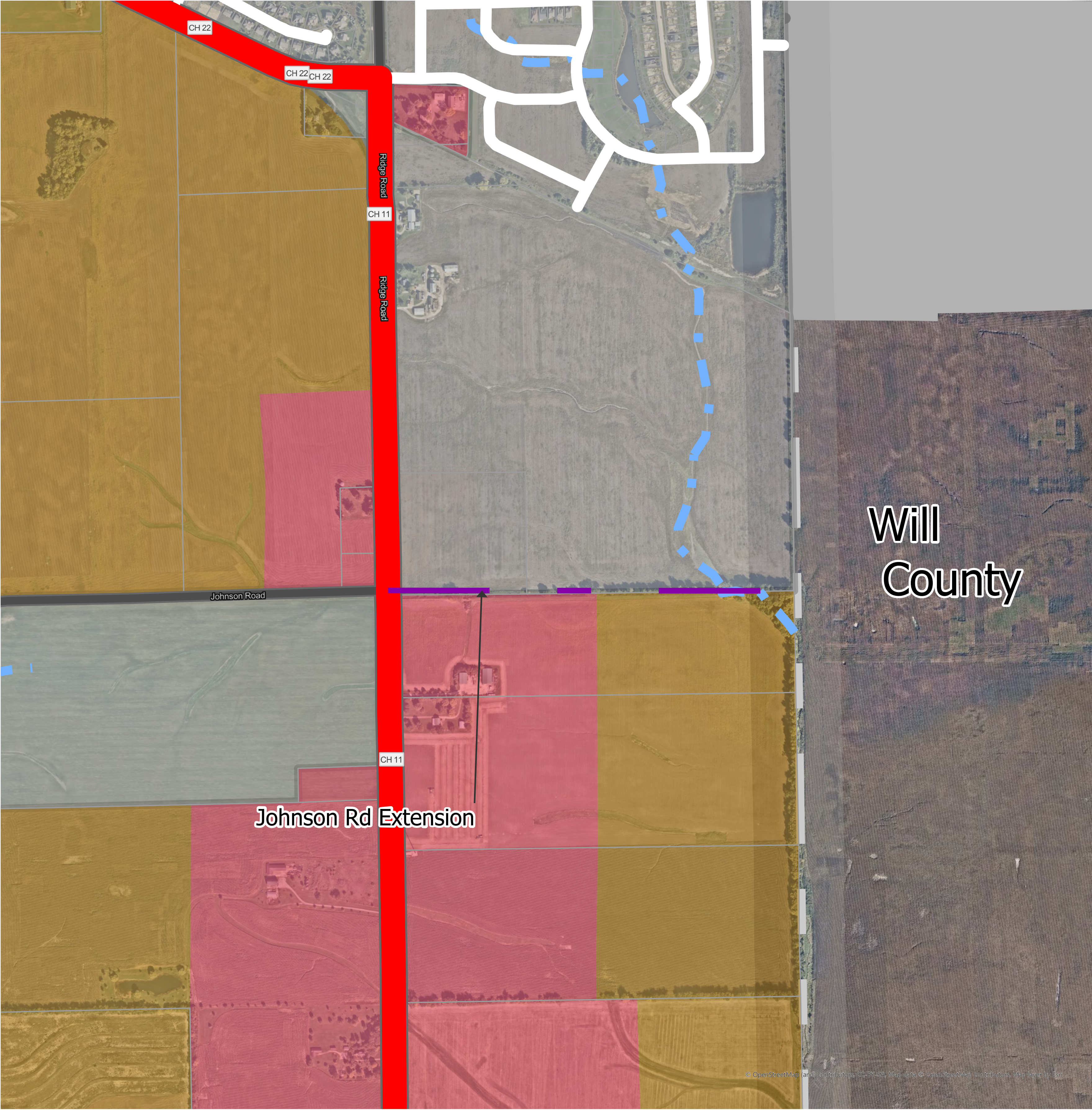
- condominium unit
- leasehold or other
- parcel

0 0.3 Miles



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Map last updated: 12/17/2020











FUTURE LAND USE PLAN KENDALL COUNTY

Townships




A map of Oswego County, New York, showing the boundaries of nine townships. The townships are arranged in a 3x3 grid. The top row consists of Little Rock, Bristol, and Oswego. The middle row consists of Fox, Kendall, and Na-Au-Say. The bottom row consists of Big Grove, Lisbon, and Seward. A red line runs vertically between Little Rock and Bristol, and horizontally between Fox and Big Grove. A blue line runs horizontally between Bristol and Oswego.

LITTLE ROCK	BRISTOL	OSWEGO
FOX	KENDALL	NA-AU-SAY
BIG GROVE	LISBON	SEWARD


















Road Type

-  Adjacent County
 County
 Interstate
 State & Federal
 Bituminous
 Gravel
 Dirt
 Local

Forest Preserves

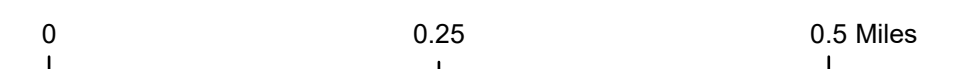
-  State Park
-  County Forest Preserve
-  Hamlets

Future Land Use

-  Urban Areas - Incorporated
-  Suburban Residential - Max Density 1.00 DU Acres
-  Rural Residential Max Density 0.65 DU Acres
-  Rural Estate Residential Max Density 0.45 DU Acres
-  Countryside Residential Max Density 0.33 DU Acres
-  Commercial
-  Mixed Use Business
-  Commonwealth Edison
-  Transportation Corridors
-  Mining
-  Potential Mining District
-  Public/Institutional
-  Agriculture
-  Forest Preserve/State Parks
-  Open Space
-  Proposed Roadway Improvements
-  Prairie Parkway Proposed Centerline

Parcels

- ☐ condominium unit
- ☒ leasehold or other
- ☐ parcel

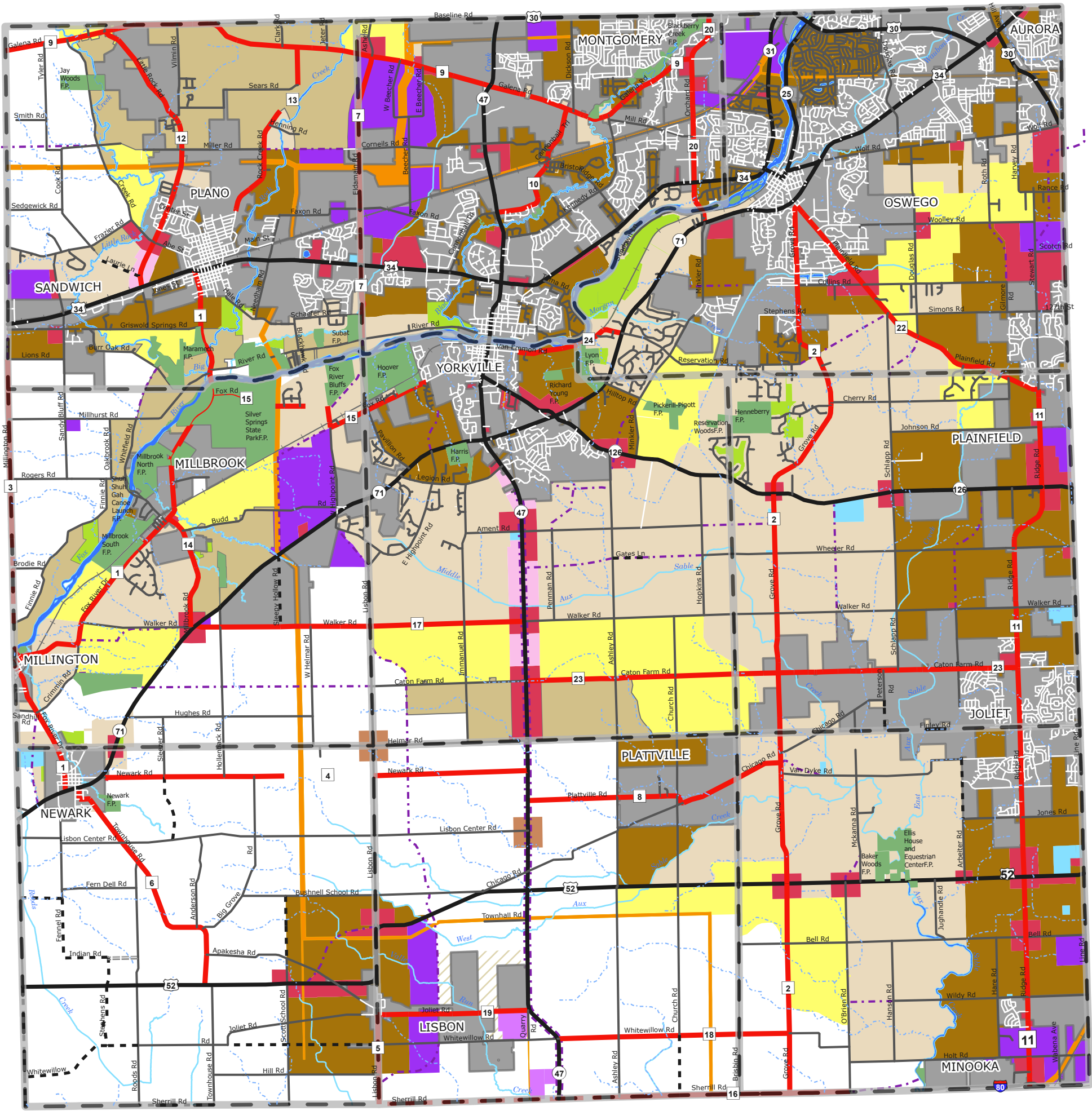


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More info about the LRMP can be found at: <https://www.co.kendall.il.us/departments/planning-building-zoning/lrmp>

Map last updated: 12/17/2020

Future Land Use Plan in Kendall County, IL



HAMLETS

TOWNSHIPS

URBAN AREAS - INCORPORATED

SUBURBAN

RESIDENTIAL - MAX DENSITY 1.00 DU ACRES

RURAL

RESIDENTIAL MAX DENSITY 0.65 DU ACRES

RURAL ESTATE RESEDENTIAL MAX DENSITY 0.45 DU ACRE

COUNTRYSIDE

RESIDENTIAL MAX DENSITY 0.33 DU ACRE

COMMERCIAL

MIXED USE BUSINESS

COMMONWEALTH

EDISON

TRANSPORTATION CORRIDORS

MINING

POTENTIAL MINING DISTRICT

PUBLIC/ INSTITUTIONAL

AGRICULTURE

FOREST

PRESERVE/STATE PARKS

OPEN SPACE

PROPOSED ROADWAY IMPROVEMENTS

Multi-Use Trail Plan KENDALL COUNTY

- 2020 -

<http://www.co.kendall.il.us>

Townships

LITTLE ROCK	BRISTOL	OSWEGO
FOX	KENDALL	NA-AU-SAY
BIG GROVE	LISBON	SEWARD



Built Local Trails

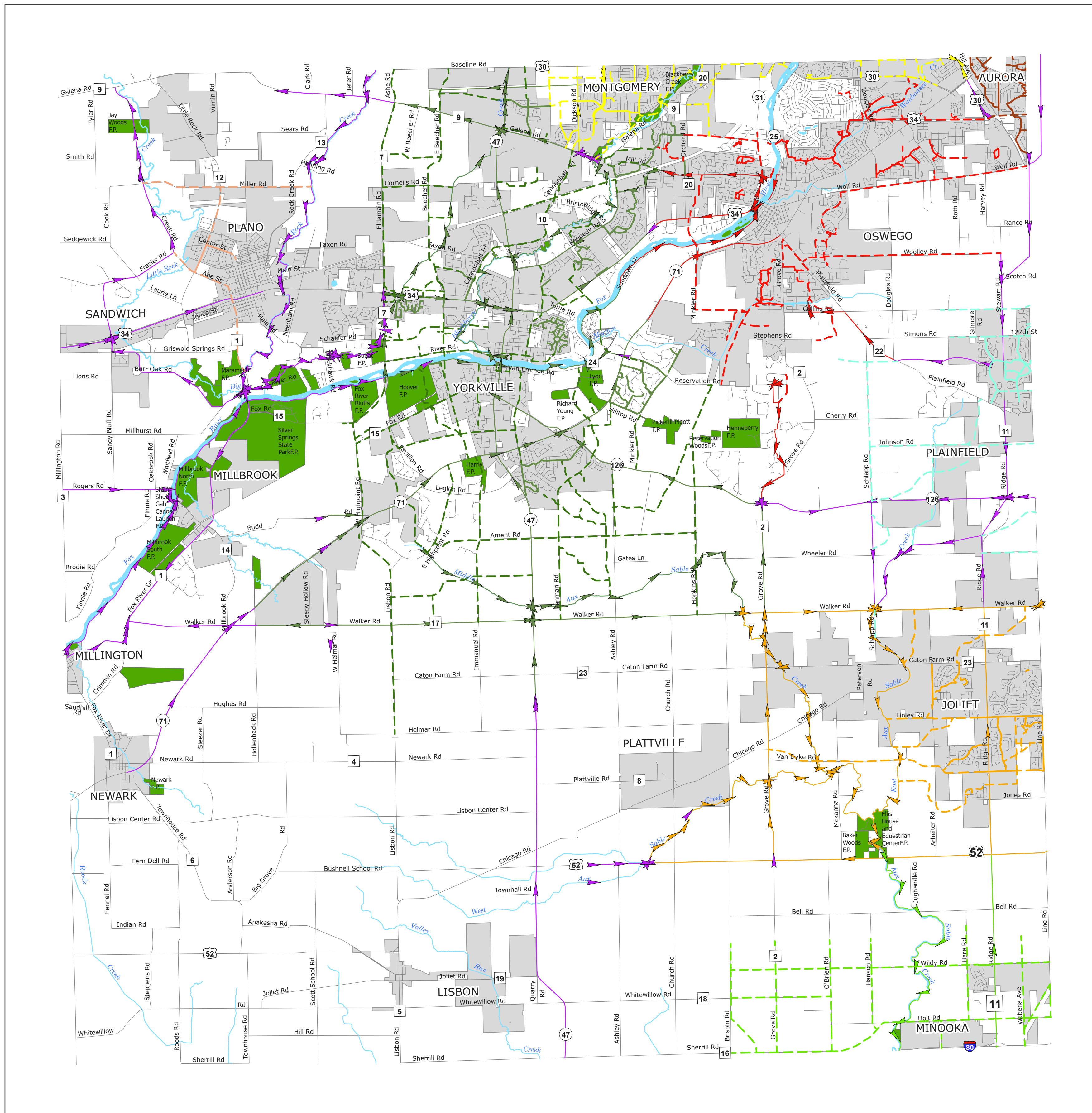
- Aurora
- Joliet
- Minooka
- Montgomery
- Oswego
- Plainfield
- Plano
- Yorkville

Proposed Local Trails

- Joliet
- Aurora
- Minooka
- Montgomery
- Oswego
- Plainfield
- Plano
- Yorkville

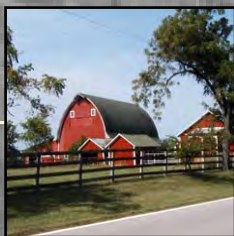
Proposed Regional Trails

- County
- Joliet
- Minooka
- Montgomery
- Oswego
- Yorkville
- Hydrography Lines
- Centerlines
- Forest Preserves
- Water Features
- Incorporated Areas



Kendall County GIS

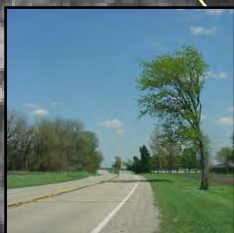
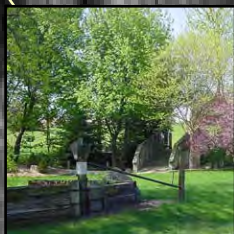
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Kendall County *Land Resource Management Plan*

2011²⁰

Kendall County
Planning, Building & Zoning Department
111 Fox Street
Yorkville, Illinois 60560
phone: (630) 553-4141
fax: (630) 553-4179
web: www.co.kendall.il.us



Prepared by
Teska Associates, Inc.

APPENDIX

- A. Transportation Plan
- B. Environmental Factors
- C. East Route 126 Corridor Plan Summary

Revision Notes:

- 1. LRMP first adopted in March 1994.
- 2. The Resource Management Concept Plan was amended in 1997 to remove a natural resource overlay near the southeast corner of Minkler Road and Reservation Road.
- 3. Section Ten of the LRMP Summaries by Township was updated in 1998 to include a more detailed plan for Na-Au-Say and Seward Townships.
- 4. The Transportation Goals and Objectives and Transportation Plan were updated in 1999.
- 5. The LRMP was updated to enhance implementation of new planned development regulations, reflect municipal annexations and new plans, and provide additional opportunities for economic development in April 2001.
- 6. Section Eight of the LRMP Summaries by Township was updated in 2002 to include a more detailed plan for Big Grove Township. Reference to multi-use trails was also updated.
- 7. Section Six of the LRMP Summaries by Township was updated in 2003 to include a more detailed plan for the Northern Three Townships.

8. Section Ten of the LRMP Summaries by Township was updated in 2003 to reflect current growth and development trends in Na-Au-Say Township, particularly along the East Route 126 Corridor. The Future Land Use Plan for Na-Au-Say Township was revised in 2005.
9. Section Seven of the LRMP Summaries by Township was updated in 2004-05 to include a more detailed plan for Fox and Kendall Townships.
10. Section Nine of the LRMP Summaries by Township was updated in 2005 to include a more detailed plan for Lisbon and Seward Townships. [Note: The LRMP Summary for Seward Township was moved from Section Ten.]
11. Updated Chapters One thru Five in April, 2011
12. **Updated Transportation Plan in 2021.**

Related Documents:

The WIKADUKE Trail Land Use and Access Management Study and Fox River Corridor Plan are available as separate documents.

SECTION THREE

PLANNING GOALS & OBJECTIVES

production and soil and water conservation.

HOUSING

Goal: *Management of the quality, quantity, location, and rate of housing development to insure the efficient use and conservation of the County's natural and public resources.*

Objectives:

- A. Encourage a variety of housing types, commensurate with demands created by current needs and future growth, with an emphasis on single family development. Most attached housing products will likely occur within municipalities where public water and sewer service are available to support higher densities.
- B. Continue to improve deteriorating residential areas, and assure safe, healthy, and attractive communities through preventive maintenance and appropriate reinvestment that can include the County's weatherization program.
- C. Continue to insure that subdivisions provide a variety of designs and styles to avoid monotony.
- D. Support logical and properly located opportunities for housing the elderly and the disabled.



TRANSPORTATION

Goal: *A transportation plan that has the capacity to promote the safe, efficient, and speedy movement of persons and goods. This network must anticipate the demands of growth, promote energy conservation, reduce pollution, and be updated regularly.*

Objectives:

- A. Support and maintain the services of the Kendall Area Transit (KAT) which provides transportation services for the general public.
- B. Ensure that State, Federal, Township, and Municipal officials are fully informed of adopted policies on transportation planning and development. Participation from these groups will be sought in preparation of all transportation plans.
- C. Actively pursue regional planning efforts to develop and preserve options for the Wikaduke Trail, **and** Eldamain Road Corridor. ~~and the Prairie Parkway.~~ The Kendall County Scenic Guidelines and the WIKADUKE Trail Plan should be used in implementation of these roadways to promote context sensitive design solutions.



decisions.

- D. Construct a thoroughfare system based on a functional hierarchy, as established in the transportation plan. Identify key future thoroughfares and bridge crossings before development limits alternatives. Early identification of key future routes will also provide a framework for future land use

- E. Ensure that transportation plans and developments are consistent with county-wide goals and policies for Natural Resources, Agricultural Lands, Housing, Commercial and Industrial

SECTION FIVE

LAND RESOURCE AND MANAGEMENT AREA POLICIES

B. URBANIZED COMMUNITIES

Urbanized communities can be characterized by the extent and level of services offered to residents, and by the variety of supporting non-residential activities. Municipal and public services often include the following: police, fire and emergency medical services, municipal street maintenance, sweeping and snow plowing, local parks and recreation activities, municipal operated or licensed waste collection, and local library and cultural services. Non-residential activities include extensive and varied retail uses, commercial and business services, industry, institutions, schools, churches and other places of assembly.

Existing urbanized communities include Aurora, Joliet, Minooka, Montgomery, Newark, Oswego, Plainfield, Plano, Sandwich and Yorkville. To accommodate varying needs, a full range of housing types should be provided, allowing a free choice to those families or individuals who will find that living in Kendall County best fulfills their personal needs. Development within urbanized communities is regulated by each individual municipality.

The LRMP is based on the following *Planning Policies* for Urbanized Communities:

1. Incorporate land uses as shown in municipal comprehensive plans within the boundaries of existing municipalities in this LRMP.
2. Encourage a compact development pattern that clusters neighborhoods, villages, and towns, rather than a pattern that scatters isolated buildings and subdivisions.
3. Encourage the single family character of urbanized areas in the County while permitting the inclusion of limited townhome, apartment, and other multi-family development.
4. Build on the pattern of established urbanized communities, rather than creating new urbanized places isolated from existing development.
5. Encourage the planned growth of urban communities, including the expansion of municipal boundaries through annexation of lands only as shown on adopted municipal

plans.

6. Maximize the use of non-automotive modes of transportation, including walking, the use of bicycles, and mass transit.
7. Encourage concentrations of employment located in areas within the county providing good access to transportation and public safety services.
8. Establish specific area plans for employment zones emphasizing coordinated transportation system planning integrated with land use planning. One such zone should be in the I-80 Corridor in southeastern Kendall County near and within the Village of Minooka. ~~Other possible zones would be located in proximity to future Prairie Parkway interchanges.~~
9. Encourage commercial development within the County; major intersections may lend themselves to commercial use. Appropriate transportation improvements such as limited curb cuts, turn lanes, and access roads must be considered to provide for movement of traffic.
10. Use open water areas for public open space and storm water management or as the buffer surrounding residential or office uses which benefit from attractive views of the water.
11. Encourage the preservation and enhancement of historic and cultural sites and structures within urbanized communities.

The LRMP is based on the following *Management Policies* for Urbanized Communities:

- a. The County acknowledges that the primary responsibility for achieving plan objectives within urbanized communities remains with the municipalities. The County further acknowledges that it shares responsibility with the municipalities and townships for achieving the plan objectives within the one and one-half (1½) mile area of shared jurisdiction.

TOWNSHIP SUMMARY

SECTION SIX

NORTHERN THREE TOWNSHIPS (Little Rock, Bristol & Oswego Townships)

Initial Opinions & Observations of Planning Issues

Community representatives from the County, the three townships, and adjacent jurisdictions were invited to attend a kick-off meeting in June 2002. An Existing Land Use map for each township was displayed to show how land is currently used in each township. In addition, a Planning Issues map for each township was also displayed to show the existing transportation network as well as existing environmental characteristics. Community representatives were asked to make observations and express any concerns or opinions relating to the maps. They were also asked the following questions:

- What are the primary assets of the three townships?
- What are the main issues/problems that the three townships face?
- What are the main attractions in the three townships? (Why do people choose to move to this area?)
- What are the best examples of new developments in the three townships?

These questions help determine the strengths and weaknesses of the townships as well as the issues the townships face as they grow and develop. The following list summarizes the initial opinions and observations expressed by community representatives.

GENERAL COMMENTS

Initial comments/concerns

- ☐ Interviews with local representatives should include talks with representatives from the County Transportation Department, the township road commissions, township public works, and the Forest Preserve.
- ☐ Poor run-off in Bristol Township leads to flooding problems.
- ☐ Wetlands are separated by federal and local classifications, so it is important to differentiate between the two.
- ☐ It is important to see how the municipal plans will collectively impact the development of the 3 townships. An optimal co-ordination of the municipal plans (especially those of adjacent municipalities) should be sought to produce the best possible environment for growth and development in the three townships.

PRIMARY ASSETS

What are the primary assets of the three townships?

- ☐ Fox River
- ☐ Creeks and floodplains (e.g. Blackberry Creek Corridor)
- ☐ Connectivity of the greenways between the three northern townships as well as other adjacent townships
- ☐ Focus on watershed protection
- ☒ **Potential for economic development spurred by the development of the Prairie Parkway corridor**

- ❑ Lisbon/Eldamain Road maintained as an industrial development corridor
- ❑ Proposed extension of Miller Road (in Little Rock Township) into DeKalb County to relieve some of the traffic on Route 34
- ❑ Rural character of the three townships (important to preserve this character as the townships grow and develop)

PRIMARY ISSUES

What are the main issues/problems that the three townships face?

- ❑ Mitigate traffic congestion on Routes 34 and 47 by providing road improvements to handle increased traffic introduced by new developments
- ❑ Mitigate traffic congestion at access points of major roads
- ❑ Resolve transportation issues in the townships using a comprehensive County approach (forward transportation planning is needed)
- ❑ Maintain/create roadway connections between the three townships
- ❑ Preserve a limited access corridor for the future alignment of Eldamain Road and Lisbon Road
- ❑ Orchard Road should serve as a model for Lisbon/Eldamain Road and other commercial corridors
- ❑ ~~Extend Little Rock Road (in Little Rock Township) southward into Fox Township~~
- ❑ Increase access by providing more major arterial roads
- ❑ Explore potential opportunities for extending Metra service and providing Metra commuter rail stations along the Burlington Northern Railroad
- ❑ Promote a healthy balance between growth/development and preservation of rural character
- ❑ Discern farmland and open space property rights (use environmental features, natural breaks, roads, and existing land uses to form edges between adjacent properties); farmland represents open space to many residents; property rights issues are becoming more prevalent, especially as newcomers arrive and wish to halt developments after their arrival
- ❑ Preserve existing trees and natural features when developing the local landscape as development progresses in the townships
- ❑ Preserve Routes 34 and 47 for commercial development (to create tax base and keep shopping local); maintain a healthy mix of big-box developments with locally-owned businesses to keep local dollars in the area
- ❑ Maintain a balance between resolving transportation and accessibility issues and providing economic development opportunities along Orchard Road

TRANSPORTATION NETWORK

The transportation network shown on the Planning Issues Map includes existing arterial roads, major and minor collector roads, the Burlington Northern Railroad, scenic routes, and multi-use trails. The features of the network were primarily identified from the Kendall County Transportation Plan, which was originally prepared in March 1994 and updated in December 2002.

Each level of the four-level transportation network that traverses the Northern Three Townships is described in greater detail below.

Arterial Roads

State and federal routes typically act as the arterial roads which provide regional roadway access to, from, and within an area.

- ❑ **Little Rock Township:** Route 34 is the only arterial road that runs through Little Rock Township. **Route 34** provides access within the township and connects the township to the rest of Kendall County, DeKalb County to the west, and extends east to Chicago and west towards Iowa.
- ❑ **Bristol Township:** Four arterial roads run through Bristol Township. Route 34 and Route 30 both provide access within Bristol Township and connect the township to the rest of Kendall County. **Route 34** runs through the southern portion of the township while **Route 30** runs along the township's northern boundary. **Route 47** is a major north-south arterial road that carries a large load of traffic in the township. **Orchard Road** is a fourth arterial road that is situated directly west of the Bristol-Oswego township boundary and runs in a north-south direction.
- ❑ **Oswego Township:** Four arterial roads run through Oswego Township. Route 34 and Route 30 both provide access within Oswego Township and connect the township to the rest of Kendall County. **Route 34** runs in a diagonal direction from the southwest to the northeast parts of the township. **Route 30** runs in an easterly direction between the adjacent village limits of Montgomery and Oswego, intersects with Route 34, and then continues in a southeasterly direction into Will County. Routes 31, 25, and 71 are three other arterial roads that carry large loads of traffic in the township. **Route 31** runs along the western side of the Fox River and merges into Route 34 at the Washington Street Bridge in Oswego. **Route 25** runs through Montgomery along the eastern side of the Fox River and merges into Oswego's Main Street before merging into **Route 71**, which runs diagonally from the northeast to southwest. Route 71 also merges into Route 34 directly north of Oswego Community High School. **WIKADUKE Trail** is a proposed arterial that runs along the eastern edge of the township.

Major Collector Roads

Major collector roads, which typically are county roads, are intended to collect traffic from local roads and feed this traffic onto the arterial roads.

- ❑ **Little Rock Township:** Little Rock Township's major collectors include Galena Road, Little Rock Road, Fox River Road, Rock Creek Road, and Eldamain Road. All the major collectors are located within Little Rock Township except for Eldamain Road which runs along the township's eastern edge. ~~An extension of Little Rock Road southward into Fox Township is proposed. Two alternatives are proposed: (1) extension to Fox River Road using Griswold Springs Road as a connection, or (2) extension to Whitefield Road in Fox Township.~~
- ❑ **Bristol Township:** Bristol Township's major collectors include Galena Road, Cannonball Trail, Bristol Ridge Road and Eldamain Road.
- ❑ **Oswego Township:** Oswego Township's major collectors include Plainfield Road, Grove Road, Wolfs Crossing Road, Collins Road, Douglas Road, Stewart Road, and Minkler Road. All the major collectors are located within Oswego Township. A realignment of Douglas Road is proposed to connect its intersections with ~~Route 34 and~~ Wolfs Crossing Road. Another proposed extension connecting Collins Road to Minkler Road ~~and Route 71. is under consideration.~~

Minor Collector Roads

Minor collectors are typically township roads with less regional connectivity than major collectors.

- ❑ **Little Rock Township:** Little Rock Township's minor collectors include Miller Road, Sandy Bluff Road, and River Road.
- ❑ **Bristol Township:** Bristol Township's minor collectors include Corneils Road, Dickson Road, Mill Road, Kennedy Road, and River Road.
- ❑ **Oswego Township:** Oswego Township's minor collectors include Light Road, Mill Road, Roth Road, Woolley Road, and Reservation Road. Another minor collector is the segment of Baseline Road from Route 31 to the Route 30 bypass.

Local roads

Local roads are typically residential streets or rural routes that provide direct access to homes and farms. Local residential roads are generally located within and around municipalities. Griswold Springs Road, Beecher Road, and Simons Road are examples of local roads.

Railroad

The Burlington Northern Railroad runs through all three Northern Townships. The railroad starts west of the Fox River in Montgomery (near the Route 31/Route 30 bypass), curves in a southwesterly direction into Bristol Township, passes through Yorkville and Plano, and eventually runs parallel to Route 34 as it enters Sandwich from Plano. Railnet is another local railroad which runs east of the Fox River, passes through downtown Oswego, veers slightly away from the river and follows along Route 71 towards Van Emmon Road (east of Yorkville).

Scenic routes

Scenic routes provide passing motorists with attractive views of the rural character of the Northern Three Townships. Identified scenic routes generally follow the Fox River and roadways that traverse the serene and undeveloped areas outside of municipalities (i.e. unincorporated areas).

Multi-use trails

Multi-use trails are primarily located along scenic routes, natural features (e.g. creeks), and some roadways. These trails create corridors that can potentially accommodate pedestrian, equestrian, bicycle, and other forms of trail users.

**PROPOSED PRAIRIE PARKWAY
CORRIDOR**

~~The proposed Prairie Parkway is a transportation corridor aimed at creating a western north-south highway between I-88 and I-80 as well as alleviating traffic congestion on other regional roads resulting from growing development pressures. The Illinois Department of Transportation (IDOT) and the Edwards & Kelcey consulting group have developed a proposed study area that encompasses the parkway and adjacent land (i.e. farmland, private residences, etc.) that are most directly impacted by the parkway's development. As stated by IDOT and its consulting group, the proposed corridor study area is the least intrusive of options that still offers the intended transportation benefits. The corridor study area creates the crucial need for corridor protection aimed at providing responsible planning to prevent costly and conflicting development of land.~~

~~Compared to other options that were studied, the proposed corridor passes through fewer environmentally sensitive areas but more open, undeveloped spaces. Also, the Prairie Parkway's proposed path attempts to better serve the existing developments in the area between the City of Plano and the United City of Yorkville. The proposed Prairie Parkway Corridor study area is shown on the Planning Issues Map. More specifically, the corridor study area runs along the eastern edge of Little Rock Township.~~

~~Although only a small segment of the proposed parkway would run through Little Rock Township, its impact on the township's environmental features, agricultural land, and present developments should be analyzed to establish methods to minimize negative effects.~~

Goals & Objectives

The following goals and objectives have been developed to guide planning efforts for the northern three townships of Little Rock, Bristol, and Oswego. Numbered goals have generally been extracted from the existing Kendall County LRMP, while more specific lettered objectives have been added to address concerns unique to the Northern Three Townships.

- 1. Mutually supportive, non-adversarial team of municipal, township, school, park, county and other governments working toward the benefit of everyone in Kendall County.**
 - a. Continue to work with municipalities to reach agreement on future land use patterns and develop effective growth management strategies.
 - b. Continue to work with municipalities to develop boundary agreements based on logical service areas and compatibility with County, municipal, and township goals and objectives to avoid competitive annexations and pre-mature development.
 - c. Evaluate the extent to which municipalities cumulatively envision development of the three townships.
 - d. The County should be the primary entity to be in charge of resolving regional transportation issues within the three townships and issues involving other counties, townships, and municipalities located outside Kendall County.
 - e. Encourage municipalities to provide a diversity of housing options.
 - f. Explore ways to amend County and municipal regulations to reduce potential conflicts between agricultural and non-agricultural uses and between other differing uses.
- 2. Use of land resources in a manner sensitive to inherent environmental limitations.**
 - a. Reduce flooding and generally prevent development within flood plain and wetland areas.
 - b. Enact measures to preserve existing trees and natural features as new developments occur in the three townships.
 - c. Increase connectivity of greenways within the three townships and to the surrounding townships and communities.

- d. Support creation of wetland banks to accommodate storm water management and to enhance the viability of wetland environments.
 - e. Pursue acquisition of key woodlands and open space corridors, where feasible.
 - f. Encourage expansion and maintenance of parkways along Route 34, ~~and Route 71, and the proposed Prairie Parkway.~~
- 3. A strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents.**
- a. Evaluate economic development potential along the proposed Prairie Parkway corridor.
 - b. Ensure Lisbon/Eldamain Road is maintained as a commercial-industrial development corridor.
 - c. Ensure that Little Rock Road and the WIKADUKE Trail are maintained for commercial development.
 - d. Preserve Orchard Road, Route 34, and Route 47 for commercial uses both to create a tax base and to encourage local shopping opportunities.
 - e. Allow limited big-box development opportunities to encourage local shopping rather than encouraging spending in areas like the Randall Road and Route 59 Corridors.
 - f. Encourage opportunities for locally owned businesses.
- 4. A pattern of compact, urban development, countryside residential, and agricultural environments that enhance the quality of personal and community life.**
- a. Maintain the viability of agriculture and open spaces by promoting residential planned developments. Provide open space buffers between agriculture and residential developments. Such buffers are typically located along natural drainage ways or along existing roadways.
 - b. Encourage development to occur within areas that are readily accessible to public infrastructure and support services.

Transportation Issues

As Kendall County's Northern Three Townships face increasing pressure for development, the transportation infrastructure must be upgraded to handle the subsequent increase in roadway traffic. Various types of road improvements have been planned by IDOT as well as Kendall County. The most notable transportation issue facing the Northern Townships (particularly Little Rock Township) is the proposed Prairie Parkway Corridor. Road improvements and the proposed parkway are discussed below.

The scheduled road improvements for the Northern Three Townships in IDOT's highway capital improvement plan are outlined in the Situation Audit. Additional road improvements are also needed to enhance the overall transportation system. Although these improvements are not part of the County's five-year capital improvement plan, they are shown on the Future Land Use and Transportation Plan map and are described below.

ROADWAY NETWORK

The Transportation Plan shows a four-level roadway network as follows:

Expressways

~~The Prairie Parkway is the only expressway proposed within this part of Kendall County.~~ Expressways are limited access roadways designed to carry regional and interstate traffic. Expressways are controlled by State or Federal government.

Arterial Roads

Typically state or federal roadways, arterial roads are designed to carry regional traffic through multiple municipalities and across counties. Route 47 and Route 34 are good examples of arterial roadways that are designed to move traffic through the area with limited access to abutting properties. Orchard Road is currently the only county-controlled arterial road in this part of Kendall County. Control of the WIKADUKE Trail is undetermined at this time.

Major Collector Roads

Major collector roads link homes and businesses to the regional arterial and freeway system. The majority of major collectors are controlled by the County, although stretches within municipalities may be locally managed.

Minor Collector Roads

Minor collector roads also connect homes and businesses to major collector roads and to the regional roadway system. Most minor collectors either serve a specific community or township. Minor collectors may fall under the control of Kendall County, the individual township, or the individual municipality. Many of the minor collectors shown on the trans-

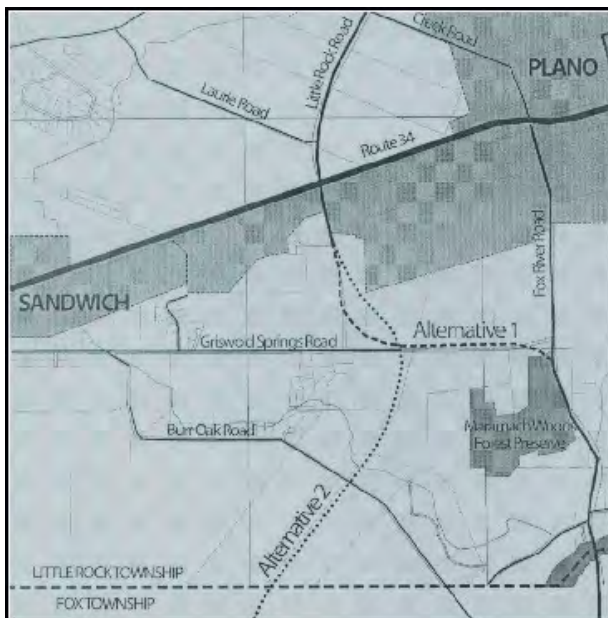
portation plan for the three townships do not appear on the County's Transportation Plan due to their limited regional impact. However, they do provide critical local connections at the township and municipal levels and are important to consider at this planning scale.

PROPOSED ROAD IMPROVEMENTS

Proposed road improvements for each township are outlined below:

Little Rock Township

- ❑ Extension of Miller Road from Tyler Road westward into DeKalb County. When linked with a similar extension in DeKalb County, this extension is expected to relieve some traffic on Route 34 through Plano.



~~Two alternative extensions of Little Rock Road southward into Fox Township are proposed. Alternative 1 connects Little Rock Road with Fox River Road via Griswold Springs Road (Fox River Road extends into Fox Township). Alternative 2 extends Little Rock Road along a curving path to connect with Whitefield Road in Fox Township.~~

- ❑ Extension of Miller Road from Rock Creek Road eastward to connect with Corneils Road.

~~❑ Extension of Little Rock Road southward into Fox Township to connect with Whitfield Road.~~

- ❑ Extension of Eldamain Road from River Road southward to connect with Lisbon Road across the Fox River. ~~In addition, the name of Eldamain Road should be changed to Lisbon Road for consistency throughout the County.~~

- ❑ Intersection improvement at the intersection of Route 34 and Fox River Road.

~~❑ Intersection improvements at the connection points of the proposed Little Rock Road extension to Fox River Road via Griswold Springs Road. The image on the left shows the two alternative extensions for Little Rock Road.~~

~~❑ Incorporation of the Prairie Parkway Corridor, recorded by IDOT, as a key transportation element. The significance of the corridor is discussed in greater detail in the following subsection.~~

- ❑ Extend Millington Road North to Lions Road to Connect with Route 34.

- ❑ Development of a trail system within Little Rock Township, which includes off-street and on-street trails that traverse the township and connect to the trail systems within the municipal limits of Plano, Sandwich, and Yorkville

Bristol Township

- ❑ Realignment of Ashe Road with Eldamain/Lisbon Road at the Galena Road intersection providing improved north/south connections into Kane County and to the Aurora Airport in Sugar Grove.
- ❑ Extension of Cannonball Trail to connect with Dickson Road at Galena Road **and Gordon Street.**
- ❑ Intersection improvement at the intersection of Galena Road and Orchard Road.

- ❑ Extension of Light Road westward from the Burlington Northern Railroad (in Oswego Township) to Orchard Road.
- ❑ Intersection improvement at the intersection of Galena Road, Kennedy Road, and Mill Road.
- ❑ Development of a trail system within Bristol Township, which includes off-street and on-street trails that traverse the township and connect to the trail systems within the municipal limits of Montgomery, Plano, Oswego, and Yorkville.
- ❑ Development of a trail system within Bristol Township, which includes off-street and on-street trails that traverse the township and connect to the trail systems within the municipal limits of Montgomery, Plano, Oswego, and Yorkville.
- ❑ Development of a network of collector roads within the Village of Montgomery's planning area. Montgomery's 2002 Comprehensive Plan envisions a network of collector roads located north of Galena Road, south of Route 30, east of Route 47, and west of Orchard Road. Dickson Road is the only current collector road in this area, but Montgomery plans to develop additional collectors traveling in both east-west and north-south directions. The most prominent addition would be the Gordon Road Parkway, which connects with the intersection of Galena Road and Kennedy Road (east of Dickson Road) and curves northward past Route 30 into Kane County.
- ❑ Extension of Beecher Road and/or Countryside Parkway as potential river crossings over the Fox River in Yorkville. One alternative river crossing proposed by Yorkville is the north-south extension of Beecher Road, which would traverse just west of the P.N.A. Youth Camp grounds and cross the river at the Bristol-Kendall Township line. Another alternative is the western extension of Collins Road to connect with Countryside Parkway in Yorkville at Route 34. This extension would also tie into Route 71.

Oswego Township

- ❑ Realignment of Douglas Road from Wolfs Crossing Road northward to Route 34 (in the Village of Oswego).
- ❑ Extension of Collins Road eastward from Gilmore Road to Stewart Road. This extension will link to I 19th Street, a strategic regional arterial roadway in Will County.
- ❑ Extension of Collins Road westward from Grove Road to Minkler Road **and Route 71.**
- ❑ Intersection improvements at the following intersections: Route 34 and Farnsworth Avenue (in the City of Aurora); Reservation Road/Van Emmon Road and Route 71; Plainfield Road and Collins Road; and Route 30 and Harvey Road.
- ❑ Realignment of the eastern segment of Reservation Road at Grove Road.
- ❑ Development of the WIKADUKE Trail, providing a continuous north/south arterial roadway between I-80 and I-88.
- ❑ Development of a trail system within Oswego Township, which includes off-street and on-street trails throughout the township and connects to the trail systems within the municipal limits of Aurora, Montgomery, Oswego, and Plainfield.

- Development of a network of collector roads within the Village of Oswego's planning area. Oswego's 2000 Comprehensive Plan envisions a network of collector roads primarily located southeast of Routes 34 and 71. Wolfs Crossing Road, Douglas Road, Collins Road, Plainfield Road, Grove Road, and Minkler Road comprise the current network of collector roads in this area. However, Oswego plans to develop additional collectors traveling in both east-west and north-south directions.

PRAIRIE PARKWAY CORRIDOR

~~The Prairie Parkway Corridor is IDOT's response to the growing demand for a north-south transportation corridor between Interstate 88 in Kane County (northwest of the Village of Sugar Grove) and Interstate 80 in Grundy County (north of the Village of Minooka). The rapid commercial and residential growth south of I-88 (particularly around Yorkville, Oswego, Montgomery, and Aurora) gives rise to the need for protection of a transportation corridor that adequately serves the increasing traffic demand in the vicinity. As stated by IDOT, the proposed corridor is the least intrusive of options that still offers the intended transportation benefits. Designation of the corridor provides for corridor protection aimed at providing responsible planning to prevent costly and conflicting development of land.~~

~~Based on a series of public hearings and other forums as well as several modifications to proposed corridor designs, IDOT officially recorded the final alignment of the approved corridor on July 24, 2002. The final alignment of the Prairie Parkway Corridor is depicted on the Future Land Use and Transportation Plan map as a future expressway running along the eastern edge of Little Rock Township. It is anticipated that actual roadway construction will take at least ten years to complete. The County Transportation Plan suggests that the roadway should be designed as a scenic route, with attention given to views to and from the road. It is recommended that the roadway be designed as a true parkway with extensive prairie plantings and grade-separated and divided lanes. Overall, the County should work closely with IDOT and take a proactive role in the planning and design process for the proposed Prairie Parkway.~~

~~Although developing the entire length of the Prairie Parkway as an attractively landscaped parkway may not be feasible, certain segments should be developed using the parkway design concept to optimize views of and from the road. In Little Rock Township, the segments of the Prairie Parkway that would provide optimal views of and from the road include the segment crossing Big Rock Creek and the segment crossing the Fox River. Other segments, such as along the ComEd power line north of Route 34, may be appropriate for a more typical highway design with enhancements focused at the Route 34 interchange.~~

Successful implementation of the land use and transportation strategies outlined in this plan requires Kendall County to work with the three townships and all affected municipalities. Certain implementation steps will be carried out by each entity, but the implementation strategy as a whole will be guided by intergovernmental cooperation to ensure that different steps either complement each other or avoid conflicts with each other.

Implementation action steps are separated into steps completed by the County and steps carried out by the townships and municipalities. Also, guidelines for the establishment of effective transition spaces between residential and agricultural uses are outlined.

County Action Steps

- ❑ Replace the Township Summaries for Little Rock, Bristol, and Oswego Townships in the Kendall County LRMP with this Land Resource Management Plan.
- ❑ Reserve appropriate right-of-way during plat review for proposed road improvements depicted on the Future Land Use Plan.
- ❑ Implement a notification and recognition program to identify and acknowledge landowners who have protected the County's environmental and scenic assets. Recognition should only be made with the landowner's permission but can create a sense of pride and renewed commitment to resource protection.
- ❑ ~~Work with IDOT and property owners along the proposed Prairie Parkway and other proposed road improvements throughout the Northern Three Townships to coordinate land use and roadway design standards.~~
- ❑ Encourage new residential developments to locate within municipal boundaries to prevent the construction of isolated subdivisions that have no link to any local municipality.
- ❑ Publish the LRMP for the Northern Three Townships on a webpage maintained by the County.

TOWNSHIP SUMMARY

SECTION SEVEN

FOX & KENDALL TOWNSHIPS

Transportation Network

The transportation network shown on the Planning Issues Map includes arterial roads, major and minor collector roads **and , and the proposed Prairie Parkway Corridor**. The features of the network were primarily identified from the Kendall County Transportation Plan, which was produced in August 1999 and has been updated regularly. Each level of the four-level transportation network that traverses Fox and Kendall Townships is described in greater detail below.

- **Arterial Roads.** State and federal routes typically act as the arterial roads, providing regional roadway access to, from, and within an area. Route 71, Route 47, and Route 126 are the three arterial roads serving the two townships. **Route 71** runs diagonally through the two townships providing access within the two townships as well as to Kane County to the north and LaSalle County to the west. **Route 47** runs north-south through the center of Kendall County serving Kendall Township and also provides access to Kane County to the north and Grundy County to the south. **Route 126** runs east-west through the center of Kendall County connecting to Route 47 and providing access to Will County to the east. **Lisbon Road/Eldamain Road** is another proposed north-south route through the County.
- **Major Collector Roads.** Major collector roads, which typically are county roads, are intended to collect traffic from local roads and feed this traffic onto the arterial roads. **Fox River Drive, County Line Road, Millbrook Road, Whitfield Road, Fox Road** (existing and proposed extension), **Van Emmon Road, Minkler Road, Crimmins Road, Caton Farm Road, and Ashley Road** are identified as the major collectors serving Fox and Kendall Townships. Segments of three other roads, including the **segment of Highpoint Road** north of Route 71, the **segment of Van Emmon Road** between Route 47 and Route 71, and the **segment of Walker Road** between Route 71 and Route 47 are also identified as major collectors.
- **Minor Collector Roads.** A minor collector road is similar to a major collector road such that they are both generally used to collect traffic from local roads and feed this traffic onto arterial roads. However, minor collectors differ from their counterparts in the sense that major collectors assume a greater regional significance and connectivity. In addition, minor collectors are typically township or municipal roads. **Millhurst Road, Budd Road, Immanuel Road, the segment of Van Emmon Road** east of Route 71, the **segment of Highpoint Road** east of Eldamain Road, **Gates Lane/Wheeler Road, and segments of Walker Road** (one segment running west of Route 71 and another segment running east of Route 47) are identified as the minor collectors currently serving Fox and Kendall Townships. Yorkville's transportation plan proposes classifying **Legion Road** and **Penman Road** as minor collectors as well as extending Legion Road east to Ashley Road and Penman Road south to Caton Farm Road and north to Van Emmon Road.
- **Local Roads.** Local roads are typically residential streets or rural routes that provide direct access to homes and farms. Local residential roads are generally located within incorporated areas. Local rural roads such as Rogers Road, Hollenback Road, Ament Road, and Immanuel Road, among others, run throughout Fox and Kendall Townships.

In addition to the Existing Land Use and Planning Issues Maps, the Location Map depicts Fox and Kendall Townships in the context of the larger regional transportation network as well as various neighboring communities in adjacent counties.

In addition to the general road system, Fox and Kendall Townships are also served by alternative forms of transportation, namely railroad and future multi-use trails.

- **Railroad.** The Illinois RailNet Railroad, which primarily provides freight service through the County and State, runs through both Fox and Kendall Townships. More specifically, the railroad enters the County in Millington and runs in a northeasterly direction through the two townships passing through Millbrook and Yorkville before continuing along the Fox River and north into Oswego Township. The railroad has various road crossings throughout the two townships, including a future crossing with the proposed Prairie Parkway.
- **Multi-Use Trails.** Multi-use trails are primarily proposed along scenic routes, natural features (e.g. creeks), and some roadways. These trails will potentially create recreation corridors that can accommodate pedestrian, equestrian, bicycle, and other forms of trail users.

Proposed Prairie Parkway Corridor

~~The proposed Prairie Parkway is a transportation corridor aimed at creating a western north-south highway between I-88 and I-80 as well as alleviating traffic congestion on other regional roads resulting from growing development pressures. Relative to Fox and Kendall Townships, the proposed Prairie Parkway Corridor is located within Fox Township between the ComEd utility right-of-way and the township boundary. In Spring 2007, the Illinois Department of Transportation (IDOT) announced the preferred alternative alignment for the Prairie Parkway, selecting the best of three alternatives that most effectively met the purpose and need for the roadway, had the least impact on environmental resources, and garnered the most support from local governments and the general public. With great participation from the public, IDOT's selection of the preferred alignment was evaluated on different travel alternatives, engineering studies, and environmental analysis.~~

~~Also, the Prairie Parkway's preferred alignment is designed to better serve existing and future developments in the vicinity of the parkway. The impact of the proposed Prairie Parkway Corridor on the two townships' environmental features, agricultural land, present residences and businesses, and planned developments should be analyzed to establish methods to minimize negative effects. The preferred alignment for the Prairie Parkway is shown on the Planning Issues Map.~~

Goals and Objectives

The following goals and objectives have been developed to guide planning efforts for Fox and Kendall Townships. Many of the goals reflect the general management goals outlined in Section 4 of the Kendall County Land Resource Management Plan (LRMP). The objectives listed under each goal address specific issues unique to the two townships.

- 1. Mutually supportive, non-adversarial team of municipal, township, school, park, county, and other governments working toward the benefit of everyone in Kendall County.**
 - a. Continue to work with municipalities to reach agreement on future land use patterns and develop effective growth management strategies.
 - b. Continue to work with municipalities to develop boundary agreements based on logical service areas and compatibility with county, municipal, and township goals and objectives to avoid competitive annexations and premature development.
 - c. Provide planning assistance to the Community of Millbrook, particularly with review of future development and general land resource management. Millbrook's zoning designations will be consistent with those of Kendall County.
 - d. Evaluate the extent to which municipalities cumulatively envision development of Fox and Kendall Townships.
 - e. Consign the County with the primary responsibility for resolving regional transportation issues within Fox and Kendall Townships and issues involving other counties, townships, and municipalities located outside Kendall County.
 - f. Encourage municipalities to provide a diversity of housing options with particular attention afforded to ensuring each municipality maintains a minimum of 10% affordable housing as mandated by the State's recently enacted Affordable Housing Plan and Appeal Act.
 - g. Explore ways to amend County and municipal regulations to reduce potential conflicts between agricultural and non-agricultural uses and between other differing uses.
- 2. Use of land resources in a manner sensitive to inherent environmental limitations.**
 - a. Reduce flooding and generally prevent development within floodplain and wetland areas.
 - b. Enact measures to preserve existing trees and natural features as new developments occur in Fox and Kendall Townships.

- c. Utilize the Fox River Corridor Plan in the County LRMP Appendix to evaluate areas to enhance connectivity of greenways within Fox and Kendall Townships and the surrounding townships and communities.
 - d. Support creation of wetland banks to accommodate stormwater management and to enhance the viability of wetland environments.
 - e. Conduct a natural resource inventory for all proposed developments located in unincorporated areas.
 - f. Pursue the acquisition of key woodlands and open space corridors, where feasible. Establishing additional public or private park or recreation areas would enhance the variety of existing public and private recreation areas in Fox and Kendall Townships.
 - g. Minimize negative impacts on productive farmland by directing development to farmland areas that are considered non-productive as well as areas immediately adjacent to existing communities.
 - h. Encourage expansion and maintenance of parkways along Route ~~71 and the proposed~~ **Prairie Parkway**.
 - i. Investigate potential floodplain impact on the Millhurst dam in the Fox River.
 - j. Consider off-site stormwater impacts when reviewing new development projects. In particular, address drainage issues along Fox Road and the railroad in the northeast section of Fox Township.
- 3. A strong base of agriculture, commerce, and industry that provides a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents.**
- a. Maintain the agricultural character of Fox Township by supporting existing and attracting new farms and agricultural businesses.
 - b. Enhance the quality of services provided by local businesses by catering to the needs and concerns of local business owners and local entrepreneurs.
 - c. Encourage opportunities for locally owned businesses.
 - d. Explore economic development opportunities along Route 47 Corridor to enhance the tax base and to encourage local employment and shopping opportunities.

- 4. An equally balanced pattern of compact, contiguous urban development, countryside residential, and agricultural environments to enhance the quality of personal and community life.**
 - a. Maintain the viability of agriculture in Fox Township by promoting compact residential development and providing open space buffers between agricultural and residential uses. Such buffers will typically be established along natural drainage ways or existing roadways.
 - b. Encourage development to occur within areas that are readily accessible to public infrastructure and support services.
 - c. Promote minimum fire safety standards relating to the provision of adequate water supplies for fire fighting in unincorporated areas, with particular consideration of incorporating the National Fire Protection Association's "NFPA 1142: Standard on Water Supplies for Suburban and Rural Fire Fighting" into the County's Subdivision Control Ordinance.
 - d. Create a transition of development densities between suburban scale and agricultural/rural scale.
 - e. Maintain the small town atmosphere in Millington and Millbrook by controlling the rate of growth and the size of developments.
- 5. A rural environment that provides for continuation of viable agricultural activities and a rural character and lifestyle.**
 - a. Require new developments adjacent to agricultural areas to provide open space buffers and transition between uses.
 - b. Preserve scenic routes and vistas by maintaining contiguous stretches of farmland and open space, requiring thoughtful design and placement of landscape features, and requiring appropriately scaled building setbacks from the road centerline.
- 6. Management of the quality, quantity, location, and rate of housing development to provide for the efficient use of the County's land resources.**
 - a. Provide opportunities for appropriate types of residential development in and around areas adequately served by public roads, utilities, and services.

- b. Encourage conservation design via clustered development and/or planned unit development (PUD) that protects and incorporates natural features and open space with creative land planning.
 - c. Establish a comprehensive and updated inventory of environmentally sensitive features, including wetlands, floodplain areas, and rivers and water bodies of local and statewide significance and develop regulations for their protection.
- 7. Provision of appropriate local and regional recreational facilities and schools to serve a growing population.**
- a. Share growth projections and new development proposals with local school and fire districts to facilitate their long-range planning activities.
 - b. Develop a broad range of recreational opportunities, including trails, forest preserves, woodlands, and community centers through acquisition and public/private partnerships.
 - c. Encourage consolidation of open space amenities provided in new developments into areas large enough to accommodate the needs of a variety of users.
- 8. Improvement of major transportation routes to facilitate travel to, within, and through the region.**
- ~~a. Continue to participate in planning for the Prairie Parkway.~~
 - b. Extend Eldamain Road (in Little Rock Township) south across the Fox River to connect with Lisbon Road.
 - ~~c. Extend Whitfield Road north to connect with Little Rock Road in Little Rock Township. Extend Millington Road North of Lions Road to Route 34~~
 - d. ~~Extend Caton Farm Road west from Lisbon Road to Crimmins Road.~~
 - e. Extend Ashley Road north to connect with the Minkler Road/Route 126 intersection.
 - f. Extend Penman Road south to Caton Farm Road and north along Yorkville's east side to intersect with Route 126 and Route 71 and terminate at Van Emmon Road (per Yorkville's Transportation Plan).
 - g. Extend Legion Road east to Ashley Road (per Yorkville's Transportation Plan).
 - h. Encourage intersection improvements at the intersections of Millbrook Road/Fox River Drive and Route 71/Walker Road.
 - i. Encourage interconnected street layouts between residential developments.

- j. Utilize the Fox River Corridor Plan in the County LRMP Appendix to plan for multi-use trails to accommodate the circulation, access, and recreational needs of pedestrian, equestrian, bicycle, and other forms of trail users. A network of multi-use trails also provides the opportunity to create an interconnected system of recreation paths connecting the variety of public and private parks and recreation areas in Fox and Kendall Townships. This trail network should also connect with trails within new residential developments wherever possible.
- k. Continue to plan for the proposed Fox Road extension
- ~~l. Continue to plan for the proposed Helmar and Lisbon bypass.~~
- m. Continue to plan for the proposed Crimmins Road bypass.
- n. Relocate Walker Road west of Route 71 to make connection with the new Fox River Drive/Crimmins Road Intersection.**
- o. Connect Millbrook Road with the Millbrook Bridge by aligning Millbrook Road and Whitfield Roads behind the existing bank building.**

Future Land Use & Transportation Plan

The Future Land Use & Transportation Plan Map depicts a long-range vision for the future growth and development of Fox and Kendall Townships. Like most comprehensive plans, it would take at least 15 to 20 years for the Future Land Use & Transportation Plan Map to completely materialize as depicted. The future land uses and transportation improvements depicted on the map are only recommendations and are subject to change in response to the dynamic growth and development of the two townships.

Transportation Issues

In addition to the planned road improvements outlined in IDOT's Proposed Highway Improvement Program for the Fiscal Year 2005-2011, the Future Land Use & Transportation Plan Map depicts a few other additions and improvements to the local transportation network. These transportation additions and improvements include:

- **Intersection Improvements.** Intersection improvements help resolve traffic problems at intersections by realigning roads, adding traffic lights and/or signs, and adding dedicated turn lanes if necessary. Potential intersection improvements are shown at the following four intersections:
 - Fox River Drive and Millbrook Road (within Millbrook)
 - Route 71, Walker Road, and Millbrook Road
 - Millhurst Road, Fox River Drive, and River Road (north of the river in Little Rock Twp)
 - Route 71, Highpoint Road, Lisbon Road, and Budd Road
- **Road Reclassifications.** As the population of the two townships grows and development increases, certain roads begin to carry more and more traffic. As a result, some roads may require reclassification to be properly identified in accordance with the amount of traffic they carry:
 - **Lisbon Road/Eldamain Road.** Anticipating the potential for Lisbon Road/Eldamain Road to become a major regional thoroughfare just as Orchard Road has become in recent years, it is recommended that Lisbon Road/Eldamain Road be redesignated from a major collector to an arterial. Lisbon Road/Eldamain Road is currently maintained by the County; however, increasing traffic volumes and other considerations may make it more practical to transfer the road to State jurisdiction, particularly if the road is to be redesignated as an arterial road. The future land use plan recommends primarily residential land uses along Lisbon Road/Eldamain Road. Therefore, a 50 ft setback is required for Lisbon Road/Eldamain Road outside of the required road right-of-way to ensure sufficient space between the road and development sites for landscaping and other buffering techniques.

- **Legion Road and Penman Road.** Yorkville's transportation plan proposes that Legion Road and Penman Road be classified as minor collectors. These roads are anticipated to remain as Township and/or municipal roads.
- **Other minor collector roads.** Budd Road, Immanuel Road, and the segment of Highpoint Road looping south of Route 71 are also classified as minor collectors. All three of these roads are planned to remain as Township roads. In addition, realignment of the 90-degree turn near the middle of Budd Road is recommended to enhance safety.
- **Road Extensions.** In addition to reclassifying Legion Road and Penman Road as minor collectors, extensions are proposed for these two roads. In particular, Legion Road extends east to Ashley Road while Penman Road extends north to Van Emmon Road and south to Caton Farm Road. Other potential road extensions include:
 - ~~Whitfield Road extends north to connect with Little Rock Road (in Little Rock Twp).~~
 - **Millington Road extends north to Lions Road and Route 34.**
 - Eldamain Road extends south to connect with Lisbon Road with a bridge crossing of the Fox River.
 - ~~Caton Farm Road extends west to Crimmins Road.~~
 - Wheeler Road extends west to Lisbon Road.
 - Highpoint Road extends north to Fox Road.
 - Ashley Road extends north to connect with Minkler Road.
 - ~~Millington Road extends north to connect with Duwick Avenue in Sandwich (in Little Rock Twp).~~
 - ~~Crimmins Road extends south to Route 71 to create a bypass to the west of Newark.~~
 - ~~Lisbon Road splits from its current roadway alignment to form a secondary branch creating a bypass to the east of Helmar and Lisbon (both communities are located in Lisbon Township to the south; however, the north end of the bypass would start in Kendall Township).~~
 - Fox Road extends southwest from Highpoint Road to Route 71. The Future Land Use & Transportation Plan Map depicts a proposed alignment of this extension. The image to the right illustrates potential consideration of another alignment connecting the two separated segments of Fox Road, which currently connect in a disjointed manner via Highpoint Road.



- **Multi-Use Trails.** As described in the Situation Audit, multi-use trails are primarily proposed along scenic routes, natural features (e.g. creeks), and some roadways. These trails will potentially create recreation corridors that can accommodate pedestrian, equestrian, bicycle, and other forms of trail users. The County recognizes that there are existing homes located along the river and along areas that may be marked for potential trails. While this plan acknowledges the right of individual property owners to participate in the potential development of trails and related recreational amenities, the plan also reserves these properties or certain flood-prone areas for potential trail easements at such time these properties or areas become eligible for rezoning and resubdivision if and when trail development becomes viable. The Forest Preserve District and local park districts are working together to create plans for a connected network of trails, open space, parks, and recreation. The County's recently adopted Greenways Plan provides some direction in this regard. Also in progress is the Fox River Corridor Plan, which will also provide guidance for the design, development, and maintenance of trails and related recreational amenities.
- **Scenic Routes.** Scenic routes provide passing motorists with attractive views of the rural character of Fox and Kendall Townships. Identified scenic routes generally follow the Fox River and roadways that traverse the serene and undeveloped areas outside of municipalities. Scenic routes are identified along the following roads:
 - Route 71 (entire stretch from Newark northeast towards Oswego)
 - Fox River Drive (from Millington north towards Plano)
 - Millhurst Road (from Fox River Drive west to the Kendall/LaSalle County line)
 - Finnie Road (from Rogers Road south to Millington Road)
 - Crimmins Road (from Fox River Drive southwest to the Kendall/LaSalle County line)
 - Highpoint Road (south of Route 71)
 - Pavillion Road (from Fox Road south to Route 71)
 - Burr Oak Road (from Millhurst Road northwest towards Sandwich)
 - Van Emmon Road (from Route 47 east to Route 71)
 - Rogers Road (from Finnie Road to Whitfield Road)

~~The scenic route designation should also be assigned for the proposed Prairie Parkway.~~ In order to maintain these scenic routes in the face of development, roadways designated as scenic routes should maintain a minimum setback of 150 feet from the roadway centerline. Since scenic routes are not limited to roadways, attractive views should also be preserved along multi-use trails, particularly applying setback requirements as established in the County's Scenic Route Guidelines and guidelines identified in the forthcoming Fox River Corridor Plan.

Prairie Parkway Corridor

~~One of the most prominent transportation issues facing the two townships is the Prairie Parkway, which is IDOT's response to the growing demand for a north-south transportation corridor between Interstate 88 in Kane County (northwest of the Village of Sugar Grove) and Interstate 80 in Grundy County (north of the Village of Minooka). The rapid commercial and residential growth south of I-88 (particularly around Yorkville, Oswego, Montgomery, and Aurora) gives rise to the need for protection of a transportation corridor that adequately serves the increasing traffic demand in the vicinity. As stated by IDOT, the proposed corridor is the least intrusive of options that still offers the intended transportation benefits. Designation of the corridor provides for corridor protection aimed at providing responsible planning to prevent costly and conflicting development of land.~~

~~In Spring 2007, IDOT announced the preferred alternative alignment for the Prairie Parkway, which was selected as the alternative that most effectively met the purpose and need for the roadway, had the least impact on environmental resources, and garnered the most support from local governments and the general public. The preferred alignment was evaluated on public comment, different travel alternatives, engineering studies, and environmental analysis. The preferred alignment of the Prairie Parkway is depicted on the Future Land Use & Transportation Plan map as a future expressway running between the ComEd utility ROW and the township line in Fox Township. It is anticipated that actual roadway construction will take at least ten years to complete. The County Transportation Plan suggests that the roadway should be designed as a scenic route, with attention given to views to and from the road. It is recommended that the roadway be designed as a true parkway with extensive prairie plantings and grade-separated and divided lanes. Overall, the County should work closely with IDOT and take a pro-active role in the planning and design process for the proposed Prairie Parkway.~~

~~Although developing the entire length of the Prairie Parkway as an attractively landscaped parkway may not be feasible, certain segments should be developed using the parkway design concept to optimize views of and from the road. The attractive vistas provided by Fox Township's rolling rural landscape would provide optimal views of and from the Prairie Parkway, particularly in the northern section of the township at the river crossing and near the Silver Springs State Fish and Wildlife Area. As a scenic route, the Prairie Parkway should follow the County's Scenic Route Guidelines, which is provided in the LRMP Appendix. The segment of the Prairie Parkway in the southern section would be appropriate for a more typical highway design, particularly along the ComEd transmission line south of Route 71. Road enhancements for the parkway would also be appropriate at the Route 71 interchange.~~

Compatible governmental, educational, religious, and recreational uses also may be permitted in these areas. Suburban Residential uses are typically located around incorporated areas since these areas have the highest likelihood of being annexed into the municipality. As a result, Suburban Residential uses are primarily proposed around Yorkville's current municipal boundaries as well as limited sections around Millbrook.

- **Commercial.** The Commercial land use category provides for office and retail establishments that offer goods and services in easily accessible locations. Commercial uses are mainly located along Route 47, particularly at the intersections with Ament Road, Walker Road, Caton Farm Road, and Helmar Road. Other Commercial uses are located along Route 71 at the intersections with the Route 126, ~~Prairie Parkway~~, Walker Road, and Chicago Road near Newark. One other Commercial use is proposed at the intersection of Millbrook Road and Fox River Drive near Millbrook.
- **Transportation Corridor.** The Transportation Corridor land use category includes concentrations of land uses that require accessibility to large metropolitan markets. Transportation corridors are located along major federal and state highways that carry high volumes of traffic. County economic development efforts can focus on preparing the areas adjoining high-capacity transportation routes for commercial, industrial, or office development. Limited residential uses may also be included along transportation corridors if integrated into larger planned developments of 40 acres or more. Route 47 is identified as the only transportation corridor in Fox and Kendall Townships, starting from Yorkville's southern boundary at Legion Road and extending south to Caton Farm Road. In order to maintain efficient circulation along the Route 47 transportation corridor, transportation elements such as frontage roads, limited curb cuts, right-in/right-out site access, and appropriate traffic light spacing (typically a minimum of ½-mile) are recommended. Minimum setbacks, landscaping requirements, and other physical design guidelines similar to those approved in Yorkville are also recommended to maintain an attractive appeal along the Route 47 transportation corridor. Appropriate zoning categories for the transportation corridor include B-5 PUD, B-6, and limited B-3.
- **Mixed Use Business.** The Mixed Use Business land use category provides for employment opportunities for County residents while providing a balanced tax base. Appropriate uses include offices, warehousing, highway-oriented commercial businesses, and light industrial uses as permitted within the County's B-5 Business Planned Development District, B-6 Office and Research Park District, and M-1 Limited Manufacturing District. Heavy industrial uses as defined for the County's M-2 Heavy Industrial District are prohibited. Buildings and land in this category should be properly landscaped and developed in an orderly manner that conveys a well-maintained environment, which is particularly important to create an attractive buffer between for Mixed Use Business areas and any adjacent residential areas. Due to their high trip generation rates, these uses are generally planned in easily accessible locations, such as the Mixed Use Business uses proposed ~~around the Prairie Parkway interchange at Route 71 and~~ at the Route 71/Walker Road intersection. The landscaping and appearance standards established

Implementation Strategy

Successful implementation of the land use and transportation strategies outlined in this plan requires Kendall County to work with the three townships and all affected municipalities. Certain implementation steps will be carried out by each entity, but the implementation strategy as a whole will be guided by intergovernmental cooperation to ensure that different steps either complement each other or avoid conflicts with each other. Implementation action steps are separated into steps completed by the County and steps carried out by the townships and municipalities. Also, guidelines for the establishment of effective transition spaces between residential and agricultural uses are outlined.

County Action Steps

- Replace the Land Resource Management Plan for Fox, Kendall, and Big Grove Townships in the Kendall County LRMP with this updated plan.
- Add the Fox River Corridor Plan to the Kendall County LRMP appendix.
- Reserve appropriate right-of-way during plat review for proposed road improvements depicted on the Future Land Use Plan.
- Implement a notification and recognition program to identify and acknowledge landowners who have protected the County's environmental and scenic assets. Recognition should only be made with the landowner's permission but can create a sense of pride and renewed commitment to resource protection.
- Work with IDOT and property owners along ~~the proposed Prairie Parkway and other~~ proposed road improvements throughout Fox, Kendall, and Big Grove Townships to coordinate land use and roadway design standards.
- Encourage new residential developments to locate within municipal boundaries to prevent the construction of isolated subdivisions that have no link to any local municipality.
- Publish the LRMP for Fox, Kendall, and Big Grove Townships on the County's webpage.

Municipal/Township Action Steps

- Maintain an intergovernmental agreement with Kendall County to promote continued joint planning and cooperation.
- Encourage neighboring communities to establish or update boundary agreements with each other.

TOWNSHIP SUMMARY

SECTION EIGHT

BIG GROVE TOWNSHIP

Future Land Use & Transportation Plan

Transportation Issues

As mentioned in the Situation Audit, the only short-term road improvement project planned for Big Grove Township is the resurfacing of the segment of Lisbon Road located between Joliet Road and the south county line (Kendall-Grundy Counties). According to Kendall County's 5-year capital improvement plan, completion of this resurfacing project is slated for later this year.

Although they are not planned in the county's 5-year capital improvement plan, the following road improvements have been proposed:

\$Improvement of road visibility along Townhouse Road at the curved intersection with Benton Street (southeast Newark). [*A sharp curve currently reduces road visibility.*]

\$Realignment of the intersection of Newark Road with Route 71 as a T-intersection (eastern section of Newark). [*A T-intersection would create a safer driving environment at this key intersection, especially if development occurs around it.*]

\$Realignment of two separated segments of Townhouse Road presently intersected by Route 52 (center of the township). [*Route 52 currently offsets the northern and southern segments of Townhouse Road.*]

\$Improvement of road visibility along the curved transition between Route 52 and Lisbon Road (north of Lisbon). [*A patch of trees currently obscures road visibility.*]

In addition to these road improvements, the following major road construction projects are currently under consideration:

\$Smoothing of Route 52 at the eastern section of the township (north of Lisbon) to eliminate existing tight curves.

~~\$Potential Crimmins Road extension extending south to Route 71 on the west side of Newark.~~

Implementation Strategy

In order to successfully implement transportation and land use strategies outlined in this plan, Kendall County must work alongside with Newark, Lisbon, and the rest of the township. Although each entity is responsible for carrying out its own implementation steps, the implementation must still be guided by intergovernmental cooperation to ensure that different steps either complement each other or avoid conflicts with each other. Implementation action steps are divided into steps completed by the county and steps carried out by the township and its municipalities. In addition, guidelines for the production of effective transition spaces between residential and agricultural uses are outlined.

County Action Steps

- Replace the Big Grove Township Summary in the Kendall County LRMP with this Land Resource Management Plan.
- ~~Amend the County Transportation Plan to include the Prairie Parkway corridor protection area after IDOT records a centerline.~~
- Reserve appropriate right-of-way during plat review for proposed road improvements depicted on the Future Land Use Plan.
- Install roadside pull-off stops and interpretive signs along the scenic routes of Route 71 and Townhouse Road.
- Implement a notification and recognition program to identify and acknowledge landowners who have protected the County's environmental and scenic assets. Recognition should only be made with the landowner's permission, but can create a sense of pride and renewed commitment to resource protection.
- Work with property owners and IDOT along the proposed Prairie Parkway and other proposed road improvements throughout the township to coordinate land use and roadway design standards.
- Encourage new residential developments to locate within municipal boundaries to prevent the construction of isolated subdivisions that have no link to any local municipality.

Municipal/Township Action Steps

- Maintain an intergovernmental agreement with Kendall County to promote continued joint planning and cooperation.
- Encourage new residential developments to locate within municipal boundaries to prevent the construction of isolated subdivisions that have no link to any local municipality.

TOWNSHIP SUMMARY

SECTION NINE

LISBON & SEWARD TOWNSHIPS

- **Scenic Views.** The rolling topography of the two townships provides various scenic views. Some views offer wide vistas of the County's natural landscape and rural character. Other scenic views offer a visual corridor along a roadway, some enhanced by tree canopies.

Transportation Network

The transportation network for Lisbon and Seward Townships is comprised of a system of major and minor roads, including two major proposed regional roadways. In addition to an expressway, arterial roads, and major collector roads, Lisbon and Seward Townships will be served by the proposed Prairie Parkway and WIKADUKE Trail. The features of the network were primarily identified from the Kendall County Transportation Plan, which was produced in August 1999 and has been updated regularly. Each level of the transportation network that traverses Lisbon and Seward Townships is described in greater detail below.

- **Expressways.** Federal highways are typically categorized as expressways and provide regional roadway access within an area as well as interstate access across the country. **Interstate 80**, which runs through the southeast corner of Seward Township, is the only existing expressway within the two townships. One interchange is provided at Ridge Road. Grundy County is also hoping to add another interchange on I-80 at a location mid-way between Ridge Road and the existing Route 47 interchange in Morris. ~~The proposed Prairie Parkway, which is described in greater detail below, will be the second expressway serving the two townships and will serve as a regional connection between I-88 and I-80.~~
- **Arterial Roads.** State and federal routes typically act as the arterial roads providing regional roadway access to, from, and within an area. The two townships are served by three existing and one proposed arterial roads. **Route 52** is an east-west arterial providing access within the two townships as well as to Big Grove Township to the west and Will County to the east. **Route 47** is a north-south arterial providing access within Lisbon Township as well as to Kendall Township to the north and Grundy County to the south. **County Line Road** is another north-south arterial which separates Kendall County from Will County to the east. The proposed **WIKADUKE Trail**, which is described in greater detail below, is intended to be a limited access arterial traveling along Ridge Road and serving as a regional north-south connection between I-88 and I-80.
- **Major Collector Roads.** Major collector roads, which are often county roads, are intended to collect traffic from local roads and feed this traffic onto arterial roads. **Newark Road, Plattville Road, Joliet Road, Sherrill Road, Lisbon Road, Ashley Road, Grove Road, Holt Road, Brisbin Road, Arbeiter Road, and Wildy Road** are identified as the major collectors serving Lisbon and Seward Townships. The **segment of Whitewillow Road** between Route 47 and Grove Road is also identified as a major collector. When incorporated into a municipality, jurisdiction of these major collector roads is typically transferred to the municipality.
- **Minor Collector Roads.** A minor collector road is similar to a major collector road. However, minor collectors differ from their counterparts in the sense that major collectors assume a greater regional significance and connectivity. In addition, minor collectors are typically township or municipal roads. Minor collectors serving the two townships include **Bell Road, Van Dyke Road, and Jones Road.**

- **Local Roads.** Local roads are typically residential streets or rural routes that provide direct access to homes and farms. Local residential roads are generally located within incorporated areas.

In addition to the Existing Land Use and Planning Issues Maps, the Location Map depicts Lisbon and Seward Townships in the context of the larger regional transportation network as well as various neighboring communities in adjacent counties.

The general road system serving Lisbon and Seward Townships is also supplemented by alternative forms of transportation, namely railroad and multi-use trails. The **EJ&E Railroad**, which primarily provides freight service through the County and State, runs through the far southeast corner of Seward Township. **Multi-use trails** are primarily proposed along scenic routes, natural features (e.g. creeks), and some roadways. These trails will potentially create recreation corridors that can accommodate pedestrian, equestrian, bicycle, and other types of trail users.

Proposed Prairie Parkway Corridor

~~The proposed Prairie Parkway is a transportation corridor aimed at creating a western north-south highway between I-88 and I-80 as well as alleviating traffic congestion on other regional roads resulting from growing development pressures. As it relates to Lisbon and Seward Townships, the proposed Prairie Parkway Corridor starts in the west-central portion of Lisbon Township and proceeds in a southeasterly direction through the two townships before terminating at a proposed interchange with I-80 just south of the Kendall Grundy County border. The Illinois Department of Transportation (IDOT) and the Edwards & Kelcey consulting group developed a proposed study area that encompasses the parkway and adjacent land (e.g. farmland, private residences, etc.) that are most directly impacted by the parkway's development. As indicated in the study, the proposed corridor study area is the least intrusive option that still offers the intended transportation benefits. The corridor study area creates the crucial need for corridor protection aimed at providing responsible planning to prevent costly and conflicting development of land. Compared to other options that were studied, the proposed corridor was selected because it passes through fewer environmentally sensitive areas. Also, the parkway's proposed path attempts to better serve existing and future developments in the vicinity of the parkway. The impact of the proposed Prairie Parkway Corridor on the two townships' environmental features, agricultural land, present residences and businesses, and planned developments will be analyzed to establish methods to minimize negative effects and maximize appropriate development opportunities.~~

WIKADUKE Trail

~~Similar to the proposed Prairie Parkway, t~~The WIKADUKE Trail is a transportation corridor intended to connect traffic between I-88 and I-80 and alleviate traffic congestion on other regional roads. The proposed road system alignment for the WIKADUKE Trail includes existing rights-of-way along Ridge Road, Plainfield Road, and Stewart Road extending north to Eola Road. As it relates to Lisbon and Seward Townships, the WIKADUKE Trail follows along the right-of-way for Ridge Road located near the Kendall-Will County boundary. Planning for the WIKADUKE Trail is a joint effort by Will, Kane, DuPage, and Kendall Counties. A Land Use & Access Management Study was conducted from 2002-2004 with primary focus on the concept of context sensitive design, which considers the total context within which a transportation improvement project will exist. The goal is a transportation facility that fits its physical setting and preserves scenic, aesthetic, historic, and environmental resources while maintaining safety and mobility. **This plan for Lisbon and Seward Township is cognizant of the context sensitive design ideas produced by the Land Use & Access Management Study as growth and**

development in the two townships are addressed. Also, ~~just like the proposed Prairie Parkway,~~ the impact of the WIKADUKE Trail on the two townships' environmental features, agricultural land, and present and future residential and non-residential developments will be analyzed to establish methods to minimize negative effects and maximize development opportunities.

Traffic Volume

IDOT regularly monitors traffic counts on major roads throughout the State and periodically publishes average daily traffic counts. The map below shows the annual average daily traffic counts for 2003 on the major roads serving Lisbon and Seward Townships [Note: All traffic counts were last recorded in 2002 except for major arterials Route 47 and Route 52, which were last recorded in 2003]. In general, the traffic volume on a road is measured by the annual average number of vehicles traveling on that particular road per day.

Annual Average Daily Traffic Counts, 2002-2003 Lisbon & Seward Townships



Source: Illinois Department of Transportation, 2002-2003.

In comparison to the annual average traffic counts recorded for 1994 and 1998, traffic volumes on most roads throughout Lisbon and Seward Townships have experienced increases. Aside from the arterials Route 47 and Route 52, most roads experienced moderate increases in traffic volume. The road segments that experienced the most significant increases in traffic volume were the segments crossing at the Route 47/Route 52 intersection. In particular, the traffic volume along the southbound segment of Route 47 experienced an increase of 41.6% from 1998-2003 (5-year span) and an increase of 51.8% from 1994-2003 (9-year span). Also, the traffic volume along the eastbound segment of Route 52 experienced an increase of 31.8% from 1998-2003 and a considerable increase of 93.3% from 1994-2003.

These trends generally indicate that the recent population growth and development of Kendall County have a significant impact on the local road network, particularly the major arterials with spillover effects

on minor arterials and smaller local roads. Overall, the effects of future developments on traffic volumes on all roads should be kept under consideration in order to minimize traffic problems. In particular, any new developments should consider future transportation needs and reserve appropriate rights-of-way for future roadway improvements and new roadways (e.g. ~~the Prairie Parkway and~~ extensions of existing roads).

Road Improvements

IDOT's Proposed Highway Improvement Program for the Fiscal Year 2006-2011 outlines the planned road improvements for Lisbon and Seward Townships (as well as the rest of the state) to be undertaken within the next several years. Planned road improvements for Lisbon and Seward Townships are summarized in the table below.

Road Improvement	Township	Location/Road Segment	Project Date
Land Acquisition	Seward	I-80 interchange at Ridge Rd	2006
Interchange Reconstruction	Seward	I-80 interchange at Ridge Rd	2006
Resurfacing & Cold Milling	Lisbon	Rte 52 (Townhouse Rd to Rte 47)	2006
Bridge Replacement	Lisbon	Rte 52 over Aux Sable Creek	2007-2011
Preliminary Engineering (Plan Preparation)	Lisbon	Rte 52 over Aux Sable Creek	2007-2011
Resurfacing & Cold Milling	Lisbon & Seward	Rte 52 (Rte 47 to Will County Line)	2006

Public Facilities & Utilities

In addition to the circulation and access provided by the transportation network, the public infrastructure system serving Lisbon and Seward Townships also includes a system of public facilities and utilities. Public facilities include the school and fire districts. Utilities infrastructure includes electricity service, gas service, and water and sewer systems. In addition, a number of communication towers are located throughout the two townships.

School Districts

The tables below list the high school and grade school districts serving Lisbon and Seward Townships. Maps of school districts are also provided on pages 18 and 19.

High School Districts

District #	District Name	Service Area
18	Newark High School District	Western and southern sections of Lisbon Twp, including the Village of Lisbon
101	Morris High School District	A portion of Sections 32 and 33 of Lisbon Twp
111	Minooka High School District	Eastern and southern sections of Lisbon Twp and all of Seward Twp, including the City of Joliet and the Village of Minooka
115	Yorkville High School District	Northern and eastern sections of Lisbon Twp

Goals & Objectives

The following goals and objectives have been developed to guide planning efforts for Lisbon and Seward Townships. While many of the goals and objectives reflect the general management policies outlined in Section 4 of the Kendall County Land Resource Management Plan (LRMP), some goals and objectives relate to the unique character of Southeast Kendall County, particularly the Aux Sable Creek Watershed and the potential for a mining district east of Lisbon.

1. Mutually supportive, non-adversarial team of municipal, township, school, park, county, and other governments working toward the benefit of everyone in Kendall County.

- a. Continue to work with municipalities to reach agreement on future land use patterns and develop effective growth management strategies.
- b. Continue to work with municipalities to develop boundary agreements based on logical service areas and compatibility with county, municipal, and township goals and objectives to avoid competitive annexations and premature development.

~~c. Consider the incorporation of the Community of Plattville.~~

- d. Evaluate the extent to which municipalities cumulatively envision development of Lisbon and Seward Townships.
- e. Consign the County with the primary responsibility for resolving regional transportation issues within Lisbon and Seward Townships and issues involving other counties, townships, and municipalities located outside Kendall County.
- f. Work with the Aux Sable Creek Watershed Committee, the Conservation Foundation, the Kendall County Conservation Foundation, and the Kendall County Forest Preserve District to promote environmental awareness and best stewardship practices.

2. Use of land resources in a manner sensitive to inherent environmental limitations.

- a. Reduce flooding and generally prevent development within floodplain and wetland areas, including adoption of the 0.10 cfs allowable release rate proposed by the City of Joliet throughout the Aux Sable Creek Watershed.
- b. Encourage environmentally sensitive development within the Aux Sable Creek Watershed.
- c. Enact measures to preserve existing trees and natural features as new developments occur in Lisbon and Seward Townships.
- d. Increase connectivity of greenways within Lisbon and Seward Townships and the surrounding townships and communities, including maintenance of a 150 ft corridor on each side of the stream bank as outlined in the Kendall County Greenway Plan.
- e. Pursue the acquisition of key woodlands and open space corridors.

- f. Support creation of wetland banks to accommodate stormwater management and to enhance the viability of wetland environments.
 - g. Encourage creation of a greenway along the proposed ~~Prairie Parkway and~~ WIKADUKE Trail.
- 3. A strong base of agriculture, commerce, and industry that provides a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents.**
- a. Maintain the agricultural character of Lisbon Township by supporting farms and agricultural businesses.
 - b. Explore economic development opportunities along I-80, Route 52, ~~and WIKADUKE Trail, and the proposed Prairie Parkway Corridor~~ to enhance the local tax base and to encourage local employment and shopping opportunities.
 - c. Evaluate the need for a mining district east of Lisbon to take advantage of the area's natural resources and create a special use district around the quarries.
 - d. Evaluate the need for additional industrial uses throughout the two townships to provide employment opportunities and complement agricultural and commercial uses.
- 4. An equally balanced pattern of compact, contiguous urban development, countryside residential, & agricultural environments to enhance the quality of personal & community life.**
- a. Encourage development to occur within areas that are readily accessible to public infrastructure and support services.
 - b. Create a transition of development densities between suburban and agricultural/rural scales.
 - c. Maintain the small town atmosphere in Lisbon and Plattville by controlling the rate of growth and the size of developments.
- 5. A rural environment that provides for continuation of viable agricultural activities and a rural character and lifestyle.**
- a. Require new developments adjacent to agricultural areas to provide open space buffers and transition between uses.
 - b. Preserve scenic routes and vistas by maintaining contiguous stretches of open space, requiring thoughtful design and placement of landscape features, and requiring appropriately scaled building setbacks from the road centerline.
- 6. Management of the quality, quantity, and location of housing development to provide for the efficient use of the County's land resources.**
- a. Provide opportunities for appropriate types of residential development in and around areas adequately served by public roads, utilities, and services.

- b. Encourage conservation design via clustered development and/or planned unit development (PUD) that protects and incorporates natural features and open space, particularly within and around the Aux Sable Creek Watershed.
- c. Establish a comprehensive and updated inventory of environmentally sensitive features, including wetlands, floodplain areas, watersheds, and rivers and water bodies of local and statewide significance and develop regulations for their protection.

7. Provision of appropriate local and regional recreational facilities and schools to serve a growing population.

- a. Share growth projections and new development proposals with local school, fire, and park districts to facilitate their long-range planning activities.
- b. Develop a broad range of recreational opportunities, including trails, forest preserves, woodlands, and community centers through acquisition and public/private partnerships.
- c. Encourage consolidation of open space amenities provided in new developments into areas large enough to accommodate the needs of a variety of users.

8. Improvement of major transportation routes to facilitate travel to, within, and through the region.

- ~~a. Create an overlay zone over the Prairie Parkway to ensure attractive and appropriate right-of-way design as well as adequate circulation for various modes of transportation.~~
- b. Continue planning for the WIKADUKE Trail in accordance with the recommendations cited in the WIKADUKE Trail Land Use & Access Management Study.
- c. Provide road extensions, road realignments, and intersection improvements to facilitate efficient circulation and sufficient road access throughout the County.
- d. Encourage pathway bridge crossings across WIKADUKE Trail.
- e. Encourage interconnected street layouts between residential developments.
- f. Encourage the maintenance of scenic routes by preserving vistas and maintaining adequate right-of-way setbacks along scenic roadways, particularly along the WIKADUKE Trail and proposed Prairie Parkway as well as within the vicinity of the Aux Sable Creek.
- g. Provide multi-use trails to accommodate the circulation, access, and recreational needs of pedestrian, equestrian, bicycle, and other forms of trail users.

Future Land Use & Transportation Plan

The Future Land Use & Transportation Plan Map depicts a long-range vision for the future growth and development of Lisbon and Seward Townships. Similar to a comprehensive plan, a 15 to 20 year time period is generally anticipated for the recommendations shown on the Future Land Use & Transportation Plan Map to completely materialize as depicted. The future land uses and transportation improvements depicted on the map are subject to change in response to the dynamic growth and development of the two townships.

Transportation Issues

In addition to the planned road improvements outlined in IDOT's Proposed Highway Improvement Program for the Fiscal Year 2006-2011, the Future Land Use & Transportation Plan Map depicts a few other additions and improvements to the local transportation network. These transportation additions and improvements include:

- **Intersection Improvements.** Intersection improvements help resolve traffic problems at intersections by realigning roads, adding traffic lights and/or signs, and adding dedicated turn lanes if necessary. Potential intersection improvements are shown at the following four intersections:
 - Realignment of Van Dyke Road (near Arbeiter Road)
 - Grove Road, Chicago Road, and a realigned Van Dyke Road
 - WIKADUKE Trail and Route 52
 - County Line Road and Route 52
- **Road Reclassifications.** As the population of the two townships grows and development increases, certain roads begin to carry an increasing amount of traffic. As a result, roads may require reclassification to be properly identified in accordance with the amount of traffic they carry. As indicated on the map, Whitewillow Road (the segment of running west from Route 47) and Wildy Road have been reclassified as minor collectors and will remain under Township jurisdiction unless annexed into a municipality.
- **Road Extensions.** Potential road extensions include:
 - Route 52 (the curve leading from Lisbon Township into Big Grove Township)
 - McKanna Road (curving southwest to connect with O'Brien Road at Route 52)
 - Theodore Road (leading westward from the Kendall-Will County Line to Arbeiter Road)
 - Van Dyke Road (realigned and leading eastward from Arbeiter Road to the Kendall-Will County Line connecting with Black Road)
 - Baltz Road (leading westward from the Kendall-Will County Line into Seward Township)
 - Seil Road (leading westward from the Kendall-Will County Line into Seward Township)
 - Mound Road (leading westward from the Kendall-Will County Line into Seward Township)
 - Wildy Road (leading westward from Hanson Road to O'Brien Road)
 - Holt Road (curving southwest to connect with Sherrill Road at O'Brien Road)

- **Multi-Use Trails.** As described in the Situation Audit, multi-use trails are primarily proposed along scenic routes, natural features (e.g. creeks), and some roadways. A network of multi-use trails creates an interconnected system of recreation paths connecting the variety of public and private parks and recreation areas in Lisbon and Seward Townships. These trails will accommodate pedestrian, equestrian, bicycle, and other forms of trail users. In some locations, it may be appropriate to develop separate trails to accommodate various trail users. It is anticipated that the Forest Preserve District will continue to work together with local park districts to create plans for a connected network of trails, open space, parks, and recreation. The County's recently adopted Greenways Plan provides some direction in this regard. Links to this regional trail system should be provided within new developments.
- **Pathway Bridge Crossings.** As indicated in the Land Use & Access Management Study for the WIKADUKE Trail, two pathway bridge crossings are planned to provide safe pedestrian and bicycle access across the WIKADUKE Trail. The first bridge crossing is located north of Jones Road within an area recently incorporated into Joliet. The second bridge crossing is located north of Bell Road. These two potential bridge crossings will also tie into the planned multi-use trail system.
- **Scenic Routes.** Scenic routes provide passing motorists with attractive views of the rural character of Lisbon and Seward Townships. Identified scenic routes are located near the area including the Aux Sable Creek and Baker Forest Preserve as well as along the proposed Prairie Parkway and WIKADUKE Trail corridors. In order to maintain these scenic routes in the face of development, roadways designated as scenic routes should maintain a minimum setback of 150 feet from the roadway centerline for any new structures.

Prairie Parkway Corridor

~~One of the most prominent transportation issues facing the two townships is the Prairie Parkway, which is IDOT's response to the growing demand for a north-south transportation corridor between Interstate 88 in Kane County (northwest of the Village of Sugar Grove) and Interstate 80 in Grundy County (north of the Village of Minooka). The rapid commercial and residential growth south of I-88 (particularly around Yorkville, Oswego, Montgomery, and Aurora) gives rise to the need for protection of a transportation corridor that adequately serves the increasing traffic demand in the vicinity. As stated by IDOT, the proposed corridor is the least intrusive of options that still offers the intended transportation benefits. Designation of the corridor provides for corridor protection aimed at providing responsible planning to prevent costly and conflicting development of land.~~

~~Based on a series of public hearings and other forums as well as several modifications to proposed corridor designs, IDOT officially recorded a roadway corridor on July 24, 2002. The Prairie Parkway Corridor is depicted on the Future Land Use & Transportation Plan map. This alignment is subject to revision based on further environmental and engineering review. It is anticipated that actual roadway construction will take at least ten years to complete. IDOT holds periodic public workshops and presentations to gather input from local communities to properly plan for the Prairie Parkway. The County Transportation Plan suggests that the roadway should be designed as a scenic route, with attention given to views to and from the road. It is recommended that the roadway be designed as a true parkway with extensive prairie plantings and grade-separated and divided lanes. The County has adopted a set of scenic route guidelines that are designed to promote roadway design which is~~

~~sensitive to the unique natural characteristics of Kendall County. Overall, the County should work closely with IDOT and take a pro-active role in the planning and design process for the proposed Prairie Parkway.~~

~~A potential Prairie Parkway Overlay District may also be appropriate in the area where the parkway intersects with Routes 47 and 52. An overlay district would include characteristics such as efficient interchanges, economic development opportunities, and enhanced landscaping or other streetscape elements.~~

~~Given the potential for a shift in the roadway alignment and the need to minimize conflicting land uses, all areas in the general corridor of the Prairie Parkway are currently identified for agricultural use. When a specific roadway path is determined, future land uses in these areas should be re-examined.~~

WIKADUKE Trail

~~Similar to the proposed Prairie Parkway, t~~The WIKADUKE Trail presents an opportunity to provide a transportation corridor that adequately serves the increasing traffic demand in the vicinity. In addition to the transportation benefits presented by the WIKADUKE Trail, economic development opportunities are also presented, particularly given Joliet's growth westward into Kendall County and Minooka's recent and anticipated annexations in southern Seward Township. As stated in the Situation Audit, **this plan will be cognizant of the context sensitive design ideas produced by the Land Use & Access Management Study** as growth and development in the two townships are addressed.

Future Land Use Issues

In addition to showing proposed transportation improvements, the Future Land Use & Transportation Plan Map depicts a pattern of land uses that would accommodate growth and development in Lisbon and Seward Townships over the next 15 to 20 years. Future land use recommendations were based on a synthesis of analyses of existing land uses, current and anticipated growth and development patterns, and input from the Ad Hoc Committee, County, township, and municipal officials, residents, and other local stakeholders.

Future land use categories include three different residential categories, commercial, mixed use business, mining, public/institutional, public recreation/parks, open space, and agricultural uses. The recommended residential densities are based upon the gross buildable acreage of a given parcel of land. The gross buildable portion of the land is determined by subtracting those areas of the property that are not suitable for development. These areas include floodplains and wetlands. Refer to the definition in the Residential Planned Development (RPD) section of the County Zoning Ordinance for more details.

The future land use categories include the following:

- **Municipality**. The Municipality category represents areas that are incorporated into one of the following municipalities: Lisbon, Joliet, and Minooka. Land uses within an incorporated area are governed by the municipal zoning ordinance.
- **Agricultural**. Intended primarily to encourage farming and agricultural businesses and to protect the existing character of rural areas, the Agricultural land use category is designed to provide for

The County is exploring the concept of establishing a **Mining District** (denoted by the hatched areas on the map), which would create a special use district within which other mining quarries could be established to take advantage of Kendall County's rich stock of natural resources. The County continues to work with its mining consultant to identify the most viable location(s) for a Mining District, keeping in mind the availability of natural resources, impacts on the environment, access to key transportation routes, and proximity to incompatible land uses. Any specific mining application will be closely reviewed to ensure that it meets environmental performance standards appropriate to Kendall County and the specific location, including the buffering of such uses from adjacent residential, institutional, or public uses. Road impacts will also be closely evaluated to minimize impact on local transportation systems.

The proposed Mining District illustrated on the Future Land Use & Transportation Plan Map was based on review of soil borings in the area and testimony regarding the presence of quality stone with limited cover. The Illinois Department of Natural Resources is preparing to conduct the Illinois Geological Survey to study and map subsurface geology throughout the State. The survey is anticipated to provide a wealth of data that will provide insight on the type, quality, and location of natural resources. Survey results would also provide insight into the potential designation of a Mining District or a set of multiple dispersed quarries. The County plans to monitor the progress of the survey and accordingly plan for a Mining District as data becomes available over the next few years. The proposed Mining District has been pulled back from Route 47 to preserve opportunities for future commercial development.

- **Public/Institutional.** The Public/Institutional land use category applies to those lands where existing or proposed federal, state, or local governmental activities are conducted. Public and private educational and other non-profit organization facilities are also categorized as public/institutional uses, but none of these types are currently present in Lisbon and Seward Townships. The Public/Institutional uses shown on the Future Land Use & Transportation Plan represent only existing churches, cemeteries, public utility facilities, and schools including the future Minooka High School site ~~at~~ near Route 52 and County Line Road. Additional Public/Institutional uses will certainly be established in the two townships to accommodate future population growth, but they are not shown on the map due to the complexity of projecting the size and locations of these future uses.
- **Public Recreation/Parks.** The Public Recreation/Parks land use category includes all state parks, forest preserves, and other public recreational uses such as parks, nature preserves, multi-use trails, picnic areas, and other recreation facilities. Public Recreation/Park uses provide for recreational opportunities for a growing population and also provide opportunities for improved flood control and wetland banking. Lisbon and Seward Townships currently offer a select amount of Public Recreation/Park uses, including small recreational ball fields and Baker Forest Preserve along the Aux Sable Creek. Similar to Public/Institutional uses, the Future Land Use & Transportation Plan only shows existing Public Recreation/Park uses. Additional Public Recreation/Park uses will certainly be established in the two townships to accommodate future population growth, but they are not shown on the map due to the complexity of projecting the size and locations of these future uses.

TOWNSHIP SUMMARY

SECTION TEN

NA-AU-SAY TOWNSHIP

FUTURE LAND USE & TRANSPORTATION PLAN

Transportation Issues

Major transportation improvements anticipated within the study area include the following. No specific time frame has been established for these improvements.

- Development of the WIKADUKE Trail, including realignment of Ridge Road north of Wheeler Road to connect with Plainfield Road at Route 126.
- Realignment of Grove Road to permit a continuous north/south movement at Route 126.
- A multi-use trail system is proposed to connect existing and future public open space areas with major pockets of residential development.
- Extension of Reservation Road northeast from Grove Road to the intersection of Plainfield Road and Simons Road.
- Alignment of Schlapp Road to connect with Douglas Road at Plainfield Road.
- Alignment of Ashley Road to connect with Minkler Road at Route 126.
- Extension of Wheeler Road from Hopkins Road west to Ashley Road.
- Extension of Arbeiter Road directly north to Wheeler Road and then curving northeast from Wheeler Road to Johnson Road.
- Extension of Theodore Road from County Line Road west to Arbeiter Road.
- Development of a north-south minor collector road located halfway between Grove Road and Schlapp Road, extending from Route 126 to Caton Farm Road and then curving southeast to McKanna Road.
- Development of a local neighborhood road system for the Planned Rural Residential neighborhood located northwest of the intersection of Route 126 and Grove Road.
- A multi-use trail system is proposed to connect existing and future public open space areas with major pockets of residential development.
- **Extension of Johnson Road to the County Line.**
- **Extension of Cherry Road into the Henneberry Woods Forest Preserve.**

Future Land Use Plan

The planning issues described earlier provide the basis for the Future Land Use Plan. The Future Land Use Plan for Na-Au-Say Township was originally adopted in October 1998 as part of the overall South Eastern Kendall County Growth Management Plan for Seward and Na-Au-Say Townships. The 1998 Future Land Use Plan planned for the western half of Na-Au-Say Township to maintain an agricultural character. The eastern half of the township was planned for residential land uses of varying densities, particularly due to the expected growth and development of the Village of Plainfield and the City of Joliet. Regional commercial and mixed use business uses were also proposed in the 1998 Plan.

Prompted by growing development pressure and completed in 2004, the Future Land Use Plan for Na-Au-Say Township was updated with specific focus on the East Route 126 Corridor. Although the updated Future Land Use Plan follows the same land use designations from the 1998 Future Land Use Plan, the updated version provides vastly different land use recommendations for the for Na-Au-Say Township. Residential land uses are now proposed as the most dominant use throughout a majority of the township. In particular, most of the residential land uses east of Schlapp Road are designated as Suburban Residential (maximum density of 1.00 du/ac). Planned Rural Estate Residential and Planned Rural Residential uses also characterize Na-Au-Say Township and are scattered throughout the township. Under the updated plan prepared and adopted in 2004, the remaining agricultural areas in the township are located in the southwest corner, south

of Walker Road and west of the East Aux Sable Creek. Regional commercial uses are located along the WIKADUKE Trail at the Route 126 and Caton Farm Road intersections. Neighborhood commercial uses are also located along the WIKADUKE Trail as well as along Route 126. Public/Institutional uses, parks, open spaces and creek corridors also characterize the township.

In conjunction with the 2004 update for Na-Au-Say Township, some of the proposed land uses for southern Oswego Township were adjusted to complement the land use pattern under the East Route 126 Corridor Plan. This did not however alter the recommendations set in the Land Resource Management Plan text for the Northern Three Townships (including Little Rock, Bristol and Oswego Townships), which was adopted in June 2003. It should further be noted that at the time the updated Future Land Use Plan for Na-Au-Say Township was approved, a growth or resource management plan had not been developed yet for Kendall Township; as a result, the future land use recommendations shown for neighboring Kendall Township reflected the available information at the time of approval. A resource management plan for Kendall Township was approved later in March 2005 (see Section Seven). With the update of Lisbon and Seward Townships in 2005, it was recognized that the agricultural uses originally shown in Southern Na-Au-Say Township were no longer viable. Accordingly, the plan map has been adjusted to provide a more seamless transition with the land uses projected for Seward Township per the 2005 update of the portion of the Land Resource Management Plan.

Land Use Categories

All recommended residential densities described below are based upon the gross buildable acreage of a given parcel of land. The gross buildable portion of the land is determined by subtracting those areas of the property that are not suitable for development. These areas include flood plains and wetlands.

The land use categories described below are illustrated on the Future Land Use Plan.

Agricultural. Intended primarily to encourage farming and agricultural businesses and to protect the existing open space character of rural areas, this land use category is designed to provide for continued agricultural use. Residential use shall generally not be permitted unless it is directly associated with the operation of a local farm.

Planned Rural Estate Residential. (Not to exceed .45 dwelling units per gross buildable acre.) The Planned Rural Estate Residential land use category promotes large-lot and/or low density detached single family residential development. This land use category is generally consistent with the County's R-1 zoning district which requires a minimum 3 acre lot size. Planned development and clustering based on the County's RPD-1 zoning district are encouraged within this land use category to preserve the natural features of the land such as topography and vegetation. Lot size may be varied with a planned development, but the overall density should generally be within the guidelines established in this plan. The district provides a semi-rural or countryside setting, retaining a greater amount of open space. Compatible governmental, educational, religious, and recreation uses also may be permitted in these areas.

Planned Rural Residential. (Generally not to exceed .65 dwelling units per gross buildable acre.) The Planned Rural Residential land use category promotes large-lot and/or low density detached single family residential development. This land use category is generally consistent with the County's R-2 zoning district which requires a minimum 2 acre lot size. Planned development and clustering based on the County's RPD-2 zoning district are encouraged within this land use category to preserve the natural features of the land such as the topography and vegetation. Lot size may be varied with a planned development, but the overall density should generally be within the guidelines established in this plan. Particularly creative development plans

providing additional public amenities may be appropriate for an additional density bonus. Density transfers may be considered where land with unique natural features such as woodlands will be dedicated to the Forest Preserve District. The district provides a semi-rural or countryside setting, retaining a greater amount of open space. Compatible governmental, educational, religious, and recreational uses also may be permitted in these areas. Public water should be provided where practical.

Suburban Residential. (Not to exceed 1.0 dwelling units per gross buildable acre if developed under County zoning authority or 2.5 dwelling units per gross buildable acre if developed within a municipality.) This land use category promotes a residential character of low to medium density residences. Higher municipal densities are appropriate on lots where adequate public sewer and water systems exist or can be made available. Creative planned developments may also be appropriate under County zoning authority at a much lower density under the County's RPD-3 zoning regulations. While anticipated to contain primarily single family detached housing, some attached housing units may be considered, particularly within a planned development. Compatible governmental, educational, religious, and recreational uses also may be permitted in these areas.

Neighborhood Commercial. This land use category provides for office and retail establishments that offer a limited range of goods and services in locations that have direct access to residential neighborhoods. The purpose is to provide for commercial uses which are oriented to the automobile. These uses are concentrated at the intersection of Caton Farm Road and County Line Road and at major intersections along Route 126.

Mixed Use Business. The Mixed Use Business land use category provides for employment opportunities for County residents while providing a balanced tax base. This land use category is consistent with the County's Office and Research Park District as well as the County's three manufacturing districts. Buildings and land in this category should be properly landscaped and developed in an orderly manner that conveys a well-maintained environment. Due to their high trip generation rates, these uses are generally planned in easily accessible locations, such as the Mixed Use Business uses located along County Line Road and near the I-80 interchange at WIKADUKE Trail/Ridge Road. The land south of the Johnson Road extension should be classified as Mixed Use Business.

Regional Commercial. This land use category provides for office and retail establishments that offer a wide range of goods and services in locations that have access to heavily traveled expressways and arterial roadways. The purpose is to provide for commercial uses which are oriented to the automobile. These uses are concentrated along the future WIKADUKE Trail.

Public/Institutional. The Public/Institutional land use category applies to those lands where existing or proposed federal, state, or local governmental activities are conducted. Also included are public and private educational and other non-profit organization facilities. A church or a nursing home are two examples of institutional uses. The only major new public use illustrated on the future land use plan is a parcel near Walker Road and the County line which is owned by the Plainfield School District.

Parks and Forest/Nature Preserve. This category includes all Forest Preserve and Park District public open space and recreation facilities such as parks, nature preserves, multi-use trails, picnic areas and other recreation facilities. As illustrated on the Future Land Use Plan, expansion of Waa-Kee-Sha Park is anticipated to preserve the environmental character of the area, provide for recreational opportunities for a growing population, and provide opportunities for improved flood control and wetland banking.

Open Space. This category identifies lands that are sensitive to development containing unique environmental characteristics that should be preserved. These characteristics include: wetlands, flood plains,

significant tree coverage, and prairies. These areas also provide the County with such natural functions as flood storage and conveyance, pollution control, and wildlife habitats. Conservation easements, land trusts and other preservation techniques are encouraged to protect these valuable open space assets of Kendall County.

APPENDIX

Kendall County Scenic Route Guidelines

PURPOSE/BACKGROUND

Since development of the Kendall County Land Resource Management Plan (LRMP) in 1994, the County's Transportation Plan has illustrated scenic routes. One of the goals outlined in the plan regarding transportation is to "designate varied road segments in the County as scenic routes and adopt regulations to maintain their scenic qualities." Within the chapter on Seward and Na-Au-Say Townships, the LRMP further states a goal of "preserving scenic routes and vistas by maintaining open space, requiring careful placement and design of landscape features, and requiring buildings to be setback a minimum of 150' from the ultimate right-of-way."

Identification of scenic routes has occurred through discussions with members of the Regional Planning Commission, County staff, and the County's planning consultants. As the County has progressed through more detailed planning at the Township level, additional routes have been identified such as Route 126 between Schlapp Road and Ashley Road or Creek Road in Little Rock Township north of Miller Road.

When IDOT announced identification of the centerline for the Prairie Parkway, concern was raised that the proposed roadway would change the character of the County. While the availability of expressway access will likely alter land use patterns near major interchanges, the overall impact of the roadway can be softened through creative planning and design. When the County updated the Transportation Plan in late 2002 to reflect the proposed Prairie Parkway, it was suggested and accepted that the County would like to see this new roadway thought of as a scenic route, with consideration given to blending this new

"Context sensitive design" (CSD) is a collaborative, interdisciplinary approach that involves all stakeholders to develop a transportation facility that fits its physical setting and preserves scenic, aesthetic, historic, and environmental resources, while maintaining safety and mobility. CSD is an approach that considers the total context within which a transportation improvement project will exist."

roadway with the character and environment of Kendall County. This approach of blending the roadway into the environment, referred to as "context sensitive design" in recent years, is becoming more popular as the success of such projects as Paris Pike near Lexington, Kentucky and Route 50 in Loudon County, Virginia, spreads.

PRAIRIE PARKWAY KENDALL COUNTY SCENIC ROUTE

GUIDELINES

The following guidelines address issues specifically related to **scenic routes the proposed Prairie Parkway. IDOT is encouraged to work with Kendall County and local municipalities to incorporate these guidelines into the final design of the roadway. Through such an approach, the Prairie Parkway can serve as an example of the benefits of newly mandated context sensitive roadway design in Illinois.**

Horizontal and Vertical Alignment

- Minimize impact on the environment and enhance the visual character of the roadway by varying median width, ranging from as narrow as 60' to 300' or more.
- Where the roadway will traverse areas with significant cross-slope, utilize separate roadway profiles to provide four to ten feet of vertical separation between north and south bound travel lanes. This approach will help to blend the roadway into the environment, minimize requirements for earthwork, and enhance the overall driving experience.



- The roadway should be designed with long, sweeping curves to vary the view from the road and provide a more pleasing appearance. Roadway alignment should blend with the topography to minimize earthwork.
- Where the right-of-way crosses existing farms at odd angles,

small remnant parcels should be integrated into the right-of-way for expansion of the parkway open space system. Such parcels can also be used for picnic groves, rest areas, and trail -heads for the parallel bike path.

Bridge Design

- Bridge railings over creeks and rivers should utilize steel pipe bridge railings to provide a view of scenic rivers for motorists. Railings should be painted a consistent shade of green to reinforce the parkway theme.
- Bridge abutments and crash barriers should utilize textured and colored concrete to blend with the rural character of the area.
- Design of bridge supports and structure(s) over the Fox River should take into consideration the view of the bridge from the river and the adjacent Silver Springs State Park. Arch supports and other features are encouraged to create visual interest. Consideration should be given to the inclusion of public art into the bridge design.
- Where appropriate, bridge design should also accommodate opportunities for wildlife passage along environmental corridors such as creeks and the Fox River.



Landscape Design

- Landscape enhancements should place a strong emphasis on the use of prairie plantings and wildflowers. Tree groves should also be incorporated into the landscape theme, particularly near or in Big Grove Township to reflect the history of the area.
- Wildflower areas, particularly at key interchanges, should also be incorporated into the landscape.
- All plantings should emphasize native plant materials.
- Every effort should be made to preserve existing trees, including tree protection during construction and minimizing grading activity new wooded areas.
- Rural fence lines and hedgerows should be preserved, enhanced, or recreated as appropriate to blend the roadway into the environment.

Lighting

- To maintain the rural character, roadway lighting should be limited to interchanges and other critical areas.
- Where lighting is required, high-pressure sodium fixtures are recommended for their softer color rendition.
- Design of fixtures and poles should integrate the parkway theme, with earth tone colors and decorative fixtures where mounting height is 25' or less.

Interchanges

- ~~■ IDOT should work closely with the City of Plano and Kendall County on the design of the Route 34 interchange. The design should incorporate gateway elements to welcome visitors to Kendall County. Features such as sculpture, banners, community identity elements, and unique landscape design would be appropriate for the interchange in Plano.~~
- ~~■ IDOT should work closely with Kendall County on the design of the Route 71 and Route 47 interchanges. These interchanges should incorporate identity elements related to Kendall County's farming and Prairie heritage.~~
- ~~■ To emphasize this parkway as a Chicago area by-pass, and to maintain the rural character of the County, IDOT should continue to limit the number of interchanges permitted on the Prairie Parkway.~~

Bike Trail

- A regional trail should be incorporated into or adjacent to the road right-of-way to provide an important regional connection such as Silver Springs State Park, the Fox River, and future shopping and employment areas in Plano.
- The trail should be designed to provide a link to other regional trails in Kane County to the north and Grundy County and Minooka to the south. Linkages to other regional east-west trail routes in Kendall County should also be developed.

Other Design Elements

- Guardrails, other than those placed directly on a bridge, should be timber with steel reinforcement.
- Noise buffering should focus on berms, plantings, and grade changes to reduce sound impacts. Sound barrier walls should be avoided, as they tend to create a more urban character than is appropriate in Kendall County. Where feasible, the roadway should be depressed through future urban areas like Plano to reduce noise and visual impact on the community.
- Highway directional signs should incorporate an identity element, ~~such as a Prairie Parkway logo.~~
- ~~■ The continuity of existing roads that intersect the Prairie Parkway should be maintained. Priority should be given to allowing existing roadways to cross the Parkway with bridges and underpasses. Where such crossings are not feasible, frontage road connections should be provided.~~
- Where interchange or other construction requires significant roadside excavation, the resulting ponds should be shaped and configured to blend into the environment and the overall parkway character of the highway.



STATE, COUNTY AND TOWNSHIP ROUTE GUIDELINES

Most routes illustrated as scenic on the Kendall County Transportation Plan are in rural, predominately agricultural areas. As such, the goal of any major rural road improvements should be to incorporate rural character features such as large tree masses, homes and outbuildings, and views to creeks and streams. The County recognizes that maintaining the scenic, historic, agricultural and natural setting of rural Kendall County also offers tourism and economic vitality benefits.

The following guidelines are designed to outline the County's intent with regard to preserving the scenic character of roadways illustrated on the Transportation Plan as Scenic Routes. Separate sets of guidelines are currently being developed for the WIKADUKE Trail and should be available in late 2003.

Building Setback

- Currently, the County's agricultural zoning district requires a one hundred (100) foot setback from a dedicated road right-of-way or one hundred and fifty (150) foot from the centerline of all adjacent roads, **whichever is greater**. This setback requirement should be maintained along scenic routes in all zoning districts.

Horizontal and Vertical Alignment

- Roadways should be designed with long, sweeping curves to vary the view from the road and provide a more pleasing appearance. Roadway alignment should blend with the topography to minimize earthwork.

Bridge Design

- Where scenic views to creeks and rivers are considered significant, bridge railings should utilize steel pipe bridge railings to provide a view of rivers for creeks for motorists. Railings should a consistent earth-tone shade to blend into the environment.
- Where traffic counts are anticipated to exceed 15,000 A.D.T., columns or monuments should be provided at the start of bridges, with the name of the creek or river being crossed embedded in the monument.



Landscape Design

- Every effort should be made to preserve existing trees, including tree protection during construction and minimizing grading activity new wooded areas.
- Rural fence lines and hedgerows should be preserved, enhanced, or recreated as appropriate to blend the roadway into the environment.

Intersection Design

- Consider the use of rural splitter islands that announce an intersection location and provide space for a car either making a left turn from the scenic route or making a making a left turn onto the scenic route.

Other Design Elements

- When guardrails are required due to surrounding topographic conditions, consider the use of steel reinforced timber guardrails.
- Roadside pull-offs should be provided in rural areas, with interpretive displays that highlight those elements of the environment and geography that give the area a scenic quality.
- For low volume roadways (A.D.T. of 2,000 or less), consider replacing gravel shoulders with stabilized turf shoulders to reinforce the desired driving characteristics by visually narrowing the road and improving the roadway aesthetics. Eight-foot wide shoulders are suggested, using an aggregate/topsoil blend and terracells or geogrid for stability as needed.
- Develop a landscape field guide for selected scenic routes. This field guide will provide illustrations and descriptions of the characteristics of the rural landscape. The guide should be easy to understand, and designed to educate community residents, tourists, and visitors about the value of the landscape as an important historical resource. The guide would serve as an interpretive guide, and can be used for promotion of tourism and general resident education.
- Access points should be limited to maintain traffic flow and to preserve the scenic character of the area.

- New development along scenic routes should have generous setbacks to preserve roadway character. A minimum setback equal to the greater of either 150' from the centerline of the road right-of-way or 100' from the edge of the ultimate roadway right-of-way is recommended in rural areas.
- Roadway pavement cross-sections should be kept as narrow as practical for safe travel. Where needed, roadway intersections should be expanded to accommodate traffic flow while preserving keeping the main roadway section relatively narrow.
- Where separate bicycle facilities or multi-use trails have not been identified, consideration should be given to accommodating these types of facilities as part of the overall roadway design.

REVIEW PROCESS

All major roadway projects, such as bridge replacement or major widening with new travel lanes, along scenic routes shall be reviewed by the Regional Plan Commission (RPC) for compliance with these guidelines. Resurfacing projects of any size shall not be considered a major roadway project for the purposes of these guidelines. After review, the RPC will forward a recommendation to the County Highway Committee. The County Highway Committee will consider RPC recommendations for Township and County Projects. The County Highway Committee will also consider RPC recommendations for State and Federal projects and will forward RPC State and Federal recommendations to the County Board along with any additional Comments from the County Highway Committee. The County Board will review and may act upon the RPC and County Highway Committee comments for State and Federal Projects.

References

U.S. Department of Transportation Federal Highway Administration, Sept. 1997. *Flexibility in Highway Design*,

Links to several relevant web sites regarding Context Sensitive Design are provided on the WIKADUKE Trail web site, www.wikaduketrail.net.

PIN	Classification	mailto_name
02-15-154-006	Urban Area	2831 SEPTRAN PROPERTIES LLC
04-09-400-005	Countryside Residential	ALAN R SAGEN
01-24-501-001	Mixed Use Business	BN&SF RAILWAY COMPANY
01-30-501-001	Mixed Use Business	BN&SF RAILWAY COMPANY
02-18-501-001	Mixed Use Business	BN&SF RAILWAY COMPANY
02-11-501-001	Urban Area	BN&SF RAILWAY COMPANY
02-14-501-001	Agricultural	BN&SF RAILWAY COMPANY
03-07-501-001	Mixed Use Business	BN&SF RAILWAY COMPANY
02-12-501-001	Urban Area	BN&SF RAILWAY COMPANY
04-02-226-010	Rural Residential	BRIAN R & JENNIFER A GORE
03-32-100-011	Suburban Residential	DENNIS H & SUSAN M SULLIVAN
02-23-251-001	Open Space	DIRK E & ROBIN L BROWNING
09-36-300-002	Commercial	FIRST MIDWEST TRUST CO % WILLIAM C WUNDERLICH
02-01-300-019	Commercial	FOX METRO WATER REC DISTRICT
02-01-300-026	Commercial	FOX METRO WATER REC DISTRICT
02-01-300-017	Commercial	FOX METRO WATER REC DISTRICT
01-36-300-003	Open Space	FOX RIVER BLUFFS LLC %CNC
04-11-200-002	Rural Residential	FREDERICK BRUMMEL LIVING TRUST
02-24-126-007	Rural Residential	GEORGE & JESSICA BANNISTER
02-24-105-001	Open Space	GOODE CORPORATION
02-33-253-006	Urban Area	GREGORY AND COURTNEY FREEMAN
05-04-201-007	Urban Area	IMPERIAL INVESTMENTS, LLC
01-25-100-001	Urban Area	IRENE CORBIN
01-36-100-033	Countryside Residential	JONATHAN & RONDA FRANTZ
05-07-351-002	Rural Residential	JOSEPH C & LILLIAN REIN
01-36-400-003	Open Space	JOYCE MALACINA DEC TRUST
03-18-484-001	Open Space	KENDALL COUNTY FOREST PRESERVE
02-34-400-007	Rural Residential	KENDALL COUNTY HIST SOCIETY
02-34-179-001	Open Space	LEE RICHARD MILLER
02-27-251-001	Open Space	LEE RICHARD MILLER
02-23-326-001	Open Space	LEE RICHARD MILLER
02-23-229-001	Open Space	LEE RICHARD MILLER
02-24-229-001	Open Space	LEE RICHARD MILLER
03-05-205-001	Open Space	LEE RICHARD MILLER
01-35-437-001	Open Space	LEE RICHARD MILLER
01-34-400-005	Open Space	LEE RICHARD MILLER
02-34-152-001	Open Space	LEE RICHARD MILLER
02-24-104-001	Open Space	LEE RICHARD MILLER
02-24-127-001	Open Space	LEE RICHARD MILLER
02-24-205-001	Open Space	LEE RICHARD MILLER
06-07-375-012	Rural Residential	MICHAEL J JENKINS
05-03-250-002	Rural Residential	OSWEGO VENTURE INC
03-05-230-001	Open Space	OSWEGOLAND PARK DISTRICT
03-05-226-001	Open Space	OSWEGOLAND PARK DISTRICT
03-05-227-001	Open Space	OSWEGOLAND PARK DISTRICT
05-07-352-003	Rural Residential	REINA CARRILLO
02-23-276-001	Open Space	RUSSELL J & MELISSA M WATSON
02-34-153-010	Open Space	SCOTT PAPENDICK
02-09-100-009	Open Space	STATE OF IL DEPT OF TRANS
02-33-254-003	Suburban Residential	TERRY GIBSON
09-35-400-009	Commercial	VIDHYA 3RD INC
04-02-226-001	Rural Residential	WILLIAM M BARBIER
05-04-201-006	Urban Area	YORKVILLE 126 LLC

Changed Parcels

06-12-200-002 Mixed Use Business
06-12-200-007 Mixed Use Business
09-13-200-003 Public/Institutional

Balm LLC
Betzviser Family, LLC
Board of Education Minooka DT 111