

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING (HYBRID ATTENDANCE)
110 WEST MADISON STREET (109 WEST RIDGE STREET), THIRD FLOOR COURTROOM
YORKVILLE, IL 60560
March 29, 2021 – 7:00 p.m.

CALL TO ORDER

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:02 p.m.

ROLL CALL:

Members Present: Scott Cherry, Karen Clementi, Cliff Fox (Attended Remotely), Tom LeCuyer, Randy Mohr, and Dick Thompson

Members Absent: Dick Whitfield

Staff Present: Matthew Asselmeier, AICP, CFM, Senior Planner

Others Present: Dan Kramer, Wanda Hogan, Jillian Prodehl, Jamie Prodehl, Cathleen Anzelc, Tom Anzelc, Anne Vickery, Pastor Andrew O’Neal, and John Tebrugge (Attended Remotely)

Chairman Mohr swore in Dan Kramer, Wanda Hogan, Jillian Prodehl, Jamie Prodehl, Cathleen Anzelc, Tom Anzelc, Anne Vickery, Pastor Andrew O’Neal, and John Tebrugge.

PETITIONS

The Zoning Board of Appeals started their review of Petition 21-08 at 7:36 p.m.

Petition 21 – 08 – Jamie and Jillian Prodehl

Request: Special Use Permit to Operate a Banquet Facility and a Variance to Section 7:01.D.12.a to Allow a Banquet Facility on a Non-Arterial or Non-Major Collector Roadway

PIN: 09-05-400-021

Location: 4405 Van Dyke Road, Minooka, Seward Township

Purpose: Petitioners Want To Operate a Banquet Facility on the Property; Property is Zoned A-1 Agricultural

Mr. Asselmeier summarized the request.

Jamie and Jillian Prodehl would like to operate the Sable Creek Homestead, LLC banquet facility at the subject property.

From 2008 until 2018, the subject property had a special use permit for a place of worship.

The application materials, plat of survey, site plan, engineering plan, landscaping plan, photometric plan, building elevations, and aerial were provided.

The property is located at 4405 Van Dyke Road.

The property is approximately five point eight (5.8) acres.

The Existing Land Use is Single-Family Residential and Institutional.

The Future Land Use is Rural Residential.

Van Dyke Road is Township maintained Minor Collector.

A trail is planned along Van Dyke Road in this area.

A floodway and one hundred (100)-year floodplain are located along the southwest corner of the property.

The adjacent land uses are Agricultural.

The adjacent properties are zoned A-1.

The Future Land Use Map calls for the area to be Rural Residential and Public Institutional.

There is a special use permit to the east for a place of worship.

Based on the aerial of the site, there are eight (8) homes within a half (1/2) mile of the subject property.

The Illinois Natural Heritage Database shows the following protected resource in the vicinity of the project location: Aux Sable Creek INAI Site. Negative impacts were considered unlikely and consultation was terminated.

NRI application submitted on February 8, 2021. The LESA Score was 176 indicating a low level of protection. The NRI Report was provided.

Seward Township was emailed information on February 22, 2021.

Lisbon-Seward Fire Protection District set the maximum occupancy of the building at two hundred (200). They will do a pre-inspection of the facility. The email outlining this information was provided.

The Village of Plattville was emailed information on February 22, 2021.

The City of Joliet was emailed information on February 22, 2021.

ZPAC reviewed this proposal at their meeting on March 2, 2021. Discussion occurred regarding restroom facilities and the well. The Petitioner agreed to discuss the matter with the Health Department. The Highway Department requested that the large deliveries should travel west from the subject property. ZPAC voted to forward the proposal to the Regional Planning Commission by a vote of seven (7) in favor and zero (0) in opposition; three (3) members were absent. The minutes of the meeting were provided.

The Kendall County Regional Planning reviewed this proposal at their meeting on March 24, 2021. Member Nelson favored noise be measured from residential structures. Member Wilson expressed concerns regarding noise from Ellis House, the number of parking spaces, the location of wedding ceremonies on the property, speeders, and general noise in the area. Member Wilson felt that the

proposed use would fit better in a business park. Member Wormley noted that the property was kept neat and clean. Member Casey felt the use would be good for the area. Discussion occurred regarding the stormwater plans for the site. The Petitioners emphasized their plans to keep the venue small, noted the dates the venue would be open, and noted that they live on the property. The Petitioners also emphasized that the tent would only be used as a social distancing requirement and outdoor speakers would be pointed toward the building. The Petitioners worked with the Kendall County Sheriff's Department and found that at full capacity with one (1) garage door open, the noise reading at two hundred feet (200') was fifty-nine (59) dBa. With the door closed, the noise reading was forty-nine (49) dBa. The Petitioners were working with the Kendall County Health Department. The proposal meets the County's parking requirements. An email from Doug Wilson was read expressing Mr. Wilson's objection to the proposal because of increased noise, traffic, and loss of property value. Chuck Allen agreed with Mr. Wilson and expressed concerns about intoxicated drivers on rural roads and that the area is planned to be residential and agricultural, not business. Anne Vickery, Seward Township Highway Commissioner, expressed support for the project and noted that several Seward Township Trustees had no objections to the proposal. She also noted that a right-of-way dedication was unnecessary. Pastor Andrew O'Neal of Christ First Baptist Church expressed support for the proposal because there were no facilities like the proposed facility within forty-five (45) minutes of the Church, he believed the Petitioners have been great neighbors and he noted the improvements the Petitioners have made on the property. Jessica Nelsen believed the proposed use would be an asset to the community. The Kendall County Regional Planning Commission voted to recommend approval of the special use permit and variance with by a vote of nine (9) in favor and one (1) in opposition. Member Wilson voted against the proposal. The minutes of this meeting were provided.

The Petitioners intend to establish the Sable Creek Homestead, LLC banquet facility run by the Petitioners. As noted in the business plan, the Petitioners live at the subject property and will manage the facility. Jillian Prodehl is a Certified Wedding Planner, Venue Owner Certified, and Certified Wedding Designer. Jamie Prodehl owns Revolution Fabrications Services.

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

- a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
- b. The subject parcel must be a minimum of five (5) acres.
- c. The use of this property shall be in compliance with all applicable ordinances.
- d. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
- e. The noise regulations are as follows:

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

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

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

The subject property and proposed business meets the above requirements except the first condition regarding roadway classification. The Petitioners are seeking a variance to this requirement.

The subject property possessed a special use permit for a place of worship. The ordinance granting this special use was provided. The previous owners voluntarily sought and the County Board approved a revocation of this special use permit in 2018.

If approved, this would be the ninth (9th) special use permit for a banquet facility in the unincorporated area.

The business plan for the proposed operations was provided. The plat of survey was provided. The site plan was provided.

According to the information provided to the County, the proposed banquet facility will utilize the existing approximately four thousand two hundred sixty-three (4,263) square foot metal barn for weddings and similar events. The site plan showed an approximately four hundred fifty (450) square foot patio south of the existing metal building. A proposed grassy area was planned southeast of the existing metal building for outdoor ceremonies. An existing concrete pad was shown next to the planned grassy area; a silo building or gazebo was planned for this area. The existing parking area next to the existing metal building would be expanded. A temporary tent would be located south of the parking area to accommodate events requiring social distancing. A new three thousand eight hundred forty (3,840) square foot storage building was planned north of the existing one thousand eighty (1,080) square foot metal building. An existing house and detached garage were also located on the property.

The existing metal building is fully insulated with over four inches (4") of spray foam insulation and exterior steel for noise and climate control. The maximum capacity of the existing metal building, as determined by the Lisbon-Seward Fire Protection District, is approximately two hundred (200) people. The building has dual furnace and AC units and can be used year-round. The renderings of the building were provided.

The maximum number of employees would be four (4), including the Petitioners.

The Petitioners would comprise a list of preferred, local vendors. All vendors would be required to be licensed and insured. The Petitioners would not provide food or alcohol for events; vendors would be utilized for these services.

The original proposed hours of operation were weekdays from 9:00 a.m. until 10:00 p.m. and 9:00 a.m. until Midnight on weekends. Weekends would be Fridays, Saturdays, the day prior to any Federal or State Holiday, and any Federal or State Holiday that lands on a Thursday. Vendors would operate from 9:00 a.m. until Midnight on weekends and 9:00 a.m. until 10:00 p.m. on Sundays; this time includes setup and breakdown of events. Weddings could occur between 10:00 a.m. until 11:00 p.m. on weekends. Amplified music must cease by 10:00 p.m. Event guests must leave by 11:00 p.m. on weekends. Bridal parties and individuals helping with breakdown must leave by Midnight on weekends. Cleanup for Sunday weddings shall be at 10:00 p.m. Rehearsals would occur on Tuesdays through Thursdays. Tours would be Monday through Thursday from 9:00 a.m. until 8:00 p.m. Planned maintenance would occur on Fridays through Mondays from 7:00 a.m. until 10:00 a.m.

A forty-eight (48) square foot trash enclosure is planned north of the new storage building. Garbage will be placed in a dumpster. The enclosure will have a swing door. Trash will be picked up on Tuesdays and additional pickups could occur, if necessary.

If approved, the Petitioners hope to start operations as quickly as possible.

Although the Petitioners do not have current plans to do so, ancillary items, such as shirts and glasses, may be sold on the premises.

The Petitioners have also developed a marketing plan.

An updated Occupancy Permit will be required reflecting the change of use for the existing metal building. Any structures constructed as part of the banquet facility operations will be required to secure applicable building permits.

The existing metal building has indoor restroom facilities. The septic field was located south of the existing metal building and the well is located north of the existing metal building.

The southwest corner of the property is located within a floodway and one hundred (100) year floodplain. An eight foot (8') wide grass path is proposed inside this area along with plantings.

The property fronts Van Dyke Road.

A right-of-way dedication was previously requested when the property was a church. The dedication was to be along the entire frontage of the property at a depth of twenty feet (20'). This dedication never occurred and, to date, the Township has not requested a dedication.

The site plan shows the gravel driveway expanding to twenty-four feet (24') in width.

The parking lot will consist of fifty-nine (59) parking spaces, including three (3) handicapped accessible parking spaces. The parking lot would be gravel except for the area reserved for the handicapped accessible parking spaces.

The photometric plan calls for three (3) new light poles. Two (2) of the poles would have twin head and one (1) pole would be a single head. One (1) new wall light is proposed on the new storage building. No lighting would leave the sight. The photometric plan was provided.

As noted on the site plan, one (1) circular sign is planned for the property. The supports for the sign will be seven feet (7') in height and five feet (5') in width. The circle will be no larger than four foot (4') in circumference. The sign will be doubled faced and will not be illuminated. A sign example was provided.

The landscaping plan shows five (5) six foot (6') ornamental trees, ten (10) six foot (6') Skyhigh Juniper trees, four (4) six foot (6') Emerald Green Arborvitae, six (6) five (5) gallon Isanti Redtwig Dogwoods, six (6) one (1) gallon Sweet Autumn Clematis, six (6) five (5) gallon Limelight Hydrangea, seven (7) five (5) gallon Vanilla Strawberry Hydrangea, and eight (8) one (1) gallon Kodiak Black Honeysuckle. The floodplain area is planned to have a dry mesic prairie seedmix with wildflowers. IDOT class seedmix 1 is also planned to be installed near the parking lot and between the tent area and new accessory building.

In addition to the plantings, two (2) split rail fences are planned south of the existing septic field and southwest of the temporary tent. Split rail fences are also planned along the outer perimeters of the grass areas east of the existing metal building, between the parking lot and the northern property line and at the northeast corner of the property.

The landscaping plan was provided.

The Petitioners agreed to follow Kendall County's noise regulations. As noted previously, the existing metal building is insulated to reduce noise from escaping the building. All amplified music will cease by 10:00 p.m. Non-amplified music will be allowed as part of wedding ceremonies.

The proposed Findings of Fact for the special use permit were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, or general welfare, provided that the site is developed in accordance with an approved site plan, landscaping plan, and lighting plan. Proper buffering and noise controls will be necessary to prevent noise from negatively impacting neighboring properties which can be addressed with reasonable conditions on the special use permit.

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 proposed use could be injurious to the enjoyment of other property in the immediate vicinity due to noise and light created from the proposed use. However, these negative impacts could be mitigated by restrictions related to hours of operation, number of events, and noise origination requirements within the ordinance granting the special use permit.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. True, the property previously possessed a special use permit

for a place of worship and utilities and other necessary facilities were addressed as part of the use of the site as a church. The Petitioner plans to work with the Kendall County Health Department to address the well and septic system. The Petitioner also proposes to widen the driveway.

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. Provided that the variance is approved regarding distance to arterial and collector roads, the special use would conform to the applicable regulations of the district.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 3-6 of the Kendall County Land Resource Management Plan which states as an objective "Encourage Agriculture and Agribusiness."

The proposed Findings of Fact for the variance were 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 the regulations were carried out. The proposed banquet hall is approximately one half (1/2) mile from an arterial or major collector (Grove Road). In 2018, the County granted a similar variance for a banquet hall located approximately one point two (1.2) miles from an arterial roadway.

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 not true. Other banquet halls in the rural areas could face similar concerns. The specific number of properties sharing similar characteristics is unknown.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The Petitioners desired to have a banquet hall at the subject property. However, the Petitioners were not responsible for the determining the road classification for Van Dyke Road.

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. True, the Kendall County Sheriff's Department, Seward Township, and the Lisbon-Seward Fire Protection District have not expressed any concerns regarding the proposed use being materially detrimental to the public welfare or injurious to other property in the neighborhood.

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. True, the proposed use will not block light or air from adjacent properties. The proposed use will not cause an increase in congestion on public streets because events will not be held every day. Provided the business allowed by the special use permit follows the restrictions placed on the special use permit, no

increase to the danger of fire or the endangerment of public safety should occur. Data does not exist as to whether the placement of the proposed use will diminish or impair the property values of the properties located in the vicinity of the subject property.

Staff recommends approval of the requested special use permit and variance subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the site plan, landscaping plan, and photometric plan.
2. A variance to Section 7:01.D.12.a shall be granted to allow the placement of the banquet hall on a non-arterial and non-major collector roadway.
3. A maximum of two hundred (200) guests, vendors, and employees in attendance at a banquet center related event may be on the subject property at a given time.
4. The business allowed by this special use permit may have a maximum of four (4) employees, including the property owners.
5. The subject parcel must maintain a minimum of five (5) acres.
6. The owners of the business allowed by this special use permit may install one (1) sign in substantially the location shown on the site plan. The sign shall look similar to the sign example. The supports for the sign will be seven feet (7') in height and five feet (5') in width. The circle will be no larger than four foot (4') in circumference. The sign may be double sided. The sign shall not be illuminated.
7. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
8. The noise regulations are as follows:

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

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

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

9. No music shall originate outside of any building. This restriction shall not apply to non-amplified music used or performed as part of a wedding ceremony. All speakers shall be pointed towards the inside of the building. For music originating inside the building, all amplified music shall cease on or before two hours prior to closing.
10. The hours of operation for the business allowed by this special use permit shall be between 9:00

a.m. and 10:00 p.m. on weekdays and between 9:00 a.m. until Midnight on weekends. For the purposes of this ordinance, a weekend shall be Fridays, Saturdays, the day prior to any Federal or State Holiday, and any Federal or State Holiday that falls on a Thursday. All other days shall be considered weekdays. Maintenance of the property may occur outside these hours of operation.

11. All guests at events related to the business allowed by this special use permit shall vacate the property no later than one (1) hour prior to the business closure time listed in the previous condition. Vendors and individuals assisting with the cleanup of events must vacate the property by the closure time listed in the previous condition.
12. None of the buildings associated with the business allowed by this special use permit shall be considered agricultural exempt structures. Applicable building and occupancy permits shall be secured for all new structures related to the business allowed by this special use permit. A new certificate of occupancy must be issued for the existing metal barn.
13. The owner(s) or operator(s) of the business allowed by this special use permit shall live at the subject property as their primary place of residence.
14. All trash and garbage generated by events associated with the business allowed by this special use permit shall be stored in the trash enclosure shown on the site plan. The owner(s) or operator(s) of the business allowed by this special use permit shall ensure that garbage and trash shall be removed from the property at least one (1) time per week or as necessary to maintain the property clear of garbage and trash.
15. The subject property shall be landscaped substantially in accordance with the landscaping plan. All landscaping and the driveway widening shall occur within one hundred twenty (120) days after the approval of the ordinance granting a special use permit for a banquet facility at the subject property.
16. The operator(s) of the banquet facility acknowledge and agree to follow Kendall County's Right to Farm Clause.
17. The operator(s) of the banquet facility allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
18. 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.
19. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Chairman Mohr asked why Seward Township has not submitted comments. Mr. Asselmeier responded that the Seward Township Planning Commission meets infrequently. Also, several Township Trustees have reviewed this proposal and have not expressed any concerns with the proposal. Mr. Asselmeier explained that Seward Township had fifteen (15) days from the date of the hearing to file a formal objection to the variance portion of the request.

Chairman Mohr asked how the property went from being a church to its present condition. Mr. Asselmeier responded the property was a church from 2008 until 2018. When the church was in the process of selling the property, the church requested the County Board to revoke the special use permit.

The Petitioners bought the property with plans to operate a banquet facility at the site and to live on the property.

Chairman Mohr opened the public hearing at 7:51 p.m.

Member Thompson asked if the business was Sable Creek Homestead or Aux Sable Creek Homestead. Jillian Prodehl, Petitioner, stated the business was named Sable Creek Homestead.

Ms. Prodehl presented information on the impact of banquet facilities on property values. She examined sales near Ellis House and Emerson Creek. The sales occurred within one (1) month apart. For the sale near Ellis House, in 2017, two (2) ranches sold; the closer of the two (2) sold for Three Hundred Ninety Thousand Dollars (\$390,000) and the further of the two (2) sold for Three Hundred Fifty-Two Thousand Dollars (\$352,000). No negative feedback from Ellis House impacted the sale of the properties. For Emerson Creek, in 2020, the closer houses sold for Four Hundred Sixty-Nine Thousand Dollars (\$469,000) and Four Hundred Sixty-Five Thousand Dollars (\$465,000) while the home further away sold for Four Hundred Two Thousand Dollars (\$402,000).

Chairman Mohr asked about nearby banquet facility. Ms. Prodehl responded that the person that spoke was referring to the places where his congregation has gone for such facilities. Chairman Mohr noted the competitive market in the area.

Member Clementi asked about limiting weddings to Fridays, Saturdays, and Sunday brunches. Ms. Prodehl was agreeable to the limit.

The tent is a temporary COVID procedure. There will not be two (2) weddings on the property at the same time.

Chairman Mohr asked if the barn currently looks like the picture. Ms. Prodehl said yes minus the shutters. Jamie Prodehl noted the barn was fully insulated and they previously ran decimeter tests. The facility will run during the water. Restroom facilities are in the building.

Anne Vickery, Seward Township Highway Commissioner, expressed her support for the proposal. She noted the amount of money the church invested in the property. She was afraid of the type of uses that could go into the property. She stated the Petitioners were honest and they would do what they said they would do. She also noted the church played Christian rock music which can get loud.

Pastor Andrew O'Neal, First Baptist Church, expressed support of the proposal on behalf of the church board and family. He noted the Petitioners were great neighbors that have invested in the property. His church previously used the barn when the previous church owned the property and recognized the beauty of the meeting space and the Petitioners have made the space even more beautiful. He clarified his comment about distance to other venues; in his experience, no comparable space that the Petitioners were proposing has been available in the vicinity because everything has been booked. He stated that the Petitioners were civic minded, they will do what they say they are going to do, and they will do it right.

Chairman Mohr closed the public hearing at 8:06 p.m.

Member LeCuyer made a motion, seconded by Member Clementi, to approve the Findings of Fact for

the special use permit.

The votes were as follows:

Ayes (6): Cherry, Clementi, Fox, LeCuyer, Mohr, and Thompson
Nays (0): None
Abstain (0): None
Absent (1): Whitfield

The motion passed.

Member Thompson made a motion, seconded by Member Cherry, to approve the Findings of Fact for the variance.

The votes were as follows:

Ayes (6): Cherry, Clementi, Fox, LeCuyer, Mohr, and Thompson
Nays (0): None
Abstain (0): None
Absent (1): Whitfield

The motion passed.

Chairman Mohr asked about clarification on the number of employees. Mr. Asselmeier responded that the banquet facility would be limited to four (4) employees. However, additional work would be outsourced to vendors.

Member Clementi made a motion, seconded by Member LeCuyer, to recommend approval of the special use permit and variance with the conditions proposed by Staff.

The votes were as follows:

Ayes (6): Cherry, Clementi, Fox, LeCuyer, Mohr, and Thompson
Nays (0): None
Abstain (0): None
Absent (1): Whitfield

The motion passed.

The proposal goes to the Kendall County Planning, Building and Zoning Committee on April 12, 2021.

The Zoning Board of Appeals completed their review of Petition 21-08 at 8:10 p.m.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member Clementi made a motion, seconded by Member Cherry, to adjourn.

The votes were as follows:

Ayes (6): Cherry, Clementi, Fox, LeCuyer, Mohr, and Thompson
Nays (0): None
Abstain (0): None
Absent (1): Whitfield

The motion passed.

The Zoning Board of Appeals meeting adjourned at 8:41 p.m.

The next hearing/meeting will be on May 3, 2021.

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

Exhibits

1. Memo on Petition 21-08 Dated March 25, 2021
2. Certificate of Publication for Petition 21-08 (Not Included with Report but on file in Planning, Building and Zoning Office)

**KENDALL COUNTY
ZONING BOARD OF APPEALS**

In order to be allowed to present any testimony, make any comment, engage in cross-examination, or ask any question during this public hearing, you must enter your name, address, and signature on this form prior to the commencement of the public hearing. By signing this registration sheet, you agree that you understand that anything you say will be considered sworn testimony, and that you will tell the truth, the whole truth and nothing but the truth.

[illegible]



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

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Petition 21-08**Jamie and Jillian Prodehl****A-1 Special Use – Banquet Facility****Variance to Allow a Banquet Facilities on a Non-Arterial or Non-Major Collector Roadway****INTRODUCTION**

Jamie and Jillian Prodehl would like to operate the Sable Creek Homestead, LLC banquet facility at the subject property.

From 2008 until 2018, the subject property had a special use permit for a place of worship.

The application materials are included as Attachment 1. The plat of survey is included as Attachment 2. The site plan is included as Attachment 3. The engineering plan is included as Attachment 4. The landscaping plan is included as Attachment 5. The photometric plan is included as Attachment 6. The building elevations are included as Attachment 7. The aerial is included as Attachment 8.

SITE INFORMATION

PETITIONER Jamie and Jillian Prodehl

ADDRESS 4405 Van Dyke Road, Minooka

LOCATION North Side of Van Dyke Between Grove Road and McKanna Road



TOWNSHIP Seward

PARCEL #s 09-05-400-021

LOT SIZE 5.81 +/- Acres

EXISTING LAND USE Single-Family Residential and Institutional (Former Place of Worship)

ZONING A-1 Agricultural District

LRMP	Future Land Use	Rural Residential (Max Density 0.65 DU/Acre)
	Roads	Van Dyke Road is Township Maintained Minor Collector.
	Trails	A trail is planned along Van Dyke Road in this area.
	Floodplain/ Wetlands	A floodway and 100-year floodplain are located along the southwest corner of the property.

REQUESTED ACTION A-1 Special Use to Operate a Banquet Facility
Variance to Allow a Banquet Facility on a Non-Arterial and Non-Major Collector Roadway

APPLICABLE REGULATIONS §7:01 D.12 – A-1 Special Uses – Permits Banquet Facilities to be Located in the A-1 District with Approval of a Special Use Provided that the Facility Meets Certain Criteria

§ 13:04 – Variance Procedures

§ 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 Residential (Max 0.65 DU/Acre)	A-1
South	Agricultural	A-1	Rural Residential	A-1
East	Agricultural	A-1	Rural Residential and Public/Institutional	A-1 and A-1 SU
West	Agricultural	A-1	Rural Residential	A-1 and A-1 BP

The special use permit to the east is for a place of worship.

Based on the aerial of the site, there are eight (8) homes within a half (½) mile of the subject property.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

The Illinois Natural Heritage Database shows the following protected resource in the vicinity of the project location:

Aux Sable Creek INAI Site

Negative impacts to the above are considered unlikely and consultation was terminated. EcoCat related materials are included as Attachment 1, Pages 22-25.

NATURAL RESOURCES INVENTORY

NRI application submitted on February 8, 2021 (see Attachment 1, Page 21). The LESA Score was 176 indicating a low level of protection. The NRI is included as Attachment 12.

ACTION SUMMARY

SEWARD TOWNSHIP

Seward Township was emailed information on February 22, 2021.

LISBON-SEWARD FIRE PROTECTION DISTRICT

Lisbon-Seward Fire Protection District set the maximum occupancy of the building at two hundred (200). They will do a pre-inspection of the facility. The email outlining this information was included as Attachment 9.

VILLAGE OF PLATTVILLE

The Village of Plattville was emailed information on February 22, 2021.

CITY OF JOLIET

The City of Joliet was emailed information on February 22, 2021.

ZPAC

ZPAC reviewed this proposal at their meeting on March 2, 2021. Discussion occurred regarding restroom facilities and the well. The Petitioner agreed to discuss the matter with the Health Department. The Highway Department requested that the large deliveries should travel west from the subject property. ZPAC voted to forward the proposal to the Regional Planning Commission by a vote of seven (7) in favor and zero (0) in opposition; three (3) member were absent. The minutes of the meeting are included as Attachment 13.

RPC

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on March 24, 2021. Member Nelson favored noise be measured from residential structures. Member Wilson expressed concerns regarding noise from Ellis House, the number of parking spaces, the location of wedding ceremonies on the property, speeders, and general noise in the area. Member Wilson felt that the proposed use would fit better in a business park. Member Wormley noted that the property was kept neat and clean. Member Casey felt the use would be good for the area. Discussion occurred regarding the stormwater plans for the site. The Petitioners emphasized their plans to keep the venue small, noted the dates the venue would be open, and noted that they live on the property. The Petitioners also emphasized that the tent would only be used as a social distancing requirement and outdoor speakers would be pointed toward the building. The Petitioners worked with the Kendall County Sheriff's Department and found that at full capacity with one (1) garage door open, the noise reading at two hundred feet (200') was fifty-nine (59) dBA. With the door closed, the noise reading was forty-nine (49) dBA. The Petitioners were working with the Kendall County Health Department. The proposal meets the County's parking requirements. An email from Doug Wilson was read expressing Mr. Wilson's objection to the proposal because of increased noise, traffic, and loss of property value. Chuck Allen agreed with Mr. Wilson and expressed concerns about intoxicated drivers on rural roads and that the area is planned to be residential and agricultural, not business. Anne Vickery, Seward Township Highway Commissioner, expressed support for the project and noted that several Seward Township Trustees had no objections to the proposal. She also noted that a right-of-way dedication was unnecessary. Pastor Andrew O'Neal of Christ First Baptist Church expressed support for the proposal because there were no facilities like the proposed facility within forty-five (45) minutes of the Church, he believed the Petitioners have been great neighbors and he noted the improvements the Petitioners have made on the property. Jessica Nelsen believed the proposed use would be an asset to the community. The Kendall County Regional Planning Commission voted to recommend approval of the special use permit and variance with by a vote of nine (9) in favor and one (1) in opposition. Member Wilson voted against the proposal. The minutes of this meeting are included as Attachment 14.

GENERAL

The Petitioners intend to establish the Sable Creek Homestead, LLC banquet facility run by the Petitioners. As
ZBA Memo – Prepared by Matt Asselmeier – March 25, 2021

noted in the business plan (see Attachment 1, Page 5), the Petitioners live at the subject property and will manage the facility. Jillian Prodehl is a Certified Wedding Planner, Venue Owner Certified, and Certified Wedding Designer. Jamie Prodehl owns Revolution Fabrications Services.

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

- a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
- b. The subject parcel must be a minimum of five (5) acres.
- c. The use of this property shall be in compliance with all applicable ordinances.
- d. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
- e. The noise regulations are as follows:

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

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

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

The subject property and proposed business meets the above requirements except the first condition regarding roadway classification. The Petitioners are seeking a variance to this requirement.

The subject property possessed a special use permit for a place of worship. The ordinance granting this special use was included as Attachment 10. The previous owners voluntarily sought and the County Board approved a revocation of this special use permit in 2018.

If approved, this would be the ninth (9th) special use permit for a banquet facility in the unincorporated area.

BUSINESS OPERATION

The business plan for the proposed operations is included as Attachment 1, Pages 3-9. The plat of survey is included as Attachment 2. The site plan is included as Attachment 3.

According to the information provided to the County, the proposed banquet facility will utilize the existing approximately four thousand two hundred sixty-three (4,263) square foot metal barn for weddings and similar events. The site plan (Attachment 3) showed an approximately four hundred fifty (450) square foot patio south of the existing metal building. A proposed grassy area was planned southeast of the existing metal building for outdoor ceremonies. An existing concrete pad was shown next to the planned grassy area; a silo building or gazebo was planned for this area. The existing parking area next to the existing metal building would be expanded. A temporary tent would be located south of the parking area to accommodate events requiring social distancing. A new three thousand eight hundred forty (3,840) square foot storage building was planned north of the existing one thousand eighty (1,080) square foot metal building. An existing house and detached garage were also located on the property.

The existing metal building is fully insulated with over four inches (4") of spray foam insulation and exterior steel for noise and climate control. The maximum capacity of the existing metal building, as determined by the Lisbon-Seward Fire Protection District, is approximately two hundred (200) people. The building has dual furnace and AC units and can be used year-round. The renderings of the building were provided as Attachment 7.

The maximum number of employees would be four (4), including the Petitioners.

The Petitioners would comprise a list of preferred, local vendors. All vendors would be required to be licensed and insured. The Petitioners would not provide food or alcohol for events; vendors would be utilized for these services.

The original proposed hours of operation were weekdays from 9:00 a.m. until 10:00 p.m. and 9:00 a.m. until Midnight on weekends. Weekends would be Fridays, Saturdays, the day prior to any Federal or State Holiday, and any Federal or State Holiday that lands on a Thursday. Vendors would operate from 9:00 a.m. until Midnight on weekends and 9:00 a.m. until 10:00 p.m. on Sundays; this time includes setup and breakdown of events. Weddings could occur between 10:00 a.m. until 11:00 p.m. on weekends. Amplified music must cease by 10:00 p.m. Event guests must leave by 11:00 p.m. on weekends. Bridal parties and individuals helping with breakdown must leave by Midnight on weekends. Cleanup for Sunday weddings shall be at 10:00 p.m. Rehearsals would occur on Tuesdays through Thursdays. Tours would be Monday through Thursday from 9:00 a.m. until 8:00 p.m. Planned maintenance would occur on Fridays through Mondays from 7:00 a.m. until 10:00 a.m.

A forty-eight (48) square foot trash enclosure is planned north of the new storage building. Garbage will be placed in a dumpster. The enclosure will have a swing door. Trash will be picked up on Tuesdays and additional pickups could occur, if necessary.

If approved, the Petitioners hope to start operations as quickly as possible.

Although the Petitioners do not have current plans to do so, ancillary items, such as shirts and glasses, may be sold on the premises.

The Petitioners have also developed a marketing plan (see Attachment 1, page 9).

BUILDING CODES

An updated Occupancy Permit will be required reflecting the change of use for the existing metal building. Any structures constructed as part of the banquet facility operations will be required to secure applicable building permits.

ENVIRONMENTAL HEALTH

The existing metal building has indoor restroom facilities. The septic field was located south of the existing metal building and the well is located north of the existing metal building.

FLOODWAY AND FLOODPLAIN

The southwest corner of the property is located within a floodway and one hundred (100) year floodplain. An eight foot (8') wide grass path is proposed inside this area along with plantings.

ROAD ACCESS

The property fronts Van Dyke Road.

A right-of-way dedication was previously requested when the property was a church. The dedication was to be along the entire frontage of the property at a depth of twenty feet (20'). This dedication never occurred and, to date, the Township has not requested a dedication.

PARKING AND INTERNAL TRAFFIC CIRCULATION

The site plan (Attachment 3) shows the gravel driveway expanding to twenty-four feet (24') in width.

The parking lot will consist of fifty-nine (59) parking spaces, including three (3) handicapped accessible parking spaces. The parking lot would be gravel except for the area reserved for the handicapped accessible parking spaces.

LIGHTING

The photometric plan calls for three (3) new light poles. Two (2) of the poles would have twin head and one (1) pole would be a single head. One (1) new wall light is proposed on the new storage building. No lighting would leave the sight. The photometric plan is included as Attachment 6.

SIGNAGE

As noted on the site plan (Attachment 3), one (1) circular sign is planned for the property. The supports for the sign will be seven feet (7') in height and five feet (5') in width. The circle will be no larger than four foot (4') in circumference. The sign will be doubled faced and will not be illuminated. A sign example is included as Attachment 11.

LANDSCAPING

The landscaping plan shows five (5) six foot (6') ornamental trees, ten (10) six foot (6') Skyhigh Juniper trees, four (4) six foot (6') Emerald Green Arborvitae, six (6) five (5) gallon Isanti Redtwig Dogwoods, six (6) one (1) gallon Sweet Autumn Clematis, six (6) five (5) gallon Limelight Hydrangea, seven (7) five (5) gallon Vanilla Strawberry Hydrangea, and eight (8) one (1) gallon Kodiak Black Honeysuckle. The floodplain area is planned to have a dry mesic prairie seedmix with wildflowers. IDOT class seedmix 1 is also planned to be installed near the parking lot and between the tent area and new accessory building.

In addition to the plantings, two (2) split rail fences are planned south of the existing septic field and southwest of the temporary tent. Split rail fences are also planned along the outer perimeters of the grass areas east of the existing metal building, between the parking lot and the northern property line and at the northeast corner of the property.

The landscaping plan is included as Attachment 5.

NOISE CONTROL

The Petitioners agreed to follow Kendall County's noise regulations. As noted previously, the existing metal building is insulated to reduce noise from escaping the building. All amplified music will cease by 10:00 p.m. Non-amplified music will be allowed as part of wedding ceremonies.

FINDINGS OF FACT-SPECIAL USE

§ 13:08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order 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 establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, or general welfare, provided that the site is developed in accordance with an approved site plan, landscaping plan, and lighting plan. Proper buffering and noise controls will be necessary to prevent noise from negatively impacting neighboring properties which can be addressed with reasonable conditions on the special use permit.***

*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 proposed use could be injurious to the enjoyment of other property in the immediate vicinity due to noise and light created from the proposed use. However, these negative impacts could be mitigated by restrictions related to hours of operation, number of events, and noise origination requirements within the ordinance granting the special use permit.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **True, the property previously possessed a special use permit for a place of worship and utilities and other necessary facilities were addressed as part of the use of the site as a church. The Petitioner plans to work with the Kendall County Health Department to address the well and septic system. The Petitioner also proposes to widen the driveway.***

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. **Provided that the variance is approved regarding distance to arterial and collector roads, the special use would conform to the applicable regulations of the district.***

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **True, the proposed use is consistent with an objective found on Page 3-6 of the Kendall County Land Resource Management Plan which states as an objective “Encourage Agriculture and Agribusiness.”***

FINDINGS OF FACT-VARIANCE

§ 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. **The proposed banquet hall is approximately one half (1/2) mile from an arterial or major collector (Grove Road). In 2018, the County granted a similar variance for a banquet hall located approximately one point two (1.2) miles from an arterial roadway.***

*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 not true. Other banquet halls in the rural areas could face similar concerns. The specific number of properties sharing similar characteristics is unknown.***

*That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. **The Petitioners desired to have a banquet hall at the subject property. However, the Petitioners were not responsible for the determining the road classification for Van Dyke Road.***

*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. **True, the Kendall County Sheriff's Department, Seward Township, and the Lisbon-Seward Fire Protection District have not expressed any concerns regarding the proposed use being materially detrimental to the public welfare or injurious to other property in the neighborhood.***

*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. **True, the proposed use will not block light or air from adjacent properties. The proposed use will not cause an increase in congestion on public streets because events will not be held every day. Provided the business allowed by the special use permit follows the restrictions placed on the special use permit, no increase to the danger of fire or the endangerment of public safety should occur. Data does not exist as to whether the placement of the proposed use will diminish or impair the property values of the properties located in the vicinity of the subject property.***

RECOMMENDATION

Staff recommends approval of the requested special use permit and variance subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the attached site plan (Attachment 3), landscaping plan (Attachment 5), and photometric plan (Attachment 6).
2. A variance to Section 7:01.D.12.a shall be granted to allow the placement of the banquet hall on a non-arterial and non-major collector roadway.
3. A maximum of two hundred (200) guests, vendors, and employees in attendance at a banquet center related event may be on the subject property at a given time.
4. The business allowed by this special use permit may have a maximum of four (4) employees, including

the property owners.

5. The subject parcel must maintain a minimum of five (5) acres.
6. The owners of the business allowed by this special use permit may install one (1) sign in substantially the location shown on the site plan (Attachment 3). The sign shall look similar to the sign example (Attachment 11). The supports for the sign will be seven feet (7') in height and five feet (5') in width. The circle will be no larger than four foot (4') in circumference. The sign may be double sided. The sign shall not be illuminated.
7. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
8. The noise regulations are as follows:

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

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

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

9. No music shall originate outside of any building. This restriction shall not apply to non-amplified music used or performed as part of a wedding ceremony. All speakers shall be pointed towards the inside of the building. For music originating inside the building, all amplified music shall cease on or before two hours prior to closing.
10. The hours of operation for the business allowed by this special use permit shall be between 9:00 a.m. and 10:00 p.m. on weekdays and between 9:00 a.m. until Midnight on weekends. For the purposes of this ordinance, a weekend shall be Fridays, Saturdays, the day prior to any Federal or State Holiday, and any Federal or State Holiday that falls on a Thursday. All other days shall be considered weekdays. Maintenance of the property may occur outside these hours of operation.
11. All guests at events related to the business allowed by this special use permit shall vacate the property no later than one (1) hour prior to the business closure time listed in the previous condition. Vendors and individuals assisting with the cleanup of events must vacate the property by the closure time listed in the previous condition.
12. None of the buildings associated with the business allowed by this special use permit shall be considered agricultural exempt structures. Applicable building and occupancy permits shall be secured for all new structures related to the business allowed by this special use permit. A new certificate of occupancy must be issued for the existing metal barn.
13. The owner(s) or operator(s) of the business allowed by this special use permit shall live at the subject property as their primary place of residence.
14. All trash and garbage generated by events associated with the business allowed by this special use permit shall be stored in the trash enclosure shown on the site plan (Attachment 3). The owner(s) or operator(s) of the business allowed by this special use permit shall ensure that garbage and trash shall be removed from the property at least one (1) time per week or as necessary to maintain the property clear of garbage and trash.
15. The subject property shall be landscaped substantially in accordance with the landscaping plan (Attachment 5). All landscaping and the driveway widening shall occur within one hundred twenty (120) days after the approval of the ordinance granting a special use permit for a banquet facility at the subject property.

16. The operator(s) of the banquet facility acknowledge and agree to follow Kendall County's Right to Farm Clause.
17. The operator(s) of the banquet facility allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
18. 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.
19. 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. Plat of Survey
3. Site Plan
4. Engineering Plan
5. Landscaping Plan
6. Photometric Plan
7. Building Elevations
8. Aerial
9. February 11, 2021 Lisbon-Seward Fire Protection Email
10. Ordinance 2008-11
11. Sign Example
12. NRI Report
13. March 2, 2021 ZPAC Meeting Minutes
14. March 24, 2021 Kendall County Regional Planning Commission Minutes (This Petition Only)



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

APPLICATION

PROJECT NAME Suble Creek Homestead FILE # 21-08

NAME OF APPLICANT <u>JAMIE + JILLIAN PRODEHL</u>		
CURRENT LANDOWNER/NAME(s) <u>JAMIE + JILLIAN PRODEHL</u>		
SITE INFORMATION ACRES <u>5.8169</u>	SITE ADDRESS OR LOCATION <u>41405 VAN DYKE ROAD MINOOKA</u>	ASSESSOR'S ID NUMBER (PIN) <u>09-05-400-020-0000</u>
EXISTING LAND USE <u>Residential</u>	CURRENT ZONING <u>A-1</u>	LAND CLASSIFICATION ON LRMP <u>Rural Residential</u>
REQUESTED ACTION (Check All That Apply):		
<input checked="" type="checkbox"/> SPECIAL USE <input type="checkbox"/> MAP AMENDMENT (Rezone to <input type="text"/>) <input type="checkbox"/> VARIANCE <input type="checkbox"/> ADMINISTRATIVE VARIANCE <input type="checkbox"/> A-1 CONDITIONAL USE for: <input type="text"/> <input type="checkbox"/> SITE PLAN REVIEW <input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final) <input type="checkbox"/> ADMINISTRATIVE APPEAL <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.) <input type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
1 PRIMARY CONTACT <u>JILLIAN PRODEHL</u>	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # [REDACTED]	PRIMARY CONTACT OTHER # (Cell, etc.) [REDACTED]
ENGINEER CONTACT <u>John Tebrugge</u>	ENGINEER MAILING ADDRESS <u>410 E Church St. Suite A Sandwich, IL 60548</u>	ENGINEER EMAIL <u>info@tebruggeengineering.com</u>
ENGINEER PHONE # [REDACTED]	ENGINEER FAX # [REDACTED]	ENGINEER OTHER # (Cell, etc.) [REDACTED]
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT [REDACTED]		DATE <u>2/16/2021</u>

FEE PAID: \$ 1155
CHECK #: [REDACTED]

RECEIVED

¹Primary Contact will receive all correspondence from County

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

FEB 17 2021
KENDALL COUNTY
PLANNING, BUILDING
& ZONING



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME Scoble Creek Homestead FILE #: _____

NAME OF APPLICANT <u>JAMIE & JILLIAN PRODEHL</u>		
CURRENT LANDOWNER/NAME(S) <u>JAMIE & JILLIAN PRODEHL</u>		
SITE INFORMATION ACRES <u>5.8169</u>	SITE ADDRESS OR LOCATION <u>4405 Van Dyke Road Minooka, IL 60447</u>	ASSESSOR'S ID NUMBER (PIN) <u>09-05-400-020-0000</u>
EXISTING LAND USE <u>Residential</u>	CURRENT ZONING <u>A-1</u>	LAND CLASSIFICATION ON LRMP <u>Rural Residential</u>
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE <input type="checkbox"/> MAP AMENDMENT (Rezone to _____) <input checked="" 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 (____ Concept; ____ Preliminary; ____ Final) <input type="checkbox"/> ADMINISTRATIVE APPEAL <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.) <input type="checkbox"/> AMENDMENT TO A SPECIAL USE (____ Major; ____ Minor)		
PRIMARY CONTACT <u>Jillian Prodehl</u>	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT OTHER (Cell, etc.) [REDACTED]	
ENGINEER CONTACT <u>John Tebrugge</u>	ENGINEER MAILING ADDRESS <u>410 E Church Street Suite A Sandwich, IL 60548</u>	ENGINEER EMAIL <u>info@tebruggeengineering.com</u>
ENGINEER PHONE # [REDACTED]	ENGINEER FAX # [REDACTED]	ENGINEER OTHER # (Cell, etc.) [REDACTED]
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT [REDACTED]		DATE <u>2/16/2021</u>

FEE PAID: \$ 100
CHECK #: [REDACTED]

¹Primary Contact will receive all correspondence from County

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

Business Plan for Kendall County –Touch Points of Operations

Sable Creek Homestead LLC

4405 Van Dyke Road Minooka, IL 60447

Prepared by: Jamie and Jillian Prodehl

Agreement of Right to Farm Clause

Kendall County has a long, rich tradition in agriculture and respects the role that farming and agricultural related businesses continue to play in shaping the economic viability of the county. Property that supports this industry is indicated by a zoning indicator -- A-1 or A-1 Special Use. Anyone constructing a residence or facility near this zoning should be aware that normal agricultural practices may result in occasional smells, dust, sights, noise, and unique hours of operations that ARE NOT TYPICAL IN OTHER ZONING AREAS. Please be aware that certain special and permitted uses are in existence and can continue operations as approved.

Does Sable Creek Homestead Meet all of the Kendall County Conditions for Banquet Halls?

Banquet Halls are permitted subject to the following conditions (Amended 9/15/20):

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

Van Dyke Road is currently a minor collector road needing a variance to this condition. Sable Creek Homestead is located approximately 0.56 miles from the major collector Grove Road. Sable Creek Homestead is the first house on the north side of Van Dyke Road off of Grove Road. Van Dyke Road is scheduled to be have new asphalt and pavement markings in the spring of 2021. Grove Road just improved their ditches, bridge and culverts, widening them.

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

Yes

c. The use of this property shall be in compliance with all applicable ordinances.

Yes

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

Yes, though plans are not in place currently any future retail sales would be ancillary to the main operation.

e. The noise regulations are as follows:

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

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

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

All noise regulations will be followed.

Ownership

- Sable Creek Homestead is the primary residence to Jamie and Jillian Prodehl and their children.
- Jamie and Jillian Prodehl are managers of Sable Creek Homestead LLC.
- Jillian Prodehl is a Certified Wedding Planner, Venue Owner Certified and Certified Wedding Designer.
- Jamie Prodehl owns Revolution Fabrication Services in Naperville, IL

Mission Statement

Our mission is on one of the happiest days of your life, our home is your home.

Market Opportunity

The wedding services industry, valued at \$52.5 billion USD in 2019, decreased due to Covid in 2020 to \$25.5 billion USD. 35% of couples postponed their weddings to 2021 or later.

The future predictions show the industry increasing to \$31.6 billion USD in 2021 and \$58.4 billion USD in 2022 with a higher influx over 2019 back to a mature market with steady revenues, of which wedding ceremony and receptions account for 38% on the average.

In 2019 the State of Illinois ranked #7 in the United States for the number of weddings- 70,051 according to Wedding Report.

The small business owners within a community benefit the more wedding venues there are as a single wedding in the State of Illinois costs an average of \$24,199.

Sable Creek Homestead is dedicated to referring local vendors within Kendall County and surrounding areas giving support to our local businesses and economy.

Sable Creek Homestead will run like a DIY venue as that is the current trend. Couples will rent the space from Sable Creek Homestead LLC for their wedding. Sable Creek Homestead does not provide food or alcohol for the event and the use of licensed and insured caterers and bartenders is required.

Though the primary focus of Sable Creek Homestead is weddings the accommodation of other community events would be beneficial depending on availability.

Business Operations Snapshot

Occupancy

Per Lisbon-Seward Fire Protection District Chief Tim Wallace Occupancy is 200 guests.

Hours and Days of Operation

Sable Creek Homestead will abide by all county noise regulations as follows:

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

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

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

Sable Creek Homestead's Barn is fully insulated with over 4" of spray foam insulation and exterior steel for noise dampening to the outside and climate controlled.

Weekends: 9am-midnight (Fridays, Saturdays, Day prior to any Federal or State Holiday and any Federal or State holiday that lands on a Thursday)

Weekdays: 9am-10pm

Below is a basic timing structure of Sable Creek Homestead:

Operation Times for Vendors:

- Weekends: 9am-midnight
- Sunday: 9am-10pm
 - Time is inclusive of setup and breakdown of events depending on vendor responsibilities. Vendors are not responsible for cleaning the venue.

Operation Times for Day of Weddings:

- Weekends: 10am-11pm
 - Bridal Party is allowed in the venue at 10am for setup and to get ready on site in the Suite located inside the venue.
 - All amplified music inside the venue will commence at 10pm.
 - All wedding guests will be leaving by 11pm.
 - Bridal Party helpers can stay to help breakdown until midnight.

- Sunday Brunch Weddings: 10am-10pm
 - Brunch weddings would commence by 8pm with clean up to be done no later than 10pm.

Operation Times for Rehearsals Indoor and Outdoor:

- Tuesday-Thursday:
 - Option of a 90 minute rehearsal during the week to be scheduled based on availability.
 - No food or beverage will be allowed at the venue during this time. Offsite dining would have to be accommodated for rehearsal dinner. Use of ceremony site or space will be provided for wedding party only.
 - Outdoor ceremony rehearsal will allow non amplified use of music or performance and speaker will be pointed towards the inside of a building.

Operation Times for Tours:

- Monday-Thursday 9am-8pm
 - In order to decrease the amount of tour traffic Sable Creek Homestead will be acting on a transparency business model with having our pricing and package options available upon request or on our website. We will not be making people come in before giving pricing and packaging information beforehand. This will decrease the amount of tours and traffic necessary to people with serious inquiries only.

Operation Times for Property Maintenance and Cleaning:

- Friday-Monday 7am-10am
 - 7am start time only for cleaning of the venue between events for things that could not get done the evening before.
 - Cleaning will also be completed during the week on an as needed basis for deep cleaning purposes and maintaining the venue.
- Property Maintenance will be done on an as needed basis as weather is not predictable.

Seasons of Operation

Sable Creek Homestead is an all seasons venue with dual furnace and AC units. The operating season will go year round.

Ceremony Options and Additional Information

Not all ceremonies will happen on site, though Sable Creek Homestead still offers an option to have the wedding onsite with indoor and outdoor options available.

- All outdoor weddings will have non amplified music with the speakers being turned toward the inside of buildings.
- The average wedding ceremony is 1 hour or less

Parking

Parking spaces equal in number to twenty-five percent (25%) of the capacity (as determined by the Fire Protection District) in persons shall be provided.

- Sable Creek Homestead capacity is 200 people which would equate to a minimum of 50 parking stalls.
- The site plan is 59 parking stalls and 3 handicap spaces.
- No parking of any kind will be allowed along Van Dyke Road.

Garbage

Garbage will be enclosed in a dumpster with a secure flip top lid. That dumpster will also have a fenced enclosure with swing door. The dumpster is already onsite and will be picked up weekly on Tuesday. If an extra pickup is permitted this will be accommodated at an extra expense and scheduled.

Vendors

- All vendors on site must be licensed and insured providing a copy of their Certificate of Insurance prior to the event with Sable Creek Homestead LLC listed as additional insured.
- It is Sable Creek Homestead's #1 priority to run responsible and safe events through preferred vendors who also share this mentality. A thorough review of all vendors will be conducted before allowing them to conduct business on our property for qualifications and to become a part of the preferred vendor list.
- Sable Creek Homestead will compile a list of local preferred vendors to give to all prospective couples.

Employees

- Sable Creek Homestead will be run by the owners Jamie and Jillian Prodehl full time.
- As of right now the need for employees is not necessary, but future needs may change to provide a small break.
- The ability to hire 2 employees in the future will need to be considered for future projections to help with tours and to set up tables and chairs for the weddings.

Sales and Marketing Strategy

The core of Sable Creek Homestead's success is in the marketing and sales strategies. All projections are built on the assumption of Sable Creek Homestead having a steady booked business from the time it goes live due to its marketing efforts:

- Industry and Trade Shows locally and nationally
- High SEO outreach
- Organic presence on Facebook, Instagram, Pinterest and other forms of social media which is always evolving.
- Industry relationships through utilizing preferred vendors.
- Referrals from past clients.
- Wedding industry websites such as TheKnot.com and Weddingwire.com

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 5 AND THE CENTER LINE OF VAN DYKE ROAD; THENCE NORTH 01 DEGREES 27 MINUTES 46 SECONDS WEST ALONG SAID WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 5, A DISTANCE OF 483.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 27 MINUTES 46 SECONDS WEST, A DISTANCE OF 15 FEET; THENCE NORTH 88 DEGREES 47 MINUTES 03 SECONDS EAST A DISTANCE OF 510.84 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 36 SECONDS WEST 510.43 FEET TO THE POINT OF BEGINNING, IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS.



**CHICAGO TITLE
INSURANCE COMPANY**

Policy No. : [REDACTED]

OWNER'S POLICY OF TITLE INSURANCE

Issued by

CHICAGO TITLE INSURANCE COMPANY

Any notice of claim and any other notice or statement in writing required to be given the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, (the "Company") insures as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protection
 If a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed

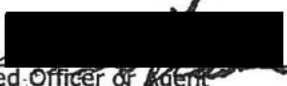


or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Countersigned:

By: 
Authorized Officer or Agent

Affinity Title Services, LLC
5301 Dempster St Ste 206
Skokie, IL 60077-1846
Tel: 847-257-8000
Fax: 847-296-7890



By:

CHICAGO TITLE INSURANCE COMPANY


President

Attest:


Secretary

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;

- (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
 5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this

policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.





Affinity Title Services, LLC

Affinity Title Services, LLC

5301 W. Dempster Street, Suite 206

Skokie, IL 60077

Phone: (847)257-8000 ~ Fax: (847)296-7890

Issuing Agent

George Vranas

3464 N. Clark St

Chicago, IL 60657

Phone: (773)549-7050 Fax: (773)327-8892

Underwriter

Chicago Title Insurance Company

10 S. LaSalle Street Suite 3100

Chicago, IL 60603

Phone: (312)223-2000 Fax: (312)223-5757

SCHEDULE A

File No.: [REDACTED]

Policy No.: [REDACTED]

Amount of Insurance: [REDACTED]

Premium: [REDACTED]

Date of Policy: October 15, 2019 at 12:00 AM

1. Name of Insured:

Jamie Prodehl and Jillian Prodehl

2. The estate or interest in the land which is encumbered by the insured mortgage is:
Fee Simple

3. Title to the estate or interest in the land is vested in:
Jamie Prodehl and Jillian Prodehl

4. The land referred to in this policy is described as follows:
SEE SCHEDULE A1 ATTACHED HERETO

X: [REDACTED]

George Vranas, Authorized Agent



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Underwriter

Chicago Title Insurance Company

10 S. LaSalle Street Suite 3100

Chicago, IL 60603

Phone: (312)223-2000 Fax: (312)223-5757

SCHEDULE A1

File No.: [REDACTED]

Policy No.: [REDACTED]

The land referred to in this policy is described as follows:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 5 AND THE CENTER LINE OF VAN DYKE ROAD; THENCE NORTH 01 DEGREES 27 MINUTES 46 SECONDS WEST ALONG SAID WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 5, A DISTANCE OF 483.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 27 MINUTES 46 SECONDS WEST, A DISTANCE OF 15 FEET; THENCE NORTH 88 DEGREES 47 MINUTES 03 SECONDS EAST A DISTANCE OF 510.84 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 36 SECONDS WEST 510.43 FEET TO THE POINT OF BEGINNING, IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS.



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Underwriter

Chicago Title Insurance Company
10 S. LaSalle Street Suite 3100
Chicago, IL 60603
Phone: (312)223-2000 Fax: (312)223-5757

SCHEDULE B

File No.: [REDACTED]

Policy No.: [REDACTED]

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. This policy does not insure against loss or damage, and the company will not pay costs, attorneys' fees, or expenses that arise by reason of:
 - A) Right or claims of parties in possession not shown by the public records.
 - B) Easements, or claims of easements, not shown by the public records.
 - C) Any encroachments, encumbrance, violation, variation or adverse circumstance affecting title that would be disclosed by an accurate and complete survey of the land pursuant to the "minimum standards of practice," 68 Ill. Admin. Code, sec. 1270.56(b)(6)(p) for residential property or the ALTA/ACSM land title survey standards for commercial/industrial property.
 - D) Any lien or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by and law not shown by the public records.
 - E) Taxes, or special assessments, if any, not shown as existing liens by the public records.
 - F) Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the commitment date and prior to the effective date of the final policy.
2. The lien of taxes for the years 2018 and thereafter.
Permanent index number: 09-05-400-020-0000 (Affects the land and other property)

The First Installment of 2017 taxes is Paid.
The Second Installment of 2017 taxes is Paid.

Taxes for 2018 and 2019 are not yet due, payable or delinquent
3. Terms and provisions of the ordinance # 2018-12, Revoking a Special Use, recorded July 20, 2018, as document number 201800010197, and the conditions contained therein.



Affinity Title Services, LLC

Affinity Title Services, LLC

5301 W. Dempster Street, Suite 206

Skokie, IL 60077

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4. Rights of public, the state of Illinois and the municipality in and to that part of the land, if any, taken or used for road purposes.
5. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
6. This commitment and the policy or policies, when issued, should not be construed as insuring the right of access to and from the land.
7. Non-exclusive easement over and across the east 40 feet as measured along the east line of the land, as established in deed recorded May 01, 2008 as Document Number 200800010980, and the terms contained therein.

AMERICAN LAND TITLE ASSOCIATION

ENDORSEMENT - (Policy Modification 4)
Adopted June 17, 2006

ENDORSEMENT


ATTACHED TO AND FORMING A PART OF
POLICY NUMBER 72306-218814990

ISSUED BY
Chicago Title Insurance Company

GENERAL EXCEPTION LETTERED 1A, 1B, 1C, 1D, 1E & 1F OF SCHEDULE B OF THIS POLICY ARE
HEREBY DELETED.

THIS ENDORSEMENT IS MADE A PART OF THE POLICY AND IS SUBJECT TO ALL OF THE TERMS AND
PROVISIONS THEREOF AND OF ANY PRIOR ENDORSEMENTS THERETO. EXCEPT TO THE EXTENT
EXPRESSLY STATED, IT NEITHER MODIFIES ANY OF THE TERMS AND PROVISIONS OF THE POLICY
AND ANY PRIOR ENDORSEMENTS, NOR DOES IT EXTEND THE EFFECTIVE DATE OF THE POLICY AND
ANY PRIOR ENDORSEMENTS, NOR DOES IT INCREASE THE FACE AMOUNT THEREOF.

CHICAGO TITLE INSURANCE COMPANY

X:  ~~Agent~~

NOTE: THIS ENDORSEMENT SHALL NOT BE VALID OR BINDING UNTIL SIGNED BY AN AUTHORIZED SIGNATORY
(Policy Modification 4)



(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a

purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as Insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as Insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters

insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as Insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the



action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title, or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together

with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefore in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at CHICAGO TITLE INSURANCE COMPANY, Attn: Claims Department, P.O. Box 45023, Jacksonville, FL 32232-5023.



2/8/21

Alyson

RECEIVED



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: JILLIAN PRODEHL Contact Person: JILLIAN PRODEHL
Address: 4405 VAN DYKE ROAD
City, State, Zip: MINNEAPOLIS, IL 60447
Phone: [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 Seward Township 35 N, Range 8 E, Section(s) 1/4 of 5
Parcel Index Number(s) 09-05-400-021
Project or Subdivision Name Sable Creek Homestead Number of Acres 5.8169
Current Use of Site residential Proposed Use Special use - banquet
Proposed Number of Lots 1 Proposed Number of Structures 1
Proposed Water Supply well Proposed type of Wastewater Treatment None Existing Septic
Proposed type of Storm Water Management None

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

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	\$ 14.40
Total NRI Fee	\$ 389.40

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 5 years after the date reported.

[REDACTED]
Petitioner or Authorized Agent

2/8/21
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# 2105 Date initially rec'd 2/8/21 Date all rec'd 2/11/21 Board Meeting March 8, 2021
Fee Due \$389.40 Fee Paid \$389.40 Check # [REDACTED] Over/Under Payment N/A Refund Due N/A

Applicant: Tebrugge Engineering
 Contact: John J. Tebrugge
 Address: 410 E Church Street
 Suite A
 Sandwich, IL 60545

IDNR Project Number: 2110193
 Date: 02/05/2021

Project: Sable Creek Homestead
 Address: 4405 Van Dyke Road, Minooka

Description: Existing Residential lot with a 2 story home and rear accessory building. Rear building was previously used for a church. The proposed use will be a wedding venue. The site has a gravel parking lot. Additional gravel will be used to widen the existing parking lot.

Natural Resource Review Results

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

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

Aux Sable Creek INAI Site

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

Location

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

County: Kendall

Township, Range, Section:
 35N, 8E, 5



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

Government Jurisdiction
 Kendall County
 Matthew H. Asselmeier
 111 West Fox Street
 Yorkville, Illinois 60560 -1498

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: 2110193

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: 2110193

**EcoCAT Receipt****Project Code** 2110193**APPLICANT****DATE**

Tebrugge Engineering
 John J. Tebrugge
 410 E Church Street
 Suite A
 Sandwich, IL 60545

2/5/2021

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



Illinois Department of Natural Resources

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

JB Pritzker, Governor

Colleen Callahan, Director

February 08, 2021

John J. Tebrugge
Tebrugge Engineering
410 E Church Street
Suite A
Sandwich, IL 60545

RE: Sable Creek Homestead
Project Number(s): 2110193
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

Please fill out the following findings of fact to the best of your capabilities. §13:08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals shall consider in rendering a decision, but is not required to make an affirmative finding on all items in order to grant a **special use**. They are as follows:

That the establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare. The granting of the special use will not be any of the above. There are few neighboring

Properties and the venue will be using licensed and insured caterers and bartenders. The building that
Will be used is highly insulated beyond a normal barn and will provide noise buffering.

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

The special use will not cause any of the above. Owners are adding additional landscaping to act as a
Buffer and reseeding and overland drainage swale across the front of the property with a dry mesic
Prairie grass with wild flowers to improve the natural drainage of storm water into the ground.

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

There are adequate well and septic already installed to support the special use and the parking lot and
Access drive is being widened to allow a standard width of egress for vehicles entering and leaving the
Property. drainage improvements are being proposed by the installation of wetland prairie grass seed mix
with wild flowers. Grove Road was also improved which should improve any flooding.

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 Special Use will comply with the applicable codes and county regulations.

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

The Special Use is consistent with the purposes and objectives of the Land Resource Management Plan
For Kendall County and Seward Township

Attachment 1 Page 27
Please fill out the following findings of fact to the best of your capabilities. § 13:04 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals shall take into consideration the extent to which the following conditions have been established by the evidence:

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

The property is about 0.56 miles east of Grove Road. Van Dyke Road is being overlaid this spring with new asphalt and pavement markings. The current facility could not be relocated to a major collector road without causing hardship or practical difficulty to the owners.

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

The closest major collector road is less than a mile from the property. To the owners knowledge there are no other special use properties requiring a variance on Van Dyke Road. This requirement appears to be unique to to A-1 properties that are opening a banquet facility and not standard for other A-1 district uses.

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

Owners have not created any hardship in pursuing the special use for the property.

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.

There will be no adverse impact to the public welfare or substantially injurious to other property or improvements. Van Dyke Road is also being improved per the County Engineer this spring.

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.

There will be no increase in congestion as the property is located less than a mile from the major collector Grove Road. The property is not located close to other residences.

STORMWATER MANAGEMENT PERMIT

PERMIT APPLICATION # _____

Conformance with all Federal, State, and County Regulations is required. Applicants are encouraged to the Countywide Stormwater Management Ordinance and consider a pre-application meeting with Department staff prior to submittal. See attached highlights of regulations.

Property: Name JAMIE & JILLIAN PRODEHL

Owner Address [REDACTED]

Phone [REDACTED]

Agent: Name Tebrugge Engineering

Address 410 East Church Street Suite A Sandwich, IL 60548

Phone [REDACTED]

Site: Address or Location 4405 Van Dyke Road - Minooka, IL

Tax Parcel # 09-05-400-021

Zoning/Land Use/Acres AG

Proposed Development:

The owner is redeveloping the rear portion of the lot for a wedding venue. Minor gravel widening to be performed to provide adequate parking & drive lane widths.

Attachments: Plat _____ Construction Plans X

Soils _____ Landscaping X

Grading X Phasing _____

Other _____

Fees \$ _____ Processing Fee (\$50.00)

\$ _____ Engineering Review Deposit (\$1,200.00 or 2% of estimated cost of the proposed improvements, whichever is greater.)

TOTAL \$ _____ One check is acceptable made out to the Kendall County Treasurer

Staff will contact Applicant regarding schedule and reviews.

I hereby certify that the information on this application, on the documents attached, and on other submittals made during the review process is true and correct; that I am authorized to file this application; and that I agree to conform to all requirements set forth by the County and all conditions of the County Stormwater Management Ordinance. I understand that by signing this form, that the property in question may be visited by County Staff and County Engineers throughout the permit and construction process. I also understand that I am responsible for all costs associated with this application.

Owner's Signature [REDACTED] Date 2/16/2021

Agent's Signature [REDACTED] Date _____



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

I, Jillian Proehl understand that Kendall County uses the services of a
Applicant Name

consultant for engineering reviews and inspections and that I will be responsible for
payment of services on Sable Creek Homestead project. I authorize the consulting
Project Name
services to proceed.



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

I hereby submit a deposit of \$1250 payable to the **Kendall County Treasurer**
Amount

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

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

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

Signature of Applicant

[Redacted Signature]

Date: 2/16/2021



TEBRUGGE ENGINEERING

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

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

February 15, 2021

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

Re: Jamie & Jillian Prodehl

Dear Mr. Asselmeier,

Jamie & Jillian Prodehl are applying for a Special Use and Variance to operate a Wedding Venue from their property located at 4405 Van Dyke Road in Minooka, IL. There is an existing barn structure located in the rear of the 5.82 acre property which was converted into a church back in 2008, which included an asphalt and gravel parking lot, 2 light poles with dual fixtures, a well and septic system to handle up to 240 visitors.

We reviewed the Flood Insurance Rate map and determined that the floodplain and floodway from the West Aux Sable Creel Tributary B does cross the southwest corner of the property. The high water from the FIRM is about 580.8 and covers approximately 1.55 acres in the southwest corner of the site. There are no structures within the floodplain and none planned within the limits of the floodplain. In a phone conversation with Fran Klaas, he informed me that there has been extensive improvements along Grove Road last year that included a new box culvert under Van Dyke Road and a new bridge under Grove Road south of Van Dyke Road as well as ditch improvements along Grove Road which will result in the lowering of the floodplain near and on the property located at 4405 Van Dyke Roads. The submittal to FEMA has not yet been completed so the storm water study map amendment will be completed in the future.

Storm Water Narrative:

The subject property located at 4405 Van Dyke Road is zoned Ag and covers approximately 5.82 acres. There is an existing residential building, detached garage, a storage building north of the house and the remodeled barn in the northwest corner of the site. There is an existing gravel drive along the east property line extending off Van Dyke Road back to the garage, storage building and then over to the barn and north parking lot. The site drains from the north with an elevation of 588 to the south with an elevation of 578 towards two culverts that flow under Van Dyke Road.

The gravel parking lot built in 2008 does not align with the edges of the asphalt parking lot next to the barn, so we have proposed that the gravel parking lot be widened to provide more access to the parking spaces and the handicap stalls next to the barn. The owners are removing about 1,337 SF of asphalt in front of the barn to add landscaping and grass to make the front of

the building more inviting. The additional gravel amounts to 4,380 SF and we are proposing to add an infiltration BMP along the south edge of the existing parking lot. The access driveway was found to be undersized for two way traffic so the driveway was widened to 24'.

The area of the floodplain in the front yard will be improved by installing a dry mesic prairie grass with wild flowers. This will provide over 1.5 acres of naturalized area which will improve the infiltration of storm water flowing off the existing gravel areas. Additional landscaping is proposed on both sides of the north parking lot.

Due to the limited area of additional gravel surfaces added to the site and the total area of impervious/gravel area being under 45,000SF, there will not need to be a storm water detention management area on the site. The 1.5 acres of prairie grass will provide sufficient infiltration.

If you have any additional questions, please contact us.

Sincerely,

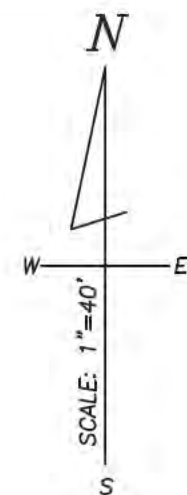
Tebrugge Engineering



John Tebrugge

PLAT OF SURVEY

OF
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 5 AND THE CENTERLINE OF VANDYKE ROAD; THENCE NORTH 01 DEGREES 28 MINUTES 36 SECONDS WEST ALONG SAID WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 5, A DISTANCE OF 498.67 FEET; THENCE SOUTH 88 DEGREES 47 MINUTES 29 SECONDS EAST, A DISTANCE OF 510.93 FEET; THENCE SOUTH 01 DEGREES 17 MINUTES 43 SECONDS EAST, A DISTANCE OF 494.35 FEET TO A POINT ON THE CENTERLINE OF SAID VANDYKE ROAD; THENCE NORTH 89 DEGREES 28 MINUTES 25 SECONDS WEST, A DISTANCE OF 396.85 FEET TO AN ANGLE POINT IN THE CENTER LINE OF VANDYKE ROAD; THENCE NORTH 88 DEGREES 30 MINUTES 55 SECONDS WEST, A DISTANCE OF 112.47 FEET TO THE POINT OF BEGINNING IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS.



0 1/4" 1/2" 3/4" 1"
0' 10' 20' 30' 40'

PIN# 09-05-400-020
FARMLAND

ACREAGE
PARCEL

PIN# 09-05-400-020
FARMLAND

PIN# 09-05-300-007
FARMLAND

GROSS AREA: ±5.8169 ACRES

PIN# 09-05-300-008
FARMLAND

PIN# 09-05-400-023
FARMLAND

ACREAGE
PARCEL



STATE OF ILLINOIS } S. S.
COUNTY OF KENDALL

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL AT OSWEGO, ILLINOIS, THIS 20TH DAY OF JANUARY, A. D., 2021.

INGRESS & EGRESS EASEMENT ALONG EAST LINE
NOT SHOWN PER OWNER'S REPORT OF ABROGATION

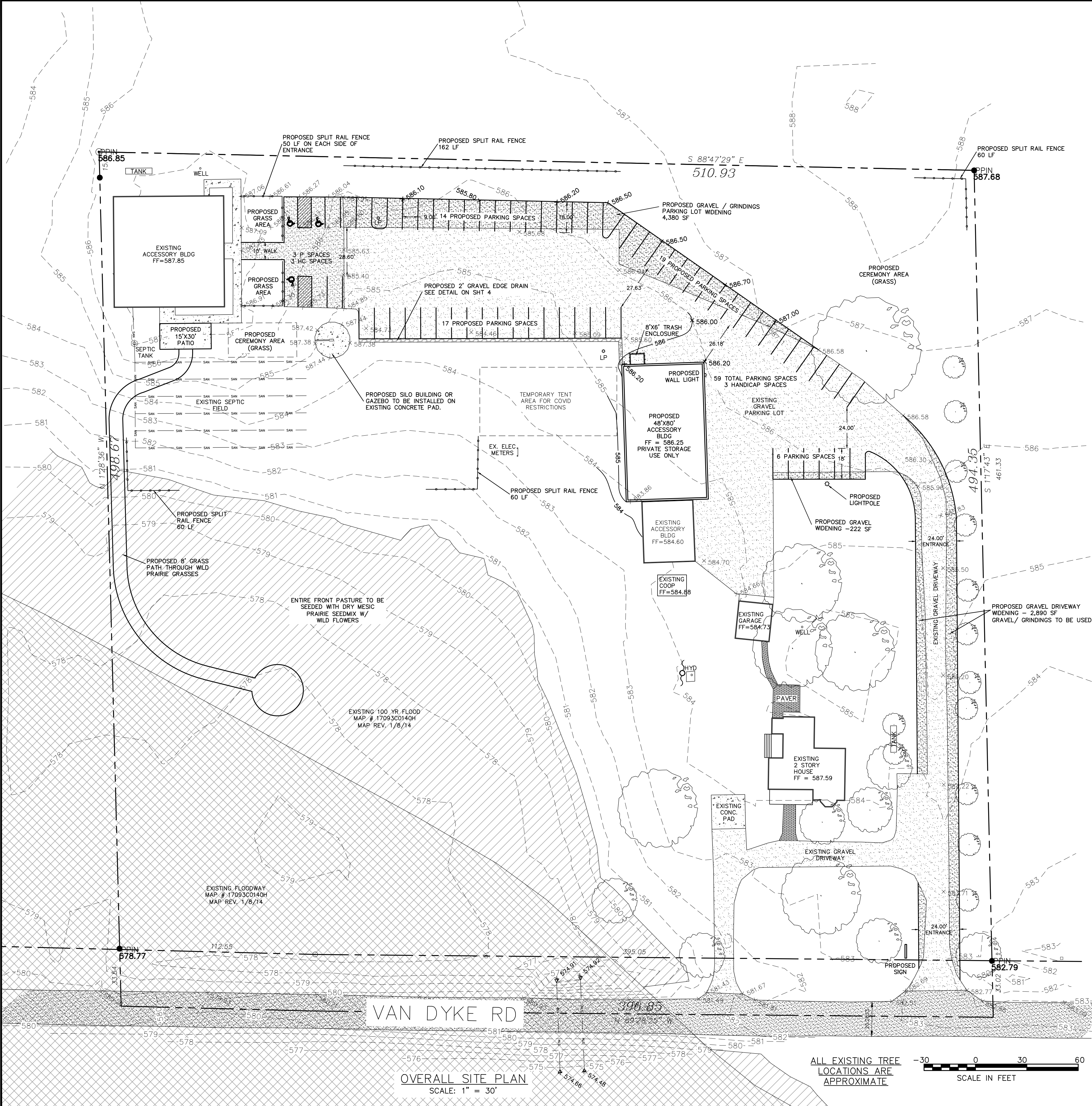
ORDERED BY: JILLIAN PRODEHL ORDER NO. 21 B 014 FILE NO. 210099

ILLINOIS LAND SURVEYOR REG. 2017
(LICENSE SUBJECT TO RENEWAL AND EXPIRES 11/30/2022)
REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
LINE DIRECTIONS AND BEARINGS, WHERE SHOWN, ARE BASED ON A DEED DATUM LINE.
PLEASE COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES

WILLIAM M. WINGSTEDT
ILLINOIS PROFESSIONAL LAND SURVEYOR
329 WHITE PINES CT., OSWEGO, ILLINOIS 60543
PHONE: (630) 554-8209 FAX (630) 551-1207

4405 VAN DYKE ROAD.DWG
● = found iron stake
○ = set iron stake

FIELD WORK COMPLETED, BUILDINGS AND OTHER
IMPROVEMENTS LOCATED AS SHOWN ON THE 20TH
OF JANUARY, A. D., 2021.



LEGEND

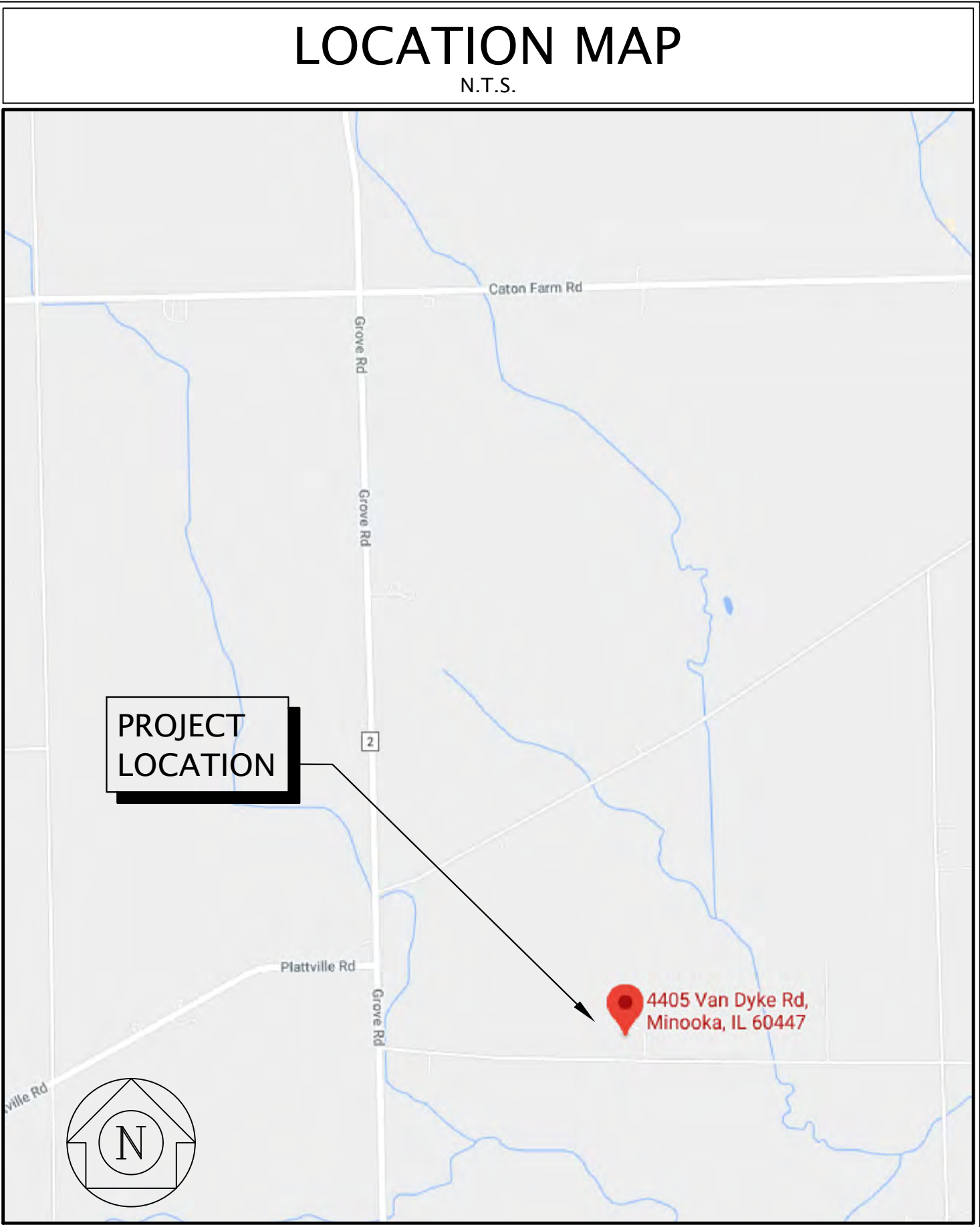
---	PROPERTY BOUNDARY
---	EXISTING CONTOUR LINE
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER LINE
---	EXISTING WATERMAIN
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING GAS SERVICE
---	EXISTING TELEPHONE
---	PROPOSED CONTOUR LINE
---	PROPOSED WATERMAIN
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED GREASE SERVICE LINE
---	PROPOSED VENT LINE
---	EXISTING FENCELINE
---	PROPOSED SILT FENCE
x 686.00	EXISTING SPOT SHOT
x 686.00	PROPOSED SPOT GRADE

WATER:	EXIST	PROP
		B-BOX
		HYDRANT
		VALVE
		VALVE VAULT
		INLET-CURB
		INLET OR MANHOLE
		FLARED END SECTION
		CLEANOUT
		MANHOLE

STORM:		
		UTILITY POLE
		GUY WIRE LOC.
		UTIL. CABINET
		UTIL. PEDESTAL
		LIGHT POLE
		TRAFFIC SIGNAL
		ELECTRIC VAULT
		GAS VALVE

SANITARY:		
		R.O.W. MONUMENT
		PROPERTY PIN
		P.C. WALL
		CHISELED MARK
		BENCHMARK
		HUB & TACK
		SOIL BORING
		OVERLAND RELIEF
		FLOW DIRECTION

ALL DISTURBED AREAS SHALL BE SEEDED WITH IDOT CLASS 1 SEEDMIX UNLESS NOTED OTHERWISE



SITE DATA:

TOTAL LOT SIZE: 5.82 AC

TOTAL PARKING STALLS REQ'D: 44
TOTAL PARKING STALLS PROP: 59

TOTAL HANDICAP STALLS REQ'D: 2
TOTAL HANDICAP STALLS PROP: 3

EXISTING PAVEMENT TO BE REMOVED
1,337 SF

PROPOSED GRAVEL
7,492 SF

PROPOSED CONCRETE PATIO
450 SF

NET INCREASE
6,605 SF

ENGINEERING PLANS FOR **SABLE CREEK HOMESTEAD**

SECTION 5, TOWNSHIP 35 NORTH , RANGE 8 EAST

**4405 VAN DYKE RD
MINOOKA, IL 60447
KENDALL COUNTY
FEBRUARY, 2021**

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
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	EXIST	PROP	
WATER:			B-BOX
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			INLET OR MANHOLE
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SANITARY:			CLEANOUT
			MANHOLE
	R.O.W. MONUMENT		UTILITY POLE
	PROPERTY PIN		GUY WIRE LOC.
	P.K. NAIL		UTIL CABINET
	CHISELED MARK		UTIL PEDESTAL
	BENCHMARK		LIGHT POLE
	HUB & TACK		TRAFFIC SIGNAL
	SOIL BORING		ELECTRIC VAULT
	OVERLAND RELIEF		GAS VALVE
	FLOW DIRECTION		



Know what's **below**.
Call before you dig

Contractor and or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-892-0123 or dial 811.

UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

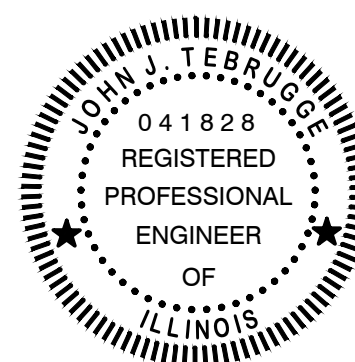
INDEX TO SHEETS

1. COVER SHEET
2. EXISTING CONDITIONS & DEMOLITION PLAN
3. CIVIL SITE PLANS
4. GENERAL NOTES & DETAILS

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 16TH DAY OF FEBRUARY, 2021

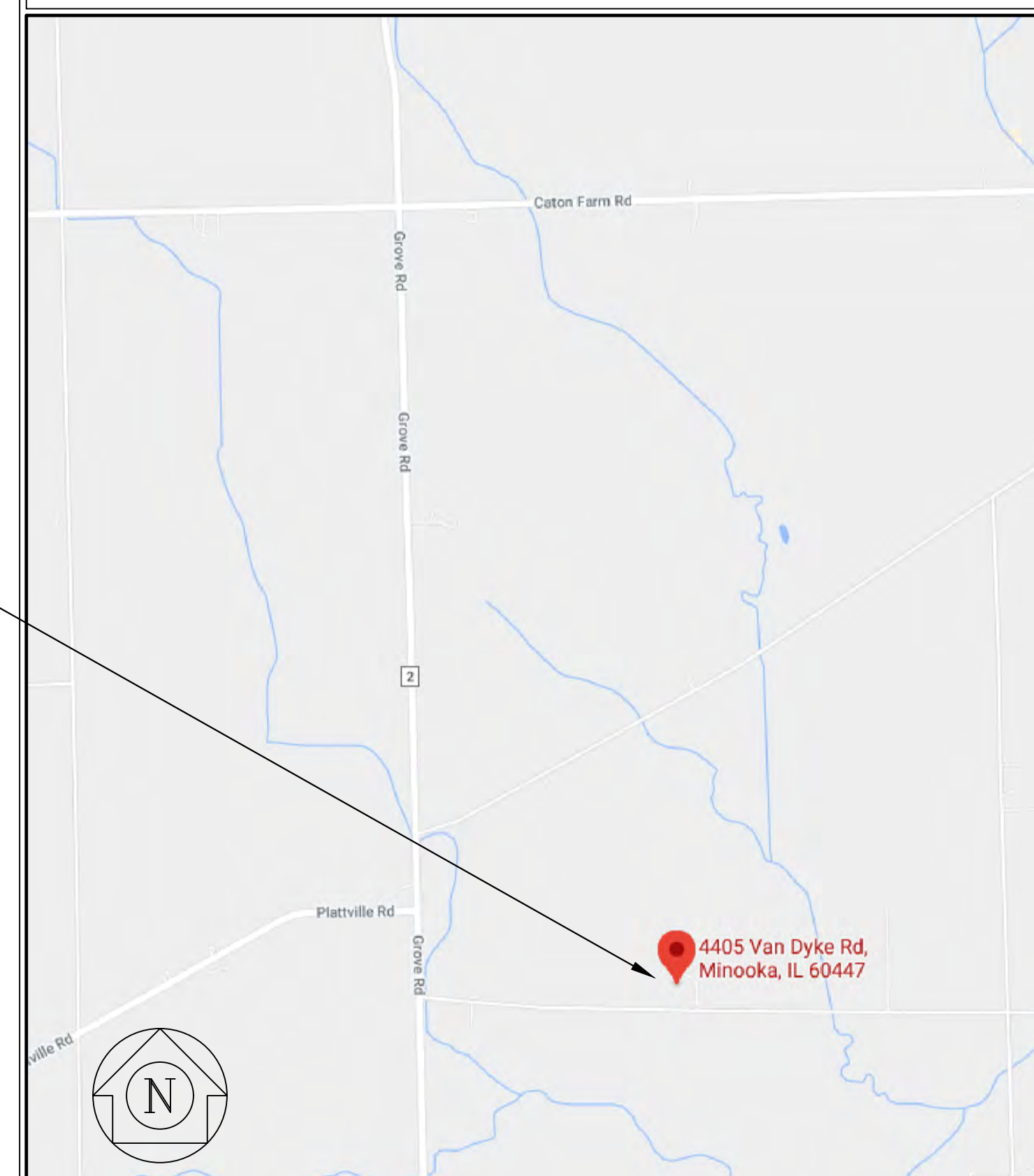


John J. Schugge
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
NO. 0062-041828 EXPIRES NOV. 30, 2021

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ALL RIGHTS RESERVED. NO PART OF THESE CIVIL ENGINEERING PLANS
MAY BE REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM
OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR OTHER
ELECTRONIC OR MECHANICAL METHODS, WITHOUT THE PRIOR WRITTEN
PERMISSION OF TEBRUGGE ENGINEERING.

LOCATION MAP

N.T.S



BENCHMARKS

1. NATIONAL GEODETIC SURVEY MONUMENT PID - MF0523
LOCATED 320 FEET EAST OF THE PLANO TRAIN STATION, 21 FEET NORTH OF THE CENTERLINE OF
THE NORTH TRACK, AT AN ABANDONED SIGNAL BRIDGE FOUNDATION STANDARD DISK IN
CONCRETE TRACK "Y 49 1934"

NAVD 88 DATUM
ELEVATION = 649.11

PLANS PREPARED FOR

JAMIE & JILLIAN PRODEH
4405 VAN DYKE RD
MINOOKA, IL 60447
PHONE: (630) 809-8772

CIVIL ENGINEER

TEBRUGGE ENGINEERING
410 E CHURCH ST - SUITE A
SANDWICH, ILLINOIS 60548
(815) 786-0195

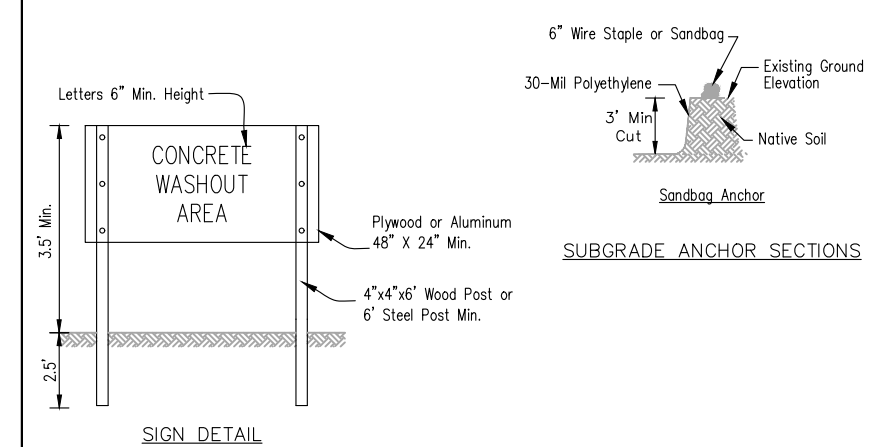
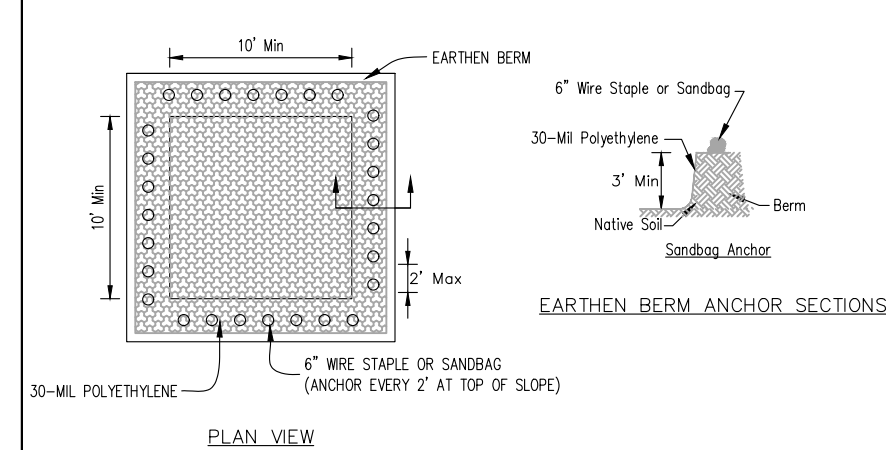
INFO@TEBRUGGEENGINEERING.COM
WWW.TEBRUGGEENGINEERING.COM

[illegible]

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 5 AND THE CENTERLINE OF VANDYKE ROAD; THENCE NORTH 01 DEGREES 28 MINUTES 36 SECONDS WEST ALONG SAID WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 5, A DISTANCE OF 498.67 FEET; THENCE SOUTH 88 DEGREES 47 MINUTES 29 SECONDS EAST, A DISTANCE OF 510.93 FEET; THENCE SOUTH 01 DEGREES 17 MINUTES 43 SECONDS EAST, A DISTANCE OF 494.35 FEET TO A POINT ON THE CENTERLINE OF SAID VANDYKE ROAD; THENCE NORTH 89 DEGREES 19 MINUTES 25 SECONDS WEST ALONG SAID CENTERLINE OF VANDYKE ROAD, A DISTANCE OF 396.85 FEET TO AN ANGLE POINT IN THE CENTER LINE OF VANDYKE ROAD; THENCE NORTH 88 DEGREES 30 MINUTES 55 SECONDS WEST, A DISTANCE OF 112.47 FEET TO THE POINT OF BEGINNING IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS.

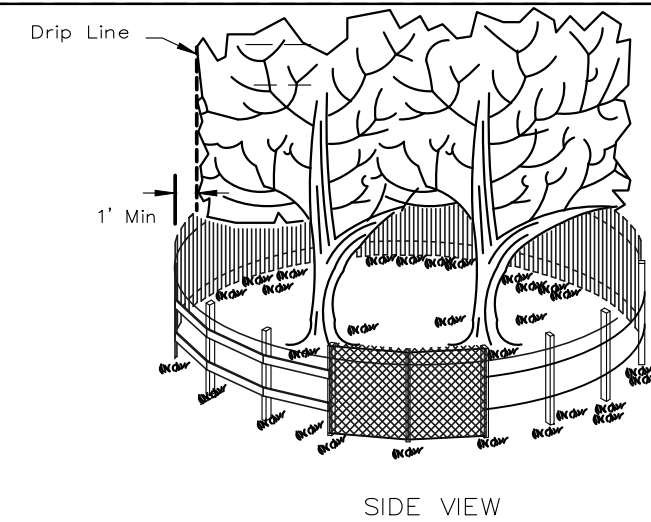
CONCRETE WASH-OUT NOTE:
CONCRETE WASHOUT SHOULD BE CONTAINED AT ALL TIMES. WASHOUT MATERIAL SHOULD NOT BE ALLOWED TO ENTER WATER BODIES, STORM SEWERS OR LEACH INTO THE SOIL UNDER ANY CIRCUMSTANCES. ANY WASTE SHOULD BE DISPOSED OF PROPERLY AND THE LOCATION OF THE WASHOUT SHOULD BE DESIGNATED WITH PROPER SIGNAGE. FAILURE TO COMPLY COULD RESULT IN AN INCIDENCE OF NONCOMPLIANCE (ION).



NOTES

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

10-1584 10-1584	TEMPORARY CONCRETE WASHOUT FACILITY - EARTHEN TYPE	Designed by _____ Drawn by _____ Checked by _____
		_____ _____ _____



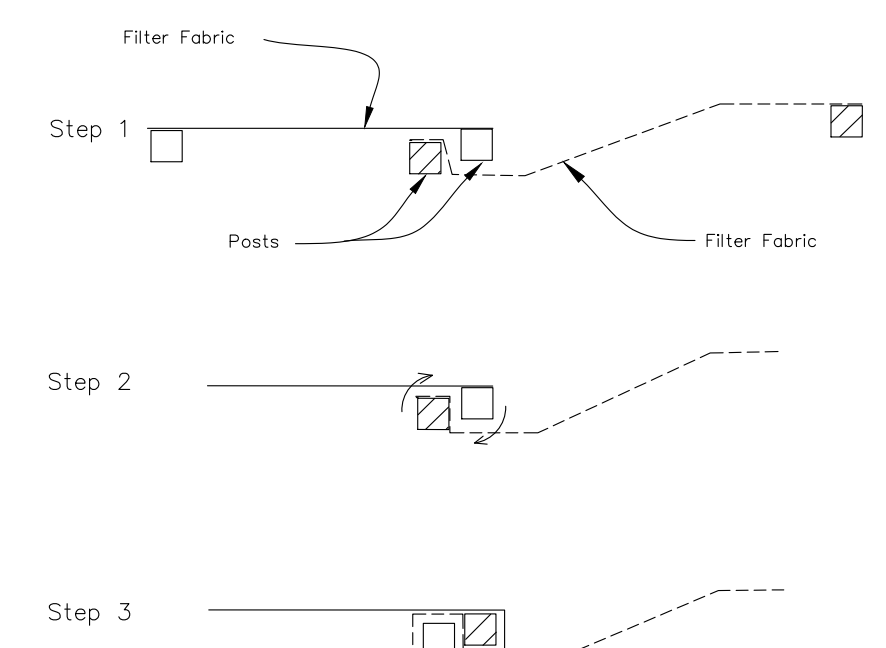
POST AND FENCE DETAIL

NOTES

1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fence or any other material as approved by the engineer/inspector.

REFERENCE Project _____ Designed _____ Date _____ Checked _____ Date _____ Approved _____ Date _____	 NRCS National Resources Conservation Service	STANDARD DWG. NO. IL-690 SHEET 1 OF 1 DATE 4-7-04
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SILT FENCE – SPLICING TWO FENCES

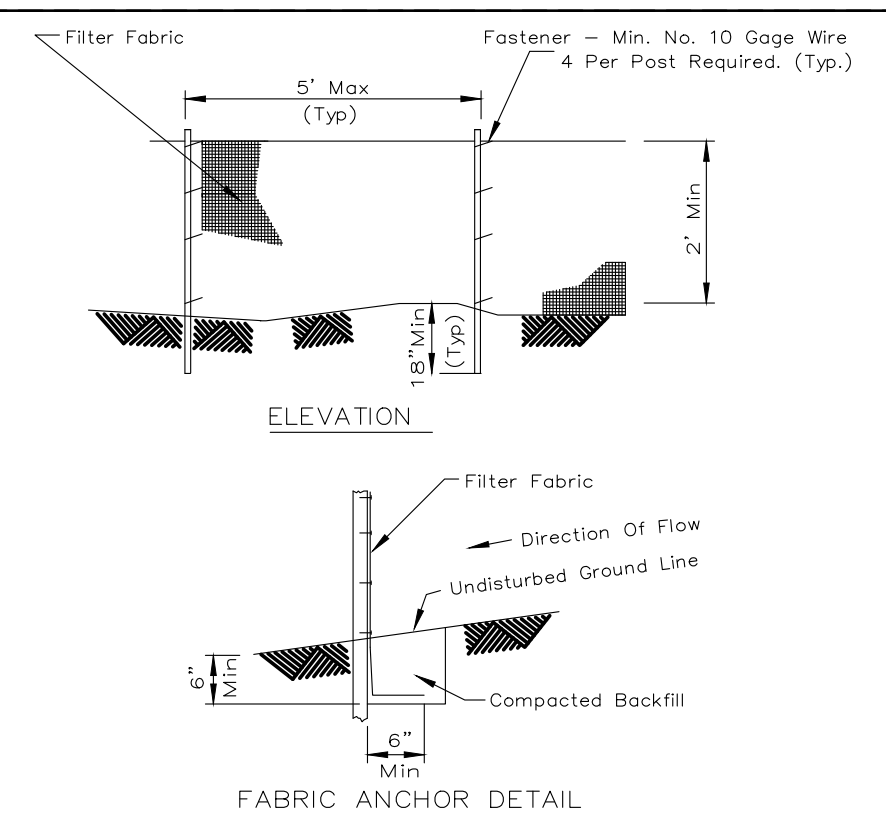


ATTACHING TWO SILT FENCES

1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accommodate the flap.
4. Drive both posts a minimum of 18 inches into the ground and bury flap.
5. Compact backfill (particularly at splices) completely to prevent stormwater piping.

REFERENCE Project _____ Designed _____ Date _____ Checked _____ Date _____ Approved _____ Date _____		STANDARD DWG. NO. IUM-620B(W) SHEET 1 OF 1 DATE 3-16-2012
--	---	--

SILT FENCE PLAN



NOTES:

1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE Project _____ Designed _____ Date _____ Checked _____ Date _____ Drawn _____ Date _____		STANDARD DWG. NO. IUM-620 SHEET 1 OF 2 DATE 11-10-11
---	---	--

PROJECT NO.	21 488 01
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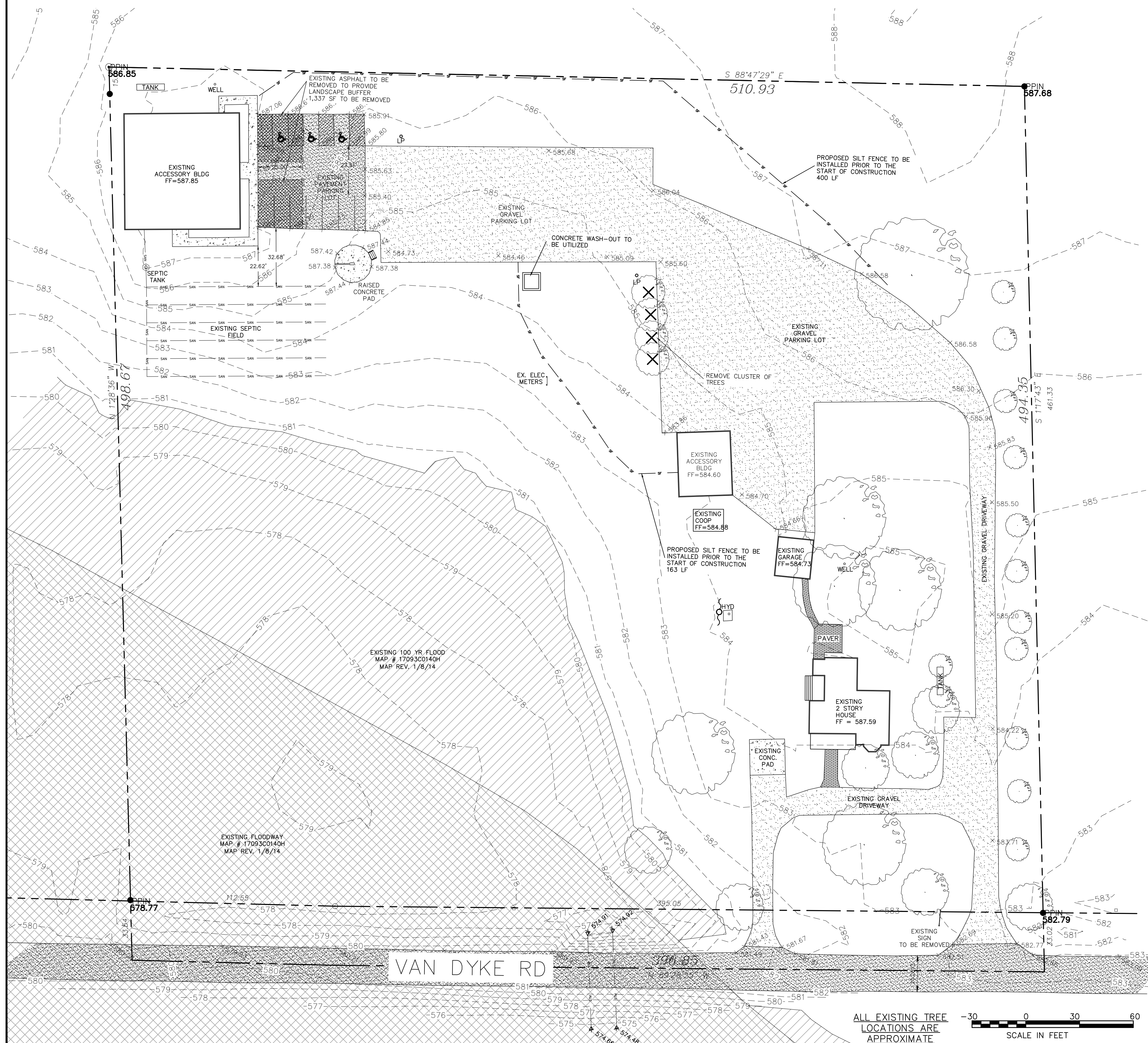
SCALE: 1" = 30'

DATE: 2/16/21

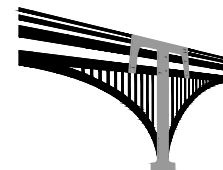
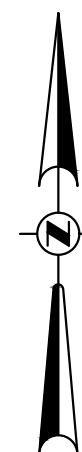
SHEET NO.

2

OF 4 SHEETS



ALL EXISTING TREE
LOCATIONS ARE
APPROXIMATE



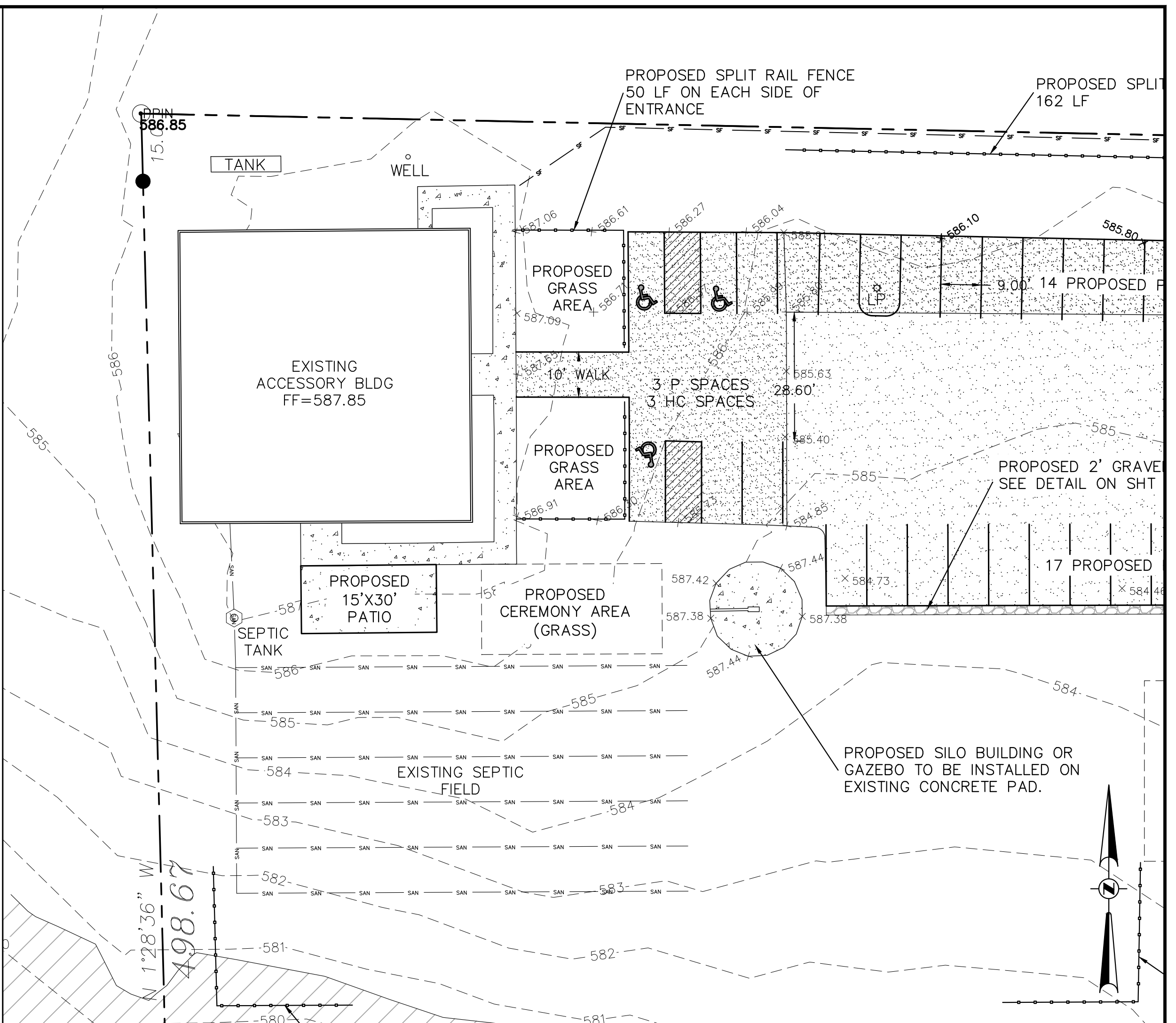
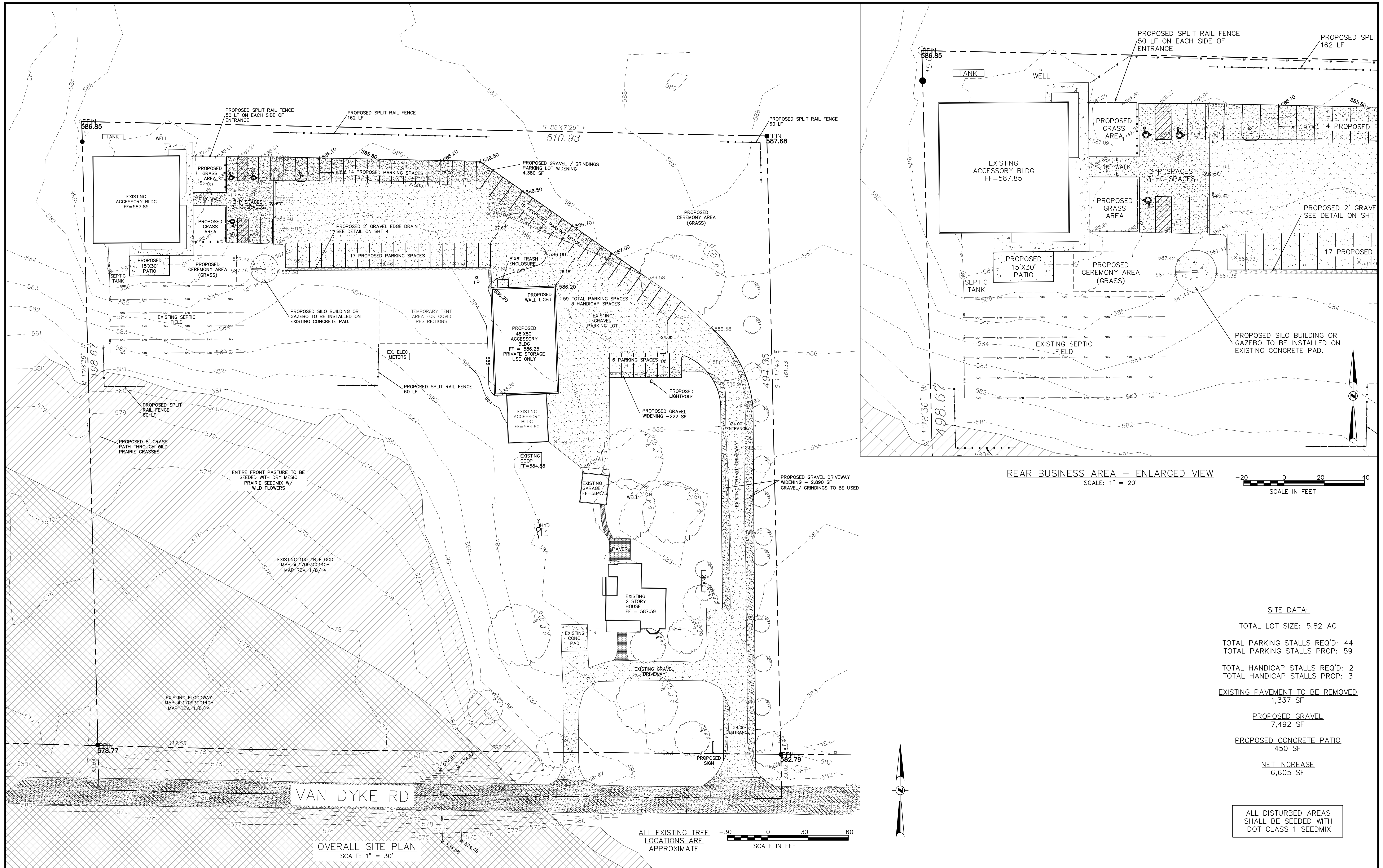
TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

REVISIONS	NO.	DATE	NOTES

PREPARED FOR:
JAMIE & JILLIAN PRODEHL
4405 VAN DYKE ROAD, MINOOKA, IL 60447

SABLE CREEK HOMESTEAD WEDDING VENUE

EXISTING CONDITIONS & DEMOLITION PLAN



REAR BUSINESS AREA - ENLARGED VIEW
SCALE: 1" = 20'



SITE DATA:

TOTAL LOT SIZE:	5.82 AC
TOTAL PARKING STALLS REQ'D:	44
TOTAL PARKING STALLS PROP:	59
TOTAL HANDICAP STALLS REQ'D:	2
TOTAL HANDICAP STALLS PROP:	3
EXISTING PAVEMENT TO BE REMOVED	1,337 SF
PROPOSED GRAVEL	7,492 SF
PROPOSED CONCRETE PATIO	450 SF
NET INCREASE	6,605 SF

ALL DISTURBED AREAS
SHALL BE SEEDED WITH
IDOT CLASS 1 SEEDMIX

GENERAL CONDITIONS

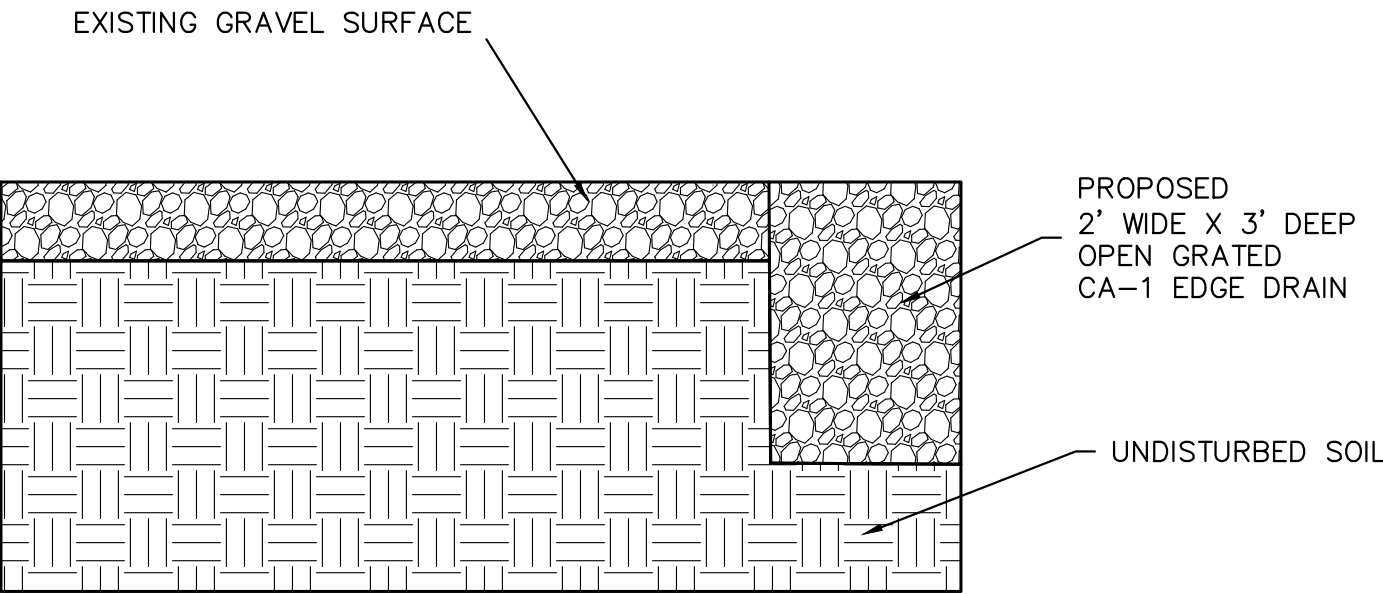
1. ALL EARTHWORK, ROADWAY WORK, DRAINAGE WORK OR STORM SEWER WORK SHALL BE PERFORMED UTILIZING MATERIALS AND METHODS IN STRICT ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.
2. ALL SANITARY SEWER AND WATER MAIN WORK SHALL BE PERFORMED USING METHODS AND MATERIALS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.
3. ANY SPECIFICATIONS WHICH ARE SUPPLIED ALONG WITH THE PLANS SHALL TAKE PRECEDENCE IN THE CASE OF A CONFLICT WITH THE STANDARD SPECIFICATIONS NOTED IN ITEMS NO. 1 AND 2 ABOVE. THE ABOVE STANDARD SPECIFICATIONS & THE CONSTRUCTION PLANS ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.
4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
5. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE GOVERNING MUNICIPALITY, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS, ALONG WITH ADEQUATE TRAFFIC CONTROL MEASURES. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
7. THE UTILITY LOCATIONS, AND THE DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO INITIATING CONSTRUCTION OPERATIONS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS.
8. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE OFFICE OF J.U.L.I.E. AT 1-800-892-0123 FOR EXACT FIELD LOCATION OF ALL UNDERGROUND UTILITIES IN THE PROXIMITY OF, AND ON, THE PROJECT SITE; IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE J.U.L.I.E. SYSTEM, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THIS AND MAKE ARRANGEMENTS TO HAVE THESE UTILITIES FIELD LOCATED.
9. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR RELOCATING THESE FACILITIES AT HIS EXPENSE TO ACCOMMODATE THE NEW CONSTRUCTION.
10. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ONSITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
11. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THIS SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
12. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OF FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1926) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STELGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970(REVISED). THE CONTRACTOR, ENGINEERS, AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND ALL GOVERNING AUTHORITIES, THEIR AGENTS SUCCESSORS AND ASSIGNS FROM ANY AND ALL LIABILITY WITH RESPECT TO THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK REQUIRED ON THIS PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE WORK OF THIS CONTRACT IN A MANNER WHICH STRICTLY COMPLIES WITH ANY AND ALL PERTINENT LOCAL, STATE OR NATIONAL CONSTRUCTION AND SAFETY CODES; THE ENGINEER, OWNER, AND GOVERNING AUTHORITIES ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE BY THE CONTRACTOR WITH SAID CODES AND ASSUME NO LIABILITY FOR ACCIDENTS, INJURIES, OR DEATHS, OR CLAIMS RELATING THERETO WHICH MAY RESULT FROM LACK OF ADHERENCE TO SAID CODES.

EARTHWORK

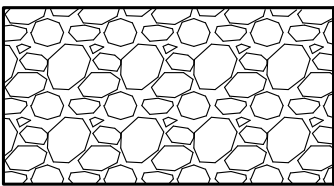
1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS.
2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.
4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS, THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE.
5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.
6. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.
7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE, A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.
8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"). IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT A GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.
9. EMBANKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOIL ENGINEER.
10. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-157 (MODIFIED PROCTOR METHOD).
11. THE SUB GRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER.
12. SOIL BORING REPORTS, IF AVAILABLE, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.
13. IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

PAVING & WALKS

1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION; FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.
2. ALL PAVING AND SIDEWALK WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS (I.D.O.T.) AND PER LOCAL REGULATIONS.
3. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF THE PLAN ELEVATION. THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS, THE PAVING CONTRACTOR SHALL FINE GRADE THE SUBGRADE SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.
4. THE PROPOSED PAVEMENT SHALL CONSIST OF THE SUB-BASE COURSE, BITUMINOUS AGGREGATE BASE COURSE, BITUMINOUS BINDER COURSE, AND BITUMINOUS SURFACE COURSE, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS. PRIME COAT SHALL BE APPLIED TO THE SUB-BASE COURSE AT A RATE OF 0.5 GALLONS PER SQUARE YARD. UNLESS SHOWN AS A BID ITEM, PRIME COAT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
5. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC SHALL BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS LAID. AFTER INSTALLATION OF THE BINDER COURSE AND UPON INSPECTION AND APPROVAL BY GOVERNING AUTHORITY, THE PAVEMENT SHALL BE CLEANED, PRIMED AND THE SURFACE COURSE LAID. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE PAVING CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER IS NECESSARY, INCLUDING THE USE OF POWER BROOMS TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. EQUIPMENT AND MANPOWER TO CLEAN PAVEMENT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT. PRIME COAT ON THE BINDER COARSE SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.5 GALLONS PER SQUARE YARD.
6. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL DEVELOP A MINIMUM OF 3,500-PSI COMPRESSIVE STRENGTH AT 28 DAYS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS, AND 3/4" PRE-MOLDED FIBER EXPANSION JOINTS SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSTRUCTED OVER UTILITY TRENCHES SHALL BE REINFORCED WITH THREE NO. 5 REINFORCING BARS (10' MINIMUM LENGTH). ALL SIDEWALKS CROSSING DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK AND REINFORCED WITH 6X6 #6 WELDED WIRE MESH. ALL SIDEWALKS SHALL BE BROOM FINISHED. IF A MANHOLE FRAME FALLS WITHIN THE LIMITS OF A SIDEWALK, A BOX-OUT SECTION SHALL BE PLACED AROUND THE MANHOLE FRAME WITH A 3/4" EXPANSION JOINT.
8. BACKFILLING ALONG PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR.
9. IT SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIAL AND DEBRIS, WHICH RESULTS FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
10. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION, AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE GOVERNING MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE OWNER TO PERFORM THE REQUIRED TESTS.
11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 1-502 OF SAME SPECIFICATIONS.
12. PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS 40 DEGREES FAHRENHEIT AND THE FORECAST CALL FOR RISING TEMPERATURES.
13. ALL EXISTING CURB AND PAVEMENT SHALL BE PROTECT DURING CONSTRUCTION. ANY DAMAGE TO THE CURB OR PAVEMENT WILL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
14. ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT, INCLUDING SIDEWALK RAMPS, MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.



PARKING LOT EDGE DRAIN DETAIL
N.T.S.



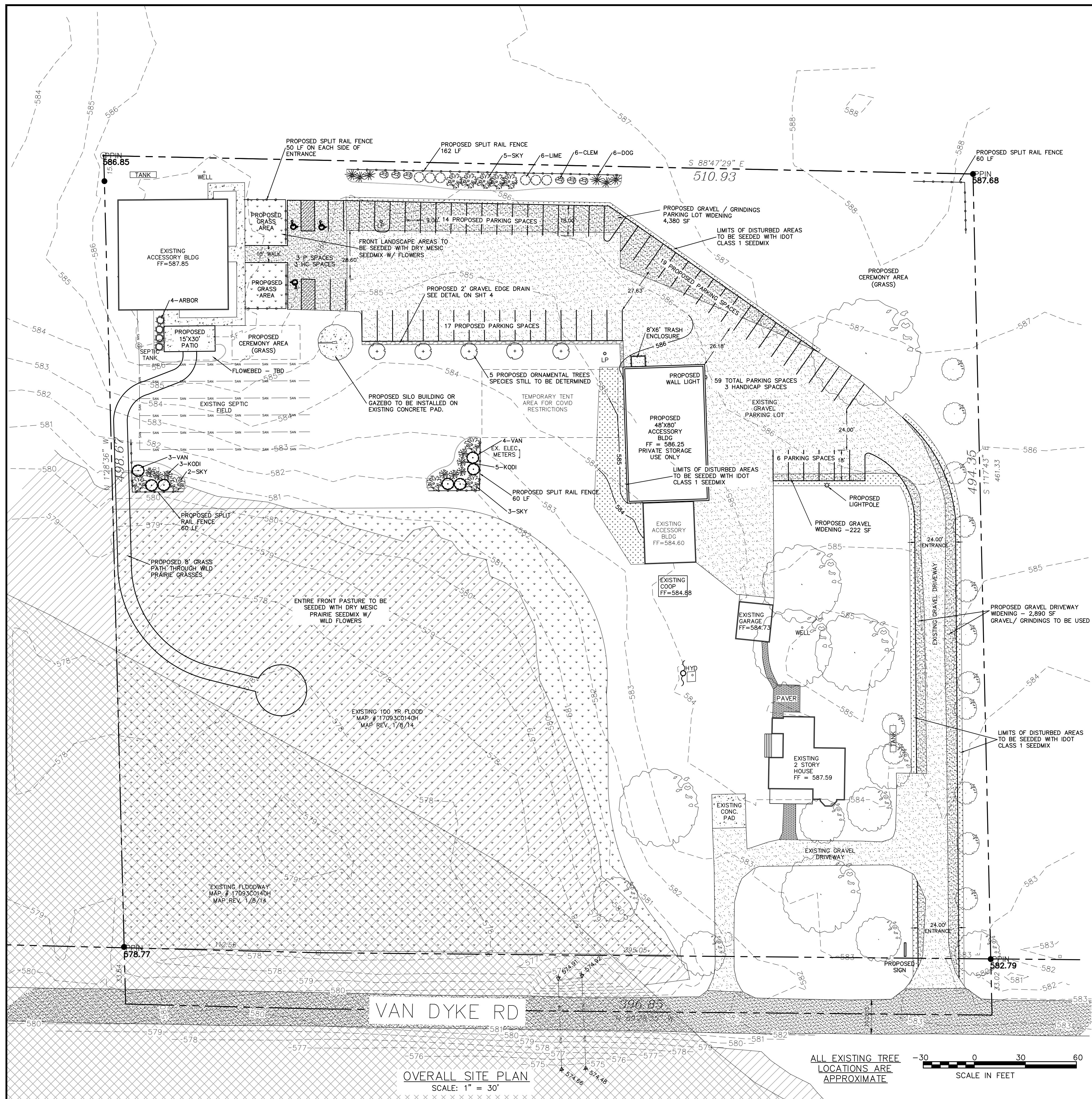
10" AGGREGATE COURSE, TYPE A, CA-7 CRUSHED STONE
AREA TO BE TREATED WITH CALCIUM CHLORIDE AS NEEDED FOR DUST CONTROL

GRAVEL STORAGE LOT DETAIL
N.T.S.


































ALL DISTURBED AREAS
SHALL BE SEEDED WITH
IDOT CLASS 1 SEEDMIX

REVISIONS	NO.	DATE	NOTES

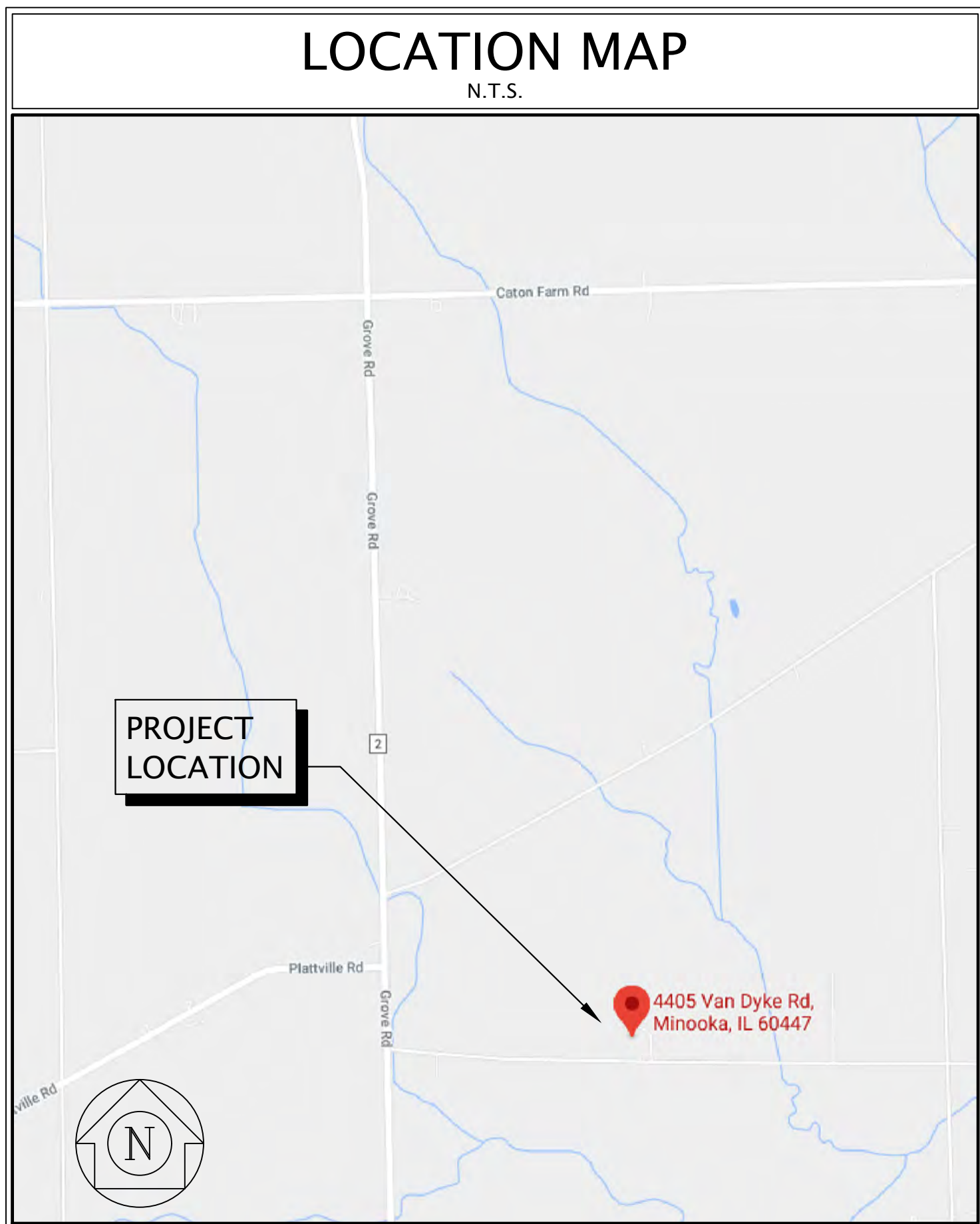
PROJECT NO.	21 488 01
SCALE:	NTS
DATE:	2/16/21













LEGEND

=====	PROPERTY BOUNDARY		
---600---	EXISTING CONTOUR LINE		
---STM---	EXISTING STORM SEWER		
---SAN---	EXISTING SANITARY SEWER LINE		
---W---X---	EXISTING WATERMAIN		
---UT---UT---	EXISTING UNDERGROUND ELECTRIC		
---OHE---	EXISTING OVERHEAD ELECTRIC		
---GAS---GAS---	EXISTING GAS SERVICE		
---T---T---	EXISTING TELEPHONE		
---673---	PROPOSED CONTOUR LINE		
---W---W---	PROPOSED WATERMAIN		
---STM---	PROPOSED STORM SEWER		
---SAN---	PROPOSED SANITARY SEWER LINE		
---GREASE---	PROPOSED GREASE SERVICE LINE		
---VENT---VENT---	PROPOSED VENT LINE		
---F---F---	EXISTING FENCELINE		
---SP---	EXISTING SPOT FENCE		
x 686.00	EXISTING SPOT SHOT		
x 686.00	PROPOSED SPOT GRADE		
WATER:	EXIST	PROP	B-X-B
			HYDRANT
			VALVE
			VALVE VAULT
STORM:			INLET-CURB
			INLET OR MANHOLE
			FLARED END SECTION
SANITARY:			CLEANOUT
			MANHOLE
	R.O.W. MONUMENT		UTILITY POLE
	PROPERTY PIN		WIRE LOC.
	P.K. NAIL		UTIL. CAESTRAL
	CHSELED MARK		UTIL. PEDESTAL
	BENCHMARK		LIGHT POLE
	HUB & TACK		TRAFFIC SIGNAL
	SOIL BORING		ELECTRIC VAULT
	OVERLAND RELIEF		GAS VALVE
	FLOW DIRECTION		

ALL DISTURBED AREAS
SHALL BE SEEDED WITH
IDOT CLASS 1 SEEDMIX
UNLESS NOTED OTHERWISE



PROPOSED LANDSCAPING MATERIAL

CODE:	DESCRIPTION:		UNIT OF MEASURE	QTY
<u>TREES</u>				
	ORN	ORNAMENTAL TREE -- TBD	"TBD"	6' 5
<u>SHRUBS</u>				
	SKY	SKYHIGH JUNIPER	"JUNIPERUS SCOPULORUM 'BAILLIH'"	6' 10
	ARBOR	EMERALD GREEN ARBORVITAE	"THUJA OCCIDENTALIS 'EMERALD GREEN'"	6' 4
	DOG	ISANTI REDTWIG DOGWOOD	"CORNUS SERICEA 'ISANTI'"	5 GAL 6
	CLEM	SWEET AUTUMN CLEMATIS	"CLEMATIS MAXIMOWICZIANA (TERNIFLORA)"	1 GAL 6
	LIME	LIMELIGHT HYDRANGEA	"HYDRANGEA PAN. 'LIMELIGHT'"	5 GAL 6
	VAN	VANILLA STRAWBERRY HYDRANGEA	"HYDRANGEA PANICULATA 'RENHY'"	5 GAL 7
	KODI	KODIAC BLACK HONEYSUCKLE	"DIERVILLA RIVULARIS 'SMNDRSF'"	1 GAL 8
<u>TURF</u>				
	IDOT CLASS 1 SEEDMIX --	ALL DISTURBED AREA THAT ARE NOT MULCHED SHALL BE SEEDDED APPROX. 4,670 SF		
	DRY MESIC PRAIRIE SEEDMIX W/ FLOWERS --	AS NOTED ON THE PLAN -- APPROX 74,100 SF BY MARTENSON TURF PRODUCTS -- WATERMAN, IL		

LANDSCAPE NOTES

PART 1 – GENERAL

1.01 DESCRIPTION

A. PROVIDE TURF, TREES, SHRUBS, AND GROUNDCOVER AS SHOWN AND SPECIFIED. THE WORK INCLUDES:

1. SOIL PREPARATION
2. FERTILIZATION
3. SEEDING
4. TREES, SHRUBS, AND GROUNDCOVERS
5. MULCH AND PLANT ACCESSORIES
6. MAINTENANCE AND GUARANTEE
7. CLEANING UP WORK AREAS

1.02 QUALITY ASSURANCE

- A. COMPLY WITH APPLICABLE LOCAL REGULATIONS.
- B. SOD: COMPLY WITH AMERICAN SOD PRODUCERS ASSOCIATION (ASPA) CLASSES OF SOD MATERIAL.
- C. PLANT NAMES INDICATED COMPLY WITH "STANDARD PLANT NAMES" AS ADOPTED BY THE LATEST EDITION OF THE AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE, NAMES OF VARIETIES NOT LISTED CONFORM GENERALLY WITH NAMES ACCEPTED BY THE NURSERY TRADE. PROVIDE STOCK TRUE TO BOTANICAL NAME AND LEGALLY TAGGED.
- D. COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK". A PLANT SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION.
- E. ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS.

1.03 SUBMITTALS

- A. SEED: SUBMIT SEED VENDOR'S CERTIFICATION FOR REQUIRED GRASS SEED MIXTURE, INDICATING PERCENTAGE BY WEIGHT, AND PERCENTAGES OF PURITY, GERMINATION, AND WEED SEED FOR EACH GRASS SPECIES.
- B. SOD: SUBMIT SOD GROWER'S CERTIFICATION OF GRASS SPECIES. IDENTIFY SOURCE.
- C. MULCH
- D. STRAW BLANKET

1.04 DELIVERY, STORAGE, AND HANDLING

- A. SEED: DELIVER SEED AND FERTILIZE MATERIALS IN ORIGINAL UNOPENED CONTAINERS, SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION.
- B. SOD: DELIVER AND INSTALL SOD CUT WITHIN 48-HOUR PERIOD.
- C. DELIVER FERTILIZER MATERIALS IN ORIGINAL, UNOPENED, AND UNDAMAGED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION.
- D. TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FALLS TO MEET THE HIGHEST STANDARDS WILL BE REJECTED. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY. INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK AND ON ARRIVAL: THE CERTIFICATE SHALL BE FILLED WITH THE LANDSCAPE ARCHITECT. PROTECT ALL PLANTS FROM DYING OUT. IF PLANTS CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, PROPERLY PROTECT THEM WITH SOIL, OR MULCH. WATER HEELED-IN PLANTINGS REGULARLY.
- E. COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH A PROTECTIVE COVERING TO PREVENT WINDBURN, WHEN IN LEAF.

1.05 PROJECT CONDITIONS

- A. CONFIRM THAT THE QUALITY AND DEPTH OF TOPSOIL IS SATISFACTORY PRIOR TO BEGINNING FINE GRADING.
- B. FINE GRADING MUST BE APPROVED BY OWNER PRIOR TO START OF SEEDING OR SODDING.
- C. PERFORM GRASSING WORK ONLY AFTER PLANTING AND OTHER WORK AFFECTING GROUND SURFACE HAS BEEN COMPLETED.
- D. INSTALL SEED UNDER FAVORABLE WEATHER CONDITIONS UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. THE GENERALLY ACCEPTED TIMES FOR SEEDING ARE:

SPRING – APRIL 1ST TO MAY 31ST
FALL – AUGUST 15TH TO SEPTEMBER 30TH

1.06 GUARANTEE

- A. GUARANTEE ALL WORK FOR ONE YEAR FOLLOWING THE DATE OF INSTALLATION.
- B. AT THE END OF THE GUARANTEE PERIOD, RESEED AND RESED AREAS WITH SPECIFIED MATERIALS, WHICH FAIL TO PROVIDE A UNIFORM STAND OF GRASS.
- C. REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE DEAD OR, AS DETERMINED BY THE LANDSCAPE ARCHITECT, ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION.
- D. GURANTEE SHALL NOT INCLUDE DAMAGE OR LOSS OF TREES, PLANTS, GROUNDCOVERS, OR TURF CAUSED BY FIRES, FLOODS, FREEZING RAINS, LIGHTNING STORMS, OR WINDS OVER 75 MILES PER HOUR, WINTER KILL CAUSED BY EXTREME COLD AND SEVERE WINTER CONDITIONS NOT TYPICAL OF PLANTING AREA; OR ACT OF VANDALISM.

PART 2 – PRODUCTS

2.01 MATERIALS

- A. SEED/SOD FERTILIZER:
 1. GRANULAR, 10–10–10. ALL PURPOSE AT A RATE OF 1LBS N–P–K PER 1,000 S.F.
- B. PLANT FERTILIZER:
 1. PROVIDE A GRANULAR COMMERCIAL FERTILIZER WITH AN ANALYSIS OF 10–10–10.
- C. SEED:
 1. LAWN SEED: FRESH, CLEAN SEED FROM MOST RECENTLY HARVESTED CROP WHICH COMPIUES WITH ALL LOCAL, STATE, AND FEDERAL SEED AND WEED LAWS IS FREE FROM POA ANNUAL, BENT GRASS AND NOXIOUS WEEDS.
 2. BLEND: PERCENT BY WEIGHT:

FIELD OF DREAMS RESEEDER MIX, (AS AVAILABLE FROM NATURAL SEED, DOWNERS GROVE, IL)

2 – NAMED KENTUCKY BLUE GRASSES 50%
2 – NAMED TURF TYPE PERENNIAL GRASSES 50%
- D. PLANTS: PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL, DENSELY DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUNDLY HEALTHY PLANTS FREE FROM DEFECTS, SUN SCALD INJURIES, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION. ALL PLANTS SHALL HAVE A FULL DEVELOPMENT FORM.
 1. DIG BALLED AND BURLAPPED PLANTS WITH FIRM, NATURAL BALLS OR EARTH. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK".
 2. PROVIDE SHADE AND EVERGREEN TREE SPECIES WITH A SINGLE MAIN TRUNK UNLESS OTHERWISE SPECIFIED OR ACCEPTED.
 3. PROVIDE PLANTS MATCHED IN FORM WHEN ARRANGED IN GROUPS.
 4. PROVIDE EVERGREEN TREES BRANDED TO THE GROUND UNLESS OTHERWISE SPECIFIED OR ACCEPTED.
 5. PROVIDE SHRUBS AND SMALL PLANTS MEETING THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT LIST.
 - 5.a. THE MEASUREMENTS FOR HEIGHT SHALL BE TAKEN FROM THE GROUND LEVEL TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT AND NOT THE LONGEST BRANCH.

PART 3 – EXECUTION

3.01 INSPECTION

- A. EXAMINE FINISH SURFACE GRADES, TOPSOIL QUALITY, DEPTH, AND CONDITIONS OF INSTALLATIONS.

3.02 PREPARATION

- A. LOOSEN TOPSOIL OF LAWN AREAS TO MINIMUM DEPTH OF 2". REMOVE STONES OVER 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND EXTRANEOUS MATTER.
- B. GRADE LAWN AREAS TO SMOOTH, FREE DRAINING AND EVEN SURFACE WITH A LOOSE, UNIFORMLY FINE TEXTURE. MECHANICALLY OR MANUALLY RAKE; REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO DRAIN.
- C. RESTORE PREPARED AREAS TO SPECIFIED CONDIONITON IF ERODED, SETTLED, OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO SEEDING OR SODDING.
- D. TIME OF PLANTING:
 1. EVERGREEN MATERIAL; PLANT EVERGREEN MATERIALS BETWEEN SEPTEMBER 2ND AND NOVEMBER 1ST OR IN SPRING BEFORE NEW GROWTH BEGINS
 2. DECIDUOUS MATERIAL; PLANT DECIDUOUS MATERIALS IN A DORMANT CONDITION OR PRE–DIG AND HEAL UNTIL SITE IS READY.
- E. LOCATE PLANTS AS INDICATED AND APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
- F. ROTOTILL ALL GROUNDCOVER BEDS.
- G. PROVIDE SHRUB PITS AT LEAST 8" GREATER THAN THE DIAMETER OF THE ROOT SYSTEM AND 12" GREATER FOR TREES.

3.03 SEED INSTALLATION

- A. TURF AREAS:
 1. SEED IMMEDIATELY AFTER PREPARATION OF BED.
 2. PERFORM SEEDING OPERATIONS WHEN THE SOIL IS DRY AND WHEN WINDS DO NOT EXCEED 20 MILES PER HOUR VELOCITY.
 3. SOW SEED AT 300 LBS. PER ACRE.
 - 3.a. CONVENTIONAL SEEDING:
 - 3.a.1. APPLY SEED WITH A ROTARY OR DROP TYPE DISTRIBUTOR. SEED EVENLY.
 - 3.a.2. AFTER SEEDING, RAKE SOIL SURFACE LIGHTLY TO INCORPORATE SEED.
 4. WITHIN 24 HOURS, PLACE STRAW BLANKET OVER ALL SEEDED AREAS. PLACE BLANKET PERPENDICULAR TO CONTOUR LINES AND FASTEN IN PLACE PER MANUFACTURES RECOMMENDATIONS.
- 3.04 PLANT INSTALLATION

- A. TREES AND SHRUBS:
 1. SET PLANT MATERIAL IN THE PLANTING PIT TO PROPER GRADE AND ALIGNMENT. DO NOT FILL AROUND TRUNKS OR STEMS.
 2. AFTER BALLED OR BURLAPPED PLANTS ARE SET, FILL ALL VOIDS.
 3. MIX APPROVED COMMERCIAL FERTILIZER AT 10 LBS. PER CUBIC YARD OF BACKFILL.
- B. GROUNDCOVERS:
 1. WHERE GROUNDCOVERS ARE SPECIFIED ON THE PLANS, ROTOTILL ENTIRE PLANT BED TO 6" DEPTH USING AMENDED TOPSOIL. INCORPORATE COMMERCIAL 10–10–10 FERTILIZER INTO PREPARED SOIL MIXTURE AT AN APPROPRIATE RATE OF 1 LB. PER SQUARE YARD.
- C. MULCHING:
 1. MULCH TREE AND SHRUB PLANTING PITS AND SHRUB BEDS WITH REQUIRED MULCHING MATERIAL 3" DEEP IMMEDIATELY AFTER PLANTING. THOROUGHLY WATER MULCHED AREAS. AFTER WATERING, RAKE MULCH TO PROVIDE A UNIFORM FINISHED SURFACE.
- D. WRAPPING:
 1. INSPECT TREES FOR INJURY TO TRUNKS, EVIDENCE OF INSECT INFESTATIONS, AND IMPROPER PRUNING BEFORE WRAPPING.
 2. WRAP TRUNKS OF ALL TREES SPIRALLY FROM BOTTOM TO TOP WITH SPECIFIED TREE WRAP AND SECURE IN PLACE. WRAPPING IS AT THE DISCRETION OF THE CONTRACTOR.

E. PRUNING:

1. PRUNE BRANCHES OF DECIDUOUS STOCK, AFTER PLANTING, TO PRESERVE THE NATURAL CHARACTER APPROPRIATE TO THE PARTICULAR PLANT REQUIREMENTS. IN GENERAL, REMOVE APPROXIMATELY ¼ OF THE LEAF BEARING BUDS. REMOVE OR CUT BACK BROKEN, DAMAGED, AND UNSYMMETRICAL GROWTH OF NEW WOOD.
2. MULTIPLE LEADER PLANTS: PRESERVE THE LEADER WHICH WILL BEST PROMOTE THE SYMMETRY OF THE PLANT. CUT BRANCHES FLUSH WITH THE TRUNK OR MAIN BRANCH, AT DIAMETER OF THE SUPPORTING BRANCH. MAKE CUT ON AN ANGLE.
3. PRUNE EVERGREENS ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.

3.05 FINAL COMPLETION, INSPECTION, AND ACCEPTANCE

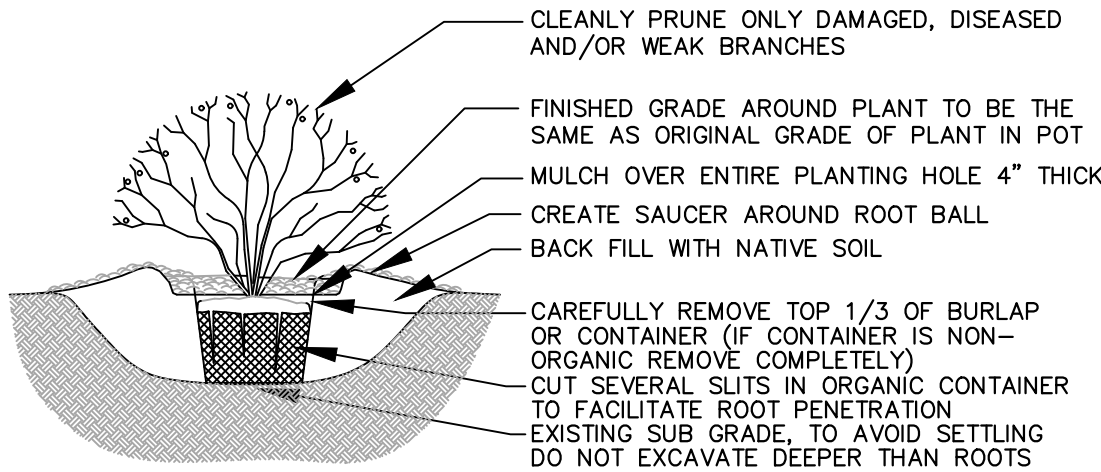
- A. UPON COMPLETION INSPECTION OF ALL WORK WILL BE MADE BY THE OWNER OR HIS REPRESENTATIVE. AT THAT TIME IF ALL WORK IS SATISFACTORY, THAT WILL CONSTITUTE FINAL ACCEPTANCE.
- B. SEEDED AREAS WILL BE INSPECTED AT COMPLETION OF THE INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS.
 1. SEEDED AREAS WILL BE ACCEPTABLE PROVIDED ALL REQUIREMENTS, HAVE BEEN COMPLIED WITH.
 2. NO SEEDED AREAS SHALL HAVE BARE SPOTS OR UNACCEPTABLE COVER TOTALING MORE THAN 2% OF THE INDIVIDUAL AREAS, IN AREAS REQUESTED TO BE INSPECTED.
- C. INSPECTION OF ALL WORK SHALL BE MADE UPON REQUEST OF CONTRACTOR. AT THAT TIME, IF ALL WORK IS SATISFACTORY, THAT WILL CONSTITUTE FINAL ACCEPTANCE.
- D. PLANTS THAT HAVE DIED OR ARE IN UNHEALTHY OR BADLY IMPAIRED CONDITION UPON INSPECTION SHALL BE TREATED OR REPLACED AT NO ADDITIONAL COST TO OWNER.
- E. REPLACE REJECTED PLANTS IN THE SEASON THAT IS MOST FAVORABLE FOR RESETTNG KINDS OF PLANTS REQUIRED.

3.06 CLEANING

- A. PERFORM CLEANING DURING INSTALLATION OF THE WORK AND UPON COMPLETION OF THE WORK. REMOVE FROM SITES ALL EXCESS MATERIALS, SOIL, DEBRIS, AND EQUIPMENT.

4.01 MISC. NOTES

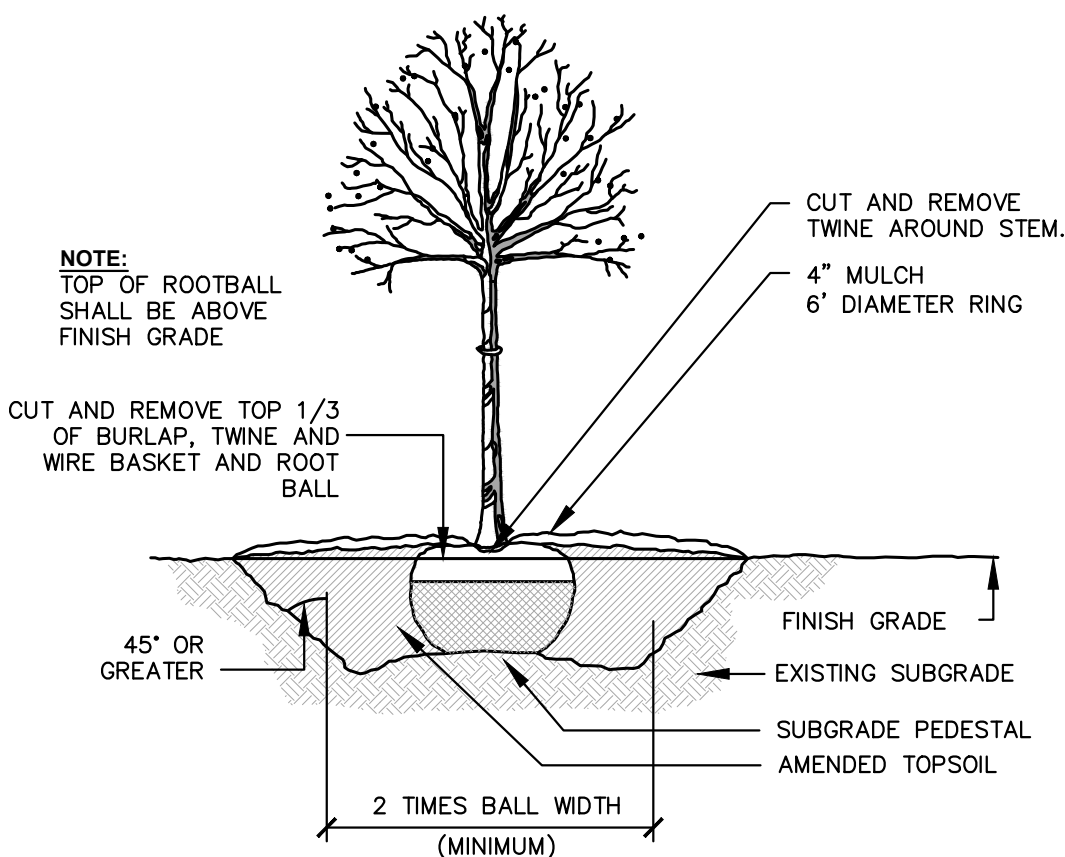
- A. ALL GRADES TO BE ESTABLISHED TO MEET ENGINEERING DRAWINGS BY OTHERS.
- B. BASIN BOTTOMS SEED, BLOW WITH STRAW MULCH AND CRIMP STRAW IN PLACE, AS NOTED ON PLANS.
- C. SEED AND INSTALL STRAW BLANKET ALL OTHER TURF AREAS.
- D. ALL DISTURBED AREAS THAT ARE NOT MULCHED SHALL BE SEEDED.



NOTES:

1. WATER THOROUGHLY AFTER INSTALLATION.
2. USE EXISTING SOIL AS BACK FILL. IF DIRECTED BY OWNER, AMEND WITH 1/3 COMPOST.
3. ALL SHRUBS TO BE MULCH OVER ENTIRE PLANTING HOLE

SHRUB DETAIL – CONTAINER OR B&B



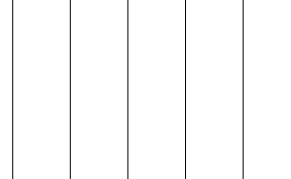
TREE DETAIL
N.T.S.

ALL DISTURBED AREAS THAT ARE NOT BEING
MULCHED SHALL RECEIVE A MINIMUM OF 6"
OF PULVERIZED TOP SOIL & BE SEEDED

NATIVE ECOSYSTEMS		
MESIC TO DRY PRAIRIE WITH FLOWERS MIXTURE		
Temporary Cover		lbs. per acre
Avena sativa (seed oats)		32.0
Lolium multiflorum (annual rye)		10.0
Permanent Grasses		
Andropogon gerardii (big bluestem)		1.5
Andropogon scoparius (little bluestem)		3.0
Bouteloua curtipendula (side oat grass)		2.0
Panicum virginum (quince switch grass)		0.125
Sorghastrum nutans (indian grass)		1.25
Sporobolus heterolepis (prairie dropseed)		0.125
Permanent Forbs		
Ammophila canescens (beak plant)		0.125
Aster novae-angliae (new england aster)		0.063
Aster spumosus (sky-blown aster)		0.063
Achillea millefolium (common yarrow)		0.063
Baptisia leucantha (white wild indigo)		0.063
Carex bicknellii (prairie sedge)		0.062
Carex crinita (fringed sedge)		0.062
Carex annectens (yellow fruited sedge)		0.062
Chamaecrista fasciculata (partridge pea)		0.125
Echinacea purpurea (purple coneflower)		0.6
Eryngium yuccifolium (milkmaid's master)		0.063
Heliopsis scabra (early sunflower)		0.125
Lespedeza capitata (roundhead bush clover)		0.125
Liatris aspera (rough blazing star)		0.125
Liatris pycnostachya (prairie blazing star)		0.125
Monarda fistulosa (wild bergamot)		0.125
Parthenocissus vitacea (wild quinine)		0.125
Pseudotsuga procumbens (purple prairie clover)		0.063
Rudbeckia hirta (black-eyed susan)		0.310
Rudbeckia subtomentosa (sweet black-eyed susan)		0.6
Silphium laciniatum (sawtooth plant)		0.125
Silphium perfoliatum (rue)		0.188
Silphium terebinthaceum (prairie dock)		0.063
Solidago rigida (stiff goldenrod)		0.063
Solidago ulmifolia (soft goldenrod)		0.063
Verbesina officinalis (hoary vervain)		0.063
Yarrowia fasciculata (yarrow)		0.100
Annual & short-lived perennial flowers (optional)		2.0
MIXTURE TOTAL		56.8 lbs.

Note: Due to ingredient product availability, substitution maybe necessary. Please keep in mind we will use equivalent to or better than cultivars.

MARTENSON TURF PRODUCTS, INC. 800-833-2290



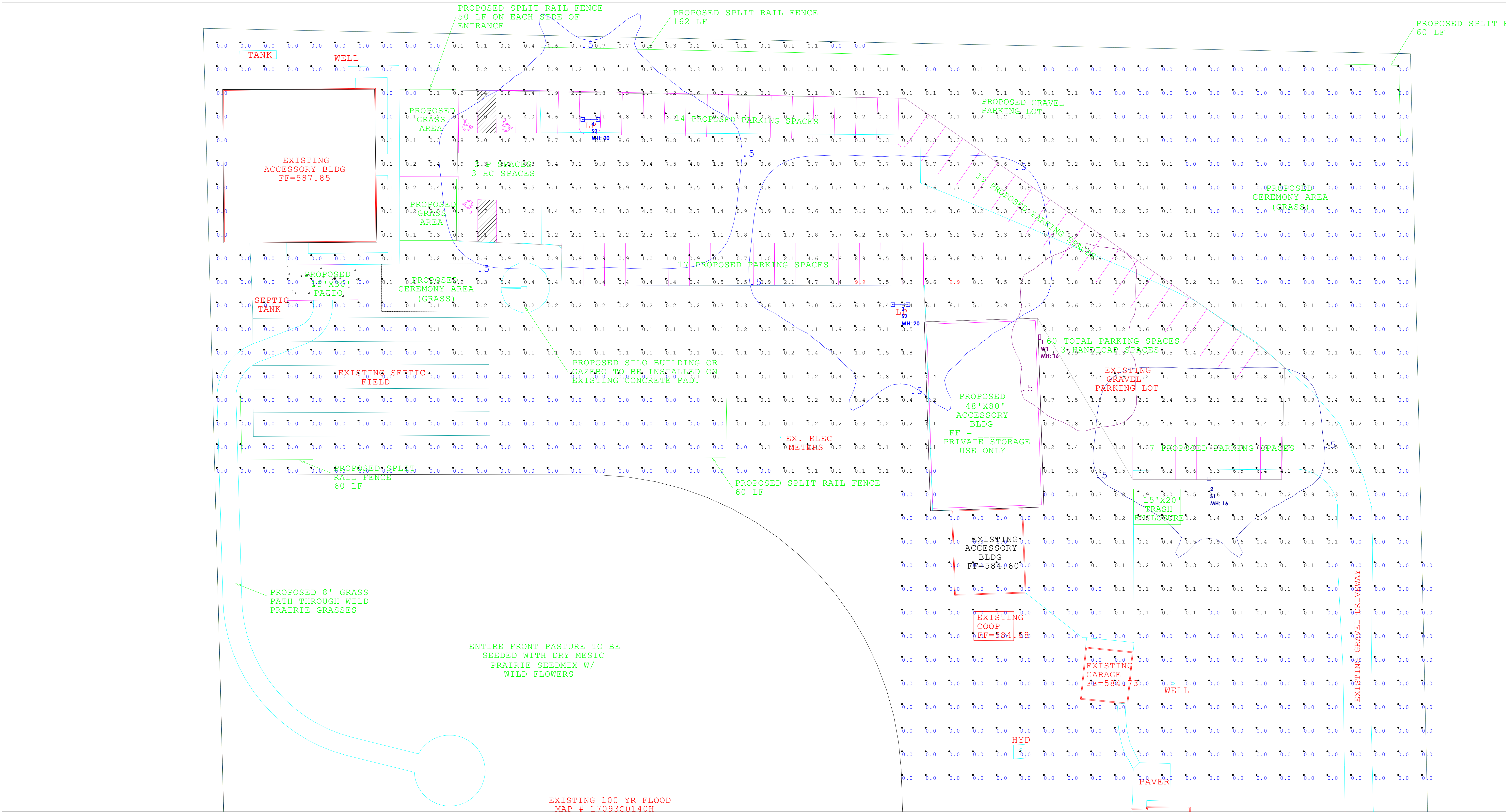
Revisions




Drawn By: joeli.collins@pg-enlighten.com
Date: 2/10/2021
Scale: 1" = 20'

SABLE CREEK HOMESTEAD

Location:

4405 VAN DYKE RD, MINOOKA, IL



Luminaire Schedule- Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.											
Symbol	Qty	Tag	Label	Arrangement	Lum. Watts	Arr. Watts	Lum. Lumens	Arr. Lum. Lumens	LLF	Manufacturer	Description
	1	S1	RAR2-320L-165-4K7-4W	SINGLE	153.6	153.6	21310	21310	0.900	HUBBELL OUTDOOR	RAR2-320L-165-4K7-4W-U
	2	S2	RAR2-320L-165-4K7-4W-2	TWIN	153.6	307.2	21310	42620	0.900	HUBBELL OUTDOOR	RAR2-320L-165-4K7-4W-L/ RAR2-320L-165-4K7-4W-R (rotated optics)
	1	W1	LNC3-24L4K-105-4	SINGLE	82.8	82.8	7402	7402	0.900	HUBBELL OUTDOOR	LNC3-24L4K-105-4

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
SITE_Planar	Illuminance	Fc	0.83	9.9	0.0	N.A.	N.A.	READINGS @ GRADE
PARKING LOT	Illuminance	Fc	3.03	9.9	0.2	15.15	49.50	READINGS @ GRADE

Luminaire Location Summary							
LumNo	Tag (Qty)	Label	X	Y	Z	Orient	Tilt
1	W1 (1)	LNC3-24L4K-105-4	982162.5	1774581	16	0	0
2	S1 (1)	RAR2-320L-165-4K7-4W	982234.2	1774518	16	90	0
3	S2 (2)	RAR2-320L-165-4K7-4W-2	982103.6	1774594	20	90	0
4	S2 (2)	RAR2-320L-165-4K7-4W-2	981972.4	1774673	20	270	0

Parking Lot Design Guide	Basic (for typical conditions)	Basic Enhanced Security (in consideration of personal security or vandalism)	Security (security lighting for public spaces)	High Security (security lighting for public spaces)
	lux/fc	lux/fc	lux/fc	lux/fc
Minimum Horizontal Illuminance (Measured on parking surface without any shadowing from any object)	2.0/0.2	5.0/0.5	10.0/1.0	30.0-60.0/3.0-6.0
Uniformity Ratio Maximum - to - Minimum	20:1	15:1	15:1	*4:1 *Avg-Min
Minimum Vertical Illuminance (for facial recognition measured at 5' above the parking surface at the point of lowest horizontal illuminance)	1.0/0.1	2.5/0.25	5.0-8.0/0.5-0.8	12-60/1.2-6.0

Recommendations based on RP-33-99, RP-20-98, 9th Edition IESNA Lighting Handbook

SSS-B SERIES POLES

SQUARE STRAIGHT STEEL

Cat.#

Attachment 6, Page 2

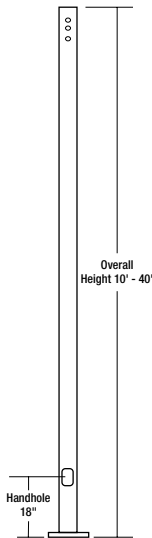
Job

Type

Approvals



BEACON
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APPLICATIONS

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

CONSTRUCTION

- SHAFT:** One-piece straight steel with square cross section, flat sides and minimum 0.23" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall; Steel base plate with axial bolt circle slots welded flush to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- BASE COVER:** Two-piece square aluminum base cover included standard
- POLE CAP:** Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- HAND HOLE:** Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- ANCHOR BOLTS:** Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling

Anchor bolt part numbers: 3/4 x 30 x 3 — TAB-30-M38

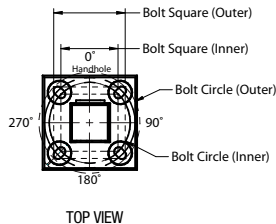
1 x 36 x 4 — TAB-36-M38

FINISH

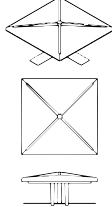
- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in multiple standard colors; Custom colors available; RAL number preferable

WAREHOUSE 'STOCKED' POLES:

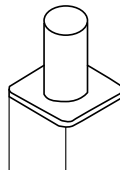
- SSSH20-40A-4-HV-DB-RDC, SSSH25-40A-4-HV-DB-RDC and SSSH30-50B-4-HV-DB-RDC
- The HV designation in the above catalog numbers is a combination drill pattern of the Hubbell Outdoor S2 pattern and the Beacon B3/B4 Viper pattern (rectangular arm mounting)



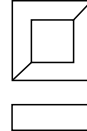
POLE CAP



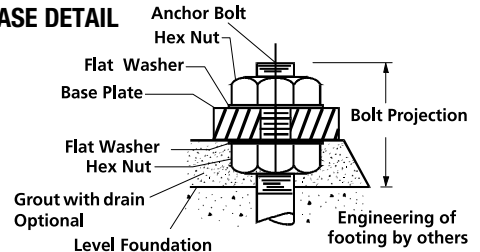
TENON



BASE COVER



BASE DETAIL



ORDERING INFORMATION

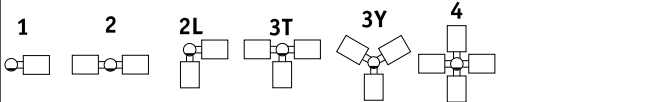
ORDERING EXAMPLE:

Reference page 2 for available configurations

SSS - B - 25 - 40 - A/B/C - 2L - B3 - BLT - UL

SERIES	HEIGHT	SHAFT	THICKNESS	MOUNTING	FINISH	OPTIONS
SSS-B Square Straight Steel Pole Beacon	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	1 Single arm mount 2 Two fixtures at 180° 2L Two fixtures at 90° 3T Three fixtures at 90° 4 Four fixtures at 90° TA Tenon (2.38" OD x 4" Tall) TB Tenon (2.88" OD x 4" Tall) TC Tenon (3.5" OD x 6" Tall) TR' Removable Tenon (2.375 x 4.25) OT Open Top (includes pole cap)	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured Color Option CC Custom Color	GFI² 20 Amp GFCI Receptacle and Cover EHH² Extra Handhole C05² .5" Coupling C07² .75" Coupling C20² 2" Coupling MPB² Mid-pole Luminaire Bracket VM2 2nd mode vibration damper LAB Less Anchor Bolts UL UL Certified

MOUNTING ORIENTATION



- Removable tenon used in conjunction with side arm mounting. First specify desired arm configuration followed by the "TR" notation. Example: SSS-B-25-40-A-1-B1-TR-BBT
- Specify option location using logic found on page 2 (Option Orientation)
- VM1 recommended on poles 20' and taller with EPA of less than 1.

ACCESSORIES - Order Separately

Catalog Number	Description
VM1 ³	1st mode vibration damper
VM2SXX	2nd mode vibration damper

DRILL PATTERN

- B1** Cruiser, "AM" arm
- B3** 2 bolt (2-1/2" spacing), Viper "A" arm
- S2** 2 bolt (3-1/2" spacing), Viper "AD" arm



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Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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HUBBELL
Lighting

SSS-B POLES-SPEC

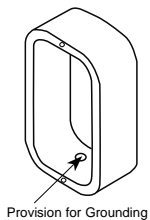
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ORDERING INFORMATION Cont.

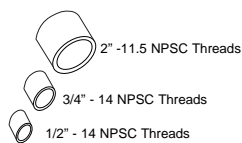
Catalog Number	Height		Nominal Shaft Dimensions	Wall Thickness	Bolt Circle (suggested)	Bolt Circle (range)	Bolt Square (range)	Base Plate Square	Anchor bolt size	Bolt Projection	Pole weight
	Feet	Meters									
SSS-B-10-40-A-XX-XX	10	3.0	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	77
SSS-B-12-40-A-XX-XX	12	3.7	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	90
SSS-B-14-40-A-XX-XX	14	4.3	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	103
SSS-B-16-40-A-XX-XX	16	4.9	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	116
SSS-B-18-40-A-XX-XX	18	5.5	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	129
SSS-B-20-40-A-XX-XX	20	6.1	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	142
SSS-B-25-40-A-XX-XX	25	7.6	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	175
SSS-B-14-40-B-XX-XX	14	4.3	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	152
SSS-B-16-40-B-XX-XX	16	4.9	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	171
SSS-B-18-40-B-XX-XX	18	5.5	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	190
SSS-B-20-40-B-XX-XX	20	6.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	209
SSS-B-25-40-B-XX-XX	25	7.6	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	257
SSS-B-30-40-B-XX-XX	30	9.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	304
SSS-B-16-50-B-XX-XX	16	4.9	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	219
SSS-B-18-50-B-XX-XX	18	5.5	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	243
SSS-B-20-50-B-XX-XX	20	6.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	267
SSS-B-25-50-B-XX-XX	25	7.6	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	327
SSS-B-30-50-B-XX-XX	30	9.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	387
SSS-B-25-50-C-XX-XX	25	7.6	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	427
SSS-B-30-50-C-XX-XX	30	9.1	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	507
SSS-B-20-60-B-XX-XX	20	6.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1" x 36" x 6"	4.5	329
SSS-B-25-60-B-XX-XX	25	7.6	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1" x 36" x 6"	4.5	404
SSS-B-30-60-B-XX-XX	30	9.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1" x 36" x 6"	4.5	479
SSS-B-35-60-B-XX-XX	35	10.7	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1" x 36" x 6"	4.5	554
SSS-B-40-60-B-XX-XX	40	12.2	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1" x 36" x 6"	4.5	629

NOTE: Factory supplied template must be used when setting anchor bolts. Beacon Products will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.

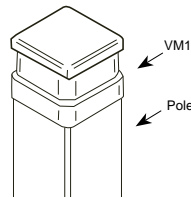
EHH - EXTRA HANDHOLE



C05 - C07 - C20 - COUPLING



VM1 - VIBRATION DAMPER 1ST MODE



Field Installed Pole Top damper designed to reduce pole top deflection or sway. VM1 is recommended for pole systems 25' and taller with a total EPA of 1.0 or less.

VM2 - VIBRATION DAMPER 2ND MODE



Factory installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

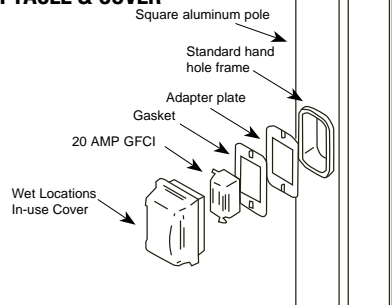
VM2SXX - VIBRATION DAMPER 2ND MODE



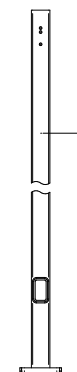
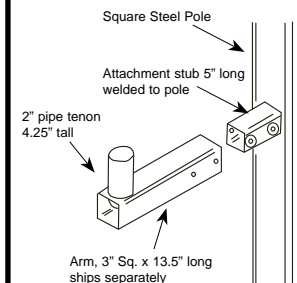
VM2S08 - 8'
VM2S12 - 12'
VM2S16 - 16'
VM2S20 - 20'
VM2S24 - 24'

Field installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

GFI - 20 AMP GFCI RECEPTACLE & COVER

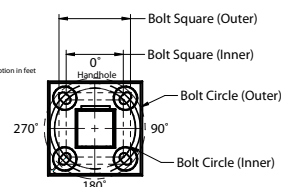


MPB - MID POLE BRACKET



OPTION ORIENTATION

Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C07 should be ordered as: SSS-B-20-40-A-TA-DB-C05-0-15 (.5" coupling on the handhole/arm side of pole, 15 feet up from the pole base) 1' spacing required between option. Consult factory for other configurations.



For more information about pole vibration and vibration dampers, please consult https://hubbellcdn.com/ohwassets/HLI/outdoor/resources/literature/files/Pole_Wind_Induced_Flyer_HLI0022.pdf
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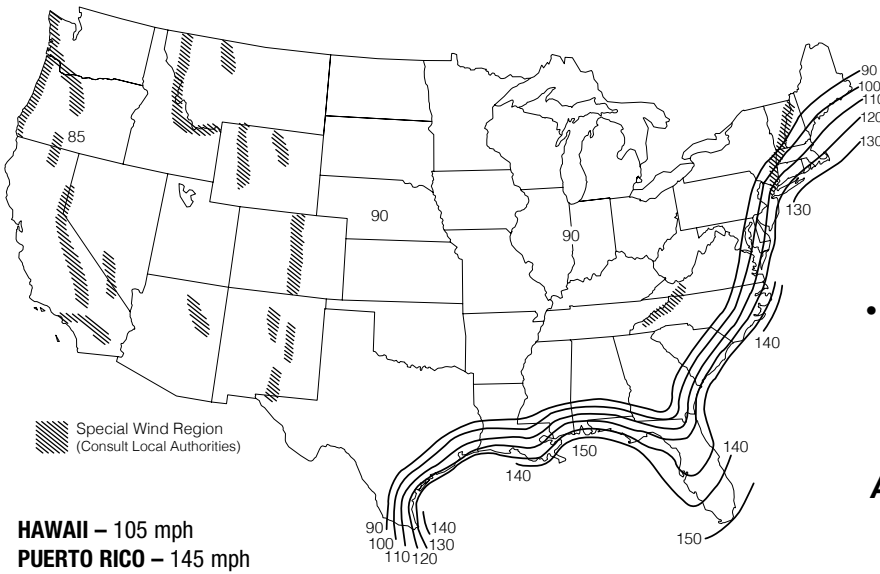
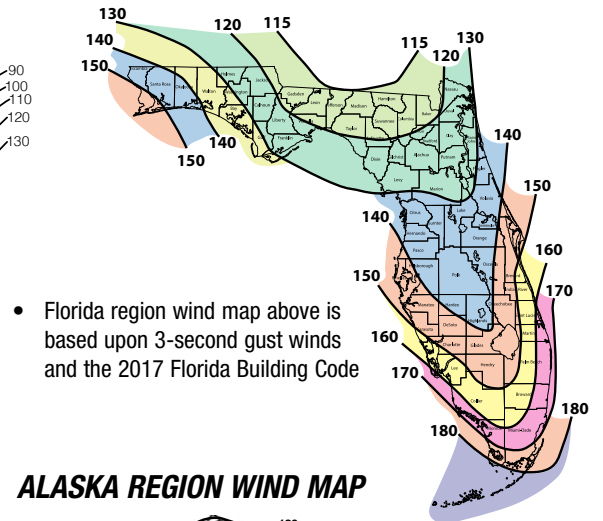
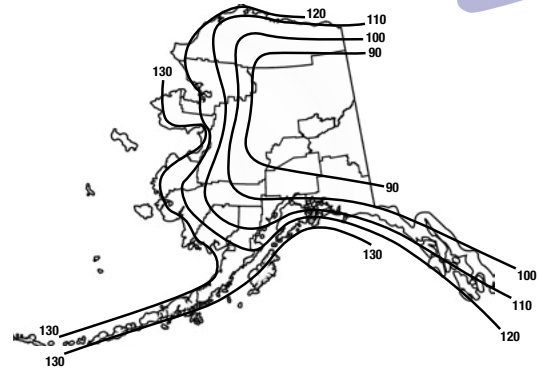
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SSS-B POLES-SPEC

JULY 28, 2020 8:45 AM

ASCE7-05 WIND MAP**FLORIDA REGION WIND MAP****ALASKA REGION WIND MAP**

ASCE 7-05 wind map EPA Load Rating - 3 second gust wind speeds
(Use for all locations except Florida)

Catalog Number	85	90	100	105	110	120	130	140	145	150
SSS-B-10-40-A	25.0	25.0	25.0	22.8	20.6	17.0	14.2	11.9	11.0	10.1
SSS-B-12-40-A	25.0	25.0	20.0	18.0	16.1	13.2	10.8	8.9	8.1	7.4
SSS-B-14-40-A	23.1	20.4	16.1	14.3	12.8	10.2	8.2	6.6	5.9	5.3
SSS-B-16-40-A	19.0	16.7	13.0	11.5	10.1	7.9	6.2	4.7	4.1	3.6
SSS-B-18-40-A	15.6	13.6	10.0	9.0	7.8	5.9	4.4	3.1	2.6	2.1
SSS-B-20-40-A	12.7	10.9	7.9	6.9	5.9	4.2	2.8	1.7	1.3	0.9
SSS-B-25-40-A	7.3	5.9	3.8	2.9	2.1	0.8	NR	NR	NR	NR
SSS-B-14-40-B	25.0	25.0	23.3	20.8	18.6	15.1	12.3	10.2	9.2	8.4
SSS-B-16-40-B	25.0	24.9	19.4	17.3	15.4	12.3	9.9	8.0	7.2	6.4
SSS-B-18-40-B	24.0	20.8	16.1	14.2	12.5	9.8	7.7	6.1	5.3	4.7
SSS-B-20-40-B	20.2	17.5	13.2	11.6	10.1	7.7	5.9	4.4	3.8	3.2
SSS-B-25-40-B	12.8	11.0	7.9	6.7	5.5	3.7	2.3	1.2	0.7	NR
SSS-B-30-40-B	8.0	6.6	4.1	3.1	2.2	0.8	NR	NR	NR	NR
SSS-B-16-50-B	25.0	25.0	25.0	25.0	24.8	20.1	16.5	13.6	12.3	11.2
SSS-B-18-50-B	25.0	25.0	25.0	22.9	20.4	16.4	13.2	10.7	9.6	8.6
SSS-B-20-50-B	25.0	25.0	21.3	18.9	16.7	13.2	10.4	8.1	7.2	6.3
SSS-B-25-50-B	20.7	17.8	13.3	11.5	9.8	7.2	5.0	3.3	2.6	1.9
SSS-B-30-50-B	13.5	11.3	7.7	6.2	4.9	2.8	1.1	NR	NR	NR
SSS-B-25-50-C	25.0	25.0	19.4	17.1	15.1	11.7	9.0	6.9	6.0	5.1
SSS-B-30-50-C	20.1	17.3	12.7	10.9	9.3	6.6	4.5	2.8	2.1	1.4
SSS-B-20-60-B	25.0	25.0	25.0	25.0	25.0	20.2	16.1	12.9	11.5	10.3
SSS-B-25-60-B	25.0	25.0	20.6	18.0	15.6	11.8	8.7	6.2	5.2	4.2
SSS-B-30-60-B	21.4	18.1	12.9	10.7	8.8	5.7	3.3	1.3	NR	NR
SSS-B-35-60-B	14.0	11.3	6.9	5.2	3.6	1.0	NR	NR	NR	NR
SSS-B-40-60-B	8.1	5.8	2.2	nr	NR	NR	NR	NR	NR	NR

Florida Building Code 2017 EPA Load Rating - 3 second gust wind speeds
(Use for Florida only)

Catalog Number	115	120	130	140	150	160	170	180
SSS-B-10-40-A	25.0	25.0	25.0	25.0	21.4	18.4	15.9	13.9
SSS-B-12-40-A	25.0	25.0	23.6	19.8	16.7	14.2	12.1	10.4
SSS-B-14-40-A	25.0	23.1	19.0	15.7	13.1	10.9	9.1	7.6
SSS-B-16-40-A	20.8	18.7	15.2	12.3	10.1	8.2	6.7	5.4
SSS-B-18-40-A	16.8	15.0	11.9	9.4	7.5	5.9	4.5	3.4
SSS-B-20-40-A	13.6	11.9	9.2	7.1	5.3	3.9	2.7	1.7
SSS-B-25-40-A	7.4	6.2	4.1	2.5	1.1	NR	NR	NR
SSS-B-14-40-B	25.0	23.6	19.4	16.1	13.4	11.2	9.4	7.8
SSS-B-16-40-B	21.4	19.2	15.6	12.7	10.4	8.5	6.9	5.6
SSS-B-18-40-B	17.2	15.4	12.2	9.7	7.7	6.1	4.7	3.6
SSS-B-20-40-B	13.9	12.3	9.5	7.3	5.5	4.1	2.9	1.9
SSS-B-25-40-B	7.7	6.4	4.3	2.6	1.3	NR	NR	NR
SSS-B-30-40-B	3.2	2.1	NR	NR	NR	NR	NR	NR
SSS-B-16-50-B	25.0	25.0	25.0	25.0	25.0	21.4	18.2	15.5
SSS-B-18-50-B	25.0	25.0	25.0	24.4	20.4	17.0	14.2	11.9
SSS-B-20-50-B	25.0	25.0	24.4	19.9	16.3	13.4	11.0	8.9
SSS-B-25-50-B	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1
SSS-B-30-50-B	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR
SSS-B-25-50-C	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1
SSS-B-30-50-C	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR
SSS-B-20-60-B	25.0	25.0	25.0	21.9	17.8	14.5	11.7	9.4
SSS-B-25-60-B	23.8	20.9	16.1	12.3	9.2	6.6	4.5	2.8
SSS-B-30-60-B	14.6	12.3	8.4	5.3	2.8	0.8	NR	NR
SSS-B-35-60-B	7.5	5.6	2.4	NR	NR	NR	NR	NR
SSS-B-40-60-B	1.8	NR	NR	NR	NR	NR	NR	NR

NOTES

Wind-speed Website disclaimer:

Hubbell Lighting has no connection to the linked website and makes no representations as to its accuracy. While the information presented on this third-party website provides a useful starting point for analyzing wind conditions, Hubbell Lighting has not verified any of the information on this third party website and assumes no responsibility or liability for its accuracy. The material presented in the windspeed website should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. Hubbell Lighting Inc. does not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the windspeed report provided by this website. Users of the information from this third party website assume all liability arising from such use. Use of the output of these referenced websites do not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the windspeed report. <http://windspeed.atcouncil.org>

NOTES

- Allowable EPA, to determine max pole loading weight, multiply allowable EPA by 30 lbs.
- The tables for allowable pole EPA are based on the ASCE 7-05 Wind Map or the Florida Region Wind Map for the 2010 Florida Building Code. The Wind Maps are intended only as a general guide and cannot be used in conjunction with other maps. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application
- Allowable pole EPA for jobsite wind conditions must be equal to or greater than the total EPA for fixtures, arms, and accessories to be assembled to the pole. Responsibility lies with the specifier for correct pole selection. Installation of poles without luminaires or attachment of any unauthorized accessories to poles is discouraged and shall void the manufacturer's warranty
- Wind speeds and listed EPAs are for ground mounted installations. Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide; Consult local and federal standards
- Wind Induced Vibration brought on by steady, unidirectional winds and other unpredictable aerodynamic forces are not included in wind velocity ratings. Consult Hubbell Lighting's Pole Vibration Application Guide for environmental risk factors and design considerations. https://hubbellcdn.com/ohwassets/HL/outdoor/resources/literature/files/Pole_Wind_Induced_Flyer_HL010022.pdf
- Extreme Wind Events like, Hurricanes, Typhoons, Cyclones, or Tornadoes may expose poles to flying debris, wind shear or other detrimental effects not included in wind velocity ratings

Due to our continued efforts to improve our products, product specifications are subject to change without notice.



LNC3

MEDIUM LED LITEPAK

FEATURES

- Litepak LNC3 is a mid-sized wallpack in the popular Litepak series
- The LNC3 features luminaires with TIR optics and four different lumen packages, multiple distributions and CCT for maximum light level and mounting height flexibility
- Capable of replacing up to 250w HID solutions at over 70% energy savings
- Energy efficient LEDs provide 70%+ energy savings with little to no maintenance when compared to traditional light sources
- Typical mounting heights of 8-20"



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Die-cast aluminum housing protects components and provides an architectural appearance
- Casting thermally conducts LED heat to optimize performance and long life
- Powder paint finish provides durability in outdoor environments
- Four 1/2" conduit entries (top, bottom, and sides) provided for surface conduit
- Zero uplight distributions using individual acrylic LED optics provide IES type II, III and IV distributions
- CS - Frosted acrylic diffuser option for reduced glare
- CSU - Frosted acrylic diffuser for inverted "up" mounting applications (lens required)

OPTICS

- Ambient operating temperature -40°C to 40°C
- 3000K, 4000K and 5000K CCT nominal with 70 CRI
- Available in 4 or 24 LED configuration
- L70 at 60,000 hrs (Projected per IESNA TM-21-11), see table on page 3 for all values

INSTALLATION

- Quick-mount adapter with gasket seal provides easy installation to wall or to recessed junction box (4" square junction box)

INSTALLATION (CONTINUED)

- Fixture attaches by two Allen-head hidden fasteners for tamper resistance
- Designed for direct j-box mount or conduit feed on all four sides in single SKU

ELECTRICAL

- 120-277, 347 and 480 voltage, 50/60Hz, 0-10V dimming drivers
- Electronic driver
- 10kA surge protection

CONTROLS

- Button photocontrol for dusk to dawn energy savings
- 7-pin photo-receptacle available for twist lock photocell and controls by others
- Occupancy sensor options available for complete on/off and dimming control
- SiteSync pre-commissioned wireless controls (with or without sensor)
- In addition, LITEPAK can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7
- See ordering information or visit www.hubbellighting.com/sitesync for more details



RELATED PRODUCTS

θ [LNC](#) θ [INC2](#) θ [LNC4](#)

CERTIFICATIONS

- DLC® DesignLights Consortium Qualified, with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- IP65 Assembly
- IDA Approved (3000K configurations)

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	2,991–7,603
Wattage Range	28–83
Efficacy Range (LPW)	84–115
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	18.0 (8.2)

LNC3

MEDIUM LED LITEPAK

ORDERING GUIDE

Example: LNC3-24L-3K-035-2-U-DBT-PCU

CATALOG #

ORDERING INFORMATION

Series	# LEDs	CCT/CRI	Drive Current	IES Distribution	Voltage
LNC3 Medium Litepak Wallpack	24L 24LEDs	3K 3000K nominal, 70 CRI 4K 4000K nominal, 70 CRI 5K 5000K nominal, 70 CRI	035 350mA 050 500mA 075 750mA 105 1050mA	2 Type II ¹ 3 Type III ¹ 4 Type IV ¹	U 120-277V 1 120V ¹ 2 208V ¹ 3 240V ¹ 4 277V ¹ 5 480V ¹ F 347V ¹

Finish	Control Options	Options	Notes:
BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Brone Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured	PCU Universal Button Photocontrol 7PR 7pin PCR ⁶ SCP Programmable occupancy sensor ^{3,4} SWP SiteSync Pre-Commission ^{7,10} SWPM SiteSync Pre-commission w/ OCC Sensor ^{4,7,8,10}	F Fusing (must specify voltage per footnote) CS Frosted acrylic diffuser CSU Inverted/Up mounting frosted acrylic diffuser (required for up/inverted fixture installations, factory install only see page 3) ² E Integral battery backup rated for 0°C ^{1,5} EH Integral battery backup with heater rated for -30°C ^{1,5} 2DR Dual Driver ⁹	1 Must specify voltage (120 or 277 only for E & EH) 2 Factory install only. Not available with SCP or SWPM sensor/control options 3 Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only 4 PCU option not applicable, included in sensor (8F = up to 8ft, 20F = up to 20ft) 5 350mA, 500mA & 750mA versions only. Not available with F, SWP or SWPM options 6 Accepts standard 3, 5, and 7-Pin ANSI controls (by others). Not available with PCU, SWP or SWPM control options 7 Must specify group and zone information at time or order. See www.HubbellLighting.com/products/sitesync for future details 8 Specify time delay; dimming level and mounting height 9 750mA and 1050mA versions only, not available with 347/480V 10 1050mA only, not available with 347V or 480V
Color Option			
CC Custom Color			

ACCESSORIES AND SERVICES (ORDERED SEPARATELY)

Catalog Number	Description
<input type="checkbox"/> LNC3-CS	Frosted acrylic comfort shield/lens, reduces glare and improves uniformity with only 20% lumen reduction
<input type="checkbox"/> SCP-Remote	Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor
<input type="checkbox"/> SWUSB	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node*
<input type="checkbox"/> SWTAB	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node*
<input type="checkbox"/> SWBRG	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested
<input type="checkbox"/> SW7PR	SiteSync 7 Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC*

Notes:

* When ordering SiteSync at least one of these two interface options must be ordered per project

+ Available as a SiteSync retrofit solution for fixtures with an existing 7pin receptacle

Hubbell Control Solutions — Accessories (Sold Separately)

NX Distributed Intelligence™

☐ NXOFM-1R1D-UNV On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120–480VAC

wiSCAPE® Lighting Control

☐ WIR-RME-L On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110–480VAC

For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

LNC3

MEDIUM LED LITEPAK

CONTROLS

SiteSync — Precommissioned Ordering Information:

When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit [the SiteSync family page on our website](#) or contact Hubbell Lighting tech support at 800-345-4928.



SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: LNC3-24L-4K-075-3-U-BL-SWP

LNC3-24L-4K-075-3-U-BL-SWPM-20F

SiteSync only

SiteSync with Motion Control

SiteSync 7-Pin Module:

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does not interface with occupancy sensors



SW7PR

PERFORMANCE DATA

# Of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW*	B	U	G	Lumens	LPW*	B	U	G	Lumens	LPW*	B	U	G
4	N/A	N/A	E	671	-	-	-	-	657	-	-	-	-	591	-	-	-	-
24	350mA	28	2	3,212	115	1	0	1	3,145	113	1	0	1	2,991	107	1	0	1
			3	3,160	113	1	0	1	3,094	111	1	0	1	2,944	106	1	0	1
			4	3,182	114	1	0	1	3,116	112	1	0	1	2,964	106	1	0	1
	500mA	41	2	4,143	101	1	0	2	4,057	99	1	0	2	3,858	94	1	0	2
			3	4,076	99	1	0	1	3,991	97	1	0	1	3,797	93	1	0	1
			4	4,104	100	1	0	1	4,019	98	1	0	1	3,823	93	1	0	1
	750mA	60	2	5,918	99	1	0	2	5,795	97	1	0	2	5,512	92	1	0	2
			3	5,823	97	1	0	2	5,702	95	1	0	2	5,424	90	1	0	2
			4	5,863	98	1	0	2	5,741	96	1	0	2	5,461	91	1	0	2
	1050mA	83	2	7,630	92	2	0	2	7,472	90	2	0	2	7,107	86	2	0	2
			3	7,508	90	1	0	2	7,352	89	1	0	2	6,993	84	1	0	2
			4	7,559	91	1	0	2	7,402	89	1	0	2	7,041	85	1	0	2

ELECTRICAL DATA

# OF LEDs	Drive Current (mA)	Input Voltage (V)	Oper. Current (Amps)	System Power (W)
24	350mA	120	0.23	28
		277	0.10	28
		347	0.08	28
		480	0.06	28
	500mA	120	0.34	41
		277	0.15	41
		347	0.12	41
		480	0.09	41
	750mA	120	0.50	60
		277	0.22	60
		347	0.17	60
		480	0.13	60
	1050mA	120	0.69	83
		277	0.30	83
		347	0.24	83
		480	0.17	83

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	50,000	TM-21-11* L96 60,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.94	0.93	0.89	>296,000
40°C / 104°F	1.00	0.95	0.91	0.89	0.83	>191,000

* Projected per IESNA TM-21-11* (Nichia 219B, 700mA, 85°C Ts, 10,000hrs). Data references the extrapolated performance projections for the LNC-12LU-5K base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

LNC3

MEDIUM LED LITEPAK

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

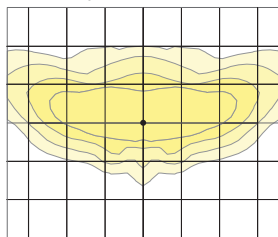
Ambient Temperature		Lumen Multiplier
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PHOTOMETRY

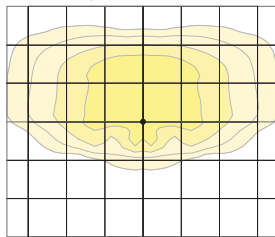
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see [website photometric test reports](#).

LNC3 – Type II



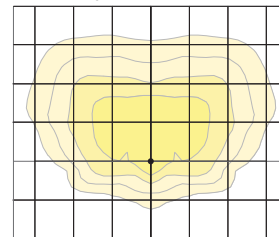
Mounting Height: 15'

LNC3 – Type III



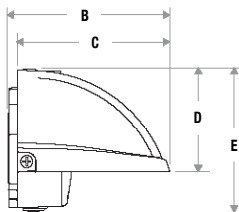
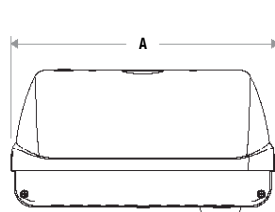
Mounting Height: 15'

LNC3 – Type IV



Mounting Height: 15'

DIMENSIONS



A	B	C	D	E	Weight
13" (330 mm)	10.5" (267 mm)	9.9" (251 mm)	5.8" (147 mm)	8.3" (211 mm)	25.0 lbs 11.3 kg

ADDITIONAL INFORMATION

CSU – INVERTED MOUNTING OPTION



*Requires Factory Installed Lens Option

Inverted mounting capabilities for uplighting applications. Specially designed frosted acrylic diffuser option softens output, improves uniformity and protects LED lenses.

SCP – PROGRAMMABLE OCCUPANCY SENSOR



*Photocontrol and Wireless Controls by Others

Standard NEMA 7-Pin receptacle for twist lock photocell or wireless controls (by others).

SCP – PROGRAMMABLE OCCUPANCY SENSOR



Sensor offers greater control and energy savings with SCP programmable sensor with adjustable delay and dimming levels (Factory default is 10%)

Visit: <http://www.hubbelllighting.com/solutions/controls/> for control application information

SHIPPING INFORMATION

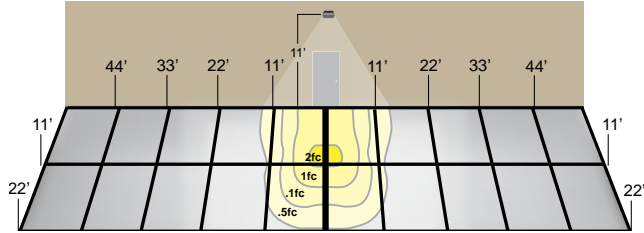
Catalog Number	G.W(kg)/CTN	Carton Dimensions			Carton Qty. per Master Pack
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)	
LNC3-24LU	18.0 (8.2)	15.8 (40)	11.0 (28)	13.0 (33)	1

LNC3

MEDIUM LED LITEPAK

ADDITIONAL INFORMATION (CONTINUED)

LNC2 - BATTERY BACK UP



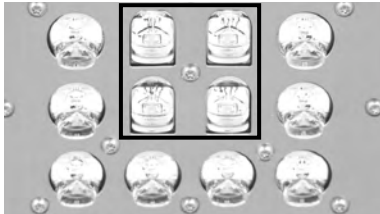
11' Mounting Height

Provides Life Safety Code average illuminance of 1.0 fc. Assumes open space with no obstructions and mounting height of 11'.

Diagrams for illustration purposes only, please consult factory for application layout.

Battery backup units consume 6 watts when charging a dead battery and 2 watts during maintenance charging. EH (units with a heater) consume up to an additional 8 watts when charging if the battery temp is lower than 10°C

E & EH EMERGENCY BATTERY BACKUP



24 High Power LEDs generate up to 7,500 lumens in Normal Mode, and use 4 LEDs for up to 700 lumens in emergency.

USE OF TRADEMARKS AND TRADE NAMES

All product and company names, logos and product identifies are trademarks ™ or registered trademarks ® of Hubbell Lighting, Inc. or their respective owners. Use of them does not necessarily imply any affiliation with or endorsement by such respective owners.

RATIO Series

AREA/SITE LIGHTER

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



RELATED PRODUCTS

θ [Airo](#) θ [Cimarron LED](#) θ [Ratio Family](#)



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V dimming leads available for use with control devices (provided by others, must specify lead length)
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: www.hubbellighting.com/sitesync
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See [Buy American Solutions](#)

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	3,000–48,000
Wattage Range	25–340
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	13.5–24 (6.1–10.9)

RATIO SERIES

AREA/SITE LIGHTER

ORDERING GUIDE

Example: RAR1-80L-25-3K7-2-UNV-ASQ-BL-NXWE-BC

CATALOG #

ORDERING INFORMATION

Series	# LEDs - Wattage	CCT/CRI	Distribution	Optics Rotation	Voltage
RAR1 Ratio Area Size 1	80L-25 25W - 3,000 Lumens	3K7 3000K, 70 CRI	2 IES TYPE II	Blank for no rotation	UNV Universal 120-277V
	80L-39 39W - 5,200 Lumens	4K7 4000K, 70 CRI	3 IES TYPE III	L Optic rotation left	120 120V
	80L-50 50W - 6,000 Lumens	5K7 5000K, 70 CRI	4W IES TYPE IV	R Optic rotation right	208 208V
	160L-70 70W - 9,000 Lumens		5QW IES TYPE V		240 240V
	160L-100 100W - 12,000 Lumens				277 277V
	160L-115 115W - 15,000 Lumens				347 347V
	160L-135 135W - 18,000 Lumens				480 480V
RAR2 Ratio Area Size 2	320L-110 110W - 15,000 Lumens				
	320L-140 140W - 18,000 Lumens				
	320L-165 165W - 21,000 Lumens				
	480L-185 185W - 24,000 Lumens				
	480L-210 210W - 27,000 Lumens				
	480L-240 240W - 30,000 Lumens				
	480L-255 255W - 36,000 Lumens				
	480L-295 295W - 42,000 Lumens				
	480L-340 340W - 48,000 Lumens				

Mounting	Color	Control Options Network	Options
ASQ Arm mount for square pole/flat surface	BLT Black Matte Textured	NXWE NX Wireless Enabled (module + radio)	BC Backlight control
ASQU Universal arm mount for square pole/flat surface	BLS Black Gloss Smooth	NXSPW_F NX Wireless, PIR Occ. Sensor, Daylight Harvesting ²	CD Continuous dimming
Mounting Round Poles	DBT Dark Bronze Matte Textured	NXSP_F NX, PIR Occ. Sensor, Daylight Harvesting ²	F Fusing (must specify voltage)
A_ Arm mount for round pole ¹	DBS Dark Brone Gloss Smooth	Control Options Other	TB Terminal block
A_U Universal arm mount for round pole ¹	GTT Graphite Matte Textured	SCP-40F Programmable occupancy sensor ⁴	2PF 2 power feed with 2 drivers ³
Mounting Other	LGS Light Grey Gloss Smooth	7PR 7-Pin twist lock receptacle	
WB Wall bracket	PSS Platinum Silver Smooth	7PR-SC 7-Pin receptacle with shorting cap	
MAF Mast arm fitter for 2-3/8" OD horizontal arm	WHT White Matte Textured	7PR-MD40F Low voltage sensor for 7PR	
K Knuckle	WHS White Gloss Smooth	7PR-TL 7-Pin PCR with photocontrol	
	VGT Verde Green Textured		
	Color Option		
	CC Custom Color		

Notes:

- 1 Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
- 2 Replace "_" with "14" for up to 14' mounting height, "30F" for 15-30' mounting height
- 3 Not available with 25, 50, 255, 295 & 340W configurations
- 4 At least one SCPREMOTE required to program SCP motion sensor

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Mounting	Finish
RAR1-100-4K-3	12,000	100W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-100-4K-4W	12,000	100W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR1-135-4K-3	18,000	135W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-135-4K-4W	18,000	135W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-165-4K-3	21,000	165W	320L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR2-165-4K-4W	21,000	165W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze

RATIO SERIES

AREA/SITE LIGHTER

OPTIONS AND ACCESSORIES - STOCK (ORDERED SEPARATELY)

Catalog Number	Description
<input type="checkbox"/> RARRPA3DB	Round pole adapter 3.5" to 4.13" for ASQ arm, 3.5" to 4.13" OD pole, dark bronze finish
<input type="checkbox"/> RARA3UDB	Universal mount for square pole or round pole 3.5" to 4.13", dark bronze finish
<input type="checkbox"/> RARBC80L	Ratio blacklight control 80L
<input type="checkbox"/> RARBC160L	Ratio blacklight control 160L
<input type="checkbox"/> RARBC320L	Ratio blacklight control 320L
<input type="checkbox"/> RARBC480L	Ratio blacklight control 480L

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

Catalog Number	Description
<input type="checkbox"/> RAR-ASQU-XX	Universal arm mount for square pole/flat surface ²
<input type="checkbox"/> RAR-A_U-XX	Universal arm mount for round poles ^{1,2}
<input type="checkbox"/> RAR-RPA_-XX	Round pole adapter ^{1,2}
<input type="checkbox"/> SETAVP-XX	4" square pole top tenon adapter, 2 3/8" OD slipfitter ²
<input type="checkbox"/> RETAVP-XX	4" round pole top tenon adapter; 2 3/8" OD slipfitter for max. Four fixtures (90o); order 4" round pole adapters separately ²
<input type="checkbox"/> BIRD-SPIKE-3	Ratio size 1 bird deterrent/spikes
<input type="checkbox"/> BIRD-SPIKE-4	Ratio size 2 bird deterrent/spikes
<input type="checkbox"/> RARWB-XX	Wall bracket - use with Mast Arm Fitter or Knuckle ²

1 Replace "-" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole

2 Replace "XX" with desired color/paint finish

CONTROLS

Control Options

Standalone

SW7PR	SiteSync™ on fixture module via 7PR
SWUSB	SiteSync™ Software on USB
SWTAB	SiteSync™ Windows Tablet
SWBRG	SiteSync™ Wireless Bridge Node
SWFC	SiteSync™ Field Commission Serve
SCPREMOTE	Order at least one per project location to program and control

Networked – Wireless

WIR-RME-L	wiSCAPE External Fixture Module ^{1,2}
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NX Networked – Wireless

NXOFM-1R1D-UNV	NX Wireless, Daylight Harvesting, BLE, 7 pin twisted lock
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Notes:

- Works with external networked photosensor
- wiSCAPE Gateway required for system programming

RATIO SERIES

AREA/SITE LIGHTER

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR1	25	25.4	2	3438	135	1	0	1	3445	136	1	0	1	3240	128	1	0	1
			3	3460	136	1	0	1	3467	136	1	0	1	3260	128	1	0	1
			4W	3406	134	1	0	1	3412	134	1	0	1	3209	126	1	0	1
			5QW	3483	137	2	0	1	3490	137	2	0	1	3282	129	2	0	1
	39	39	2	5263	139	1	0	2	5273	139	1	0	2	4960	131	1	0	2
			3	5297	139	1	0	2	5308	140	1	0	2	4991	131	1	0	2
			4W	5200	137	1	0	2	5210	137	1	0	2	4900	129	1	0	2
			5QW	5333	140	3	0	1	5344	141	3	0	1	5025	132	3	0	1
	50	49.8	2	6310	127	1	0	2	6323	127	1	0	2	5946	120	1	0	2
			3	6349	128	1	0	2	6362	128	1	0	2	5983	120	1	0	2
			4W	6233	125	1	0	2	6245	126	1	0	2	5873	118	1	0	2
			5QW	6392	129	3	0	1	6405	129	3	0	1	6023	121	3	0	1
	70	68.4	2	9486	139	1	0	2	9505	139	1	0	2	8938	131	1	0	2
			3	9544	140	1	0	2	9563	140	1	0	2	8993	131	1	0	2
			4W	9395	137	1	0	2	9414	138	1	0	2	8853	129	1	0	2
			5QW	9608	140	4	0	2	9628	141	4	0	2	9054	132	4	0	2
	100	90.0	2	11976	133	2	0	2	12000	133	2	0	2	11285	125	2	0	2
			3	12050	134	2	0	2	12074	134	2	0	2	11354	126	2	0	2
			4W	11861	132	2	0	2	11885	132	2	0	2	11177	124	2	0	2
			5QW	12131	135	4	0	2	12155	135	4	0	2	11431	127	4	0	2
	115	109.7	2	15572	142	2	0	2	15494	141	2	0	2	14871	136	2	0	2
			3	15833	144	2	0	2	15754	144	2	0	2	15121	138	2	0	2
			4W	15281	139	2	0	3	15205	139	2	0	3	14623	133	2	0	3
			5QW	15732	143	4	0	2	15653	143	4	0	2	15024	137	4	0	2
	135	133.3	2	17971	135	3	0	3	17881	134	3	0	3	17163	129	3	0	3
			3	18272	137	2	0	2	18181	136	2	0	2	17450	131	2	0	2
			4W	17635	132	2	0	3	17547	132	2	0	3	16876	127	2	0	3
			5QW	18156	136	4	0	2	18065	136	4	0	2	17339	130	4	0	2
RAR2 Performance Data on next page																		

* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

RATIO SERIES

AREA/SITE LIGHTER

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR2	110	100.3	2	15326	153	2	0	3	15357	153	2	0	3	14442	144	2	0	3
			3	15421	154	2	0	3	15452	154	2	0	3	14531	145	2	0	3
			4W	15180	151	2	0	2	15210	152	2	0	2	14304	143	2	0	2
			5QW	15525	155	4	0	2	15556	155	4	0	2	14629	146	4	0	2
	140	133.2	2	19395	146	2	0	3	19434	146	2	0	3	18276	137	2	0	3
			3	19515	147	2	0	3	19554	147	2	0	3	18389	138	2	0	3
			4W	19210	144	2	0	3	19248	145	2	0	3	18101	136	2	0	3
			5QW	19647	148	5	0	3	19686	148	5	0	3	18513	139	5	0	3
	165	153.6	2	21651	141	3	0	3	21695	141	3	0	3	20402	133	3	0	3
			3	21785	142	3	0	3	21828	142	3	0	3	20527	134	3	0	3
			4W	21444	140	3	0	3	21487	140	3	0	3	20206	132	3	0	3
			5QW	21932	143	5	0	3	21976	143	5	0	3	20666	135	5	0	3
	185	174.5	2	26046	149	3	0	3	26098	150	3	0	3	24543	141	3	0	3
			3	26207	150	3	0	3	26259	150	3	0	3	24694	142	3	0	3
			4W	25797	148	3	0	4	25849	148	3	0	4	24308	139	3	0	4
			5QW	26384	151	5	0	3	26437	152	5	0	3	24861	143	5	0	3
	210	198.2	2	28848	145	3	0	4	28906	146	3	0	4	27184	137	3	0	4
			3	29027	146	3	0	4	29085	147	3	0	4	27351	138	3	0	4
			4W	28572	144	3	0	4	28630	144	3	0	4	26924	136	3	0	4
			5QW	29222	147	5	0	4	29281	148	5	0	4	27536	139	5	0	4
	240	226.9	2	32087	141	3	0	4	32151	142	3	0	4	30235	133	3	0	4
			3	32285	142	3	0	4	32350	143	3	0	4	30422	134	3	0	4
			4W	31780	140	3	0	4	31844	140	3	0	4	29946	132	3	0	4
			5QW	32503	143	5	0	4	32568	144	5	0	4	30627	135	5	0	4
	255	257.0	2	37040	144	3	0	4	36854	143	3	0	4	35373	138	3	0	4
			3	37660	147	3	0	4	37472	146	3	0	4	35966	140	3	0	4
			4W	36347	141	3	0	5	36166	140	3	0	5	34782	135	3	0	5
			5QW	37420	146	5	0	4	37233	145	5	0	4	35736	139	5	0	4
	295	294.0	2	41733	142	3	0	4	41524	141	3	0	4	39855	136	3	0	4
			3	42432	144	3	0	4	42220	144	3	0	4	40523	138	3	0	4
			4W	40953	139	3	0	5	40748	139	3	0	5	39190	133	3	0	5
			5QW	42162	143	5	0	4	41951	143	5	0	4	40264	137	5	0	4
	340	347.1	2	48392	139	4	0	5	48150	139	4	0	5	46215	133	4	0	5
			3	49203	142	3	0	4	48957	141	3	0	4	46989	135	3	0	4
			4W	47488	137	4	0	5	47261	136	4	0	5	45443	131	4	0	5
			5QW	48889	141	5	0	5	48645	140	5	0	5	46689	135	5	0	5

* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

RATIO SERIES

AREA/SITE LIGHTER

ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR1	25	120	0.21	25.4
		208	0.12	
		240	0.11	
		277	0.09	
	39	120	0.32	38.0
		208	0.18	
		240	0.16	
		277	0.14	
	50	347	0.11	49.8
		480	0.08	
		120	0.42	
		208	0.24	
	70	240	0.21	68.4
		277	0.18	
		120	0.57	
		208	0.33	
	100	240	0.29	90.0
		277	0.25	
		120	0.75	
		208	0.43	
	115	240	0.38	109.7
		277	0.32	
		120	0.91	
		208	0.53	
	135	240	0.46	133.3
		277	0.40	
		347	0.32	
		480	0.23	
		120	1.11	
		208	0.64	
		240	0.56	
		277	0.48	
		347	0.38	
		480	0.28	

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR2	110	120	0.84	100.3
		208	0.48	
		240	0.42	
		277	0.36	
	140	120	1.11	133.2
		208	0.64	
		240	0.56	
		277	0.48	
	165	120	1.28	153.6
		208	0.74	
		240	0.64	
		277	0.55	
	185	120	1.45	174.5
		208	0.84	
		240	0.73	
		277	0.63	
	210	120	1.65	198.3
		208	0.95	
		240	0.83	
		277	0.72	
	240	120	1.89	226.9
		208	1.09	
		240	0.95	
		277	0.82	
	255	120	2.14	257.0
		208	1.24	
		240	1.07	
		277	0.93	
	295	347	0.74	294.0
		480	0.54	
		120	2.45	
		208	1.41	
	340	240	1.23	347.1
		277	1.06	
		347	0.85	
		480	0.61	
		120	2.89	
		208	1.67	
		240	1.45	
		277	1.25	
		347	1.00	
		480	0.72	

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.03
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	0.99
40° C	104° F	0.98
50° C	122° F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

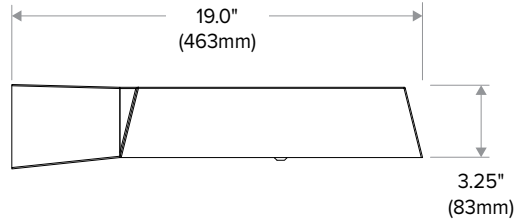
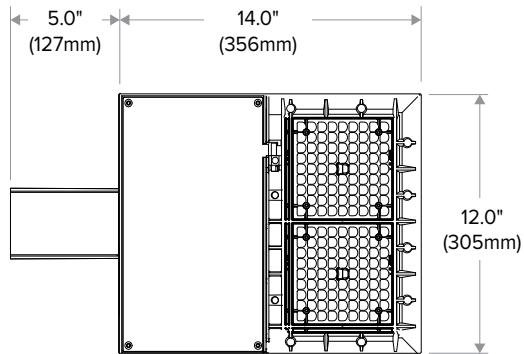
Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11 L90 36,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.95	0.93	0.86	238,000
40°C / 104°F	0.99	0.96	0.95	0.93	0.85	225,000

RATIO SERIES

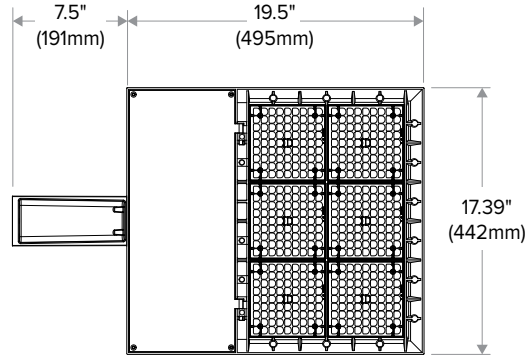
AREA/SITE LIGHTER

DIMENSIONS

RAR1

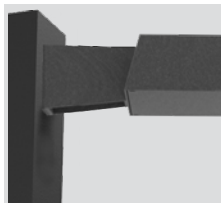


RAR2



ADDITIONAL INFORMATION

MOUNTING



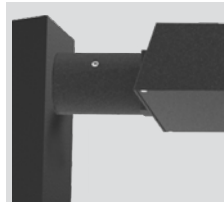
Arm Mount – Fixture ships with integral arm for ease of installation. Compatible with Hubbell Outdoor B3 drill pattern.



Knuckle – Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes.



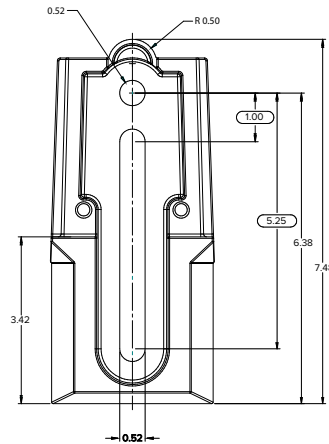
Universal Mounting – Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5"



MAF – Fits 2-3/8" OD arms Roadway applications.



Wall Mount – Wall mount bracket designed for building mount applications.



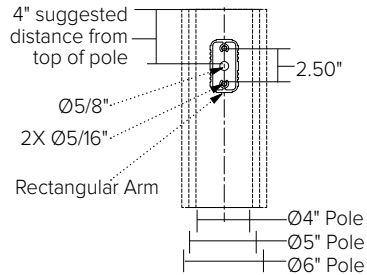
RATIO SERIES

AREA/SITE LIGHTER

ADDITIONAL INFORMATION (CONT'D)

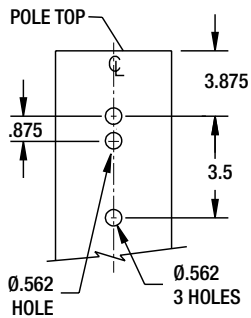
ARM MOUNT (ASQ)

Compatible with Pole drill pattern B3



UNIVERSAL MOUNTING (ASQU)

Compatible with pole drill pattern S2



SITESYNC 7-PIN MODULE



SW7PR



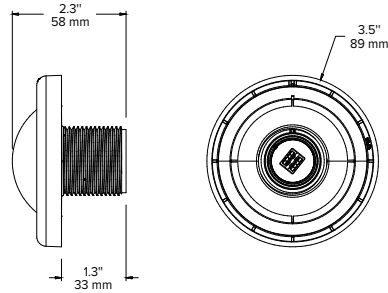
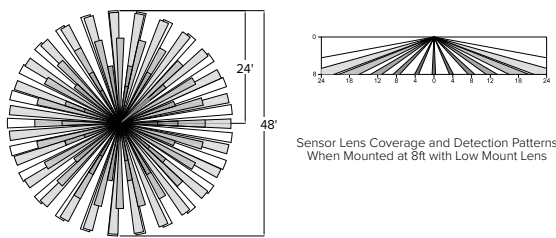
- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)

RATIO SERIES

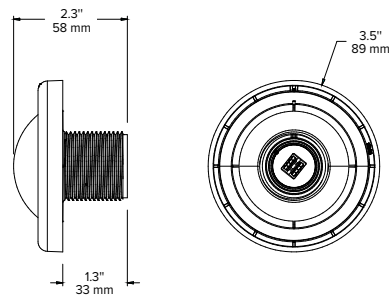
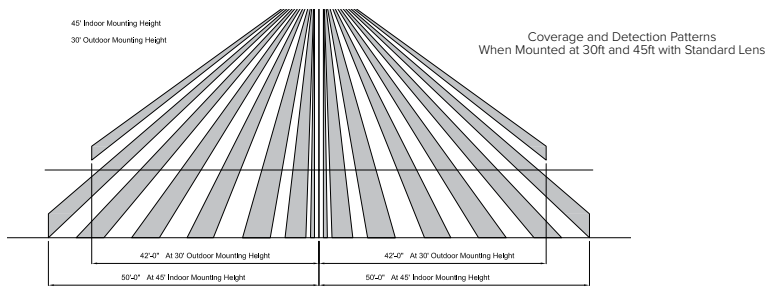
AREA/SITE LIGHTER

ADDITIONAL INFORMATION (CONT'D)

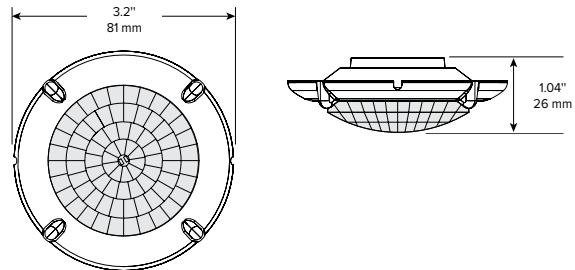
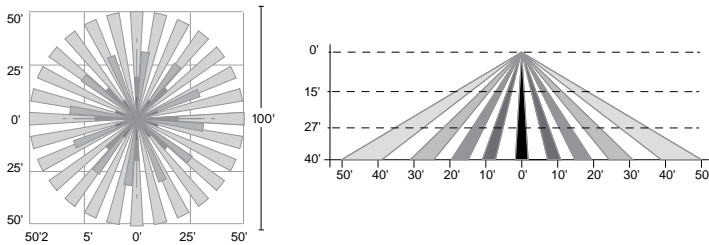
NXSP-14F



NXSP-30F



SCP-40F



RAR1 EPA

RAR-1	
EPA at 0°	EPA at 30°
.45ft. ² .13m ²	.56ft. ² .17m ²

RAR2 EPA

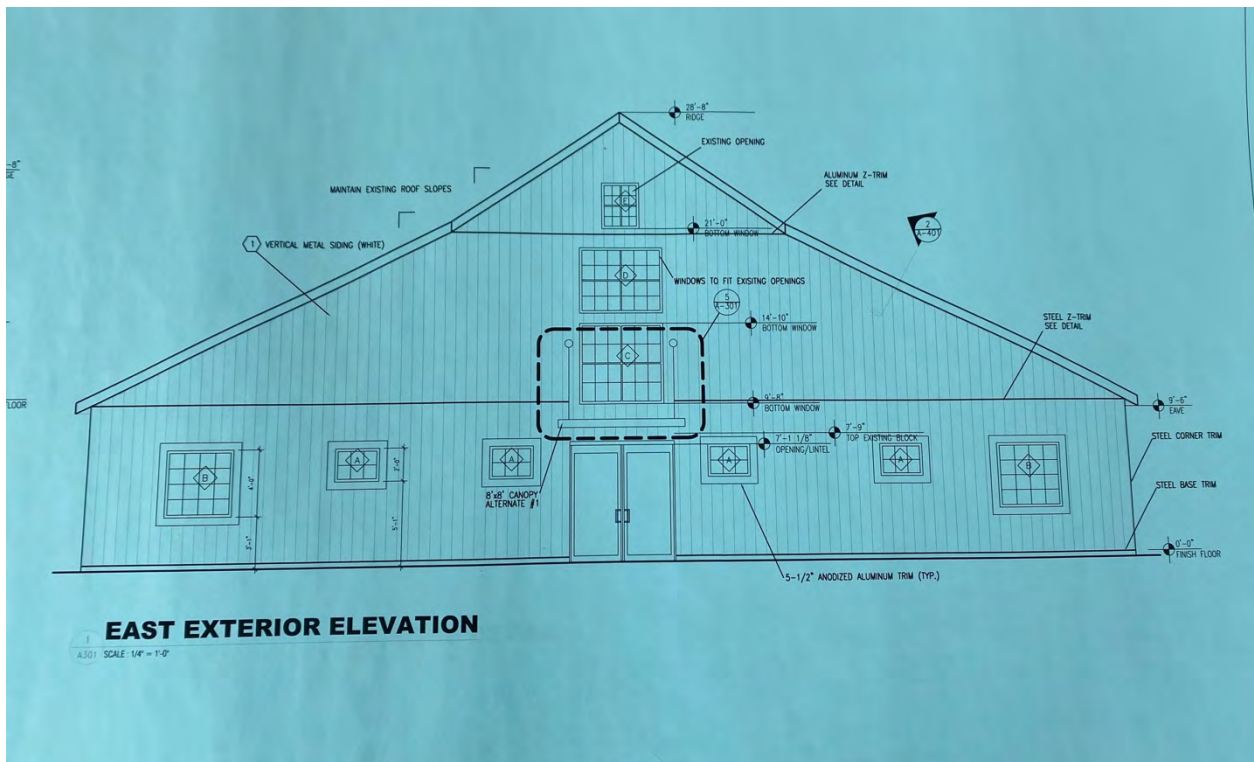
RAR-2	
EPA at 0°	EPA at 30°
.55ft. ² .17m ²	1.48ft. ² .45m ²

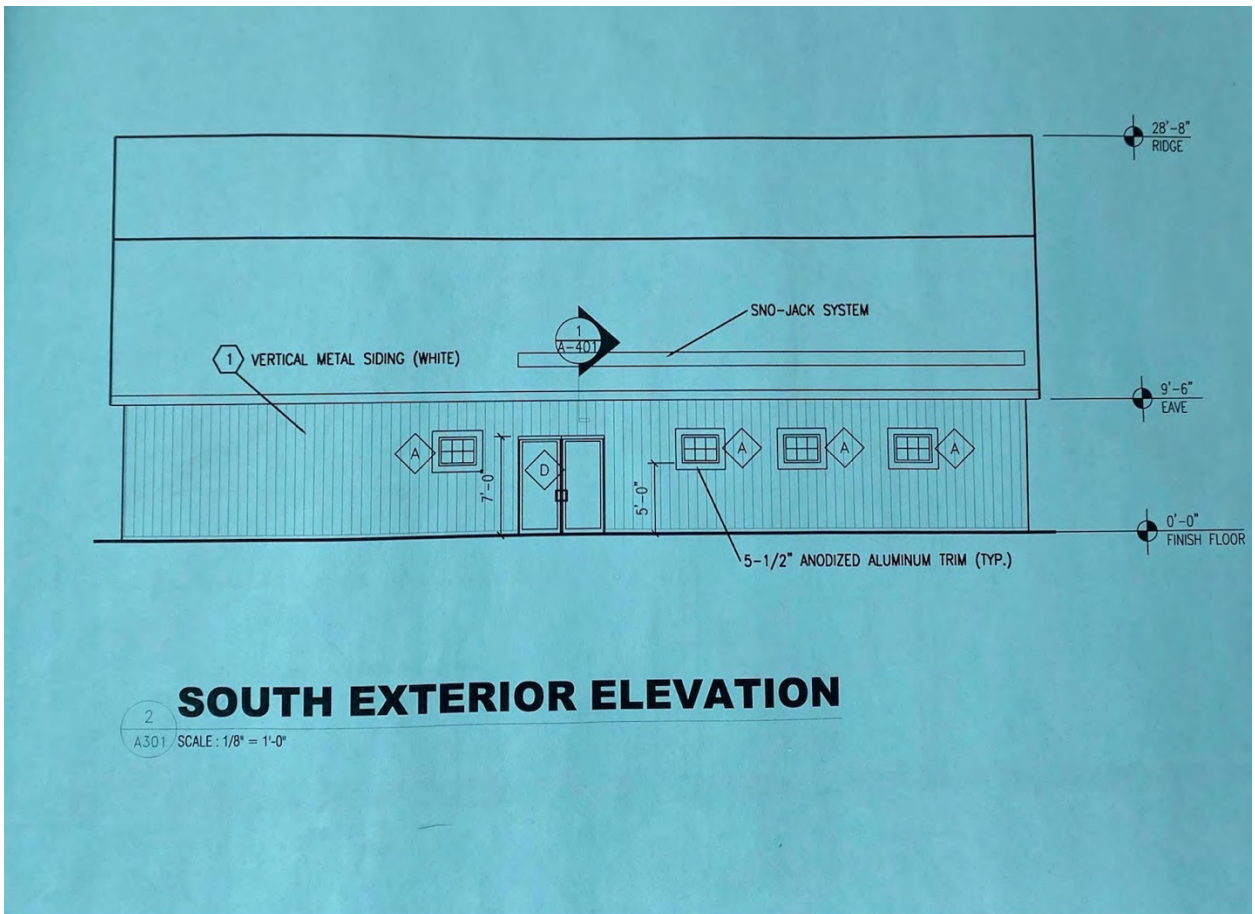
SHIPPING

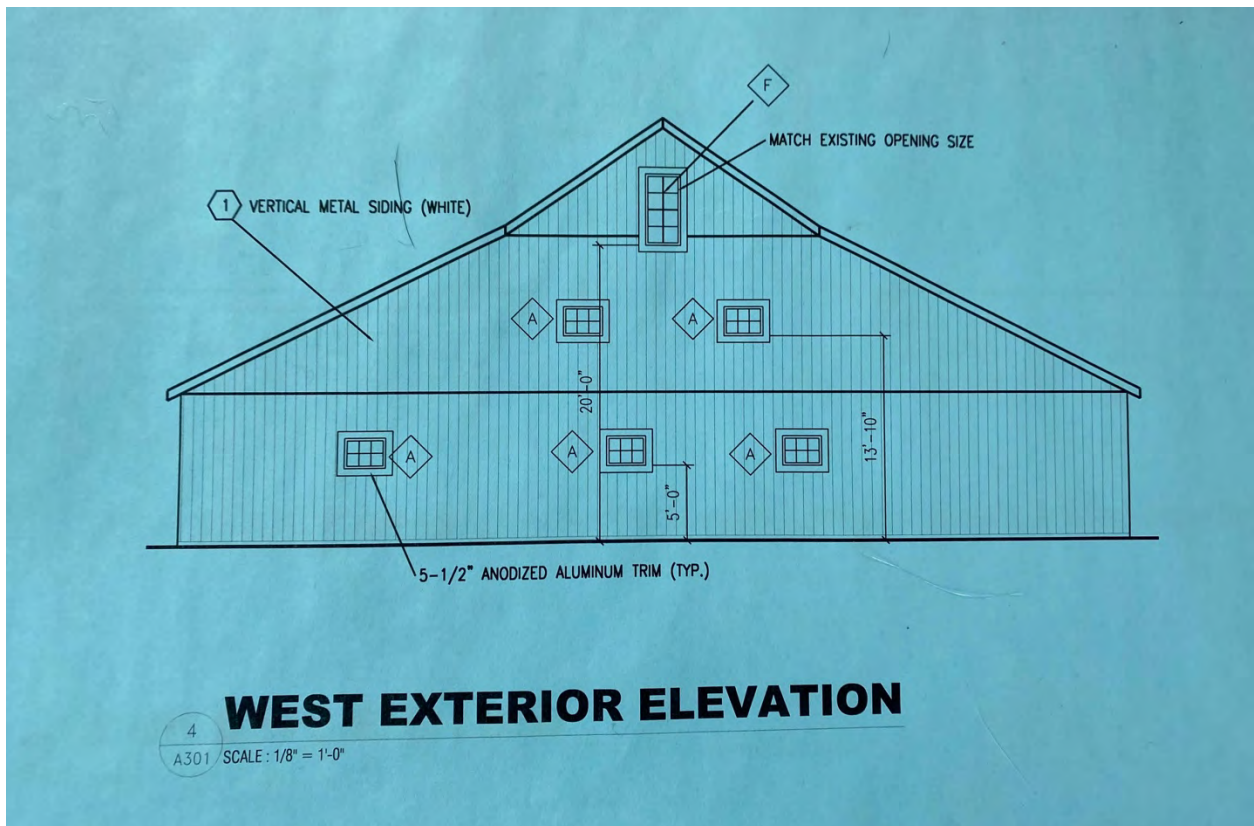
Catalog Number	G.W(kg)/CTN	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
RAR1	15 (6.8)	20.75 (52.7)	15.125 (38.4)	6.9375 (17.6)
RAR2	19 (8.6)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)

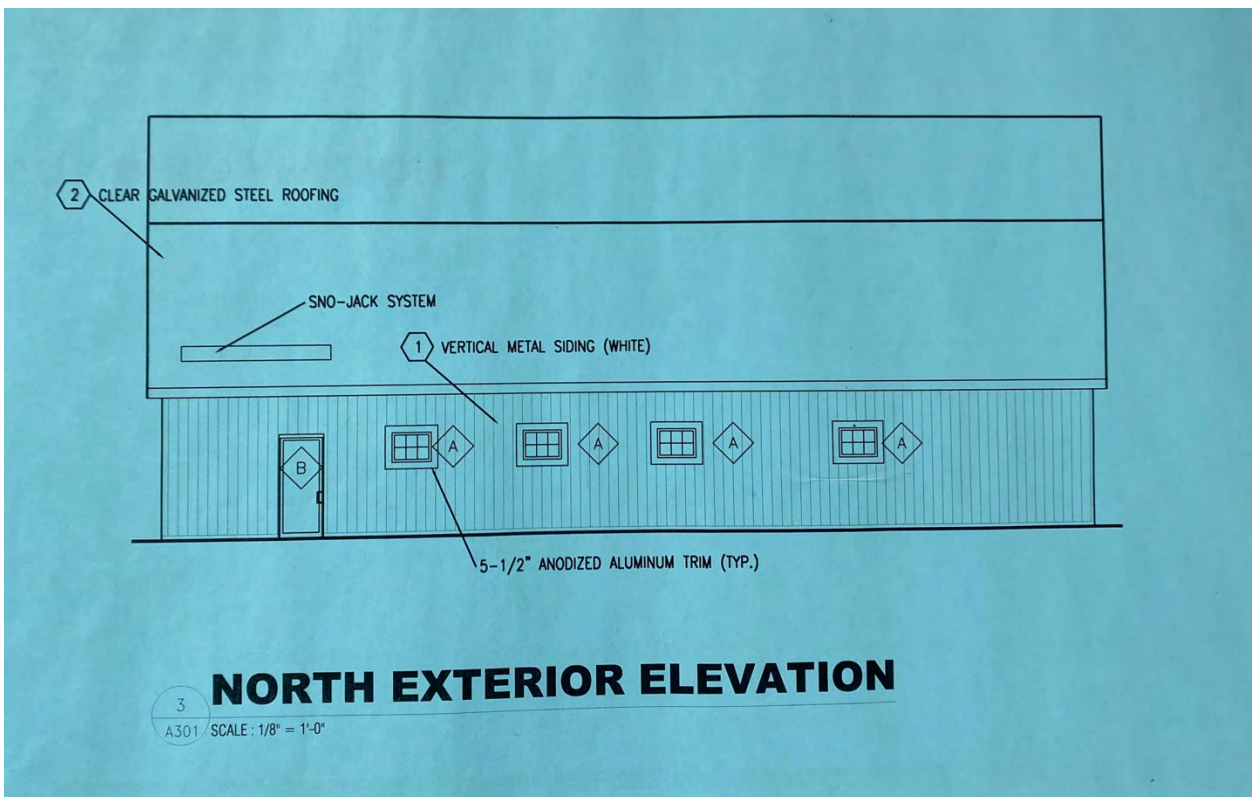
USE OF TRADEMARKS AND TRADE NAMES

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12x8 Fully insulated glass garage door added
Shutters and decorative peak to be added
Window surrounds to be painted black



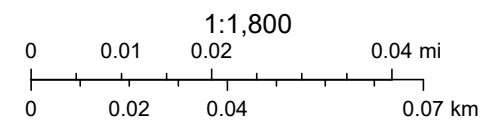


February 17, 2021

 Kendall County Address Points

Parcels

Ownership 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/>.

Matt Asselmeier

From: Tim Wallace <lsfpd202@aol.com>
Sent: Thursday, February 11, 2021 9:26 AM
To: Matt Asselmeier
Cc: [REDACTED]
Subject: [External]4405 Van Dyke Road

Matt, after looking at preliminary drawings for 4405 Van Dyke Road, the Lisbon Seward Fire Protection District will allow an occupancy of up to 200 people.

We also will be doing a pre inspection of the facility, making any needed recommendations for life-safety issues, fire extinguishers, lighted exit signs, ect.

We will then make a follow up final inspection.

Any questions feel free to call, [REDACTED]

Thank You

Tim Wallace, Fire Chief

State of Illinois
County of Kendall

Zoning Petition
08-03

ORDINANCE NUMBER 2008 - XX

**GRANTING A SPECIAL USE for the
OPERATION OF A CHURCH to
SOUTHWEST COMMUNITY CHURCH**

WHEREAS, Southwest Community Church, has filed a petition for a Special Use within the A-1 Agricultural Zoning District for the operation of a church pursuant to Section 7.01.D.7 of the Kendall County Zoning Ordinance for a 23 acre property located on the north side of Van Dyke Road between Grove Road and Mc Kanna Road, commonly known as 4405 Van Dyke Road (Pin # 09-05-400-016), in Seward Township, as legally described in "Exhibit A"; and

WHEREAS, said petition is to allow the operation of a church and use the existing barn as an administration building for 3-4 full time employees; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer held on March 25, 2008; and

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

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

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit per section § 7.01.D.7 (A-1 Special Uses-Churches) to permit the use indicated in the recitals section of this Ordinance and as indicated on the submitted Site Plan included as Exhibit "B" attached hereto and incorporated herein,, subject to the following conditions:

State of Illinois
County of Kendall

Zoning Petition
08-03

1. The future church campus be submitted for site plan approval through the standard process called out in Section 13 of the Zoning Ordinance to make sure all requirements are met for the future buildings, including landscape plans and elevations.
2. The sign can be submitted as a building permit before site plan approval as long as it is in the same location shown on the plan.
3. Certificate of Occupancy and change in use is required prior to occupying and using the barn as an administration building.
4. Dedication of 20' trail easement prior to Certificate of Occupancy.

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

IN WITNESS OF, this ordinance has been enacted on April 15, 2008.

Attest:


John A. Church
Kendall County Board Chairman



Renetta Mickelson
Kendall County Clerk

EXHIBIT A

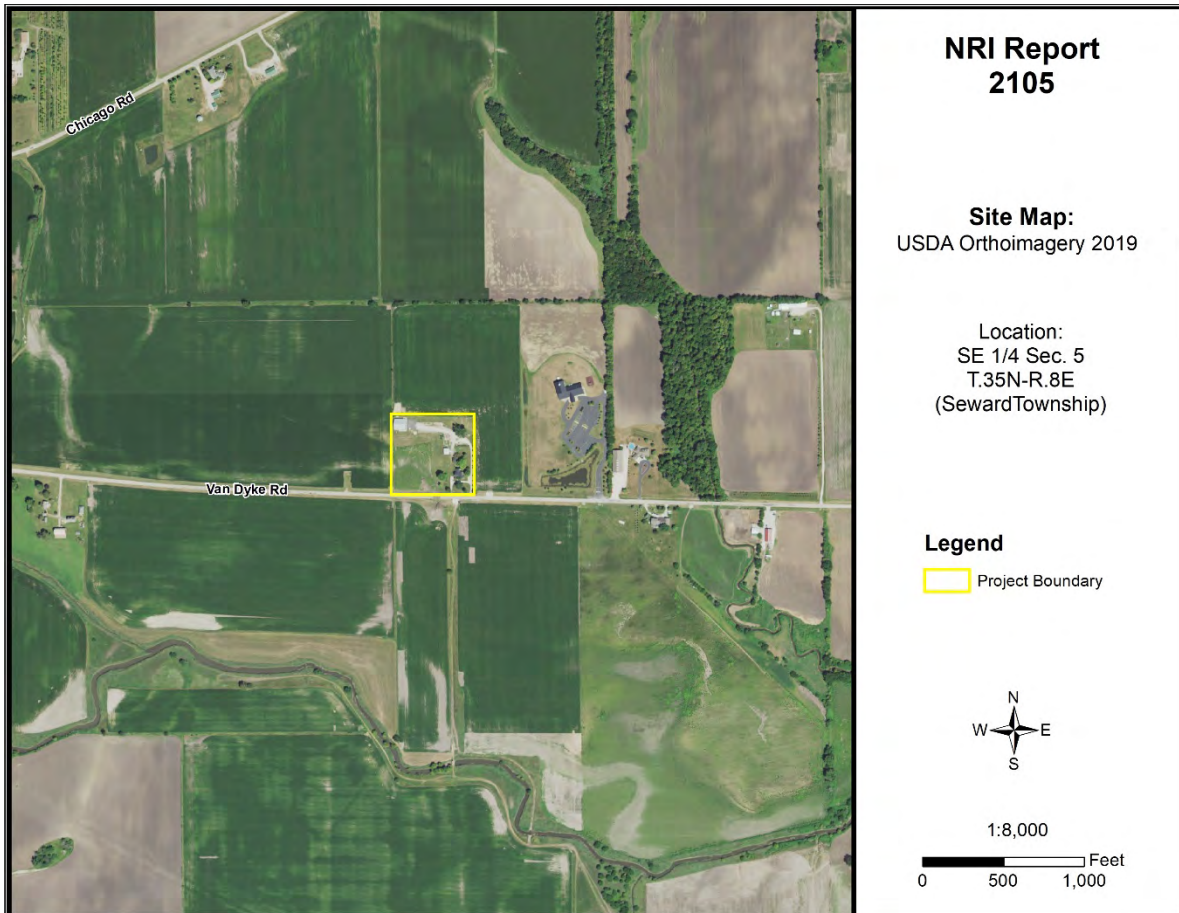
ckm 10/31/2007

LEGAL DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 829.34 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER, WHICH FORMS AN ANGLE OF 90 DEGREES 15 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 1215.38 FEET TO THE CENTER LINE OF VAN DYKE ROAD; THENCE EASTERLY ALONG SAID CENTER LINE 501.65 FEET TO SAID EAST LINE; THENCE NORTHERLY ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER 1231.69 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF; THENCE WESTERLY ALONG SAID NORTH LINE, 501.32 FEET TO THE POINT OF BEGINNING, IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS.



NATURAL RESOURCE INFORMATION (NRI) REPORT: #2105



Mar
2021

Petitioner: Sable Creek Homestead
Contact: Jillian Prodehl

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	2105
Date District Board Reviews Application	March 2021
Applicant's Name	Sable Creek Homestead
Size of Parcel	(+/-) 5.8 acres
Current Zoning & Use	A-1 Agricultural; Rural Residence
Proposed Zoning & Use	A-1 Special Use; Rural Residence & Banquet Facility
Parcel Index Number(s)	09-05-400-021
Contact Person	Jillian Prodehl

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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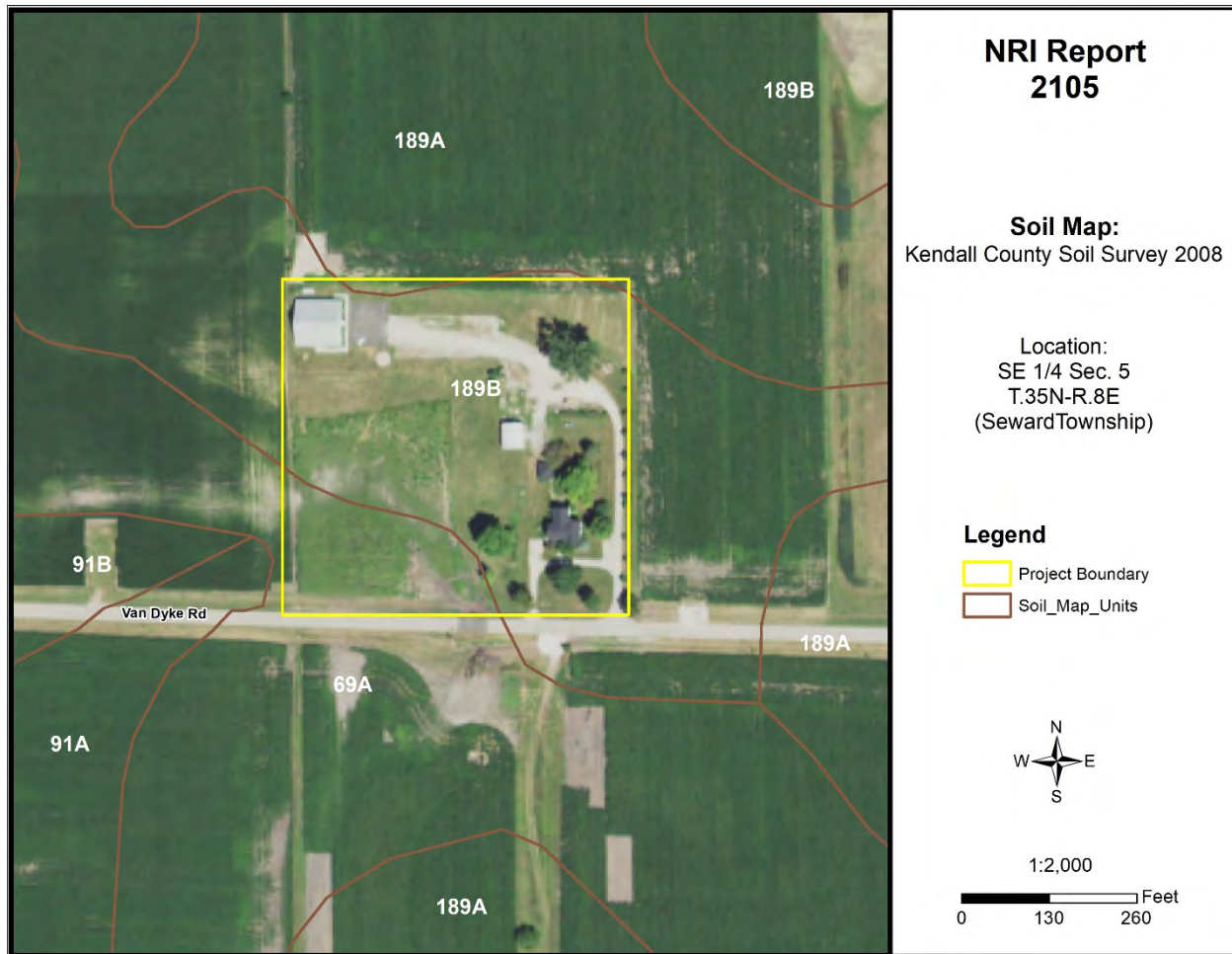
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EXECUTIVE SUMMARY

Natural Resource Information Report Number	#2105
Petitioner	Sable Creek Homestead
Contact Person	Jillian Prodehl
County or Municipality the Petition is Filed With	Kendall County
Location of Parcel	SE ¼ of Section 5, Township 35 North, Range 8 East (Seward Township) of the 3 rd Principal Meridian
Project or Subdivision Name	Sable Creek Homestead
Existing Zoning & Land Use	A-1 Agricultural; Rural Residence
Proposed Zoning & Land Use	A-1 Special Use; Rural Residence & Banquet Facility
Proposed Water Source	Well
Proposed Type of Sewage Disposal System	Septic
Proposed Type of Storm Water Management	N/A
Size of Site	(+/-) 5.8 acres
Land Evaluation Site Assessment Score	Land Evaluation: 87; Site Assessment: 89

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
69A	Milford silty clay loam, 0-2% slopes	Poorly Drained	C/D	Hydric	Prime Farmland if drained
189A	Martinton silt loam, 0-2% slopes	Somewhat Poorly Drained	C/D	Non-Hydric	Prime Farmland
189B	Martinton silt loam, 2-4% slopes	Somewhat Poorly Drained	C/D	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, one is classified as hydric (69A Milford silty clay loam) and two are non-hydric soils that are likely to contain hydric inclusions (189A & 189B Martinton silt loam).

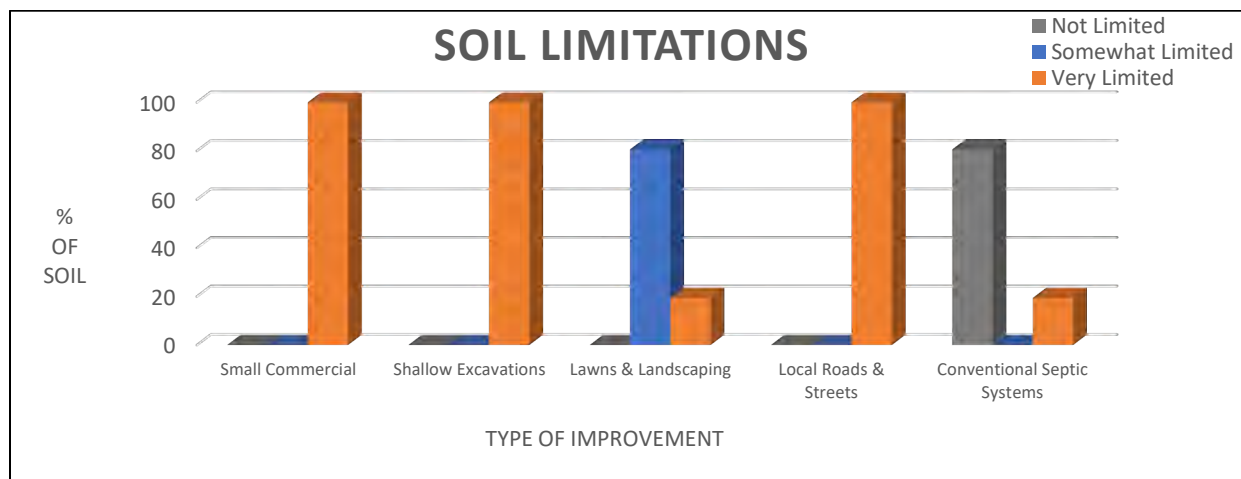
Prime Farmland – Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, two are designated as prime farmland (189A & 189B Martinton silt loam) and one is considered prime farmland if drained (69A Milford silty clay 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
69A	Very Limited	Very Limited	Very Limited	Very Limited	Unsuitable: Wet
189A	Very Limited	Very Limited	Somewhat Limited	Very Limited	Suitable
189B	Very Limited	Very Limited	Somewhat Limited	Very Limited	Suitable

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 **87**, indicating that this site is **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 **89**.

The **LESA Score for this site is 176, 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 **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 Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for Kendall County, Community Panel No. 17093C0140H (effective date January 8, 2014) was reviewed to determine the presence of floodplain and floodway areas within the project site. According to the map, the parcel **is located within** the Zone AE floodplain and 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 Sable Creek Homestead for the proposed banquet venue project (A-1 Special Use permit request) within Seward Township of Kendall County located in the SE ¼ of Section 5, Township 35N, and Range 8E 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, 100% 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 an 87 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA Score for this site is 176 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 small commercial buildings, shallow excavations, and local roads & streets and 19.4% are very limited for lawns/landscaping. The remaining soils are classified as either somewhat limited or not limited for these types of developments. Additionally, 19.4% of the soils 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 Upper Illinois River watershed and Middle Branch Aux Sable 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 a drainage tile survey be completed on the parcel to locate the subsurface drainage tile and should 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

03/03/2021
Date

PARCEL LOCATION

Location Map for Natural Resources Information Report #2105

SE ¼ of Section 5, Township 35 North, Range 8 East (Seward Township) on 5.8 acres. This parcel is located on Van Dyke Road, east of Grove Road, south of Chicago Road, and west of McKanna Road in Minooka, IL. The parcel is part of unincorporated Kendall County.

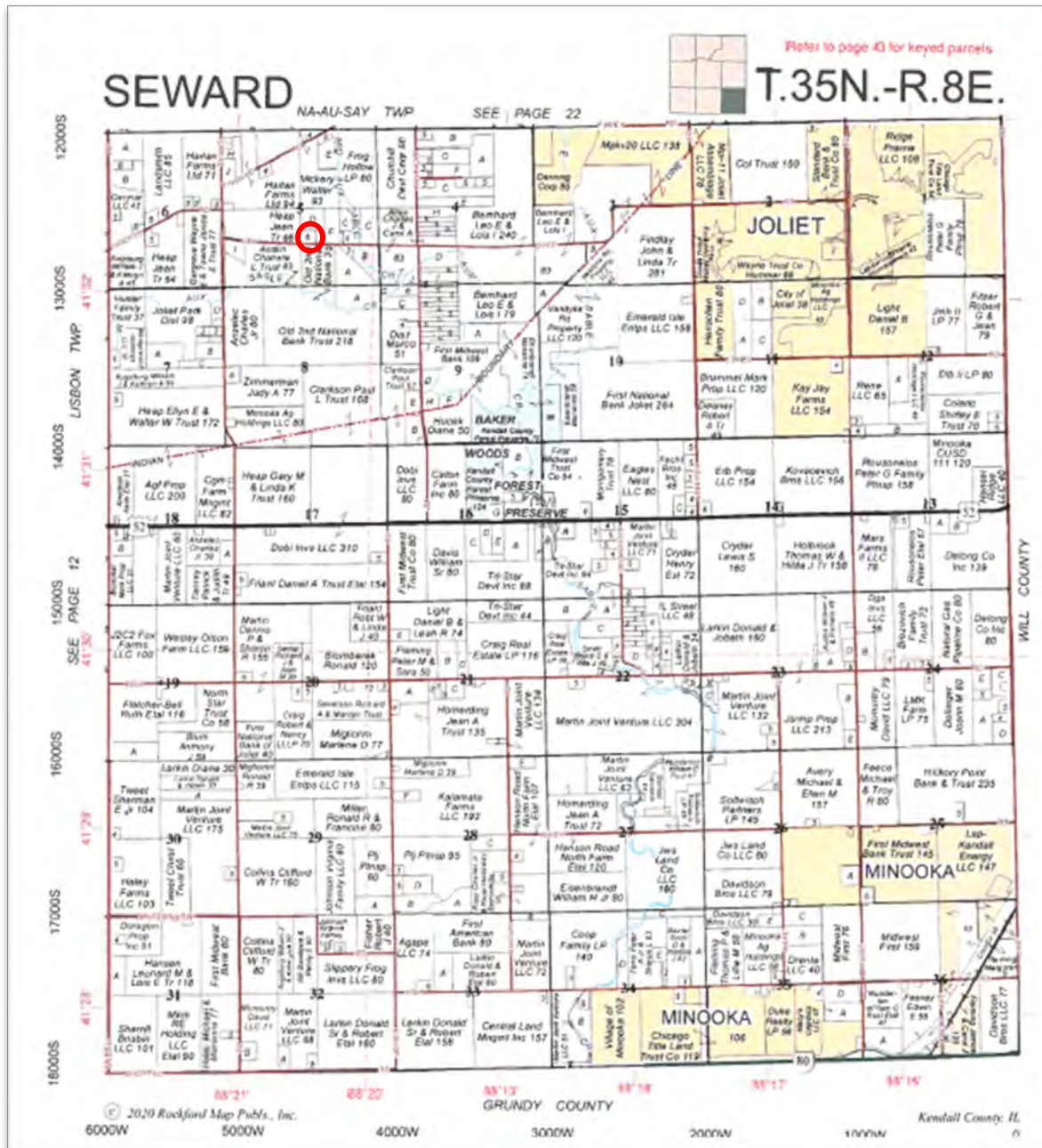
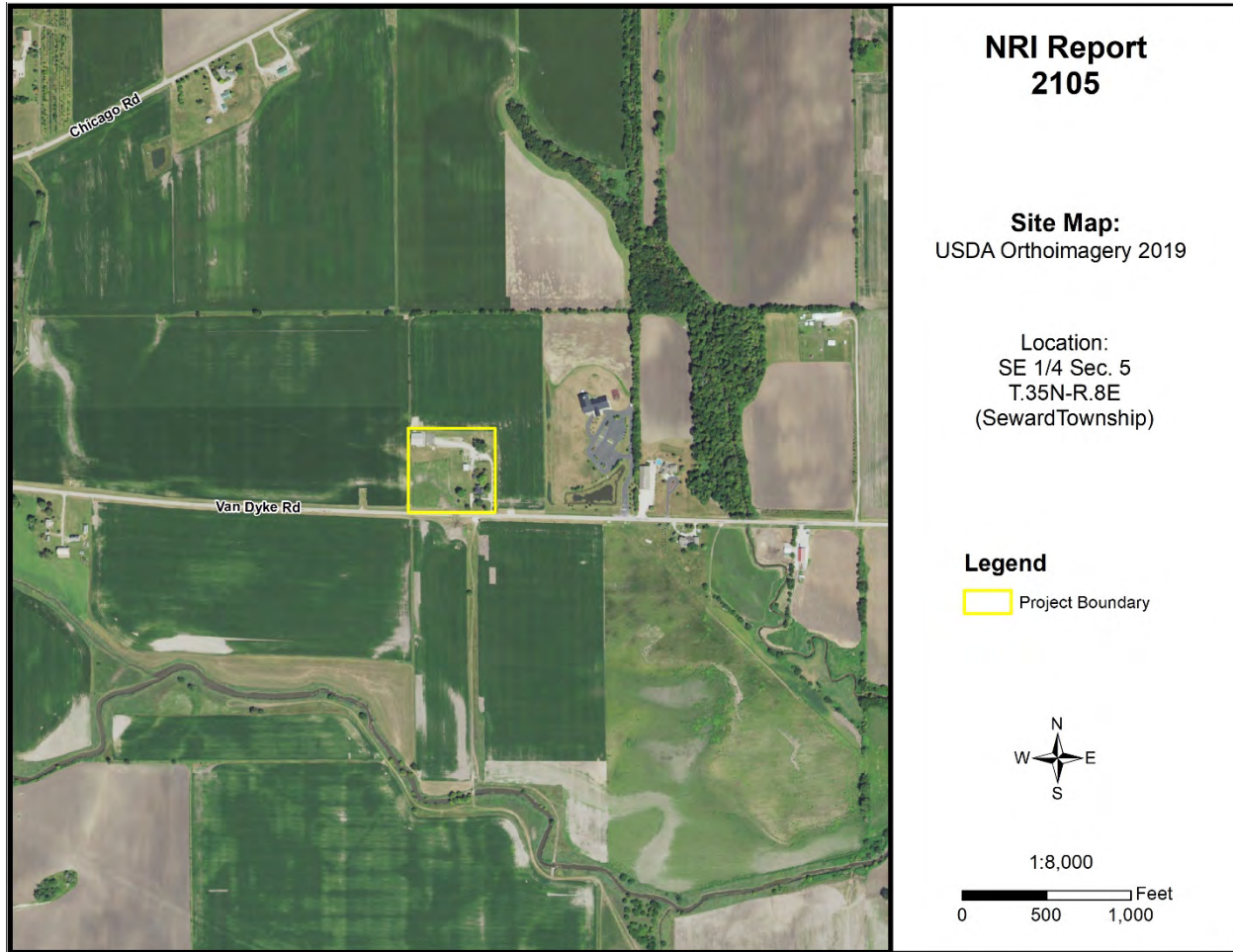


Figure 3: 2021 Plat Map



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). The southwest corner of the PIQ contains Zone AE floodway and floodplain that connects to West Aux Sable Creek to the south. An EcoCAT submitted by Tebrugge Engineering on 2/5/21 indicated that according to the Illinois Natural Heritage Database, the Aux Sable Creek INAI Site may be located within the vicinity of the project. However, consultation was terminated as it was determined that adverse effects to the protected resource were unlikely.

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 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.

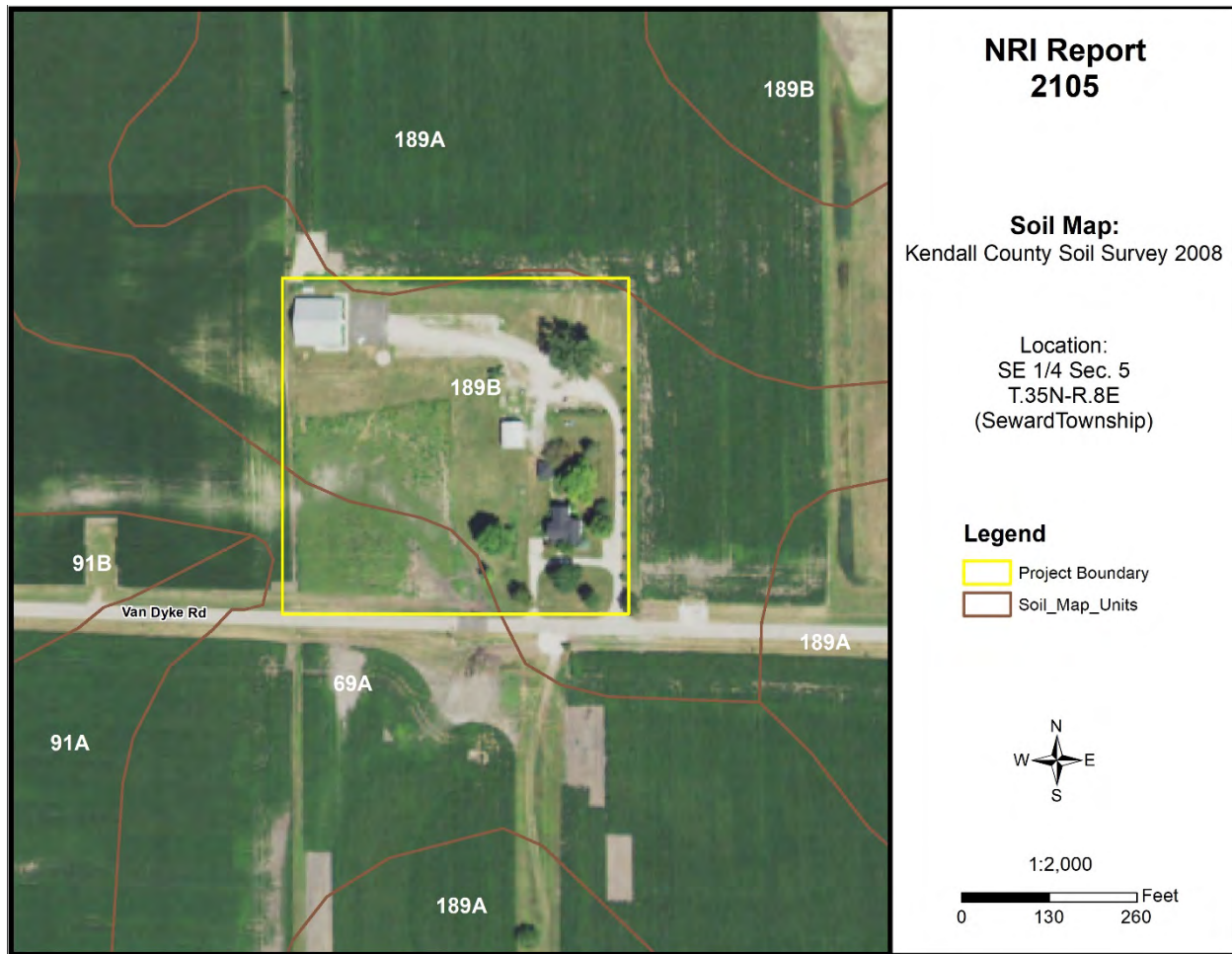


Figure 5: Soil Map

Table 3: Soil Map Unit Descriptions

Symbol	Descriptions	Acres	Percent
69A	Milford silty clay loam, 0-2% slopes	1.1	19.4%
189A	Martinton silt loam, 0-2% slopes	0.0	0.0%
189B	Martinton silt loam 2-4% slopes	4.7	80.6%

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

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 4: Building Limitations

Soil Type	Small Commercial Buildings	Shallow Excavations	Lawns & Landscaping	Local Roads & Streets	Onsite Conventional Sewage Systems	Acres	%
69A	Very Limited: Ponding; Depth to saturated zone; Shrink-swell	Very Limited: Ponding; Depth to saturated zone; Dusty; Unstable excavation walls; Too clayey	Very Limited: Ponding; Depth to saturated zone; Dusty	Very Limited: Ponding; Low strength; Frost action; Depth to saturated zone; Shrink-swell	Unsuitable: Wet	1.1	19.4%
189A	Very Limited: Depth to saturated zone; Shrink-swell	Very Limited: Depth to saturated zone; Dusty; Unstable excavation walls	Somewhat Limited: Depth to saturated zone; Dusty	Very Limited: Depth to saturated zone; Frost action; Low strength; Shrink-swell	Suitable	0.0	0.0%
189B	Very Limited: Depth to saturated zone; Shrink-swell	Very Limited: Depth to saturated zone; Dusty; Unstable excavation walls	Somewhat Limited: Depth to saturated zone; Dusty	Very Limited: Depth to saturated zone; Frost action; Low strength; Shrink-swell	Suitable	4.7	80.6%
% Very Limited	100%	100%	19.4%	100%	19.4%		

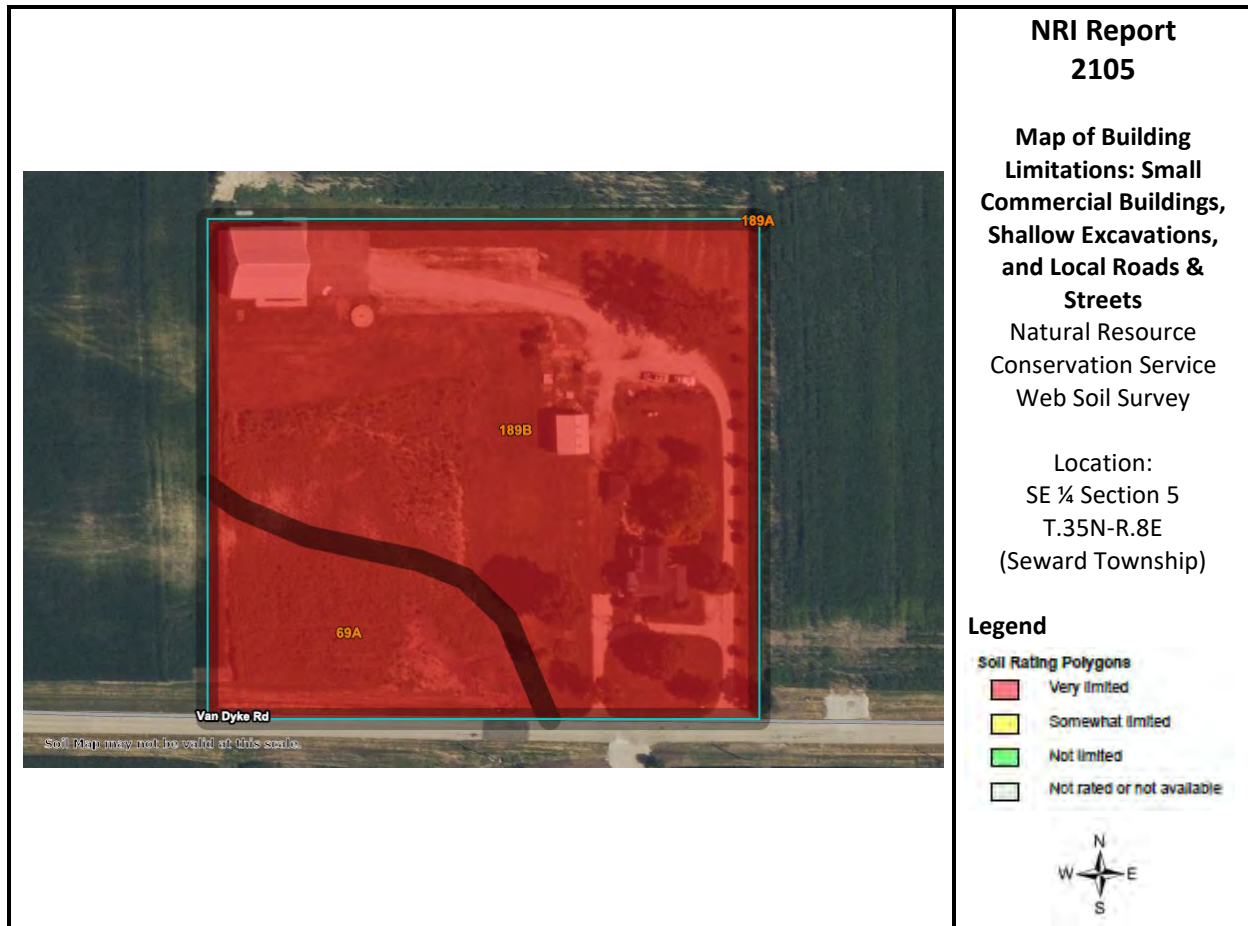


Figure 6A: Map of Building Limitations – Small Commercial Buildings, Shallow Excavations, and Local Roads & Streets (Paved & Unpaved)



Figure 6B: Map of Building Limitations – Lawns/Landscaping

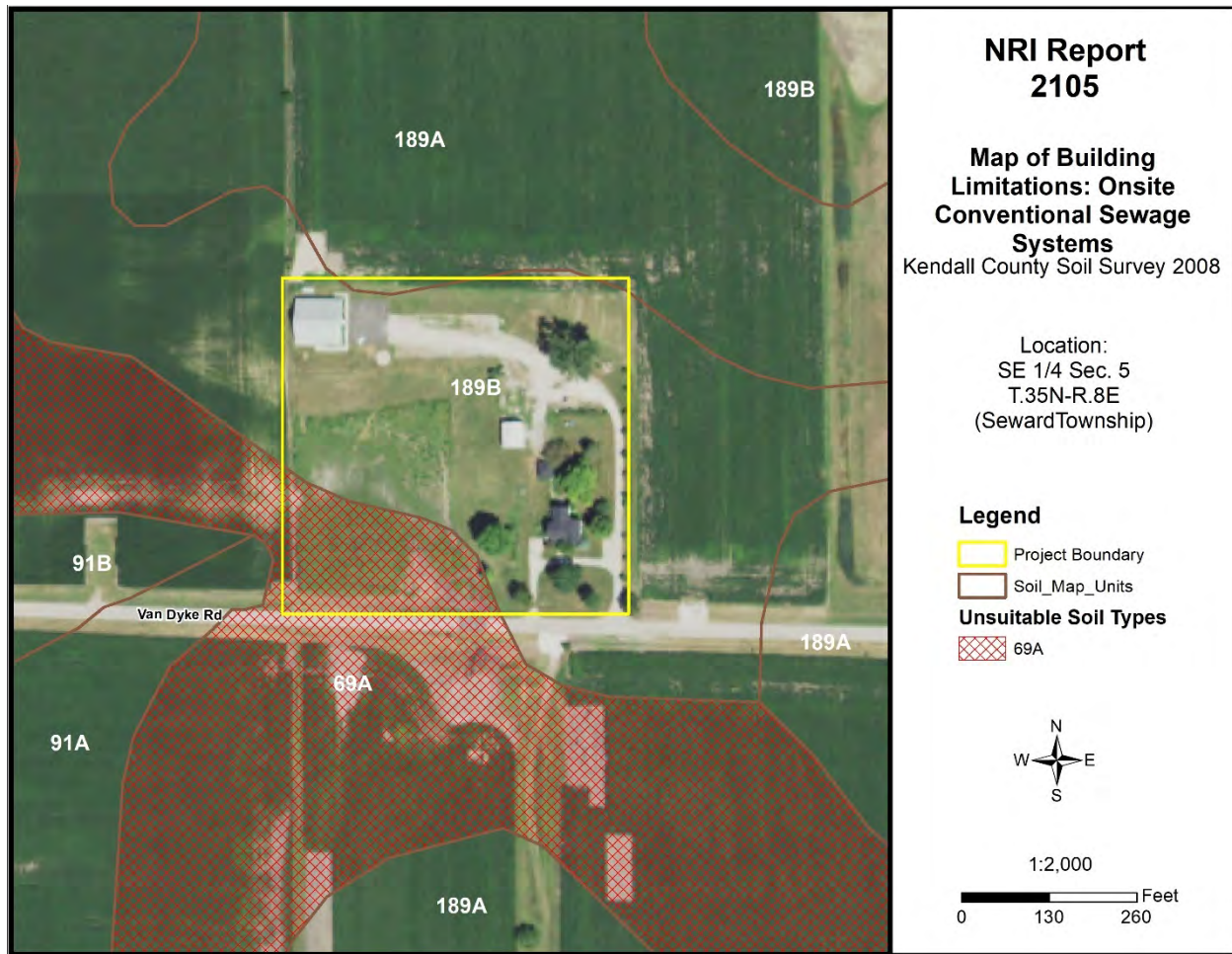


Figure 6C: Map of Building Limitations – Onsite Conventional Sewage System

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
69A	C/D	Negligible	<u>January - May</u> Upper Limit: 0.0'-1.0' Lower Limit: 6.0' <u>June – December</u> Upper/Lower Limit: --	<u>January – May</u> Surface Water Depth: 0.0'-0.5' Duration: Brief (2-7 days) Frequency: Frequent <u>June – December</u> Surface Water Depth: -- Duration: -- Frequency: None	<u>January – December</u> Duration: -- Frequency: None
189A	C/D	Low	<u>January - May</u> Upper Limit: 1.0'-2.0' Lower Limit: 6.0' <u>June – December</u> Upper/Lower Limit: --	<u>January – December</u> Surface Water Depth: -- Duration: -- Frequency: None	<u>January – December</u> Duration: -- Frequency: None
189B	C/D	Medium	<u>January - May</u> Upper Limit: 1.0'-2.0' Lower Limit: 6.0' <u>June – December</u> Upper/Lower Limit: --	<u>January – December</u> Surface Water Depth: -- Duration: -- Frequency: None	<u>January – December</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 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
69A	0-2%	Slight	1.1	19.4%
189A	0-2%	Slight	0.0	0.0%
189B	2-4%	Slight	4.7	80.6%

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
69A	Prime Farmland (if drained)	1.1	19.4%
189A	Prime Farmland	0.0	0.0%
189B	Prime Farmland	4.7	80.6%
% Prime Farmland	100%		

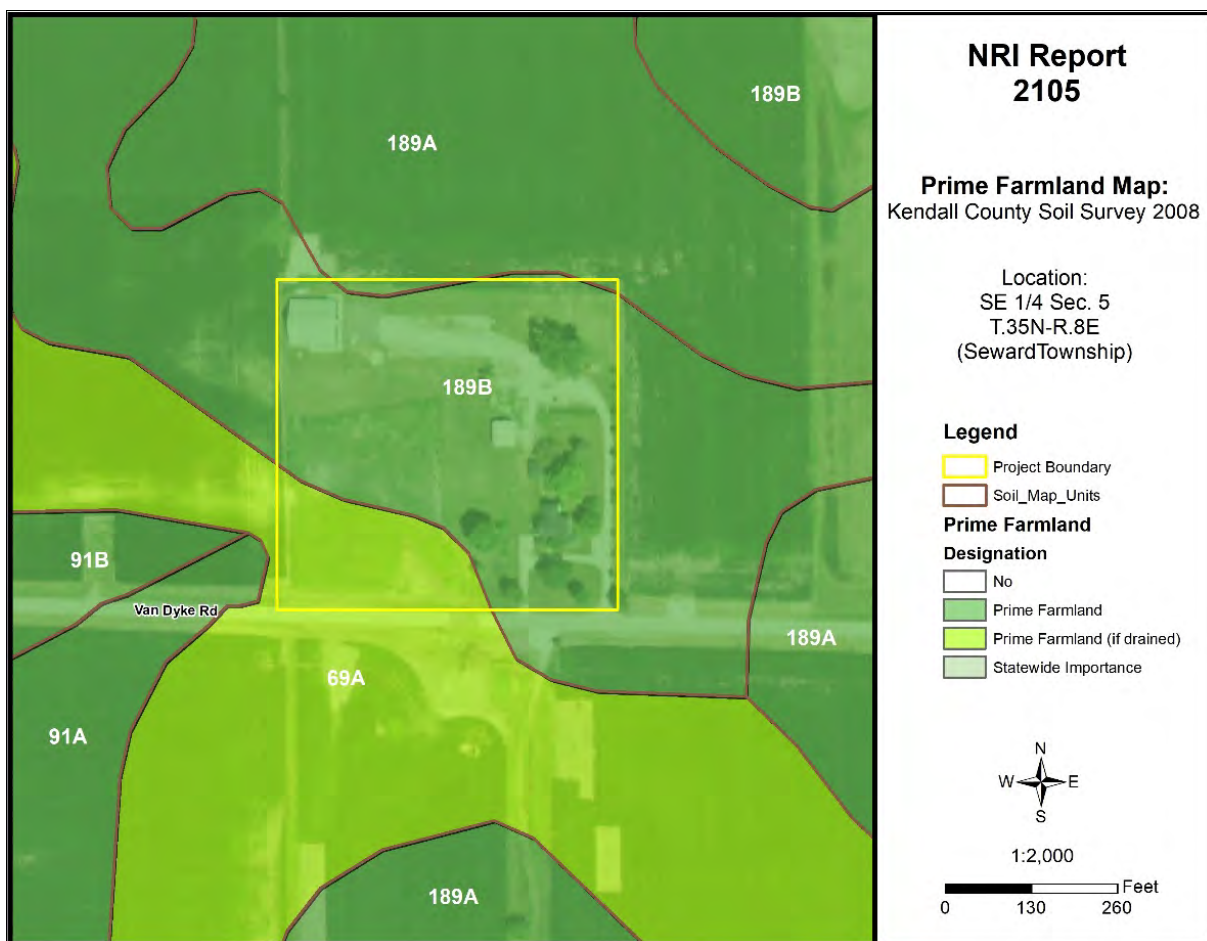


Figure 7: Map of Prime Farmland Soils

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)
69A	3	87	1.1	95.7
189A	2	94	0.0	0
189B	3	87	4.7	408.9
Totals			5.8	504.6
LE Calculation			(Product of relative value / Total Acres) 504.6 / 5.8 = 87	
LE Score			LE = 87	

The Land Evaluation score for this site is 87, indicating that this site is designated as prime farmland that is well suited for agricultural uses considering the Land Evaluation score is above 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)	20
	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)	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)	10
	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)	8
	2. Availability of public water system. (10-8-6-0)	8
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	6
	Site Assessment Score:	89

The Site Assessment score for this site is 89. The Land Evaluation value (87) is added to the Site Assessment value (89) to obtain a LESA Score of 176. 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: 87 + Site Assessment Value: 89 = LESA Score: 176

The LESA Score for this site is 176 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. Zone A includes the 100-year flood, Zone B or Zone X (shaded) is the 100 to 500-year flood, and Zone C or Zone X (unshaded) 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 gradual topography (slopes 0 to 4%) with an elevation of approximately 580-590' above sea level. According to the FIRM map, the parcel in question contains Zone AE floodway and floodplain in the southwest corner. Zone AE is a Special Flood Hazard Area (SFHA) in the 100-year flood zone. The topographic and FIRM maps indicate that the parcel drains south towards Van Dyke Road and eventually to West Aux Sable Creek.

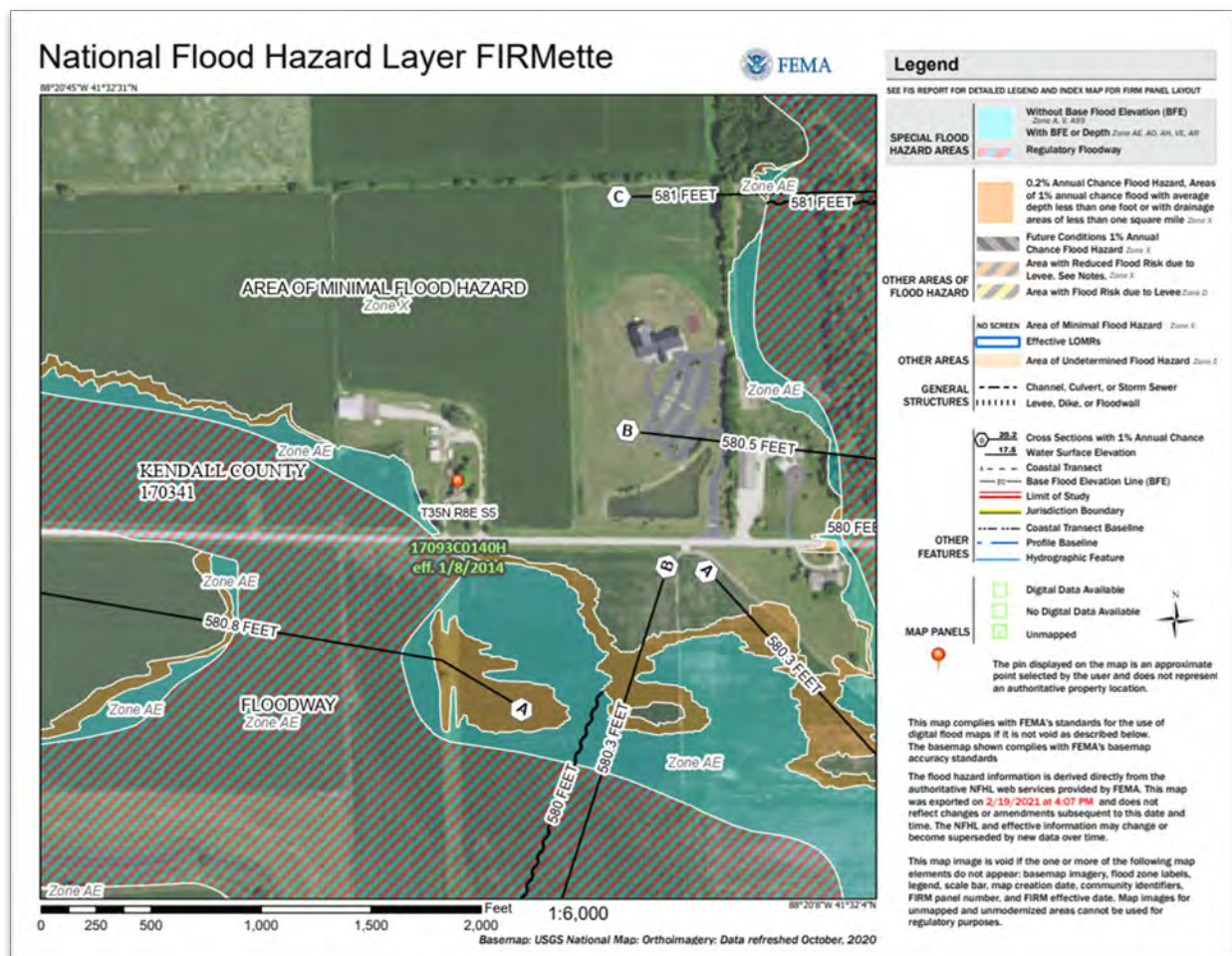


Figure 8: FEMA Floodplain Map

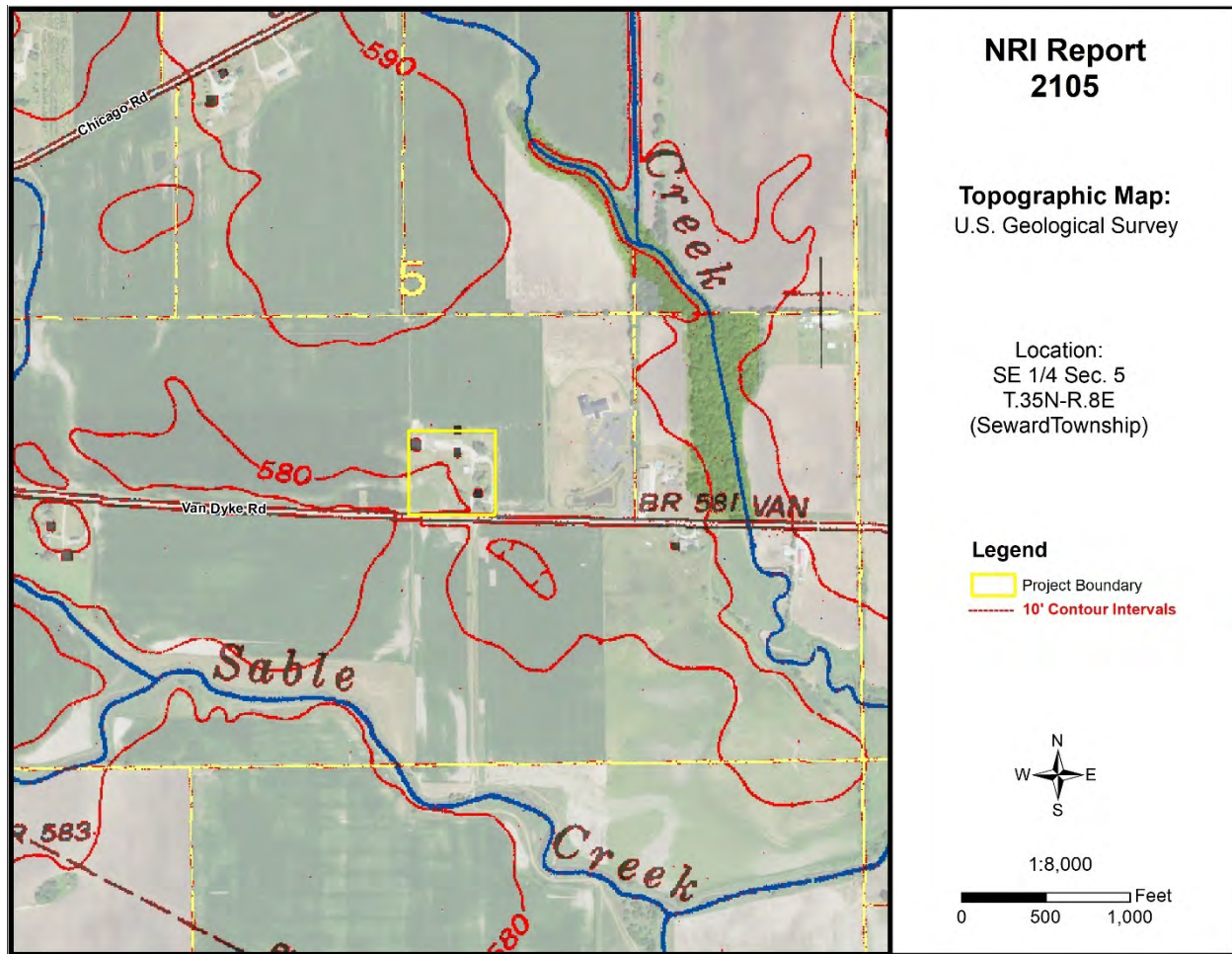


Figure 9: USGS Topographic Map

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 Upper Illinois River Watershed and the Middle Branch Aux Sable Creek Sub Watershed.</p>

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."*

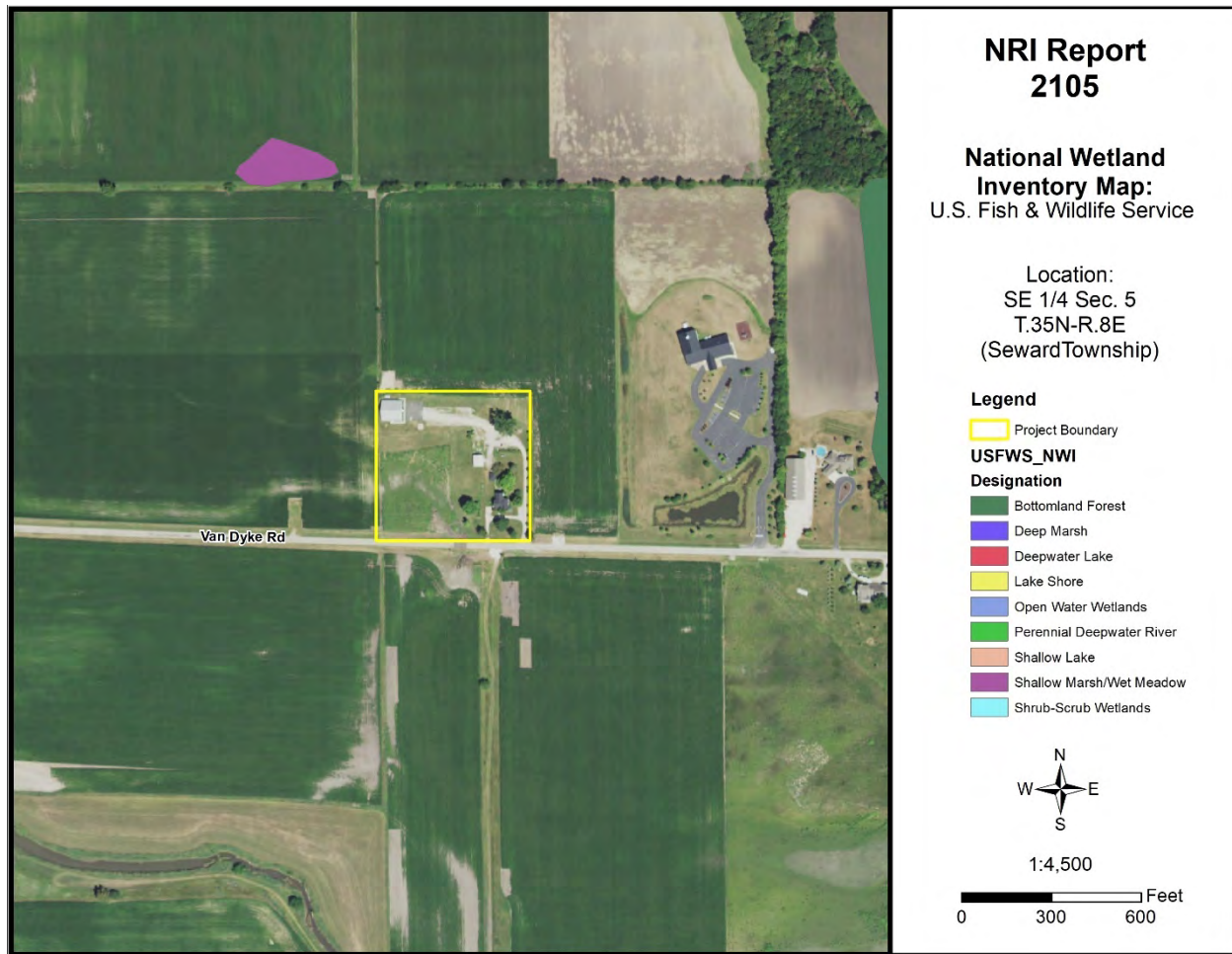


Figure 10: Wetland Map – USFWS National Wetland Inventory

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

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.

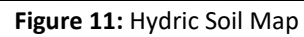
It is important to add the possibility of hydric inclusions in a soil type. An inclusion is a soil polygon that is too small to appear on these maps. While relatively insignificant for agricultural use, hydric soil inclusions become more important to more intense uses such as a residential subdivision.

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
69A	Poorly Drained	Hydric	No	1.1	19.4%
189A	Somewhat Poorly Drained	Non-Hydric	Yes	0.0	0.0%
189B	Somewhat Poorly Drained	Non-Hydric	Yes	4.7	80.6%



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.

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

PBZ Chairman Scott Gengler called the meeting to order at 9:01 a.m.

Present:

Matt Asselmeier – PBZ Department
Scott Gengler – PBZ Committee Chair
David Guritz – Forest Preserve (Arrived at 9:09 a.m.)
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)
Aaron Rybski – Health Department

Absent:

Meagan Briganti – GIS
Greg Chismark – WBK Engineering, LLC

Audience:

Dan Kramer, Wanda Hogan (Attended Remotely), John Tebrugge (Attended Remotely), Jillian Prodehl, and Jamie Prodehl

AGENDA

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

The votes were as follows:

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

The motion carried.

MINUTES

Mr. Holdiman made a motion, seconded by Mr. Klaas, to approve the February 2, 2021, meeting minutes.

The votes were as follows:

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

The motion carried.

PETITIONS

Petition 21-06 Jhon Cordero on Behalf of Cordero Real Estate, LLC

Mr. Asselmeier summarized the request.

The Petitioner purchased the subject property in 2020 and wishes to operate a tree service business onsite.

In discussing the proposal, the Petitioner's Attorney indicated that the Petitioner would engage in making, storing, selling of mulch from trees the Petitioner's business cuts down from clients. The Petitioner would not grow trees onsite. The Petitioner's Attorney believed that the site would be used for contractor's office, storage of trailers, farm implements, and other similar equipment on an open lot, truck, truck tractor, and truck trailer storage yards, wholesaling and warehousing. These uses are permitted uses in the M-1 Limited Manufacturing District. Landscaping businesses are special uses in the M-1 Limited Manufacturing District. Accordingly, the Petitioner would like to rezone the property to the M-1 Limited Manufacturing District.

The application materials, Wetland Delineation Report, site plan, aerial of the property, and aerial of the property showing the location of wetlands on the property were provided.

The property is located approximately two sixty-eight feet (268') west of the intersection of Galena Road and East Beecher Road. The property consists of approximately twenty-five (25) acres.

The property is used agriculturally and the historic aerials show a house formerly located at the north end of the property.

The Future Land Use Map calls for the property to be Mixed Use Business.

Galena Road is a County maintained Major Collector Road. East Beecher is a Township maintained Local Road.

Yorkville has a trail planned along Galena Road. The Kendall County Forest Preserve has a trail planned along East Beecher Road.

There are no floodplains on the property. There are three (3) wetlands on the property totaling approximately ten (10) acres in size. Two (2) of the wetlands are farmed wetlands.

The adjacent land uses are Agricultural, Single-Family Residential, Commercial, and ComEd Right-of-Way.

The adjacent zoning districts are A-1, A-1 SU, and M-2 in the County. R-2, R-3, and B-3 districts are in Yorkville.

The Land Resource Management Plan calls for the area to be Mixed Use Business, Suburban Residential, and ComEd Right-of-Way in the County. Yorkville's Comprehensive Plan calls for the area to be Estate/Conservation Residential.

The A-1 Special Use Permit to the south are for gravel mining operation and compost facility. A M-3 Special Use Permit to the south of the property is for asphalt production.

EcoCAT Report submitted and indicated the presence of the Mottled Sculpin. Adverse impacts were unlikely and consultation was terminated.

The application for NRI was submitted on January 21, 2021. The LESA Score was 176 indicating a low level of protection. The NRI was provided.

Petition information was sent to Bristol Township on February 10, 2021.

Petition information was sent to the United City of Yorkville on February 10, 2021.

Petition information was sent to the Bristol Kendall Fire Protection on February 10, 2021.

Per State law, map amendments cannot be conditioned. However, Section 13:10 of the Kendall County Zoning Ordinance requires that manufacturing site plans be approved by the Kendall County ZPAC.

According to the site plan included, four (4) structures are proposed for the site. Any new structures would require applicable building permits.

The site plan proposes access off of Galena Road and E. Beecher Road.

While no new odors are foreseen, future site plan submittals should be examined to address odors.

No lighting information was provided. The site plan for the proposed business should be evaluated to address lighting.

No screening information was provided. Section 10:01.A.2 of the Kendall County Zoning Ordinance requires storage to be in completely enclosed buildings if located within one hundred fifty feet (150') of a residential zoning district. Any fencing or buffering should be evaluated as part of the site plan review process.

The site plan shows a detention pond on the south side of the property. Applicable stormwater and wetland permits could be required as part of the site plan review.

The site plan indicates a utility box onsite. Well and septic information would have to be evaluated as part of a building permit process.

The proposed Findings of Fact were as follows:

Existing uses of property within the general area of the property in question. The surrounding properties are used for agricultural purposes with gravel mining, asphalt production, and composting uses also located in the vicinity.

The Zoning classification of property within the general area of the property in question. The surrounding properties in the unincorporated area are zoned A-1, M-2, and M-3.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently zoned A-1. A more intense Manufacturing zoning classification is necessary to cover all of the proposed uses instead of the existing A-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 in the area includes uses associated with Manufacturing zoning districts and Commercial zoning districts.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The Future Land Use Map in the Land Resource Management Plan classifies this property as Mixed Use Business. The M-1 Limited Manufacturing District is consistent with the Mixed Use Business classification.

Because the Future Land Use Map calls for this property to be Mixed Use Business, Staff recommends approval of the requested Map Amendment. However, careful site plan review should occur when the property is developed to ensure that negative impacts on the wetlands and other environmentally sensitive features of the property are minimized.

Mr. Gengler asked if any lighting was proposed at this time. Mr. Asselmeier reported no lighting information has been provided. No information was provided regarding signage.

David Guritz arrived at this time (9:09 a.m.).

Mr. Klaas reported no lighting would be required.

Dan Kramer, Attorney for the Petitioner, explained the locations of wetlands on the property. He said the main entrance would be on East Beecher with a hard surface drive. The Petitioner was not a landscaping business and was not in the composting business. No retail would occur at the site at this time. The yard would be fenced. The mulching machine will be outdoors. There is a small odor after a rain. He provided a history of the business.

Mr. Rybski asked about dust control plans. Mr. Kramer responded that water and a chemical compound would be used to control dust. Mr. Kramer also provided information on the new septic system. Discussion occurred regarding the well; it is believed that the well was capped.

Mr. Gengler asked about the neighboring house. The house is owner-occupied.

Mr. Klaas requested that the septic system be placed twenty feet (20') from the existing right-of-way of Galena Road. He requested a sixty foot (60') right-of-way dedication. He also requested a partial access, like right-in right-out. He also noted that chipping machines are loud.

Ms. Olson requested that soil erosion and sediment control practices occur on the property during construction. Mr. Kramer agreed.

Mr. Kramer stated that the Petitioner would like to be in business at the property by Fall 2021.

Mr. Holdiman made a motion, seconded by Mr. Klaas, to forward the proposal to Regional Planning Commission.

The votes were as follows:

Yeas (8): Asselmeier, Gengler, Guritz, Holdiman, Klaas, Langston, Olson, and Rybski
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 March 24, 2021.

Petition 21-07 Wanda and Thomas Hogan

Mr. Asselmeier summarized the request.

According to the information provided to the County, the Petitioners would like to offer an outdoor, twenty (20) stall flea market on the subject property with food. The flea market would feature vendors, including the Petitioners, their family members, and other vendors, that would sell goods not produced on the premises.

The application materials, plat of survey, site plan, and the aerial of the property were provided.

The property is located at 14975 Brisbin Road.

The property is approximately three point eight (3.8) acres.

The current land use is Agricultural. The future land use is Rural Estate Residential.

Brisbin Road is a township maintained Major Collector.

There are no trails planned along Brisbin Road.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural.

The adjacent zoning districts are A-1.

The Future Land Use Map calls for the area to be Agricultural and Rural Estate Residential. The Village of Plattville's Future Land Use Map calls for the property to be Low Density Residential. The subject property is greater than one point five (1.5) miles from the Village of Lisbon. However, the Village of Lisbon's Future Land Use Map calls for this property to be Mixed Use Business and Agricultural.

The A-1 special use to the west is for an indoor storage facility of boats, trailers, recreational vehicles and classic cars.

EcoCat submitted on February 2, 2021, and consultation was terminated.

NRI application submitted on January 28, 2021. LESA Score was 190 indicating a low level of protection. The NRI Report was provided.

Lisbon Township was emailed information on February 10, 2021.

Brisbin Road is maintained by Seward Township in this area. Seward Township was emailed information on February 10, 2021.

The Village of Plattville was emailed information on February 10, 2021.

Lisbon-Seward Fire Protection District was emailed information on February 10, 2021.

According to the plat of survey and the site plan, the site will consist of twenty (20) outdoor vendor stations plus one (1) additional food vendor located along the western and southwestern portion of the property near the existing approximately forty foot by eighty foot (40'X80') steel barn. A food area will be located north of the barn. An existing red storage trailer is located north of the existing gravel drive.

No new buildings are planned for the site. No existing structures are planned for demolition.

Section 7:01.D.48 places several conditions and restrictions on special use permits the sale of pottery, art, and home décor. These include:

1. A sit-down food area is allowed if incidental to the primary operation of retail sales.
2. The subject parcel must not be less than three (3) acres in size.
3. Must be along a hard surfaced road classified as an arterial or major collector in the Land Resource Management Plan.
4. Is located in an area not designated as Agricultural on the Land Resource Management Plan.
5. Must occur in a manner that will preserve the existing farmhouse, barns, related structures, and the pastoral setting.
6. Must serve as a transitional use between agricultural areas and advancing suburban development.
7. Must serve to prevent spot zoning.
8. Retail and wholesale must occur in an existing building, unless other approved by the County Board.
9. Any new structures must reflect the current architecture of the existing structures.
10. No outside display of goods.
11. Cannot generate noise, vibrations, glare, fumes, odors, or electrical interference beyond which normally occurs on A-1 zoned property.
12. Limited demolition of farmhouse and outbuildings is allowed.
13. Site plan is required.
14. Signage must follow the requirements in the Zoning Ordinance.
15. Off-street parking must follow the requirements in the Zoning Ordinance.

Assuming the County Board approves sales outside existing buildings, all of the above requirements of the Zoning Ordinance are addressed.

If approved, this would be the eleventh (11th) special use permit for the sale of products not grown on the premises in the unincorporated area.

According to the business plan, the Petitioner would like operate the flea market a maximum two (2) weekends per month. The flea market would be open from 8:00 a.m. until 5:00 p.m. with vendors given addition time to set-up their spaces. A weekend is considered Saturday and Sunday.

Other than the Petitioner and their family, the business will not have any employees.

No new structures are planned for the property.

A barrier will be installed by the propane tank.

According to the site plan, two (2) porta-johns are planned south of the existing red storage trailer.

A potable water source is available in the existing steel barn.

The Petitioner would make accommodations for vendors that want electricity. Solar panels are onsite.

A refuse area is planned east of the porta-johns.

The property drains to the east.

The Petitioner secured stormwater permits in 2000 for the construction of the two (2) ponds on the premises.

Based on the information provided, no stormwater permits are required.

The property fronts Brisbin Road. Patrons would drive west on the existing gravel driveway and parking in one (1) of the designated areas. Patrons would leave the property on the same gravel driveway.

The site plan shows two (2) parking areas. The parking area by the existing steel barn consists of seven (7) parking spaces plus two (2) handicapped accessible parking spaces. The seven (7) parking stalls would be eight feet by fifteen feet (8'X15'). The two handicapped parking spaces would be ten feet by fifteen feet (10'X15') with a five foot (5') landing area. An additional thirteen (13) parking spaces are planned along the north property line. The parking spaces would be gravel with the exception of the two (2) handicapped accessible spaces which would be hard surfaced.

Vendors would park at their vending station.

The Petitioners plan to use cones with chains to keep vehicles away from pedestrians.

No additional lighting was planned as part of this project. If additional lighting were added, a photometric plan would be required because the number of parking spaces exceeds thirty (30).

The Petitioner plans to have a sign at Brisbin Road when the flea market is open. A picture of the sign was provided. The sign is approximately four feet by six feet (4'X6') in size. While the sign can be illuminated, the Petitioner will not light the sign.

No additional landscaping is planned.

No information regarding noise control was provided.

Before issuing a final recommendation, Staff would like comments from ZPAC Members, Lisbon Township, Seward Township, the Village of Plattville, and the Lisbon-Seward Fire Protection District.

Mr. Rybski requested a phone call with the Petitioner regarding the food vendor. Wanda Hogan, Petitioner, was agreeable to this request. No concerns existed regarding the porta-potties. There is a hose in the existing building which is connected to the existing well.

The business owners live at the property.

There is a slide going into one (1) of the ponds. The slide will be closed.

The current building is used for agricultural storage.

Mr. Holdiman asked if live music would occur. Ms. Hogan responded no.

Mr. Klaas made a motion, seconded by Mr. Guritz, to forward the proposal to the Kendall County Regional Planning Commission.

The votes were as follows:

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

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 March 24, 2021.

Petition 21-08 Jamie and Jillian Prodehl

ZPAC Meeting Minutes 03.02.21

Mr. Asselmeier summarized the request.

Jamie and Jillian Prodehl would like to operate the Sable Creek Homestead, LLC banquet facility at the subject property.

From 2008 until 2018, the subject property had a special use permit for a place of worship.

The application materials, plat of survey, site plan, engineering plan, landscaping plan, photometric plan, building elevations, and aerial were provided.

The property is located at 4405 Van Dyke Road.

The property is approximately five point eight (5.8) acres.

The Existing Land Use is Single-Family Residential and Institutional.

The Future Land Use is Rural Residential.

Van Dyke Road is Township maintained Minor Collector.

A trail is planned along Van Dyke Road in this area.

A floodway and one hundred (100)-year floodplain are located along the southwest corner of the property.

The adjacent land uses are Agricultural.

The adjacent properties are zoned A-1.

The Future Land Use Map calls for the area to be Rural Residential and Public Institutional.

There is a special use permit to the east for a place of worship.

Based on the aerial of the site, there are eight (8) homes within a half mile of the subject property.

The Illinois Natural Heritage Database shows the following protected resource in the vicinity of the project location:

Aux Sable Creek INAI Site

Negative impacts to the above are considered unlikely and consultation was terminated.

NRI application submitted on February 8, 2021.

Seward Township was emailed information on February 22, 2021.

Lisbon-Seward Fire Protection District set the maximum occupancy of the building at two hundred (200). They will do a pre-inspection of the facility. The email outlining this information was provided.

The Village of Plattville was emailed information on February 22, 2021.

The City of Joliet was emailed information on February 22, 2021.

The Petitioners intend to establish the Sable Creek Homestead, LLC banquet facility run by the Petitioners. As noted in the business plan, the Petitioners live at the subject property and will manage the facility. Jillian Prodehl is a Certified Wedding Planner, Venue Owner Certified, and Certified Wedding Designer. Jamie Prodehl owns Revolution Fabrications Services.

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

- a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
- b. The subject parcel must be a minimum of five (5) acres.

- c. The use of this property shall be in compliance with all applicable ordinances.
- d. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
- e. The noise regulations are as follows:

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

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

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

The subject property and proposed business meets the above requirements except the first condition regarding roadway classification. The Petitioners are seeking a variance to this requirement.

The subject property possessed a special use permit for a place of worship. The ordinance granting this special use was provided. The previous owners voluntarily sought and the County Board approved a revocation of this special use permit in 2018.

If approved, this would be the ninth (9th) special use permit for a banquet facility in the unincorporated area.

The business plan for the proposed operations and the plat of survey were provided. The site plan was also provided.

According to the information provided to the County, the proposed banquet facility will utilize the existing approximately four thousand two hundred sixty-three (4,263) square foot metal barn for weddings and similar events. The site plan showed an approximately four hundred fifty (450) square foot patio south of the existing metal building. A proposed grassy area was planned southeast of the existing metal building for outdoor ceremonies. An existing concrete pad was shown next to the planned grassy area; a silo building or gazebo was planned for this area. The existing parking area next to the existing metal building would be expanded. A temporary tent would be located south of the parking area to accommodate events requiring social distancing. A new three thousand eight hundred forty (3,840) square foot storage building was planned north of the existing one thousand eighty (1,080) square foot metal building. An existing house and detached garage were also located on the property.

The existing metal building is fully insulated with over four inches (4") of spray foam insulation and exterior steel for noise and climate control. The maximum capacity of the existing metal building, as determined by the Lisbon-Seward Fire Protection District, is approximately two hundred (200) people. The building has dual furnace and AC units and can be used year-round. The renderings of the building were provided.

The maximum number of employees would be four (4), including the Petitioners.

The Petitioners would comprise a list of preferred, local vendors. All vendors would be required to be licensed and insured. The Petitioners would not provide food or alcohol for events; vendors would be utilized for these services.

The original proposed hours of operation were weekdays from 9:00 a.m. until 10:00 p.m. and 9:00 a.m. until Midnight on weekends. Weekends would be Fridays, Saturdays, the day prior to any Federal or State Holiday, and any Federal or State Holiday that lands on a Thursday. Vendors would operate from 9:00 a.m. until Midnight on weekends and 9:00 a.m. until 10:00 p.m. on Sundays; this time includes setup and breakdown of events. Weddings could occur between 10:00 a.m. until 11:00 p.m. on weekends. Amplified music must cease by 10:00 p.m. Event guests must leave by 11:00 p.m. on weekends. Bridal parties and individuals helping with breakdown must leave by Midnight on weekends. Cleanup for Sunday weddings shall be at 10:00 p.m. Rehearsals would occur on Tuesdays through Thursdays. Tours would be Monday through Thursday from 9:00 a.m. until 8:00 p.m. Planned maintenance would occur on Fridays through Mondays from 7:00 a.m. until 10:00 a.m.

A forty-eight (48) square foot trash enclosure is planned north of the new storage building. Garbage will be placed in a dumpster. The enclosure will have a swing door. Trash will be picked up on Tuesdays and additional pickups could occur, if necessary.

If approved, the Petitioners hope to start operations as quickly as possible.

Although the Petitioners do not have current plans to do so, ancillary items, such as shirts and glasses, may be sold on the premises.

The Petitioners have also developed a marketing plan, which was provided.

An updated Occupancy Permit will be required reflecting the change of use for the existing metal building. Any structures constructed as part of the banquet facility operations will be required to secure applicable building permits.

The existing metal building has indoor restroom facilities. The septic field was located south of the existing metal building and the well is located north of the existing metal building.

The southwest corner of the property is located within a floodway and one hundred (100) year floodplain. An eight foot (8') wide grass path is proposed inside this area along with plantings.

The property fronts Van Dyke Road.

A right-of-way dedication was asked for when the property was a church. The dedication was supposed to run along the entire frontage of the property at a depth of twenty feet (20'). This dedication did not occur.

The site plan shows the gravel driveway expanding to twenty-four feet (24') in width.

The parking lot will consist of fifty-nine (59) parking spaces, including three (3) handicapped accessible parking spaces. The parking lot would be gravel except for the area reserved for the handicapped accessible parking spaces.

The photometric plan calls for three (3) new light poles. Two (2) of the poles would have twin head and one (1) pole would be a single head. One (1) new wall light is proposed on the new storage building. No lighting would leave the sight. The photometric plan was provided.

As noted on the site plan, one (1) circular sign is planned for the property. The supports for the sign will be seven feet (7') in height and five feet (5') in width. The circle will be no larger than four foot (4') in circumference. The sign will be doubled faced and will not be illuminated. A sign example was provided.

The landscaping plan shows five (5) six foot (6') ornamental trees, ten (10) six foot (6') Skyhigh Juniper trees, four (4) six foot (6') Emerald Green Arborvitae, six (6) five (5) gallon Isanti Redtwig Dogwoods, six (6) one (1) gallon Sweet Autumn Clematis, six (6) five (5) gallon Limelight Hydrangea, seven (7) five (5) gallon Vanilla Strawberry Hydrangea, and eight (8) one (1) gallon Kodiak Black Honeysuckle. The floodplain area is planned to have a dry mesic prairie seedmix with wildflowers. IDOT class seedmix 1 is also planned to be installed near the parking lot and between the tent area and new accessory building.

In addition to the plantings, two (2) split rail fences are planned south of the existing septic field and southwest of the temporary tent. Split rail fences are also planned along the outer perimeters of the grass areas east of the existing metal building, between the parking lot and the northern property line and at the northeast corner of the property.

The landscaping plan was provided.

The Petitioners agreed to follow Kendall County's noise regulations. As noted previously, the existing metal building is insulated to reduce noise from escaping the building. All amplified music will cease by 10:00 p.m. Non-amplified music will be allowed as part of wedding ceremonies.

Before issuing a recommendation, Staff would like comments from ZPAC members, Seward Township, City of Joliet, Village of Plattville, and the Lisbon-Seward Fire Protection District.

As of the date of this meeting, the following are the proposed conditions and restrictions for this special use permit and variance.

1. The site shall be developed substantially in accordance with submitted site plan, landscaping plan, and photometric plan.
2. A variance to Section 7:01.D.12.a shall be granted to allow the placement of the banquet hall on a non-arterial and non-major collector roadway.
3. A maximum of two hundred (200) guests, vendors, and employees in attendance at a banquet center related event may be on the subject property at a given time.
4. The business allowed by this special use permit may have a maximum of four (4) employees, including the property owners.
5. The subject parcel must maintain a minimum of five (5) acres.
6. The owners of the business allowed by this special use permit may install one (1) sign in substantially the location shown on the site plan. The sign shall look similar to the sign example. The supports for the sign will be seven feet (7') in height and five feet (5') in width. The circle will be no larger than four foot (4') in circumference. The sign may be double sided. The sign shall not be illuminated.
7. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
8. The noise regulations are as follows:

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

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

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

9. No music shall originate outside of any building. This restriction shall not apply to non-amplified music used or performed as part of a wedding ceremony. All speakers shall be pointed towards the inside of the building. For music originating inside the building, all amplified music shall cease on or before two hours prior to closing.
10. The hours of operation for the business allowed by this special use permit shall be between 9:00 a.m. and 10:00 p.m. on weekdays and between 9:00 a.m. until Midnight on weekends. For the purposes of this ordinance, a weekend shall be Fridays, Saturdays, the day prior to any Federal or State Holiday, and any Federal or State Holiday that falls on a Thursday. All other days shall be considered weekdays. Maintenance of the property may occur outside these hours of operation.
11. All guests at events related to the business allowed by this special use permit shall vacate the property no later than one (1) hour prior to the business closure time listed in the previous condition. Vendors and individuals assisting with the cleanup of events must vacate the property by the closure time listed in the previous condition.
12. None of the buildings associated with the business allowed by this special use permit shall be considered agricultural exempt structures. Applicable building and occupancy permits shall be secured for all new structures related to the business allowed by this special use permit. A new certificate of occupancy must be issued for the existing metal barn.
13. The owner(s) or operator(s) of the business allowed by this special use permit shall live at the subject property as their primary place of residence.
14. All trash and garbage generated by events associated with the business allowed by this special use permit shall be stored in the trash enclosure shown on the site plan. The owner(s) or operator(s) of the business allowed by this special use permit shall ensure that garbage and trash shall be removed from the property at least one (1) time per week or as necessary to maintain the property clear of garbage and trash.

15. The subject property shall be landscaped substantially in accordance with the landscaping plan. All landscaping and the driveway widening shall occur within one hundred twenty (120) days after the approval of the ordinance granting a special use permit for a banquet facility at the subject property.
16. The operator(s) of the banquet facility acknowledge and agree to follow Kendall County's Right to Farm Clause.
17. The operator(s) of the banquet facility allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
18. 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.
19. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Mr. Klaas left at this time (9:55 a.m.).

Mr. Rybski asked about restroom facilities. Jillian Prodehl, Petitioner, responded that restrooms existed in the existing building. Mr. Rybski noted that the septic system was designed for a church. He requested to meet with the Petitioners to discuss the septic system. The new occupancy will be lower than the occupancy for the church. Discussion occurred regarding the well.

Mr. Gengler noted Mr. Klaas requested that larger deliveries should head west from the property and Van Dyke Road is planned to be paved.

Mr. Holdiman made a motion, seconded by Mr. Guritz, to forward the proposal to the Regional Planning Commission.

The votes were as follows:

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

Nays (0): None

Abstain (0): None

Absent (3): Briganti, Chismark, and Klaas

The motion carried.

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

Petition 21-10 Kendall County Regional Planning Commission

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 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 proposal was presented at the February 6, 2021, Kendall County Regional Planning Commission Annual Meeting.

At their meeting on February 24, 2021, the Kendall County Regional Planning Commission voted to initiate the proposed amendments.

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.

Mr. Guritz asked about the WIKADUKE Trail. Mr. Asselmeier explained the location of the Trail.

Mr. Guritz was happy to see the extension of Cherry Road.

Mr. Holdiman made a motion, seconded by Mr. Guritz, to forward the proposal to the Regional Planning Commission.

The votes were as follows:

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

Nays (0): None

Abstain (0): None

Absent (3): Briganti, Chismark, and Klaas

The motion carried.

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

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petitions 20-02 and 20-05 were withdrawn by the Petitioner. The Planning, Building and Zoning Committee will be discussing the next steps for this property at their March 8, 2021, meeting.

OLD BUSINESS/NEW BUSINESS

Follow-Up from the Kendall County Regional Planning Commission Annual Meeting

Mr. Asselmeier provided a report from the Annual Meeting.

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 Committee.

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.

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

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

The votes were as follows:

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

Nays (0): None

Abstain (0): None

Absent (3): Briganti, Chismark, and Klaas

The motion carried.

The ZPAC, at 10:20 a.m., adjourned.

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

Enc.

**KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
MARCH 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)
JILLIAN PRODEHL		
JAMIE PRODEHL		↓
Dan KRAMER	JPC	JPC

Attachment 14, Page 1
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 March 24, 2021 - 7:00 p.m. (Hybrid Meeting)

Chairman Ashton called the meeting to order at 7:00 p.m.

ROLL CALL

Members Present: Bill Ashton, Roger Bledsoe, Tom Casey (Attended Remotely), Dave Hamman (Attended Remotely Starting at 7:05 p.m.), Karin McCarthy-Lange (Attended Remotely), Larry Nelson, Ruben Rodriguez, Bob Stewart, Claire Wilson (Attended Remotely), and Seth Wormley

Members Absent: None

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Kelly Helland, Wanda Hogan, Jillian Prodehl, Jamie Prodehl, George Vranas, Johanna Byram, Tom Anzelc, Gi Rios, Chuck Allen, Pastor Andrew O'Neal, Cathleen Anzelc, Anne Vickery, Jessica Nelsen, and John Tebrugge (Attended Remotely)

PETITIONS

Petition 21-08 Jamie and Jillian Prodehl

Mr. Asselmeier summarized the request.

Jamie and Jillian Prodehl would like to operate the Sable Creek Homestead, LLC banquet facility at the subject property.

From 2008 until 2018, the subject property had a special use permit for a place of worship.

The application materials, plat of survey, site plan, engineering plan, landscaping plan, photometric plan, building elevations, and aerial were provided.

The property is located at 4405 Van Dyke Road.

The property is approximately five point eight (5.8) acres.

The Existing Land Use is Single-Family Residential and Institutional.

The Future Land Use is Rural Residential.

Van Dyke Road is Township maintained Minor Collector.

A trail is planned along Van Dyke Road in this area.

A floodway and one hundred (100)-year floodplain are located along the southwest corner of the property.

The adjacent land uses are Agricultural.

The adjacent properties are zoned A-1.

The Future Land Use Map calls for the area to be Rural Residential and Public Institutional.

There is a special use permit to the east for a place of worship.

Based on the aerial of the site, there are eight (8) homes within a half (1/2) mile of the subject property.

The Illinois Natural Heritage Database shows the following protected resource in the vicinity of the project location: Aux Sable Creek INAI Site. Negative impacts were considered unlikely and consultation was terminated.

NRI application submitted on February 8, 2021. The LESA Score was 176 indicating a low level of protection. The NRI Report was provided.

Seward Township was emailed information on February 22, 2021.

Lisbon-Seward Fire Protection District set the maximum occupancy of the building at two hundred (200). They will do a pre-inspection of the facility. The email outlining this information was provided.

The Village of Plattville was emailed information on February 22, 2021.

The City of Joliet was emailed information on February 22, 2021.

ZPAC reviewed this proposal at their meeting on March 2, 2021. Discussion occurred regarding restroom facilities and the well. The Petitioner agreed to discuss the matter with the Health Department. The Highway Department requested that the large deliveries should travel west from the subject property. ZPAC voted to forward the proposal to the Regional Planning Commission by a vote of seven (7) in favor and zero (0) in opposition; three (3) member were absent. The minutes of the meeting were provided.

The Petitioners intend to establish the Sable Creek Homestead, LLC banquet facility run by the Petitioners. As noted in the business plan, the Petitioners live at the subject property and will manage the facility. Jillian Prodehl is a Certified Wedding Planner, Venue Owner Certified, and Certified Wedding Designer. Jamie Prodehl owns Revolution Fabrications Services.

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

- a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
- b. The subject parcel must be a minimum of five (5) acres.
- c. The use of this property shall be in compliance with all applicable ordinances.
- d. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
- e. The noise regulations are as follows:

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

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA

when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

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

The subject property and proposed business meets the above requirements except the first condition regarding roadway classification. The Petitioners are seeking a variance to this requirement.

The subject property possessed a special use permit for a place of worship. The ordinance granting this special use was provided. The previous owners voluntarily sought and the County Board approved a revocation of this special use permit in 2018.

If approved, this would be the ninth (9th) special use permit for a banquet facility in the unincorporated area.

The business plan for the proposed operations was provided. The plat of survey was provided. The site plan was provided.

According to the information provided to the County, the proposed banquet facility will utilize the existing approximately four thousand two hundred sixty-three (4,263) square foot metal barn for weddings and similar events. The site plan showed an approximately four hundred fifty (450) square foot patio south of the existing metal building. A proposed grassy area was planned southeast of the existing metal building for outdoor ceremonies. An existing concrete pad was shown next to the planned grassy area; a silo building or gazebo was planned for this area. The existing parking area next to the existing metal building would be expanded. A temporary tent would be located south of the parking area to accommodate events requiring social distancing. A new three thousand eight hundred forty (3,840) square foot storage building was planned north of the existing one thousand eighty (1,080) square foot metal building. An existing house and detached garage were also located on the property.

The existing metal building is fully insulated with over four inches (4") of spray foam insulation and exterior steel for noise and climate control. The maximum capacity of the existing metal building, as determined by the Lisbon-Seward Fire Protection District, is approximately two hundred (200) people. The building has dual furnace and AC units and can be used year-round. The renderings of the building were provided.

The maximum number of employees would be four (4), including the Petitioners.

The Petitioners would comprise a list of preferred, local vendors. All vendors would be required to be licensed and insured. The Petitioners would not provide food or alcohol for events; vendors would be utilized for these services.

The original proposed hours of operation were weekdays from 9:00 a.m. until 10:00 p.m. and 9:00 a.m. until Midnight on weekends. Weekends would be Fridays, Saturdays, the day prior to any Federal or State Holiday, and any Federal or State Holiday that lands on a Thursday. Vendors would operate from 9:00 a.m. until Midnight on weekends and 9:00 a.m. until 10:00 p.m. on Sundays; this time includes setup and breakdown of events. Weddings could occur between 10:00 a.m. until 11:00 p.m. on weekends. Amplified music must cease by 10:00 p.m. Event guests must leave by 11:00 p.m. on weekends. Bridal parties and individuals helping with breakdown must leave by Midnight on weekends. Cleanup for Sunday weddings shall be at 10:00 p.m. Rehearsals would occur on Tuesdays through Thursdays. Tours would be Monday through Thursday from 9:00

a.m. until 8:00 p.m. Planned maintenance would occur on Fridays through Mondays from 7:00 a.m. until 10:00 a.m.

A forty-eight (48) square foot trash enclosure is planned north of the new storage building. Garbage will be placed in a dumpster. The enclosure will have a swing door. Trash will be picked up on Tuesdays and additional pickups could occur, if necessary.

If approved, the Petitioners hope to start operations as quickly as possible.

Although the Petitioners do not have current plans to do so, ancillary items, such as shirts and glasses, may be sold on the premises.

The Petitioners have also developed a marketing plan.

An updated Occupancy Permit will be required reflecting the change of use for the existing metal building. Any structures constructed as part of the banquet facility operations will be required to secure applicable building permits.

The existing metal building has indoor restroom facilities. The septic field was located south of the existing metal building and the well is located north of the existing metal building.

The southwest corner of the property is located within a floodway and one hundred (100) year floodplain. An eight foot (8') wide grass path is proposed inside this area along with plantings.

The property fronts Van Dyke Road.

A right-of-way dedication was previously requested when the property was a church. The dedication was to be along the entire frontage of the property at a depth of twenty feet (20'). This dedication never occurred and, to date, the Township has not requested a dedication.

The site plan shows the gravel driveway expanding to twenty-four feet (24') in width.

The parking lot will consist of fifty-nine (59) parking spaces, including three (3) handicapped accessible parking spaces. The parking lot would be gravel except for the area reserved for the handicapped accessible parking spaces.

The photometric plan calls for three (3) new light poles. Two (2) of the poles would have twin head and one (1) pole would be a single head. One (1) new wall light is proposed on the new storage building. No lighting would leave the sight. The photometric plan was provided.

As noted on the site plan, one (1) circular sign is planned for the property. The supports for the sign will be seven feet (7') in height and five feet (5') in width. The circle will be no larger than four foot (4') in circumference. The sign will be doubled faced and will not be illuminated. A sign example was provided.

Member Casey started attending the meeting remotely again at this time (8:29 p.m.)

The landscaping plan shows five (5) six foot (6') ornamental trees, ten (10) six foot (6') Skyhigh Juniper trees, four (4) six foot (6') Emerald Green Arborvitae, six (6) five (5) gallon Isanti Redtwig Dogwoods, six (6) one (1) gallon Sweet Autumn Clematis, six (6) five (5) gallon Limelight Hydrangea, seven (7) five (5) gallon Vanilla Strawberry Hydrangea, and eight (8) one (1) gallon Kodiak Black Honeysuckle. The floodplain area is planned

to have a dry mesic prairie seedmix with wildflowers. IDOT class seedmix 1 is also planned to be installed near the parking lot and between the tent area and new accessory building.

In addition to the plantings, two (2) split rail fences are planned south of the existing septic field and southwest of the temporary tent. Split rail fences are also planned along the outer perimeters of the grass areas east of the existing metal building, between the parking lot and the northern property line and at the northeast corner of the property.

The landscaping plan was provided.

The Petitioners agreed to follow Kendall County's noise regulations. As noted previously, the existing metal building is insulated to reduce noise from escaping the building. All amplified music will cease by 10:00 p.m. Non-amplified music will be allowed as part of wedding ceremonies.

The proposed Findings of Fact for the special use permit were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, or general welfare, provided that the site is developed in accordance with an approved site plan, landscaping plan, and lighting plan. Proper buffering and noise controls will be necessary to prevent noise from negatively impacting neighboring properties which can be addressed with reasonable conditions on the special use permit.

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 proposed use could be injurious to the enjoyment of other property in the immediate vicinity due to noise and light created from the proposed use. However, these negative impacts could be mitigated by restrictions related to hours of operation, number of events, and noise origination requirements within the ordinance granting the special use permit.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. True, the property previously possessed a special use permit for a place of worship and utilities and other necessary facilities were addressed as part of the use of the site as a church. The Petitioner plans to work with the Kendall County Health Department to address the well and septic system. The Petitioner also proposes to widen the driveway.

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. Provided that the variance is approved regarding distance to arterial and collector roads, the special use would conform to the applicable regulations of the district.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective

found on Page 3-6 of the Kendall County Land Resource Management Plan which states as an objective “Encourage Agriculture and Agribusiness.”

The proposed Findings of Fact for the variance were 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 the regulations were carried out. The proposed banquet hall is approximately one half (1/2) mile from an arterial or major collector (Grove Road). In 2018, the County granted a similar variance for a banquet hall located approximately one point two (1.2) miles from an arterial roadway.

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 not true. Other banquet halls in the rural areas could face similar concerns. The specific number of properties sharing similar characteristics is unknown.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The Petitioners desired to have a banquet hall at the subject property. However, the Petitioners were not responsible for the determining the road classification for Van Dyke Road.

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. True, the Kendall County Sheriff’s Department, Seward Township, and the Lisbon-Seward Fire Protection District have not expressed any concerns regarding the proposed use being materially detrimental to the public welfare or injurious to other property in the neighborhood.

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. True, the proposed use will not block light or air from adjacent properties. The proposed use will not cause an increase in congestion on public streets because events will not be held every day. Provided the business allowed by the special use permit follows the restrictions placed on the special use permit, no increase to the danger of fire or the endangerment of public safety should occur. Data does not exist as to whether the placement of the proposed use will diminish or impair the property values of the properties located in the vicinity of the subject property.

Staff recommends approval of the requested special use permit and variance subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the site plan, landscaping plan, and photometric plan.
2. A variance to Section 7:01.D.12.a shall be granted to allow the placement of the banquet hall on a non-arterial and non-major collector roadway.
3. A maximum of two hundred (200) guests, vendors, and employees in attendance at a banquet center related event may be on the subject property at a given time.
4. The business allowed by this special use permit may have a maximum of four (4) employees, including the property owners.
5. The subject parcel must maintain a minimum of five (5) acres.

6. The owners of the business allowed by this special use permit may install one (1) sign in substantially the location shown on the site plan. The sign shall look similar to the sign example. The supports for the sign will be seven feet (7') in height and five feet (5') in width. The circle will be no larger than four foot (4') in circumference. The sign may be double sided. The sign shall not be illuminated.
7. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
8. The noise regulations are as follows:

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

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

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

9. No music shall originate outside of any building. This restriction shall not apply to non-amplified music used or performed as part of a wedding ceremony. All speakers shall be pointed towards the inside of the building. For music originating inside the building, all amplified music shall cease on or before two hours prior to closing.
10. The hours of operation for the business allowed by this special use permit shall be between 9:00 a.m. and 10:00 p.m. on weekdays and between 9:00 a.m. until Midnight on weekends. For the purposes of this ordinance, a weekend shall be Fridays, Saturdays, the day prior to any Federal or State Holiday, and any Federal or State Holiday that falls on a Thursday. All other days shall be considered weekdays. Maintenance of the property may occur outside these hours of operation.
11. All guests at events related to the business allowed by this special use permit shall vacate the property no later than one (1) hour prior to the business closure time listed in the previous condition. Vendors and individuals assisting with the cleanup of events must vacate the property by the closure time listed in the previous condition.
12. None of the buildings associated with the business allowed by this special use permit shall be considered agricultural exempt structures. Applicable building and occupancy permits shall be secured for all new structures related to the business allowed by this special use permit. A new certificate of occupancy must be issued for the existing metal barn.
13. The owner(s) or operator(s) of the business allowed by this special use permit shall live at the subject property as their primary place of residence.
14. All trash and garbage generated by events associated with the business allowed by this special use permit shall be stored in the trash enclosure shown on the site plan. The owner(s) or operator(s) of the business allowed by this special use permit shall ensure that garbage and trash shall be removed from the property at least one (1) time per week or as necessary to maintain the property clear of garbage and trash.

15. The subject property shall be landscaped substantially in accordance with the landscaping plan. All

landscaping and the driveway widening shall occur within one hundred twenty (120) days after the approval of the ordinance granting a special use permit for a banquet facility at the subject property.

16. The operator(s) of the banquet facility acknowledge and agree to follow Kendall County's Right to Farm Clause.
17. The operator(s) of the banquet facility allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
18. 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.
19. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Discussion occurred regarding the sign. Mr. Asselmeier will work with the Petitioners regarding the sign size.

Member Nelson expressed concerns about the noise regulations. He favored residential structure.

Mr. Asselmeier read an email from Doug Wilson. Mr. Wilson objected to the proposal; he had concerns about noise and traffic which will cause a loss in property value. Discussion occurred regarding special uses in the area. It was noted that Mr. Wilson has a special use permit for a helipad.

Chuck Allen agreed with Mr. Wilson and the property is planned to be residential and agricultural, not business. He had concerns about intoxicated drivers on rural roads. He did not believe this use fit with rural atmosphere.

Member Wilson noted that Doug Wilson is her husband.

Member Wilson asked if Seward Township submitted any comments. Mr. Asselmeier responded that Seward Township has not submitted any comments.

Member Wilson stated that her neighbors objected to the proposal because of noise. Member Wilson noted the issues surrounding the Ellis House. Discussion occurred regarding the zoning regulations in relation to the Ellis House because of a legal opinion.

Member Wilson asked about the number of parking spaces. Mr. Asselmeier responded that the Petitioners meet the parking requirement. Jillian Prodehl, Petitioner, emphasized the desire to keep the venue small.

The Petitioners indicated that they intend to live at the property for a long time. Ms. Prodehl noted that the Fire Department responded very quickly.

Member Nelson asked if any complaints had been filed against the church. Mr. Asselmeier said no.

Discussion occurred regarding the activities of the church that use to be at the property. The church previously had events at the property, but did not generate noise.

Discussion occurred regarding ambulance service to the site.

Member Wormley noted that the property is very clean and the property looks great.

Member McCarthy-Lange asked if the meeting with the Health Department has occurred. Ms. Prodehl responded yes and they are working with the Health Department.

Member McCarthy-Lange asked about the new building next to the tent that was identified as private storage. Jamie Prodehl responded that the building will be used for private storage; they do not want their private belongings cluttering the site.

Ms. Prodehl emphasized that the tent will not be their main business. The tent is needed for events where social distancing is required. The tent is a last-case scenario. The tent would not be permanent. The speakers would be pointed towards the building.

Ms. Prodehl highlighted the days of events. Weddings would be on Fridays and Saturdays with brunch weddings on Sundays. Rehearsals would be Tuesdays through Thursdays.

Ms. Vickery felt the proposed use was a good use. Ms. Vickery noted that the nearby church does not have space for receptions.

Chairman Ashton asked why Seward Township had not submitted comments. Ms. Vickery said that she spoke to several Townships Trustees and the Trustees had no objections to the proposal. She did not feel a right-of-way dedication was necessary.

Ms. Prodehl noted that vendors would be properly trained for alcohol sales.

Member Rodriguez noted that the Petitioners live on the property.

Pastor Andrew O'Neal of Christ First Baptist Church expressed support for the proposal. There were no facilities like the proposed facility within forty-five (45) minutes of the Church. He believed the Petitioners have been great neighbors. He noted the improvements the Petitioners have made on the property.

Jessica Nelsen said that her property backs up to the Ellis House. She noted the noise is loud, but not overbearing. She believed the proposed use would be an asset to the community.

Member Wilson asked about the location of weddings on the property. Ms. Prodehl responded that there is a ceremony space on the site plan. The catering would be in a tent. The tent would only be used for social distancing. The Petitioners would not favor using the tent. Weddings can be inside or outside the building; receptions will be in the building.

Member Wilson asked about noise escaping the building through open doors. Mr. Prodehl responded that the intent would be to keep the doors closed as much as possible. Ms. Prodehl provided decibel readings using a Kendall County Sheriff's Department meter. At full capacity with one (1) garage door open, the reading at two hundred feet (200') was fifty-nine (59) dBa. With the door closed, the reading was forty-nine (49) dBa.

Member Wilson said that she has never saw large receptions at the property when it was a church. She noted that church traffic did not decrease speed. She thought that people move into the area for the peace and quiet. She believed the use was appropriate for a business park.

Member McCarthy-Lange asked about Emerson Creek Pottery. Mr. Asselmeier responded that the use was a special use.

Member Casey noted that he was a neighbor and felt the use would be a good fit for the area.

Member Wilson noted that she cannot use her backyard because of her neighbor shooting.

Member Stewart asked about runoff in the area. John Tebrugge, Project Engineer, noted that the property drains to the southwest corner of the property. They are installing an infiltration trench and a seed mix on the southwest corner to help with infiltration.

Member Rodriguez made a motion, seconded by Member Wormley, to recommend approval of the special use permit and variance with the conditions proposed by Staff.

The votes were as follows:

Ayes (9): Ashton, Bledsoe, Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, Stewart, and Wormley

Nays (1): Wilson

Absent (0): None

The motion carried.

This proposal will go to the Kendall County Zoning Board of Appeals on March 29, 2021.

ADJOURNMENT

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

The votes were as follows:

Ayes (10): Ashton, Bledsoe, Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, Stewart, Wilson, and Wormley

Nays (0): None

Absent (0): None

The motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 9:26 p.m.

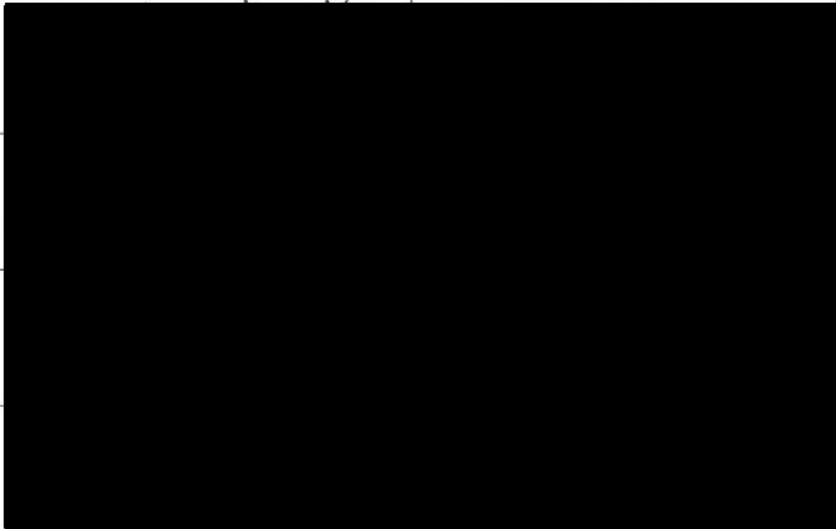
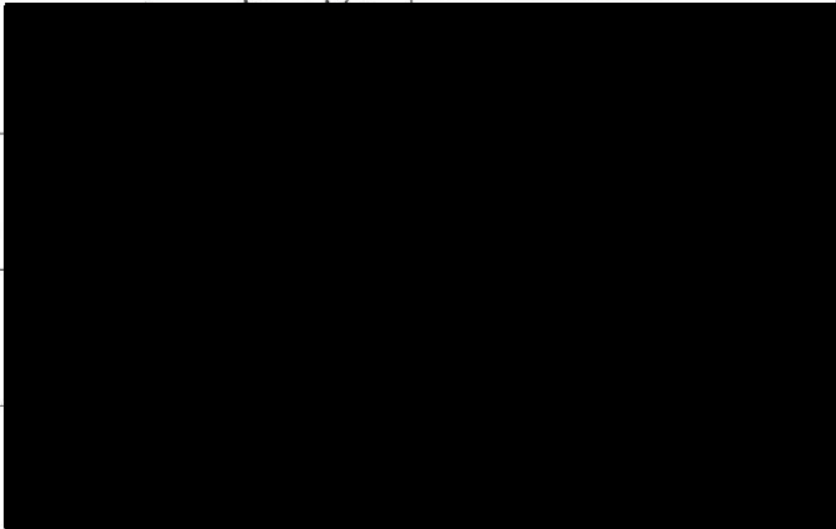
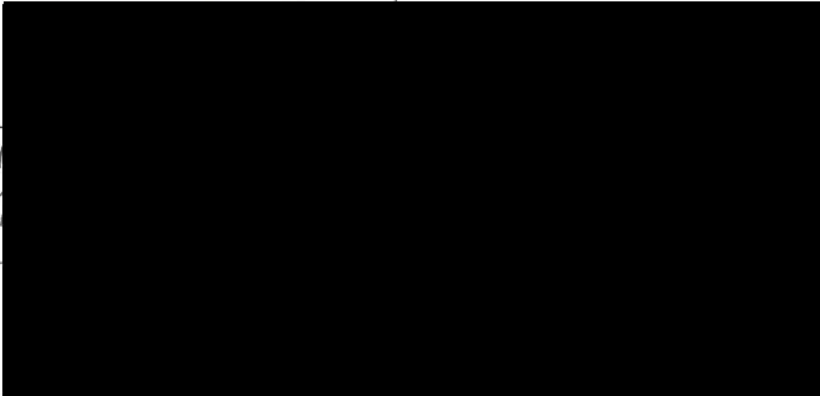
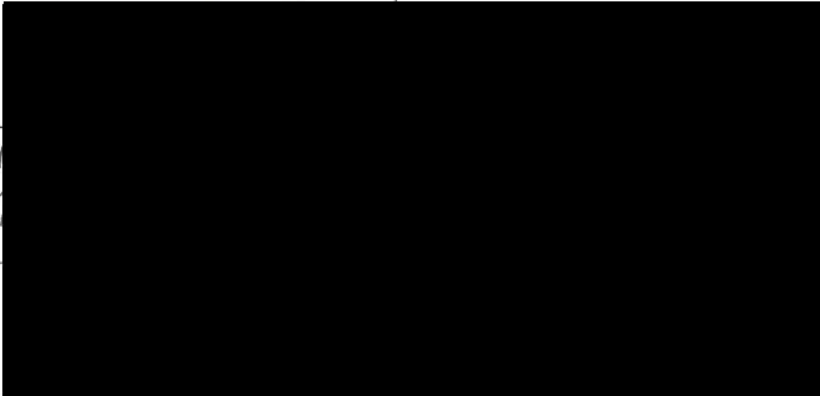
Respectfully submitted by,
Matthew H. Asselmeier, AICP, CFM
Senior Planner

Exhibits

1. March 8, 2021 Email from Doug Wilson

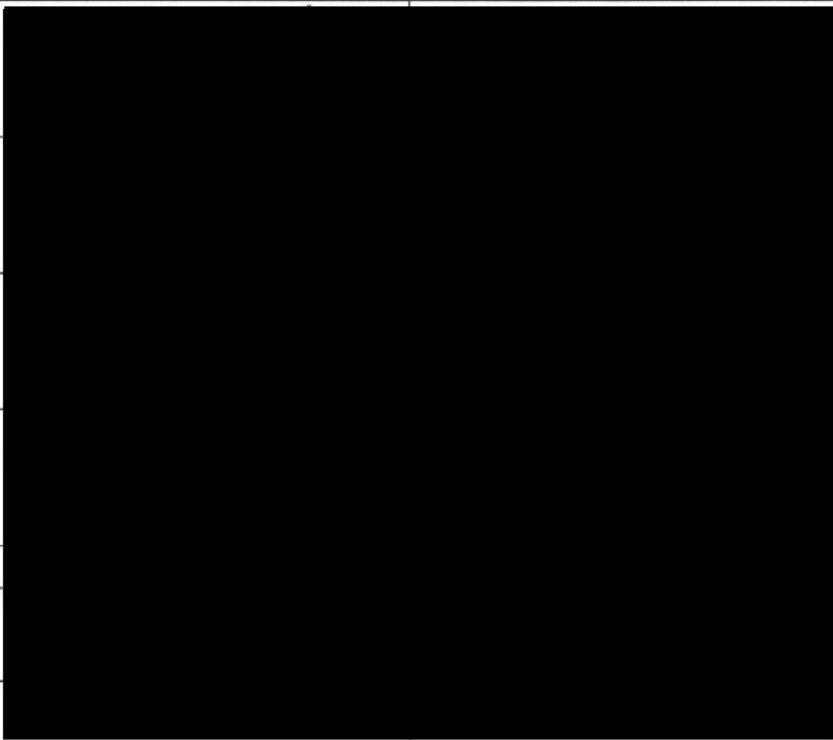
**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
MARCH 24, 2021**

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)
Jillien Prodehl		
JAMIE PRODEHL		
George Vranas		
Johanna Byram		
Tom Arztek	LESBOW TOWNSHIP TRUSTEE	
Kelly Helland		
G.I. Qios		
WANDA HEGAN		

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
MARCH 24, 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)
Chuck ala		
Andrew O'Neal PASTOR		
Cathleen Anzek		
Anne Vickery		
Jessica Neisen		

Matt Asselmeier

From: Doug Wilson [REDACTED]
Sent: Monday, March 8, 2021 9:43 AM
To: Matt Asselmeier
Subject: [External]Re: 4405 Van Dyke

Thank you Matt for getting back to me.

I want to formally object to allowing a change in zoning to allow a wedding venue at 4405 Van Dyke Road. I moved here over 28 years ago because it was zoned Agricultural and for the piece and quite. The couple that want

to start a business in our quite community have only been here for a year or less and want to disrupt the quite county setting.

By allowing the change in zoning, this would create extra traffic and excess noise, which would lower the value of my home value. This will have a negative impact on all current homes in this area.

The couple that bought the property knew what the zoning was in this area and it is not fair to the current residence to chance the zoning.

If you want additional information, please contact me.

Thank you.

Doug Wilson
[REDACTED]

On Mar 8, 2021, at 8:14 AM, Matt Asselmeier <masselmeier@co.kendall.il.us> wrote:

Doug:

Please submit your objection to the proposed banquet facility at 4405 Van Dyke Road in writing.

Thanks,

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