

# KENDALL COUNTY ZONING BOARD OF APPEALS PUBLIC HEARING/MEETING

109 West Ridge Street • Third Floor Courtroom • Yorkville, IL • 60560 (630) 553-4141 Fax (630) 553-4179

### **AGENDA**

March 29, 2021 - 7:00 p.m.

### CALL TO ORDER – ZONING BOARD OF APPEALS (HYBRID ATTENDANCE)

ROLL CALL for the Zoning Board of Appeals: Randy Mohr (Chair); Scott Cherry, Karen Clementi, Cliff Fox, Tom LeCuyer, Dick Thompson, and Dick Whitfield

MINUTES: Approval of Minutes from the March 1, 2021 Zoning Board of Appeals Hearing/Meeting

(Pages 4-26)

PETITIONS:

1. Petition 21 – 06 – Jhon Cordero on Behalf of Cordero Real Estate, LLC

(Pages 27-234)

Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural District to M-1

Limited Manufacturing District

PIN: 02-06-400-007

Location: Approximately 268 Feet West of the Intersection of Galena Road and E. Beecher Road

on the South Side of Galena Road, Bristol Township

Purpose: Petitioner Wants To Rezone the Property to M-1 To Operate a Tree Service Business and

Related Uses

2. Petition 21 – 07 – Wanda and Thomas Hogan (Pages 235-298)

Request: Special Use Permit to Operate a Flea Market (Sale of Agricultural Products, Pottery, Art

and Home Décor Not Produced on the Premises)

PIN: 08-13-400-013

Location: 14975 Brisbin Road, Minooka, Lisbon Township

Purpose: Petitioner Wants To Operate a Flea Market on the Property; Property is Zoned A-1

Agricultural

3. Petition 21 – 08 – Jamie and Jillian Prodehl (Pages 299-451)

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

4. Petition 21 – 10 – Kendall County Regional Planning Commission (Pages 452-562)

Request: Amending the Kendall County Land Resource Management Plan by Amending the

Future Land Use Map by Having the Transportation Plan Correspond to the 2020-2040 Long Range Transportation Plan including the Trails Plan, Extending Cherry Road into the Henneberry Woods Forest Preserve, Updating Municipal Boundaries, Reclassifying Islands in the Fox River from Unknown to Open Space, Reclassifying the Remaining Unknown Properties to Match Adjoining Land Use Classifications, Changing the Residential Classification of Properties Immediately South of the Johnson Road Extension to Mixed Use Business, Correcting the Classification of the Minooka School District Property near Route 52 and County Line Road to Public/Institutional, and

Associated Changes within the Text of the Land Resource Management Plan

### NEW BUSINESS/ OLD BUSINESS

None

### REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 21-03 Special Use Permit Expansion for Woody's Orchard

### PUBLIC COMMENT:

### ADJOURN ZONING BOARD OF APPEALS- Next hearing/meeting on May 3, 2021

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

# Kendall County Zoning Board of Appeals 03-29-2021 Remote Meeting Attendance



In accordance with the Governor's Executive Order 2020-07, Kendall County Board Chairman Scott Gryder is encouraging social distancing by allowing remote attendance to the Kendall County Zoning Board of Appeals Meeting/Hearing scheduled for Monday, March 29, 2021, at 7:00 p.m. Instructions for joining the meeting are listed below.

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

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

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Kendall County Zoning Board of Appeals Information:

https://www.co.kendall.il.us/transparency/agendas-packets-and-meetings-schedules/planning-building-and-zoning/zba-zoning-board-of-appeals

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

 $\frac{\text{https://support.office.com/en-us/article/join-a-meeting-in-teams-1613bb53-f3fa-431e-85a9-d6a91e3468c9}{\text{dos}}$ 

## MINUTES – UNOFFICIAL UNTIL APPROVED KENDALL COUNTY

### **ZONING BOARD OF APPEALS MEETING (HYBRID ATTENDANCE)**

110 WEST MADISON STREET (109 WEST RIDGE STREET), EAST WING CONFERENCE ROOM YORKVILLE, IL 60560

March 1, 2021 – 7:00 p.m.

### **CALL TO ORDER**

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:00 p.m.

### **ROLL CALL:**

Members Present: Scott Cherry, Karen Clementi, Cliff Fox, Tom LeCuyer, Randy Mohr, Dick Thompson,

and Dick Whitfield

Members Absent: None

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

Others Present: Dan Kramer, Larry Nelson, Doug Nelson, Pam Nelson, and Scott Mulliner

### **MINUTES:**

Member Cherry made a motion, seconded by Member LeCuyer, to approve the minutes of the December 14, 2020 hearing/meeting.

The votes were as follows:

Ayes (7): Cherry, Clementi, Fox, LeCuyer, Mohr, Thompson, and Whitfield

Nays (0): None Abstain (0): None Absent (0): None

The motion passed.

Chairman Mohr swore in Dan Kramer, Larry Nelson, and Doug Nelson

### **PETITIONS**

The Zoning Board of Appeals started their review of Petition 20-32 at 7:01 p.m.

### Petition 20-32 - Cindy Gates on Behalf of the Cindy Gates Trust and Mark Cox on Behalf of Cox

Landscaping, LLC

Request: Map Amendment Rezoning a Portion of the Property from A-1 Agricultural District to B-3

Highway Business District and a Special Use Permit for a Landscaping Business

PINs: 02-27-151-001 (Rezone to B-3) and 02-27-151-003 (Special Use for Landscaping Business

is for Both Parcels)

Location: 9000 Route 34, Yorkville, Bristol Township

Purpose: Petitioner Wants To Rezone the Property to B-3 and Operate a Landscaping Business

Mr. Asselmeier summarized the request.

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

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

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

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

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

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

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

There are no floodplains or wetlands on the property.

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

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

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

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

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

Pictures of the property were provided.

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

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

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

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

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

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

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

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on February 24, 2021. Member Wilson asked why the berm area did not screen the dirt pile. She also asked if any fencing would be around the dirt pile. Dan Kramer, Attorney for the Petitioner, said the dirt pile was behind the berm. Mr. Kramer said more landscaping would be planted on the berm in the spring. The berm and dirt pile were not near the nearby residences. The dirt pile varies in size as projects occur. The Kendall County Regional Planning Commission recommended approval of the proposed map amendment and special use permit with the conditions proposed by Staff by a vote of nine (9) in favor and zero (0) in opposition. The minutes of the meeting were provided.

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

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

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

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

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

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

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

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

The property drains to the southeast.

The main parking area consists of gravel and crushed asphalt.

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

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

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

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

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

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

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

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

Security cameras are also located on the steel building.

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

A berm already exists parallel to Route 34.

No additional plantings are planned for either berm.

No information was provided regarding noise control.

No new odors are foreseen by the proposed use.

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

The proposed Findings of Fact for the map amendment were as follows:

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

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

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

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

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

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

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

Appropriate restrictions may be placed in the special use permit to regulate the number of employees, hours of operation, and aesthetics of the operations at the property. Therefore, the neighboring property owners should not suffer lose in property values and will not negatively impact the adjacent land uses.

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

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. True, the Petitioners are not requesting any variances.

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

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

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

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

Chairman Mohr asked if a portion of the property already had proper zoning. Mr. Asselmeier responded that a majority of the lot was zoned B-3. However, no portion of the lot presently has a special use permit for a landscaping business. If approved, the portion of the property near Route 34 would be zoned B-3 and would have a special use permit for a landscaping business. Any permitted use in the B-3 District could be placed on the property. The property owner would have to secure the appropriate special use permits if the requested use was listed as a special use in the B-3 District. Site plan approval through ZPAC would also be required.

Member Whitfield asked about the B-3 location. Mr. Asselmeier explained on the aerial where the rezoned B-3 area would be located. Mr. Asselmeier noted that a nursery was a permitted use on A-1

zoned property.

Chairman Mohr opened the public hearing at 7:15 p.m.

Chairman Mohr asked where the cyclone fence would be located. Dan Kramer, Attorney for the Petitioner said the fence would screen the location where they park their vehicles.

Mr. Kramer provided a history of uses on and ownership of the property. He noted that the property drains to the south and that Petitioner Gates owns the land to the south. He also discussed the adjacent land uses and noted that no residential uses were nearby the property. No dirt would be stored near any houses. He also noted that Mr. Cox was a tenant of the Gates Trust.

Chairman Mohr closed the public hearing at 7:19 p.m.

Member LeCuyer made a motion, seconded by Member Whitfield to approve the Findings of Fact for the map amendment and special use portions of the request as presented.

The votes were as follows:

Ayes (7): Cherry, Clementi, Fox, LeCuyer, Mohr, Thompson, and Whitfield

Nays (0): None Abstain (0): None Absent (0): None

The motion passed.

Member Whitfield made a motion, seconded by Member Fox, to recommend approval of the map and special use permit with the conditions proposed by Staff.

The votes were as follows:

Ayes (7): Cherry, Clementi, Fox, LeCuyer, Mohr, Thompson, and Whitfield

Nays (0): None Abstain (0): None Absent (0): None

The motion passed.

Bristol Township and Yorkville will be notified of the results of the hearing. The proposal goes to the Kendall County Planning, Building and Zoning Committee on April 12, 2021.

Discussion occurred regarding why Yorkville had not provided any comments. Mr. Asselmeier noted that the County's application deadlines and Yorkville's application deadlines did not allow this proposal to be reviewed by Yorkville in February.

The Zoning Board of Appeals completed their review of Amended Petition 20-32 at 7:22 p.m.

The Zoning Board of Appeals started their review of Petition 21-03 at 7:22 p.m.

Petition 21 – 03 – Larry Nelson on Behalf of the L and P Nelson Trust 103

Request: Major Amendment to the Special Use Permit Granted by Ordinance 2016-21 By

Expanding the Uses (Banquet Facility, Nano Brewery, Micro Distillery, Year Round Seasonal Festival with Petting Zoo, Production and Sale of Sweet Cider) Allowed by Ordinance 2016-21 and Related Variances to the Property East of Creek Road and Removing the Maximum Building Number Requirement Contained in Ordinance 2016-21

PINs: 01-16-300-007 and 01-21-100-005

Location: 3210 Creek Road, Plano, Little Rock Township

Purpose: Petitioner Wants To Expand the Uses and Variances Allowed by Ordinance 2016-21 to

the East Side of Creek Road and Remove the Maximum Building Number Requirement;

Property is Zoned A-1 Agricultural

Mr. Asselmeier summarized the request.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NRI application submitted on January 8, 2021. The LESA Score was 188 indicating a low level of protection. The NRI Report was provided.

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

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

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

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

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on February 24, 2021. The Kendall County Regional Planning Commission reviewed this proposal at their meeting on February 24, 2021. One (1) neighbor, Robert Long, stated that he was concerned about noise and the preservation of the Little Rock Creek watershed, but was generally in favor of the proposal. The Petitioner stated that they would abide by the County's noise regulations. The Petitioner was unsure if outdoor music would occur at the property as part of banquets. The Petitioner requested that the noise regulations apply only to the homes in existence at the time of the issues of the special use permit. The

Kendall County Regional Planning Commission recommended approval of the proposal with the conditions proposed by Staff and the amendment regarding the noise regulations as requested by the Petitioner by a vote of eight (8) in favor and zero (0) in opposition, one (1) Commissioner recused himself. The minutes were provided.

According to the business information provided, the Petitioner would like to expand operations of Woody's Orchard to the property they own on the east side of Creek Road. The Petitioners would like to construct approximately three (3) buildings with a total of thirty thousand (30,000) square feet in substantially the locations shown on the concept plan. The concept plan also calls for two (2) parking areas and two (2) access points off of Creek Road. Traffic circulation would be one (1) way throughout the property. The concept plan also calls for an apple tree area on the north side of the property.

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

- 1. The property shall be developed in substantial compliance with the submitted concept plan.
- 2. The maximum number of patrons for banquets shall be limited to two hundred twenty-five (225), including any vendors working on the property for a banquet.
- 3. No event activity shall start earlier than 7:00 a.m. any day of the week, and shall end no later than 10:00pm, Monday thru Wednesday and no later than 11:30 pm Thursday thru Sunday. Banquets may end no later than midnight.
- 4. Lighting shall comply with Section 11:02.F.12 of the Zoning Ordinance.
- 5. Parking reserved for ADA accessibility shall be marked and constructed with a hard surface adjacent to the proposed retail store/bakery.
- 6. Any food prepared or sold on site, shall conform to the regulations of the Kendall County Health Department.
- 7. Retail sales are permitted provided that the retail sales will be ancillary to the main operation. Such sales may occur year around.
- 8. Noise generated by non-agricultural activities on-site shall comply with the following:
  - a. <u>Day Hours:</u> No person shall cause or allow the emission of sound during daytime hours (7:00 a.m. to 10:00 p.m.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the residential property line of the complainant.
  - b. Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 p.m. to 7:00 a.m.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the residential property line of the complainant.

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

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

The variances from Ordinance 2016-21 are as follows:

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

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

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

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

Building permits will be required for the proposed structures.

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

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

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

Electricity is onsite.

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

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

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

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

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

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

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

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

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

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

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. The Petitioner was granted variances in the original special use permit ordinance. The Petitioner would like those variances extended to cover the special use expansion area.

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

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

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

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

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. The surrounding area is primarily agricultural, and many of the proposed uses are also agricultural in nature. Appropriate conditions have been included to ensure limits to noise and lighting to protect the public welfare.

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

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

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

- 3. Condition 12 of Ordinance 2016-21 shall be modified for the West Side of Creek Rd property to read: "there may be a maximum of thirty thousand (30,000) square feet of additional non-agricultural exempt buildings constructed on the property. No individual, non-agricultural exempt building shall be larger than ten thousand (10,000) square feet."
- 4. Condition 3 of Ordinance 2016-21 shall be interpreted as variances to Sections 7:01.E.10.i, 7:01.E10.j, and 7:01.E.10.k of the Kendall County Zoning Ordinance regarding the hours of operation, number, and days of operation of seasonal festivals for the subject property and the property governed by Ordinance 2016-21.
- 5. Condition 9 of Ordinance 2016-21 shall be interpreted as a variance to Section 7:01.E.10.d of the Kendall County Zoning Ordinance to allow the sale of alcohol at seasonal festivals.
- 6. The owners of the uses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
- 7. The owners of the uses allowed by this special use permit amendment agree to follow all applicable Federal, State, and Local laws governing these types of uses.
- 8. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
- 9. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Chairman Mohr asked for clarification regarding the requests. Mr. Asselmeier said that the request is related to a special use permit and the variances associated with the special use permit.

Member Whitfield asked about the building restriction. Mr. Asselmeier said the proposal would restrict the total square footage of buildings allowed the maximum size of individual buildings. The building restriction applies only to non-agricultural related buildings.

Member LeCuyer asked about Plano's request for a traffic study. Mr. Asselmeier responded that Plano had concerns about traffic counts and traffic safety at the intersection of Creek Road and Little Rock Road. Plano wanted to use this request as an opportunity to ask the County to further study that intersection.

Chairman Mohr opened the public hearing at 7:39 p.m.

Larry Nelson, Petitioner, explained that no uses changes were requested at this time. The uses and variances allowed on the west side of the property would extend to the property on the east side of Creek Road. He noted that he met with the Little Rock Township Highway Commissioner to discuss lines of sight which were used to determine the location of ingress and egress. He noted that he discussed the property with the Fire District and no issues were raised. Little Rock Township seems in favor of the proposal, but they are waiting on their attorney for a letter. The City of Plano reviewed the proposal because of noise concerns. He noted that the City of Plano wanted to see the intersection of Creek and Little Rock Road adjusted and that Woody's would not create a large amount of traffic. He noted that the site has no limitations on septic systems. He also noted that the property to the southeast is inside the City of Plano and zoned B-4. Allowable uses on B-4 zoned property include bars, hospitals,

recreation centers, dance halls, gas stations, sports arenas, motion picture theaters, and other uses that would generate more noise and traffic than Woody's.

Doug Nelson, son of the Petitioner, provided a history of the business and explained the impacts of temperature on apple blossoms. He also noted the popularity of agritourism and the need to have certain amount of acreage in order to be successful.

Chairman asked if parking would be for the banquet facility or for overflow parking when patrons are picking apples. Larry Nelson responded that adequate parking exists on the west side of the road for patrons picking apples on the west side of the road. He did not want people crossing Creek Road unless they were on a people mover. The trees take several years to be productive. He felt that a large enough distance existed that would naturally deter people from crossing Creek Road unless they were on a people mover. When the east side of the road becomes active, there will be staff a ticket booth setup on that side of Creek Road; no ticket sales will occur on the east side of the Creek Road. Fences probably will be installed to prevent theft.

Doug Nelson explained the liability if people crossed Creek Road without riding on a people mover.

Larry Nelson discussed restricting the noise regulations to apply to only those houses existed or permitted as of the date of the issuance the major amendment of an existing special use permit. This request would be a clarification of the existing regulations.

Chairman Mohr closed the public hearing at 8:05 p.m.

Member Clementi made a motion, seconded by Member LeCuyer, to approve the Findings of Fact for the special use and variance portions of the request as presented.

The votes were as follows:

Ayes (7): Cherry, Clementi, Fox, LeCuyer, Mohr, Thompson, and Whitfield

Nays (0): None Abstain (0): None Absent (0): None

The motion passed.

Member Clementi made a motion, seconded by Member Fox, to recommend approval of the special use permit and variances with the conditions proposed by Staff and the amendment that the noise regulations apply only to homes in existence or permitted on the date of approval of this major amendment to the existing special use permit.

The votes were as follows:

Ayes (7): Cherry, Clementi, Fox, LeCuyer, Mohr, Thompson, and Whitfield

Nays (0): None Abstain (0): None Absent (0): None

The motion passed.

Little Rock Township and Plano will be notified of the results of the hearing. The proposal goes to the Kendall County Planning, Building and Zoning Committee on March 8, 2021.

The Zoning Board of Appeals completed their review of Amended Petition 21-03 at 8:08 p.m.

### **NEW BUSINESS/OLD BUSINESS**

Follow-Up on 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.

**ZBA Meeting Minutes 3.1.21** 

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.

ZBA Meeting Minutes 3.1.21

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.

ZBA Meeting Minutes 3.1.21

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 Board.

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.

### **REVIEW OF PETITIONS THAT WENT TO THE 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.

Mr. Asselmeier reported that Petitions 20-24 and 20-25 passed at the County Board.

Mr. Asselmeier said that there are four (4) agenda items for the March 29, 2021, hearing. These include a map amendment request at the southwest corner of Galena and East Beecher Roads, a request for a special use permit for a flea market on Brisbin Road, a request for a banquet facility on Van Dyke Road, and the Land Resource Management Plan amendment.

### **PUBLIC COMMENTS**

None

### ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member Whitfield made a motion, seconded by Member Thompson to adjourn.

The votes were as follows:

Ayes (7): Cherry, Clementi, Fox, LeCuyer, Mohr, Thompson, and Whitfield

Nays (0): None Abstain (0): None Absent (0): None

The motion passed.

The Zoning Board of Appeals meeting adjourned at 8:26 p.m.

The next hearing/meeting will be on March 29, 2021.

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

### **Exhibits**

- 1. Memo on Petition 20-32 Dated February 25, 2021
- 2. Certificate of Publication for Petition 20-32 (Not Included with Report but on file in Planning, Building and Zoning Office)
- 3. Memo on Petition 21-03 Dated February 25, 2021
- 4. Certificate of Publication for Petition 21-03 (Not Included with Report but on file in Planning, Building and Zoning Office)



### KENDALL COUNTY ZONING BOARD OF APPEALS MARCH 1, 2021

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.

but the truth.		
NAME	ADDRESS	SIGNATURE
Day Kramer Scott Mulline	Hample	

# \* Ca. 1841

### **DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203 Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

### Petition 21-06

Jhon Cordero on Behalf of Cordero Real Estate, LLC
Map Amendment Rezoning the Subject Property from A-1
Agricultural to M-1 Limited Manufacturing

### INTRODUCTION

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 and 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. Accordingly, the Petitioner would like to rezone the property to the M-1 Limited Manufacturing District.

The application materials are included as Attachment 1. The Wetland Delineation Report is included as Attachment 2. The site plan is included as Attachment 3. The aerial of the property is included as Attachment 4. The aerial of the property showing the location of wetlands on the property is included as Attachment 5.

### SITE INFORMATION

PETITIONER: Jhon Cordero on Behalf of Cordero Real Estate, LLC

ADDRESS: No Address Assigned

LOCATION: Approximately 268 Feet West of the Intersection of Galena Road and East Beecher

Road



TOWNSHIP: Bristol

PARCEL #: 02-06-400-007

LOT SIZE: 24.9 +/- Acres

EXISTING LAND Agricultural/Farming (Historic Aerials Show a House Formerly Standing at the North

USE: Side of the Property)

ZONING: A-1 Agricultural District

LRMP:

Future	Mixed Use Business
Land Use	
Roads	Galena Road is a County Maintained Major Collector Road.
	East Beecher is a Township Maintained Local Road.
Trails	Yorkville has a Trail Planned Along Galena Road.
	The Kendall County Forest Preserve has a Trail Planned Along East
	Beecher Road.
Floodplain/	There are no Floodplains on the property.
Wetlands	There are Three (3) Wetlands on the Property Totaling
	Approximately Ten (10) Acres in Size. Two (2) of the Wetlands are
	Farmed Wetlands.

REQUESTED ACTION:

Map Amendment Rezoning Property from A-1 Agricultural to M-1 Limited

Manufacturing

APPLICABLE Section 13:07 – Map Amendment Procedures REGULATIONS:

### SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural and Single Family Residential	A-1 (County) R-2, R-3, and B-3 (Yorkville)	Mixed Use Business and Commercial (County) Estate/Conservation Residential (Yorkville)	A-1 (Kendall County) R-2, R-3, and B-3 (Yorkville)
South	Agricultural and Commercial	A-1 SU and M-2	Mixed Use Business (County) Estate/Conservation Residential (Yorkville)	A-1 SU, M-2, and M-3 SU
East	Agricultural	A-1	Suburban Residential (Max Density 1.00 DU/Acre) and Commercial (County) Estate/Conservation Residential (Yorkville)	A-1

West	Agricultural and ComEd ROW	A-1	Mixed Use Business and ComEd	A-1
			(County) Estate/Conservation Residential	
			(Yorkville)	

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

### **PHYSICAL DATA**

### **ENDANGERED SPECIES REPORT**

EcoCAT Report submitted and indicated the presence of the Mottled Sculpin. Adverse impacts were unlikely and consultation was terminated, see Attachment 1, Pages 21-24.

### NATURAL RESOURCES INVENTORY

The application for NRI was submitted on January 21, 2021, see Attachment 1, Page 19. The LESA Score was 176 indicating a low level of protection. The NRI is included as Attachment 6.

### **ACTION SUMMARY**

### **BRISTOL TOWNSHIP**

Bristol Township reviewed this proposal at their meeting on March 3, 2021. The Township unanimously recommended approval of the request. The minutes are included as Attachment 7.

### **UNITED CITY OF YORKVILLE**

The Yorkville Planning Commission reviewed this proposal at their meeting on March 10, 2021. Discussion occurred regarding noise, odors, and proximity of the site to future residential development. The Yorkville Planning Commission recommended approval of the request by a vote of five (5) in favor and one (1) in opposition. The Yorkville City Council had no objections to the requested map amendment, see Attachment 9.

### BRISTOL-KENDALL FIRE PROTECTION DISTRICT

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

### 7PAC

ZPAC reviewed this proposal at their meeting on March 2, 2021. Discussion occurred regarding lighting, the well and septic system, a dust control plan, and utilizing soil erosion and sediment control practices when the site is developed. ZPAC voted to forward the proposal to the Regional Planning Commission by a vote of eight (8) in favor and zero (0) in opposition; two (2) members were absent. The minutes of this meeting are included as Attachment 8.

### **RPC**

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on March 24, 2021. Discussion occurred regarding the possibility of rezoning the property to a different zoning classification. The M-1 District most closely matched the proposed uses for the site. Discussion occurred regarding split zoning the property. It was noted that the wetlands make the southern portion of the property unusable for manufacturing uses. Discussion occurred regarding potential conflicts between the County's Future Land Use Map, which calls for the area to be Mixed Use Business, and Yorkville's Future Land Use Map, which calls for the area to be residential. Mr. Rios, owner of the house northeast of the subject property expressed his opposition to the proposal because of concerns related to times of operation, noise, dust, smell, and increased traffic. His septic field was located on the subject property and he requested that area be fenced. The Petitioner's Attorney did not agree to this request. Mr. Rios was asked if he purchased his home after the quarry and other manufacturing uses were in operation. Mr. Rios responded yes. Mr. Rios did not object to previous manufacturing related zoning requests in the area because of the distance of those uses from his house. The Kendall

County Regional Planning Commission recommended approval of the requested map amendment by a vote of nine (9) in favor and zero (0) in opposition. Member Casey abstained because the poor audio quality prevented him from hearing much of the discussion. The minutes of the meeting are included as Attachment 10.

### **GENERAL INFORMATION**

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.

### **BUILDING CODES**

According to the site plan included as Attachment 3, four (4) structures are proposed for the site. Any new structures would require applicable building permits.

### **ACCESS**

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

### **ODORS**

No information was provided on the site plan regarding outdoor storage locations. While no new odors are foreseen, future site plan submittals should be examined to address odors.

### **LIGHTING**

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

### **SCREENING**

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.

### **STORMWATER**

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.

### **UTILITIES**

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

### FINDINGS OF FACT

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

Existing uses of property within the general area of the property in question. The surrounding properties are used for agricultural 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.

### RECOMMENDATION

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.

### **ATTACHMENTS**

- 1. Application Materials
- 2. Wetland Delineation Report
- 3. Site Plan
- 4. Aerial
- 5. Aerial Showing Wetlands
- 6. NRI Report
- 7. March 3, 2021 Bristol Township Minutes
- 8. March 2, 2021 ZPAC Meeting Minutes
- 9. March 24, 2021 Yorkville Email
- 10. 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**

EL INII	PROJECT NAME JPC Tree	FILE #:	
NAME OF APPLICANT	ıc		
CURRENT LANDOWNER/	780 50		
Cordero Real Estate, I			
SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)	
24.973 acres G	alena Road & East Beecher Road	02-06-400-007	
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP	
Vacant Land	A-1 Agricultural		
REQUESTED ACTION (Ch	eck All That Apply):		
SPECIAL USE	X MAP AMENDMENT (Rezone to	01 VARIANCE	
ADMINISTRATIVE VAR	A-1 CONDITIONAL USE for:	SITE PLAN REVIEW	
TEXT AMENDMENT	RPD (Concept; Prelimi	nary: Final) ADMINISTRATIVE APPEAL	
PRELIMINARY PLAT	- FINAL PLAT	OTHER PLAT (Vacation, Dodication, etc.)	
	PECIAL USE ( Major; Minor)		
Daniel J. Kramer	PRIMARY CONTACT MAILING	ANNDEOD	
PRIMARY CONTACT PHO	NE # PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)	
<sup>2</sup> ENGINEER CONTACT	ENGINEER MAILING ADDRESS	B ENGINEER EMAIL	
ENGINEER PHONE #	ENGINEER FAX ₱	ENGINEER OTHER # (Cell, etc.)	
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.			
The state of the s	LEDGE AND THAT I AM TO FILE THIS	MITTED ARE TRUE AND CORRECT TO THE APPLICATION AND ACT ON BEHALF OF THE	
SIGNATURE		DATE	
V		1.21-21	

PROJECT NAME JPC Tree

FEE PAID:\$ CHECK #:

Last Revised: 12.15.20

Date Stamp Here If Checklist Is Complete

<sup>&</sup>lt;sup>1</sup>Primary Contact will receive all correspondence from County <sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants

### FINDINGS OF FACT

- 1. The existing uses of the general area of the Site sought to be developed are mixed. There is M-2 Heavy Manufacturing to the south and southeast. There are Special Uses to east for a yard waste composting facility. There is agricultural areas to the west and north and for a good bit of the history of this parcel an agricultural area to the east which may or may not have had a special use but operated retail poultry sales business.
- 2. The Zoning Classification in the area is a mix of agricultural, agricultural special use with a very intensive use of the composting facility, and industrial including a special use for a Redi-mix plant and gravel mining which is considered a heavy industrial use under the Kendall County Zoning Ordinance.
- 3. The subject site is not a agricultural high priority or high protection agricultural production area. The soils are quite hydric, there is a drainage ditch that runs through the property, and there are wetland areas on the property which preclude intensive agricultural use of the property. Prior to the purchase by Applicant much of the property laid fallow with scrub trees overgrowing and noxious plants. The Applicant plans to clear the scrub elements that have no utilitarian value and get rid of all noxious weeds. He has detailed plans to preserve the wetland and drainage ditch area. Given that the property is located on an all weather County Road and is adjacent to manufacturing areas, it is a perfect use for his wholesale type operation and management yard for mulch creating business. Fortunately his business does not have any of the negative side effects that the composting has to the east and he NEVER plans in any fashion compost yard waste at the site.

Ultimately he would like to see a wholesale and retail center at the front of the property for retail and wholesale sale of mulch which again would be a suitable use for the Galena Road Property.

- 4. The proposed use is consistent with the slowly increased commercial development in the area. This is witnessed by construction and operation of the large gas station./car wash and convenience store facility across the field from this property on Route 47, the water park developed on Route 47, and the continued operation of the special uses, Redi-mix plant and stone quarry adjacent to the subject property on East Beecher Road.
- 5. The proposed zoning classification would be consistent with the Kendall County Land Resource Management Plan for the area as well as the United City of Yorkville Comprehensive Plan which shows the area affected to become manufacturer zoned.

### Attachment 1, Page 3

Petitioner is looking to operate a Tree Service Business. The Petitioner plans on using the property for the making, storing, and selling of mulch from the trees the Tree Company chops down. The buildings would be to run the business and store the equipment. The facility is similar to a landscaping business and is a full-service Tree Company. The Company plants trees, trims trees, and removes trees. All of the mulch is generated by trees they cut down and instead of sending them to a landfill they chop them up and it is sold as decorative mulch. THERE IS NO COMPOSTING OF YARD WASTE. Petitioner does not do any landscaping services other than trimming trees and bushes. It is solely for the wholesaling and warehousing of mulch materials.

# BRISTOL TOWNSHIP THE SOUTHEAST QUARTER

# LEGAL DESCRIPTION:

said Easterly Line, 1006.52 feet to the Northeasterly Corner of said Parcel; thence Westerly along the North Line of said Parcel Two, 388.83 feet to the intersection of said North Line with the Easterly Section; thence West along the South Line of said Section, 470.51 feet to the Easterly Line of Parcel Two of property conveyed to Chicago Title and Trust Company, as trustee under Trust Number 45553 by Conservators Deed recorded September 17, 1973 as Document 73—4671; thence Northerly along Beginning at the intersection of the center line of Galena Road with the East Line of said Section; Document 73—2843; thence East along the South Line of property conveyed to Diane R. Kapchinski, 812.68 feet to the East Line of said Section 6; thence Southerly along the East Line of said Section 6, 1319.90 feet to the point of beginning, in the Township of Bristol, Kendall County, Illinois. thence North along a line forming an angle of 26°45'38" to the left with the prolongation of the last described course, a distance of 2329.35 feet to the South Line of property conveyed to Diane R. said Easterly Line of Parcel One, a distance of 115.02 feet to an angle point on said Easterly Line of Parcel One, which is 1112.06 perpendicularly distant North of the South Line of said Section; said Section 6, 200 feet; thence South 70°55' East, 276.0 feet to the East Line of said Section; thence North 70°55' West along said center line, 276.0 feet; thence South parallel to the East Line Third Principal Meridian, lying Southerly of the present centerline of Galena Road, described as follows: That Part of the East Half of the East Half of Section 6, Township 37 North, Range 7 East of the Kapchinski by Trustee's Deed recorded June 14, 1973 as Document 73-2843; thence East along the Line of the property described in Parcel One of said Document 73—4671; thence Northeasterly along thence South along the East Line of said Section, 1456.6 feet to the Southeast Corner of said South Line of property conveyed to Diane R. Kapchinski by Trustee's Deed recorded June 14, 1973 as

423.24

7007

20 CSA 6201 96 AM

WARRANTY DEED

Statutory (Illinois)

202000016040

DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL
RECORDED: 8/24/2020 1:47 PM
REC FEE: 57.00 RHSPS: 10.00

STATE TAX: 110.00 COUNTY TAX: 55.00 PAGES: 13

SEND SUBSEQUENT TAX BILLS TO:

Cordero Real Estate, LLC 1079 Sard Avenue Montgomery, IL 60538

THIS DOCUMENT PREPARED BY: AFTER RECORDING RETURN TO: Law Offices of Daniel J. Kramer 1107A S. Bridge Street Yorkville, IL 60560 630-553-9500

THE GRANTOR,

Daniel P. Schultz, a single person, Edward F. Schultz, a single person, Anna Marie Ostreko, a married person, Gerald H. Hankes, a married person, Mary V. Harker, a married person, Rita J. Rios, a married person, John D. Hankes, a married person, Lawrence V. Hankes, a married person, Francis Schultz a Single person, and Rosemary Svanovick, a married person

for and in consideration of Ten and 00/100 Dollars in hand paid, CONVEY AND WARRANT TO

Cordero Real Estate, LLC

whose address is: 1079 Sard Avenue, Montgomery, Illinois 60538

all interest in the following described Real Estate situated in the County of Kendall In the State of Illinois, to wit:

See attached legal description

SUBJECT TO:

Existing easements, covenants, and restrictions of record, and 2019 and subsequent years real estate taxes.

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

Permanent Real Estate Index Number: 02-06-400-007 Address of Real Estate: 24.973 acres vacant land Galena Road and East Beecher Road, Bristol Township, Illinois

THE PROPERTY IS NOT HOMESTEAD PROPERTY



Dated this, 20_20
Francis Schultz
Warranty Dood Statutory
Warranty Deed - Statutory
STATE OF ILLINOIS ) SS.
COUNTY OF KENDALL )
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT
Notary Public
Prepared By: Danix ) J. Knew 1107 A S. Bardy St. 4 Reton To Yarkille , Illinos 40500
+ Return To Yorkille, LI/1000 40510
France Tox Bills To: Coadha Red Estate, LC (079 Speed Are Montgomm, Ill. 60538
montgoner [1. 60538

Dated this 13 Day of June, 20 20.
Mary V. Harker
Warranty Deed - Statutory
STATE OF ILLINOIS ) Ohio )SS.
COUNTY OF KENDALE ) Montgomery
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MAY HAYEY personally known to me to be the same person whose name k subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that k signed, sealed and delivered this instrument as k free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead
Given under my hand and notarial scal this 13th Day of June, 2020.
RAVEN CLARK Notary Public, State of Ohio My Commission Expires 11-04-2023

Dated this 12 Day of gune, 20 20.
Rita J. Rios
Warranty Deed - Statutory
STATE OF ILLINOIS ) SS.
COUNTY OF KENDALL )
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT RICE Personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that resigned, sealed and delivered this instrument ask free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead Given under my hand and notarial seal this 20 Day of 2000.
Notary Public
"OFFICIAL SEAL" COLLEEN HANSON NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 11/18/2023

Dated this 5 Day of June , 20 20.
Gerald H. Hankes
Warranty Deed - Statutory A(abama STATE OF HLINOIS Lee ) SS. COUNTY OF KENDALL
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT
KATHRYNA INGRAM My Commission Empres September 23, 2023

Dated this 10 Day of Juke, 20 20.
Edward F. Schultz
Warranty Deed - Statutory
STATE OF ILLINOIS ) SS.
COUNTY OF KENDALL )
I, the undersigned, a Notary Public in and for said County in the State aforesaid, CERTIFY THAT
Given under my hand and notarial seal this Day of Uhl, 20 20
Notary Public
OFFICIAL SEAL MARGARET ROSE DAWE NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires July 5, 2020

Dated this _// Day of Juse , 20 20.
Anna Marie Ostreko
Warranty Deed - Statutory
STATE OF ILLINOIS )
COUNTY OF KENDALL ) SS.
I, the undersigned, a Notary Public in and for said County in the State aforesaid, CERTIFY THAT production personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered this instrument as _ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
Given under my hand and notarial seal this Day of kero, 20 20.
"OFFICIAL SEAL" MALISSA PERKINS Notary Public, State of Hilpsels My Commission Expires 9/20/2021

Dated this 10 Day of JUNE, 20 20.
Lawrence F. Hankes
Warranty Deed - Statutory
STATE OF ILLINOIS ) SS.
COUNTY OF KENDALL )
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT LOWICYCLE, HANKS personally known to me to be the same person whose namely subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that is signed, sealed and delivered this instrument ask of free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and notarial seal this 18 My Day of MANK 1, 20 20 Notary Public
"OFFICIAL SEAL" COLLEEN HANSON NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 11/18/2023

Dated this _	4	_ Day of	gun		, 20_20_	ž.
Rosemary Svanovick						
					$\langle \cdot \rangle$	
Warranty Deed - Statutory					$\sim$	
STATE OF ILLINOIS	)	100		1	$2\sqrt{V}$	
COUNTY OF KENDALL	) S )	S.			(0)	
I, the undersigned, THAT KOSKMACL whose name is subscribed acknowledged that sign the uses and purposes there Given under my ha	to the ned, se	foregoing i aled and de forth, inclu	persona nstrument, ap livered this in ding the relea at this	peared be strument a se and was Day of Public	fore me to be fore me this case free and iver of the rig	the same person day in person, and voluntary act, for ght of homestead, 20 20

Dated this 10th Day of June, 20 20.

John I). Hankes	
Warranty Deed - Statutory	
STATE OF ILLINOIS ) SS.	
COUNTY OF KENDALL )	
I the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTI THAT CONDITIONS personally known to me to be the same per	for ead.
"OFFICIAL SEAL" COLLEEN HANSON NOTARY PUBLIC, STATE OF ILLINO MY COMMISSION EXPIRES 11/18/20	S 23

#### **EXHIBIT A**

Order No.:
------------

For APN/Parcel ID(s): 02-06-400-007-0000 and 02-06-400-003 (PARENT)

THAT PART OF THE EAST HALF OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE PRESENT CENTERLINE OF GALENA ROAD, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF GALENA ROAD WITH THE EAST LINE OF SAID SECTION; THENCE NORTH 70 DEGREES 55 MINUTES WEST ALONG SAID CENTER LINE 276 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION 8, 200 FEET; THENCE SOUTH 70 DEGREES 55 MINUTES EAST 270 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 1456.6 FEET TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 470.51 FEET TO THE EASTERLY LINE OF PARCEL TWO OF THE PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY TRUSTED UNDER TRUST NUMBER 45553 BY CONSERVATOR'S DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT R73-4671; THENCE NORTHERLY ALONG SAID EASTERLY LINE 1006.52 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL TWO 388.83 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH HE EASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL ONE OF SAID DOCUMENT 73-4671; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF PARCEL ONE A DISTANCE OF 115.02 FEET TO AN ANGLE POINT ON SAID EASTERLY KINE OF PARCEL ONE WHICH IS 1112.06 FEET PERPENDICULARLY DISTANT NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE NORTH ALONG A LINE FORMING AN ANGLE 26 DEGREES \$5 MINUTES 38 SECOND TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 2329.35 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI BY TRUSTEES DEED RECORDED JUNE 14, 1973 AS DOCUMENT 73/2843; THENCE EAST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO DIAMER. KAPCHINSKI 812.68 FEET TO THE EAST LIEN OF SAID SECTION 6; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 6, 1319.90 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS



#### KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

	Address 1079 Sard Avne	eue			
	City Montgomery		State IL	Zip 60538	
	Nature of Benefit Sought	operate a business			
	Nature of Applicant: (Plea Natural Person Corporation Land Trust/Truste Trust/Trustee Partnership Joint Venture				
	If applicant is an entity oth applicant:	ner than described in S	ection 3, briefly state	the nature and characteristics of the	
	Illinois Limited Liability	Company which is a	n entity to operate	a business in Illinois	
	person or entity who is a 5	% shareholder in case case of a joint venture	of a corporation, a be	ntify by name and address each eneficiary in the case of a trust or lan- as proprietary interest, interest in INTEREST	d
	Jhon Cordero	1		100%	7
	Name, address, and capaci	ity of person making th	iis disclosure on behz	alf of the applicant:	
bo	Jhon Cordero, Self	VERIFI	CATION _, being first duly synduly authorized to a	vorn under oath that I am the person make the disclosure, that I have red intained therein are true in both	
an	Jhon Cordero, Self	VERIFICATE THE APPLICATION OF Beneficiaries, and	CATION _, being first duly sy n duly authorized to a that the statements co	vorn under oath that I am the person make the disclosure, that I have red	

### Kendall County Soil & Water Conservation District

#### Attachment 1, Page 19

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



www.kendallswcd.org

Detitioner Cont. T		TION (NRI) REPORT APPLICATION
Petitioner: Cordero Real Esta Address: 107 Sard Avenue	to TIC	ntact Person: Attorney Daniel J. Kramer
City, State, Zip: Montgomery	11	107A S. Bridge Street
Phone Number: 1 630-3		orkville, IL 60560
Email: jpctree@gmail.com	327-6158	) 630-553-9500
	0	l/reman@d-d-
Please select: How	would you like to receive a conv.	of the NRI Report?
	2	Mail
Township Name Bristol	Tou	27
Parcel Index Number(s) 02-06	5-400-007	vnship 37 N, Range 7 E, Section(s) 6
Project or Subdivision Name	IPC Tree	
Current Use of Site vacant/farm	Prop	Number of Acres 24.973
Proposed Number of Lots 1	Prop	posed Use Tree Service Buisiness - see attached
Proposed Water Supply well	Prop	osed Number of Structures 4 possible buildings
Proposed type of Storm Water	Management on-site detention fa	osed type of Wastewater Treatment septic
Type of Request		and rerease
Change in Zoning from A-	1	
		Market and James and American State of the Control
Junetidi Use Permit ipipaca	describe f. ii.	
Name of County or Municipality	uescribe fully on separate page)	Kendall County Planning, Building, & Zoning
, o. manicipant	y the request is being filed with: I	Kendall County Planning, Building, & Zoning
If available: topography ma	locations of proposed lots, buildi	ngs, roads, stormwater detention, onen areas, ora
If available: topography ma  NRI fee (Please make check The NRI fees, as of July 1, 2  Full Report: \$375,00 for	e locations of proposed lots, building, field tile map, copy of soil borings payable to Kendall County SWCI 010, are as follows:  live acres and under, plus \$18.00 pinct: \$300.00 (KCSWCD staff will det	er acre for each additional acre or any fraction thereof over five
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J.P.C. TREE CARE Jhon P. Cordero 1079 SARD AVE MONTGOMERY, IL 60538 630-449-7923

## Attachment 1, Page 2 Naperville Bank and Trust 555 Fort Hill Drive Naperville, IL 60540 70-2538/719

1/21/2021

PAY TO THE ORDER OF\_

Kndall County SCWD

\*\*735.00

Seven Hundred Thirty-Five and 00/100\*\*\*\*\*

**DOLLARS** 

Kndall County SCWD

MEMO

**Bristol Property** 

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J.P.C. TREE CARE

Kndall County SCWD

Bristol Property Application

1/21/2021

735.00

Naperville Bank (7501 Bristol Property

735.00





01/06/2021

IDNR Project Number: 2109119

Date:

Applicant: Cordero Real Estate, LLC

Contact: Address:

Daniel J. Kramer 1079 Sard Avenue

Montgomery, IL 60538

Project:

JPC Tree

Address: 10

1079 Sard Avenue, Montgomery

Description: To operate a tree business that grows trees. Removes trees for customers at other locations, mulches the trees and then sells the mulch

#### **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:

Mottled Sculpin (Cottus bairdii)

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

#### Location

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

County: Kendall

Township, Range, Section:

37N, 7E, 5 37N, 7E, 6

IL Department of Natural Resources Contact

Adam Rawe 217-785-5500

Division of Ecosystems & Environment



**Government Jurisdiction** 

Kendall County Planning, Building, & Zoning Matt Asselemeier

111 W Fox Street

Yorkville, Illinois 60560

#### Disclaimer

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

#### 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.

IDNR Project Number: 2109119

- 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: 2109119





**EcoCAT Receipt** 

Project Code 2109119

APPLICANT DATE

Cordero Real Estate, LLC Daniel J. Kramer 1079 Sard Avenue Montgomery, IL 60538 1/6/2021

FEE	CONVENIENCE FEE	TOTAL PAID	
\$ 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

JB Pritzker, Governor

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

Colleen Callahan, Director

February 03, 2021

Daniel J. Kramer Cordero Real Estate, LLC 1079 Sard Avenue Montgomery, IL 60538

RE: JPC Tree

Project Number(s): 2109119

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

# WETLAND DELINEATION REPORT CORDERO PROPERTY BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS

Prepared for: Mr. John Cordero c/o

Mr. Daniel J. Kramer 1107A S. Bridge Street Yorkville, IL 60560

Date Prepared: July 28, 2020

ENCAP, Inc. Project #: 20-0617B



2585 Wagner Ct. DeKalb, IL 60115 Phone: 815.748.4500 Fax: 815.748.4255 www.encapinc.net

#### WETLAND DELINEATION REPORT

#### Cordero Property / Daniel J. Kramer

#### **Table of Contents**

	Page Number
Executive Summary	1
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Specific Description of Identified Water Resources	7
Investigation of Farmed Areas and Slide Analysis Summary	9
Additional Areas Investigated for Wetland Status	10
Regulatory Statement	11
Recommendations	13
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#### Attachments

USFWS Section 7 Consult. Review Summary + Official Threatened & Endangered Species List IDNR EcoCAT Natural Resource Review Results

Floristic Quality Data Sheets

Wetland Determination Data Forms

Site Photographs

NRCS Precipitation Data Analysis Worksheet

WETS Station Data

Historical Aerial Slide Photographs: 1994, 1995, 1996, 1999, 2000-WET, 2001 Exhibits

- A Location Map
- B National Wetlands Inventory
- C Soil Map
- D 2018 USGS Topographic Map
- E FEMA Flood Insurance Rate Map
- F ISHPO HARGIS Map
- G Aerial Photograph

#### WETLAND DELINEATION REPORT

Project Name and Client: Cordero Property / Mr. Daniel J. Kramer

Project Number: 20-0617B

Location: Illinois, Kendall County, Bristol Township, Unincorporated, T37N R7E, SE

1/4 of Section 6 & SW 1/4 of Section 5

Latitude 41.708826; Longitude -88.469676

Date of Site Visit: July 2, 2020

Field Investigators: S. Rowley, CWS, PWS & K. Smit

#### **EXECUTIVE SUMMARY**

The project area (approximately 25.5 acres in size) is located to the northeast of Bristol, Kendall County, Illinois (Exhibit A: Location Map). The project area, as presented in this report, represents the property limits investigated by ENCAP, Inc. for the presence of regulated surface water resources. These limits do not necessarily reflect the boundaries of any proposed development activities. The project area is generally bounded by Galena Road to the north, a private concrete company to the south, an off-site wetland and cropland to the west, and E Beecher Road to the east. The project area is located within the Rob Roy Creek watershed, a part of the Fox River watershed.

The project area consists of agricultural land currently in production, fallow agricultural land, wetland, a wooded drainageway, and an abandoned residential lot. The project area generally decreases in elevation from north to south. The north-central portion of the project area consists of an upland forest with an herbaceous understory, which used to be a private residence property. An old barn and concrete foundations are located in the upland woodland. The northwest portion of the project area consists of an agricultural field currently in production with row crops of corn (*Zea mays*). The central portion of the project area consists of a fallow agricultural field dominated by annual weeds. The southern portion of the project area consists of wetland with emergent, wet-mesic, and scrub-shrub communities. A tributary of Rob Roy Creek flows through the southern portion of the project area from west to east.

Three wetlands totaling approximately 10.04 acres were identified on the project area. Two wetlands are considered farmed wetlands and total 0.74 acres. The limits of Farmed Wetland 2 were identified using protocol established by the U.S. Department of Agriculture and were not staked, while the limits of Farmed Wetland 1 were field staked. One non-farmed wetland was identified on-site and totals approximately 9.30 acres. Non-farmed wetland boundaries were identified and staked using methods sanctioned by the United States Army Corps of Engineers. Non-farmed wetland acreages provided in this report are estimations; a survey of the staked wetland boundaries must be performed in order to obtain exact size and location information.

Basic information regarding wetland regulations may be found in the Regulatory Statement portion of this report. Briefly, the U.S. Army Corps of Engineers (USACE) regulates all Waters of the United States that are currently or historically navigable and all wetlands that are connected to or associated with these waterways. The Kendall County Stormwater

Management Ordinance provides for the protection of wetlands and other depressional storage areas from damaging modifications and adverse changes in runoff quality and quantity associated with land developments. It appears that Wetland 1 and Farmed Wetland 1 are likely regulated by the USACE since they are directly associated with a tributary of Rob Roy Creek, which connects to the Fox River. Farmed Wetland 2 may be considered to be isolated and therefore not regulated by the USACE; however, it would be regulated by Kendall County instead. The USACE, however, must make a final determination regarding jurisdictional status.

Based on a July 27, 2020 review of the U.S. Fish and Wildlife Service (USFWS) technical assistance website, sensitive (federally threatened or endangered) plant or animal species habitat for the Indiana Bat, Northern Long-eared Bat, and Eastern Prairie Fringed Orchid could be located on or adjacent to the project area (see attached USFWS Review Summary). In order to determine the presence of potential Orchid habitat, the species list for Wetland 1 was reviewed and compared to the list of associate species as listed on the USFWS Section 7 consultation website. The guidance states that if 4 or more species from the list are present at the site, then they recommend conducting a search for the Orchid during its bloom period, approximately June 28 to July 11. After careful review of the species list, we have found that the site contains 10 listed associate species, including: Carex sp., Blue Joint Grass (Calamagrostis canadensis), Common Boneset (Eupatorium perfoliatum), Grass-leaved Goldenrod (Euthamia graminifolia), Sawtooth Sunflower (Helianthus grosseserratus), Blueflag Iris (Iris virginica shrevei), Common Mountain Mint (Pycnanthemum virginiana), Late Goldenrod (Solidago gigantea), Panicled Aster (Symphyotrichum lanceolatum), and New England Aster (Symphyotrichum novae-angliae). Therefore, ENCAP, Inc. concludes that the aforementioned site does contain suitable habitat for the Eastern Prairie Fringed Orchid. Any impacts to Wetland 1 or its 100-foot buffer may require further USFWS coordination. If impacts to the wetland cannot be avoided, a field survey must be conducted to determine orchid presence on three non-consecutive days between the orchid's bloom period (June 28-July 11) in 2021.

Due to the abundance of large mature woodland trees, containing Black Willow (Salix nigra), Silver Maple (Acer saccharinum), Green Ash (Fraxinus pennsylvanica), Eastern Cottonwood (Populus deltoides), and American Elm (Ulmus americana), there is a possibility for potential summer roosting habitat for both the Indiana Bat and Northern Long-Eared Bat. These species require roosting habitat in the exfoliated bark of large trees, as well as standing dead snags. ENCAP, Inc. recommends that further consultation and coordination with the USFWS be initiated prior to and during project permitting, in order to obtain guidance for this listed species. However, typically if tree removal is conducted during the winter months (October 31-April 1), further species surveys are not necessary.

According to the Illinois Department of Natural Resources (IDNR), state-listed sensitive (threatened or endangered) plant or animal species are not known to exist within the vicinity of the project area (see attached IDNR EcoCAT Results Report). This project was submitted for information only. If further permitting is required for site development, additional consultation will be required from the IDNR (see attached correspondence).

At the time of this wetland delineation report, current regulations state that this delineation is valid for 3 years from the date of site visit.

#### PROJECT PURPOSE

The purpose of the site visit was to identify regulated surface water resources on, or within 100 feet of the project area. A floodplain determination was not included as part of our investigation. On-site wetland areas encountered were delineated using standard methods sanctioned by the United States Army Corps of Engineers in the Corps of Engineers Wetlands Delineation Manual (1987) and 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region and the United States Department of Agriculture National Food Security Act Manual (1994 and 1996). Plant observations were made for calculating the Coefficient of Conservatism (ĉ) and Floristic Quality Index (FQI) for each wetland plant community using the Wilhelm method (Swink and Wilhelm, 1994).

#### **METHODS**

#### 1987 USACE Wetland Delineation Manual and 2010 Midwest Regional Supplement.

Prior to the site visit, a preliminary site evaluation is performed using aerial photography and natural resource mapping. Potential wetland areas identified by these resources are evaluated in the field to determine if they meet the requirements for a wetland based on the USACE parameters of vegetation, hydrology, and soils. In general, positive indication of each of the three parameters must be demonstrated to classify an area as wetland. Each of these parameters is discussed below.

- Vegetation Three vegetative indicators are applied to plant communities in order to determine if the hydrophytic vegetation criterion is met.
  - More than 50% of the dominant plant species across all strata must be hydrophytic (water tolerant). The U.S. Army Corps of Engineers has prepared a regional list of plants occurring in wetlands which assigns the plant species different indicators. Wetland plants fall into three indicator classes based on differing tolerances to water level and soil saturation. These indicators are rated obligate wetland (OBL), facultative wetland (FACW), or facultative (FAC). Dominant plant species are recorded at sample points within investigated areas.
  - 2. The prevalence index is 3.0 or less. The prevalence index is a weighted-average wetland indicator status of all plant species in a sampling plot. Each indicator status category is given a numeric value (OBL = 1, FACW = 2, FAC = 3, FACU = 4, and UPL = 5) and weighting is by abundance. A prevalence index of 3.0 or less indicates that hydrophytic vegetation is present. The prevalence index is used to determine whether hydrophytic vegetation is present on sites where indicators of hydric soil and wetland hydrology are present but the vegetation initially fails the dominance test.
  - 3. The plant community passes either the dominance test (Indictor 1) or the prevalence index (Indicator 2) after reconsideration of the indicator status of certain plant species that exhibit morphological adaptations for life in wetlands. Common morphological adaptations include but are not limited to adventitious roots, multistemmed trunks, shallow root systems developed on or near the soil surface, and buttressing in tree species. To apply this indicator, these morphological features must be observed on more than 50% of the individuals of a FACU species living in an area where indicators of hydric soil and wetland hydrology are present.
- Hydrology To be considered a wetland, an area must have 14 or more consecutive
  days of flooding or ponding, or a water table 12 inches or less below the soil surface,
  during the growing season at a minimum frequency of 5 years in 10. Wetland hydrology
  indicators are divided into four groups as described below:
  - Group A indicators are based on the direct observation of surface water or groundwater during a site visit.
  - Group B consists of evidence that the site is subject to flooding or ponding, although it may not be inundated currently. These indicators include water marks, drift deposits, sediment deposits, and similar features.
  - Group C consists of other evidence that the soil is saturated currently or was saturated recently. Some of these indicators, such as oxidized rhizopheres surrounding living roots and the presence of reduced iron or sulfur in the soil profile, indicate that the soil has been saturated for an extended period.

 Group D – consists of landscape and vegetation characteristics that indicate contemporary rather than historical wet conditions. These indicators include stunted or stressed plants, geomorphic position, and the FAC-neutral test.

Wetland hydrology indicators are intended as one-time observations of site conditions that are sufficient evidence of wetland hydrology. Within each group, indicators are divided into two categories – *primary* and *secondary*. One primary indicator from any group is sufficient to conclude that wetland hydrology is present. In the absence of a primary indicator, two or more secondary indicators from any group are required to conclude that wetland hydrology is present.

• Soils - To be considered a wetland, an area must contain hydric soil. Hydric soils are formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic (lacking oxygen) conditions in the upper part. Soils generally, but not always, will develop indicators that are formed predominantly by the accumulation or loss of iron, manganese, sulfur, or carbon compounds in a saturated and anaerobic environment. The most current edition of the United States Department of Agriculture, Natural Resource Conservation Service Field Indicators of Hydric Soils in the United States is used for identification of hydric soils. Field indicators of hydric soils include but are not limited to the presence of any of the following: histic epipedon, sulfidic odor, at least 2 centimeters of muck, depleted matrix, and/or redoximorphic features. Field indicators are usually examined in the top 24 inches of the soil. Soil colors are determined using Munsell Soil Color Charts.

In most circumstances areas meeting these three criteria are staked in the field for surveying purposes. Boundaries are demarcated in the field with pink flagged pin stakes labeled "WETLAND DELINEATION." Staked boundaries are mapped on an aerial photograph included in this report. Approximate off-site wetland boundaries are identified on the aerial photograph and were determined using available aerial photographs, wetland maps, and field observation.

#### Farmed Wetland Determinations.

ENCAP, Inc. conducted a wetland determination on the farmed portion of the project area and off-site farmed portion immediately adjacent to the property using National Food Security Act Manual (NFSAM) methodology. Aerial photographs are reviewed in order to identify potential farmed wetland signatures. The identified suspect areas are then field investigated to confirm that the areas are in fact wetlands. Copies of the aerial photographs used in identifying farmed wetlands are included in this report.

#### MAP REVIEW

- The National Wetlands Inventory identifies one Riverine, Intermittent, Streambed, Seasonally Flooded (R4SBC) waterway within the southern portion of the project area; one Palustrine, Emergent, Persistent, Seasonally Flooded, Partially Drained/Ditched (PEM1Cd) wetland within the southern portion of the project area; and one Palustrine, Unconsolidated Bottom, Intermittently Exposed, Excavated (PUBGx) wetland within the southwestern portion of the project area (Exhibit B).
- The Soil Map identifies the following soils within the project area: La Rose silt loam, 5 to 10 percent slopes, eroded (60C2); Harpster silty clay loam, 0 to 2 percent slopes (67A); Brenton silt loam, 0 to 2 percent slopes (149A); Drummer silty clay loam, 0 to 2 percent slopes (152A); Danabrook silt loam, 2 to 5 percent slopes (512B); Clare silt loam, 2 to 5 percent slopes (663B); and Pits, gravel (865). Drummer silty clay loam and Harpster silty clay loam are considered hydric in Kendall County (Exhibit C).
- The 2018 United States Geological Survey (USGS) Topographic Map identifies wetland marsh in the south-central portion of the project area (Exhibit D).
- The FEMA Flood Insurance Rate Map identifies the project area outside the 500year floodplain (Exhibit E).
- The Illinois State Historic Preservation Office (ISHPO) Historic Architectural Resources Geographic Information System (HARGIS) Map does not identify any historic archaeological remains or properties within the project area (Exhibit F).

#### SPECIFIC DESCRIPTION OF IDENTIFIED WATER RESOURCES

Wetland 1. This wetland (approximately 9.30 acres in on-site size) is located within the southern and eastern portions of the project area. Wetland 1 appears to receive overland hydrological flows from the west and north, and flows off-site to the east through a culvert underneath Beecher Road. Wetland 1 extends off-site to the west, south, and east. Wetland 1 is associated with an unnamed tributary of Rob Roy Creek, a channelized drainageway system. This unnamed tributary consists of a natural drainageway system, that eventually connects to the Fox River downstream. The channel of the unnamed tributary averages 5-10 feet in width. Its banks (average 1-3 feet in height) are primarily vegetated by invasive, non-native species. At the time of the field investigation, water depth within the channel varied between approximately 1 to 2 feet. Ducks, frogs, and toads were observed utilizing Wetland 1 during the field investigation.

The buffer surrounding Wetland 1 consists of fallow agricultural fields, mature woodland, cropped agricultural land, a mined quarry, disturbed areas, and roadways. Wetland 1 will likely be considered to be jurisdictional by the U.S. Army Corps of Engineers due to its direct connection to Rob Roy Creek and the Fox River. Based on the definition of a high-quality aquatic resource, Wetland 1 would be considered a high quality aquatic resource based on its floristic vegetative quality.

Six sample points were established within and adjacent to Wetland 1 to characterize the vegetation, soils, and hydrology at various plant communities within the on-site portion of the wetland (Exhibit G: Aerial Photograph). The on-site wetland boundaries were demarcated with 127 pink flagged pin stakes.

The on-site portion of Wetland 1 was primarily vegetated by Sandbar Willow (*Salix interior*), Black Willow (*Salix nigra*), Cattail (*Typha angustifolia*), and Reed Canary Grass (*Phalaris arundinacea*). The mapped soil series are Harpster silty clay loam (67A), a hydric soil; Brenton silt loam (149A), a non-hydric soil; Drummer silty clay loam (152A), a hydric soil; Clare silt loam (663B), a non-hydric soil; and Pits gravel (865), a non-hydric soil. USDA field indicators A2: Histic Epipedon, A3: Black Histic, A12: Thick Dark Surface, and F6: Redox Dark Surface provided evidence of hydric soil. High water table, saturation, sediment deposits, drift deposits, inundation visible on aerial imagery, true aquatic plants, drainage patterns, dry-season water table, saturation visible on aerial imagery, geomorphic position, and a positive FAC-neutral test provided evidence of persistent hydrology (See Wetland Determination Data Forms).

The native mean Coefficient of Conservatism (ĉ) for the on-site portion of Wetland 1 was 2.88, and the native Floristic Quality Index (FQI) of Wetland 1 was 26.74 (see attached Floristic Quality Data). These values indicate a high-quality plant community.

<u>Farmed Wetland 1.</u> This wetland (0.64 acres in total size) is located within the east-central portion of the project area. Farmed Wetland 1 is directly connected to Wetland 1 and receives its hydrology from overland flows. Farmed Wetland 1 exhibited wetland signatures in 1 out of 5 historic aerial photographs from years with normal precipitation. The location and acreage of Farmed Wetland 1 were determined through aerial photograph interpretation and field investigation, and its boundaries were field staked by ENCAP, Inc. Based on the definition of a high-quality aquatic resource, Farmed Wetland 1 would not be considered a high quality aquatic resource. No waterfowl or amphibian species were observed while at the project area.

The buffer surrounding Farmed Wetland 1 consists of fallow agricultural fields, disturbed areas, roadways, and Wetland 1. Farmed Wetland 1 will likely be considered to be jurisdictional by the U.S. Army Corps of Engineers due to its direct connection to Rob Roy Creek and the Fox River.

Four sample points were established within and adjacent to Farmed Wetland 1 to characterize the vegetation, soils, and hydrology (Exhibit G: Aerial Photograph). Farmed Wetland 1 was primarily vegetated by Soft-stemmed Bulrush (*Schoenoplectus tabernaemontani*), Sandbar Willow, and Chufa (*Cyperus esculentus*). The mapped soil series are Brenton silt loam (149A), a non-hydric soil; and Clare silt loam (663B), a non-hydric soil. USDA field indicators A10: 2 cm Muck and A12: Thick Dark Surface provided evidence of hydric soil. Surface water, high water table, saturation, drainage patterns, saturation visible on aerial imagery, stunted or stressed plants, geomorphic position, and a positive FAC-neutral test provided evidence of persistent hydrology (See Wetland Determination Data Forms).

The native mean Coefficient of Conservatism (ĉ) for Farmed Wetland 1 was 1.27, and the native Floristic Quality Index (FQI) of Farmed Wetland 1 was 4.91 (see attached Floristic Quality Data). These values indicate a low-quality plant community.

Farmed Wetland 2. This wetland (0.10 acres in total size) is located within the northwestern portion of the project area. Farmed Wetland 2 appears to receive direct overland flows from a culvert underneath Galena Road to the north. In larger, significant rain events, it is possible that overland stormwater flows from Farmed Wetland 2 southeast into the swale of Wetland 1; however, no direct connections to navigable waters were identified on-site. Farmed Wetland 2 exhibited wetland signatures in 4 out of 5 historic aerial photographs from years with normal precipitation. The location and acreage of Farmed Wetland 2 were determined through aerial photograph interpretation and field investigation, and its boundaries were not field staked by ENCAP, Inc. Based on the definition of a high-quality aquatic resource, Farmed Wetland 2 would not be considered a high quality aquatic resource. No waterfowl or amphibian species were observed while at the project area.

The buffer surrounding Farmed Wetland 2 consists of active agricultural fields. Farmed Wetland 2 appears to be isolated and therefore may not be under the jurisdiction of the U.S. Army Corps of Engineers; however, the wetland would be regulated by Kendall County through implementation of the County Stormwater Ordinance.

One sample point was established within Farmed Wetland 2 to characterize the vegetation, soils, and hydrology (Exhibit G: Aerial Photograph). Farmed Wetland 2 was primarily vegetated by Corn. The mapped soil series is Drummer silty clay loam (152A), a hydric soil. USDA field indicators A12: Thick Dark Surface and F6: Redox Dark Surface provided evidence of hydric soil. Surface soil cracks, drainage patterns, saturation visible on aerial imagery, stunted or stressed plants, geomorphic position, and a review of historic aerial photographs provided evidence of persistent hydrology (See Wetland Determination Data Forms).

The native mean Coefficient of Conservatism (ĉ) for Farmed Wetland 2 was 0.0, and the native Floristic Quality Index (FQI) of Farmed Wetland 2 was 0.0 (see attached Floristic Quality Data). These values indicate a low-quality plant community.

#### INVESTIGATION OF FARMED AREAS

During the field investigation, the northwestern and central portions of the site consisted of agricultural land. ENCAP, Inc. evaluated Farm Service Agency (FSA) aerial photographs (slides) year-by-year using NRCS wetland signature criteria. Wetland signatures consist of wetland vegetation, surface water, drowned-out crops, patches of greener vegetation, and avoided areas. Areas exhibiting wetland signatures in >50% or more of reviewed aerial photographs and containing hydric soil are considered farmed wetlands. Additionally, if areas do not exhibit wetland signatures in >50% or more of reviewed aerial photographs but do exhibit positive primary or secondary wetland hydrology indicators in the field, they are also considered farmed wetlands. See the attached aerial photographs for years reviewed and wetland signatures observed. WETS Station data from Aurora, Illinois (closest location available) is also attached.

Year	FSA Slide Source	Precipitation	Sample Points Type of Signature / Corresponding Number				
			E	F	G	Н	K
1994	Kendall Co. SWCD	Normal	N	N	D/3	N	D/1
1995	Kendall Co. SWCD	Normal	N	N	N	N	N
1996	Kendall Co. SWCD	Normal	N	N	N	N	D/1
1999	Kendall Co. SWCD	Normal	N	N	N	N	D/1
2000	Kendall Co. SWCD	WET	N	N	N	N	D/1
2001	Kendall Co. SWCD	Normal	N	N	N	N	D/1
	nt wetland signatures with normal precipita		0%	0%	20%	0%	80%
Hydric soil present based on field inspection		Yes	Yes	Yes	Yes	Yes	
Identified as wetland on the NWI			No	No	No	No	No
Qualifies as Farmed Wetland			Yes*	No	Yes*	No	Yes

D=Discoloration

N=No Wetland Signatures Observed

Y= Yes / Identified

<sup>\*</sup>Although this area displayed wetland signatures in less than 50% of the reviewed aerials, this area displayed positive primary and secondary wetland hydrology indicators in the field, and is therefore considered a farmed wetland.

#### ADDITIONAL AREAS INVESTIGATED FOR WETLAND STATUS

One additional vegetated site located within the project area was examined to determine if it satisfied wetland criteria. It did not so qualify; therefore, it is referred to as an Investigated Area in this report. The area is briefly described herein and a USACE data form is provided to support our negative findings (See USACE data forms).

<u>Investigated Area 1.</u> This investigated area is located in the northern portion of the project area (Exhibit G: Aerial Photograph – Sample Point L). This area was investigated because it contained a mixture of hydrophytic and upland vegetation.

Investigated Area 1 was primarily vegetated by Reed Canary Grass. The mapped soil series is Danabrook silt loam (512B), a non-hydric soil. The field investigated soils did not exhibit hydric characteristics. Evidence of persistent hydrology was not observed (See Wetland Determination Data Forms).

Based on the non-persistent hydrology and the presence of non-hydric soil, Investigated Area 1 does not qualify as wetland.

#### REGULATORY STATEMENT

<u>Federal Regulations:</u> The deposition of dredged or fill materials into federally jurisdictional wetlands or Waters of the United States is regulated by the USACE under Section 404 of the Clean Water Act.

The Nationwide 39 Permit authorizes 0.1 acre or less of low quality wetlands to be filled without mitigation. If over 0.1 acre is proposed for filling or is subject to secondary impacts, in-kind mitigation may be required at a ratio of 1.5:1, or greater. The aggregate total loss of waters of the U.S. authorized by NWP 39 cannot exceed 0.5 acre or 300 linear feet of streambed.

Under the existing regulations, secondary impacts (both on-site and off-site) from filling also must be evaluated. Mitigation may be required at a higher rate if a project will significantly alter wetland functions such as stormwater detention, water filtration, sediment trapping, and/or wildlife habitat.

Before mitigation will be approved, reasonable proof that avoidance or minimization of wetland impacts has been attempted must be provided to the Corps.

A USACE permit is not required if the wetlands are avoided and construction erosion near a wetland is controlled.

Kendall County Stormwater Management Ordinance: In December 2011 Kendall County adopted a Stormwater Management Ordinance. The ordinance provides for the protection of wetlands and other depressional storage areas from damaging modifications and adverse changes in runoff quality and quantity associated with land developments.

Natural vegetation shall be retained and protected. Areas immediately adjacent to natural watercourses, lakes, ponds, and wetlands shall be left undisturbed during development to the greatest extent possible. In addition, special precautions shall be taken to prevent damages resulting from any development activity adjacent to sensitive areas.

Illinois Department of Natural Resources Agency Action Plans for Interagency Wetlands Policy Act of 1989: The Illinois Interagency Wetlands Policy Act of 1989 is intended to ensure that there is no overall net loss of the State's existing wetland acres or their functional values resulting from State-supported activities. The Act charges State agencies with a further duty to "preserve, enhance and create wetlands where necessary to increase the quality and quantity of the State's wetland resource base."

The Interagency Wetlands Policy Act of 1989 states that any construction, land management or other activity performed by, or for which financial assistance is administered or provided by, a State agency that will result in an adverse impact to a wetland shall be subject to compliance. This includes, but is not limited to the following:

- The alteration, removal, excavation, or dredging of soil, sand, gravel, minerals, organic matter, vegetation, or naturally occurring minerals of any kind from a wetland;
- The discharge or deposit of fill material or dredged material in a wetland;
- The alteration of existing drainage characteristics, sedimentation patterns, or flood retention characteristics of a wetland;
- The disturbance of water level or water table of a wetland;

- The destruction or removal of plant life that would alter the character of a wetland, except for activities undertaken in accordance with the Illinois Noxious Weed Act;
- The transfer of State owned wetlands to any entity other than another state agency; and
- Other actions that cause or may cause adverse wetland impacts.

The Act is to be implemented through a State Wetland Mitigation Policy. The State Wetland Mitigation Policy requires preservation of wetlands as the primary objective. Where adverse wetland impacts are unavoidable, progressive levels of compensation based upon the level of impact to the existing wetland and the location of compensation wetlands are required.

Archaeological Survey Requirements: An archaeological survey may be required before a Section 404 permit will be issued for wetland impacts. The U.S. Army Corps of Engineers will make this determination as part of the permit application review. The archaeological survey must cover all areas of the project area, not wetlands only. If you already have a letter from the Illinois State Historic Preservation Office (ISHPO) stating an archaeological survey is required, you should act on it because the USACE will support this notification.

#### RECOMMENDATIONS

Three wetlands totaling approximately 10.04 acres were identified on the project area. The boundaries of Farmed Wetland 2 were not field staked by ENCAP, Inc. Farmed wetland boundaries must be scaled from the attached aerial photograph (Exhibit G) onto the property boundary survey.

The U.S. Army Corps of Engineers has the final authority in determining the jurisdictional status of the wetlands identified on site. ENCAP, Inc. recommends that a request for jurisdictional determination be sent to the U.S. Army Corps of Engineers as soon as possible.

Any impacts to jurisdictional wetland, Waters of the U.S., or associated buffers will require U.S. Army Corps of Engineers and County notification. ENCAP, Inc. can assist you with the request for jurisdictional determination, permit applications, agency negotiations, wetland design plans, and mitigation plans which may be applicable to your project. The wetland consultant should be involved during the planning and design stages of the project to avoid complications with the agencies after the plan has been drafted. Proper planning regarding wetlands can reduce delays caused by the permitting process and costly changes in site plans.

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USFWS Section 7 Consultation Review Summary + Official Threatened & Endangered Species List



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July 27, 2020

U.S. Fish and Wildlife Service Rock Island Illinois Field Office 1511 47<sup>th</sup> Ave Moline, Illinois 61265

Re: USFWS Review Summary - Section 7 Endangered Species Act Consultation

Project: Cordero Property, located in Illinois, Kendall County, Bristol Township, Unincorporated, T37N R7E Sections 5&6; Latitude 41.708717 N; Longitude

-88.469683 W

ENCAP, Inc. project # 20-0617B Client: Mr. Daniel J. Kramer

The project area consists of approximately 25.5 acres of wetland, agricultural land currently in production with Corn (*Zea mays*), fallow agricultural land, a wooded drainageway, and a wooded, abandoned residential lot. The proposed project includes the potential development of a mulch storage yard with an associated building.

ENCAP, Inc. carefully reviewed the U.S. Fish and Wildlife Service (USFWS) technical assistance website on July 27, 2020, for federally listed threatened and endangered species. According to the website, 3 species are listed and may be present in Kendall County: the Indiana Bat, Northern Long-eared Bat, and Eastern Prairie Fringed Orchid.

A few types of habitat exist on the project area. The southern portion of the project area consists of Wetland 1, which is dominated by Sandbar Willow (*Salix interior*), Black Willow (*Salix nigra*), Cattail (*Typha angustifolia*), and Reed Canary Grass (*Phalaris arundinacea*). Wetland 1 continues off-site to both the east and west. With a native mean C-Value of 2.88 and a native FQI value of 26.74, Wetland 1 is considered a high quality aquatic resource. While invasive species dominate the wetland in general, the wetland fringes and some pockets are undisturbed sedge meadow and wet-mesic habitats, and contain a high number of conservative native species, dominated by sedges and forbes. A tributary of Rob Roy Creek flows through the central portion of the wetland from west to east. The tributary has an average depth of 1-2 feet, width of 5-10 feet, and banks 1-3 feet. The bottom of the tributary consisted of muck and silt. The area surrounding the tributary consists of a wooded corridor with mature Black Willow trees, Sandbar Willow shrubs, and herbaceous wetland groundcover. A portion of Wetland 1 consists of a wooded swale. It receives water through overland flow from the Corn field to the west and flows south, into Off-Site Wetland 1. The Wetland 1 Swale is dominated by Box Elder (*Acer negundo*), White Mulberry (*Morus alba*), and Canadian Honewort (*Cryptotaenia canadensis*).

The agricultural land consists of agricultural row crops and a fallow field, dominated by annual weeds, which has been farmed within the last five years. The southern portion of the fallow field consists of Farmed Wetland 1, which is adjacent to Wetland 1. It is dominated by Soft-stemmed Bulrush (Schoenoplectus tabernaemontani), Sandbar Willow, and Chufa (Cyperus esculentus).

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U.S. Fish and Wildlife Service Section 7 Technical Guidance Review
Cordero Property / Mr. Daniel J. Kramer
ENCAP, Inc. Project Number 20-0617B

A portion of Farmed Wetland 1's hydrology originates from overland flow from the surrounding area and other portions originate from a hillside seep. The northwestern field of Corn contains a low-quality farmed wetland. The north-central portion of the project area consists of an upland forest with an herbaceous understory, which used to be a private residence property.

In order to determine the presence of potential Orchid habitat, the species list for Wetland 1 was reviewed and compared to the list of associate species as listed on the USFWS Section 7 consultation website. The guidance states that if 4 or more species from the list are present at the site, then they recommend conducting a search for the Orchid during its bloom period. approximately June 28 to July 11. After careful review of the species list, we have found that the site contains 10 listed associate species, including: Carex sp., Blue Joint Grass (Calamagrostis canadensis), Common Boneset (Eupatorium perfoliatum), Grass-leaved Goldenrod (Euthamia graminifolia), Sawtooth Sunflower (Helianthus grosseserratus), Blueflag Iris (lits virginica shrevei), Common Mountain Mint (Pycnanthemum virginiana), Late Goldenrod (Solidago gigantea), Panicled Aster (Symphyotrichum lanceolatum), and New England Aster (Symphyotrichum novae-angliae). Therefore, ENCAP, Inc. concludes aforementioned site does contain suitable habitat for the Eastern Prairie Fringed Orchid. Any impacts to Wetland 1 or its 100-foot buffer may require further USFWS coordination. If impacts to the wetland cannot be avoided, a field survey must be conducted to determine orchid presence on three non-consecutive days between the orchid's bloom period (June 28-July 11) in 2021.

Due to the abundance of large mature woodland trees, containing Black Willow, Silver Maple (Acer saccharinum), Green Ash (Fraxinus pennsylvanica), Eastern Cottonwood (Populus deltoides), and American Elm (Ulmus americana), there is a possibility for potential summer roosting habitat for both the Indiana Bat and Northern Long-Eared Bat. These species requires roosting habitat in the exfoliated bark of large trees, as well as standing dead snags. ENCAP, Inc. recommends that further consultation and coordination with the USFWS be initiated prior to and during project permitting, in order to obtain guidance for this listed species. However, typically if tree removal is conducted during the winter months (October 31-April 1), further species surveys are not necessary.

ENCAP, Inc. concludes that this project may contain the Indiana Bat, Northern Long-Eared Bat, or Eastern Prairie Fringed Orchid species, their habitats, or designated critical habitat. If tree clearing is conducted during the winter months and a 100 foot buffer is established around Wetland 1, it is likely the Cordero Property development project will have "no effect" on these species. If wetland, wetland buffer, or tree removal impacts occur, however, there will likely be negative impacts to the aforementioned species and further coordination with the USFWS will be required.

Sugar Bowley DWS CWS LEE

Susan Rowley, PWS, CWS, LEED AP Assistant Vice President/ Ecological Consulting Director ENCAP, Inc.



# United States Department of the Interior

#### FISH AND WILDLIFE SERVICE

Illinois-Iowa Ecological Services Field Office Illinois & Iowa Ecological Services Field Office 1511 47th Ave Moline, IL 61265-7022

Phone: (309) 757-5800 Fax: (309) 757-5807



July 27, 2020

In Reply Refer To:

Consultation Code: 03E18000-2020-SLI-2271

Event Code: 03E18000-2020-E-05410

Project Name: Cordero Property

Subject: List of threatened and endangered species that may occur in your proposed project

location, and/or may be affected by your proposed project

#### To Whom It May Concern:

The attached species list identifies any federally threatened, endangered, proposed and candidate species that may occur within the boundary of your proposed project or may be affected by your proposed project. The list also includes designated critical habitat if present within your proposed project area or affected by your project. This list is provided to you as the initial step of the consultation process required under section 7(c) of the Endangered Species Act, also referred to as Section 7 Consultation.

Section 7 of the Endangered Species Act of 1973 requires that actions authorized, funded, or carried out by Federal agencies not jeopardize federally threatened or endangered species or adversely modify designated critical habitat. To fulfill this mandate, Federal agencies (or their designated non-federal representative) must consult with the Service if they determine their project "may affect" listed species or critical habitat.

Under 50 CFR 402.12(e) (the regulations that implement Section 7 of the Endangered Species Act) the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally. You may verify the list by visiting the ECOS-IPaC website http://ecos.fws.gov/ipac/ at regular intervals during project planning and implementation and completing the same process you used to receive the attached list. As an alternative, you may contact this Ecological Services Field Office for updates.

Please use the species list provided and visit the U.S. Fish and Wildlife Service's Region 3 Section 7 Technical Assistance website at - http://www.fws.gov/midwest/endangered/section7/s7process/index.html. This website contains step-by-step instructions which will help you

determine if your project will have an adverse effect on listed species and will help lead you through the Section 7 process.

For all wind energy projects, please contact this field office directly for assistance, even if no federally listed plants, animals or critical habitat are present within your proposed project or may be affected by your proposed project.

Although no longer protected under the Endangered Species Act, be aware that bald eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 et seq.) and Migratory Bird Treaty Act (16 U.S.C. 703 et seq), as are golden eagles. Projects affecting these species may require measures to avoid harming eagles or may require a permit. If your project is near an eagle nest or winter roost area, see our Eagle Permits website at http://www.fws.gov/midwest/midwestbird/EaglePermits/index.html to help you determine if you can avoid impacting eagles or if a permit may be necessary.

We appreciate your concern for threatened and endangered species. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

#### Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Wetlands

Event Code: 03E18000-2020-E-05410

# Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Illinois-Iowa Ecological Services Field Office Illinois & Iowa Ecological Services Field Office 1511 47th Ave Moline, IL 61265-7022 (309) 757-5800 07/27/2020 Event Code: 03E18000-2020-E-05410 2

# **Project Summary**

Consultation Code: 03E18000-2020-SLI-2271

Event Code: 03E18000-2020-E-05410

Project Name: Cordero Property

Project Type: DEVELOPMENT

Project Description: The proposed project involves the potential development of the site.

#### Project Location:

Approximate location of the project can be viewed in Google Maps: <a href="https://www.google.com/maps/place/41.70790709984422N88.46901027197637W">https://www.google.com/maps/place/41.70790709984422N88.46901027197637W</a>



Counties: Kendall, IL

07/27/2020

Event Code: 03E18000-2020-E-05410

3

Threatened

Threatened

# **Endangered Species Act Species**

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

#### Mammals

NAME STATUS

Indiana Bat Myotis sodalis Endangered

There is final critical habitat for this species. Your location is outside the critical habitat.

Species profile: https://ecos.fws.gov/ecp/species/5949

Northern Long-eared Bat Myotis septentrionalis

Species profile: https://ecos.fws.gov/ecp/species/9045

No critical habitat has been designated for this species.

# Flowering Plants

STATUS

Eastern Prairie Fringed Orchid Platanthera leucophaea

No critical habitat has been designated for this species.

Species profile: https://ecos.fws.gov/ecp/species/601

#### Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

07/27/2020

Event Code: 03E18000-2020-E-05410

1

# USFWS National Wildlife Refuge Lands And Fish Hatcheries

Any activity proposed on lands managed by the <u>National Wildlife Refuge</u> system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

07/27/2020 Event Code: 03E18000-2020-E-05410

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# Wetlands

Impacts to <u>NWI wetlands</u> and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local <u>U.S. Army Corps of Engineers District</u>.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

FRESHWATER EMERGENT WETLAND

PEM1Cd

FRESHWATER POND

PUBGx

RIVERINE

R4SBC

IDNR EcoCAT Natural Resources Review Results





Applicant: Contact:

ENCAP, Inc.

Address:

Kara Smit

IDNR Project Number: Date:

2101400 07/27/2020

Alternate Number:

20-0617B

Project:

Cordero Property

Address:

SWC of Galena Road & E Beecher Road, Bristol

Description: The proposed project includes the potential development of the site.

#### Natural Resource Review Results

This project was submitted for information only. It is not a consultation under Part 1075.

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

#### Location

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

County: Kendall

Township, Range, Section:

37N, 7E, 5

37N, 7E, 6

37N, 7E, 7

37N, 7E, 8

#### IL Department of Natural Resources Contact

#### Impact Assessment Section 217-785-5500 Division of Ecosystems & Environment

#### Disclaimer

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

#### Terms of Use

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IDNR Project Number: 2101400

- 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.

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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.





# **EcoCAT Receipt**

Project Code 2101400

APPLICANT	DATE	

ENCAP, Inc. Kara Smit

7/27/2020

DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
EcoCAT Consultation	\$ 25.00	\$ 1.00	\$ 26.00

TOTAL PAID

\$ 26.00

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

SITE: Cordero Property LOCALE: Wetland 1 BY: S. Rowley & K. Smit NOTES: 7.2.2020

CONSERVATISM-			
BASED			ADDITIONAL
METRICS			METRICS
MEAN C		SPECIES RICHNESS	
(NATIVE SPECIES)	2.88	(ALL)	121
MEAN C		SPECIES RICHNESS	
(ALL SPECIES)	2.05	(NATIVE)	86
MEAN C			
(NATIVE TREES)	2.14	% NON-NATIVE	0.29
MEAN C		WET INDICATOR	
(NATIVE SHRUBS)	2.33	(ALL)	-0.32
MEAN C			
(NATIVE		WET INDICATOR	
HERBACEOUS)	2.99	(NATIVE)	-0.69
FQAI		% HYDROPHYTE	
(NATIVE SPECIES)	26.74	(MIDWEST)	0.70
FQAI		% NATIVE	0.70
(ALL SPECIES)	22.55	PERENNIAL	0.60
ADJUSTED FQAI	24.31	% NATIVE ANNUAL	0.10
% C VALUE 0	0.40	% ANNUAL	0.13
% C VALUE 1-3	0.30	% PERENNIAL	0.81
% C VALUE 4-6	0.26	in Conciniant	0.01
% C VALUE 7-10	0.03		

SPECIES ACRONYM	SPECIES NAME (NWPL/ MOHLENBROCK)	SPECIES (SYNONYM)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	NC-NE WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY	
		Acer negundo	)								
aceneg	Acer negundo	violaceum Acer	Ash-Leaf Maple		0 FAC	FAC	- (	) Tree	Perennial	Native	
acesai	Acer saccharinum Agrimonia	saccharinum Agrimonia	Silver Maple		1 FACW	FACW		1 Tree	Perennial	Native	
agrpar	parviflora	parviflora AGROSTIS	Harvestlice		4 FACW	FAC	-3	1 Forb	Perennial	Native	
agralb	Agrostis gigantea	ALBA AMARANTHU S	Black Bent		0 FACW	FACW	-5	Grass	Perennial	Adventive	
	Amaranthus	RETROFLEXU									
amaret	retroflexus	S Ambrosia	Red-Root		0 FACU	FACU	1	Forb	Annual	Adventive	
ambart	artemisiifolia	artemisiifolia elatior Ambrosia	Annual Ragweed		0 FACU	FACU	i	Forb	Annual	Native	
ambtri	Ambrosia trifida Amphicarpaea	trifida	Great Ragweed American Hog-		0 FAC	FAC	.0	Forb	Annual	Native	
ampbra	bracteata Anemone	a bracteata Anemone	Peanut Round-Leaf		5 FAC	FAC	C	Vine	Annual	Native	
anecan	canadensis Anthriscus	canadensis ANTHRISCUS	Thimbleweed		4 FACW	FACW	-1	Forb	Perennial	Native	
antsyl	sylvestris Apocynum	SYLVESTRIS Apocynum	Chervil		0 UPL	UPL	2	Forb	Biennial	Adventive	
apocan	cannabinum	sibiricum ARCTIUM	Indian-Hemp		2 FAC	FAC	0	Forb	Perennial	Native	
arcmin	Arctium minus	MINUS Asclepias	Lesser Burrdock		0 FACU	FACU	1	Forb	Biennial	Adventive	
ascsyr	Asclepias syriaca Asclepias	syriaca Asclepias	Common Milkweed		0 FACU	UPL	1	Forb	Perennial	Native	
ascver	verticillata Asparagus	verticillata ASPARAGUS	Whorled Milkweed		1 FACU	UPL	1	Forb	Perennial	Native	
aspoff	officinalis	OFFICINALIS Bidens	Asparagus Nodding Burr-		0 FACU	FACU	1	Forb	Perennial	Adventive	
bidcer	Bidens cernua	cernua Bidens	Marigold		3 OBL	OBL	-2	Forb	Annual	Native	
bidfro	Bidens frondosa	frondosa BROMUS	Devil's-Pitchfork		1 FACW	FACW	-1	Forb	Annual	Native	
broine.	Bromus inermis	INERMIS BROMUS	Smooth Brome		0 FACU	UPL	1	Grass	Perennial	Adventive	
brotec	Bromus tectorum Calamagrostis	TECTORUM Calamagrosti	Downy Chess		0 UPL	UPL	2	Grass	Annual	Adventive	
calcan	canadensis	s canadensis	Bluejoint		6 OBL	OBL	-2	Grass	Perennial	Native	

consep	Calystegia sepium	Convolvulus sepium CAMPANULA	Hedge False Bindweed	1 FAC	FAC	0 Forb	Perennial	Native
camrap	Campanula rapunculoides	RAPUNCULOI DES Carex	European Bellflower	0 UPL	UPL	2 Forb	Perennial	Adventive
cxanne cxbebb	Carex annectens Carex bebbii	annectens xanthocarpa Carex bebbii	Yellow-Fruit Sedge Bebb's Sedge	3 FACW 8 OBL	FACW OBL	-1 Sedge -2 Sedge	Perennial Perennial	Native Native
cxblan	Carex blanda	Carex blanda	Eastern Woodland Sedge	1 FAC	FAC	0 Sedge	Perennial	Native
cxconj	Carex conjuncta	Carex conjuncta	Soft Fox Sedge	8 FACW	FACW	-1 Sedge	Perennial	Native
cxcris	Carex cristatella	Carex cristatella	Crested Sedge	4 FACW	FACW	-1 Sedge		
cxgris	Carex grisea	Carex grisea	Inflated Narrow- Leaf Sedge				Perennial	Native
cxhyst		Carex		3 FAC	FAC	0 Sedge	Perennial	Native
cxpell	Carex hystericina Carex pellita	hystericina Carex pellita	Porcupine Sedge Woolly Sedge	7 OBL 4 OBL	OBL OBL	-2 Sedge -2 Sedge	Perennial Perennial	Native Native
cxstip	Carex stipata	Carex stipata Carex	Stalk-Grain Sedge	4 OBL	OBL	-2 Sedge	Perennial	Native
cxvulp	Carex vulpinoidea	vulpinoidea Celtis	Common Fox Sedge	2 FACW	OBL	-1 Sedge	Perennial	Native
celocc	Celtis occidentalis	occidentalis CICHORIUM	Common Hackberry	2 FAC	FAC	0 Tree	Perennial	Native
cicint	Cichorium intybus	INTYBUS	Chicory	0 FACU	FACU	1 Forb	Perennial	Adventive
		Circaea Iutetiana	Broad-Leaf Enchanter's-					
circan	Circaea canadensis	canadensis CIRSIUM	Nightshade	3 FACU	FACU	1 Forb	Perennial	Native
cirarv	Cirsium arvense	ARVENSE Cirsium	Canadian Thistle	0 FACU	FACU	1 Forb	Perennial	Adventive
cirdis	Cirsium discolor	discolor Cornus	Field Thistle	3 FACU	UPL.	1 Forb	Biennial	Native
corrac	Cornus racemosa	racemosa	Gray Dogwood	1 FAC	FAC	0 Shrub	Perennial	Native
crycan	Cryptotaenia canadensis	Cryptotaenia canadensis	Canadian Honewort	4 FAC	FAC	0 Forb	Perennial	Native
cypesc	Cyperus esculentus	Cyperus esculentus	Chufa	0 FACW	FACW	-1 Sedge	Perennial	Native
dacglo	Dactylis glomerata	DACTYLIS GLOMERATA	Orchard Grass	0 FACU	FACU	1 Grass	Perennial	Adventive
daucar	Daucus carota	CAROTA	Queen Anne's Lace	0 UPL	UPL	2 Forb	Biennial	Adventive
echcru	Echinochloa crus- galli	Echinochloa crusgalli	Large Barnyard Grass	0 FACW	FAC	-1 Grass	Annual	Native
echlob	Echinocystis lobata	Echinocystis Iobata	Wild Cucumber	4 FACW	FACW	-1 Vine	Annual	Native
		Eleocharis erythropoda; Eleocharis palustris major; Eleocharis smallii; Eleocharis xyridiformis; Eleocharis macrostachy	Common Spike-	,,,,,,				nouve.
elepal	Eleocharis palustris		Rush	1 OBL	OBL	-2 Sedge	Perennial	Native
elyvir	Elymus virginicus Epilobium	virginicus	Virginia Wild Rye	3 FACW	FACW	-1 Grass	Perennial	Native
epicol	coloratum	Epilobium coloratum	Purple-Leaf Willowherb	3 OBL	OBL	-2 Forb	Perennial	Native
equarv	Equisetum arvense	Equisetum arvense	Field Horsetail	0 FAC	FAC	0 Fern	Perennial	Native
erican	Erigeron canadensis Eupatorium	Conyza canadensis	Canadian Horseweed	0 FACU	FACU	1 Forb	Annual	Native
eupper	perfoliatum	Eupatorium perfoliatum	Common Boneset	4 OBL	FACW	-2 Forb	Perennial	Native
	Euthamia	Solidago graminifolia; Solidago graminifolia nuttallii; Euthamia						
solgra	graminifolia Eutrochium	nuttallii	Flat-Top Goldentop	4 FACW	FAC	-1 Forb	Perennial	Native
eupmac	maculatum	maculatum	Spotted Trumpetweed	5 OBL	OBL	-2 Forb	Perennial	Native
		Fraxinus pennsylvanic a						
france	Fraxinus	subintegerri ma; Fraxinus						
frapen	pennsylvanica	lanceolata	Green Ash	4 FACW	FACW	-1 Tree	Perennial	Native

		0.11						
galapa	Gallum aparine	Galium spurium	Sticky-Willy	0 FACU	FACU	1 Forb	Annual	Native
geucan	Geum canadense	Geum canadense	White Avens	1 FAC	FAC	0 Forb	Perennial	Native
hacvir	Hackelia virginiana	Hackelia virginiana	Beggar's-Lice	1 FACU	FACU	1 Forb	Perennial	Native
helgro	Helianthus grosseserratus	Helianthus grosseserratu s	Saw-Tooth Sunflower	4 FACW	FACW	-1 Forb	Perennial	Native
horjub	Hordeum jubatum	HORDEUM JUBATUM	Fox-Tail Barley	0 FAC	FAC	0 Grass	Perennial	Native
irivir	Iris virginica var, shrevei	Iris virginica shrevei	Virginia Blueflag	5 OBL	OBL	-2 Forb	Perennial	
junacu	Juncus acuminatus	Juncus acuminatus	Knotty-Leaf Rush					Native
jundud	A CONTRACTOR OF THE PARTY	Juncus	ACTION VIOLEN	4 OBL	OBL	-2 Forb	Perennial	Native
	Juncus dudleyi	dudleyi Juncus	Dudley's Rush	2 FACW	FACW	-1 Forb	Perennial	Native
juntor	Juncus torreyi	torreyi LACTUCA	Torrey's Rush	2 FACW	FACW	-1 Forb	Perennial	Native
lacser	Lactuca serriola	SERRIOLA Leersia	Prickly Lettuce	0 FACU	FACU	1 Forb	Biennial	Adventive
leeory	Leersia oryzoides	oryzoides	Rice Cut Grass	3 OBL	OBL	-2 Grass	Perennial	Native
lemmio	Lemna minor	Lemna minor LONICERA	Common Duckweed	5 OBL	OBL	-2 Forb	Annual	Native
lonmaa	Lonicera maackii	MAACKII LONICERA	Amur Honeysuckle	O UPL	UPL	2 Shrub	Perennial	Adventive
Iontat	Lonicera tatarica	TATARICA LYTHRUM	Twinsisters	0 FACU	FACU	1 Shrub	Perennial	Adventive
lytsal	Lythrum salicaria	SALICARIA MELILOTUS	Purple Loosestrife	0 OBL	OBL	-2 Forb	Perennial	Adventive
melalb	Melilotus albus	ALBA MELILOTUS	White Sweet-Clover Yellow Sweet-	0 UPL	UPL	2 Forb	Biennial	Adventive
mellof	Melilotus officinalis		Clover Allegheny Monkey-	0 FACU	FACU	1 Forb	Biennial	Adventive
mimrin	Mimulus ringens	ringens MORUS ALBA	Flower	4 OBL	OBL	-2 Forb	Perennial	Native
moralb	Morus alba	VAR. TATARICA	White Mulberry	0 FAC	FACU	0 Tree	Perennial	Adventive
pacgla	Packera glabella	SENECIO GLABELLUS Parthenociss	Cress-Leaf Groundsel	0 FACW	FACW	-1 Forb	Annual	Adventive
parqui	Parthenocissus quinquefolia	us quinquefolia Polygonum	Virginia-Creeper	4 FACU	FACU	1 Vine	Perennial	Native
perhyo	Persicaria hydropiperoides	opelousanum adenocalyx	Swamp Smartweed	6 OBL	OBL	-2 Forb	Perennial	Native
permac	Persicaria maculosa	POLYGONUM PERSICARIA Polygonum	Lady's-Thumb	0 FACW	FAC	-1 Forb	Annual	Adventive
polpen	Persicaria pensylvanica	pensylvanicu m	Pinkweed	0 FACW	FACW	-1 Forb	Annual	Native
OCCUPATION OF THE PARTY OF THE	Phalaris	PHALARIS ARUNDINACE						
phaaru	arundinacea	A PHLEUM	Reed Canary Grass	0 FACW	FACW	-1 Grass	Perennial	Adventive
phlpra	Phleum pratense Phragmites australis ssp.	PRATENSE	Common Timothy	0 FACU	FACU	1 Grass	Perennial	Adventive
phrausu	australis	PHRAGMITES AUSTRALIS PLANTAGO	Common Reed	0 FACW	FACW	-1 Grass	Perennial	Adventive
plamaj	Plantago major	MAJOR	Great Plantain	0 FAC	FACU	0 Forb	Perennial	Adventive
poapra	Poa pratensis	POA PRATENSIS	Kentucky Blue Grass	0 FAC	FACU	0 Grass	Perennial	Adventive
popdel	Populus deltoides	Populus deltoides Pycnanthemu	Eastern Cottonwood	0 FAC	FAC	0 Tree	Perennial	Native
pycvir	Pycnanthemum virginianum	m virginianum	Virginia Mountain- Mint	5 FACW	FACW	-1 Forb	Perennial	Native
ransce	Ranunculus sceleratus	Ranunculus sceleratus	Cursed Buttercup	4 OBL	OBL	-2 Forb	Annual	Native
rhacat	Rhamnus cathartica	RHAMNUS CATHARTICA	European Buckthorn	0 FAC	FAC	0 Shrub	Perennial	Adventive
ribmis	Ribes missouriense	Ribes	Missouri	2 UPL	UPL	2 Shrub	Perennial	Native
	Rosa carolina	Rosa carolina		5 FACU	FACU	1 Shrub		
rosmul	Rosa multiflora	ROSA MULTIFLORA		0 FACU	FACU		Perennial	Native
rubocc	Rubus occidentalis	Rubus	Black Raspberry			1 Shrub	Perennial	Adventive
rumcri		RUMEX CRISPUS		0 UPL	UPL	2 Shrub	Perennial	Native
salint	Rumex crispus Salix interior Salix nigra		Curly Dock Sandbar Willow Black Willow	0 FAC 2 FACW 5 OBL	FAC FACW OBL	0 Forb -1 Shrub -2 Tree	Perennial Perennial Perennial	Adventive Native Native

samcan	Sambucus nigra ssp. canadensis	Sambucus canadensis	Black Elder	4 FAC	FACW	-1 Shrub	Perennial	Native
sanodo	Sanicula odorata	Sanicula gregaria	Clustered Black- Snakeroot	3 FAC	FAC	0 Forb	Perennial	Native
fesela	Schedonorus pratensis	FESTUCA ELATIOR	Meadow False Rye Grass	0 FACU	FACU	1 Grass	Perennial	Adventive
	Schoenoplectus	Scirpus validus	Soft-Stem Club-					
schtab	tabernaemontani	creber Scirpus	Rush	3 OBL	OBL	-2 Sedge	Perennial	Native
sciatv	Scirpus atrovirens	atrovirens SOLANUM	Dark-Green Bulrush	4 OBL	OBL	-2 Sedge	Perennial	Native
solcar	Solanum carolinense	CAROLINENS	Nettle	0 FACU	FACU	1 Forb	Perennial	Adventive
soldul	Solanum dulcamara		Climbing Nightshade	0 FAC	FAC	0 Vine	Perennial	Adventive
solalt	Solidago altissima	Solidago altissima	Tall Goldenrod	1 FACU	FACU	1 Forb	Perennial	Native
solgig	Solidago gigantea	Solidago gigantea Spartina	Late Goldenrod Freshwater Cord	4 FACW	FACW	-1 Forb	Perennial	Native
spapec	Spartina pectinata	pectinata SPIRAEA	Grass Japanese	4 FACW	FACW	-1 Grass	Perennial	Native
spijap	Spiraea japonica	JAPONICA Stachys palustris	Meadowsweet	0 UPL	UPL	2 Shrub	Perennial	Adventive
stapil	Stachys pilosa Symphyotrichum	homotricha	Hairy Hedge-Nettle White Panicled	5 FACW	FACW	-1 Forb	Perennial	Native
astsim	lanceolatum Symphyotrichum	Aster simplex Aster novae-	American-Aster New England	3 FAC	FACW	0 Forb	Perennial	Native
astnov	novae-angliae Symphyotrichum	angliae	American-Aster White Oldfield	3 FACW	FACW	-1 Forb	Perennial	Native
astpil	pilosum	Aster pilosus Aster puniceus; Aster		0 FACU	FACU	1 Forb	Perennial	Native
sympun	Symphyotrichum puniceum	puniceus firmus	Purple-Stem American-Aster	8 OBL	OBL	-2 Forb	Perennial	Native
teucan	Teucrium canadense	Teucrium canadense	American Germander	3 FACW	FACW	-1 Forb	Perennial	Native
toxrad	Toxicodendron radicans	Rhus radicans	Eastern Poison-Ivy	2 FAC	FAC	0 Vine	Perennial	Native
		TRIFOLIUM						
trihyb	Trifolium hybridum	HYBRIDUM TYPHA ANGUSTIFOL	Alsike Clover	0 FACU	FACU	1 Forb	Perennial	Adventive
typang	Typha angustifolia	IA	Narrow-Leaf Cat- Tail	0 OBL	OBL	-2 Forb	Perennial	Adventive
typlat	Typha latifolia	Typha latifolia Ulmus	Broad-Leaf Cat-Tail	5 OBL	OBL	-2 Forb	Perennial	Native
ulmame	Ulmus americana	americana	American Elm	3 FACW	FACW	-1 Tree	Perennial	Native
urtpro	Urtica dioica ssp. gracilis	Urtica procera; Urtica gracilis	Tall Nettle	1 FACW	FAC	-1 Forb	Perennial	Native
verhas	Verbena hastata	Verbena hastata	Simpler's-Joy	4 FACW	FACW	-1 Forb	Perennial	Native
		Verbena urticifolia						
verurt	Verbena urticifolia Verbesina	var. leiocarpa Actinomeris	White Vervain	2 FAC	FAC	0 Forb	Perennial	Native
veralt	alternifolia	alternifolia Viola	Wingstem	5 FACW	FACW	-1 Forb	Perennial	Native
viosor	Viola sororia	priceana	Hooded Blue Violet	3 FAC	FAC	0 Forb	Perennial	Native
vitrip	Vitis riparia	Vitis riparia var. syrticola	River-Bank Grape	1 FACW	FAC	-1 Vine	Perennial	Native

SITE: Cordero Property LOCALE: Farmed Wetland 1 BY: S. Rowley & K. Smit NOTES: 7.2.2020

CONSERVATISM- BASED METRICS			ADDITIONAL METRICS
MEAN C		SPECIES RICHNESS	
(NATIVE SPECIES)	1.27	(ALL)	23
MEAN C		SPECIES RICHNESS	
(ALL SPECIES)	0.83	(NATIVE)	15
MEAN C			
(NATIVE TREES)	0.00	% NON-NATIVE	0.35
MEAN C		WET INDICATOR	
(NATIVE SHRUBS)	2.00	(ALL)	-0.26
MEAN C			
(NATIVE		WET INDICATOR	
HERBACEOUS)	1.31	(NATIVE)	-0.33
FQAI		% HYDROPHYTE	
(NATIVE SPECIES)	4.91	(MIDWEST)	0.65
FQAI		% NATIVE	
(ALL SPECIES)	3.96	PERENNIAL	0.39
ADJUSTED FQAI	10.23	% NATIVE ANNUAL	0.22
% C VALUE 0	0.65	% ANNUAL	0.35
% C VALUE 1-3	0.26	% PERENNIAL	0.61
% C VALUE 4-6	0.09		
% C VALUE 7-10	0.00		

SPECIES		SPECIES NAME				MIDWEST		WET			
ACKONYM MOHLENBROCK) Mohlenbrosia Amaranthus Amaranthus Amaranthus Amaranthus Amaranthus Amaranthus Amaranthus Amaranthus Ambrosia Ambrosi	SPECIES	(NWPL/	SPECIES	COMMON			NC-NE WET				
Ambrosia Ambrosia artemisifolia artemisifoli	ACRONYM		(SYNONYM)	The second second	C VALUE				HABIT	DURATION	NATIVITY
Ambrosia artemisificial alettor artemisificial alettor bidden artemisificial elettor bidden arte	amahyb		hybridus	Green Pigweed		0 UPL	UPL		2 Forb	Annual	Native
ambart artemisifolia elatior Bidens Frondosa Bidens Frondosa Frond		Ambrosia	O CONTRACTOR								
Bidens Frondosa Bromus tectorum FECTORUM Cyperus Cypesc Cyperus esculentus Echinochloa crus- Echinochloa crus- Echinochloa crus- Echinochloa crus- Echinochloa crus- Erigeron Erigeron Conyza Canadensis Juncus Junc	ambart			Annual Baguard		0.5460	F4.00		Sec. 10		
brotec Bromus tectorum TECTORUM Cyperus esculentus Echinochloa cruss—Echinochloa crus—Echinochloa crus—Echinochloa crus—Echinochloa crus—Echinochloa crus—Echinochloa crus—Echinochloa crus—Echinochloa crus—Erigeron annuus Echinochloa crus—Erigeron annuus Erigeron annuus Conyzali Conyza—Canadian Canadensis Ca			Bidens			U FACU	FACU		1 Forb	Annual	Native
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Juncus torreyi borreyi torreyi	jundud	Juncus dudlevi		Dudley's Rush		2 EACM	EACW	-	Face	Decision (1)	5000 S
Juncus torreyi torreyi Torrey's Rush SENECIO Cress-Leaf Groundsel O FACW FACW -1 Forb Perennial Native SENECIO Cress-Leaf Groundsel O FACW FACW -1 Forb Annual Adversarial maculosa PERSICARIA Lady's-Thumb O FACW FACW -1 Forb Annual Adversarial maculosa PERSICARIA Lady's-Thumb O FACW FACW -1 Forb Annual Adversarial maculosa PERSICARIA Lady's-Thumb O FACW FACW -1 Forb Annual Adversarial maculosa PERSICARIA Lady's-Thumb O FACW FACW -1 Forb Annual Adversarial maculosa PERSICARIA Lady's-Thumb O FACW FACW -1 Forb Annual Adversarial maculosa PERSICARIA Lady's-Thumb O FACW FACW -1 FACW -1 Grass Perennial Adversarial maculosa PERSICARIA Lady's-Thumb O FACW FACW -1 Grass Perennial Adversarial maculosa Persical maculosa PERSICARIA Lady's-Thumb O FACW FACW -1 FACW -1 Grass Perennial Adversarial maculosa Persical maculosa Pe	ADVERG.			Dudicy 5 Musir		ZIMCW	PACVV	-	FOLD	Perennial	Native
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Populus deltoides deltoides deltoides Cottonwood 0 FAC FAC 0 Tree Perennial Nativerse	phaaru	(1) (2) (3)		Reed Canary Grace		O EACW	FACIN			who control	Adv. views
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Schedonorus FESTUCA Meadow False Rye pratensis ELATIOR Grass 0 FACU FACU 1 Grass Perennial Adversible Scirpus Schoenoplectus validus Soft-Stem Club- schab tabernaemontani Creber Rush 3 OBL OBL -2 Sedge Perennial Nativ Scirpus Scirpus atrovirens Atrovirens Dark-Green Bulrush 4 OBL OBL -2 Sedge Perennial Nativ Solanum CAROLINENS Carolina Horse- solcar carolinense E Nettle 0 FACU FACU 1 Forb Perennial Adversible Solidago						- C.					Adventive
Fesela pratensis ELATIOR Grass 0 FACU FACU 1 Grass Perennial Adversarial Scirpus Schoenoplectus validus Soft-Stem Club-schtab tabernaemontani Scirpus Scirpus Sciaty Scirpus atrovirens SOLANIUM Solanum CAROLINENS Carolina Horse-solicar carolinense E Nettle 0 FACU FACU 1 FACU 1 Forb Perennial Adversarial Solidago	337775					2 TACVV	FACVV		Shrub	Perennial	Native
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Scirpus atrovirens Solvanum CAROLINENS Carolina Horse-solcar carolinense E Nettle O FACU FACU 1 Forb Perennial Adversarial Solidago	schtab		The state of the s			2.001	ON			Accept of	\$6.550
Sciaty Scirpus atrovirens atrovirens Dark-Green Bulrush 4 OBL OBL -2 Sedge Perennial Native Sollanum CAROLINENS Carolina Horse-solcar carolinense E Nettle 0 FACU FACU 1 Forb Perennial Advertised Solidago	44.1524	tabel nacinontal n		NUSII		3 UDL	OBL	-2	Seage	Perennial	Native
SOLANUM Solanum CAROLINENS Carolina Horse- solcar carolinense E Nettle 0 FACU FACU 1 Forb Perennial Advertible Solidago	sciaty	Scirnus atrovirans		Dark Groon Ruleuch		4 001	ORI			40	in the second
Solanum CAROLINENS Carolina Horse- solcar carolinense E Nettle 0 FACU FACU 1 Forb Perennial Adver Solidago	Science	Scripus acrovirens		Dark-Green buirush		4 OBL	OBL	-2	Sedge	Perennial	Native
Solicar carolinense E Nettle 0 FACU FACU 1 Forb Perennial Adver		Solanum		Carolina Horse							
Solidago Sol	solcar					O FACU	5460		E-Section 1	0.7015.4	37-0-6
rolalt Calidana alkinatana alkina	Juical	carumense		Merrie		U FACU	FACU	1	Forb	Perennial	Adventive
Soliday dicisalina dicissifia fall Goldenroo 1 FACU FACU 1 Forb Perennial Nativ	solalt	Solidano altissima		Tall Coldensed		1 FACU	FAC:1		21.0	(A) (1.00) F	
	SHOIL	Solidayo aldissilila	aicissiilid	ran Goldenrod		I FACU	FACU	1	Forb	Perennial	Native

TYPHA
ANGUSTIFOL Narrow-Leaf CatIA Tail
Verbena
hastata Simpler's-Joy typang Typha angustifolia 0 OBL OBL -2 Forb Perennial Adventive verhas Verbena hastata 4 FACW FACW -1 Forb Native Perennial

SITE: Cordero Property LOCALE: Farmed Wetland 2 BY: S. Rowley & K. Smit NOTES: 7.2.2020

CONSERVATISM- BASED METRICS			ADDITIONAL METRICS
			112111100
MEAN C		SPECIES RICHNESS	
(NATIVE SPECIES)	0.00	(ALL)	3
	3(3,5)	, , , , , , , , , , , , , , , , , , ,	
MEAN C		SPECIES RICHNESS	
(ALL SPECIES)	0.00	(NATIVE)	1
MEAN C		***************************************	
(NATIVE TREES) n/a		% NON-NATIVE	0.67
7.574. 2			
MEAN C		WET INDICATOR	
(NATIVE SHRUBS) n/a		(ALL)	0.33
MEAN C		1.1.10.2.51.51.5	
(NATIVE	o and	WET INDICATOR	
HERBACEOUS)	0,00	(NATIVE)	-1.00
FOAI		% HYDROPHYTE	
(NATIVE SPECIES)	0.00	(MIDWEST)	0.67
FOAI	1,000	% NATIVE	0,0,
(ALL SPECIES)	0.00	PERENNIAL	0.00
ADJUSTED FOAT	0.00	% NATIVE ANNUAL	0.33
% C VALUE 0	1.00	% ANNUAL	1.00
% C VALUE 1-3	0.00	% PERENNIAL	0.00
% C VALUE 4-6	0.00		
% C VALUE 7-10	0.00		

SPECIES ACRONYM	SPECIES NAME (NWPL/ MOHLENBROCK) Echinochloa crus-	SPECIES (SYNONYM) Echinochloa	COMMON NAME Large Barnyard	C VALUE	MIDWEST WET INDICATOR		WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
echcru	galli	crusgalli IPOMOEA	Grass Ivy-Leaf Morning-		0 FACW	FAC	-1	Grass	Annual	Native
ipohed	Ipomoea hederacea	HEDERACEA	Glory		0 FAC	FAC	0	Forb	Annual	Adventive
zeamay	Zea mays	ZEA MAYS	Corn		0 UPL	UPL	,2	Grass	Annual	Adventive

Wetland Determination Data Forms

		ntyroddiny. On	ncorporated Ke	ndall County	Sampling Date: July 2, 2020
pplicant/Owner: Mr. Daniel J. Kramer / Jol	hn Cordero		Sta	te: _IL	Sampling Point: _A
nvestigator(s) S. Rowley & K. Smit	S	ection, Township,	Range: S 5&	5 T37N R7E	
andform (hillslope, terrace, etc.):  Back	slope	Lo	ocal Relief (con	ave, convex, none):	None
Slope (%):*Lat:	41.705445	*Long: -88.4	469721	Datum;We	etland 1 - Upland
Soil Map Unit Name: Pits, gravel (865)				NWI	classification: PUBGx
Are climatic / hydrologic conditions on the site	typical for this time of	year? Yes ⊠ I	No ☐ (If no ex	olain in remarks)	
Are vegetation   Soil Hydrology	significan	tly disturbed?	Are norma	I circumstances pres	ent? Yes ⊠ No □
Are vegetation   Soil   Hydrology	☐ naturally	problematic?	(If needed	, explain any answer	s in Remarks.)
UMMARY OF FINDINGS – Attach s	site map showing	sampling po	int location	s, transects, imp	oortant features, etc.
lydrophytic Vegetation Present? Yes ☐ lydric Soils Present ? Yes ☒	No 🗌	Is the	Sampled Area	Vithin a Wetland?	Yes □ No ⊠
Vetland Hydrology Present? Yes  emarks: Precipitation data from the previous	ous 3 months indicat	es the climatic/h	ydrologic cond	itions have been no	ormal.
Coordinates obtained from Google Earth.					
EGETATION - Use scientific names	of plants.				
5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	Absolute	e Dominant	Indicator	Dominance Test	worksheet:
ree Stratum (Plot size: 30')	% Cove	r Species?	OI I		
the contract of the contract o		Openies:	Status	Number of Demin	ant Cassian
			Status	Number of Domina	ant Species
2			Status	Number of Domina That are OBL,FAC Total Number of D	W, or FAC: _1_ (A)
2. 3. 4.			Status	That are OBL,FAC	W, or FAC: _1_ (A)
2. 3. 4.				That are OBL,FAC Total Number of D Species Across Al	cW, or FAC: <u>1</u> (A) cominant I Strata: <u>4</u> (B)
2. 3. 4.				That are OBL,FAC Total Number of D Species Across Al Percent of Domina	cW, or FAC: _1_ (A) cominant I Strata: _4_ (B) ant Species
2. 3. 4. 5. 5. <u>Sapling/Shrub</u> Stratum (Plot size: <u>15'</u> )	) <del>-</del>	= Total Cove	er	That are OBL,FAC Total Number of D Species Across Al Percent of Domina That are OBL,FAC	cW, or FAC:1(A) cominant I Strata:4(B) cut Species cW, or FAC25%(A/B)
2	) <del>-</del>	= Total Cove	er	That are OBL,FAC Total Number of D Species Across Al Percent of Domina That are OBL,FAC Prevalence Index Total % Cover of	cW, or FAC: _1_ (A) cominant I Strata: _4_ (B) c
2.	) <del>-</del>	= Total Cove	er	That are OBL,FAC Total Number of D Species Across Al Percent of Domina That are OBL,FAC Prevalence Index Total % Cover of OBL species:	cW, or FAC:1(A) cominant I Strata:4(B) cominant
apling/Shrub Stratum (Plot size: 15')		= Total Cove	er	That are OBL,FAC Total Number of D Species Across AI  Percent of Domina That are OBL,FAC  Prevalence Index Total % Cover of OBL species: FACW species:	cW, or FAC:1(A) cominant I Strata:4(B) cont Species cW, or FAC25%(A/B) cworksheet: cf: Multiply by:
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2. 3. 4. 5. 2. 3. 4. 5. 2. 3. 4. 5. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6.	30 20	= Total Cove = Total Cove Y Y	FACU UPL	That are OBL,FAC Total Number of D Species Across Al Percent of Domina That are OBL,FAC Prevalence Index Total % Cover of OBL species: FACW species: FAC species: FACU species: UPL species: Column Totals	cW, or FAC:1(A) cominant I Strata:4(B) cont Species cW, or FAC25%(A/B) cworksheet: cwor
2. 3. 4. 5. Sapling/Shrub Stratum (Plot size: 15') 1. 2. 3. 4. 5. Serb Stratum (Plot size: 5') 1. Trifolium hybridum 2. Melilotus albus 3. Phalaris arundinacea	30 20 15	= Total Cove  = Total Cove  Y Y Y	FACU UPL FACW	That are OBL,FAC Total Number of D Species Across Al Percent of Domina That are OBL,FAC Prevalence Index Total % Cover of OBL species: FACW species: FAC species: FACU species: UPL species: Column Totals Prevalence	cW, or FAC:1(A) cominant I Strata:4(B) control Species cW, or FAC25%(A/B) cworksheet: cm x 1 =
2. 3. 4. 5. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6.	30 20 15 15	= Total Cove  =Total Cove  Y Y Y Y	FACU UPL FACW FACU	That are OBL,FAC Total Number of D Species Across Al Percent of Domina That are OBL,FAC Prevalence Index Total % Cover of OBL species: FACW species: FAC species: FACU species: UPL species: Column Totals Prevalence	cW, or FAC: _1_ (A) cominant I Strata: _4_ (B) control
2. 3. 4. 5. Sapling/Shrub Stratum (Plot size: 15' ) 1. 2. 3. 4. 5. Serial Stratum (Plot size: 5') 1. Trifolium hybridum 2. Melilotus albus 3. Phalaris arundinacea 4. Erigeron annuus 5. Solidago altissima	30 20 15 15	= Total Cove  Y Y Y Y N	FACU UPL FACW FACU FACU FACU	That are OBL,FAC Total Number of D Species Across AI  Percent of Domina That are OBL,FAC  Prevalence Index Total % Cover of OBL species: FACW species: FACU species: UPL species: Column Totals  Prevalence  Hydrophytic Veg	EW, or FAC:1(A)  I Strata:4(B)  Int Species  EW, or FAC25%(A/B)  Worksheet:
2. 3. 4. 5. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6.	30 20 15 15 10	= Total Cove  Y Y Y Y N N	FACU UPL FACW FACU FACU FACU	That are OBL,FAC Total Number of D Species Across AI  Percent of Domina That are OBL,FAC  Prevalence Index Total % Cover of OBL species: FAC species: FACU species: UPL species: Column Totals  Prevalence  Hydrophytic Veg	EW, or FAC:1 (A)  I Strata:4 (B)  Int Species EW, or FAC25% (A/B)  I worksheet:
2. 3. 4. 5. Sapling/Shrub_Stratum (Plot size: 15' ) 1. 2. 3. 4. 5. Select Stratum (Plot size: 5') 1. Trifolium hybridum 2. Melilotus albus 3. Phalaris arundinacea 4. Erigeron annuus 5. Solidago altissima 6. Carex vulpinoidea 7. Carex pellita	30 20 15 15	= Total Cove  Y Y Y Y N	FACU UPL FACW FACU FACU FACU OBL	That are OBL,FAC Total Number of D Species Across Al Percent of Domina That are OBL,FAC Prevalence Index Total % Cover of OBL species: FACW species: FACU species: UPL species: Column Totals Prevalence Hydrophytic Vegr	EW, or FAC: _1_ (A)  I Strata: _4_ (B)  Int Species EW, or FAC _25%_ (A/B)  I worksheet:
2. 3. 4. 5. Sapling/Shrub Stratum (Plot size: 15') 1. 2. 3. 4. 5. Stratum (Plot size: 5') 1. Trifolium hybridum 2. Melilotus albus 3. Phalaris arundinacea 4. Erigeron annuus 5. Solidago altissima 6. Carex vulpinoidea 7. Carex pellita 8. Poa pratensis 9. Daucus carota	30 20 15 15 10 10	= Total Cove Y Y Y Y N N N	FACU UPL FACW FACU FACU FACU	That are OBL,FAC Total Number of D Species Across Al Percent of Domina That are OBL,FAC Prevalence Index Total % Cover of OBL species: FACW species: FACU species: UPL species: Column Totals Prevalence Hydrophytic Vego Rapid Test for Dominance Test Prevalence Ind Morphological	EW, or FAC:1(A)  I Strata:4(B)  Int Species  EW, or FAC25%(A/B)  I worksheet:
2. 3. 4. 5. 5. 6apling/Shrub Stratum (Plot size: 15') 1. 2. 3. 4. 5. 6. 6apling/Shrub Stratum (Plot size: 5') 1. 7. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6.	30 20 15 15 10 10 10 10 10 5	=Total Cove Y Y Y Y N N N N N	FACU UPL FACU FACU OBL FAC UPL FACU	That are OBL,FAC Total Number of D Species Across AI  Percent of Domina That are OBL,FAC  Prevalence Index Total % Cover of OBL species: FACW species: FACU species: UPL species: Column Totals  Prevalence  Hydrophytic Vegr	EW, or FAC:1 (A)  Interpretation
2. 3. 4. 5. Sapling/Shrub Stratum (Plot size: 15') 1. 2. 3. 4. 5. Sepling/Shrub Stratum (Plot size: 5') 1. Trifolium hybridum 2. Melilotus albus 3. Phalaris arundinacea 4. Erigeron annuus 5. Solidago altissima 6. Carex vulpinoidea 7. Carex pellita 8. Poa pratensis 9. Daucus carota 0, Symphyotrichum pilosum	30 20 15 15 10 10 10 10 10 5	=Total Cove Y Y Y N N N N N N N	FACU UPL FACU FACU FACU FACU FACU FACU FACU FACU	That are OBL,FAC Total Number of D Species Across AI  Percent of Domina That are OBL,FAC  Prevalence Index Total % Cover of OBL species: FACW species: FACU species: UPL species: Column Totals  Prevalence  Hydrophytic Vego  Rapid Test for Dominance Test Prevalence Ind Morphological of data in Rem Problematic Hy	cW, or FAC:1(A)  lominant I Strata:4(B)  Int Species CW, or FAC25%(A/B)  worksheet:
3. 4. 5. Sapling/Shrub Stratum (Plot size: 15') 1. 2. 3. 4. 5. Herb Stratum (Plot size: 5') 1. Trifolium hybridum 2. Melilotus albus 3. Phalaris arundinacea 4. Erigeron annuus 5. Solidago altissima 6. Carex vulpinoidea 7. Carex pellita 8. Poa pratensis 9. Daucus carota 0, Symphyotrichum pilosum 1. Geum laciniatum  Voody Vine Stratum (Plot size: 30')	30 20 15 15 10 10 10 10 10 5	=Total Cove Y Y Y Y N N N N N	FACU UPL FACU FACU FACU FACU FACU FACU FACU FACU	That are OBL,FAC Total Number of D Species Across AI  Percent of Domina That are OBL,FAC  Prevalence Index Total % Cover of OBL species: FACW species: FACU species: UPL species: Column Totals  Prevalence  Hydrophytic Vegu  Rapid Test for Dominance Test Prevalence Ind Morphological of data in Rem Problematic Hydrindicators of hydri	cW, or FAC: _1_ (A)  cominant I Strata: _4_ (B)  cont Species cW, or FAC _25%_ (A/B)  cont Species cW, or FAC _25%_ (A/B)  cont Species cW, or FAC _25%_ (A/B)  cont Species cw
2. 3. 4. 5. Sapling/Shrub Stratum (Plot size: 15') 1. 2. 3. 4. 5. Herb Stratum (Plot size: 5') 1. Trifolium hybridum 2. Melilotus albus 3. Phalaris arundinacea 4. Erigeron annuus 5. Solidago altissima 6. Carex vulpinoidea 7. Carex pellita 8. Poa pratensis 9. Daucus carota 0. Symphyotrichum pilosum 1. Geum laciniatum	30 20 15 15 10 10 10 10 10 5	=Total Cove Y Y Y N N N N N N N	FACU UPL FACU FACU FACU UPL FACU UPL FACU UPL FACU FACU FACU FACU FACU FACU FACU FACU	That are OBL,FAC Total Number of D Species Across AI  Percent of Domina That are OBL,FAC  Prevalence Index Total % Cover of OBL species: FACW species: FACU species: UPL species: Column Totals  Prevalence  Hydrophytic Vegr  Rapid Test for Dominance Test Prevalence Ind Morphological of data in Rem Problematic Hydrobe present, unless	cW, or FAC: _1_ (A) cominant I Strata: _4_ (B) cont Species cW, or FAC _25% (A/B) cworksheet: cf: x 1 =

Depth (Inches) 0-18 18-24	ription: (Desc Matrix Color (Moist) 10YR 2/1 10YR 4/1			ocument the dox Feature		_Loc²	Texture SiCL	tors Remarks
(Inches) 0-18 18-24 Type: C = C	10YR 2/1	100	Color (Moist)	_%_	_Type¹	_		Remarks
18-24 Type: C = C			10YR 5/6	10			0.02	
	$\equiv$				⊆	M	SiC	
					_	_		
		_		_	_	_	·	
		_	-	_		_		
				V=		_		
Histosol (/ Histic Epip Black Hist Hydrogen Stratified I 2 cm Muc Depleted Thick Darl Sandy Mu 5 cm Muc	Indicators A1) pedon (A2) tic (A3) Sulfide (A4) Layers (A5) k (A10) below Dark Sur k Surface (A12 ucky Mineral (S ky Peat or Pea	face (A11) ) 1) t (S3)	Sandy Strippe Loamy Loamy Deplet Redox	Gleyed Mat Redox (S5) ad Matrix (S6 Mucky Mine Gleyed Mat ed Matrix (F Dark Surfac ed Dark Surfac ed Dark Surfac	rix (S4) 6) eral (F1) trix (F2) 3) te (F6) face (F7)	coated San	Indicators for Pro Coast Prairie Re Dark Surface (S Iron- Manganes Very Shallow D Other (Explain i	67) e Masses (F12) ark Surface (TF12)
Primary Indic Surface W High Wate Saturation Water Mai Sediment Drift Depo Algal Mat Iron Depo Inundation	Vater (A1) er Table (A2) n (A3) rks (B1) Deposits (B2) soits (B3) or Crust (B4) sits (B5) n Visible on Aei Vegetated Con	n of one is	Aq   Tru   Hy   Ox   Pre   Thi y (B7)   Ga	ater Stained uatic Fauna ie Aquatic P drogen Sulfi- idized Rhizo esence of Re- cent Iron Re in Muck Surf- uge or Well	Leaves (B9) (B 3) lants (B14) de Odor (C1) espheres on Liveduced Iron (Ceduction in Tille face (C7)	4)	☐ Surface So ☐ Drainage P ☐ Dry-Seasor ☐ Crayfish Bu (C3) ☐ Saturation Stunted or	atterns (B10) n Water Table (C2) nrows (C8) visible on Aerial Imagery (C9) Stressed Plants (D1) c Position (D2)
Surface Wate Water Table I Saturation Pr (includes cap	er Present? Present? resent? pillary fringe)	Yes   Yes	No⊠ Depth (inc No⊠ Depth (inc No⊠ Depth (inc	ches) N/A ches) N/A			etland Hydrology Pre	sent? Yes⊟ No ⊠
Describe Rec	corded Data (st	ream gaug	e, monitoring well	l, aerial phot	os, previous in	spections),	if available:	
Remarks:								

Project/Site: Cordero Property	City	/County: Uni	ncorporated Ke	endall County Sampling Date: July 2, 2020
pplicant/Owner; Mr. Daniel J. Kramer / John Co	rdero		Sta	ate: IL Sampling Point: B
vestigator(s) S. Rowley & K. Smit	Sec	tion, Township,	Range: S 58	&6 T37N R7E
andform (hillslope, terrace, etc.): Toeslope		L	ocal Relief (con	cave, convex, none): Concave
Slope (%):0%	1.705502	*Long: -88.4	Datum: Wetland 1	
Soil Map Unit Name: Harpster silty clay loam	, 0 to 2 percent slop	oes (67A)		NWI classification: None
re climatic / hydrologic conditions on the site typical	al for this time of ye	ar? Yes ⊠	No ☐ (If no ex	plain in remarks)
re vegetation   Soil   Hydrology	☐ significantly	disturbed?	Are norm	al circumstances present? Yes ⊠ No □
re vegetation   Soil Hydrology	naturally pro	oblematic?	(If neede	d, explain any answers in Remarks.)
JMMARY OF FINDINGS – Attach site n	nap showing s	ampling po	int location	s, transects, important features, etc.
ydrophytic Vegetation Present? Yes ⊠ No ☐ ydric Soils Present? Yes ⊠ No ☐ Vetland Hydrology Present? Yes ⊠ No ☐		Is the	Sampled Area	Within a Wetland? Yes ⊠ No □
Coordinates obtained from Google Earth.  GETATION – Use scientific names of pl	lants.			
ree Stratum (Plot size: 30')	Absolute	Dominant	Indicator	Dominance Test worksheet:
	% Cover	Species?	Status	Number of Dominant Species
, =====================================				That are OBL,FACW, or FAC: 3 (A) Total Number of Dominant
				Species Across All Strata:5_ (B)
apling/Shrub_Stratum (Plot size: 15')		= Total Cove	er	Percent of Dominant Species That are OBL,FACW, or FAC60%(A/B)
. Salix interior	60	Y	FACW	Prevalence Index worksheet:
Populus deltoides	10	N	FAC	
				FACW species: x 2 =
·				FAC species: x 3 =
	70	=Total Cove		FACU species: x 4 = UPL species: x 5 =
erb Stratum (Plot size: 5')		I Oldi Cove		Column Totals (A)
Trifolium hybridum	50	Y	FACU	Provolence Index: -D/A -
Carex vulpinoidea Scirpus atrovirens	15 15	Y	FACW	Prevalence Index =B/A =
Solidago altissima	15	Y	FACU	Hydrophytic Vegetation Indicators:
Rumex crispus	10	N	FAC	inyarophytic vegetation indicators.
Juncus dudleyi	10	N	FACW	Rapid Test for Hydrophytic Vegetation
Carex bebbii Geum laciniatum	5	N	OBL	Dominance Test is >50%
	5	N	FACW	☐ Prevalence Index is ≤ 3.0¹ ☐ Morphological Adaptations¹ (Provide supporting
oody Vine Stratum (Plot size: 30')	125	=Total Cove	r	data in Remarks or on a separate sheet)  Problematic Hydrophytic Vegetation¹ (Explain)  Indicators of hydric soil and wetland hydrology mu
				be present, unless disturbed or problematic
	-	_ =Total Cove	1	Hydrophytic Vegetation Present? Yes⊠ No □
emarks: (Include photo numbers here or on a sepanotograph 1	arate sheet)			1

SOIL								Sampling Point B
Profile De Depth	scription: (Desc Matri			ocument the dox Feature		confirm t	he absence of ind	icators
Inches)	Color (Moist)		Color (Moist)	%	_Type <sup>1</sup>	Loc <sup>2</sup>	Texture	Remarks
0-15	10YR 2/1	100	COICI (MICIOL)				SiC	Some organic matter
15-24	10YR 4/1	93	10YR 2/1	3	N/A	M	<u>c</u>	Small Rocks
			10YR 4/6	2	<u>c</u>	M		Small Rooks
		_	10YR 7/1	3 2 2	D	M		
		-	TOTATI	-	₽	101		
	-			-	_	_		
_	-		-	-	_	_		->
vpe: C =	Concentration I	D= Depletio	n, RM = Reduced	Matrix CS	= Covered or (	Coated San	nd Grains 21 oca	aton: PL =Pore Lining, M = Matrix
	il Indicators	Борюно	II, IVIII TYCGGCCG	mann, oo	Covered or	Jourca Our		Problematic Hydric Soils <sup>3</sup>
Histoso			☐ Sandy	Gleyed Mat	rix (S4)		☐ Coast Prairie	
Histic E	pipedon (A2)			Redox (S5)			☐ Dark Surface	
	listic (A3)			d Matrix (St				nese Masses (F12)
	en Sulfide (A4)			Mucky Mine			☐ Very Shalloy	v Dark Surface (TF12)
	d Layers (A5)			Gleyed Mar			Other (Expla	in in Remarks)
2 cm M	uck (A10)			ed Matrix (F			- C. C. S. S. S.	
] Deplete	ed below Dark Su	urface (A11)	Redox	Dark Surface	ce (F6)			
	ark Surface (A12			ed Dark Sur			3 Indicators of h	ydrophytic vegetation and wetlar
Sandy	Mucky Mineral (S	31)	Redox	Depression	is (F8)		hydrology mus	st be present unless disturbed or
] 5 cm M	ucky Peat or Pea	at (S3)					problematic.	
	e Layer (if obse	rved)						
Type:		7- 30					10 00 Extra	
Depth:							Hydric Soil Pre	esent? Yes 🛛 No 🗌
emarks:								
YDRO	LOGY							
etland F	lydrology Indica	ators:						UTIN
rimary In	dicators (Minimu	m of one is	required: check al	I that apply)	)		Secondary In	idicators (minimum of two require
	Water (A1)				Leaves (B9)			Soil Cracks (B6)
	ater Table (A2)			uatic Fauna				e Patterns (B10)
Saturat					Plants (B14)			ason Water Table (C2)
	Marks (B1)				ide Odor (C1)			Burrows (C8)
Sedime	ent Deposits (B2)				spheres on Liv	ing Roots		on Visible on Aerial Imagery (C9
Drift De	posits (B3)				educed Iron (C		☐ Stunted	or Stressed Plants (D1)
	at or Crust (B4)		☐ Red	cent Iron Re	eduction in Tille	d Soils (Ce	Geomor	rphic Position (D2)
	posits (B5)			n Muck Sur				eutral Test (D5)
	ion Visible on Ae			uge or Well				
	ly Vegetated Cor	ncave Surfa	ce (B8)	er (Explain	in Remarks)	-		
ela Obs	ervations:							
urface W	ater Present?	Yes□	No⊠ Depth (inc	hes) N/A				
	le Present?		No ☐ Depth (inc					
	Present?		No ☐ Depth (inc			We	etland Hydrology	Present? Yes⊠ No □
ncludes o	apillary fringe)	VIII T	-			1		
escribe F	Recorded Data (s	tream gaug	e, monitoring well	aerial phot	los previous ir	spections)	if available	
							,	
emarks:								

CONTRACTOR TO SECURE		Oity.	recounty. Offin	icorporated Ke	endall County	Sampling Date:	July 2, 2020
Applicant/Owner: Mr. Daniel J.	Kramer / John Cord	iero		St	ate: IL	Sampling Point:	С
nvestigator(s) S. Rowley &	K. Smit	Sect	tion, Township,	Range: S 5	&6 T37N R7E		
andform (hillslope, terrace, etc.)	Creek Chan	nel Bank	Lo	cal Relief (cor	cave, convex, no	one): Concave	
Slope (%):0%	*Lat:41.	706466	*Long: -88.4	168168	Datum:	Wetland 1	
Soil Map Unit Name: Harps	ster silty clay loam,	0 to 2 percent slop	oes (67A)			NWI classification:	PEM1Cd
are climatic / hydrologic condition	ns on the site typical	for this time of ye	ar? Yes⊠ N	No ☐ (If no ex	plain in remarks	)	
Are vegetation   Soil	Hydrology [	significantly	disturbed?	Are norm	al circumstances	s present? Yes 2	☑ No □
re vegetation	Hydrology [	naturally pro	blematic?	(If neede	d, explain any ar	nswers in Remarks.)	
JMMARY OF FINDINGS	- Attach site m	ap showing s	ampling po	int location	s, transects,	, important featu	ıres, etc.
ydrophytic Vegetation Present? ydric Soils Present ? Vetland Hydrology Present?	Yes ⊠ No □		Is the S	Sampled Area	Within a Wetlar	nd? Yes	No □
Coordinates obtained from Goog GETATION – Use scient							
ree Stratum (Plot size: 30'	)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance	Test worksheet:	
						aminant Cassiss	
					That are OBI	ominant Species	(Δ)
					That are OBI Total Numbe	_,FACW, or FAC: <u>3</u> r of Dominant	
					That are OBI Total Numbe Species Acro	_,FACW, or FAC: 3 er of Dominant oss All Strata: 3	_ (A) _ (B)
apling/Shrub Stratum (Plot size			_ = Total Cove	er	That are OBI Total Numbe Species Acro  Percent of Do That are OBI	_,FACW, or FAC: 3 or of Dominant oss All Strata: 3 ominant Species _,FACW, or FAC 1	_ (B)
apling/Shrub Stratum (Plot size	e: <u>15'</u> )	60			That are OBI Total Numbe Species Acro Percent of Do That are OBI Prevalence I		_ (B)
apling/Shrub Stratum (Plot size Salix interior Cornus racemosa	ə: <u>15'</u> )	60 10	_ = Total Cove Y N	er FACW	That are OBL Total Numbe Species Acro  Percent of Do That are OBL Prevalence I Total % Co OBL species		(B) 00%(A/B) ultiply by:
apling/Shrub Stratum (Plot size Salix interior Cornus racemosa	ə: <u>15'</u> )	60 10	_ = Total Cove Y N	er FACW	That are OBI Total Numbe Species Acro  Percent of Dr That are OBI  Prevalence I Total % Co OBL species FACW species		(B) 00%(A/B) ultiply by:
apling/Shrub Stratum (Plot size Salix interior Cornus racemosa	ə: <u>15'</u> )	60 10	_ = Total Cove Y N	FACW FAC	That are OBL Total Numbe Species Acro  Percent of Dr That are OBL  Prevalence I Total % Co OBL species FACW species FACU species FACU species		(B) 00%(A/B) ultiply by:
apling/Shrub Stratum (Plot size Salix interior Cornus racemosa	ə: <u>15'</u> )	60 10	_ = Total Cove Y N	FACW FAC	That are OBL Total Numbe Species Acro  Percent of Dr That are OBL Prevalence I Total % Co OBL species FACW species FACU species FACU species UPL species		(B) 00%(A/B) ultiply by:
apling/Shrub Stratum (Plot size Salix interior Cornus racemosa	ə: <u>15'</u> )	60 10	_ = Total Cove	FACW FAC	That are OBL Total Numbe Species Acro  Percent of Dr That are OBL Prevalence I Total % Cr OBL species FACW species FACU species UPL species Column Total		(B) 00%(A/B) ultiply by:
apling/Shrub Stratum (Plot size Salix interior Cornus racemosa  erb Stratum (Plot size: 5') Phalaris arundinacea Leersia oryzoides	ə: <u>15'</u> )		= Total Cove	FACW FAC	That are OBL Total Numbe Species Acro  Percent of Dr That are OBL Prevalence I Total % Cr OBL species FACW species FACU species UPL species Column Total		(B) 00%(A/B) ultiply by:
apling/Shrub Stratum (Plot size Salix interior Cornus racemosa  erb Stratum (Plot size: 5') Phalaris arundinacea Leersia oryzoides Lythrum salicaria	ə: <u>15'</u> )	70 30 25 10	= Total Cover	FACW OBL OBL	That are OBL Total Numbe Species Acro  Percent of Dr That are OBL Prevalence I Total % Co OBL species FACW species FACV species FACU species Column Tota  Prev		(B)  00%(A/B)  ultiply by:
apling/Shrub Stratum (Plot size Salix interior Cornus racemosa  erb Stratum (Plot size: 5') Phalaris arundinacea Leersia oryzoides Lythrum salicaria Lemna minor	ə: <u>15'</u> )	70 30 25 10 5	= Total Cover	FACW OBL OBL	That are OBL Total Numbe Species Acro  Percent of Dr That are OBL Prevalence I Total % Co OBL species FACW species FACV species FACU species Column Tota  Prev		(B)  00%(A/B)  ultiply by:
apling/Shrub Stratum (Plot size Salix interior Cornus racemosa  erb Stratum (Plot size: 5') Phalaris arundinacea Leersia oryzoides Lythrum salicaria Lemna minor Bidens cernua	e: <u>15'</u> )	70 30 25 10 5	= Total Cove	FACW OBL OBL OBL OBL	That are OBL Total Numbe Species Acro  Percent of Dr That are OBL Prevalence I Total % Cr OBL species FACW species FACU species FACU species Column Tota  Prev  Hydrophytic		(B)
apling/Shrub Stratum (Plot size Salix interior Cornus racemosa  erb Stratum (Plot size: 5') Phalaris arundinacea Leersia oryzoides Lythrum salicaria Lemna minor Bidens cernua Persicaria hydropiperoides	e: <u>15'</u> )	70 30 25 10 5	= Total Cover	FACW OBL OBL	That are OBI Total Numbe Species Acro  Percent of Dr That are OBI  Prevalence I Total % Co OBL species FACW species FACU species FACU species Column Tota  Prev  Hydrophytic  Rapid Tes Dominance		(B)
apling/Shrub Stratum (Plot size Salix interior Cornus racemosa  erb Stratum (Plot size: 5') Phalaris arundinacea Leersia oryzoides Lythrum salicaria Lemna minor Bidens cernua Persicaria hydropiperoides	e: <u>15'</u> )	70 30 25 10 5 5	= Total Cove	FACW OBL OBL OBL OBL	That are OBI Total Numbe Species Acro Percent of Dr That are OBI Prevalence I Total Species FACW species FACU species FACU species Column Tota Prev Hydrophytic  Rapid Tes Dominanc		(B)
apling/Shrub Stratum (Plot size Salix interior Cornus racemosa Section Phalaris arundinacea Lemna minor Bidens cernua Persicaria hydropiperoides Section Section Persicaria hydropiperoides Section Section Persicaria hydropiperoides Section Section Persicaria hydropiperoides Section Section Section Persicaria hydropiperoides Section Section Persicaria hydropiperoides Section Section Section Persicaria hydropiperoides Section Section Persicaria hydropiperoides Section Section Persicaria hydropiperoides Section Persicaria Pers	e: <u>15'</u> )	70 30 25 10 5 5	= Total Cove	FACW OBL OBL OBL OBL	That are OBI Total Numbe Species Acro Percent of Dr That are OBI Prevalence I Total % Co OBL species FACW species FACW species FACU species Column Total Prev Hydrophytic  Rapid Tes Dominanc Prevalence Morphologi		(B)  00%(A/B)  ultiply by:  prs: getation
apling/Shrub Stratum (Plot size Salix interior Cornus racemosa Section Phalaris arundinacea Lemna minor Bidens cernua Persicaria hydropiperoides Section Section Persicaria hydropiperoides Section Section Persicaria hydropiperoides Section Section Persicaria hydropiperoides Section Section Section Persicaria hydropiperoides Section Section Persicaria hydropiperoides Section Section Section Persicaria hydropiperoides Section Section Persicaria hydropiperoides Section Section Persicaria hydropiperoides Section Persicaria Pers	e: <u>15'</u> )	70 30 25 10 5 5	_ = Total Cover	FACW FAC  FACW OBL OBL OBL OBL OBL	That are OBI Total Number Species Acro Percent of Dr. That are OBI Prevalence I Total % Cr. OBL species FACW species FACU species FACU species Column Tota Prev Hydrophytic  Rapid Tes Dominanc Prevalence Morphologidata in	FACW, or FAC: 3 r of Dominant pss All Strata: 3  pominant SpeciesFACW, or FAC _1 Index worksheet: per of: Mt.	(B)  00% (A/B)  ultiply by:  pors: getation  rovide supporting parate sheet)
2	e: <u>15'</u> )	70 30 25 10 5 5 5	= Total Cove	FACW FAC  FACW OBL OBL OBL OBL OBL	That are OBI Total Number Species Acro Percent of Dr That are OBI Prevalence In Total % Coro GBL species FACW species FACU species FACU species Column Tota Prevalence Mydrophytic Species Column Tota Prevalence Morphologicate in Species Indicators of		ors: getation  rovide supporting parate sheet) iation' (Explain) nd hydrology mus

Depth						Sar	
	(Describe the Matrix	depth needed to d	ocument the	e indicator or	confirm th	e absence of indicat	ors
nches) Color (M	oist) %	Color (Moist)	%	Type <sup>1</sup>	Loc2	Texture	Remarks
0-12 10YR		<u> </u>				Muck	Hemic
12-18 10YR	2/1 85	5G 5/1	15	D	M		113,1110
18-24 5G 5		10YR 5/8	25	D C	M	<u>c</u>	
		101111010	==	2	101	=	
	_		_	_	-		
			-	-			
		_	-		_		
vpe: C = Concentr	ation. D= Deplet	ion, RM = Reduced	Matrix CS	= Covered or C	nated Sand	Grains 21 ocaton	PL =Pore Lining, M = Matri
dric Soil Indicate	rs	ion, min medaded	Watik, OU	OUVERED OF C	valeu dani		plematic Hydric Soils <sup>3</sup>
Histosol (A1)		☐ Sandy	Gleyed Matr	rix (S4)		☐ Coast Prairie Re	
Histic Epipedon (	42)		Redox (S5)			☐ Dark Surface (S	
Black Histic (A3)		☐ Strippe	d Matrix (S6	5)		☐ Iron- Manganes	
Hydrogen Sulfide			Mucky Mine			☐ Very Shallow Da	
Stratified Layers	A5)		Gleyed Mat			Other (Explain in	Remarks)
2 cm Muck (A10)			ed Matrix (F3				
Depleted below D Thick Dark Surface			Dark Surfac			31 0 1 11 1	ar was a sure and a sure and a sure
Sandy Mucky Mir			ed Dark Surf Depressions			Indicators of hydro	phytic vegetation and wetlar
5 cm Mucky Peat		☐ Kedox	Depressions	s (F8)		problematic.	present unless disturbed or
estrictive Layer (if			_			problematic.	
Type:							
Depth:		_				Hydric Soil Preser	t? Yes⊠ No□
emarks:						7423 - 15127	
IYDROLOGY /etland Hydrology	Indicators:						
		s required: check al	I that apply)			Cassadas Indias	En Antonio de La Carta
Surface Water (A	1)		ter Stained L	eaves (R0)		Secondary Indica	tors (minimum of two require
High Water Table			uatic Fauna (			☐ Surface Soil	
Saturation (A3)	V -/		e Aquatic Pl				Water Table (C2)
Water Marks (B1)				de Odor (C1)		Crayfish Bu	Trater Tubic (OL)
7 ~ 11			dized Rhizos				rows (C8)
	4				ng Roots (C	3) Saturation V	rows (C8) isible on Aerial Imagery (C9
Drift Deposits (B3		☐ Pre	sence of Re	duced Iron (C4	)	C3)   Saturation V  Stunted or S  Stunted S  Stunted S  S  S  S  S  S  S  S  S  S  S  S  S	rows (C8) lisible on Aerial Imagery (C9 stressed Plants (D1)
Drift Deposits (B3 Algal Mat or Crus	(B4)	☐ Red	cent Iron Red	duced Iron (C4 duction in Tilled	)	C3)   ☐ Saturation V ☐ Stunted or S ☐ Geomorphic	isible on Aerial Imagery (C9 stressed Plants (D1) Position (D2)
Drift Deposits (B3 Algal Mat or Crus Iron Deposits (B5	(B4)	☐ Red	cent Iron Red n Muck Surfa	duced Iron (C4 duction in Tilled ace (C7)	)	C3)   Saturation V  Stunted or S  Stunded or S  Stunde	isible on Aerial Imagery (C9 stressed Plants (D1) Position (D2)
Drift Deposits (B3 Algal Mat or Crus Iron Deposits (B5 Inundation Visible	(B4) on Aerial Image	Red Thi ery (B7) Gai	cent Iron Red n Muck Surfa uge or Well I	duced Iron (C4 duction in Tilled ace (C7) Data (D9)	)	C3)   ☐ Saturation V ☐ Stunted or S ☐ Geomorphic	isible on Aerial Imagery (C9 stressed Plants (D1) Position (D2)
Drift Deposits (B3 Algal Mat or Crus Iron Deposits (B5 Inundation Visible Sparsely Vegetate	(B4) on Aerial Image d Concave Surf	Red Thi ery (B7) Gai	cent Iron Red n Muck Surfa	duced Iron (C4 duction in Tilled ace (C7) Data (D9)	)	C3)   ☐ Saturation V ☐ Stunted or S ☐ Geomorphic	isible on Aerial Imagery (C9 stressed Plants (D1) Position (D2)
Drift Deposits (B3 Algal Mat or Crus Iron Deposits (B5 Inundation Visible Sparsely Vegetate eld Observations:	(B4) on Aerial Image ed Concave Surf	Rec   Thi	cent Iron Red n Muck Surfa uge or Well I der (Explain i	duced Iron (C4 duction in Tilled ace (C7) Data (D9)	)	C3)   ☐ Saturation V ☐ Stunted or S ☐ Geomorphic	isible on Aerial Imagery (C9 stressed Plants (D1) Position (D2)
3 Sediment Deposit 3 Drift Deposits (B3 4 Drift Deposits (B3 5 Iron Deposits (B5 6 Inundation Visible 6 Sparsely Vegetate	on Aerial Image d Concave Surf	☐ Rec ☐ Thi ery (B7) ☐ Gai face (B8) ☐ Oth	cent Iron Red n Muck Surfa uge or Well I ler (Explain i	duced Iron (C4 duction in Tilled ace (C7) Data (D9)	)	C3)   ☐ Saturation V ☐ Stunted or S ☐ Geomorphic	isible on Aerial Imagery (C9 stressed Plants (D1) Position (D2)
Drift Deposits (B3 Algal Mat or Crus I ron Deposits (B5 I nundation Visible Sparsely Vegetate eld Observations: urface Water Preser ater Table Present	on Aerial Image d Concave Surfert? Yes  Yes Yes	ery (B7) Gar face (B8) Oth	cent Iron Red n Muck Surfa uge or Well I ler (Explain i hes) N/A hes) 2"	duced Iron (C4 duction in Tilled ace (C7) Data (D9) n Remarks)	) I Soils (C6)	Saturation N ☐ Stunted or S ☐ Geomorphic ☐ FAC-Neutra	isible on Aerial Imagery (C9 tressed Plants (D1) Position (D2) Test (D5)
Drift Deposits (B3 Algal Mat or Crus Iron Deposits (B5 Inundation Visible Sparsely Vegetate eld Observations: Irface Water Presenter Table Present atturation Present?	on Aerial Image d Concave Surf  nt? Yes  Yes  Yes  Yes  Yes  Yes	☐ Rec ☐ Thi ery (B7) ☐ Gai face (B8) ☐ Oth	cent Iron Red n Muck Surfa uge or Well I ler (Explain i hes) N/A hes) 2"	duced Iron (C4 duction in Tilled ace (C7) Data (D9) n Remarks)	) I Soils (C6)	C3)   ☐ Saturation V ☐ Stunted or S ☐ Geomorphic	isible on Aerial Imagery (C9 tressed Plants (D1) Position (D2) Test (D5)
Drift Deposits (B3 Algal Mat or Crus Iron Deposits (B5 Inundation Visible Sparsely Vegetate eld Observations: Irface Water Presenter Table Present atturation Present? cludes capillary frii	on Aerial Image d Concave Surf  nt? Yes  Yes  Yes  age)	□ Rec □ Thi ery (B7) □ Gar face (B8) □ Oth  No⊠ Depth (inc □ No□ Depth (inc	cent Iron Recomment of Muck Surface or Well I ler (Explain in the Market) N/A hes) 2" hes) Surface	duced Iron (C4 duction in Tilled ace (C7) Data (D9) n Remarks)	) I Soils (C6)	Saturation N  ☐ Stunted or S ☐ Geomorphic ☐ FAC-Neutra	isible on Aerial Imagery (C9 tressed Plants (D1) Position (D2) Test (D5)
Drift Deposits (B3 Algal Mat or Crus I ron Deposits (B5 I nundation Visible Sparsely Vegetate eld Observations: arface Water Present ater Table Present aturation Present? icludes capillary frii	on Aerial Image d Concave Surf  nt? Yes  Yes  Yes  age)	ery (B7) Gar face (B8) Oth	cent Iron Recomment of Muck Surface or Well I ler (Explain in the Market) N/A hes) 2" hes) Surface	duced Iron (C4 duction in Tilled ace (C7) Data (D9) n Remarks)	) I Soils (C6)	Saturation N  ☐ Stunted or S ☐ Geomorphic ☐ FAC-Neutra	isible on Aerial Imagery (C9 tressed Plants (D1) Position (D2) Test (D5)
Drift Deposits (B3 Algal Mat or Crus I ron Deposits (B5 Inundation Visible Sparsely Vegetate eld Observations: arface Water Present ater Table Present aturation Present? accludes capillary frii escribe Recorded D	on Aerial Image d Concave Surf  nt? Yes  Yes  Yes  age)	□ Rec □ Thi ery (B7) □ Gar face (B8) □ Oth  No⊠ Depth (inc □ No□ Depth (inc	cent Iron Recomment of Muck Surface or Well I ler (Explain in the Market) N/A hes) 2" hes) Surface	duced Iron (C4 duction in Tilled ace (C7) Data (D9) n Remarks)	) I Soils (C6)	Saturation N  ☐ Stunted or S ☐ Geomorphic ☐ FAC-Neutra	isible on Aerial Imagery (C9 tressed Plants (D1) Position (D2) Test (D5)
Drift Deposits (B3] Algal Mat or Crus Iron Deposits (B5] Inundation Visible Sparsely Vegetate Includes Capillary fried Attraction Present? Includes capillary fried Table Present?	on Aerial Image d Concave Surf  nt? Yes  Yes  Yes  age)	□ Rec □ Thi ery (B7) □ Gar face (B8) □ Oth  No⊠ Depth (inc □ No□ Depth (inc	cent Iron Recomment of Muck Surface or Well I ler (Explain in the Market) N/A hes) 2" hes) Surface	duced Iron (C4 duction in Tilled ace (C7) Data (D9) n Remarks)	) I Soils (C6)	Saturation N  ☐ Stunted or S ☐ Geomorphic ☐ FAC-Neutra	isible on Aerial Imagery (C9 tressed Plants (D1) Position (D2) Test (D5)
Drift Deposits (B3 Algal Mat or Crus I ron Deposits (B5 Inundation Visible Sparsely Vegetate eld Observations: Urface Water Present ater Table Present aturation Present? Includes capillary frii escribe Recorded D	on Aerial Image d Concave Surf  nt? Yes  Yes  Yes  age)	□ Rec □ Thi ery (B7) □ Gar face (B8) □ Oth  No⊠ Depth (inc □ No□ Depth (inc	cent Iron Recomment of Muck Surface or Well I ler (Explain in the Market) N/A hes) 2" hes) Surface	duced Iron (C4 duction in Tilled ace (C7) Data (D9) n Remarks)	) I Soils (C6)	Saturation N  ☐ Stunted or S ☐ Geomorphic ☐ FAC-Neutra	isible on Aerial Imagery (C9 tressed Plants (D1) Position (D2) Test (D5)
Drift Deposits (B3 Algal Mat or Crus Iron Deposits (B5 Inundation Visible Sparsely Vegetate eld Observations: arface Water Present atter Table Present atturation Present? cludes capillary frie escribe Recorded D	on Aerial Image d Concave Surf  nt? Yes  Yes  Yes  age)	□ Rec □ Thi ery (B7) □ Gar face (B8) □ Oth  No⊠ Depth (inc □ No□ Depth (inc	cent Iron Recomment of Muck Surface or Well I ler (Explain in the Market) N/A hes) 2" hes) Surface	duced Iron (C4 duction in Tilled ace (C7) Data (D9) n Remarks)	) I Soils (C6)	Saturation N  ☐ Stunted or S ☐ Geomorphic ☐ FAC-Neutra	isible on Aerial Imagery (C9 tressed Plants (D1) Position (D2) Test (D5)

auliant/Owner Ma Desial I IV			iporated Nei	ndall County Sampling Date: July 2, 2020
pplicant/Owner: Mr. Daniel J. Kramer / John Cordero			Sta	te; IL Sampling Point: D
vestigator(s) S. Rowley & K. Smit	Section, Te	ownship, Rar	nge: <u>S 5&amp;</u>	6 T37N R7E
andform (hillslope, terrace, etc.): Roadside Fill		Local	Relief (cond	cave, convex, none): Convex
lope (%): 30% *Lat: 41.706472	2 *Long	g: -88.468	125	Datum: Wetland 1 - Upland
oil Map Unit Name: Harpster silty clay loam, 0 to 2 p	percent slopes (6	7A)		NWI classification: PEM1Cd
re climatic / hydrologic conditions on the site typical for this	s time of year?	Yes 🛛 No [	☐ (If no exp	plain in remarks)
re vegetation 🔲 Soil 🗎 Hydrology 🔲 s	ignificantly distur	bed?	Are norma	al circumstances present? Yes ⊠ No □
re vegetation 🔲 Soil 🗎 Hydrology 🔲 n	naturally problema	atic?	(If needed	l, explain any answers in Remarks.)
JMMARY OF FINDINGS – Attach site map sh	nowing samp	ling point	location	s, transects, important features, etc.
ydrophytic Vegetation Present? Yes ☐ No 🗵		20072		NOW I WAS IN THE RESERVE OF THE
ydric Soils Present ?         Yes ☐ No ☒           /etland Hydrology Present?         Yes ☐ No ☒		Is the San	npled Area	Within a Wetland? Yes ☐ No ⊠
emarks: Precipitation data from the previous 3 months	s indicates the c	limatic/hydr	ologic cond	litions have been normal.
Coordinates obtained from Google Earth.			-	
<b>EGETATION</b> – Use scientific names of plants.				
	7,30 2,07,000		Indicator	Dominance Test worksheet:
ree Stratum (Plot size: 30')	% Cover Sp	ecies?	Status	Number of Dominant Species
				That are OBL,FACW, or FAC: 0 (A)
				Total Number of Dominant
				Species Across All Strata: 3 (B)
	= 1	Total Cover		Percent of Dominant Species
apling/Shrub Stratum (Plot size: 15')				
				That are OBL,FACW, or FAC <u>0%</u> (A/B)
				That are OBL,FACW, or FAC 0% (A/B)  Prevalence Index worksheet:
				That are OBL,FACW, or FAC0%(A/B)  Prevalence Index worksheet:Total % Cover of:Multiply by:
				That are OBL,FACW, or FAC0%(A/B)  Prevalence Index worksheet:Total % Cover of:Multiply by: OBL species:x 1 =
				That are OBL,FACW, or FAC0% (A/B)  Prevalence Index worksheet:
				That are OBL,FACW, or FAC0% (A/B)  Prevalence Index worksheet:
				That are OBL,FACW, or FAC <u>0%</u> (A/B)  Prevalence Index worksheet:
erb Stratum (Plot size: <u>5'</u> )	=1	otal Cover		That are OBL,FACW, or FAC0% (A/B)  Prevalence Index worksheet:
erb Stratum (Plot size: <u>5'</u> ) Sonchus arvensis ssp. uliginosus	=Ti	otal Cover	FACU	That are OBL,FACW, or FAC0%(A/B)  Prevalence Index worksheet:
erb Stratum (Plot size: <u>5'</u> ) . Sonchus arvensis ssp. uliginosus . Ambrosia artemisiifolia	=1	otal Cover	FACU FACU	That are OBL,FACW, or FAC0% (A/B)           Prevalence Index worksheet:
erb Stratum (Plot size: <u>5'</u> ) Sonchus arvensis ssp. uliginosus Ambrosia artemisiifolia	=T.	otal Cover Y Y	FACU	That are OBL,FACW, or FAC0%(A/B)  Prevalence Index worksheet:
erb Stratum (Plot size: 5' ) . Sonchus arvensis ssp. uliginosus . Ambrosia artemisiifolia . Trifolium aureum	=Ti	otal Cover  Y Y Y	FACU FACU UPL	That are OBL,FACW, or FAC
erb Stratum (Plot size: 5') Sonchus arvensis ssp. uliginosus Ambrosia artemisiifolia Trifolium aureum Taraxacum officinale Parthenocissus quinquefolia Plantago major	=Ti 10 10 10 5 5 5	otal Cover Y Y Y N N N	FACU FACU UPL FACU FACU FACU	That are OBL,FACW, or FAC0%(A/B)  Prevalence Index worksheet:
erb Stratum (Plot size: 5') Sonchus arvensis ssp. uliginosus Ambrosia artemisiifolia Trifolium aureum Taraxacum officinale Parthenocissus quinquefolia Plantago major Plantago lanceolate	=T.  10 10 10 5 5 5 5 5	otal Cover Y Y Y N N N	FACU FACU UPL FACU FACU FACU FACU	That are OBL,FACW, or FAC0%(A/B)  Prevalence Index worksheet:
erb Stratum (Plot size: 5') . Sonchus arvensis ssp. uliginosus . Ambrosia artemisiifolia . Trifolium aureum . Taraxacum officinale . Parthenocissus quinquefolia . Plantago major . Plantago lanceolate . Cirsium arvense	=T 10 10 10 5 5 5 5 5 5	otal Cover Y Y Y N N N N N	FACU FACU UPL FACU FACU FACU FACU FACU	That are OBL,FACW, or FAC0%(A/B)  Prevalence Index worksheet:
erb Stratum (Plot size: 5')  Sonchus arvensis ssp. uliginosus  Ambrosia artemisiifolia  Trifolium aureum  Taraxacum officinale Parthenocissus quinquefolia Plantago major Plantago lanceolate Cirsium arvense Asclepias syriaca	=T.  10 10 10 5 5 5 5 5	otal Cover Y Y Y N N N	FACU FACU UPL FACU FACU FACU FACU	That are OBL,FACW, or FAC0%(A/B)  Prevalence Index worksheet:
erb Stratum (Plot size: 5') . Sonchus arvensis ssp. uliginosus . Ambrosia artemisiifolia . Trifolium aureum . Taraxacum officinale . Parthenocissus quinquefolia . Plantago major . Plantago lanceolate . Cirsium arvense	=T.  10 10 10 5 5 5 5 5 2	otal Cover Y Y Y N N N N N N N N N N N N N N N N	FACU FACU UPL FACU FACU FACU FACU FACU	That are OBL,FACW, or FAC0%(A/B)  Prevalence Index worksheet:
erb Stratum (Plot size: 5') . Sonchus arvensis ssp. uliginosus . Ambrosia artemisiifolia . Trifolium aureum . Taraxacum officinale . Parthenocissus quinquefolia . Plantago major . Plantago lanceolate . Cirsium arvense . Asclepias syriaca .	=T.  10 10 10 5 5 5 5 5 2	otal Cover Y Y Y N N N N N	FACU FACU UPL FACU FACU FACU FACU FACU	That are OBL,FACW, or FAC0%(A/B)  Prevalence Index worksheet:
erb Stratum (Plot size: 5') . Sonchus arvensis ssp. uliginosus . Ambrosia artemisiifolia . Trifolium aureum . Taraxacum officinale . Parthenocissus quinquefolia . Plantago major . Plantago lanceolate . Cirsium arvense . Asclepias syriaca . Moody Vine Stratum (Plot size: 30')	=T.  10 10 10 5 5 5 5 2 57 =T.	otal Cover Y Y Y N N N N N N N N N N N N N N N N	FACU FACU UPL FACU FACU FACU FACU FACU	That are OBL,FACW, or FAC0%(A/B)  Prevalence Index worksheet:

SOIL				S	ampling PointD
Profile Description: (Describe t			confirm the	absence of indic	ators
Depth Matrix Inches) Color (Moist) %	Color (Moist)	FeaturesType¹	Loc <sup>2</sup>	Texture	Remarks
Hones, Soloi (Wolst)		76	LUC		Remarks
		_		-	
			4-		
		_	-	-	
		_	-		
			_		
ype: C = Concentration, D= De	oletion, RM = Reduced Mat	rix, CS = Covered or	Coated Sand	Grains <sup>2</sup> Locate	on: PL =Pore Lining, M = Matri
ydric Soil Indicators					roblematic Hydric Soils <sup>3</sup>
Histosol (A1)	☐ Sandy Gley			Coast Prairie	
Histic Epipedon (A2)	☐ Sandy Red			☐ Dark Surface	
Black Histic (A3)	☐ Stripped Ma				ese Masses (F12)
] Hydrogen Sulfide (A4) ] Stratified Layers (A5)		ky Mineral (F1)			Dark Surface (TF12)
2 cm Muck (A10)	☐ Loamy Gley ☐ Depleted M			Other (Explain	in Remarks)
Depleted below Dark Surface	(A11) Redox Dark				
Thick Dark Surface (A12)		ark Surface (F7)		3 Indicators of by	drophytic vegetation and wetla
Sandy Mucky Mineral (S1)	☐ Redox Depi				be present unless disturbed o
5 cm Mucky Peat or Peat (S3)		(1.0)		problematic.	be present unless distarbed o
estrictive Layer (if observed)					
Type: Fill					
Depth: 0"				Hydric Soil Pres	ent? Yes ☐ No ☒
IYDROLOGY /etland Hydrology Indicators:					
rimary Indicators (Minimum of or	ne is required; check all that	t apply)		Cocondani Ind	lootore (minimum of two secul-
Surface Water (A1)		Stained Leaves (B9)			icators (minimum of two requir
High Water Table (A2)		Fauna (B 3)			Patterns (B10)
Saturation (A3)		juatic Plants (B14)			on Water Table (C2)
Water Marks (B1)		en Sulfide Odor (C1)			Burrows (C8)
Sediment Deposits (B2)	☐ Oxidized	d Rhizospheres on Liv	ving Roots (C		Nisible on Aerial Imagery (CS
Drift Deposits (B3)	☐ Presend	ce of Reduced Iron (C	4)		r Stressed Plants (D1)
Algal Mat or Crust (B4)	Recent	Iron Reduction in Tille	ed Soils (C6)	☐ Geomorp	hic Position (D2)
Iron Deposits (B5)		ick Surface (C7)		☐ FAC-Neu	tral Test (D5)
Inundation Visible on Aerial Im		or Well Data (D9)			
Sparsely Vegetated Concave : eld Observations:	Surface (B8) Untrer (E	Explain in Remarks)			
eld Observations.					
urface Water Present? Yes	S ☐ No⊠ Depth (inches)	N/A			
Vater Table Present? Yes	S ☐ No ☑ Depth (inches)	N/A	4		
aturation Present? Yes	S ☐ No⊠ Depth (inches)		Wetla	and Hydrology P	resent? Yes ☐ No ⊠
ncludes capillary fringe)					
escribe Recorded Data (stream	gauge, monitoring well, aeri	ial photos, previous in	spections), if	available:	
emarks:					

# WETLAND DETERMINATION DATA FORM - Midwest Region

City/County: Unincorporated Kendall County Sampling Date: July 2, 2020

Project/Site: Cordero Property

Applicant/Owner: Mr. Daniel J. Kramer / John Cord	dero		St	ate: IL Sampling Point: E
nvestigator(s) S. Rowley & K. Smit	Sect	ion, Township,	Range: S 5	&6 T37N R7E
andform (hillslope, terrace, etc.): Depression		Lo	cal Relief (cor	ncave, convex, none): Concave
lope (%): 0% *Lat: 41.				
oil Map Unit Name: Brenton silt loam, 0 to 2	percent slopes (14	9A)		NWI classification: None
re climatic / hydrologic conditions on the site typical	for this time of ye	ar? Yes⊠ M	No ☐ (If no ex	xplain in remarks)
re vegetation 🔲 Soil 🛛 Hydrology	significantly	disturbed?	Are norm	nal circumstances present? Yes ☐ No ☒
re vegetation   Soil Hydrology	naturally pro	blematic?	(If neede	d, explain any answers in Remarks.)
MMARY OF FINDINGS – Attach site m  vdrophytic Vegetation Present?  vdric Soils Present?  vetland Hydrology Present?  Ves ⋈ No ☐  Yes ⋈ No ☐  Yes ⋈ No ☐	ap showing s			ns, transects, important features, etc.  Within a Wetland? Yes ⊠ No □
een farmed within the previous 5 years and is the coordinates obtained from Google Earth.  GETATION – Use scientific names of pla				
ee Stratum (Plot size: 30')	Absolute	Dominant	Indicator	Dominance Test worksheet:
	% Cover	Species?	Status	Number of Dominant Species
				That are OBL,FACW, or FAC: _4_ (A)
				Total Number of Dominant Species Across All Strata: _4_ (B)
				(b)
apling/Shrub_Stratum (Plot size: 15')		_ = Total Cove	er	Percent of Dominant Species That are OBL,FACW, or FAC
				Prevalence Index worksheet:
				FACW species: x 2 =
				FAC species: x 3 =
				FACU species: x 4 =
erb Stratum (Plot size: 5')		_ =Total Cove		UPL species: x 5 = Column Totals (A)
Typha angustifolia	20	Y	OBL	
Juncus dudleyi	15	Y	FACW	Prevalence Index =B/A =
Echinochloa crus-galli	10	Y	FACW	
Salix nigra Phragmites australis ssp. australis	7	Y	OBL	Hydrophytic Vegetation Indicators:
Schoenoplectus tabernaemontani	5	N N	FACW OBL	Rapid Test for Hydrophytic Vegetation
Populus deltoides	5	N	FAC	☐ ☐ Dominance Test is >50%
Cyperus esculentus	5	N	FACW	Prevalence Index is ≤ 3.0¹
Erigeron annuus	3	N	FACU	☐ Morphological Adaptations¹ (Provide supporting
oody Vine Stratum (Plot size: 30')	1 81	N _ =Total Cover	FACU	data in Remarks or on a separate sheet)  Problematic Hydrophytic Vegetation¹ (Explain) ¹Indicators of hydric soil and wetland hydrology mu be present, unless disturbed or problematic
		=Total Cover		Hydrophytic Vegetation Present? Yes⊠ No □
emarks: (Include photo numbers here or on a sepa	rate sheet\			200000000000000000000000000000000000000
hotograph 18				

bsence of indicators  Texture Remarks  SiCL
SICL
SiCL
<del></del>
<del></del>
rains <sup>2</sup> Locaton: PL =Pore Lining, M = Matrix
ndicators for Problematic Hydric Soils <sup>3</sup>
Coast Prairie Redox (A16)
Dark Surface (S7)
Iron- Manganese Masses (F12)
Very Shallow Dark Surface (TF12)
Other (Explain in Remarks)
Indicators of hydrophytic vegetation and wetlan
hydrology must be present unless disturbed or
problematic.
lydric Soil Present? Yes ⊠ No □
lydric Soil Present? Tes M No 🗆
Secondary Indicators (minimum of two require
Surface Soil Cracks (B6)
☑ Drainage Patterns (B10)
☐ Dry-Season Water Table (C2)
Crayfish Burrows (C8)
Saturation Visible on Aerial Imagery (C9)
Stunted or Stressed Plants (D1)
<ul> <li>         ⊠ Geomorphic Position (D2)     </li> <li>         ∑ FAC-Neutral Test (D5)     </li> </ul>
MI Ac-Neutral Test (Do)
nd Hydrology Present? Yes⊠ No 🗌
,
vailable:
cipitation.
sipitation.
zipitation.
a

Project/Site: Cordero Property	City/Co	ounty: Unin	corporated h	Kendall County Sampling Date: _ July 2, 2020
Applicant/Owner: Mr. Daniel J. Kramer / John Cordero				state: IL Sampling Point: F
Investigator(s) S. Rowley & K. Smit	Section	, Township, F	Range: S	5&6 T37N R7E
_andform (hillslope, terrace, etc.):Fallow Agricultur	al Field	Lo	cal Relief (co	oncave, convex, none): None
Slope (%); 3% *Lat: 41.7080	089 *L	.ong: -88.4	68362	Datum: Wetland 1 - Upland
Soil Map Unit Name: Brenton silt loam, 0 to 2 percentage	ent slopes (149A	4)		NWI classification: None
Are climatic / hydrologic conditions on the site typical for t	his time of year?	? Yes⊠N	o 🗌 (If no	explain in remarks)
Are vegetation   Soil   Hydrology	significantly dis	sturbed?	Are nor	mal circumstances present? Yes ☐ No ☒
Are vegetation   Soil Hydrology	naturally proble	ematic?	(If need	led, explain any answers in Remarks.)
UMMARY OF FINDINGS – Attach site map	showing sar	npling poi	nt locatio	ns, transects, important features, etc.
Hydrophytic Vegetation Present? Yes ☐ No ☒ Hydric Soils Present? Yes ☒ No ☐		lo the C	amulad Ara	- Within - Westerned?
Netland Hydrology Present? Yes ☐ No ☒				ra Within a Wetland? Yes ☐ No ☒  Inditions have been normal. This area appears to have
Coordinates obtained from Google Earth.  EGETATION – Use scientific names of plants				
Free Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1.		33.3	<u> </u>	Number of Dominant Species That are OBL,FACW, or FAC:1_(A)
3.				Total Number of Dominant
4. 5.				Species Across All Strata: 2 (B)
Sapling/Shrub Stratum (Plot size: 15')		= Total Cove	r	Percent of Dominant Species That are OBL,FACW, or FAC 50% (A/B)
1.				Prevalence Index worksheet:  Total % Cover of: Multiply by:
3.				OBL species: x 1 =
4 5.				FACW species: x 2 = FAC species: x 3 =
5.				FACU species: x 4 =
Herb Stratum (Plot size: 5')		=Total Cover		UPL species: x 5 = (A)
Amaranthus retroflexus	30	Υ	FACU	
2. Echinochloa crus-galli	25	Υ	FACW	Prevalence Index =B/A =
3. Phleum pratense	10	N	FACU	II. I. I. R. W. T. R. T. R.
4. Erigeron canadensis 5. Taraxacum officinale	5	N	FACU	Hydrophytic Vegetation Indicators:
6. Bromus tectorum	3	N N	FACU UPL	☐ Rapid Test for Hydrophytic Vegetation
7. Juncus dudleyi	2	N	FACW	Dominance Test is >50%
B. Equisetum arvense	2	N	FAC	☐ Prevalence Index is < 3.0¹
Abutilon theophrasti	1	N	FACU	Morphological Adaptations¹ (Provide supporting
0	83	=Total Cover		data in Remarks or on a separate sheet)  Problematic Hydrophytic Vegetation¹ (Explain)
Noody Vine Stratum (Plot size: 30') 1.		1000 00401		<sup>1</sup> Indicators of hydric soil and wetland hydrology mus be present, unless disturbed or problematic
2.		=Total Cover		Hydrophytic Vegetation Present? Yes□ No ⊠
Remarks: (Include photo numbers here or on a separate Photograph 19	sheet)			

0-20 10YR 2/1 100	irm the absence of indicators  oc² Texture Remarks  SiCL  M SiC
Depth   Matrix   Redox Features	oc² Texture Remarks
Clinches   Color (Moist)   %   Color (Moist)   %   Type   Local	SiCL
0-20 10YR 2/1 100 20-26 10YR 4/1 70 10YR 5/8 30 C 1	SiCL
20-26 10YR 4/1 70 10YR 5/8 30 C	
Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated	<u> </u>
Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated	
Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated	
Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated	
Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated	
Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated	
Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated	
type: C - Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated  type: C - Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated	
	Indicators for Problematic Hydric Soils <sup>3</sup>
	Coast Prairie Redox (A16)
	Dark Surface (S7)
Black Histic (A3) Stripped Matrix (S6)	☐ Iron- Manganese Masses (F12)
☐ Hydrogen Sulfide (A4) ☐ Loamy Mucky Mineral (F1)	☐ Very Shallow Dark Surface (TF12)
☐ Stratified Layers (A5) ☐ Loamy Gleyed Matrix (F2)	Other (Explain in Remarks)
2 cm Muck (A10) Depleted Matrix (F3)	
Depleted below Dark Surface (A11) Redox Dark Surface (F6)	
☑ Thick Dark Surface (A12) □ Depleted Dark Surface (F7)	<sup>3</sup> Indicators of hydrophytic vegetation and wetlan
☐ Sandy Mucky Mineral (S1) ☐ Redox Depressions (F8)	hydrology must be present unless disturbed or
☐ 5 cm Mucky Peat or Peat (S3)	problematic.
Restrictive Layer (if observed)	
Type:	
Depth:	Hydric Soil Present? Yes ⊠ No □
	INCOME SECTION AND THE
Vetland Hydrology Indicators:	
Primary Indicators (Minimum of one is required; check all that apply)	Casandan Indiana ya isi
Surface Water (A1) Water Stained Leaves (B9)	Secondary Indicators (minimum of two require
	Surface Soil Cracks (B6)
	Drainage Patterns (B10)
	Dry-Season Water Table (C2)
	Crayfish Burrows (C8)
Sediment Deposits (B2)       ☐ Oxidized Rhizospheres on Living Ro         Drift Deposits (B3)       ☐ Presence of Reduced Iron (C4)	
	Stunted or Stressed Plants (D1)
☐ Iron Deposits (B5) ☐ Thin Muck Surface (C7)	☐ FAC-Neutral Test (D5)
Inundation Visible on Aerial Imagery (B7) Gauge or Well Data (D9)	
Sparsely Vegetated Concave Surface (B8)	
leid Observations:	
urface Water Present? Yes ☐ No⊠ Depth (inches) N/A	
Vater Table Present? Yes □ No⊠ Depth (inches) N/A	
aturation Present?  Yes \Box\ No\ Depth (inches) \ N/A	W-W
addition Fresent: Tes   No   Depth (inches) N/A	Wetland Hydrology Present? Yes□ No ⊠
	ons), if available:
	The state of the s
	The second secon
escribe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspection	
ncludes capillary fringe)  Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspection  Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspection  Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspection  Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspection  Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspection  Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspection  Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspection  Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspection  Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspection  Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspection  Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspection  Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspection)  Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspection)  Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspection)  Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspection)  Describe Recorded Data (stream gauge, monitoring well, aerial photos)  Describe Recorded Data (stream gauge, monitoring well, aerial photos)  Describe Recorded Data (stream gauge, monitoring well, aerial photos)  Describe Recorded Data (stream gauge, monitoring well, aerial photos)  Describe Recorded Data (stream gauge, monitoring well, aerial photos)  Describe Recorded Data (stream gauge, monitoring well, aerial photos)  Describe Recorded Data (stream gauge, monitoring well, aerial photos)  Describe Recorded Data (stream gauge, monitoring well, aerial photos)  Describe Recorded Data (stream gauge, monitoring well, aerial photos)  Describe Re	
escribe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspection	
escribe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspection	

	City/County: Unincorporate	ed Kendall County Sampling Date: July 2, 2020
Applicant/Owner: Mr. Daniel J. Kramer / John Cordero		State: IL Sampling Point: G
nvestigator(s) S. Rowley & K. Smit	Section, Township, Range:	S 5&6 T37N R7E
andform (hillslope, terrace, etc.); Fallow Agricultural Fi	eld Seep Local Relief	f (concave, convex, none): None
lope (%):5%	*Long: -88.468868	Datum: Farmed Wetland 1
oil Map Unit Name: Brenton silt loam, 0 to 2 percent si	lopes (149A)	NWI classification: None
re climatic / hydrologic conditions on the site typical for this ti	ime of year? Yes ⊠ No ☐ (If	no explain in remarks)
re vegetation 🗌 Soil 🛛 Hydrology 🖾 sign	nificantly disturbed? Are	normal circumstances present? Yes ☐ No ☒
re vegetation  Soil Hydrology nati	urally problematic? (If n	eeded, explain any answers in Remarks.)
JMMARY OF FINDINGS – Attach site map sho	wing sampling point loca	ations, transects, important features, etc.
ydrophytic Vegetation Present? Yes ⊠ No ☐ ydric Soils Present? Yes ⊠ No ☐ /etland Hydrology Present? Yes ⊠ No ☐	Is the Sampled	Area Within a Wetland? Yes ⊠ No □
coordinates obtained from Google Earth.	considered a farmed wetland.	
GETATION – Use scientific names of plants.	bsolute Dominant Indica	tor Dominance Test worksheet:
	Cover Species? Statu	
		Total Number of Dominant Species Across All Strata: 2 (B)
		Percent of Dominant Species
apling/Shrub_Stratum (Plot size: 15')		That are OBL,FACW, or FAC100%_ (A/B)
		Prevalence Index worksheet:
		OBL species: x 1 = FACW species: x 2 =
		FAC species: x 3 = FACU species: x 4 =
	=Total Cover	UPL species: x 5 =
erb Stratum (Plot size: 5')		Column Totals (A)
Schoenoplectus tabernaemontani	40 Y OBL	
Schoenoplectus tabernaemontani Salix nigra Typha angustifolia	40         Y         OBL           40         Y         OBL           15         N         OBL	Prevalence Index =B/A =
Schoenoplectus tabernaemontani Salix nigra Typha angustifolia	40 Y OBL	Prevalence Index =B/A =  Hydrophytic Vegetation Indicators:
Schoenoplectus tabernaemontani Salix nigra Typha angustifolia	40 Y OBL	Prevalence Index =B/A =  Hydrophytic Vegetation Indicators:  □ Rapid Test for Hydrophytic Vegetation □ Dominance Test is >50%
Schoenoplectus tabernaemontani Salix nigra Typha angustifolia	40 Y OBL	Prevalence Index =B/A =  Hydrophytic Vegetation Indicators:  □ Rapid Test for Hydrophytic Vegetation □ Dominance Test is >50% □ Prevalence Index is ≤ 3.0¹
Schoenoplectus tabernaemontani Salix nigra Typha angustifolia	40 Y OBL	Prevalence Index =B/A =  Hydrophytic Vegetation Indicators:  □ Rapid Test for Hydrophytic Vegetation □ Dominance Test is >50% □ Prevalence Index is ≤ 3.0¹ □ Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
Schoenoplectus tabernaemontani Salix nigra Typha angustifolia	40 Y OBL	Prevalence Index =B/A =  Hydrophytic Vegetation Indicators:  □ Rapid Test for Hydrophytic Vegetation □ Dominance Test is >50% □ Prevalence Index is ≤ 3.0¹ □ Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet) □ Problematic Hydrophytic Vegetation¹ (Explain)
2. Salix nigra 3. Typha angustifolia 5.	40 Y OBL	Prevalence Index =B/A =  Hydrophytic Vegetation Indicators:  Rapid Test for Hydrophytic Vegetation  Dominance Test is >50%  Prevalence Index is ≤ 3.0¹  Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)  Problematic Hydrophytic Vegetation¹ (Explain)  ¹Indicators of hydric soil and wetland hydrology mus

SOIL						Sa	mpling PointG
Profile Description: (D	escribe the dep	th needed to d	locument the	indicator o	r confirm th	ne absence of indica	tors
	atrix		edox Features				
nches) Color (Mois		Color (Moist)	_%_	_Type <sup>1</sup> _	Loc2	Texture	Remarks
0-2 10YR 2/1	100		-	/		Muck	Sapric
2-12 10YR 2/1	100		-			SiC	
12-24 10YR 4/1	78	10YR 5/4	10	<u>C</u>	M	<u>c</u>	
		10YR 5/8	10	C	M		
	1	5GY 5/1	2	D	M		
			-				
	5 5 1 8	D14 D 1					- Brick College College
ype: C = Concentration  (dric Soil Indicators)	n, D= Depletion	, RM = Reduced	Matrix, CS =	Covered or	Coated San		n: PL =Pore Lining, M = Matri oblematic Hydric Soils <sup>3</sup>
Histosol (A1)		☐ Sandy	Gleyed Matri	iv (S4)		☐ Coast Prairie R	edov (A16)
Histic Epipedon (A2)			Redox (S5)	IX (04)		☐ Dark Surface (\$	57)
Black Histic (A3)			ed Matrix (S6)	)		☐ Iron- Manganes	
Hydrogen Sulfide (A	4)	Loamy	Mucky Mine	ral (F1)			ark Surface (TF12)
Stratified Layers (A5	) ·	□ Loamy	Gleyed Matr	ix (F2)		Other (Explain	
2 cm Muck (A10)			ted Matrix (F3			- and templant	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Depleted below Dark	Surface (A11)		Dark Surface				
Thick Dark Surface (	A12)		ed Dark Surfa			3 Indicators of hydr	ophytic vegetation and wetla
Sandy Mucky Minera			Depressions				e present unless disturbed or
5 cm Mucky Peat or						problematic.	
estrictive Layer (if of	served)						
Type:						W. 400 & 10 80	
Depth:						Hydric Soil Prese	nt? Yes 🛛 No 🗌
rimary Indicators (Mini Surface Water (A1) High Water Table (A Saturation (A3) Water Marks (B1) Sediment Deposits ( Drift Deposits (B3) Algal Mat or Crust (B Iron Deposits (B5) Inundation Visible or	2) B2) (4)	Wa   Aq   Tru   Hy   Hy   Pre   Re   Th	Ill that apply) ater Stained L quatic Fauna ( quatic Pland Stained Pland Stained Pland additional Pland Stained Pland aterial Pl	(B 3) ants (B14) de Odor (C1) spheres on Li duced Iron (C duction in Till ace (C7)	(4)	☐ Surface So ☐ Drainage F ☐ Dry-Seaso ☐ Crayfish Bi (C3) ☑ Saturation ☑ Stunted or	n Water Table (C2) urrows (C8) Visible on Aerial Imagery (C9 Stressed Plants (D1) ic Position (D2)
Sparsely Vegetated	Concave Surface	e (B8)	her (Explain i	n Remarks)			
eld Observations:							
urface Water Present?	Yes 🛛 N	lo Depth (inc	ches) Surfac	ce			
later Table Present?		lo Depth (inc			0.6	And the second of	
aturation Present?		lo Depth (inc	ches) Surfac	ce	We	etland Hydrology Pre	esent? Yes⊠ No 🗌
ncludes capillary fringe	5.						
escribe Recorded Dat	a (stream gauge	, monitoring wel	I, aerial photo	os, previous i	nspections),	if available:	
emarks: Wetland sign	atures were evid	lent on historic a	aerials in 1 ou	ut of 5 years (	(20%) with n	ormal precipitation.	

Project/Site: Cordero Property	City/0	County: Unir	corporated Ke	ndall County Sampling Date: July 2, 2020
Applicant/Owner: Mr. Daniel J. Kramer / John C	Cordero		Sta	ate: _IL Sampling Point: _H
Investigator(s) S. Rowley & K. Smit	Section	on, Township, I	Range: S 58	6 T37N R7E
Landform (hillslope, terrace, etc.): Fallow A	gricultural Field	Lo	cal Relief (con	cave, convex, none): convex
Slope (%): *Lat:	41.707887	Long: -88.4	69097	Datum: Farmed Wetland 1 - Upland
Soil Map Unit Name: Clare silt loam, 2 to 5	percent slopes (663B)			NWI classification: None
Are climatic / hydrologic conditions on the site type	ical for this time of yea	r? Yes⊠N	No ☐ (If no ex	plain in remarks)
Are vegetation   Soil   Hydrology	Significantly of the significant of the si	listurbed?	Are norm	al circumstances present? Yes ☐ No ☒
Are vegetation   Soil Hydrology	☐ naturally prob	olematic?	(If neede	d, explain any answers in Remarks.)
SUMMARY OF FINDINGS – Attach site	map showing sa	ampling po	int location	s, transects, important features, etc.
Hydrophytic Vegetation Present? Yes ☐ No				
Hydric Soils Present ? Yes ⊠ No Wetland Hydrology Present? Yes □ No	$\boxtimes$			Within a Wetland? Yes ☐ No ☒
Remarks: Precipitation data from the previous been farmed within the previous 5 years.	3 months indicates	the climatic/hy	ydrologic con	ditions have been normal. This area appears to have
*Coordinates obtained from Google Earth.				
VEGETATION – Use scientific names of	plants.			
	Absolute	Dominant	Indicator	Dominance Test worksheet:
1,	% Cover	Species?	Status	Number of Dominant Species
2.				That are OBL,FACW, or FAC: 0 (A)
3				Total Number of Dominant Species Across All Strata: 2 (B)
5.				
Sapling/Shrub Stratum (Plot size: 15')		= Total Cove	er	Percent of Dominant Species That are OBL,FACW, or FAC0%(A/B)
1.				Prevalence Index worksheet:
2,				Total % Cover of: Multiply by:
3.				OBL species: x 1 =
4.				FACW species: x 2 =
5				FAC species: x 3 = FACU species: x 4 =
		=Total Cove	,	UPL species:
Herb Stratum (Plot size: 5')		- Total Cove		Column Totals (A)
1. Erigeron annuus	25		FACU	
Erigeron canadensis	25	Y	FACU	Prevalence Index =B/A =
Bromus tectorum	5	N	UPL	
4. Cyperus esculentus	5	N	FACW	Hydrophytic Vegetation Indicators:
5. Populus deltoides	5	N	FAC	Rapid Test for Hydrophytic Vegetation
Melilotus albus     Ambrosia artemisiifolia	2	N	FACU	Dominance Test is >50%
7. Ambrosia artemisiifolia 8. Taraxacum officinale	2 2	N N	FACU	☐ Prevalence Index is ≤ 3.0¹
9. Plantago major	2	N	FAC	☐ Morphological Adaptations¹ (Provide supporting
10.		14	IAC	data in Remarks or on a separate sheet)
Woody Vine Stratum (Plot size: 30')	73	=Total Cove	r	☐ Problematic Hydrophytic Vegetation¹ (Explain) ¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
2.		=Total Cove		Hydrophytic Vegetation Present? Yes□ No ⊠
Remarks: (Include photo numbers here or on a si	enarate sheet)			
Photograph 21	sparato officety			

Inches) Color (Moist) 10-18 10YR 2/1 18-24 10YR 4/1  Type: C = Concentration lydric Soil Indicators Histosol (A1)	90	Color (Moist) 10YR 5/6	10	Type <sup>1</sup>	Loc <sup>2</sup>	Texture SiCL	Remarks
Type: C = Concentration lydric Soil Indicators Histosol (A1)	Ξ	10YR 5/6	10	_		SiCI	
Type: C = Concentration  lydric Soil Indicators  Histosol (A1)	Ξ	10YR 5/6	10	1000	-		
lydric Soil Indicators  Histosol (A1)	, D= Depleti			<u>c</u>	M	<u>c</u>	
lydric Soil Indicators  Histosol (A1)	, D= Depletion	-	_	_		1 1 1 1 1 1	
lydric Soil Indicators  Histosol (A1)	, D= Depleti						
lydric Soil Indicators  Histosol (A1)	, D= Depletion						
lydric Soil Indicators  Histosol (A1)	, D= Depleti	A					
lydric Soil Indicators  Histosol (A1)	, D= Depletion	-	_	_	_		
ydric Soil Indicators  Histosol (A1)		on, RM = Reduce	d Matrix. CS =	Covered or 0	Coated San	d Grains 21 oca	nton: PL =Pore Lining, M = Matri
				11.00	2.5.01.0.0.0.0.0.0.0.0		Problematic Hydric Soils <sup>3</sup>
		☐ Sand	y Gleyed Matri	x (S4)		☐ Coast Prairie	
Histic Epipedon (A2)			Redox (S5)			☐ Dark Surface	
Black Histic (A3)			ed Matrix (S6)				nese Masses (F12)
Hydrogen Sulfide (A4)	i.e.		y Mucky Miner				v Dark Surface (TF12)
Stratified Layers (A5)			y Gleyed Matri			Other (Expla	
2 cm Muck (A10)			ted Matrix (F3)				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Depleted below Dark	Surface (A11		x Dark Surface				
Thick Dark Surface (A			ted Dark Surfa			3 Indicators of hy	ydrophytic vegetation and wetla
Sandy Mucky Mineral			x Depressions				t be present unless disturbed or
5 cm Mucky Peat or P			25-26-53-2012	36		problematic.	
Restrictive Layer (if obs						T	
Type:	33.3					17.7	
Depth:		_				Hydric Soil Pre	sent? Yes 🛛 No 🗌
emarks:						Cutaria	
etland Hydrology Indi		required; about	all that applied			Constants	
rimary Indicators (Miniming Indicators (Miniming)    Surface Water (A1)   High Water Table (A2)   Saturation (A3)   Water Marks (B1)   Sediment Deposits (B3)   Drift Deposits (B3)	num of one is	N A   N A	ater Stained Liquatic Fauna (I quatic Fauna (I que Aquatic Pla ydrogen Sulfid xidized Rhizos resence of Rec	B 3) ants (B14) e Odor (C1) pheres on Liv duced Iron (C4	4)	☐ Surface ☐ Drainage ☐ Dry-Sea ☐ Crayfish C3) ☐ Saturatic ☐ Stunted	Soil Cracks (B6) e Patterns (B10) son Water Table (C2) Burrows (C8) on Visible on Aerial Imagery (C9 or Stressed Plants (D1)
Vetland Hydrology Indirimary Indicators (Miniming Surface Water (A1)  High Water Table (A2)  Saturation (A3)  Water Marks (B1)  Sediment Deposits (B3)  Algal Mat or Crust (B4)  Iron Deposits (B5)  Inundation Visible on A	uum of one is ) 2) ) Aerial Imagei	□ W □ A □ T □ H □ O □ P □ R □ T y (B7) □ G	ater Stained L quatic Fauna (I rue Aquatic Pla ydrogen Sulfid xidized Rhizos	B 3) ants (B14) e Odor (C1) pheres on Liv duced Iron (C- uction in Tille ce (C7) pata (D9)	4)	☐ Surface ☐ Drainage ☐ Dry-Sea ☐ Crayfish ☐ Saturatic ☐ Stunted ☐ Geomor	Soil Cracks (B6) e Patterns (B10) son Water Table (C2) Burrows (C8) on Visible on Aerial Imagery (C9
Vetland Hydrology Indi rimary Indicators (Minim ] Surface Water (A1) ] High Water Table (A2) ] Saturation (A3) ] Water Marks (B1) ] Sediment Deposits (B3) ] Algal Mat or Crust (B4) ] Iron Deposits (B5) ] Inundation Visible on (A2) ] Sparsely Vegetated C ield Observations:  urface Water Present?	2) Aerial Image oncave Surfa	□ W □ A □ T □ H □ O □ P □ R □ T y (B7) □ G	later Stained L quatic Fauna (I rue Aquatic Pla ydrogen Sulfidi xidized Rhizos resence of Rec ecent Iron Red nin Muck Surfa auge or Well D ther (Explain in	B 3) ants (B14) e Odor (C1) pheres on Liv duced Iron (C- uction in Tille ce (C7) pata (D9)	4)	☐ Surface ☐ Drainage ☐ Dry-Sea ☐ Crayfish ☐ Saturatic ☐ Stunted ☐ Geomor	e Patterns (B10) son Water Table (C2) Burrows (C8) on Visible on Aerial Imagery (C9 or Stressed Plants (D1) phic Position (D2)

Applicant/Owner: Mr. Daniel J. Kramer / John Corde	его		S	tate: IL Sampling Point: I
nvestigator(s) S. Rowley & K. Smit	Sect	on, Township, F	Range: S 5	&6 T37N R7E
Landform (hillslope, terrace, etc.): Forested Swa	ale Bottom	Lo	cal Relief (co	ncave, convex, none): Concave
Slope (%): 1% *Lat: 41.7	08289	*Long: -88.4	70566	Datum: Wetland 1 – Forested Swale
Soil Map Unit Name: Clare silt loam, 2 to 5 perc	cent slopes (663B	)		NWI classification: None
Are climatic / hydrologic conditions on the site typical f	for this time of ye	ar? Yes ⊠ N	lo 🗌 (If no e	xplain in remarks)
Are vegetation   Soil Hydrology	significantly	disturbed?	Are norr	nal circumstances present? Yes ⊠ No □
Are vegetation	naturally pro	blematic?	(If need	ed, explain any answers in Remarks.)
UMMARY OF FINDINGS – Attach site ma	ap showing s	ampling poi	nt locatio	ns, transects, important features, etc.
Hydrophytic Vegetation Present?  Hydric Soils Present?  Ves ☒ No ☐  Ves ☒ No ☐  Ves ☒ No ☐		Is the S	Sampled Area	a Within a Wetland? Yes ⊠ No □
Coordinates obtained from Google Earth.  EGETATION – Use scientific names of plan	nte			
-OLIATION - Ose scientific flatties of plat	into.			
	Absolute	Dominant	Indicator	Dominance Test worksheet:
	Absolute <u>% Cover</u> 15	Dominant Species? Y	Indicator Status FAC	Dominance Test worksheet:  Number of Dominant Species
1. Acer negundo 2. Morus alba	<u>% Cover</u> 15 15	Species? Y Y	Status FAC FAC	Number of Dominant Species That are OBL,FACW, or FAC: _6_ (A)
1. Acer negundo 2. Morus alba 3. Prunus serotina 4.	<u>% Cover</u> 15	Species?	Status FAC	Number of Dominant Species
1. Acer negundo 2. Morus alba 3. Prunus serotina 4.	<u>% Cover</u> 15 15	Species? Y Y	Status FAC FAC FACU	Number of Dominant Species That are OBL,FACW, or FAC: _6_ (A) Total Number of Dominant Species Across All Strata: _6_ (B)  Percent of Dominant Species
Acer negundo Morus alba Prunus serotina  Acer negundo Morus alba Prunus serotina  Acer negundo Prunus alba Prunus serotina	<u>% Cover</u> 15 15 5  35 5	Species? Y Y N = Total Cove	Status FAC FAC FACU	Number of Dominant Species That are OBL,FACW, or FAC: _6 (A) Total Number of Dominant Species Across All Strata: _6 (B)  Percent of Dominant Species That are OBL,FACW, or FAC100% (A/B)  Prevalence Index worksheet:
Acer negundo Morus alba Prunus serotina  Sapling/Shrub Stratum (Plot size: 15') Sambucus nigra	<u>% Cover</u> 15 15 5  35 5	Species? Y Y N = Total Cove	Status FAC FAC FACU	Number of Dominant Species That are OBL,FACW, or FAC: _6 _ (A) Total Number of Dominant Species Across All Strata: _6 _ (B)  Percent of Dominant Species That are OBL,FACW, or FAC100%(A/B)  Prevalence Index worksheet:Total % Cover of:
Acer negundo Morus alba Prunus serotina  sapling/Shrub Stratum (Plot size: 15') Sambucus nigra	<u>% Cover</u> 15 15 5  35 5	Species? Y Y N  = Total Cove	Status FAC FACU FACU	Number of Dominant Species That are OBL,FACW, or FAC: 6 (A) Total Number of Dominant Species Across All Strata: 6 (B)  Percent of Dominant Species That are OBL,FACW, or FAC 100% (A/B)  Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species: x 1 = FACW species: x 2 =
Acer negundo Morus alba Prunus serotina  Sapling/Shrub Stratum (Plot size: 15') Sambucus nigra  Sanda Sanda Stratum (Plot size: 15')  Sanda Sanda Stratum (Plot size: 15')	<u>% Cover</u> 15 15 5  35 5	Species? Y Y N  = Total Cove	Status FAC FACU FACU	Number of Dominant Species That are OBL,FACW, or FAC: _6_ (A) Total Number of Dominant Species Across All Strata: _6_ (B)  Percent of Dominant Species That are OBL,FACW, or FAC100% (A/B)  Prevalence Index worksheet:
Acer negundo Morus alba Prunus serotina  Sapling/Shrub Stratum (Plot size: 15') Sambucus nigra  Sanda A.  Sanda A.  Sanda A.  Sanda A.  Sanda A.  Sanda A.	<u>% Cover</u> 15 15 5 35 5	Species? Y Y N  = Total Cove	Status FAC FAC FACU	Number of Dominant Species That are OBL,FACW, or FAC: 6 (A) Total Number of Dominant Species Across All Strata: 6 (B)  Percent of Dominant Species That are OBL,FACW, or FAC 100% (A/B)  Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species: x 1 = FACW species: x 2 =
Acer negundo Description Acer negundo Description Acer negundo Description Des	<u>% Cover</u> 15 15 5  35 5	Species? Y Y N  = Total Cove	Status FAC FAC FACU	Number of Dominant Species That are OBL,FACW, or FAC: 6 (A) Total Number of Dominant Species Across All Strata: 6 (B)  Percent of Dominant Species That are OBL,FACW, or FAC 100% (A/B)  Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species: x 1 = FACW species: x 2 = FAC species: x 3 = FACU species: x 4 = FACU
Acer negundo Morus alba Prunus serotina  Appling/Shrub Stratum (Plot size: 15' ) Sambucus nigra  Balance Stratum (Plot size: 5' ) Cryptotaenia canadensis	<u>% Cover</u> 15 15 5 35 5 5 5 50	Species? Y Y N  = Total Cover Y  = Total Cover Y	Status FAC FACU FACU FACU	Number of Dominant Species That are OBL,FACW, or FAC: 6 (A) Total Number of Dominant Species Across All Strata: 6 (B)  Percent of Dominant Species That are OBL,FACW, or FAC 100% (A/B)  Prevalence Index worksheet:  Total % Cover of: Multiply by:  OBL species: x 1 = FACW species: x 2 = FACW species: x 3 = FACU species: x 4 = UPL species: x 5 = Column Totals (A)
Acer negundo Morus alba Prunus serotina  and	<u>% Cover</u> 15 15 5 35 5 5 5 50 30	Species? Y N  = Total Cover Y  = Total Cover Y	Status FAC FACU FACU FACU	Number of Dominant Species That are OBL,FACW, or FAC: 6 (A) Total Number of Dominant Species Across All Strata: 6 (B)  Percent of Dominant Species That are OBL,FACW, or FAC 100% (A/B)  Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species: x 1 = FACW species: x 2 = FAC species: x 3 = FACU species: x 4 = UPL species: x 5 =
Acer negundo Morus alba Prunus serotina  Acer negundo Morus alba Prunus serotina  Acer negundo Morus alba Prunus serotina  Acer negundo  Prunus serotina  Acer negundo  Prunus serotina  Acer negundo  Polot size: 15' )  Acer negundo  Acer negundo  Polot size: 5' )  Acer negundo  Acer negundo  Acer negundo  Polot size: 5' )  Acer negundo	<u>% Cover</u> 15 15 5 35 5  5 5 5 50 30 5	Species? Y Y N  = Total Cove Y  =Total Cove Y N	FAC	Number of Dominant Species That are OBL,FACW, or FAC: _6 (A) Total Number of Dominant Species Across All Strata: _6 (B)  Percent of Dominant Species That are OBL,FACW, or FAC100% (A/B)  Prevalence Index worksheet:
Acer negundo Morus alba Prunus serotina  Acer negundo  Acer n	<u>% Cover</u> 15 15 5 35 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Species? Y Y N  = Total Cover Y  =Total Cover Y N N	FAC	Number of Dominant Species That are OBL,FACW, or FAC: 6 (A) Total Number of Dominant Species Across All Strata: 6 (B)  Percent of Dominant Species That are OBL,FACW, or FAC 100% (A/B)  Prevalence Index worksheet:  Total % Cover of: Multiply by:  OBL species: x 1 = FACW species: x 2 = FACW species: x 3 = FACU species: x 4 = UPL species: x 5 = Column Totals (A)
Acer negundo Morus alba Prunus serotina  Appling/Shrub Stratum (Plot size: 15' ) Appling/Shrub Stratum (Plot size: 5' ) Compared to the serotion of the seroti	<u>% Cover</u> 15 15 5 35 5  5 5 5 50 30 5	Species? Y Y N  = Total Cove Y  =Total Cove Y N	FAC	Number of Dominant Species That are OBL,FACW, or FAC: _6_ (A) Total Number of Dominant Species Across All Strata: _6_ (B)  Percent of Dominant Species That are OBL,FACW, or FAC100%(A/B)  Prevalence Index worksheet:
Acer negundo Morus alba Prunus serotina  Sapling/Shrub Stratum (Plot size: 15' ) Sambucus nigra  Cryptotaenia canadensis Sanicula odorata Bidens frondosa Carex blanda Geum canadense	<u>% Cover</u> 15 15 5  35 5  5  50 30 5 5 2	Species? Y Y N  = Total Cover Y  =Total Cover Y N N	FAC	Number of Dominant Species That are OBL,FACW, or FAC: _6_ (A) Total Number of Dominant Species Across All Strata: _6_ (B)  Percent of Dominant Species That are OBL,FACW, or FAC100% (A/B)  Prevalence Index worksheet:
Acer negundo Morus alba Prunus serotina  Sapling/Shrub Stratum (Plot size: 15' ) Sambucus nigra  Cryptotaenia canadensis Sanicula odorata Bidens frondosa Carex blanda Geum canadense Geum canadense	<u>% Cover</u> 15 15 5  35 5  5  5  5  2  2	Species? Y Y N  = Total Cover Y  =Total Cover Y N N	FAC	Number of Dominant Species That are OBL,FACW, or FAC: _6 _ (A) Total Number of Dominant Species Across All Strata: _6 _ (B)  Percent of Dominant Species That are OBL,FACW, or FAC100%(A/B)  Prevalence Index worksheet:
Acer negundo Morus alba Prunus serotina  Sapling/Shrub Stratum (Plot size: 15')  Sambucus nigra  Coryptotaenia canadensis Sanicula odorata Bidens frondosa Carex blanda Geum canadense Geum canadense	<u>% Cover</u> 15 15 5 35 5  5  5  5  2  2	Species? Y Y N  = Total Cover Y  =Total Cover Y N N	FAC	Number of Dominant Species That are OBL,FACW, or FAC: _6 (A) Total Number of Dominant Species Across All Strata: _6 (B)  Percent of Dominant Species That are OBL,FACW, or FAC100% (A/B)  Prevalence Index worksheet:
Acer negundo Morus alba Prunus serotina  Sapling/Shrub Stratum (Plot size: 15')  Sambucus nigra  Coryptotaenia canadensis Sanicula odorata Bidens frondosa Carex blanda Geum canadense Geum canadense	<u>% Cover</u> 15 15 5 35 5  5  50 30 5 2	Species? Y N  = Total Cover Y  TOTAL Cover Y N N N N	FAC	Number of Dominant Species That are OBL,FACW, or FAC: _6 _ (A) Total Number of Dominant Species Across All Strata: _6 _ (B)  Percent of Dominant Species That are OBL,FACW, or FAC _ 100% _ (A/B)  Prevalence Index worksheet:
Acer negundo Morus alba Prunus serotina  apling/Shrub Stratum (Plot size: 15') Sambucus nigra  continuous de la continuous de	<u>% Cover</u> 15 15 5 35 5  5  5  5  2  2	Species? Y Y N  = Total Cover Y  =Total Cover Y N N	FAC	Number of Dominant Species That are OBL,FACW, or FAC: _6 _ (A) Total Number of Dominant Species Across All Strata: _6 _ (B)  Percent of Dominant Species That are OBL,FACW, or FAC _ 100% _ (A/B)  Prevalence Index worksheet:
1. Acer negundo 2. Morus alba 3. Prunus serotina 4. 5. Sapling/Shrub Stratum (Plot size: 15' ) 1. Sambucus nigra 2. 3. 4. 5. Sanicula odorata (Plot size: 5') 1. Cryptotaenia canadensis 2. Sanicula odorata (Plot size: 5') 3. Bidens frondosa (Plot size: 5') 4. Carex blanda (Plot size: 5') 5. Sanicula odorata (Plot size: 5') 6. Geum canadense	<u>% Cover</u> 15 15 5 35 5  5  50 30 5 2	Species? Y N  = Total Cover Y  TOTAL Cover Y N N N N	FAC	Number of Dominant Species That are OBL,FACW, or FAC: _6 _ (A) Total Number of Dominant Species Across All Strata: _6 _ (B)  Percent of Dominant Species That are OBL,FACW, or FAC _ 100% _ (A/B)  Prevalence Index worksheet:

	be the depth i	needed to do	cument the	e indicator or	confirm t	he absence of indicat	ors
Depth Matrix			dox Feature		90111111111111	no abconto or maroa	
nches) Color (Moist)	% Cold	or (Moist)	%	_Type¹	Loc2	Texture	Remarks
0-24 10YR 3/1		YR 5/3	10	<u>C</u>	M	SiCL	
	10	YR 5/6	2	C	M	74000	
24-30 10YR 4/1		YR 5/3	<u>2</u> <u>5</u>	<u>c</u>	M	SiC	
1011(4/1			=	<u>~</u>		510	
		YR 5/6_	<u>5</u>	<u>C</u>	M		
		_	-		-		
			_	\ <u></u>	_		
ype: C = Concentration, D=	= Depletion, RN	1 = Reduced	Matrix, CS =	= Covered or (	Coated Sar	nd Grains <sup>2</sup> Locaton	: PL =Pore Lining, M = Matrix
ydric Soil Indicators						Indicators for Pro	blematic Hydric Soils <sup>3</sup>
Histosol (A1)		☐ Sandy	Gleyed Matr	rix (S4)		☐ Coast Prairie Re	edox (A16)
Histic Epipedon (A2)		☐ Sandy I	Redox (S5)			□ Dark Surface (S	
Black Histic (A3)		☐ Strippe	d Matrix (S6	5)		☐ Iron- Manganes	e Masses (F12)
Hydrogen Sulfide (A4)			Mucky Mine			☐ Very Shallow Da	
Stratified Layers (A5)			Gleyed Mat			Other (Explain in	
] 2 cm Muck (A10)		☐ Deplete	ed Matrix (F3	3)		-	Control St.
Depleted below Dark Surf	ace (A11)		Dark Surfac				
Thick Dark Surface (A12)		☐ Deplete	ed Dark Surf	ace (F7)		3 Indicators of hydro	phytic vegetation and wetlar
Sandy Mucky Mineral (S1		Redox	Depressions	(F8)			present unless disturbed or
5 cm Mucky Peat or Peat		-1.20	2.685.665	40 =1		problematic.	* To 0.0
estrictive Layer (if observ							
Type:							
Depth:						Hydric Soil Preser	nt? Yes ⊠ No □
emarks:							3 2.
YDROLOGY							
etland Hydrology Indicate							
rimary Indicators (Minimum		المحام محام بامض					
	of one is requi						ators (minimum of two require
Surface Water (A1)	of one is requi	☐ Wat	ter Stained I	Leaves (B9)		☐ Surface Soi	I Cracks (B6)
Surface Water (A1) High Water Table (A2)	of one is requi	☐ Wat	ter Stained I Jatic Fauna	Leaves (B9) (B 3)		☐ Surface Soi ☑ Drainage P	l Cracks (B6) atterns (B10)
Surface Water (A1) High Water Table (A2) Saturation (A3)	of one is requi	☐ Wat	ter Stained I Jatic Fauna e Aquatic Pl	Leaves (B9) (B 3) ants (B14)		☐ Surface Soi ☐ Drainage P ☐ Dry-Seasor	l Cracks (B6) atterns (B10) i Water Table (C2)
Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1)	of one is requi	☐ Wai	ter Stained I latic Fauna e Aquatic Pl Irogen Sulfic	Leaves (B9) (B 3) ants (B14) de Odor (C1)		☐ Surface Soi ☐ Drainage P. ☐ Dry-Seasor ☐ Crayfish Bu	I Cracks (B6) atterns (B10) Water Table (C2) rrows (C8)
Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2)	of one is requi	☐ War ☐ Aqu ☐ Trui ☐ Hyd ☐ Oxi	ter Stained I uatic Fauna e Aquatic Pl drogen Sulfic dized Rhizo	Leaves (B9) (B 3) lants (B14) de Odor (C1) spheres on Liv		☐ Surface Soi ☐ Drainage P. ☐ Dry-Seasor ☐ Crayfish Bu (C3) ☐ Saturation \	l Cracks (B6) atterns (B10) I Water Table (C2) rrows (C8) /isible on Aerial Imagery (C9
Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3)	of one is requi	☐ War ☐ Aqu ☐ Tru ☐ Hyo ☐ Oxi ☐ Pre	ter Stained I uatic Fauna e Aquatic Pl drogen Sulfid dized Rhizo sence of Re	Leaves (B9) (B 3) ants (B14) de Odor (C1) spheres on Liveduced Iron (C	4)	☐ Surface Soi ☐ Drainage P. ☐ Dry-Seasor ☐ Crayfish Bu (C3) ☐ Saturation \ ☐ Stunted or S	I Cracks (B6) atterns (B10) I Water Table (C2) rrows (C8) /isible on Aerial Imagery (C9 Stressed Plants (D1)
Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4)	of one is requi	War   Aqu   Trud   Hyd   Oxid   Pre   Red	ter Stained I uatic Fauna e Aquatic PI Irogen Sulfid dized Rhizo sence of Re cent Iron Re	Leaves (B9) (B 3) lants (B14) de Odor (C1) spheres on Liveduced Iron (C) duction in Tille	4)	☐ Surface Soi ☐ Drainage P. ☐ Dry-Seasor ☐ Crayfish Bu (C3) ☐ Saturation \ ☐ Stunted or S	I Cracks (B6) atterns (B10) I Water Table (C2) rrows (C8) /isible on Aerial Imagery (C9 Stressed Plants (D1)
Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Trift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5)		Wai   Aqu   Trui   Hyo   Oxi   Pre   Rec	ter Stained I uatic Fauna e Aquatic PI drogen Sulfic dized Rhizo sence of Re cent Iron Re n Muck Surf	Leaves (B9) (B 3) ants (B14) de Odor (C1) spheres on Liveduced Iron (C) duction in Tille ace (C7)	4)	☐ Surface Soi ☐ Drainage P. ☐ Dry-Seasor ☐ Crayfish Bu (C3) ☐ Saturation \ ☐ Stunted or S	I Cracks (B6) atterns (B10) I Water Table (C2) rrows (C8) /isible on Aerial Imagery (C9 Stressed Plants (D1) C Position (D2)
Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Inundation Visible on Aeri	al Imagery (B7	Wai   Aqu   Trui   Hyo   Oxii   Pre   Rec	ter Stained I uatic Fauna e Aquatic Pl drogen Sulfic dized Rhizo sence of Re cent Iron Re n Muck Surf uge or Well	Leaves (B9) (B 3) ants (B14) de Odor (C1) spheres on Lin duced Iron (C) duction in Tille ace (C7) Data (D9)	4)	☐ Surface Soi ☐ Drainage P. ☐ Dry-Seasor ☐ Crayfish Bu (C3) ☐ Saturation N ☐ Stunted or S ☐ Geomorphic	I Cracks (B6) atterns (B10) I Water Table (C2) rrows (C8) /isible on Aerial Imagery (C9 Stressed Plants (D1) C Position (D2)
Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Inundation Visible on Aeri Sparsely Vegetated Conc	al Imagery (B7	Wai   Aqu   Trui   Hyo   Oxii   Pre   Rec	ter Stained I uatic Fauna e Aquatic Pl drogen Sulfic dized Rhizo sence of Re cent Iron Re n Muck Surf uge or Well	Leaves (B9) (B 3) ants (B14) de Odor (C1) spheres on Liveduced Iron (C) duction in Tille ace (C7)	4)	☐ Surface Soi ☐ Drainage P. ☐ Dry-Seasor ☐ Crayfish Bu (C3) ☐ Saturation N ☐ Stunted or S ☐ Geomorphic	I Cracks (B6) atterns (B10) I Water Table (C2) rrows (C8) /isible on Aerial Imagery (C9 Stressed Plants (D1) C Position (D2)
Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Inundation Visible on Aeri Sparsely Vegetated Conc	al Imagery (B7	Wai   Aqu   Trui   Hyo   Oxii   Pre   Rec	ter Stained I uatic Fauna e Aquatic Pl drogen Sulfic dized Rhizo sence of Re cent Iron Re n Muck Surf uge or Well	Leaves (B9) (B 3) ants (B14) de Odor (C1) spheres on Lin duced Iron (C) duction in Tille ace (C7) Data (D9)	4)	☐ Surface Soi ☐ Drainage P. ☐ Dry-Seasor ☐ Crayfish Bu (C3) ☐ Saturation N ☐ Stunted or S ☐ Geomorphic	I Cracks (B6) atterns (B10) I Water Table (C2) rrows (C8) /isible on Aerial Imagery (C9 Stressed Plants (D1) C Position (D2)
Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Iton Deposits (B5) Inundation Visible on Aeri Sparsely Vegetated Conciled Observations:	al Imagery (B7, ave Surface (B	Wat   Aqu   Aqu	ter Stained I uatic Fauna e Aquatic Pl drogen Sulfic dized Rhizo sence of Re cent Iron Re cent Kourf uge or Well er (Explain	Leaves (B9) (B 3) ants (B14) de Odor (C1) spheres on Lin duced Iron (C) duction in Tille ace (C7) Data (D9)	4)	☐ Surface Soi ☐ Drainage P. ☐ Dry-Seasor ☐ Crayfish Bu (C3) ☐ Saturation N ☐ Stunted or S ☐ Geomorphic	I Cracks (B6) atterns (B10) I Water Table (C2) rrows (C8) /isible on Aerial Imagery (C9 Stressed Plants (D1) C Position (D2)
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Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Inundation Visible on Aeri Sparsely Vegetated Concield Observations: urface Water Present?	al Imagery (B7) ave Surface (B Yes □ No⊠ Yes ⊠ No⊡	Wat   Aqu   Aqu	ter Stained I uatic Fauna e Aquatic PI drogen Sulfir dized Rhizor sence of Re cent Iron Re n Muck Surf uge or Well er (Explain in hes) N/A hes) N/A	Leaves (B9) (B 3) ants (B14) de Odor (C1) spheres on Lin duced Iron (C) duction in Tille ace (C7) Data (D9)	4) d Soils (C6	☐ Surface Soi ☐ Drainage P ☐ Dry-Seasor ☐ Crayfish Bu (C3) ☐ Saturation V ☐ Stunted or S ☐ Geomorphi ☐ FAC-Neutra	I Cracks (B6) atterns (B10) I Water Table (C2) rrows (C8) //isible on Aerial Imagery (C9 Stressed Plants (D1) C Position (D2) Il Test (D5)
Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Inundation Visible on Aeri Sparsely Vegetated Conceled Observations:  urface Water Present? Vater Table Present?	al Imagery (B7 ave Surface (B Yes □ No⊠	Wat   Aqu   Aqu	ter Stained I uatic Fauna e Aquatic PI drogen Sulfir dized Rhizor sence of Re cent Iron Re n Muck Surf uge or Well er (Explain in hes) N/A hes) N/A	Leaves (B9) (B 3) ants (B14) de Odor (C1) spheres on Lin duced Iron (C) duction in Tille ace (C7) Data (D9)	4) d Soils (C6	☐ Surface Soi ☐ Drainage P. ☐ Dry-Seasor ☐ Crayfish Bu (C3) ☐ Saturation N ☐ Stunted or S ☐ Geomorphic	I Cracks (B6) atterns (B10) I Water Table (C2) rrows (C8) //isible on Aerial Imagery (C9 Stressed Plants (D1) C Position (D2) Il Test (D5)
Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Trift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Inundation Visible on Aeri Sparsely Vegetated Concied Observations:  urface Water Present? Atter Table Present? aturation Present?	al Imagery (B7) ave Surface (B Yes □ No⊠ Yes ⊠ No⊡ Yes ⊠ No⊡	Wat   Aqu   Aqu	ter Stained I uatic Fauna e Aquatic Pl drogen Sulfit dized Rhizo sence of Re cent Iron Re n Muck Surf uge or Well er (Explain i hes) N/A hes) 12" hes) 12"	Leaves (B9) (B 3) ants (B14) de Odor (C1) spheres on Lin duced Iron (C duction in Tille ace (C7) Data (D9) in Remarks)	4) d Soils (C6	☐ Surface Soi ☐ Drainage P ☐ Dry-Seasor ☐ Crayfish Bu (C3) ☐ Saturation V ☐ Stunted or S ☑ Geomorphi ☐ FAC-Neutra	I Cracks (B6) atterns (B10) I Water Table (C2) rrows (C8) //isible on Aerial Imagery (C9 Stressed Plants (D1) C Position (D2) Il Test (D5)
Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Iton Deposits (B5) Inundation Visible on Aeri Sparsely Vegetated Conciled Observations:	al Imagery (B7) ave Surface (B Yes □ No⊠ Yes ⊠ No⊡ Yes ⊠ No⊡	Wat   Aqu   Aqu	ter Stained I uatic Fauna e Aquatic Pl drogen Sulfit dized Rhizo sence of Re cent Iron Re n Muck Surf uge or Well er (Explain i hes) N/A hes) 12" hes) 12"	Leaves (B9) (B 3) ants (B14) de Odor (C1) spheres on Lin duced Iron (C duction in Tille ace (C7) Data (D9) in Remarks)	4) d Soils (C6	☐ Surface Soi ☐ Drainage P ☐ Dry-Seasor ☐ Crayfish Bu (C3) ☐ Saturation V ☐ Stunted or S ☑ Geomorphi ☐ FAC-Neutra	I Cracks (B6) atterns (B10) I Water Table (C2) rrows (C8) //isible on Aerial Imagery (C9 Stressed Plants (D1) C Position (D2) Il Test (D5)
Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Trift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Inundation Visible on Aeri Sparsely Vegetated Concied Observations:  urface Water Present? Atter Table Present? aturation Present?	al Imagery (B7) ave Surface (B Yes □ No⊠ Yes ⊠ No⊡ Yes ⊠ No⊡	Wat   Aqu   Aqu	ter Stained I uatic Fauna e Aquatic Pl drogen Sulfit dized Rhizo sence of Re cent Iron Re n Muck Surf uge or Well er (Explain i hes) N/A hes) 12" hes) 12"	Leaves (B9) (B 3) ants (B14) de Odor (C1) spheres on Lin duced Iron (C duction in Tille ace (C7) Data (D9) in Remarks)	4) d Soils (C6	☐ Surface Soi ☐ Drainage P ☐ Dry-Seasor ☐ Crayfish Bu (C3) ☐ Saturation V ☐ Stunted or S ☑ Geomorphi ☐ FAC-Neutra	I Cracks (B6) atterns (B10) I Water Table (C2) rrows (C8) //isible on Aerial Imagery (C9 Stressed Plants (D1) C Position (D2) Il Test (D5)
Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Inundation Visible on Aeri Sparsely Vegetated Conceled Observations: urface Water Present? atter Table Present? atturation Present? includes capillary fringe) escribe Recorded Data (stre	al Imagery (B7) ave Surface (B Yes □ No⊠ Yes ⊠ No⊡ Yes ⊠ No⊡	Wat   Aqu   Aqu	ter Stained I uatic Fauna e Aquatic Pl drogen Sulfit dized Rhizo sence of Re cent Iron Re n Muck Surf uge or Well er (Explain i hes) N/A hes) 12" hes) 12"	Leaves (B9) (B 3) ants (B14) de Odor (C1) spheres on Lin duced Iron (C duction in Tille ace (C7) Data (D9) in Remarks)	4) d Soils (C6	☐ Surface Soi ☐ Drainage P ☐ Dry-Seasor ☐ Crayfish Bu (C3) ☐ Saturation V ☐ Stunted or S ☑ Geomorphi ☐ FAC-Neutra	I Cracks (B6) atterns (B10) I Water Table (C2) rrows (C8) //isible on Aerial Imagery (C9 Stressed Plants (D1) C Position (D2) Il Test (D5)
Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Trift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Inundation Visible on Aeri Sparsely Vegetated Concied Observations:  urface Water Present? Atter Table Present? aturation Present?	al Imagery (B7) ave Surface (B Yes □ No⊠ Yes ⊠ No⊡ Yes ⊠ No⊡	Wat   Aqu   Aqu	ter Stained I uatic Fauna e Aquatic Pl drogen Sulfit dized Rhizo sence of Re cent Iron Re n Muck Surf uge or Well er (Explain i hes) N/A hes) 12" hes) 12"	Leaves (B9) (B 3) ants (B14) de Odor (C1) spheres on Lin duced Iron (C duction in Tille ace (C7) Data (D9) in Remarks)	4) d Soils (C6	☐ Surface Soi ☐ Drainage P ☐ Dry-Seasor ☐ Crayfish Bu (C3) ☐ Saturation V ☐ Stunted or S ☑ Geomorphi ☐ FAC-Neutra	I Cracks (B6) atterns (B10) I Water Table (C2) rrows (C8) //isible on Aerial Imagery (C9 Stressed Plants (D1) C Position (D2) Il Test (D5)
Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Inundation Visible on Aeri Sparsely Vegetated Conceld Observations: urface Water Present? atter Table Present? atturation Present? includes capillary fringe) escribe Recorded Data (street	al Imagery (B7) ave Surface (B Yes □ No⊠ Yes ⊠ No⊡ Yes ⊠ No⊡	Wat   Aqu   Aqu	ter Stained I uatic Fauna e Aquatic Pl drogen Sulfit dized Rhizo sence of Re cent Iron Re n Muck Surf uge or Well er (Explain i hes) N/A hes) 12" hes) 12"	Leaves (B9) (B 3) ants (B14) de Odor (C1) spheres on Lin duced Iron (C duction in Tille ace (C7) Data (D9) in Remarks)	4) d Soils (C6	☐ Surface Soi ☐ Dry-Seasor ☐ Crayfish Bu ☐ Crayfish Bu ☐ Saturation V ☐ Stunted or S ☐ Geomorphi ☐ FAC-Neutra	I Cracks (B6) atterns (B10) I Water Table (C2) I Test (D5)

# Attachment 2, Page 59

				endall County Sampling Date: July 2, 2020
Applicant/Owner: Mr. Daniel J. Krame	er / John Cordero		St	ate: _IL Sampling Point: _J
nvestigator(s) S. Rowley & K. Smi	it	_ Section, Townsh	hip, Range: S 5	&6 T37N R7E
andform (hillslope, terrace, etc.):	Backslope		Local Relief (cor	cave, convex, none): Convex
Slope (%): 10%	*Lat: 41.708301	*Long: -	88.470669	Datum: Wetland 1 – Forested Swale - Upla
Soil Map Unit Name: Clare silt loa	am, 2 to 5 percent slopes	s (663B)		NWI classification: None
Are climatic / hydrologic conditions on th	ne site typical for this tim	e of year? Yes	☑ No ☐ (If no e)	oplain in remarks)
Are vegetation   Soil Hydr	rology 🔲 signif	icantly disturbed?	Are norm	ral circumstances present? Yes ⊠ No □
Are vegetation   Soil Hydr				d, explain any answers in Remarks.)
	ach site map show	ring sampling	point location	is, transects, important features, etc.
	as D No M	ls t	he Sampled Area	Within a Wetland? Yes ☐ No ☒
emarks: Precipitation data from the	previous 3 months ind	licates the climati	c/hydrologic con	ditions have been normal.
Coordinates obtained from Google Eart				
EGETATION – Use scientific na	mes of plants.			
ree Stratum (Plot size: 30')		olute Dominan		Dominance Test worksheet:
. Acer negundo	- 4	Sover Species?	Status FAC	Number of Dominant Species
Prunus serotina	2	20 Y	FACU	That are OBL, FACW, or FAC: _4_ (A)
. Morus alba				THAT AIC OBE, MOTE, OF TAC. 4 (A)
		20 Y	FAC	Total Number of Dominant
		20 Y	FAC	
				Total Number of Dominant Species Across All Strata:7 (B)
apling/Shrub_Stratum (Plot size: <u>15'</u> )	8	0 = Total C	Cover	Total Number of Dominant Species Across All Strata:
apling/Shrub_Stratum (Plot size: <u>15'</u> ) Lonicera maackii	8	0 = Total C	Cover	Total Number of Dominant Species Across All Strata: 7 (B)  Percent of Dominant Species That are OBL,FACW, or FAC 57% (A/B)  Prevalence Index worksheet:
apling/Shrub_Stratum (Plot size: <u>15'</u> ) Lonicera maackii	8	0 = Total C	Cover	Total Number of Dominant Species Across All Strata:
apling/Shrub_Stratum (Plot size: <u>15'</u> ) Lonicera maackii	8	0 = Total C	Cover	Total Number of Dominant Species Across All Strata:
a <u>pling/Shrub</u> Stratum (Plot size: <u>15'</u> ) Lonicera maackii	8	0 = Total C	Cover	Total Number of Dominant Species Across All Strata:
apling/Shrub_Stratum (Plot size: <u>15'</u> ) Lonicera maackii	8	0 = Total C	Cover	Total Number of Dominant Species Across All Strata:
a <u>pling/Shrub</u> Stratum (Plot size: <u>15'</u> ) <u>Lonicera maackii</u>	8	0 = Total C	Cover	Total Number of Dominant Species Across All Strata:
apling/Shrub Stratum (Plot size: 15' ) Lonicera maackii  cerb Stratum (Plot size: 5')	8	0 = Total C	Over UPL Over	Total Number of Dominant Species Across All Strata:
apling/Shrub Stratum (Plot size: 15' ) Lonicera maackii  erb Stratum (Plot size: 5') Galium aparine	1	0 = Total Co	Over UPL Over FACU	Total Number of Dominant Species Across All Strata:
apling/Shrub Stratum (Plot size: 15' ) Lonicera maackii  erb Stratum (Plot size: 5') Galium aparine Cryptotaenia canadensis Sanicula odorata	1	0 = Total C	Over UPL Over	Total Number of Dominant Species Across All Strata:
erb Stratum (Plot size: 15' )  Galium aparine Cryptotaenia canadensis Sanicula odorata Hackelia virginiana	1 1 2 2 2	0 = Total Co 0 Y 0 =Total Co 0 Y 0 Y 0 Y 0 Y 0 Y 0 N	Over  UPL  Over  FACU FAC FAC FAC	Total Number of Dominant Species Across All Strata:
erb Stratum (Plot size: 15' )  Galium aparine Cryptotaenia canadensis Sanicula odorata Hackelia virginiana Viola sororia	1 1 2 2 1 1	0 = Total Co 0 Y 0 =Total Co 0 Y 0 Y 0 Y 0 Y 0 Y 0 N 0 N	DOVER  UPL  DOVER  FACU FAC FAC FACU FAC FACU FAC	Total Number of Dominant Species Across All Strata:
erb Stratum (Plot size: 15' )  Galium aparine Cryptotaenia canadensis Sanicula odorata Hackelia virginiana Viola sororia Ambrosia trifida	1 1 2 2 1 1	0 = Total Co 0 Y 0 =Total Co 0 Y 0 Y 0 Y 0 Y 0 Y 0 N 0 N	DOVER  FACU FAC FAC FACU FAC FAC FAC FAC FAC	Total Number of Dominant Species Across All Strata:
erb Stratum (Plot size: 15' )  Lonicera maackii  erb Stratum (Plot size: 5')  Galium aparine  Cryptotaenia canadensis  Sanicula odorata  Hackelia virginiana  Viola sororia  Ambrosia trifida  Carex blanda	1 1 2 1 1	0 = Total Co 0 Y 0 = Total Co 0 Y 0 Y 0 Y 0 Y 0 N 0 N 0 N 0 N	DOVER  UPL  DOVER  FACU FAC FAC FACU FAC FAC FAC FAC FAC	Total Number of Dominant Species Across All Strata:7(B)  Percent of Dominant Species That are OBL,FACW, or FAC57%(A/B)  Prevalence Index worksheet:
apling/Shrub Stratum (Plot size: 15' ) Lonicera maackii  erb Stratum (Plot size: 5' ) Galium aparine Cryptotaenia canadensis Sanicula odorata Hackelia virginiana Viola sororia Ambrosia trifida Carex blanda Vitis riparia	1 1 2 2 1 1	0 = Total Co	DOVER  FACU FAC	Total Number of Dominant Species Across All Strata:
apling/Shrub Stratum (Plot size: 15' ) Lonicera maackii  erb Stratum (Plot size: 5') Galium aparine Cryptotaenia canadensis Sanicula odorata Hackelia virginiana Viola sororia Ambrosia trifida Carex blanda Vitis riparia Elymus virginicus	1 1 2 2 1 1	0 = Total Co 0 Y 0 = Total Co 0 Y 0 Y 0 Y 0 Y 0 N 0 N 0 N 0 N	DOVER  UPL  DOVER  FACU FAC FAC FACU FAC FAC FAC FAC FAC	Total Number of Dominant Species Across All Strata:
apling/Shrub Stratum (Plot size: 15' ) Lonicera maackii  cerb Stratum (Plot size: 5') Galium aparine Cryptotaenia canadensis Sanicula odorata Hackelia virginiana Viola sororia Ambrosia trifida Carex blanda Vitis riparia Elymus virginicus Coody Vine Stratum (Plot size: 30')	1	0 = Total Co 0 Y  0 =Total Co 0 Y 0 Y 0 Y 0 Y 0 N 0 N 0 N 0 N 0 N	DOVER  FACU FAC	Total Number of Dominant Species Across All Strata:
apling/Shrub Stratum (Plot size: 15' ) Lonicera maackii  erb Stratum (Plot size: 5' ) Galium aparine Cryptotaenia canadensis Sanicula odorata Hackelia virginiana Viola sororia Ambrosia trifida Carex blanda Vitis riparia Elymus virginicus	11	0 = Total Co 0 Y  0 =Total Co 0 Y 0 Y 0 Y 0 Y 0 N 0 N 0 N 0 N 0 N	FACU FAC	Total Number of Dominant Species Across All Strata:

SOIL							S	Sampling PointJ
						confirm th	e absence of indic	cators
Depth	Matri		Re	dox Feature		-	41010	
	or (Moist)	_%_	Color (Moist)	_%_	_Type <sup>1</sup>	Loc <sup>2</sup>	Texture	Remarks
	0YR 3/2	100		-	-	_	SiL	With rocks
16-18 1	0YR 5/6	100	-	-	_	-	SiL	Fill
		-	-		-	_		
				-				
			The same					
				_				
Type: C = Con	centration,	D= Depletio	n, RM = Reduced	Matrix, CS =	Covered or	Coated San	d Grains <sup>2</sup> Locate	on: PL =Pore Lining, M = Matri:
lydric Soil Inc	dicators				10.00			roblematic Hydric Soils <sup>3</sup>
Histosol (A1			□ Sandy	Gleyed Matr	ix (S4)		☐ Coast Prairie	
Histic Epipe			□ Sandy	Redox (S5)			□ Dark Surface	(S7)
Black Histic				ed Matrix (S6			☐ Iron- Mangan	ese Masses (F12)
Hydrogen S	ulfide (A4)			Mucky Mine				Dark Surface (TF12)
Stratified La				Gleyed Mat			Other (Explain	n in Remarks)
2 cm Muck (	(A10)		□ Deplet	ted Matrix (F3				
Depleted be	low Dark Su	urface (A11)		Dark Surface				
Thick Dark S				ed Dark Surf				drophytic vegetation and wetlar
Sandy Muck			☐ Redox	Depressions	s (F8)			be present unless disturbed or
5 cm Mucky				222			problematic.	
estrictive Lay	yer (if obse	rved)						
Type: Gra							W. 1702 1257	
Depth: 18"							Hydric Soil Pres	sent? Yes 🗌 No 🛛
Remarks:							-	
IYDROLOG	7							
Vetland Hydro	ology Indica	ators:						
		m of one is	required: check a					licators (minimum of two require
Surface Wat				ater Stained I				Soil Cracks (B6)
High Water			☐ Aq	uatic Fauna	(B 3)			Patterns (B10)
☐ Saturation (A)				ue Aquatic PI				on Water Table (C2)
Water Marks				drogen Sulfic				Burrows (C8)
Sediment D					spheres on Liv			n Visible on Aerial Imagery (C9
Drift Deposit					duced Iron (C			or Stressed Plants (D1)
Algal Mat or					duction in Tille	ed Soils (C6		hic Position (D2)
Iron Deposit				in Muck Surfa			☐ FAC-Neu	tral Test (D5)
Inundation \				auge or Well I	Data (D9)			
Sparsely Ve		ncave Surfa	ce (B8) U Ot	her (Explain i	in Remarks)			
ield Observat	uons:							
Surface Water I	Present?	Yes $\square$	No⊠ Depth (inc	ches) N/A				
Vater Table Pr			No⊠ Depth (in					
Saturation Pres			No⊠ Depth (inc			We	tland Hydrology P	resent? Yes□ No ⊠
ncludes capilla		103 🗖	MOM Debut (iii)	ciles) IVA		We	tianu nyurology r	resentr res No M
		troom sour	n manifacina wal	l sadal shak	to apprilent to		Warrellahla.	
escribe Recor	ded Data (S	iream gaug	e, monitoring wel	i, aenai photo	os, previous ir	ispections),	if available:	
Samuel -								
Remarks:								

Project/Site: Cordero Property City/County: Unincorporated Kel	ndall County Sampling Date: _July 2, 2020
pplicant/Owner: Mr. Daniel J. Kramer / John Cordero Sta	te: IL Sampling Point: K
vestigator(s) S. Rowley & K. Smit Section, Township, Range: S 5&	6 T37N R7E
andform (hillslope, terrace, etc.): Agricultural Field Swale Local Relief (cond	cave, convex, none): Concave
lope (%):5%	Datum: Farmed Wetland 2
oil Map Unit Name: Drummer silty clay loam, 0 to 2 percent slopes (152A)	NWI classification: None
re climatic / hydrologic conditions on the site typical for this time of year? Yes ⊠ No ☐ (If no ex	plain in remarks)
re vegetation 🛛 Soil 🖾 Hydrology 🖾 significantly disturbed? Are normal	al circumstances present? Yes ☐ No ☒
re vegetation  Soil Hydrology naturally problematic? (If needed	d, explain any answers in Remarks.)
IMMARY OF FINDINGS – Attach site map showing sampling point location	s, transects, important features, etc.
ydrophytic Vegetation Present? Yes □ No ⊠	
ydric Soils Present? Yes ⊠ No ☐ Is the Sampled Area lettand Hydrology Present? Yes ⊠ No ☐	Within a Wetland? Yes ⊠ No □
GOORDINATES OBTAINED FOR GOOGLE EARTH.  GETATION – Use scientific names of plants.	
Absolute Dominant Indicator ee Stratum (Plot size: 30') % Cover Species? Status	Dominance Test worksheet:
	Number of Dominant Species That are OBL FACW or FAC: 1 (A)
	That are OBL,FACW, or FAC: _1_ (A) Total Number of Dominant
	That are OBL,FACW, or FAC:1(A) Total Number of Dominant Species Across All Strata:2_(B)
= Total Cover  apling/Shrub_Stratum (Plot size: 15' )	That are OBL,FACW, or FAC: 1 (A) Total Number of Dominant Species Across All Strata: 2 (B)  Percent of Dominant Species That are OBL,FACW, or FAC 50% (A/B)
= Total Cover apling/Shrub_Stratum (Plot size: 15')	That are OBL,FACW, or FAC: 1 (A) Total Number of Dominant Species Across All Strata: 2 (B)  Percent of Dominant Species That are OBL,FACW, or FAC 50% (A/B)  Prevalence Index worksheet: Total % Cover of: Multiply by:
apling/Shrub_Stratum (Plot size: 15')	That are OBL,FACW, or FAC: 1 (A) Total Number of Dominant Species Across All Strata: 2 (B)  Percent of Dominant Species That are OBL,FACW, or FAC 50% (A/B)  Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species: x 1 = FACW species: 1 x 2 = 2
= Total Cover apling/Shrub_Stratum (Plot size: 15')	That are OBL,FACW, or FAC: 1 (A) Total Number of Dominant Species Across All Strata: 2 (B)  Percent of Dominant Species That are OBL,FACW, or FAC 50% (A/B)  Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species: x 1 = FACW species: 1 x 2 = 2 FAC species: 4 x 3 = 12
= Total Cover  apling/Shrub_Stratum (Plot size: 15')  =Total Cover	That are OBL,FACW, or FAC:1(A)  Total Number of Dominant Species Across All Strata:2_(B)  Percent of Dominant Species That are OBL,FACW, or FAC50%(A/B)  Prevalence Index worksheet:
= Total Cover  apling/Shrub_Stratum (Plot size: 15')  =Total Cover  =Total Cover  =Total Cover  =Total Cover  =Total Cover	That are OBL,FACW, or FAC:1 (A)  Total Number of Dominant Species Across All Strata:2 (B)  Percent of Dominant Species That are OBL,FACW, or FAC50% (A/B)  Prevalence Index worksheet:Total % Cover of:Multiply by: OBL species:
= Total Cover  apling/Shrub_Stratum (Plot size: 15' )  = Total Cover	That are OBL,FACW, or FAC:1(A)  Total Number of Dominant Species Across All Strata:2_(B)  Percent of Dominant Species That are OBL,FACW, or FAC50%(A/B)  Prevalence Index worksheet:
= Total Cover	That are OBL,FACW, or FAC: 1 (A)  Total Number of Dominant Species Across All Strata: 2 (B)  Percent of Dominant Species That are OBL,FACW, or FAC 50% (A/B)  Prevalence Index worksheet:
= Total Cover    = Total Cover	That are OBL,FACW, or FAC: 1 (A)  Total Number of Dominant Species Across All Strata: 2 (B)  Percent of Dominant Species That are OBL,FACW, or FAC 50% (A/B)  Prevalence Index worksheet:  Total % Cover of: Multiply by:  OBL species: x 1 = FACW species: 1 x 2 = 2  FAC species: 4 x 3 = 12  FACU species: 4 x 3 = 12  FACU species: 5 x 4 = 12  UPL species: 10 x 5 = 50  Column Totals 15 (A) 64 (B)  Prevalence Index =B/A = 4.27  Hydrophytic Vegetation Indicators:  Rapid Test for Hydrophytic Vegetation
= Total Cover  = Total Cover	That are OBL,FACW, or FAC: _ 1 (A)  Total Number of Dominant Species Across All Strata: _ 2 (B)  Percent of Dominant Species That are OBL,FACW, or FAC _ 50% (A/B)  Prevalence Index worksheet:
= Total Cover    = Total Cover	That are OBL,FACW, or FAC: 1 (A)  Total Number of Dominant Species Across All Strata: 2 (B)  Percent of Dominant Species That are OBL,FACW, or FAC 50% (A/B)  Prevalence Index worksheet:  Total % Cover of: Multiply by:  OBL species: x 1 =
= Total Cover  apling/Shrub_Stratum (Plot size: 15' )  =Total Cover  =Total Cover  =rb Stratum (Plot size: 5')  Zea mays	That are OBL,FACW, or FAC: _ 1 (A)  Total Number of Dominant Species Across All Strata: _ 2 (B)  Percent of Dominant Species That are OBL,FACW, or FAC _ 50% (A/B)  Prevalence Index worksheet: Total % Cover of: Multiply by:  OBL species: _ x 1 =
= Total Cover    = Total Cover	That are OBL,FACW, or FAC: _ 1 (A)  Total Number of Dominant Species Across All Strata: _ 2 (B)  Percent of Dominant Species That are OBL,FACW, or FAC _ 50% (A/B)  Prevalence Index worksheet:  Total % Cover of:

SOIL					S	ampling Point K
Profile Description: (Describe the d	lepth needed to d	ocument th	e indicator or	confirm th	ne absence of indic	ators
Depth Matrix		dox Feature				
Inches) Color (Moist) %	Color (Moist)		_Type <sup>1</sup>	Loc2	Texture	Remarks
0-12 10YR 2/1 90	10YR 3/6	10	<u>C</u>	M	SICL	
12-24 10YR 5/1 75	10YR 5/8	15	<u>c</u>	M	<u>C</u>	
	10YR 2/1	10	N/A	M		
		_				
		_	_			
				_		
Type: C = Concentration, D= Depletion	on RM = Reduced	Matrix CS	= Covered or (	Coated San	d Grains 21 ocate	on: PL =Pore Lining, M = Matri
ydric Soil Indicators	231112111111111111111111111111111111111	311311111111111111111111111111111111111				roblematic Hydric Soils <sup>3</sup>
∫ Histosol (A1)	☐ Sandy	Gleyed Mat	rix (S4)		☐ Coast Prairie	
Histic Epipedon (A2)		Redox (S5)			☐ Dark Surface	
Black Histic (A3)	☐ Strippe	ed Matrix (Se	3)			ese Masses (F12)
] Hydrogen Sulfide (A4)		Mucky Mine				Dark Surface (TF12)
Stratified Layers (A5)		Gleyed Mat			Other (Explain	
2 cm Muck (A10)	☐ Deplet	ed Matrix (F				
Depleted below Dark Surface (A11		Dark Surfac				
∑ Thick Dark Surface (A12)		ed Dark Sur				drophytic vegetation and wetlar
Sandy Mucky Mineral (S1)	☐ Redox	Depression	s (F8)			be present unless disturbed or
5 cm Mucky Peat or Peat (S3)		2274			problematic.	-C 1 2007 D 179 D 1 1 1 1 1
estrictive Layer (if observed)						
Type:					Towns Colleges	
Depth:					Hydric Soil Pres	ent? Yes 🛭 No 🗌
temarks:						
HYDROLOGY						
Vetland Hydrology Indicators:						
Primary Indicators (Minimum of one is	required: check a	II that apply)			Secondary Ind	icators (minimum of two require
Surface Water (A1)			Leaves (B9)		⊠ Surface S	Soil Cracks (B6)
High Water Table (A2)		uatic Fauna				Patterns (B10)
Saturation (A3)	☐ Tru	ue Aquatic P	lants (B14)			on Water Table (C2)
Water Marks (B1)			de Odor (C1)			Burrows (C8)
Sediment Deposits (B2)	□ Ox	idized Rhizo	spheres on Liv	ving Roots (		n Visible on Aerial Imagery (C9
Drift Deposits (B3)	☐ Pre	esence of Re	educed Iron (C	4)	Stunted of the state o	r Stressed Plants (D1)
Algal Mat or Crust (B4)	☐ Re	cent Iron Re	duction in Tille	ed Soils (C6		hic Position (D2)
Iron Deposits (B5)		in Muck Surf			☐ FAC-Neu	tral Test (D5)
Inundation Visible on Aerial Image		uge or Well				
Sparsely Vegetated Concave Surface Sur	ace (B8) 🗵 Oth	ner (Explain	in Remarks)			
furface Water Present? Yes	No⊠ Depth (inc	ches) N/A				
	No⊠ Depth (inc			100		The Manager and Section 1997
	No⊠ Depth (inc	ches) N/A		We	etland Hydrology P	resent? Yes⊠ No 🗌
ncludes capillary fringe)						
escribe Recorded Data (stream gau	ge, monitoring well	I, aerial phot	tos, previous ir	spections),	if available:	
Remarks: Wetland signatures were e	vident on historic a	aerials in 4 n	ut of 5 years (	80%) with n	ormal precipitation	
Ver Arise 1 se ann re le Allanda que es a	John Steamstarts			/-/ 3400(1)	Presiphenous	

Company of the Assistance of the Company of the Com	City/County: Unincorporated I	Kendall County Sampling Date: July 2, 2020
pplicant/Owner: Mr. Daniel J. Kramer / John Corder	0	State: IL Sampling Point: L
vestigator(s) S. Rowley & K. Smit	Section, Township, Range: _S	5&6 T37N R7E
andform (hillslope, terrace, etc.): Meadow Terra	ce Local Relief (co	oncave, convex, none): None
ope (%): _0%	9903 *Long: -88.469351	Datum: Investigated Area 1
bil Map Unit Name: Danabrook silt loam, 2 to 5	percent slopes (512B)	NWI classification: None
e climatic / hydrologic conditions on the site typical fo	r this time of year? Yes $oxtimes$ No $oxtimes$ (If no	explain in remarks)
re vegetation   Soil Hydrology	significantly disturbed? Are not	rmal circumstances present? Yes ⊠ No □
re vegetation  Soil Hydrology	naturally problematic? (If need	ded, explain any answers in Remarks.)
IMMARY OF FINDINGS – Attach site map	showing sampling point location	ons, transects, important features, etc.
ydrophytic Vegetation Present? Yes ☒ No ☐ ydric Soils Present? Yes ☒ No ☒ Yetland Hydrology Present? Yes ☒ No ☒	Is the Sampled Are	ea Within a Wetland? Yes □ No ⊠
marks: Precipitation data from the previous 3 mo	nths indicates the climatic/hydrologic co	onditions have been normal.
coordinates obtained from Google Earth.		
GETATION – Use scientific names of plant		
ee Stratum (Plot size: 30') Morus alba	Absolute Dominant Indicator <u>% Cover Species? Status</u> 30 Y FAC	Number of Dominant Species That are OBL,FACW, or FAC: _2_(A)
		Total Number of Dominant Species Across All Strata: 3 (B)
-		
unling/Shruh Stratum /Plot size: 15'	30 = Total Cover	Percent of Dominant Species
Rubus occidentalis	5 Y UPL	That are OBL,FACW, or FAC 67% (A/B)  Prevalence Index worksheet:
Rubus occidentalis	5 Y UPL	That are OBL,FACW, or FAC <u>67%</u> (A/B)  Prevalence Index worksheet:
Rubus occidentalis	5 Y UPL	That are OBL,FACW, or FAC 67% (A/B)  Prevalence Index worksheet:
Rubus occidentalis	5 Y UPL	That are OBL,FACW, or FAC 67% (A/B)  Prevalence Index worksheet:
Rubus occidentalis  erb Stratum (Plot size: 5')  Phalaris arundinacea  Arctium minus	5 Y UPL	That are OBL,FACW, or FAC 67% (A/B)  Prevalence Index worksheet:
Rubus occidentalis  erb Stratum (Plot size: 5')  Phalaris arundinacea  Arctium minus	5 Y UPL  5 =Total Cover  90 Y FACW 10 N FACU	That are OBL,FACW, or FAC 67% (A/B)  Prevalence Index worksheet:
Rubus occidentalis  erb Stratum (Plot size: 5') Phalaris arundinacea Arctium minus	5 Y UPL  5 =Total Cover  90 Y FACW 10 N FACU	That are OBL,FACW, or FAC 67% (A/B)  Prevalence Index worksheet:
erb Stratum (Plot size: 5') Phalaris arundinacea Arctium minus	5 Y UPL  5 =Total Cover  90 Y FACW 10 N FACU	That are OBL,FACW, or FAC 67% (A/B)  Prevalence Index worksheet:
Rubus occidentalis  erb Stratum (Plot size: 5')  Phalaris arundinacea  Arctium minus	5 Y UPL  5 =Total Cover  90 Y FACW 10 N FACU	That are OBL,FACW, or FAC 67% (A/B)  Prevalence Index worksheet:
Rubus occidentalis  erb Stratum (Plot size: 5') Phalaris arundinacea Arctium minus  oody Vine Stratum (Plot size: 30')	5 Y UPL  5 =Total Cover  90 Y FACW 10 N FACU	That are OBL,FACW, or FAC 67% (A/B)  Prevalence Index worksheet:
erb Stratum (Plot size: 5')  Phalaris arundinacea  Arctium minus	5 Y UPL  5 =Total Cover  90 Y FACW 10 N FACU	That are OBL,FACW, or FAC 67% (A/B)  Prevalence Index worksheet:

Profile Description: (Description Matrix							Sampling PointL
					confirm th	ne absence of indi	cators
Depth Matrix (Inches) Color (Moist)		Color (Moist)	dox Feature %	Type <sup>1</sup>	Loc <sup>2</sup>	Texture	Remarks
0-16 10YR 2/2	100	COIOI (WOIST)			LUC	SiL	Remarks
16-22 10YR 4/3	90	10YR 4/1	10	D	M	SiL	
		101111-111	10	-	111	<u> </u>	
			-	-	-		
		-		_	_		
			_		-		
	_		_	_			
Type: C = Concentration, D	= Denletion	PM = Peduced	Matrix CS	- Covered or (	Contact San	d Crains 21 aca	ton: DI =Doso Lining M = Matrix
lydric Soil Indicators	- Depletion	, KW - Reduced	Matrix, Co	- Covered or C	Jualed San	Indicators for F	ton: PL =Pore Lining, M = Matrix Problematic Hydric Soils <sup>3</sup>
Histosol (A1)		☐ Sandy	Gleyed Mat	rix (S4)		☐ Coast Prairie	
Histic Epipedon (A2)			Redox (S5)	(2.32		☐ Dark Surface	
Black Histic (A3)			d Matrix (Se	3)		☐ Iron- Mangar	nese Masses (F12)
Hydrogen Sulfide (A4)			Mucky Mine				Dark Surface (TF12)
Stratified Layers (A5)		☐ Loamy	Gleyed Mat	rix (F2)		☐ Other (Expla	in in Remarks)
2 cm Muck (A10)			ed Matrix (F				
☐ Depleted below Dark Sur ☐ Thick Dark Surface (A12)			Dark Surface and Dark Surface			3 landinations of h.	and a secretary and the second secretary and the second second second second second second second second second
Sandy Mucky Mineral (S			Depression:				drophytic vegetation and wetlan t be present unless disturbed or
5 cm Mucky Peat or Peat		☐ Kedox	Depression	S (FO)		problematic.	be present unless disturbed or
Restrictive Layer (if observed)						problematic.	
Type:	, , ,						
Depth:						Hydric Soil Pre	sent? Yes □ No ⊠
Remarks:						1 12 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
HYDROLOGY							
wetland Hydrology Indica	ors:						
		equired: check al	I that apply)			Secondary In	dicators (minimum of two require
Primary Indicators (Minimum  Surface Water (A1)				Leaves (B9)		Secondary In	dicators (minimum of two require Soil Cracks (B6)
Primary Indicators (Minimum  Surface Water (A1)  High Water Table (A2)		□ Wa	ter Stained uatic Fauna	Leaves (B9) (B 3)		☐ Surface ☐ Drainage	Soil Cracks (B6) Patterns (B10)
Primary Indicators (Minimum  Surface Water (A1)  High Water Table (A2)  Saturation (A3)		□ Wa □ Aqu □ Tru	ter Stained uatic Fauna e Aquatic P	Leaves (B9) (B 3) lants (B14)		☐ Surface ☐ Drainage ☐ Dry-Sea	Soil Cracks (B6) Patterns (B10) son Water Table (C2)
Primary Indicators (Minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1)		☐ Wa ☐ Aqu ☐ Tru ☐ Hyo	ter Stained uatic Fauna le Aquatic P drogen Sulfi	Leaves (B9) (B 3) lants (B14) de Odor (C1)	- P	☐ Surface ☐ Drainage ☐ Dry-Sea ☐ Crayfish	Soil Cracks (B6) Patterns (B10) son Water Table (C2) Burrows (C8)
Primary Indicators (Minimum  Surface Water (A1)  High Water Table (A2)  Saturation (A3)  Water Marks (B1)  Sediment Deposits (B2)		☐ Wa ☐ Aqu ☐ Tru ☐ Hyo ☐ Oxi	ter Stained uatic Fauna le Aquatic P drogen Sulfi idized Rhizo	Leaves (B9) (B 3) lants (B14) de Odor (C1) espheres on Liv		☐ Surface ☐ Drainage ☐ Dry-Sea ☐ Crayfish ☐ Saturatio	Soil Cracks (B6) e Patterns (B10) son Water Table (C2) Burrows (C8) on Visible on Aerial Imagery (C9)
Primary Indicators (Minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3)		☐ Wa ☐ Aqu ☐ Tru ☐ Hyo ☐ Oxi ☐ Pre	ter Stained uatic Fauna le Aquatic P drogen Sulfi idized Rhizo esence of Re	Leaves (B9) (B 3) lants (B14) de Odor (C1) spheres on Liveduced Iron (C	4)	Surface Drainage Dry-Sea Crayfish Saturatic	Soil Cracks (B6) E Patterns (B10) Son Water Table (C2) Burrows (C8) On Visible on Aerial Imagery (C9) Or Stressed Plants (D1)
Primary Indicators (Minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4)		☐ Wa ☐ Aqu ☐ Tru ☐ Hyo ☐ Oxi ☐ Pre ☐ Reo	ter Stained uatic Fauna ie Aquatic P drogen Sulfi- idized Rhizo sence of Re- cent Iron Re	Leaves (B9) (B 3) lants (B14) de Odor (C1) espheres on Liveduced Iron (C) eduction in Tille	4)	Surface Drainage Dry-Sea Crayfish Saturatic Stunted Geomor	Soil Cracks (B6) Patterns (B10) Son Water Table (C2) Burrows (C8) or Visible on Aerial Imagery (C9) or Stressed Plants (D1) ohic Position (D2)
rimary Indicators (Minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5)	of one is re	☐ Wa ☐ Aqu ☐ Tru ☐ Hyu ☐ Oxi ☐ Pre ☐ Rei ☐ Thi (B7) ☐ Gai	ter Stained uatic Fauna le Aquatic P drogen Sulfi idized Rhizo esence of Re	Leaves (B9) (B 3) lants (B14) de Odor (C1) spheres on Liveduced Iron (C) duction in Tille face (C7)	4)	Surface Drainage Dry-Sea Crayfish Saturatic Stunted Geomor	Soil Cracks (B6) E Patterns (B10) Son Water Table (C2) Burrows (C8) On Visible on Aerial Imagery (C9) Or Stressed Plants (D1)
Primary Indicators (Minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Inundation Visible on Aer Sparsely Vegetated Cond	of one is re	☐ Wa ☐ Aqu ☐ Tru ☐ Hyu ☐ Oxi ☐ Pre ☐ Rei ☐ Thi (B7) ☐ Gai	ter Stained uatic Fauna e Aquatic P drogen Sulfi dized Rhizo sence of Re cent Iron Re n Muck Surf uge or Well	Leaves (B9) (B 3) lants (B14) de Odor (C1) spheres on Liveduced Iron (C) duction in Tille face (C7)	4)	Surface Drainage Dry-Sea Crayfish Saturatic Stunted Geomor	Soil Cracks (B6) Patterns (B10) Son Water Table (C2) Burrows (C8) or Visible on Aerial Imagery (C9) or Stressed Plants (D1) ohic Position (D2)
Primary Indicators (Minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Inundation Visible on Aer Sparsely Vegetated Cond	of one is re	☐ Wa ☐ Aqu ☐ Tru ☐ Hyu ☐ Oxi ☐ Pre ☐ Rei ☐ Thi (B7) ☐ Gai	ter Stained uatic Fauna e Aquatic P drogen Sulfi dized Rhizo sence of Re cent Iron Re n Muck Surf uge or Well	Leaves (B9) (B 3) lants (B14) de Odor (C1) sepheres on Lic educed Iron (C duction in Tille face (C7) Data (D9)	4)	Surface Drainage Dry-Sea Crayfish Saturatic Stunted Geomor	Soil Cracks (B6) Patterns (B10) Son Water Table (C2) Burrows (C8) or Visible on Aerial Imagery (C9) or Stressed Plants (D1) ohic Position (D2)
Primary Indicators (Minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Inundation Visible on Aer Sparsely Vegetated Constillation	n of one is re	☐ Wa ☐ Aqu ☐ Tru ☐ Hyx ☐ Oxi ☐ Pre ☐ Rei ☐ Thi ☐ Gai e (B8) ☐ Oth	ter Stained uatic Fauna ee Aquatic P drogen Sulfi idized Rhizo esence of Re cent Iron Re n Muck Surl uge or Well leer (Explain	Leaves (B9) (B 3) lants (B14) de Odor (C1) sepheres on Lic educed Iron (C duction in Tille face (C7) Data (D9)	4)	Surface Drainage Dry-Sea Crayfish Saturatic Stunted Geomor	Soil Cracks (B6) Patterns (B10) Son Water Table (C2) Burrows (C8) or Visible on Aerial Imagery (C9) or Stressed Plants (D1) ohic Position (D2)
Primary Indicators (Minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Inundation Visible on Aer Sparsely Vegetated Conditions: Surface Water Present?	n of one is re	Wa   Aqu   Tru   Hyd   Oxi   Pre   Red   Thi (B7)   Gau   (B8)   Oth	ter Stained uatic Fauna e Aquatic P drogen Sulfii dized Rhizo sence of Re cent Iron Re n Muck Surl uge or Well ler (Explain thes) N/A	Leaves (B9) (B 3) lants (B14) de Odor (C1) sepheres on Lic educed Iron (C duction in Tille face (C7) Data (D9)	4)	Surface Drainage Dry-Sea Crayfish Saturatic Stunted Geomor	Soil Cracks (B6) Patterns (B10) Son Water Table (C2) Burrows (C8) on Visible on Aerial Imagery (C9) or Stressed Plants (D1) ohic Position (D2)
Primary Indicators (Minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Inundation Visible on Aer Sparsely Vegetated Conditions: Surface Water Present?	ial Imagery cave Surface	☐ Wa ☐ Aqu ☐ Tru ☐ Hyx ☐ Oxi ☐ Pre ☐ Rei ☐ Thi ☐ Gai e (B8) ☐ Oth	ter Stained uatic Fauna e Aquatic P drogen Sulfi dized Rhizo ssence of Re cent Iron Re n Muck Surf uge or Well her (Explain hes) N/A N/A	Leaves (B9) (B 3) lants (B14) de Odor (C1) sepheres on Lic educed Iron (C duction in Tille face (C7) Data (D9)	4) d Soils (C6	☐ Surface ☐ Drainage ☐ Dry-Sea ☐ Crayfish ☐ Saturatic ☐ Stunted ☐ Geomor ☐ FAC-Ne	Soil Cracks (B6) Patterns (B10) Son Water Table (C2) Burrows (C8) or Visible on Aerial Imagery (C9) or Stressed Plants (D1) ohic Position (D2)
Primary Indicators (Minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Inundation Visible on Aer Sparsely Vegetated Conditions: Surface Water Present? Vater Table Present?	ial Imagery cave Surface	Wa   Aqu   Tru   Hyd   Oxi   Pre   Red   Thi (B7)   Gal   e (B8)   Oth	ter Stained uatic Fauna e Aquatic P drogen Sulfi dized Rhizo ssence of Re cent Iron Re n Muck Surf uge or Well her (Explain hes) N/A N/A	Leaves (B9) (B 3) lants (B14) de Odor (C1) sepheres on Lic educed Iron (C duction in Tille face (C7) Data (D9)	4) d Soils (C6	☐ Surface ☐ Drainage ☐ Dry-Sea ☐ Crayfish ☐ Saturatic ☐ Stunted ☐ Geomor ☐ FAC-Ne	Soil Cracks (B6) Patterns (B10) Son Water Table (C2) Burrows (C8) or Visible on Aerial Imagery (C9) or Stressed Plants (D1) ohic Position (D2) utral Test (D5)
Primary Indicators (Minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Inundation Visible on Aer Sparsely Vegetated Conditions: Surface Water Present? Vater Table Present? Saturation Present? Includes capillary fringe)	ial Imagery cave Surface Yes  \( \) N	Wa	ter Stained uatic Fauna e Aquatic P drogen Sulfii dized Rhizo ssence of Re cent Iron Re n Muck Surf uge or Well her (Explain hes) N/A hes) N/A	Leaves (B9) (B 3) lants (B14) de Odor (C1) ispheres on Lix educed Iron (C duction in Tille face (C7) Data (D9) in Remarks)	4) d Soils (C6	Surface Drainage Dry-Sea Crayfish Saturatic Stunted Geomor FAC-Nei	Soil Cracks (B6) Patterns (B10) Son Water Table (C2) Burrows (C8) or Visible on Aerial Imagery (C9) or Stressed Plants (D1) ohic Position (D2) utral Test (D5)
Primary Indicators (Minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Inundation Visible on Aer Sparsely Vegetated Conditions: Surface Water Present? Vater Table Present? Saturation Present? Includes capillary fringe)	ial Imagery cave Surface Yes  \( \) N	Wa	ter Stained uatic Fauna e Aquatic P drogen Sulfii dized Rhizo ssence of Re cent Iron Re n Muck Surf uge or Well her (Explain hes) N/A hes) N/A	Leaves (B9) (B 3) lants (B14) de Odor (C1) ispheres on Lix educed Iron (C duction in Tille face (C7) Data (D9) in Remarks)	4) d Soils (C6	Surface Drainage Dry-Sea Crayfish Saturatic Stunted Geomor FAC-Nei	Soil Cracks (B6) Patterns (B10) Son Water Table (C2) Burrows (C8) or Visible on Aerial Imagery (C9) or Stressed Plants (D1) ohic Position (D2) utral Test (D5)
Wetland Hydrology Indicate Primary Indicators (Minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Inundation Visible on Aer Sparsely Vegetated Constitution of Sparsely Vegetated Constitution Present? Water Table Present? Saturation Present? Includes capillary fringe) Describe Recorded Data (sti	ial Imagery cave Surface Yes  \( \) N	Wa	ter Stained uatic Fauna e Aquatic P drogen Sulfii dized Rhizo ssence of Re cent Iron Re n Muck Surf uge or Well her (Explain hes) N/A hes) N/A	Leaves (B9) (B 3) lants (B14) de Odor (C1) ispheres on Lix educed Iron (C duction in Tille face (C7) Data (D9) in Remarks)	4) d Soils (C6	Surface Drainage Dry-Sea Crayfish Saturatic Stunted Geomor FAC-Nei	e Patterns (B10) son Water Table (C2) Burrows (C8) on Visible on Aerial Imagery (C9) or Stressed Plants (D1) ohic Position (D2) utral Test (D5)
Primary Indicators (Minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Inundation Visible on Aer Sparsely Vegetated Conditions: Surface Water Present? Vater Table Present? Saturation Present? Includes capillary fringe) Describe Recorded Data (sti	ial Imagery cave Surface Yes  \( \) N	Wa	ter Stained uatic Fauna e Aquatic P drogen Sulfii dized Rhizo ssence of Re cent Iron Re n Muck Surf uge or Well her (Explain hes) N/A hes) N/A	Leaves (B9) (B 3) lants (B14) de Odor (C1) ispheres on Lix educed Iron (C duction in Tille face (C7) Data (D9) in Remarks)	4) d Soils (C6	Surface Drainage Dry-Sea Crayfish Saturatic Stunted Geomor FAC-Nei	Soil Cracks (B6) Patterns (B10) Son Water Table (C2) Burrows (C8) or Visible on Aerial Imagery (C9) or Stressed Plants (D1) ohic Position (D2) utral Test (D5)
Primary Indicators (Minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Inundation Visible on Aer Sparsely Vegetated Conditional C	ial Imagery cave Surface Yes  \( \) N		ter Stained uatic Fauna e Aquatic P drogen Sulfii dized Rhizo ssence of Re cent Iron Re n Muck Surf uge or Well her (Explain hes) N/A hes) N/A	Leaves (B9) (B 3) lants (B14) de Odor (C1) ispheres on Lix educed Iron (C duction in Tille face (C7) Data (D9) in Remarks)	4) d Soils (C6	Surface Drainage Dry-Sea Crayfish Saturatic Stunted Geomor FAC-Nei	Soil Cracks (B6) Patterns (B10) Son Water Table (C2) Burrows (C8) On Visible on Aerial Imagery (C9) Or Stressed Plants (D1) Ohic Position (D2) Utral Test (D5)

Site Photographs

DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Wetland 1, Sample Point B

**Facing Northeast** 

DATE PHOTO TAKEN:

July 2, 2020



# PHOTOGRAPH 2

DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Wetland 1 – Upland, Sample Point A

**Facing Southeast** 

DATE PHOTO TAKEN:

July 2, 2020



DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Wetland 1, Sample Point C (Tributary of Rob Roy Creek)

Facing South

DATE PHOTO TAKEN:

July 2, 2020



### **PHOTOGRAPH 4**

DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Wetland 1 – Upland, Sample Point D

Facing North

DATE PHOTO TAKEN:

July 2, 2020



DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Wetland 1 Swale, Sample Point I

Facing North

DATE PHOTO TAKEN:

July 2, 2020



#### **PHOTOGRAPH 6**

DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Wetland 1 Swale – Upland, Sample Point J

Facing West

DATE PHOTO TAKEN:

July 2, 2020



DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Wetland 1 Overview

**Facing Northeast** 



DATE PHOTO TAKEN:

July 2, 2020

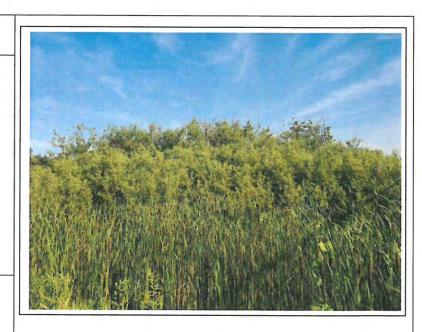
### **PHOTOGRAPH 8**

DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Wetland 1 Overview

**Facing Northwest** 



DATE PHOTO TAKEN:

July 2, 2020

DESCRIPTION:

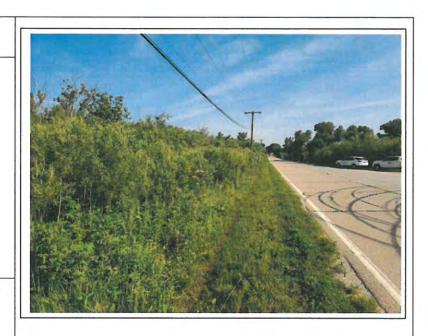
Cordero Property / Mr. Daniel Kramer

Wetland 1 and Buffer Overview, along E Beecher Road

Facing North

DATE PHOTO TAKEN:

July 2, 2020



#### **PHOTOGRAPH 10**

DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Wetland 1 Overview, Tributary of Rob Roy Creek

Facing West

DATE PHOTO TAKEN:

July 2, 2020



DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Wetland 1 Overview, Culvert under E Beecher Road

Facing West

DATE PHOTO TAKEN:

July 2, 2020



# PHOTOGRAPH 12

DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Wetland 1 – Offsite Overview, East Side of E Beecher Road

Facing East

DATE PHOTO TAKEN:

July 2, 2020



DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Wetland 1 Overview

Facing West



July 2, 2020



# PHOTOGRAPH 14

DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Wetland 1 Overview

Facing West

DATE PHOTO TAKEN:

July 2, 2020



DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Wetland 1 Overview

Facing North



July 2, 2020



### **PHOTOGRAPH 16**

DESCRIPTION:

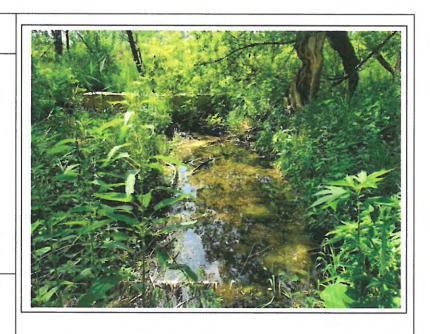
Cordero Property / Mr. Daniel Kramer

Wetland 1 Swale Overview

Facing South

DATE PHOTO TAKEN:

July 2, 2020



DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Wetland 1 Overview

Facing West

DATE PHOTO TAKEN:

July 2, 2020



### **PHOTOGRAPH 18**

DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Farmed Wetland 1, Sample Point E

**Facing East** 

DATE PHOTO TAKEN:

July 2, 2020



DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Farmed Wetland 1 – Upland, Sample Point F

**Facing West** 

DATE PHOTO TAKEN:

July 2, 2020



# PHOTOGRAPH 20

DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Farmed Wetland 1, Sample Point G

Facing North

DATE PHOTO TAKEN:

July 2, 2020



DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Farmed Wetland 1 – Upland, Sample Point H

Facing West

DATE PHOTO TAKEN:

July 2, 2020



### **PHOTOGRAPH 22**

DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Farmed Wetland 1, Overview

Facing South

DATE PHOTO TAKEN:

July 2, 2020



DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Farmed Wetland 1 Overview

Facing West



July 2, 2020



# **PHOTOGRAPH 24**

DESCRIPTION:

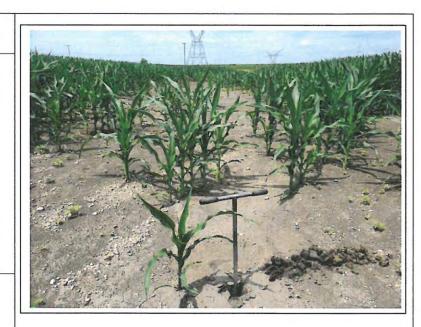
Cordero Property / Mr. Daniel Kramer

Farmed Wetland 2, Sample Point K

**Facing Northwest** 

DATE PHOTO TAKEN:

July 2, 2020



DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Farmed Wetland 2, Overview

Facing Northwest

DATE PHOTO TAKEN:

July 2, 2020



# **PHOTOGRAPH 26**

DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Farmed Wetland 2 and Culvert Overview

Facing North

DATE PHOTO TAKEN:

July 2, 2020



DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Overview, Culvert under Galena Road

Facing North

DATE PHOTO TAKEN:

July 2, 2020



# **PHOTOGRAPH 28**

DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Investigated Area 1, Sample Point L

Facing South

DATE PHOTO TAKEN:

July 2, 2020



DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Site Overview, Fallow Field

Facing North

DATE PHOTO TAKEN:

July 2, 2020



# **PHOTOGRAPH 30**

DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Site Overview, Fallow Field

**Facing West** 

DATE PHOTO TAKEN:

July 2, 2020



DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Site Overview, Fallow Field

Facing North

DATE PHOTO TAKEN:

July 2, 2020



### **PHOTOGRAPH 32**

DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Site Overview – Active Agricultural Field

Facing West

DATE PHOTO TAKEN:

July 2, 2020



DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Site Overview – Active Agricultural Field

**Facing Southwest** 

DATE PHOTO TAKEN:

July 2, 2020



# **PHOTOGRAPH 34**

DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Site Overview, along Galena Road

Facing East

DATE PHOTO TAKEN:

July 2, 2020



DESCRIPTION:

Cordero Property / Mr. Daniel Kramer

Site Overview – Upland Woods

Facing West

DATE PHOTO TAKEN:

July 2, 2020



#### **PHOTOGRAPH 36**

DESCRIPTION:

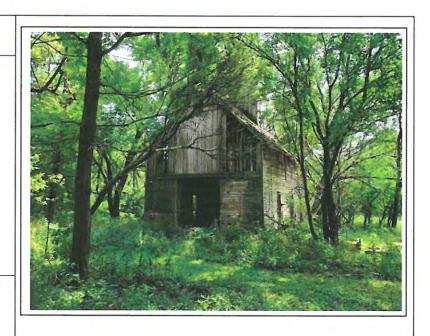
Cordero Property / Mr. Daniel Kramer

Site Overview – Old Barn

**Facing Southeast** 

DATE PHOTO TAKEN:

July 2, 2020



NRCS Precipitation Data Analysis Worksheet

NRCS method - Rainfall Documentation Worksheet Hydrology Tools for Wetland Determination NRCS Engineering Field Handbook Chapter 19

Date	7/20/2020	Landowner/Project	Cordero Property
Weather Station	Aurora, IL	State	Illinois
County	Kane	Growing Season	yes
Photo/obs Date		Soil Name	

shaded cells are locked or calculated	Long-term (from WET Climatology	S table or S							
	Month	30% chance	30% chance >	Precip	Condition Dry, Wet, Normal	Condition Value	Month Weight Value	Product of Previous 2 Columns	
1st Prior Month*	June	3.10	5.18	3.91	N	2	3	6	
2nd Prior Month*	May	3.12	5.40	6.65	W	3	2	6	
3rd Prior Month*	April	2.81	4.63	4.60	N	2	1	2	
	*compared	to photo/ob	servation of	date			Sum	14	
	Note: If sur	m is			]				
	6-9	prior peri	od has bee	n drier	1	Condition value:			
		than norm	nal			<b>D</b> ry =1			
	10 - 14	prior pori	od has bee	n normal		Normal =2			
		prior peri	ou nas dec	ii iioiiiiai		Wet $=3$			
	15 - 18	prior peri	od has bee	en wetter					

prior period has been normal

Conclusions:

**WETS Station Data** 

April May June July	S Station: Average 3.88 3.91 4.34 4.39	L0338   <30%   2.79   2.7   3.04   2.76	>30% 4.59 4.65 5.14 5.3	CLIMATIC EVALUATION OF PRECIPITATION 3 MONTHS BEFORE AERIAL CROP HISTORY SLIDES								DATE: COUNTY: LANDOWNER: TRACT NO. PREPARED BY:				
July	April	2.10	May	•	June		July*		A11	Mari	lum a	Casas		TINET	AREDD	RECORD OF WETLAND
Year	Percip-	Type of Month		Type of Month		Type of Month		Type of Month	April Score 1X	May Score 2X		Score for Year	Type of Year	Year	Best Years	SIGNATURES OBSERVED ON AERIAL PHOTOGRAPHY
78	5.14	Wet	4.85	Wet	3.65	Normal	8,56	Wet	3	6	6	15	WET	78		PILITO I DO FOR THE
79	6.06	Wet	2.6	Dry	5.34	Wet	3,68	Normal	3	2	9	14	NORMAL	79	79	
80	3.26	Normal	2.7	Normal		Normal	3.81	Normal	2	4	6	12	NORMAL	80	80	
81	5.82	Wet	5.09	Wet	6.44	Wet	3.97	Normal	3	6	9	18	WET	81		
82	3.25	Normal	3.64	Normal	2.96	Dry	6.34	Wet	2	4	3	9	DRY	82		
83	6.59	Wet	4.22	Normal	4.98	Normal	6.97	Wet	3	4	6	13	NORMAL	83	83	
84	4.02	Normal	4.12	Normal	5.78	Wet	1.83	Dry	2	4	9	15	WET	84		
85	1.93	Dry	2.63	Dry	2.7	Dry	3.26	Normal	1	2	3	6	DRY	85		
86	1.75	Dry	3.23	Normal	4.19	Normal	3.25	Normal	1	4	6	11	NORMAL	86	86	
87	2.49	Dry	5.14	Wet	5.83	Wet	3.78	Normal	1	6	9	16	WET	87		
88	3.18	Normal	1.86	Dry	0.95	Dry	3.4	Normal	2	2	3	7	DRY	88		
89	1.12	Dry	1.94	Dry	4.29	Normal	6.63	Wet	1	2	6	9	DRY	89		
90	1,89	Dry	8	Wet	6.31	Wet	4.41	Normal	1	6	9	16	WET	90		
91	4.47	Normal	5.8	Wet	1	Dry	1.45	Dry	2	6	3	11	NORMAL	91	91	
92	3.31	Normal	0.75	Dry	2.22	Dry	4.45	Normal	2	2	3	7	DRY	92		
93	4.66	Wet	2.03	Dry	9.56	Wet	2.34	Dry	3	2	9	14	NORMAL	93	93	
94	1.98	Dry	1.57	Dry	6.03	Wet	2.46	Dry	1	2	9	12	NORMAL	94	94	in the state of th
95	5.8	Wet	4.54	Normal		Dry	3.73	Normal	3	4	3	10	NORMAL	95	95	11.
96	2.69	Dry	4.64	Normal		Wet	21.5	Wet	1	4	9	14	NORMAL	96	96	
97	2.59	Dry	3.96	Normal		Dry	1.53	Dry	1	4	3	8	DRY	97		
98	5.6	Wet	3.08	Normal		Wet	3,24	Normal	3	4	9	16	WET	98		
99	5.74	Wet	4.21	Normal		Normal	3.57	Normal		4	6	13	NORMAL	99	99	
0	5	Wet	3.76	Normal	10000	Wet	4.47	Normal		4	9	16	WET	0		
1	3.63	Normal	3,15	Normal	1000	Normal	2.13	Dry	2	4	6	12	NORMAL	1	1	
2	4.94	Wet	4.62	Normal		Normal	2.34	Dry	3	4	6	13	NORMAL	2	2	
3	2.52	Dry	7.91	Wet	1.99	Dry	7.83	Wet	1	6	3	10	NORMAL	3	3	
4	0.94	Dry	6.6	Wet	6.19	Wet	2.7	Dry	1	6	9	16	WET	4		
5	2.12	Dry	2.65	Dry	1.11	Dry	2.36	Dry	1	2	3	6	DRY	5	-	
6	4.23	Normal	3.89	Normal		Normal	1.31	Dry	2	4	6	12	NORMAL	6	6	
7	3.86	Normal	1.19	Dry	2.92	Dry	5.02	Normal	2	2	3	7	DRY	7	8	
8	3.22	Normal	5.17	Wet	3.63	Normal	3.36	Normal		6	6	14	NORMAL	8	9	
9	5.68	Wet	4.22	Normal		Normal	2.12	Dry	3	4	6	13	NORMAL	9	9	
10	2.31	Dry	6.61	Wet	7.75 5.89	Wet Wet	6.45	Wet Normal		6	9	16 18	WET		$\vdash$	
11	5.26 2.29	Wet	5.13	200000	1.75		4.57		1	2	3	6	DRY	11	$\vdash$	
13	10.44	Dry Wet	1.98	Dry Wet	6.04	Dry Wet	2.35	Dry Dry	3	6	9	18	WET	13		
14	3.23	Normal	Section 1997	Wet	8.16	Wet	4.82	Normal		6	9	17	WET	14	$\vdash$	
SCC		Normal	5.55		OF YEAF	100000	4.02	Normal	2	0	9	17	VVCI	14		
000	Dry =	1		Dry =	6 to 9		* July d	ata is onl	y used	d if the	photo	appear	s to have an unus	sually high n	umber o	f surface water signatures
	Normal =				10 to 14		indicatir	ng that th	e pho	to was	taken	soon a	fter an unusally w	et period. O		it is assumed that the photo was
Wet = 3 Wet = 15 to 18 taken in late June or early July before most of July's precipitation.  COMMENTS:																

Next 1	Wheaton 3 SE IL9221 DuPage County
Next 2	Elgin_IL2736_Kane County
Next 3	Joliet Brandon RD DAM_IL4530_Will County
Next Closest Site Next 4	

Historical Aerial Slide Photographs: 1994, 1995, 1996, 1999, 2000-WET, 2001

Year: 1994 Source: Kendall Co. Soil & Water Conservation District 300 600 1200 SCALE: 1"=600'

Year: 1995 Source: Kendall Co. Soil & Water Conservation District 300 600 1200 SCALE: 1"=600'

Year: 1996 Source: Kendall Co. Soil & Water Conservation District

300

SCALE: 1"=600'

600

1200

Year: 1999 Source: Kendall Co. Soil & Water Conservation District





SCALE: 1"=600'

1200



Source: Kendall Co. Soil & Water Conservation District Year: 2000 WET





SCALE: 1"=600'



Year: 2001 Source: Kendall Co. Soil & Water Conservation District

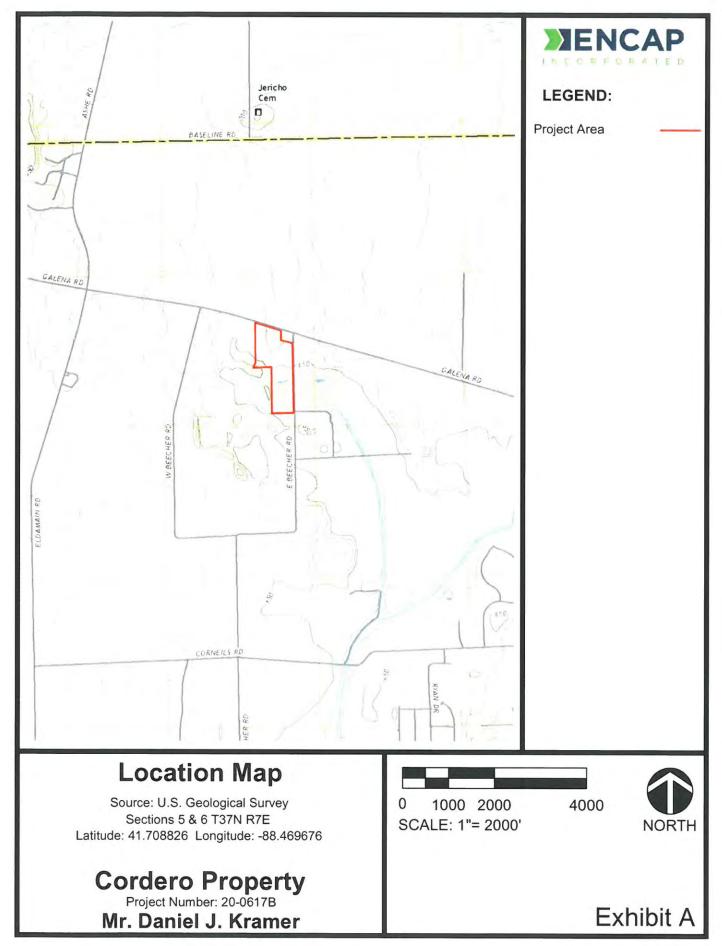
300

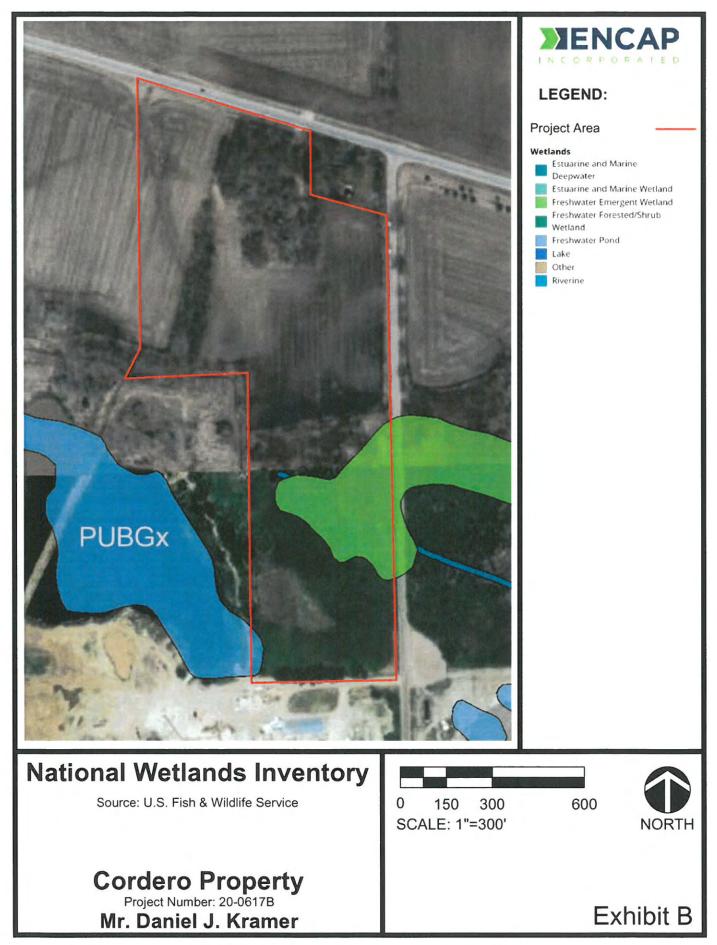
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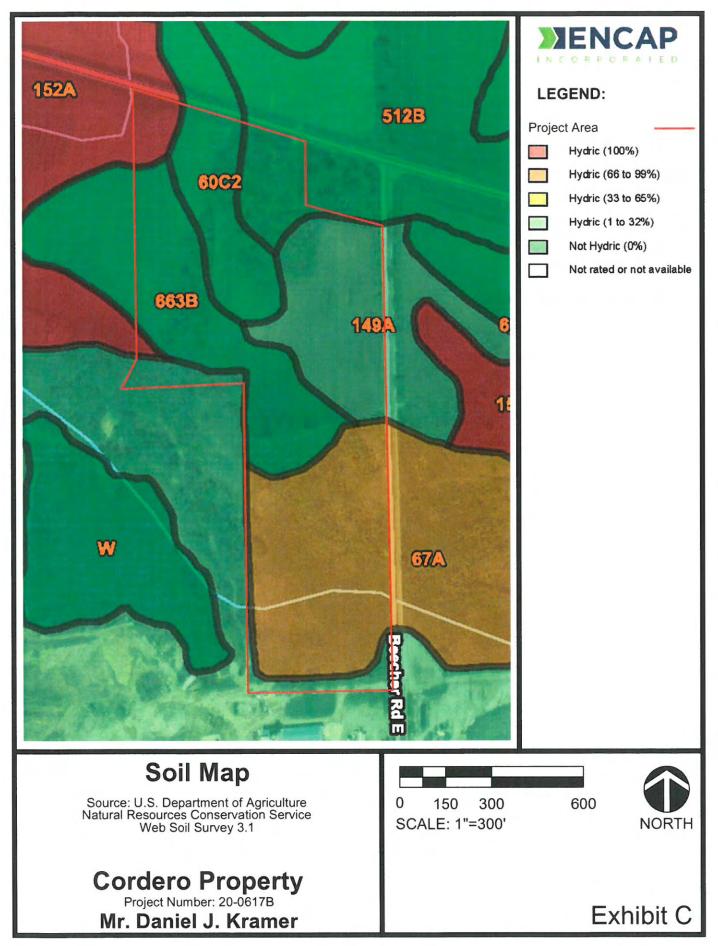
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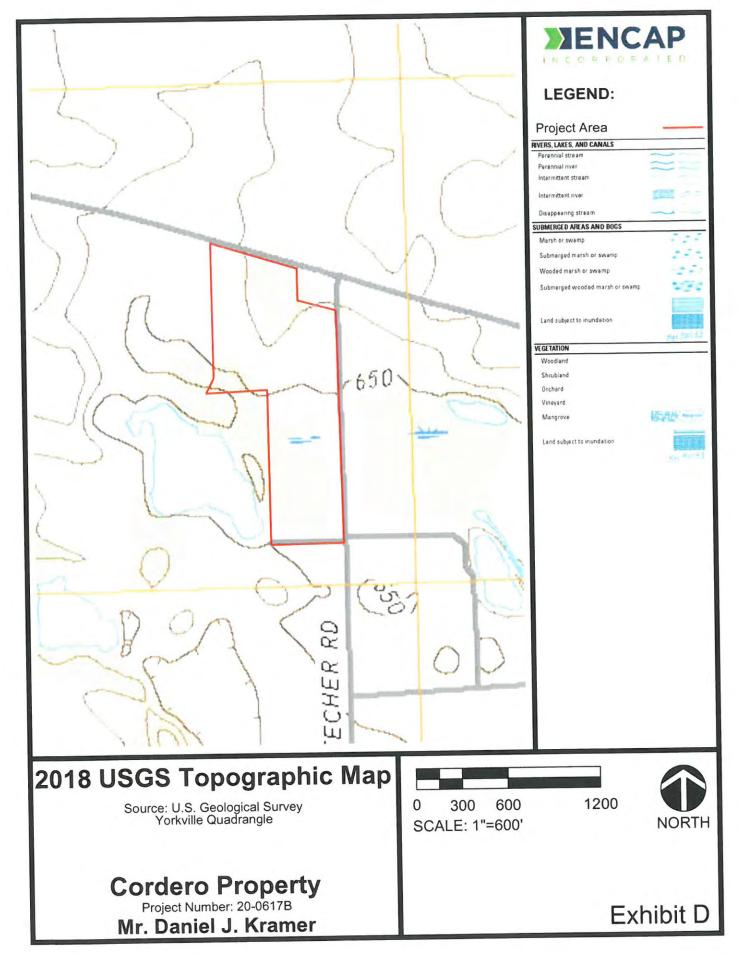
1200

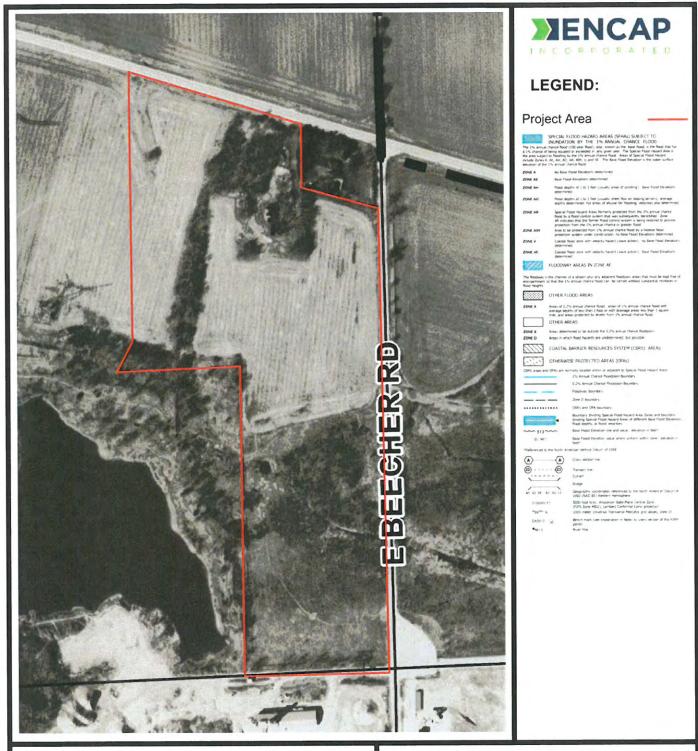
Exhibits A - G











## Flood Insurance Rate Map

Source: Federal Emergency Management Agency (FEMA)
Panel Number: 30
Effective Date: February 4, 2009

# Cordero Property Project Number: 20-0617B

Mr. Daniel J. Kramer

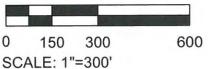
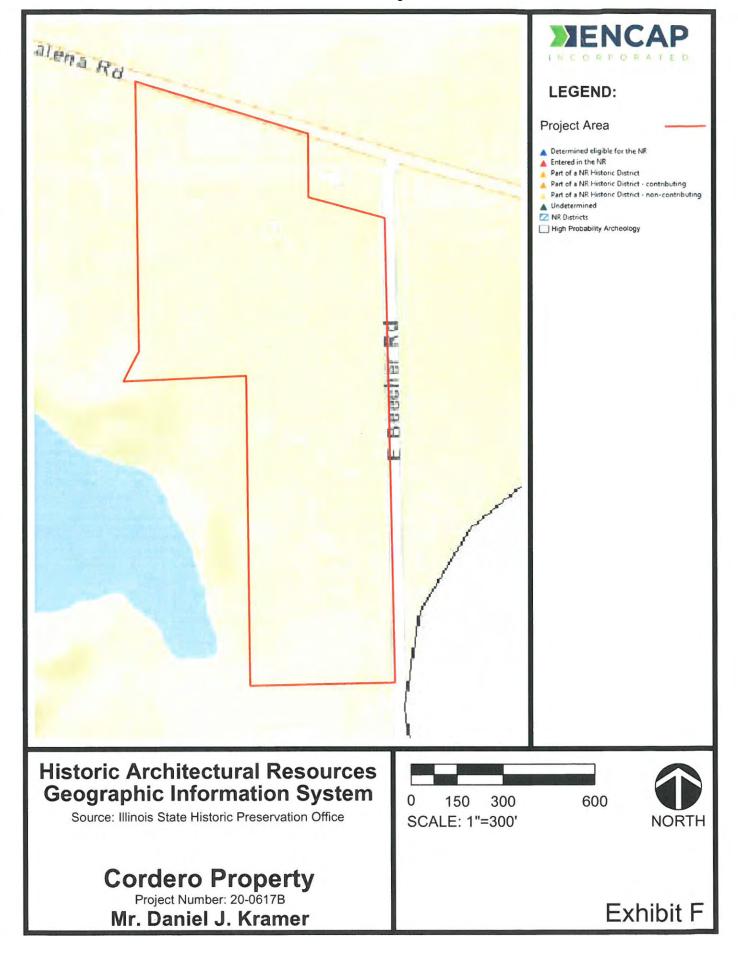
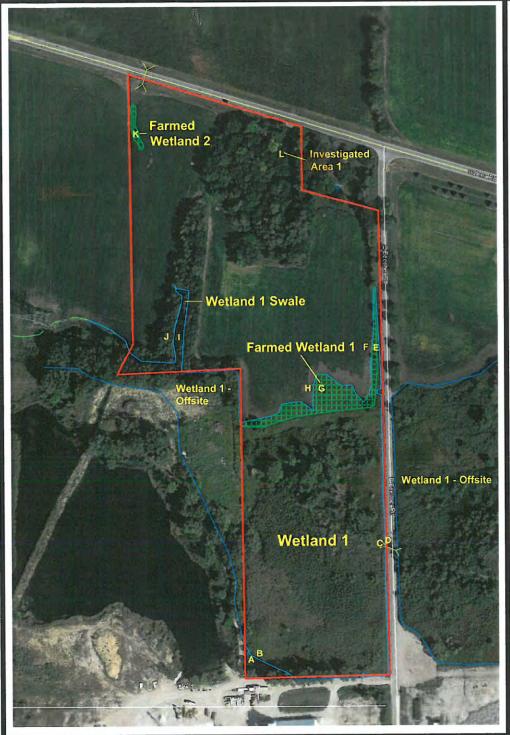




Exhibit E





LEGEND:

Approximate Staked Wetland Boundary

Approximate Off-site Non-Staked Wetland Boundary

On-site Farmed Wetland Boundary

Approximate Off-site Farmed Wetland Boundary

Sample Points

Culvert



A-L

# **Aerial Photograph**

Map data: Google 2017

Cordero Property
Project Number: 20-0617B

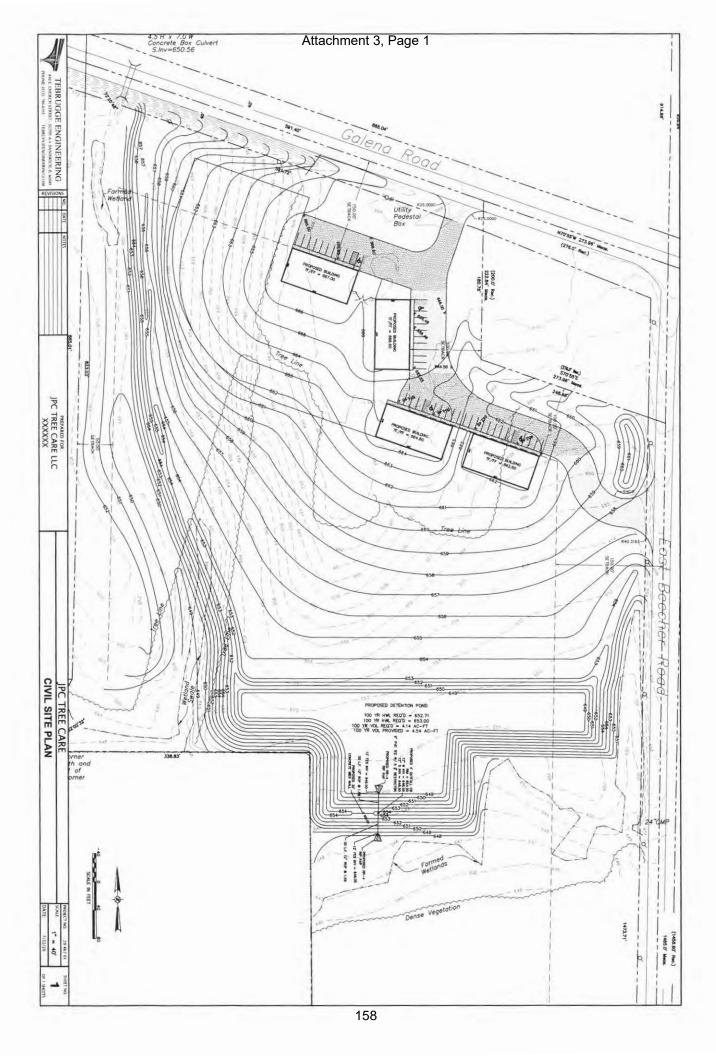
Mr. Daniel J. Kramer

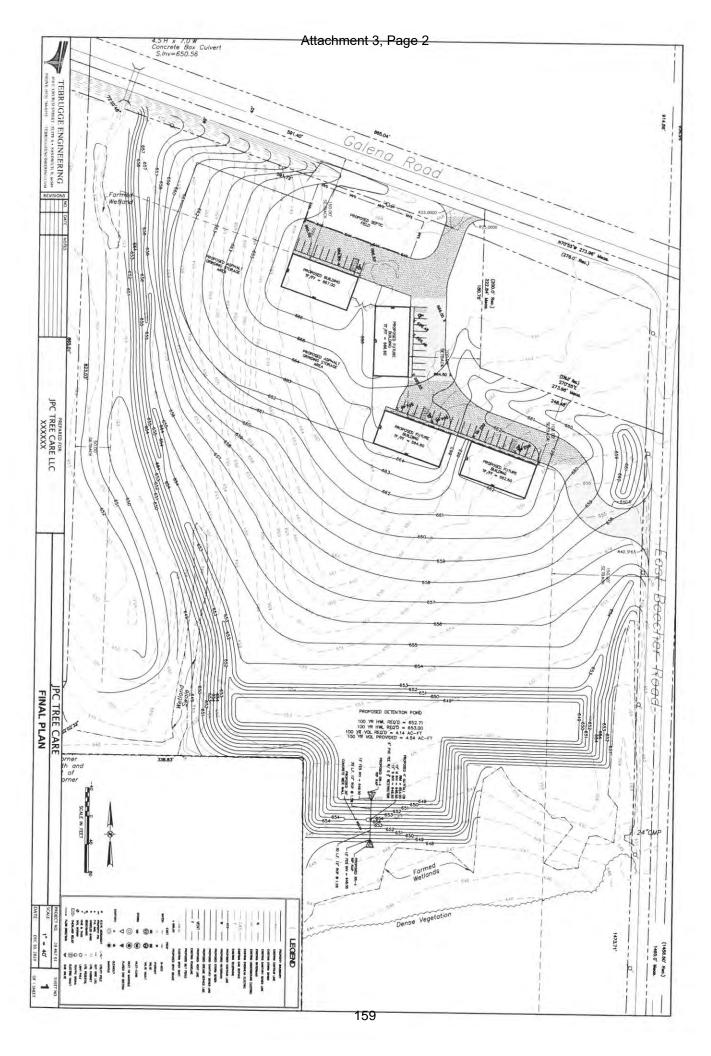
0 150 300 600

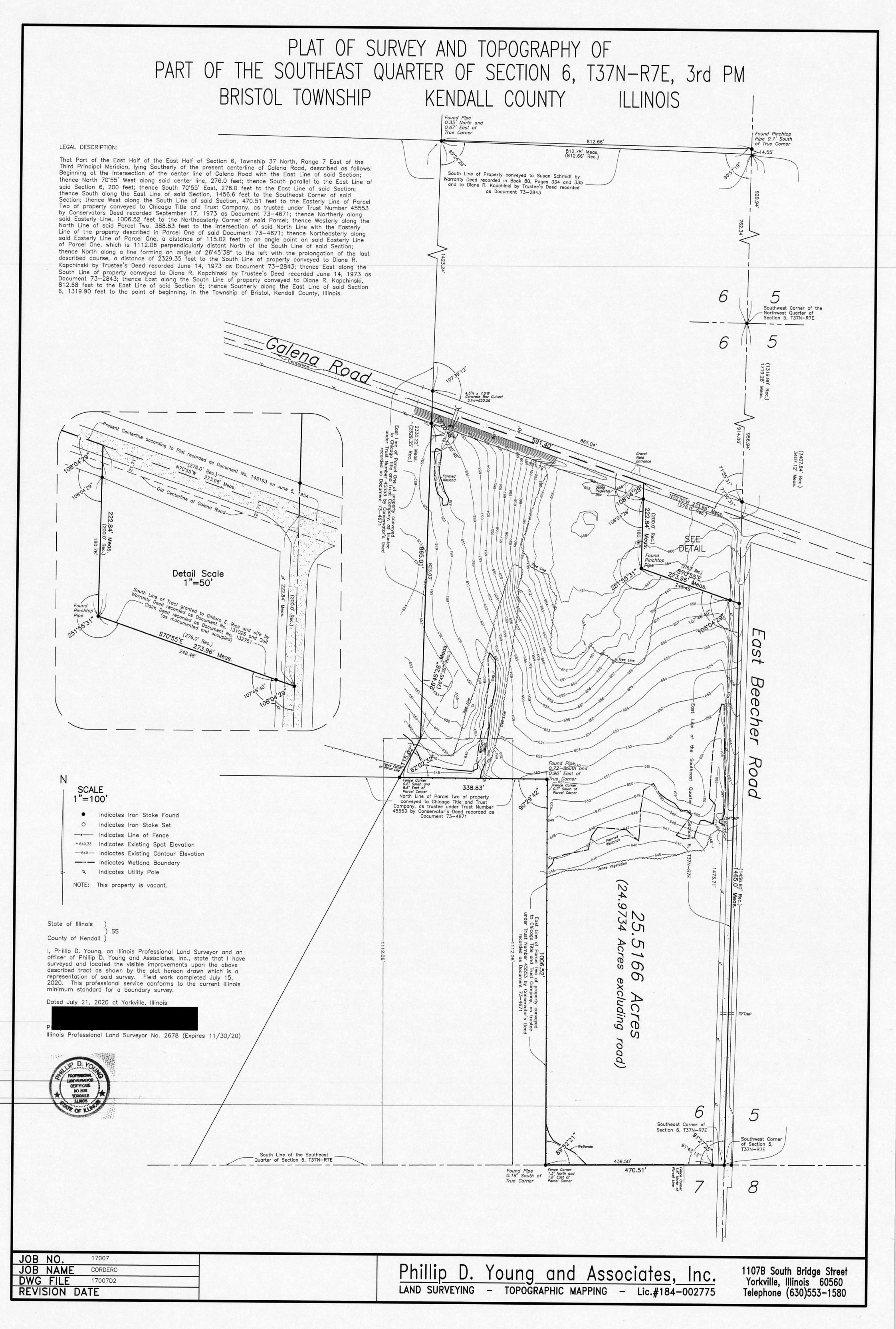
SCALE: 1"=300'

NORTH

Exhibit G

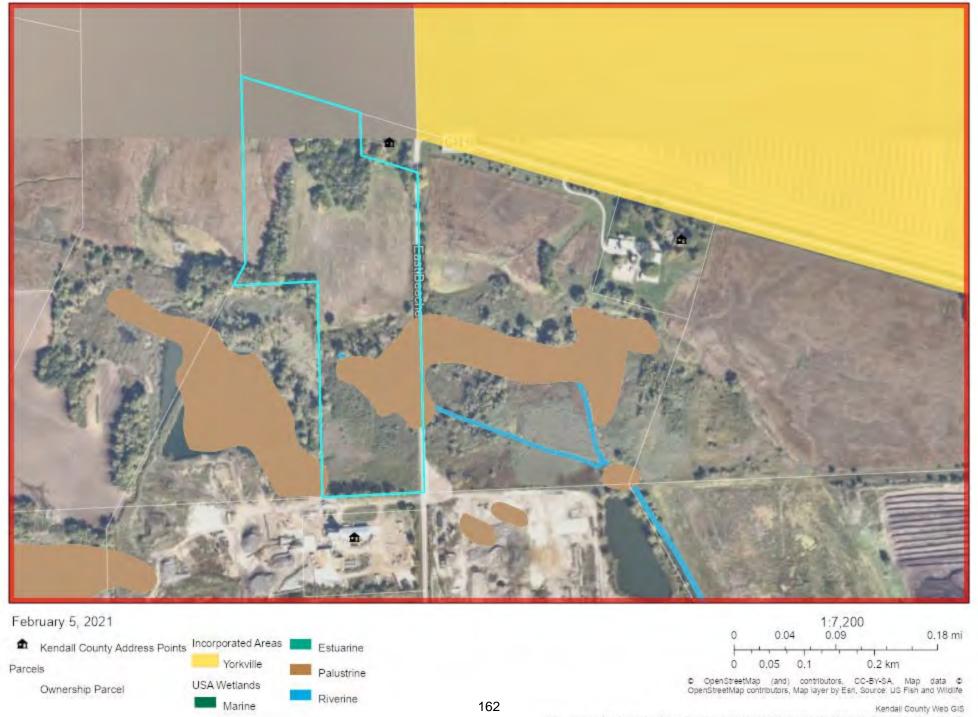




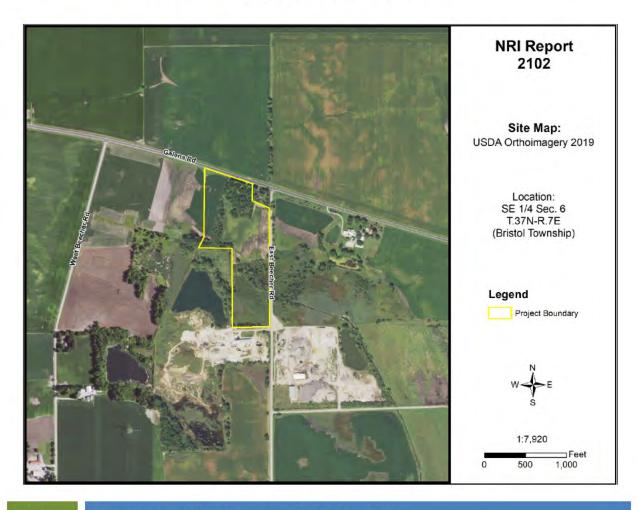




## Kendall County Web GIS



# NATURAL RESOURCE INFORMATION (NRI) REPORT: #2102



Feb 2021 Petitioner: Cordero Real Estate, LLC Contact: Attorney Daniel J. Kramer

#### 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	2102
Date District Board Reviews Application	February 2021
Applicant's Name	Cordero Real Estate, LLC
Size of Parcel	+/- 24.97 acres
Current Zoning & Use	A-1 Agricultural; Vacant/Farm
Proposed Zoning & Use	M-1 Limited Manufacturing; Tree Service & Mulch Business
	Service & Maich Business
Parcel Index Number(s)	02-06-400-007
Contact Person	Attorney Daniel J. Kramer

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	Х	
The Local/Township Planning Commission	x	
The Village/City/County Planning and Zoning Department or Appropriate Agency	Х	
The Kendall County Soil and Water Conservation District Files	Х	

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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## **EXECUTIVE SUMMARY**

Natural Resource Information Report Number	#2102
Matural Nesource Information Neport Number	π2102
Petitioner	Cordero Real Estate, LLC
Contact Person	Attorney Daniel J. Kramer
County or Municipality the Petition is Filed With	Kendall County
Location of Parcel	SE ¼ of Section 6, Township 37 North, Range 7 East (Bristol Township) of the 3 <sup>rd</sup> Principal Meridian
Project or Subdivision Name	JPC Tree
Existing Zoning & Land Use	A-1 Agricultural; Vacant/Farm
Proposed Zoning & Land Use	M-1 Limited Manufacturing; Tree Service & Mulch Business
Proposed Water Source	Well
Proposed Type of Sewage Disposal System	Septic
. ,,	
Proposed Type of Storm Water Management	On-site detention facility and release
Size of Site	+/- 24.97 acres
Land Evaluation Site Assessment Score	Land Evaluation: 90; Site Assessment: 86

### **NATURAL RESOURCE CONSIDERATIONS**

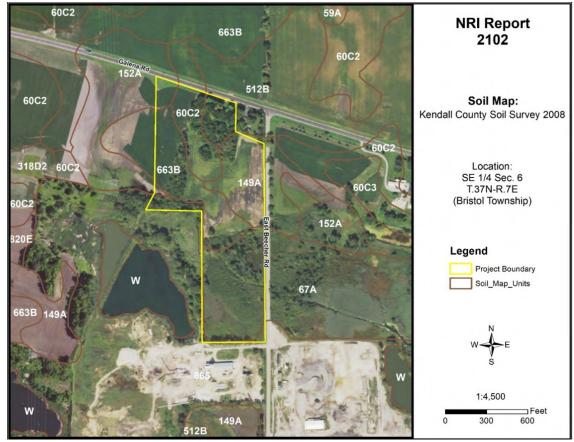


Figure 1: Soil Map

#### **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
60C2	La Rose silt loam, 5-10% slopes, eroded	Moderately Well Drained	С	Non-hydric	Farmland of Statewide Importance
67A	Harpster silty clay loam, 0-2% slopes	Poorly Drained	B/D	Hydric	Prime Farmland if drained
149A	Brenton silt loam, 0-2% slopes	Somewhat Poorly Drained	B/D	Non-hydric	Prime Farmland
152A	Drummer silty clay loam, 0-2% slopes	Poorly Drained	B/D	Hydric	Prime Farmland if drained
512B	Danabrook silt loam, 2-5% slopes	Moderately Well Drained	С	Non-hydric	Prime Farmland
663B	Clare silt loam, 2-5% slopes	Moderately Well Drained	С	Non-hydric	Prime Farmland

865	Pits, gravel	N/A	N/A	N/A	Not Prime Farmland
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**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, two are classified as hydric (67A Harpster silty clay loam and 152A Drummer silty clay loam), four are non-hydric soils (60C2 LaRose silt loam, 149A Brenton silt loam, 512B Danabrook silt loam, and 663B Clare silt loam), and one is not rated (865 Pits, gravel). There are two soils on-site that are likely to contain hydric inclusions (149A Brenton silt loam and 865 Pits, gravel).

**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, three are designated as prime farmland (149A Brenton silt loam, 512B Danabrook silt loam, and 663B Clare silt loam), two are considered prime farmland if drained (67A Harpster silty clay loam and 152A Drummer silty clay loam), one is not prime farmland (865 Pits, gravel), and one is designated as farmland of statewide importance (60C2 La Rose silt loam).

Soil Limitations – The USDA-NRCS Web Soil Survey rates the limitations of soils for dwellings without basements, dwellings with basements, small commercial buildings, shallow excavations, lawns/landscaping, local roads and streets, and septic systems. Soils have different properties which influence the development of building sites. The USDA-NRCS classifies soils as Not Limited, Somewhat Limited, and Very Limited. Soils that are Not Limited indicates that the soil has properties that are favorable for the specified use. They will perform well and will have low maintenance. Soils that are Somewhat Limited are moderately favorable, and their limitations can be overcome through special

planning, design, or installation. Soils that are Very Limited have features that are unfavorable for the specified use, and their limitations cannot easily be overcome.

Table 2: Soil Limitations

Soil Type	Small Commercial Buildings	Shallow Excavations	Lawns/ Landscaping	Local Roads & Streets	Conventional Septic Systems
60C2	Somewhat Limited	Very Limited	Somewhat Limited	Very Limited	Suitable
67A	Very Limited	Very Limited	Very Limited	Very Limited	Unsuitable: Wet
149A	Somewhat Limited	Very Limited	Somewhat Limited	Very Limited	Suitable
152A	Very Limited	Very Limited	Very Limited	Very Limited	Unsuitable: Wet
512B	Somewhat Limited	Somewhat Limited	Somewhat Limited	Very Limited	Suitable
663B	Somewhat Limited	Somewhat Limited	Somewhat Limited	Very Limited	Suitable
865	Not Rated	Not Rated	Not Rated	Not Rated	Unsuitable: Gravel

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).

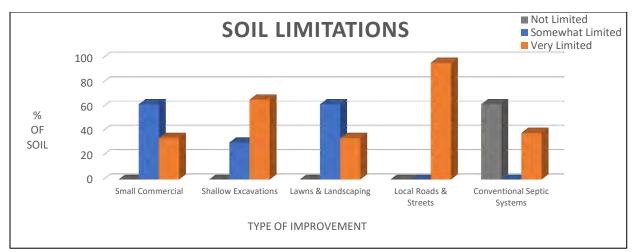


Figure 2: Soil Limitations

#### **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 90, 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 **86**.

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 **indicates 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. A Wetland Delineation Report dated July 28, 2020 was completed by ENCAP, Inc. This report was reviewed as part of this NRI assessment. The Wetland Delineation Report also indicates the presence of wetlands on the project site.

#### **FLOODPLAIN**

The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for Kendall County, Community Panel No. 17093C0030G (effective date February 4, 2009) was reviewed to determine the presence of floodplain and floodway areas within the project site. According to the map, the parcel **is not located** within the floodplain or floodway.

#### SEDIMENT AND EROSION CONTROL

Development on this site should include an erosion and sediment control plan in accordance with local, state and federal regulations. Soil erosion on construction sites is a resource concern because suspended sediment from areas undergoing development is a primary nonpoint source of water pollution. Please consult the *Illinois Urban Manual* (<a href="https://illinoisurbanmanual.org/">https://illinoisurbanmanual.org/</a>) 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 Cordero Real Estate, LLC at the request of their contact, Attorney Daniel J. Kramer, for the proposed tree service business (zoning change request) within Bristol Township of Kendall County located in the SE ¼ of Section 6, Township 37N, and Range 7E of the 3<sup>rd</sup> 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, 96% are classified as prime farmland. A land evaluation (LE), which is a part of the Land Evaluation and Site Assessment (LESA), was conducted on this parcel. The soils on this parcel scored a 90 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, 95.8% are very limited for local roads & streets, 65.5% are very limited for shallow excavations, and 34% are very limited for small commercial buildings and lawns/landscaping. The remaining soils are classified as either somewhat limited or not limited for these types of developments. Additionally, 38.2% are unsuitable for conventional septic systems. This information is based on the soil in an undisturbed state. If the scope of the project may include the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within the Lower Fox River Watershed and Rob Roy 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 (III. Complied Statues, Ch. 70, Par 405/22.02a).

SWCD Board Regresentative Date

## PARCEL LOCATION

#### Location Map for Natural Resources Information Report #2102

SE ½ of Section 6, Township 37 North, Range 7 East (Bristol Township) on 24.97 acres. This parcel is located at the southwest corner of Galena Road and East Beecher Road in Bristol. The parcel is part of unincorporated Kendall County.

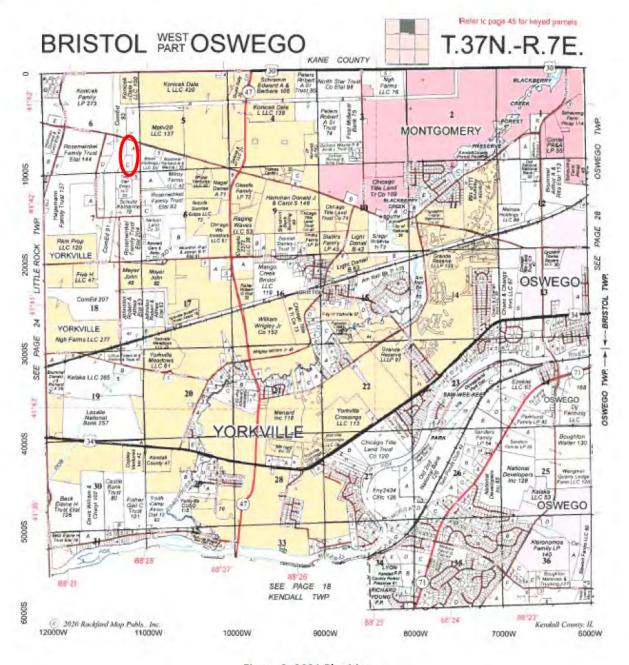


Figure 3: 2021 Plat Map

February 2021

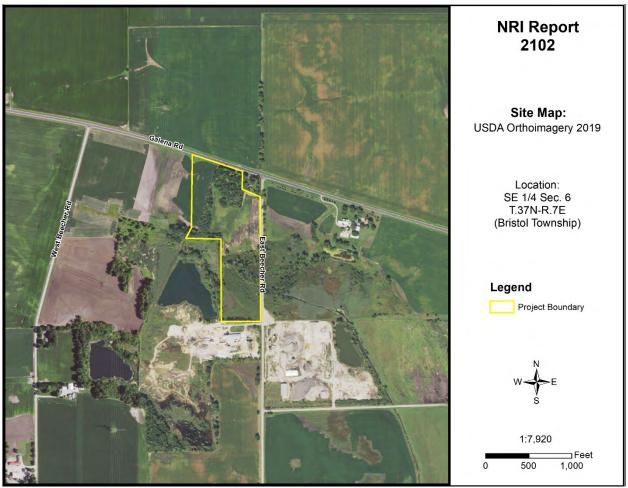


Figure 4: 2019 Aerial Map with NRI Site Boundary

# ARCHAEOLOGIC/CULTURAL RESOURCES INFORMATION

Simply stated, cultural resources are all the past activities and accomplishments of people. They include the following: buildings; objects made or used by people; locations; and less tangible resources, such as stories, dance forms, and holiday traditions.

The Soil and Water Conservation District most often encounters cultural resources as historical properties. These may be prehistoric or historical sites, buildings, structures, features, or objects. The most common type of historical property that the Soil and Water Conservation District may encounter is non-structural archaeological sites. These sites often extend below the soil surface and must be protected against disruption by development or other earth moving activity if possible. Cultural resources are *non-renewable* because there is no way to "grow" a site to replace a disrupted site.

Landowners with historical properties on their land have ownership of that historical property. However, the State of Illinois owns all the following: human remains, grave markers, burial mounds, and artifacts associated with graves and human remains.

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

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

### **ECOLOGICALLY SENSITIVE AREAS**

#### WHAT IS BIOLOGICAL DIVERSITY AND WHY SHOULD IT BE CONSERVED? 1

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

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

The reasons for protecting biological diversity are complex, but they fall into four major categories. First, loss of diversity generally weakens entire natural systems. Healthy ecosystems tend to have many natural checks and balances. Every species plays a role in maintaining this system. When simplified by the loss of diversity, the system becomes more susceptible to natural and artificial perturbations. The chances of a system-wide collapse increase. In parts of the midwestern United States, for example, it was only the remnant areas of natural prairies that kept soil intact during the dust bowl years of the 1930s (Roush 1982).

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

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

Further, every species is a potential source of human medicine. In 1980, a published report identified the market value of prescription drugs from higher plants at over \$3 billion. Organic alkaloids, a class of

chemical compounds used in medicines, are found in an estimated 20% of plant species. Yet only 2% of plant species have been screened for these compounds (Hoose 1981).

The third reason for protecting diversity is that humans benefit from natural areas and depend on healthy ecosystems. The natural world supplies our air, our water, our food and supports human economic activity. Further, humans are creatures that evolved in a diverse natural environment between forest and 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) <u>are</u> located near the parcel in question (PIQ). Wetlands are present and Rob Roy Creek is located east and south of the PIQ. Additionally, a July 27, 2020 consultation from the U.S. Fish & Wildlife Service initiated by ENCAP, Inc. indicates the potential presence of 3 threatened, endangered, or candidate species (Indiana Bat, Northern Long-eared Bat, and Eastern Prairie Fringed Orchid) within the PIQ. An informational EcoCAT request submitted to Illinois Department of Natural Resources on July 27, 2020 by ENCAP, Inc. indicates that nature preserves were not found in the vicinity of the project location.

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<sup>&</sup>lt;sup>1</sup>Taken from <u>The Conservation of Biological Diversity in the Great Lakes Ecosystem: Issues and Opportunities</u>, prepared by the Nature Conservancy Great Lakes Program 79W. Monroe Street, Suite 1309, Chicago, IL 60603, January 1994.

## **SOILS INFORMATION**

#### IMPORTANCE OF SOILS INFORMATION

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

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

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

The limitation categories (not limited, somewhat limited, or very limited) indicate the potential for difficulty in using that soil unit for the proposed activity and, thus, the degree of need for thorough soil borings and engineering studies. A limitation does not necessarily mean that the proposed activity cannot be done on that soil type. It does mean that the reasons for the limitation need to be thoroughly understood and dealt with in order to complete the proposed activity successfully. Very limited indicates that the proposed activity will be more difficult and costly to do on that soil type than on a soil type with a somewhat limited or not limited rating.

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

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

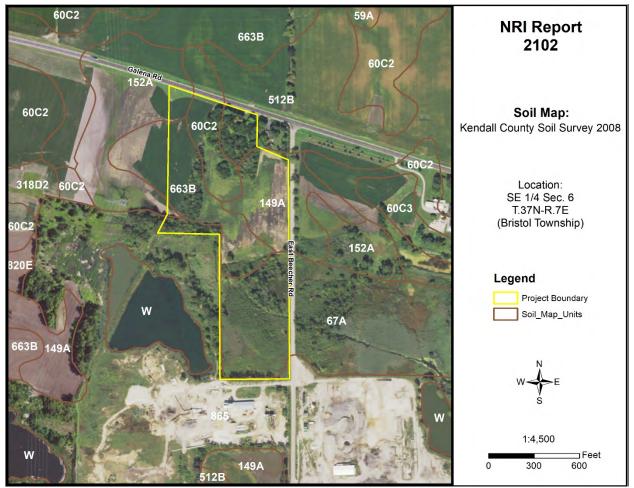


Figure 5: Soil Map

 Table 3: Soil Map Unit Descriptions

Symbol	nbol Descriptions		Percent
60C2	La Rose silt loam, 5-10% slopes, eroded	3.2	13.1%
67A	Harpster silty clay loam, 0-2% slopes	7.7	31.1%
149A	Brenton silt loam 0-2% slopes	4.5	18.4%
152A	Drummer silty clay loam, 0-2% slopes	0.7	2.9%
512B	Danabrook silt loam, 2-5% slopes	1.7	6.9%
663B	Clare silt loam, 2-5% slopes	5.8	23.4%
865	Pits, gravel	1.0	4.2%

Source: National Cooperative Soil Survey - USDA-NRCS

## **SOILS INTERPRETATIONS EXPLANATION**

#### **GENERAL – NONAGRICULTURAL**

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

Other features may need treatment to overcome soil limitations for a specific purpose. Ratings come from the soil's "natural" state, that is, no unusual modification occurs other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. Most of these practices, however, are costly. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance. Soil properties influence development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. Soil limitation ratings of not limited, somewhat limited, and very limited are given for the types of proposed improvements that are listed or inferred by the petitioner as entered on the report application and/or zoning petition. The most common types of building limitation that this report gives limitations ratings for is septic systems. It is understood that engineering practices can overcome most limitations for buildings with and without basements, and small commercial buildings. Limitation ratings for these types of buildings are not commonly provided. Organic soils, when present on the parcel, are referenced in the hydric soils section of the report. This type of soil is considered unsuitable for all types of construction.

#### **LIMIATIONS 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 east 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	Small Commercial	Shallow	Lawns &	Local Roads	Onsite Conventional	Δ	%
Туре	Buildings	Excavations	Landscaping	& Streets	Sewage Systems	Acres	
60C2	Somewhat Limited:	Very Limited:	Somewhat Limited:	Very Limited:	Suitable	3.2	13.1%
	Slope;	Depth to saturated zone;	Depth to saturated zone;	Low strength;			
	Depth to saturated zone	Dusty;	Dusty	Frost action;			
		Unstable excavation walls		Depth to saturated zone			
67A	Very Limited:	Very Limited:	Very Limited:	Very Limited:	Unsuitable:	7.7	31.1%
	Ponding;	Ponding;	Ponding;	Ponding; Depth to	Wet		
	Depth to saturated zone;	Depth to saturated zone;	Depth to saturated zone;	saturated zone; Frost			
	Shrink-swell	Dusty;	Dusty	action; Low strength;			
		Unstable excavation walls		Shrink-swell			
149A	Somewhat Limited:	Very Limited:	Somewhat Limited:	Very Limited:	Suitable	4.5	18.4%
	Depth to saturated zone;	Depth to saturated zone;	Depth to saturated zone;	Depth to saturated zone;			
	Shrink-swell	Dusty;	Dusty	Frost action; Low			
		Unstable excavation walls		strength;			
				Shrink-swell			
152A	Very Limited:	Very Limited:	Very Limited:	Very Limited:	Unsuitable:	0.7	2.9%
	Ponding;	Ponding;	Ponding;	Ponding; Depth to	Wet		
	Depth to saturated zone;	Depth to saturated zone;	Depth to saturated zone;	saturated zone; Frost			
	Shrink-swell	Dusty;	Dusty	action; Low strength;			
		Unstable excavation walls		Shrink-swell			
512B	Somewhat Limited:	Somewhat Limited:	Somewhat Limited:	Very Limited:	Suitable	1.7	6.9%
	Shrink-swell	Depth to saturated zone;	Dusty	Frost action;			
		Dusty;		Low strength;			
		Unstable excavation walls		Shrink-swell			
663B	Somewhat Limited:	Somewhat Limited:	Somewhat Limited:	Very Limited:	Suitable	5.8	23.4%
	Shrink-swell	Depth to saturated zone;	Dusty	Frost action;			
		Dusty;		Low strength;			
		Unstable excavation walls		Shrink-swell			
865	Not Rated	Not Rated	Not Rated	Not Rated	Unsuitable:	1.0	4.2%
					Gravel		
% Very Limited	34%	65.5%	34%	95.8%	38.2%		•

NRI 2102

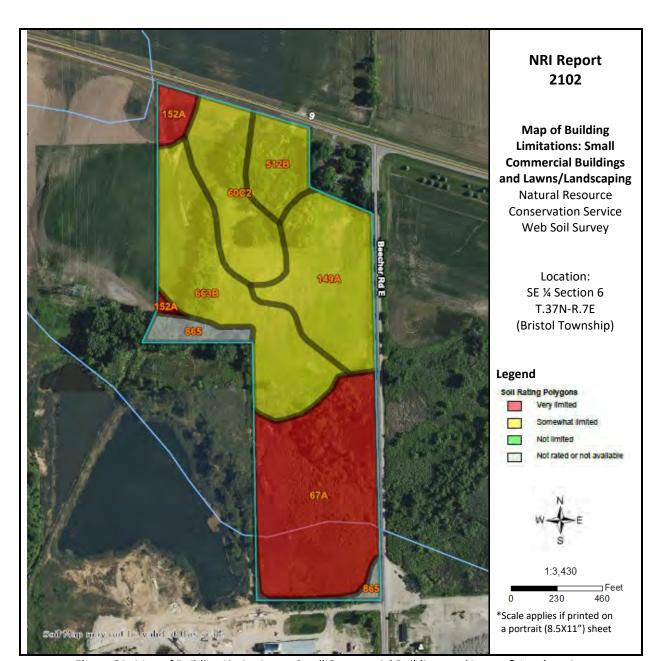


Figure 6A: Map of Building Limitations – Small Commercial Buildings and Lawns & Landscaping

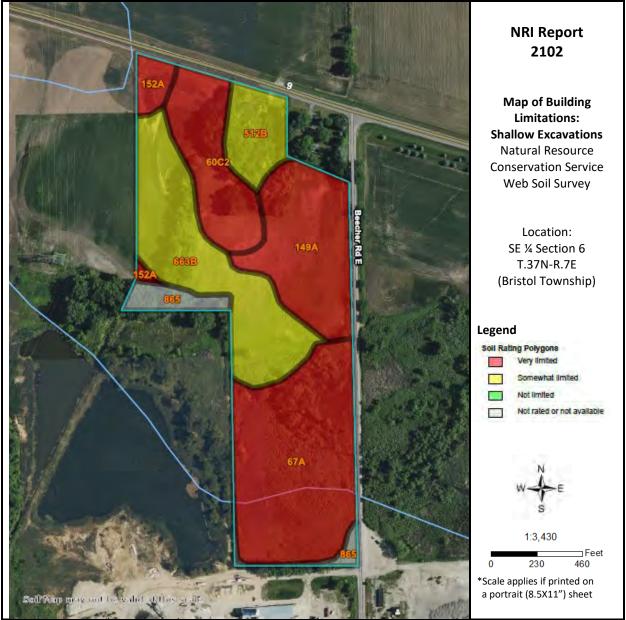


Figure 6B: Map of Building Limitations – Shallow Excavations

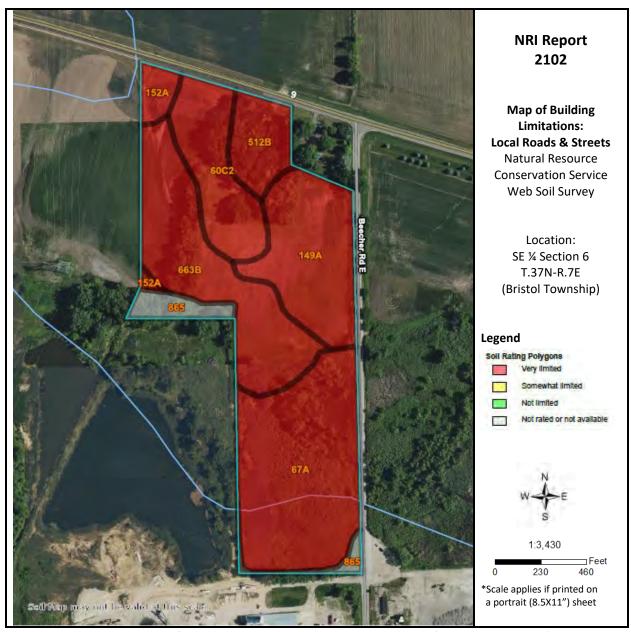


Figure 6C: Map of Building Limitations – Local Roads and Streets (Paved and Unpaved)

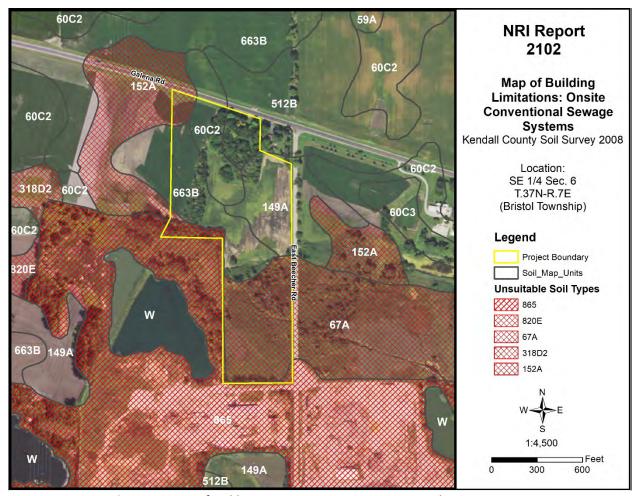


Figure 6D: Map of Building Limitations – Onsite Conventional Sewage System

## **SOIL WATER FEATURES**

Table 5, below, gives estimates of various soil water features that should be taken into consideration when reviewing engineering for a land use project.

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

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

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

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

**MONTHS** – The portion of the year in which a water table, ponding, and/or flooding is most likely to be a concern.

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

**PONDING** – Ponding refers to standing water in a closed depression, and the data indicates surface water depth, duration and frequency of ponding.

- **Duration:** Expressed as *very brief* if less than 2 days, *brief* if 2 to 7 days, *long* if 7 to 30 days and *very long* if more than 30 days.
- **Frequency:** Expressed as: *none* meaning ponding is not possible; *rare* means unlikely but possible under unusual weather conditions (chance of ponding is 0-5% in any year); *occasional* means that it occurs, on the average, once or less in 2 years (chance of ponding is 5 to 50% in any year); and frequent means that it occurs, on the average, more than once in 2 years (chance of ponding is more than 50% in any year).

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

- **Duration:** Expressed as: *extremely brief* if 0.1 hour to 4 hours; *very brief* if 4 hours to 2 days; *brief* if 2 to 7 days; *long* if 7 to 30 days; and *very long* if more than 30 days.
- Frequency: Expressed as: none means flooding is not probable; very rare means that it is very unlikely but possible under extremely unusual weather conditions (chance of flooding is less than 1% in any year); rare means that it is unlikely but possible under unusual weather conditions (chance of flooding is 1 to 5% in any year); occasional means that it occurs infrequently under normal weather conditions (chance of flooding is 5 to 50% in any year but is less than 50% in all months in any year); and very frequent means that it is likely to occur very often under normal weather conditions (chance of flooding is more than 50% in all months of any year).

**Note:** The information is based on evidence in the soil profile. In addition, consideration is also given to local information about the extent and levels of flooding and the relation of each soil on the landscape to historic floods. Information on the extent of flooding based on soil data is less specific than that provided by detailed engineering surveys that delineate flood-prone areas at specific flood frequency levels.

Table 5: Water Features

11	Hydrologic	Surface	Water Table	Ponding	Flooding
Unit	Group	Runoff	I a management	lancon Danamban	January Dagarahan
60C2	С	High	January	January – December	January – December  Duration:
			Upper/Lower Limit:	Surface Water Depth:	
			February – April	Duration:	Frequency: None
			Upper Limit: 2.0'-3.5'	Frequency: None	
			Lower Limit: 2.2'-4.0'		
			May – December		
			Upper/Lower Limit:		
67A	B/D	Negligible	January - May	January – May	January – December
			Upper Limit: 0.0'-1.0'	Surface Water Depth: 0.0'-0.5	Duration:
			Lower Limit: 6.0'	<b>Duration:</b> Brief (2-7 days)	Frequency: None
			<u>June – December</u>	Frequency: Frequent	
			Upper/Lower Limit:	June – December	
				Surface Water Depth:	
				Duration:	
				Frequency: None	
149A	B/D	Low	January - May	<u> January – December</u>	January – December
			Upper Limit: 1.0'-2.0'	Surface Water Depth:	Duration:
			Lower Limit: 6.0'	Duration:	Frequency: None
			June – December	Frequency: None	
			Upper/Lower Limit:		
152A	B/D	Negligible	January - May	January – May	January – December
			Upper Limit: 0.0'-1.0'	Surface Water Depth: 0.0'-0.5	Duration:
			Lower Limit: 6.0'	Duration: Brief (2-7 days)	Frequency: None
			June – December	Frequency: Frequent	
			Upper/Lower Limit:	<u>June – December</u>	
				Surface Water Depth:	
				Duration:	
				Frequency: None	
512B	С	Low	lanuary	January Docombor	La company and the company and
		LOW	<u>January</u>	January – December	January – December
	· ·	LOW	Upper/Lower Limit:	Surface Water Depth:	January – December  Duration:
		LOW		_	
		LOW	Upper/Lower Limit:	Surface Water Depth: Duration:	Duration:
	C	LOW	<b>Upper/Lower Limit</b> : February – April	Surface Water Depth:	Duration:
		LOW	Upper/Lower Limit: February – April Upper Limit: 2.0'-3.5' Lower Limit: 3.0'-5.0'	Surface Water Depth: Duration:	Duration:
		LOW	Upper/Lower Limit: February – April Upper Limit: 2.0'-3.5' Lower Limit: 3.0'-5.0' May – December	Surface Water Depth: Duration:	Duration:
	C	Low	Upper/Lower Limit: February – April Upper Limit: 2.0'-3.5' Lower Limit: 3.0'-5.0' May – December Upper/Lower Limit:	Surface Water Depth: Duration: Frequency: None	Duration: Frequency: None
			Upper/Lower Limit: February – April Upper Limit: 2.0'-3.5' Lower Limit: 3.0'-5.0' May – December	Surface Water Depth: Duration:	Duration:
			Upper/Lower Limit: February – April Upper Limit: 2.0'-3.5' Lower Limit: 3.0'-5.0' May – December Upper/Lower Limit: January Upper/Lower Limit:	Surface Water Depth: Duration: Frequency: None  January – December	Duration: Frequency: None  January – December
			Upper/Lower Limit: February – April Upper Limit: 2.0'-3.5' Lower Limit: 3.0'-5.0' May – December Upper/Lower Limit: January Upper/Lower Limit: February – April	Surface Water Depth: Duration: Frequency: None  January - December Surface Water Depth: Duration:	Duration: Frequency: None  January December Duration:
663B			Upper/Lower Limit: February – April Upper Limit: 2.0'-3.5' Lower Limit: 3.0'-5.0' May – December Upper/Lower Limit: January Upper/Lower Limit:	Surface Water Depth: Duration: Frequency: None  January - December Surface Water Depth:	Duration: Frequency: None  January December Duration:
			Upper/Lower Limit: February – April Upper Limit: 2.0'-3.5' Lower Limit: 3.0'-5.0' May – December Upper/Lower Limit: January Upper/Lower Limit: February – April Upper Limit: 2.0'-3.5' Lower Limit: 6.0'	Surface Water Depth: Duration: Frequency: None  January - December Surface Water Depth: Duration:	Duration: Frequency: None  January December Duration:
			Upper/Lower Limit: February – April Upper Limit: 2.0'-3.5' Lower Limit: 3.0'-5.0' May – December Upper/Lower Limit: January Upper/Lower Limit: February – April Upper Limit: 2.0'-3.5' Lower Limit: 6.0' May – December	Surface Water Depth: Duration: Frequency: None  January - December Surface Water Depth: Duration:	Duration: Frequency: None  January December Duration:
663B	С	Low	Upper/Lower Limit: February – April Upper Limit: 2.0'-3.5' Lower Limit: 3.0'-5.0' May – December Upper/Lower Limit: January Upper/Lower Limit: February – April Upper Limit: 2.0'-3.5' Lower Limit: 6.0' May – December Upper/Lower Limit:	Surface Water Depth: Duration: Frequency: None  January December Surface Water Depth: Duration: Frequency: None	Duration: Frequency: None  January December Duration: Frequency: None
			Upper/Lower Limit: February – April Upper Limit: 2.0'-3.5' Lower Limit: 3.0'-5.0' May – December Upper/Lower Limit: January Upper/Lower Limit: February – April Upper Limit: 2.0'-3.5' Lower Limit: 6.0' May – December Upper/Lower Limit: January – December	Surface Water Depth: Duration: Frequency: None  January – December Surface Water Depth: Duration: Frequency: None	Duration: Frequency: None  January December Duration: Frequency: None
663B	С	Low	Upper/Lower Limit: February – April Upper Limit: 2.0'-3.5' Lower Limit: 3.0'-5.0' May – December Upper/Lower Limit: January Upper/Lower Limit: February – April Upper Limit: 2.0'-3.5' Lower Limit: 6.0' May – December Upper/Lower Limit:	Surface Water Depth: Duration: Frequency: None  January December Surface Water Depth: Duration: Frequency: None	Duration: Frequency: None  January December Duration: Frequency: None

## SOIL EROSION AND SEDIMENT CONTROL

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

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

Soil erosion during and after this proposed construction can be a primary non-point source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, decrease the storage capacity of lakes, clog streams and drainage channels, cause deterioration of aquatic habitats, and increase water treatment costs. Soil erosion also increases the risk of flooding by choking culverts, ditches, and storm sewers and by reducing the capacity of natural and man-made detention facilities.

The general principles of erosion and sedimentation control measures include:

- Reducing or diverting flow from exposed areas, storing flows or limiting runoff from exposed areas
- Staging construction in order to keep disturbed areas to a minimum
- Establishing or maintaining temporary or permanent groundcover
- Retaining sediment on site
- Properly installing, inspecting and maintaining control measures

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

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

**Table 6:** Soil Erosion Potential

Soil Type	Slope	Rating	Acreage	Percent of Parcel
60C2	5-10%	Moderate	3.2	13.1%
67A	0-2%	Slight	7.7	31.1%
149A	0-2%	Slight	4.5	18.4%
152A	0-2%	Slight	0.7	2.9%
512B	2-5%	Slight	1.7	6.9%
663B	2-5%	Slight	5.8	23.4%
865	N/A	N/A	1.0	4.2%

## PRIME FARMLAND SOILS

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

Section 310 of the NRCS general manual states that urban or built-up land on prime farmland soils is <u>not</u> 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
60C2	Farmland of Statewide Importance	3.2	13.1%
67A	Prime Farmland (if drained)	7.7	31.1%
149A	Prime Farmland	4.5	18.4%
152A	Prime Farmland (if drained)	0.7	2.9%
512B	Prime Farmland	1.7	6.9%
663B	Prime Farmland	5.8	23.4%
865	Not Prime Farmland	1.0	4.2%
% Prime Farmland	95.8%		

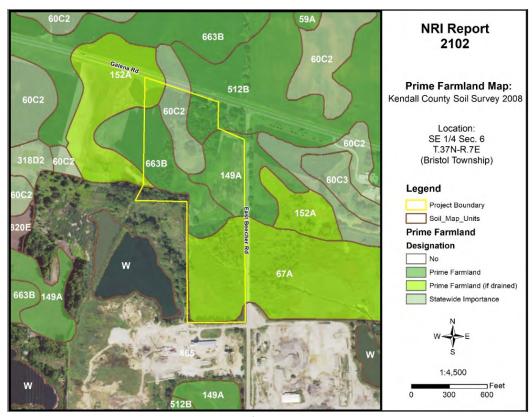


Figure 7: Map of Prime Farmland Soils

## 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)
60C2	5	82	3.2	262.4
67A	2	94	7.7	723.8
149A	1	100	4.5	450
152A	1	100	0.7	70
512B	2	94	1.7	159.8
663B	2	94	5.8	545.2
865	8	0	1.0	0
Totals			24.7	2,211.2
LE Calculation			(Product of relative value / Total Acres)	
LE Calculation			2,211.2 / 24.7 = 89.5	
LE Score				LE = 90

The Land Evaluation score for this site is 90, 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

Α.	Agricultural Land Uses	Points
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	10
	2. Current land use adjacent to site. (30-20-15-10-0)	20
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	10
	4. Size of site. (30-15-10-0)	10
В.	Compatibility / Impact on Uses	
	1. Distance from city or village limits. (20-10-0)	0
	2. Consistency of proposed use with County Land Resource Management Concept Plan	0
	and/or municipal comprehensive land use plan. (20-10-0)	
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	7
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:	86

The Site Assessment score for this site is 86. The Land Evaluation value (90) is added to the Site Assessment value (86) 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	
<mark>0-200</mark>	Low	
201-225	Medium	
226-250	High	
251-300	Very High	

Land Evaluation Value: <u>90</u> + Site Assessment Value: <u>86</u> = LESA Score: <u>176</u>

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. A is the zone of 100-year flood, Zone B is the 100 to 500-year flood, and Zone C is outside the floodplain.

The Hydrologic Atlas (H.A.) Series of the Flood of Record Map is also used for the topographic information. This map is different from the FIRM map mainly because it will show isolated or pocketed flooded areas. Kendall County uses both these maps in conjunction with each other for flooded area determinations. The Flood of Record maps show the areas of flood for various years. Both maps <u>stress</u> 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 10%) with an elevation of approximately 650-660' above sea level. According to the FIRM map, the parcel in question does not contain floodway or floodplain zones. The topographic map indicates that the parcel drains west and south towards on-site and off-site wetlands.

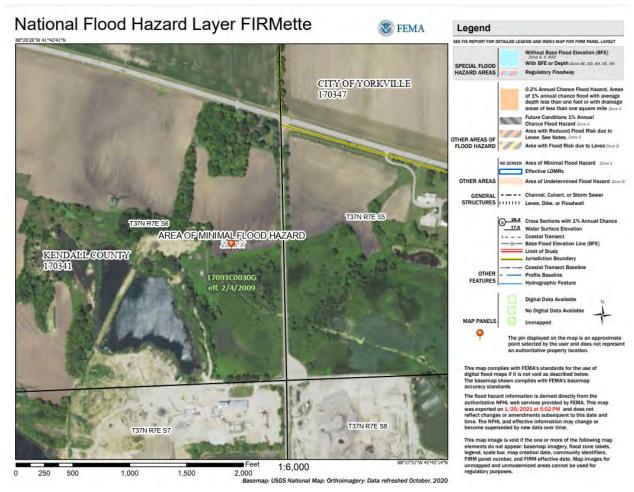


Figure 8: FEMA Floodplain Map

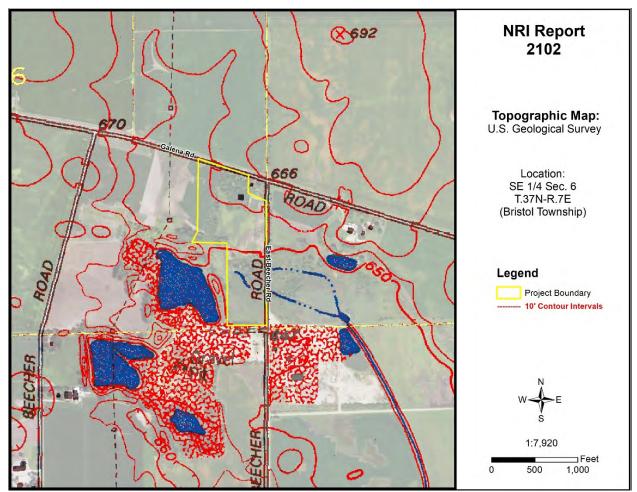


Figure 9: USGS Topographic Map

## **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

This parcel is located within the Lower Fox River Watershed and the Rob Roy Creek Sub Watershed.

## **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.

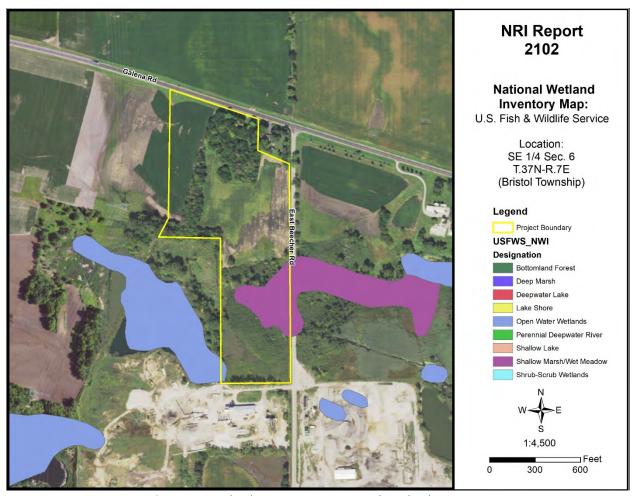


Figure 10: Wetland Map – USFWS National Wetland Inventory

Office maps indicate that mapped wetlands <u>are</u> present on the parcel in question (PIQ). A wetland delineation was completed on July 2, 2020 by ENCAP, Inc. According to the Wetland Delineation Report, "Three wetlands totaling approximately 10.04 acres were identified on the project area" (ENCAP, Inc., 2020). These findings should be taken into consideration during the land use planning process.

## **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
60C2	Moderately Well Drained	Non-hydric	No	3.2	13.1%
67A	Poorly Drained	Hydric	No	7.7	31.1%
149A	Somewhat Poorly Drained	Non-hydric	Yes	4.5	18.4%
152A	Poorly Drained	Hydric	No	0.7	2.9%
512B	Moderately Well Drained	Non-hydric	No	1.7	6.9%
663B	Moderately Well Drained	Non-hydric	No	5.8	23.4%
865	N/A	Non-hydric	Yes	1.0	4.2%

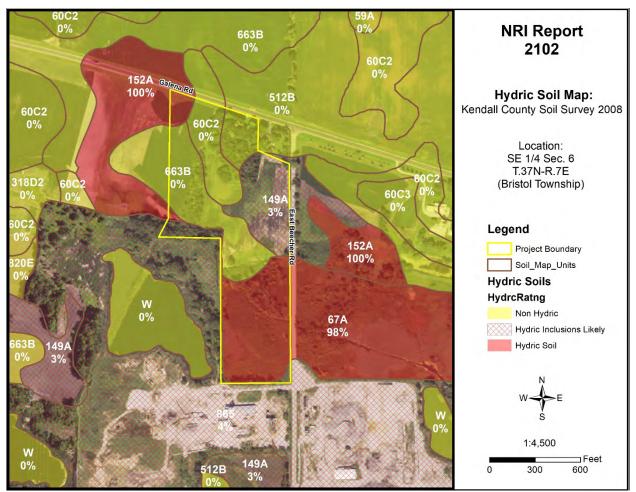


Figure 11: Hydric Soil Map

## WETLAND AND FLOODPLAIN REGULATIONS

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

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against 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 <u>BEFORE</u> 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.

NRI 2102

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.

<u>DFIRM – Digital Flood Insurance Rate Maps for Kendall County.</u> Prepared by FEMA – Federal Emergency Management Agency.

<u>Hydrologic Unit Map for Kendall County.</u> Natural Resources Conservation Service, United States Department of Agriculture.

<u>Land Evaluation and Site Assessment System.</u> 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.

<u>Soil Survey of Kendall County</u>. 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.

<u>Potential For Contamination of Shallow Aquifers from Land Burial of Municipal Wastes</u>. Illinois State Geological Survey.

<u>Natural Resources Conservation Service National Wetland Inventory Map.</u> United States Department of Agriculture.

<u>Geologic Road Map of Illinois.</u> 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).

<u>Soil Erosion by Water</u> - United States Department of Agriculture Natural Resources Conservation Service. Agriculture Information Bulletin 513.

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

Wetland Delineation Report Cordero Property – ENCAP, Inc. July 28, 2020.

## **Minutes - Board of Town Trustees**

STATE OF ILLINOI	S,		
Kendall (	County, ss.		
Town of Bristol	·	THE BOARD OF TOWN TRUS	TEES met at the
office of the Town Clerk a		11 orWednesday March Robert Walker Julie Bennett Sharla Logan-Waclay	13, , 2021 @7:00p.m. Supervisor Town Clerk Town Trustee
		Bill Weatherly Corey Johnson	
	F Corneils সুহাদের হৈ fficial business was transac	Twp Sec. Vel Her Ray Waclaw,KCSD-	Pickert, Mary Maher-Bartalone Grera, Deputy Clerk
Supervisor Walker ope Clerk Bennett took ro		The Pledge of Allegiand	ce.
property (Cordero pro E. Beecher Roads in B for the rezoning from The rezoning will com Maps were available f Brief discussion foll clear of debris. Johnson made a motion	perty), a tree trimmiristol Township. The A-1 to M-1 limited me from Kendall County or all. Kramer mentiowed. Highway Comm County to approve the rezon her Roads in Bristol	y Building and Zoning De loned property descript: prneils asked that they ning of the JPC property Township from A-1 to M-	rty at Galena and board approval ept.(petition 21-06) ion and intent. keep the road
Minutes were presente meeting made by Johns	d for approval. Moti on, second Oleson all	ion to approve minutes of aye, none nay.	of the Feb. 3,2021
Oleson, second Weather aye, none may.  G R P	rly. Logan-Waclaw, W eneral Town own FICA oad and Bridge ermanent/Hard Road oad FICA	to authorize payment of Walker, Weatherly, Johns \$ 44,893.08 2,647.88 12,938.43 47,657.26 643.27	-
T	OTAL	\$ 108 <b>,</b> 779 <b>.</b> 92	

Road District - Highway Comm Corneils asked KCSD P. Kubinski if more could be done regarding speeding along River Road.

Walker addressed the fact that the Assessor's budget had been presented at a previous meeting, he asked for a motion for approval. Weatherly made a motion to approve the Assessor's budget second Johnson.

Logan-Waclaw, Walker, Weatherly, Johnson, Oleson all aye, none nay.

Clerk Bennett presented the Annual Meeting agenda as follows,

Annual Meeting Tuesday April 13, 2021 at 6:00 p.m. A. Clerk calls meeting to order at 6:00 p.m.

- B. Pledge of Allegiance
- C. Set salary for Moderator
- D. Nominations for Moderator from the floor
- E. Moderator sworn in by Town Clerk
- F. Supervisor's Annual Reports for the fiscal year April 1, 2020 thru March 31, 2021
  - 1. Road District Funds
  - 2. Township Funds
- H. Motion to adjourn

Motion to approve Annual Meeting agenda by Weatherly, second Oleson all aye, none nay

Supervisor Walker stated that March 31, 2021 will be Dan Pickert's last day as our assessor. Walker and the Board thanked him for his time and service. As Mary Maher-Bartalone will be taking over the assessor's position, Walker asked for a motion to appoint her to fill that vacancy.

Johnson made a motion to appoint Mary Maher-Bartalone Bristol Township Assessor to finish Dan Pickert's term as of April 1, 2021, second Oleson. All aye, none may.

Assessor - Assessor Pickert mentioned that Bristol Tap has been sold. He also

(over)

# 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.

#### Attachment 8, Page 2

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:

#### Attachment 8, Page 4

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.

#### Attachment 8, Page 5

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

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 is 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 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.

#### Attachment 8, Page 9

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 Kodiac 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 delivers 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.

#### Attachment 8, Page 13

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.

#### Attachment 8, Page 14

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

None

#### **PUBLIC COMMENT**

#### **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

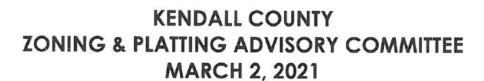
Absent (3): Briganti, Chismark, and Klaas

The motion carried.

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

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

Enc.



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		1	
DA KRAMEL	Tre	TPC	
,			

#### Attachment 9

#### **Matt Asselmeier**

From: Jason Engberg <jengberg@yorkville.il.us>
Sent: Wednesday, March 24, 2021 11:45 AM

To: Matt Asselmeier
Cc: Krysti Barksdale-Noble

Subject: [External]RE: Cox and Cordero Reviews

I just sent you the e-mail confirming that there were no objections to either 1.5 mile review.

Thanks, Jason

From: Matt Asselmeier < masselmeier@co.kendall.il.us>

Sent: Wednesday, March 24, 2021 11:44 AM

To: Jason Engberg < jengberg@yorkville.il.us>
Cc: Krysti Barksdale-Noble < knoble@yorkville.il.us>

Subject: Cox and Cordero Reviews

Jason:

Did Yorkville have any objections or concerns regarding either the Cox rezoning/special use permit or the Cordero rezoning?

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

### Attachment 10, 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**

<u>Members Present</u>: 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 21-06 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, and 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 Permits 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.

Bristol Township reviewed this proposal at their meeting on March 3, 2021. The Township unanimously recommended approval of the request. The minutes were provided.

The Yorkville Planning Commission reviewed this proposal at their meeting on March 10, 2021. Discussion occurred regarding noise, odors, and proximity of the site to future residential development. The Yorkville Planning Commission recommended approval of the request by a vote of five (5) in favor and one (1) in opposition. The proposal goes to the Yorkville City Council on March 23, 2021.

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

ZPAC reviewed this proposal at their meeting on March 2, 2021. Discussion occurred regarding lighting, the well and septic system, a dust control plan, and utilizing soil erosion and sediment control practices when the site is developed. ZPAC voted to forward the proposal to the Regional Planning Commission by a vote of eight (8) in favor and zero (0) in opposition; two (2) members were absent. The minutes of this meeting were provided.

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, 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.

No information was provided on the site plan regarding outdoor storage locations. 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.

KCRPC Meeting Minutes 3.24.21

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.

Chairman Ashton asked if the property could be rezoned to something other than M-1 to serve the purpose of the request. Mr. Asselmeier responded that the M-1 District was the zoning district that most closely matched the proposed uses.

Member McCarthy-Lange asked why the one (1) member of the Yorkville Planning Commission voted against the proposal. Mr. Asselmeier responded that their concern centered on the long-term uses that could go onto the site and the potential conflict of uses, including noise and odors, between manufacturing uses in the County and residential uses nearby in Yorkville.

#### Attachment 10, Page 4

Kelly Helland, Attorney for the Petitioner, explained the proposal and the proposed site plan. The main entrance would be from Beecher Road.

Discussion occurred regarding the existing manufacturing uses around the property. There was an old quarry to the south of the subject property. The former asphalt plant was also south of the subject property. If a future owners wanted to conduct mining at the property, another map amendment would be required.

Gi Rios, neighbor to the northeast, expressed opposition to the request. He was concerned about the times of operation, noise, dust, smell, and increased traffic. His septic field was located on the subject property and he requested that area be fenced. Ms. Helland said they were in discussions with the neighbor, but they had not agreed to anything with the neighbor. Ms. Helland said the proposed use will produce less traffic than existing and pre-existing manufacturing uses. No onsite sales were planned for the property.

Member Nelson asked Mr. Rios if he purchased the house after the quarry and other manufacturing uses were in operation. Mr. Rios responded yes. Mr. Rios did not object to previous manufacturing related zoning requests in the area because of the distance of those uses from his house.

Member Wilson asked if the Petitioner had to rezone the entire parcel. Mr. Asselmeier advised against split zoning the parcel. It was also noted that the southern part of the property was in wetlands which would restrict the uses allowed on that portion of the property.

Member Wilson asked if anyone had made a complaint about the operation. The business currently operates out of Montgomery and no one was aware of any complaints against the business.

Discussion occurred regarding the need for a stormwater management permit. They would need to comply with applicable law.

Member Wilson expressed concerns regarding the Future Land Use Map calling for this property to be Mixed Use Business in the County and Yorkville calling for the area to be residential in the future. Ms. Helland questioned if the area was suitable for residential uses given the current and past uses of property in the vicinity.

Member Bledsoe made a motion, seconded by Member Rodriguez, to recommend approval of the proposed map amendment.

The votes were as follows:

Ayes (9): Ashton, Bledsoe, Hamman, McCarthy-Lange, Nelson, Rodriguez, Stewart, Wilson, and

Wormley

Nays (0): None Absent (0): None Abstain (1): Casey

The motion carried.

Member Casey abstained due to poor audio quality preventing him from hearing the discussion.

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

## KENDALL COUNTY REGIONAL PLANNING COMMISSION

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

MARCH 24, 2021

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Jilliun Prodei		
JAMIE PRODEHL		
George Vranas		
Johanna Byram		
Tom Avrek	LISBON TOWNSHING TRUSTEE	
Kelly Helland		
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NANDA HEGIN		

### 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

ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)	



#### **DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

# Petition 21-07 Wanda and Thomas Hogan A-1 Special Use Permit for the Sale of Agricultural Products and Pottery, Art and Home Decor Not Produced on the Premises

#### INTRODUCTION

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 are included as Attachment 1. The plat of survey is included as Attachment 2. The site plan is included as Attachment 3. The aerial of the property is included as Attachment 4.

#### SITE INFORMATION

PETITIONER Wanda and Thomas Hogan

ADDRESS 14975 Brisbin Road

LOCATION East Side of Brisbin Road Approximately 0.5 Miles South of Route 52



TOWNSHIP Lisbon

PARCEL # 08-13-400-013

LOT SIZE 3.86 Acres

EXISTING LAND Agricultural and Farmstead

USE

ZBA Memo – Prepared by Matt Asselmeier – March 25, 2021

#### **ZONING** A-1 Agricultural District

**LRMP** 

Current Land Use	Agricultural
Future Land Use	Rural Estate Residential (Max 0.45 Du/Acre)
Roads	Brisbin Road is a Township Maintained Major Collector.
Trails	None
Floodplain/ Wetlands	None

REQUESTED ACTION

A-1 Special Use Permit for the Sale of Agricultural Products and Pottery, Art, and Home Décor Not Produced on the Premises

APPLICABLE Section 7:01.D.47 – A-1 Special Uses – Permits Sales of Agricultural Products Not REGULATIONS Grown on the Premises

> Section 7:01.D.48 - A-1 Special Uses - Permits Sales of Pottery, Art, Home Décor Not Produced on the Premises with Restrictions

Section 13.08 - Special Use Procedures

#### **SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Rural Estate Residential	A-1
			(Max 0.45 DU/Acre)	
			(County)	
			Low Density Residential	
			(Plattville)	
South	Agricultural	A-1	Agricultural	A-1
East	Agricultural	A-1	Rural Estate Residential	A-1
West	Agricultural	A-1	Rural Estate Residential	A-1 and A-1 SU

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.

#### PHYSICAL DATA

#### **ENDANGERED SPECIES REPORT**

EcoCat submitted on February 2, 2021, and consultation was terminated (see Attachment 1, Pages 6-8).

#### NATURAL RESOURCES INVENTORY

NRI application submitted on January 28, 2021 (see Attachment 1, Page 5). LESA Score was 190 indicating a low level of protection. The NRI Report is included as Attachment 6.

#### **ACTION SUMMARY**

#### LISBON TOWNSHIP

Lisbon Township reviewed this proposal at their meeting on March 9, 2021. The Lisbon Township Planning Commission recommended approval. The Lisbon Township Board voted to accept the Petition. The minutes of the meeting are included as Attachment 7.

#### **SEWARD TOWNSHIP**

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

#### VILLAGE OF PLATTVILLE

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

#### LISBON-SEWARD FIRE PROTECTION DISTRICT

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

#### **ZPAC**

ZPAC reviewed this proposal at their meeting on March 2, 2021. The Health Department did not have any concerns regarding the porta-johns. No music would occur as part of the flea market. ZPAC voted to forward the proposal to the Regional Planning Commission by a vote of eight (8) in favor and zero (0) in opposition; two (2) members were absent. The minutes of this meeting are included as Attachment 8.

#### **RPC**

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on March 24, 2021. Clarification was made regarding the outdoor display of good. Goods can be displayed outdoors, if the County Board approves outdoor sales. Discussion occurred regarding having an operating season stated in the special use permit. Vendors will have a table and tent. Vendors will not leave their products onsite when the flea market is closed. Discussion also occurred regarding the number of people on the property and how to handle parking, if all of the parking spaces were occupied. Cathleen Anzelc expressed concerns about other neighbors pursuing similar special use permits and the items that would be sold at the flea market. Tom Anzelc, Lisbon Township Trustee, expressed concerns regarding safety at the property due to the ponds and slide. Anne Vickery, Seward Township Highway Commissioner commented on the negative appearance of the property, lack of code enforcement, concerns about uncontrolled events on the property, and that parking will not be allowed on Brisbin Road. The Petitioner indicated that she was going to use the flea market as a method to clean-up the property and that the driveway would not be blocked for emergency vehicles. The Petitioner did not provide any information on the maximum number of people that could be on the property at a given time. The Kendall County Regional Planning Commission voted to recommend denial by a vote of zero (0) in favor and nine (9) in opposition. Member Casey was absent. The minutes of this meeting are included as Attachment 9.

#### **GENERAL**

According to the plat of survey (see Attachment 2) and the site plan (see Attachment 3), 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.
- 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 tenth (10<sup>th</sup>) special use permit for the sale of products not grown on the premises in the unincorporated area.

#### **BUSINESS OPERATION**

According to the business plan provided (see Attachment 1, Page 2), 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.

#### **BUILDING CODES**

No new structures are planned for the property.

A barrier will be installed by the propane tank.

#### **ENVIRONMENTAL HEALTH**

According to the site plan (see Attachment 3), 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.

#### STORMWATER AND DRAINAGE

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.

#### **ROAD ACCESS**

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.

#### **PARKING**

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.

#### **LIGHTING**

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).

#### **SIGNAGE**

The Petitioner plans to have a sign at Brisbin Road when the flea market is open. A picture of the sign is included as Attachment 5. 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.

#### **LANDSCAPING**

No additional landscaping is planned.

#### **NOISE CONTROL**

No information regarding noise control was provided.

#### **FINDINGS OF FACT**

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

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. True. The Petitioner has submitted a site plan indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare. Conditions may be placed in the special use permit to address hours of operation and signage. The Petitioner agreed to follow all applicable public health and public safety related laws.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. True. Conditions are proposed that will regulate hours of operation and site layout. No new buildings or other significant alterations away from

the appearance of the property as an agricultural related property are planned.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Utilities are already available at the property. The site plan includes a parking plan. The property previously secured a stormwater management permit.

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. This is true. No variances have been requested.

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

#### RECOMMENDATION

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

- The site shall be developed substantially in accordance with the attached site plan (Attachment 3). Any
  new structures related to the uses allowed by this special use permit shall require a major amendment
  to the special use permit and any new structures must reflect the current architecture of the existing
  structures. Limited demolition of farmhouse and outbuildings is allowed.
- 2. The subject parcel must remain at least (3) acres in size.
- 3. The uses allowed by this special use permit must occur in a manner that will preserve the existing farmhouse, barns, related structures, and the pastoral setting.
- 4. Retail and wholesale sales may occur outside existing buildings.
- 5. The uses allowed by this special use permit cannot generate noise, vibrations, glare, fumes, odors, or electrical interference beyond which normally occurs on A-1 zoned property.
- 6. A maximum twenty (20) vendors and one (1) additional food vendor may be on the subject property.
- 7. The uses allowed by this special use permit may operate a maximum of two (2) weekends per month. For the purposes of this ordinance, a weekend shall be considered Saturdays and Sundays. The uses may be open for sale between the hours of 8:00 a.m. and 5:00 p.m. The property owner may reduce these hours of operation. Vendors may setup no earlier than two (2) hours prior to opening and must be offsite within two (2) hours of closing.
- 8. Only the owners of the property and their family members shall be employees of the business allowed by this special use permit.
- 9. The owners of the business allowed by this special use permit may install one (1) sign along Brisbin Road. The sign shall be a maximum of four feet by six feet (4'X6') in size. The sign shall not be illuminated. The sign may be placed along Brisbin Road on days when the uses allowed by the special use permit are open.
- 10. All trash and garbage generated by uses allowed by this special use permit shall be stored in the garbage areas designated 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.
- 11. No music shall be generated by the uses allowed this special use permit.
- 12. The owner(s) or operator(s) of the uses allowed by this special use permit shall live at the subject

- property as their primary place of residence.
- 13. The operator(s) of the uses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
- 14. The operator(s) of the uses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
- 15. 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.
- 16. 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. Aerial
- 5. Sign
- 6. NRI Report
- 7. March 9, 2021 Lisbon Township Meeting Minutes
- 8. March 2, 2021 ZPAC Meeting Minutes
- 9. March 24, 2021 Kendall County Regional Planning Meeting Minutes (This Petition Only)

PROJECT NAME Hogan's Haven Market



#### **DEPARTMENT OF PLANNING, BUILDING & ZONING**

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

#### **APPLICATION**

NAME OF APPLICANT		
Wanda Hogan &Thomas K	Hogan	
CURRENT LANDOWNER/NAME(	•	
Thomas K.& Wanda Hogan	08	
SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
App. one 14975 Br	risbin Road, Minooka, IL. 60447	08-13-400-0#3
EXISTING LAND USE	CURRENT ZONING LAND CLAS	SSIFICATION ON LRMP
parking lot A	1	
REQUESTED ACTION (Check All	That Apply):	
X SPECIAL USE	MAP AMENDMENT (Rezone to)	VARIANCE
ADMINISTRATIVE VARIANG	CEA-1 CONDITIONAL USE for:	SITE PLAN REVIEW
TEXT AMENDMENT	RPD (Concept; Preliminary; Final)	ADMINISTRATIVE APPEAL
PRELIMINARY PLAT	FINAL PLAT	OTHER PLAT (Vacation, Dedication, etc.)
AMENDMENT TO A SPECIAL		
¹PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Wanda Hogan		
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
'ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
n/a	n/a	n/a
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
n/a	n/a	n/a
COUNTY STAFF & BOARD	SIGNING THIS FORM, THAT THE PROPERD/COMMISSION MEMBERS THROUGHOUT LISTED ABOVE WILL BE SUBJECT TO ALL	THE PETITION PROCESS AND THAT
	ORMATION AND EXHIBITS SUBMITTED ARI E AND THAT I AM TO FILE THIS APPLICATI	
ABOVE SIGNATURES.		
		DATE 1-98-21

<sup>1</sup>Primary Contact will receive all correspondence from County

CHECK #:

FEE PAID:\$11450

242

Last Revised: 12.15.20

Special Use

100

<sup>&</sup>lt;sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants

#### Attachment 1, Page 2

#### **Business Plan**

We want to start a small market, sometimes called Flea market, Crafts/Farmer's market on the Parking lot app. One acre that is now used for our equipment.

We would like to do this to supplement our S/S income.

We would only do this market 1 to 2 weekends a month. I prefer 1 weekend, but may have to do 2 weekends until we get enough vendors and customers.

We well use one space for our items. also, we have family, kids and grandchildren that want space. The remaining spaces well be for any farmers and vendors who wish to rent them as long as they have insurance. ALL VENDORS WILL BE REQUIRED TO HAVE INS. All vendors will be able to park by their space.

We will open 8 am to 5. vendors well be given appeal time to set up before opening.

I am providing the sigh plan with a drawing showing how we want to lay everything out., the sizes on spaces, parking etc. All signage for handicap parking, customer parking, pedestrian only signs.

We will not be building anything, we Don't need employees,

Paul Ander 11 Baltina an
hunt Tenancy (Illmois)  (A) 10 (1)  (A) 10 (1)  (A) 10 (1)  (A) 10 (1)
THE CHANGED
KNUDSON, Husband and Wife.
or Minocha
in the County of Kendall
and state of Illinois
Rsr and in consideration of Ten Dollars in hand paid, CONVEY and WARRANT to:
THOMAS HOGAN and WANDA HOGAN, Husband and Wife,
whose address is:
not as tenants in common, but in JOINT TENANCY, the following described Real Estate situated
in the County of Kendatt, in the State of Illinois to wit:
The South 250 feet, measured at right angles, to the South line of the Southeast 1/4 of Section 13, Township 35 North, Range 7 East of the Third Principal Meridian, except the West 250 feet thereof, in the Township of Lisbon in Kendall County, Illinois,
SUBJECT TO: Existing easements, covenants, and restrictions of record, and 1995 and subsequent years real estate taxes.
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.
Permanent Real Estate Index Number: 08-13-400-003
Brisbin Road, Minooka, IL
Address of Real Estate;
s /s day of November
THAROLD D. KNUDSON A D. O. A.
- Ath mi cact

Warranty Deed

STATE OF ILLINOIS ) ss.

COUNTY OF KENDALL )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY

THAT HAROLD D. KNUDSON and LINDA L. SHELBY-KNUDSON by DANIEL J. \*\*

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

\*\*\* KRAMER as Power of Attorney In Fact.

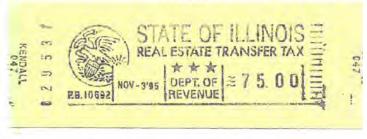
Given under my hand and notarial seal this State day of November 1995.

Notary Public

----

Thomas Hogan and Wanda HOgan

"OFFICIAL SEAL"
DIANE M. LOTT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/21/97



This Document Prepared By:

Send subsequent tax bills to:

Law Offices of Daniel J. Kramer 1107A S. Bridge Street Yorkville, IL 60560 708-553-9500 After Recording, Return To:

Attorney Ricahrd Jalovec 955 W. Madison Chicago, IL 60607

REAL ESTATE TRANSFER TAX

\$ 37.50 cmu



\_\_\_\_ Date initially rec'd \_

Fee Due \$\_

Attachment 1, Page 5 WAS lift at

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

Refund Due

MAA Cappa f www.kendallswcd.org

A SP CONTRACTOR OF THE SPECIAL PROPERTY OF THE SPECIAL	RCE INFORMATION (NRI) REPORT APPLICATION
Petitioner: Wanda Hogan Address:	Contact Person: Wanda
City, State, Zip:	
Phone Number:	
Email:	
	o to receive a servicial. MINIO 12 File 11 File
	e to receive a copy of the NRI Report? 🗹 Email 🗌 Mail
ite Location & Proposed Use ownship Name Lisbon	
Parcel Index Number(s)	Township Lisbon N, Range T35N-R7 E, Section(s) 13
roject or Subdivision Name Hogan,s Have	ons Market
urrent Use of Site parking lot	Proposed Use Flea Market /crafts/farmers market
roposed Number of Lots 0	
roposed Water Supply existing	Proposed Number of Structures 0  Proposed type of Wastewater Treatment well
roposed type of Storm Water Managemen	+ existing
ype of Request	
Change in Zoning from Variance (Please describe fully on separate	to
I Validice Please describe fully on senar	ate nage)
Especial Lies Bereit (B)	ote page)
Special Use Permit (Please describe fully	on separate page)
Special Use Permit (Please describe fully lame of County or Municipality the request addition to this completed application for	on separate page) is being filed with: Kendall  orm, please including the following to ensure proper processing:
Special Use Permit (Please describe fully ame of County or Municipality the request addition to this completed application for Plat of Survey/Site Plan — showing locat Concept Plan - showing the locations of If available: topography map, field tile m NRI fee (Please make checks payable to The NRI fees, as of July 1, 2010, are as for Full Report: \$375.00 for five acres and Executive Summary Report: \$300.00	on separate page) is being filed with: Kendall  orm, please including the following to ensure proper processing: tion, legal description and property measurements proposed lots, buildings, roads, stormwater detention, open areas, etc. hap, copy of soil boring and/or wetland studies Kendall County SWCD) follows: I under, plus \$18.00 per acre for each additional acre or any fraction thereof over five (KCSWCD staff will determine when a summary or full report will be necessary.)
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Special Use Permit (Please describe fully lame of County or Municipality the request addition to this completed application for Plat of Survey/Site Plan — showing locat Concept Plan - showing the locations of If available: topography map, field tile m NRI fee (Please make checks payable to The NRI fees, as of July 1, 2010, are as for Full Report: \$375.00 for five acres and Executive Summary Report: \$300.00 Fee for firs Ad Total NRI F	on separate page) is being filed with: Kendall  orm, please including the following to ensure proper processing: tion, legal description and property measurements proposed lots, buildings, roads, stormwater detention, open areas, etc. hap, copy of soil boring and/or wetland studies  Kendall County SWCD) follows: I under, plus \$18.00 per acre for each additional acre or any fraction thereof over five (KCSWCD staff will determine when a summary or full report will be necessary.)  It five acres and under  Sa75:00  Gittional Acres at \$18.00 each Fee  Smarth 444  Fee  In month to be on that month's SWCD Board Meeting Agenda. Once a completed as for inspection, evaluation and processing of this report.  On allows the authorized representative of the Kendall County Soil and Water and and evaluation of the site described above. The completed NRI report
Special Use Permit (Please describe fully ame of County or Municipality the request addition to this completed application for Plat of Survey/Site Plan — showing located Concept Plan — showing the locations of If available: topography map, field tile makes the NRI fees, as of July 1, 2010, are as for Full Report: \$375.00 for five acres and Executive Summary Report: \$300.00 for five acres and Executiv	on separate page) is being filed with: Kendall  orm, please including the following to ensure proper processing: tion, legal description and property measurements proposed lots, buildings, roads, stormwater detention, open areas, etc. hap, copy of soil boring and/or wetland studies  Kendall County SWCD) follows: I under, plus \$18.00 per acre for each additional acre or any fraction thereof over five (KCSWCD staff will determine when a summary or full report will be necessary.)  It five acres and under  Satisfice  Show the five acres at \$18.00 each  Fee  Show the month to be on that month's SWCD Board Meeting Agenda. Once a completed as for inspection, evaluation and processing of this report.  On allows the authorized representative of the Kendall County Soil and Water and and evaluation of the site described above. The completed NRI report
Special Use Permit (Please describe fully ame of County or Municipality the request addition to this completed application for Plat of Survey/Site Plan — showing located Concept Plan — showing the locations of If available: topography map, field tile makes the NRI fee (Please make checks payable to The NRI fees, as of July 1, 2010, are as for Full Report: \$375.00 for five acres and Executive Summary Report: \$300.00 for five acres and Executive Summary	on separate page) is being filed with: Kendall  frm, please including the following to ensure proper processing: tion, legal description and property measurements proposed lots, buildings, roads, stormwater detention, open areas, etc. hap, copy of soil boring and/or wetland studies  Kendall County SWCD) follows: I under, plus \$18.00 per acre for each additional acre or any fraction thereof over five  (KCSWCD staff will determine when a summary or full report will be necessary.)  In the five acres and under  Santa Agenda. Once a completed are for inspection, evaluation and processing of this report.  I month to be on that month's SWCD Board Meeting Agenda. Once a completed are for inspection, evaluation and processing of this report.  I mail to the completed NRI report are reported.

Fee Paid \$ \_\_\_\_ Check # \_\_\_ Over/Under Payment \_\_\_

\_\_\_\_\_ Date all rec'd \_\_\_\_\_ Board Meeting \_\_\_





Applicant:

Wanda Hogan

Contact:

Wanda Hogan

Address:

14975 BRISBIN RD

MINOOKA, IL 60447

Project:

Hogans Haven Market

Address:

14975 BRISBIN RD, MINOOKA

IDNR Project Number: 2110032

Date:

Alternate Number:

02/02/2021

2110014

Description: we would to start a small Flea market/Crafts/Farmers market on the app.one now used for our equipment, we want to this 1 to 2 weekend a month to supplement our S/S.

#### Natural Resource Review Results

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

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

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

#### Location

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

County: Kendall

Township, Range, Section:

35N, 7E, 13

IL Department of Natural Resources Contact Adam Rawe

217-785-5500 Division of Ecosystems & Environment



**Government Jurisdiction** 

Kendall County wanda Hogan 14975 BRISBIN RD MINOOKA, Illinois 60447

#### 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: 2110032

#### 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: 2110032





**EcoCAT Receipt** 

**Project Code** 

2110032

APPLICANT

DATE

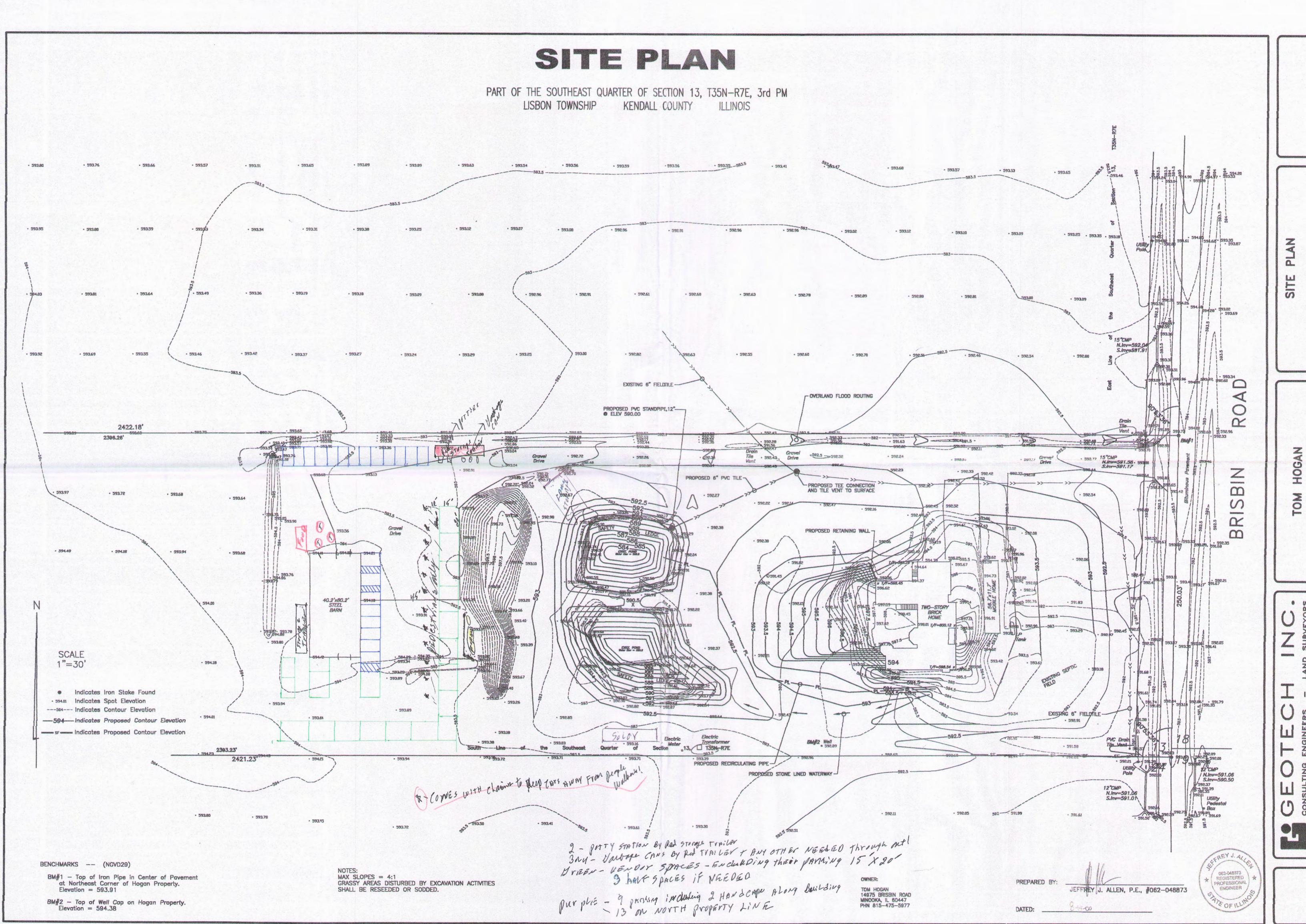
Wanda Hogan Wanda Hogan 14975 BRISBIN RD MINOOKA, IL 60447 2/2/2021

FEE	CONVENIENCE FEE	TOTAL PAID
\$ 125.00	\$ 2.81	\$ 127.81
,		

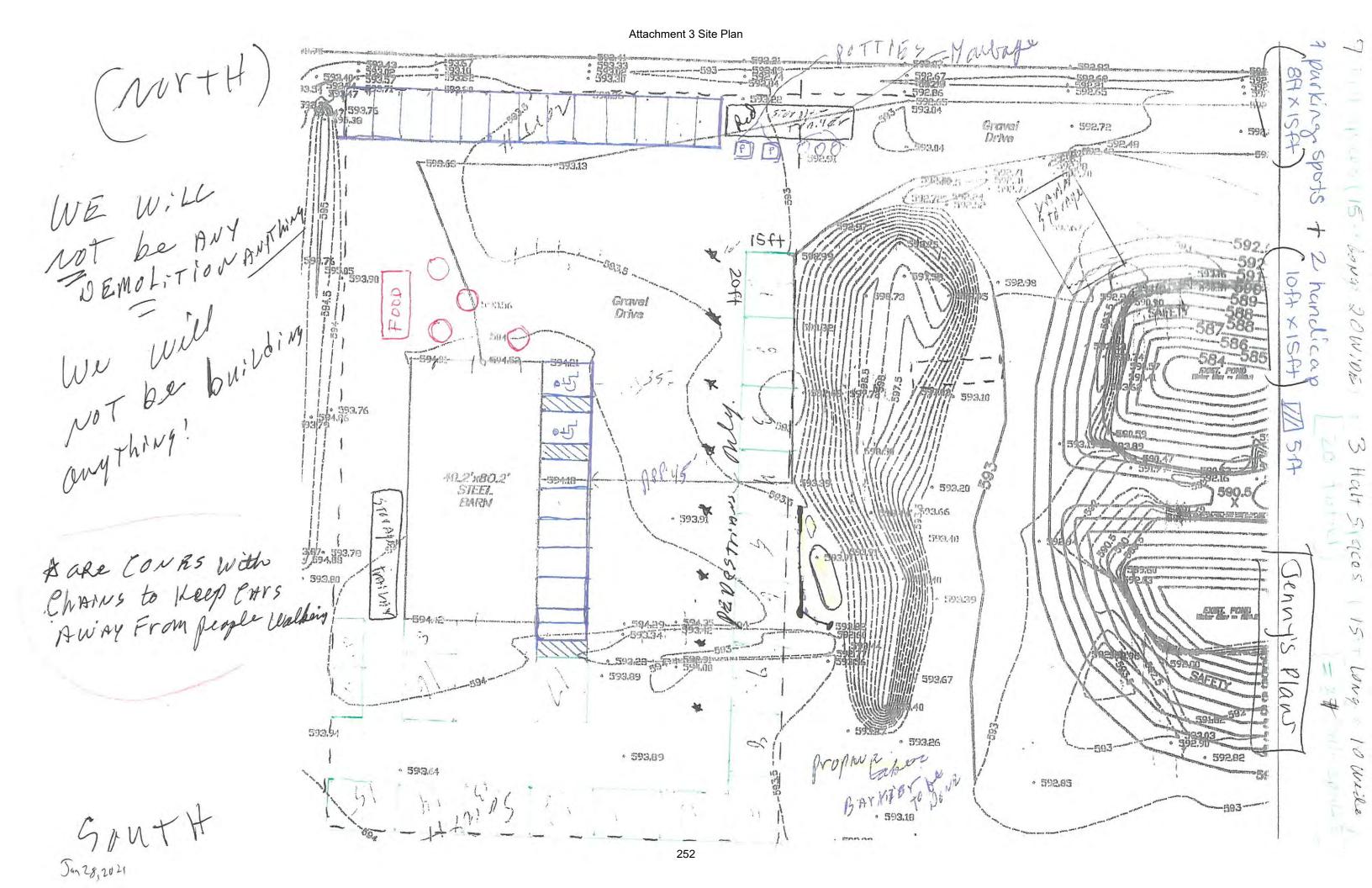
TOTAL PAID

\$ 127.81

Illinois Department of Natural Resources One Natural Resources Way Springfield, IL 62702 217-785-5500 dnr.ecocat@illinois.gov 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 no it well not welfare. 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. no it well not That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. already here 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 yes to the best of my knowledge. 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. not sure, but our plan well not interfer with anything the county has in mind. since we are not building anything! 250



METAL Heard Rail 1851 propour tank



# Attachment 4

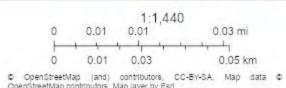
# Kendall County Web GIS



February 8, 2021

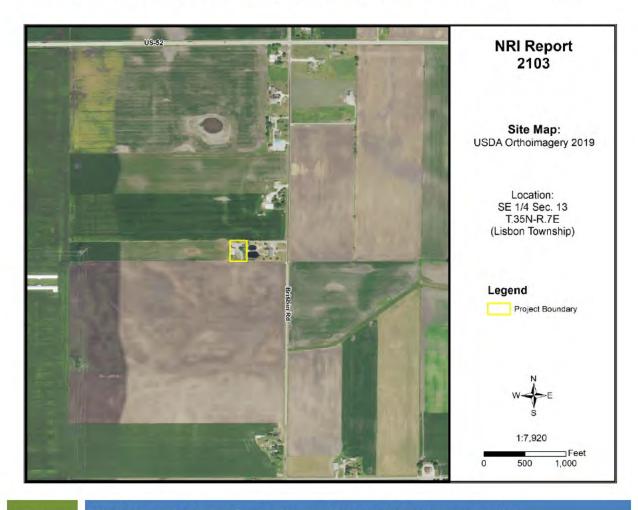
Kendall County Address Points Parcels

Ownership Parcel





# NATURAL RESOURCE INFORMATION (NRI) EXECUTIVE SUMMARY REPORT: #2103



Feb. 2021 Petitioner: Wanda Hogan, Hogan's Havens Market Contact: Wanda Hogan

## Prepared By:



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

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# **EXECUTIVE SUMMARY**

Natural Resource Information Report Number	#2103
Petitioner	Wanda Hogan
retitioner	wanda nogan
Contact Person	Wanda Hogan
County or Municipality the Petition is Filed With	Kendall County
Country of Municipality the Fettion 13 Filed With	Kendun County
Location of Parcel	SE ¼ of Section 13, T.35NR.7E. (Lisbon Township) of the 3 <sup>rd</sup> Principal Meridian
Project or Subdivision Name	Hogan's Havens Market
Existing Zoning & Land Use	A-1 Agricultural; Rural Residence
Proposed Zoning & Land Use	No Change
Proposed Water Source	Well
Proposed Type of Sewage Disposal System	Septic
Proposed Type of Storm Water Management	Existing Configurations
Size of Site	1 (+/-) acres
Land Evaluation Site Assessment Score	190 (Land Evaluation: 85; Site Assessment: 105)

#### NATURAL RESOURCE CONSIDERATIONS

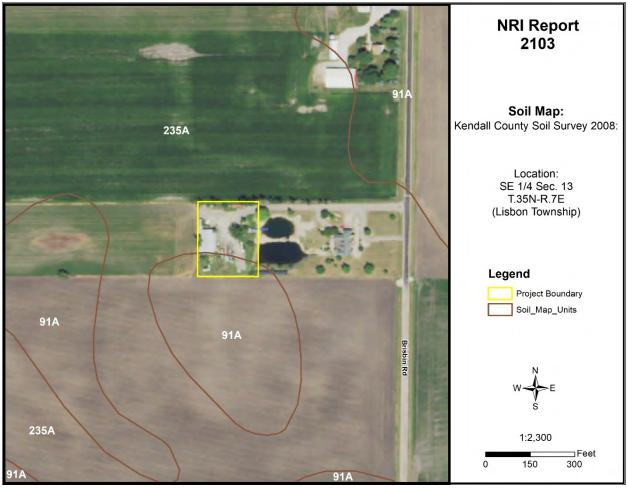


Figure 1: Soil Map

#### **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
91A	Swygert silty clay loam, 0-2% slopes	Somewhat Poorly Drained	C/D	Non-hydric	Prime Farmland
235A	Bryce silty clay, 0-2% slopes	Poorly Drained	C/D	Hydric	Prime Farmland (if drained)

**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, Bryce silty clay (235A) is classified as being a hydric soil and Swygert silty clay loam (91A) is classified as being a non-hydric soil.

**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, 28.1% are designated as prime farmland and 71.9% are designated as prime farmland if drained.

Table 2: Water Features

Map Unit	Surface Runoff	Water Table	Ponding	Flooding
91A	Medium	January – May	<u>January – December</u>	January – December
		<b>Upper Limit</b> : 1.0'-2.0'	Surface Water Depth:	Duration:
		<b>Lower Limit</b> : 2.9'-4.8'	Duration:	Frequency: None
		<u>June – December</u>	Frequency: None	
		Upper/Lower Limit:		
235A	Negligible	January – May	January – May	January – December
		<b>Upper Limit</b> : 0.0'-1.0'	Surface Water Depth: 0.0-0.5'	Duration:
		Lower Limit: 6.0'	above surface	Frequency: None
		<u>June – December</u>	<b>Duration</b> : Brief (2-7 days)	
		Upper/Lower Limit:	Frequency: Frequent	
			<u>June – December</u>	
			Surface Water Depth:	
			Duration:	
			Frequency: None	

**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 surface runoff classes are identified as: negligible, very low, low, medium, high, and very high.

**Ponding** – Ponding is standing water in a closed depression. Unless a drainage system is installed, the water is removed only by percolation, transpiration, or evaporation. Duration is expressed as very brief (less than 2 days), brief (2 to 7 days), long (7 to 30 days), very long (more than 30 days). Frequency is expressed as none (ponding is not probable), rare (unlikely but possible under unusual weather conditions), occasional (occurs, on average, once or less in 2 years) and frequent (occurs, on average, more than once in 2 years).

**Flooding** – 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 is expressed as brief (2 to 7 days) and frequent meaning that it is likely to occur often under normal weather conditions.

#### **SOIL LIMITATIONS**

According to the USDA-NRCS, soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction and maintenance. This report gives ratings for proposed uses in terms of limitations and restrictive features. The tables list only the most restrictive features. Ratings are based on the soil in an undisturbed 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. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance.

- **Not Limited**: Indicates that the soil has features that are very favorable for the specified use; good performance and low maintenance can be expected.
- Somewhat Limited: Indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation; fair performance and moderate maintenance can be expected.
- Very Limited: Indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures; poor performance and high maintenance can be expected.

Conventional Septic System Rating Criteria – The factors considered are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. Soils that are deemed unsuitable for installation of an on-site sewage disposal system per the Kendall County Subdivision Control Ordinance may necessitate the installation of a non-conventional onsite sewage disposal system. For more information please contact the Kendall County Health Department located at 811 W. John Street, Yorkville, IL; (630) 553-9100 ext. 8026.

Limitations are listed below for small commercial buildings, shallow excavations, lawns and landscaping, and onsite conventional sewage disposal systems. Please note this information is based on soils in an undisturbed state as compiled for the USDA-NRCS 2008 Soil Survey of Kendall County, IL and the Kendall County Subdivision Control Ordinance; this does not replace the need for site specific soil testing or results of onsite soil testing.

Table 3: Building Limitations

Soil Type	Small Commercial Buildings	Shallow Excavations	Lawns & Landscaping	Onsite Conventional Sewage Systems	Acres	%
91A	Somewhat Limited: Depth to saturated zone; Shrink-swell	Very Limited: Depth to saturated zone; Too clayey; Dusty; Unstable excavation walls	Somewhat Limited: Depth to saturated zone; Dusty	Suitable	0.3	28.1%
235A	Very Limited: Ponding; Depth to saturated zone; Shrink-swell	Very Limited: Ponding; Depth to saturated zone; Too clayey; Unstable excavation walls; Dusty	Very Limited: Ponding; Depth to saturated zone; Too clayey; Dusty	Unsuitable: Wet	0.9	71.9%
% Very Limited	71.9%	100%	71.9%	71.9%		

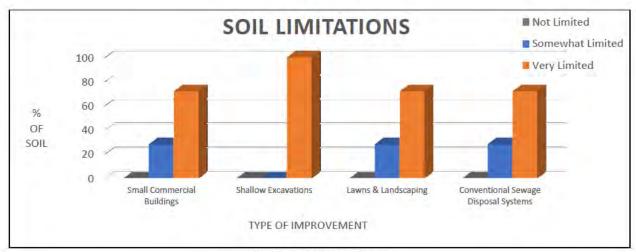


Figure 2: Soil Limitations

# **Building Limitations Maps:**

NRI 2103

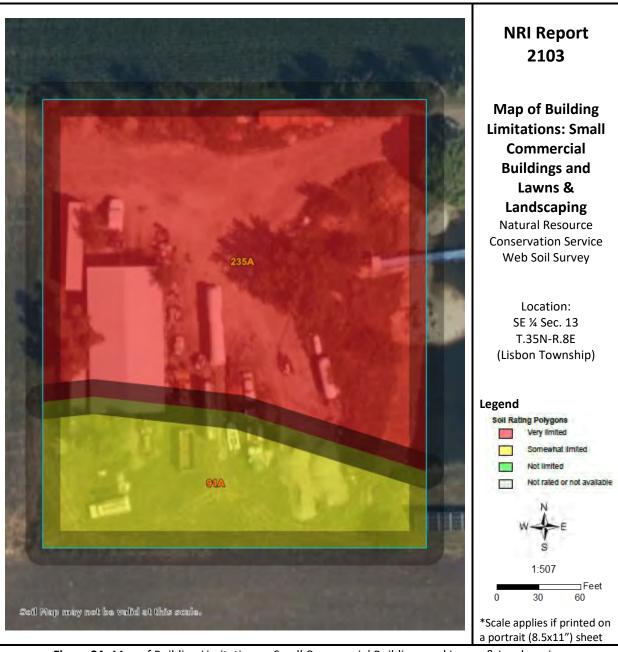


Figure 3A: Map of Building Limitations – Small Commercial Buildings and Lawns & Landscaping

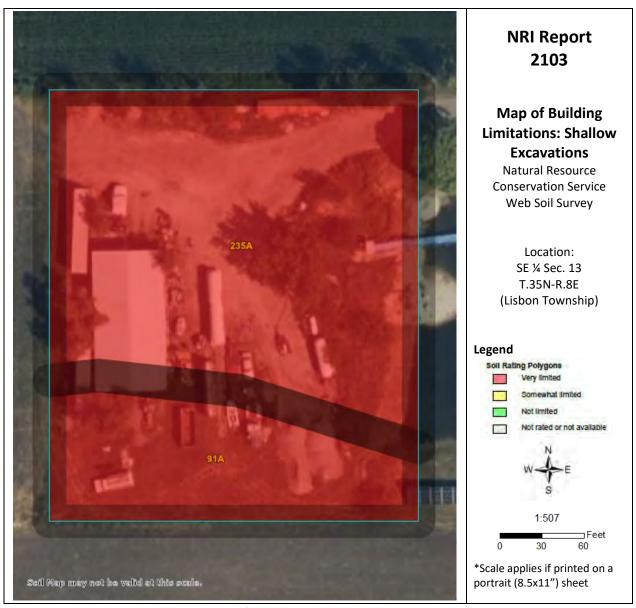


Figure 3B: Map of Building Limitations – Shallow Excavations

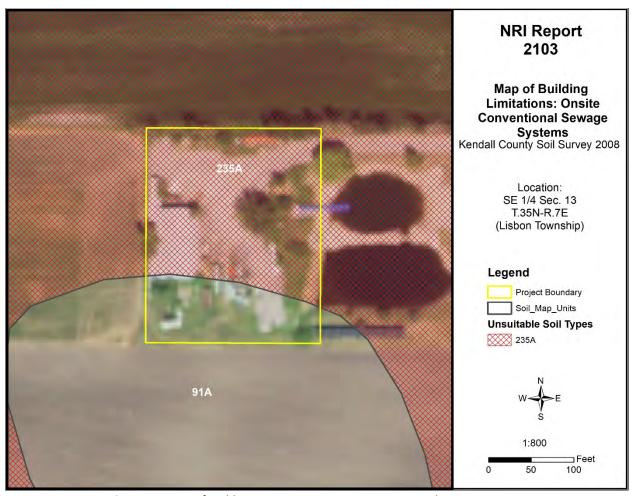


Figure 3C: Map of Building Limitations – Onsite Conventional Sewage System

#### **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.
- **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.

**Table 4A:** Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
91A	4	79	0.3	23.7
235A	3	87	0.9	78.3
Totals			1.2	102
LE Calculation			(Product of relative value / Total Acres) 102 / 1.2 = 85	
LE Score				LE = 85

The Land Evaluation score for this site is 85, indicating that this site is currently designated as prime farmland that is well suited for agricultural uses.

Table 4B: 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)	20
	2. Consistency of proposed use with County Land Resource Management Concept Plan	0
	and/or municipal comprehensive land use plan. (20-10-0)	
	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)	10
	2. Availability of public water system. (10-8-6-0)	10
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	8
	Site Assessment Score:	105

The Site Assessment score for this site is 105. The Land Evaluation value (85) is added to the Site Assessment value (105) to obtain a LESA Score of 190 out of a possible 300. The table below shows the level of protection for the proposed project site based on the LESA Score.

**Table 5:** LESA Score Summary

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

Land Evaluation Value: 85 +Site Assessment Value: 105 =LESA Score: 190

The LESA Score for this site is 190, 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.

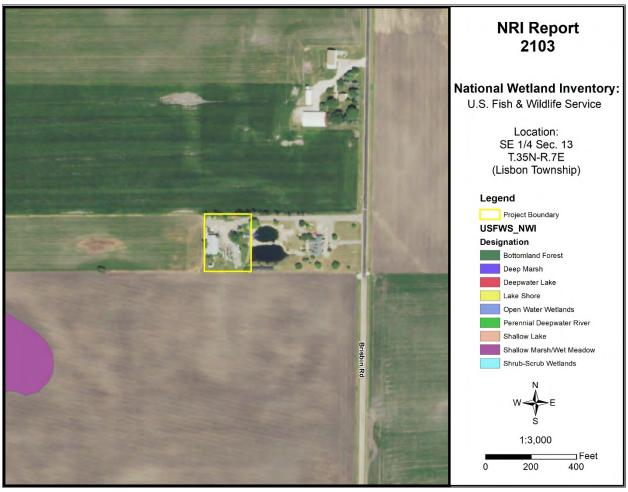


Figure 4: Wetland Map – USFWS National Wetland Inventory

#### **FLOODPLAIN**

The Federal Emergency Management Agency's (FEMA) Digital Flood Insurance Rate Map (DFIRM) 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 not located within the floodplain or floodway and is considered an area of minimal flood hazard.

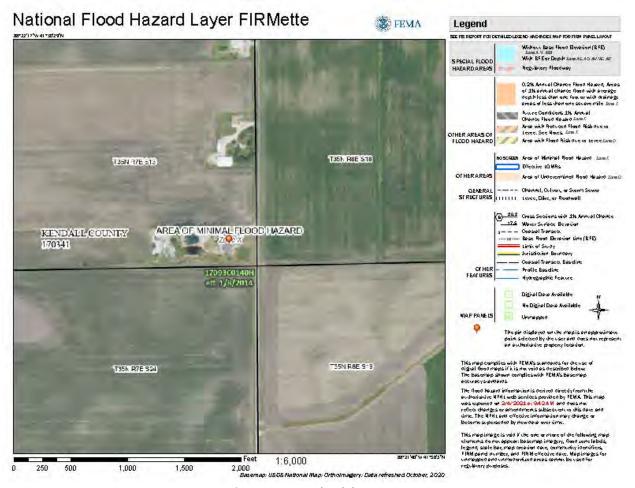


Figure 5: FEMA Floodplain Map

#### **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* (<a href="https://illinoisurbanmanual.org/">https://illinoisurbanmanual.org/</a>) for appropriate best management practices.

# **LAND USE FINDINGS**

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed site plans for Petitioner Wanda Hogan for the proposed Hogan's Havens Flea Market/Farmers Market (A-1 Special Use Permit request) located in Lisbon Township of Kendall County in the SE ¼ of Section 13, Township 35N, and Range 7E of the 3<sup>rd</sup> 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, 28.1% are designated as prime farmland and 71.9% are designated as prime farmland if drained. A land evaluation, which is a part of the Land Evaluation and Site Assessment (LESA) was conducted on this parcel. The soils on this parcel scored an 85 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA Score for this site is 190 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 the limitation that may require soil reclamation, special design/engineering, or maintenance to obtain suitable soil conditions to support development with significant limitations. This report indicates that for soils located on the parcel, 100% are very limited for shallow excavations, 71.9% are very limited for small commercial buildings and lawns & landscaping, and 71.9% are unsuitable for conventional septic systems. This information is based on the soil in an undisturbed state. If the scope of the project may include the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within the Upper Illinois River Watershed. If development should occur on this site, a soil erosion and sediment control plan should 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 subsurface drainage tile. That survey 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 the 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 (III. Complied Statues, Ch. 70, Par 405/22.02a).

	02/10/21
SWCD Board Representative	Date

At the regular Town Meeting held in Lisbon Township and Kendall County in the State of Illinois at the Plattville Fire Barn on March 09, 2021 the meeting was called to order by Darlene Ashton, Town Clerk. The following official business was transacted at 7:30 pm.

Present were Supervisor James Horton, Trustees Tom Anzelc, Bill Ashton, Tara Kunkel, Road Commissioner Kevin Kunkel and Clerk Darlene Ashton. Absent was Trustee Scott Wallin. Guests were Joe Slivka, Bob Welsh, Jill Ferko, Keri Horton, and Dave Smith

The minutes of the February 09, 2021 meeting were read. Trustee Ashton made the motion to approve the minutes. Trustee Anzelc seconded the motion. Passed 4-0.

Deputy Kailus emailed a copy of his report to Clerk Ashton. He warned of the unemployment & a phone scam claiming to be from the medicare office. He asked that we lock our cars and take firearms inside. The Sheriff's office is releasing a new smart phone app.

#### **OLD BUSINESS**

Jill Ferko reported on the Rt 47 property that she expected the property to close at the end of the March. She is working with the title company. The township will file for exemption.

#### **NEW BUSINESS**

The Hogan petition on Brisbin Rd. was presented by Dave Smith. They are planning to hold a flea market on Saturday and Sunday. Wanda Hogan explained she is expecting 20 vendors May through September. The Township Planning Commission voted to approve the petition. Trustee Ashton made the motion to accept the Hogan Petition. Seconded by Trustee Kunkel. Passed 4-0

Keri Horton presented the idea to the trustee's that they should form a committee to oversee the maintenance of the playground. Trustee Ashton suggested the baseball team should pay to use the field. Keri will check into other teams and what they do.

The Rebel Baseball team will not be able to afford the building that they wanted to build. They would like to put a container on the north side of parking lot. The trustee's proposal of approving the container to be used by the baseball team came from Trustee Ashton. Trustee Kunkel seconded the motion. The vote was taken by roll call.

Trustee Ashton <u>no</u> Trustee Kunkel <u>no</u> Trustee Anzelc <u>no</u>

Supervisor Horton submitted a bill for Shaw Media in the amount of \$58.00. A vote to pay the bills came from Trustee Anzelc. Trustee Ashton seconded the vote. Passed 4-0

Trustee Ashton made the motion to approve the agenda for the Annual Town Meeting. Trustee Kunkel seconded the motion. Passed 4-0

No Commissioner report, No Public Comments

A motion to adjourn came from Trustee Kunkel, Trustee Ashton seconded the motion. Passed 4-0

# Attachment 7

Respectfully Submitted,		
Darlene Ashton, Clerk		

# 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.

#### Attachment 8, Page 2

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:

#### Attachment 8, Page 4

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.

#### Attachment 8, Page 5

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

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 is 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 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 Kodiac 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 delivers 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.

#### Attachment 8, Page 13

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.

#### Attachment 8, Page 14

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

None

## **PUBLIC COMMENT**

## **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

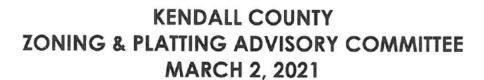
Absent (3): Briganti, Chismark, and Klaas

The motion carried.

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

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

Enc.



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			
1AM16		1	
DA KRAMEL	JRC	TPC	

# Attachment 9, 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**

<u>Members Present</u>: 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 21-07 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 reviewed this proposal at their meeting on March 9, 2021. The Lisbon Township Planning Commission recommended approval. The Lisbon Township Board voted to accept the Petition. The minutes of the meeting were provided.

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.

ZPAC reviewed this proposal at their meeting on March 2, 2021. The Health Department did not have any concerns regarding the porta-johns. No music would occur as part of the flea market. ZPAC voted to forward the proposal to the Regional Planning Commission by a vote of eight (8) in favor and zero (0) in opposition; two (2) members were absent. The minutes of this meeting were provided.

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 tenth (10<sup>th</sup>) special use permit for the sale of products not grown on the premises in the unincorporated area.

According to the business plan provided, 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')

### Attachment 9, Page 4

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.

The proposed Findings of Fact 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. True. The Petitioner has submitted a site plan indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare. Conditions may be placed in the special use permit to address hours of operation and signage. The Petitioner agreed to follow all applicable public health and public safety related laws.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. True. Conditions are proposed that will regulate hours of operation and site layout. No new buildings or other significant alterations away from the appearance of the property as an agricultural related property are planned.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Utilities are already available at the property. The site plan includes a parking plan. The property previously secured a stormwater management permit.

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. This is true. No variances have been requested.

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

found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents" through the encouragement ". . . of locally owned businesses."

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

- 1. The site shall be developed substantially in accordance with the site plan. Any new structures related to the uses allowed by this special use permit shall require a major amendment to the special use permit and any new structures must reflect the current architecture of the existing structures. Limited demolition of farmhouse and outbuildings is allowed.
- 2. The subject parcel must remain at least (3) acres in size.
- 3. The uses allowed by this special use permit must occur in a manner that will preserve the existing farmhouse, barns, related structures, and the pastoral setting.
- 4. Retail and wholesale sales may occur outside existing buildings.
- 5. The uses allowed by this special use permit cannot generate noise, vibrations, glare, fumes, odors, or electrical interference beyond which normally occurs on A-1 zoned property.
- 6. A maximum twenty (20) vendors and one (1) additional food vendor may be on the subject property.
- 7. The uses allowed by this special use permit may operate a maximum of two (2) weekends per month. For the purposes of this ordinance, a weekend shall be considered Saturdays and Sundays. The uses may be open for sale between the hours of 8:00 a.m. and 5:00 p.m. The property owner may reduce these hours of operation. Vendors may setup no earlier than two (2) hours prior to opening and must be offsite within two (2) hours of closing.
- 8. Only the owners of the property and their family members shall be employees of the business allowed by this special use permit.
- 9. The owners of the business allowed by this special use permit may install one (1) sign along Brisbin Road. The sign shall be a maximum of four feet by six feet (4'X6') in size. The sign shall not be illuminated. The sign may be placed along Brisbin Road on days when the uses allowed by the special use permit are open.
- 10. All trash and garbage generated by uses allowed by this special use permit shall be stored in the garbage areas designated 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.
- 11. No music shall be generated by the uses allowed this special use permit.
- 12. The owner(s) or operator(s) of the uses allowed by this special use permit shall live at the subject property as their primary place of residence.
- 13. The operator(s) of the uses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
- 14. The operator(s) of the uses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.

- 15. 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.
- 16. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Member McCarthy-Lange asked about the outdoor display of goods. Mr. Asselmeier acknowledged that a conflict existed in the Zoning Ordinance, if the County Board allowed outdoor sales. If the County Board approved the proposal as presented, the outdoor display of good would occur.

Member Wilson asked if the vendors will be in booths and will the vendors be allowed to leave their goods in place. Wanda Hogan, Petitioner, responded that the vendor area will consist of tables and tents. Vendors cannot leave goods on the property.

Discussion occurred about an operating season. Ms. Hogan stated that she did not want to the flea market in the winter. The special use would run with the property.

Chairman Ashton asked about the rental fee. Ms. Hogan responded approximately Seventy-Five Dollars (\$75) per day.

Ms. Hogan indicated that she never ran a flea market, but has run three (3) other businesses.

Cathleen Anzelc expressed concerns that other neighbors could request similar special uses. Ms. Anzelc asked what would be sold at the property. Ms. Hogan responded that the business would be a flea market, craft fair, and farmers' market. Ms. Hogan said other things could be sold if the items did not look junkie. Discussion occurred regarding the limit of people on the property. Mr. Asselmeier noted the number of vendors, parking spaces, and the requirement that the Hogans live on the property. Ms. Hogan agreed to follow Kendall County's Right to Farm Clause.

Tom Anzelc, Lisbon Township Trustee, asked about access to the ponds. Ms. Hogan said the ponds were off limits and they will block off with plastic fence. He requested the Commission consider the safety aspects of the project.

Anne Vickery, Seward Township Highway Commissioner, commented on the negative appearance of the property. She expressed concerns regarding a lack of code enforcement. She noted that parking on Brisbin Road will not be allowed. She requested the Commission recommend denial.

Member McCarthy-Lange expressed concerns about the lack of available parking on the proposed site for customers and vendors.

Discussion occurred about landscaping the property and the Petitioner's wish to sell her husband's possessions. She is going to use the flea market to clean-up the site.

Member Wilson asked about the food vendor. Ms. Hogan said the vendor will be a food truck. Ms. Hogan will not be cooking the food. She will follow Health Department regulations.

Mr. Anzelc asked about the notification to neighbors. Mr. Asselmeier responded that Ms. Hogan notified the parties that she was legally required to notify. Mr. Anzelc requested a larger notification.

### Attachment 9, Page 7

Member Casey stopped attending the meeting remotely at this time (8:13 p.m.).

Member Wilson asked about overflow parking. Ms. Hogan said that some parking could parking along the driveway. The driveway was wide enough for two (2) cars to pass. Chairman Ashton noted the need for emergency vehicles to access the area.

Ms. Vickery expressed concerns about uncontrolled events. She expressed the difficulty of reversing special use permits.

Mr. Anzelc expressed concerns about the Fire District not commenting on the proposal. Chairman Ashton noted that the Fire District was notified.

Ms. Hogan indicated the driveway will not be blocked.

Member McCarthy-Lange asked if the Petitioner had a maximum number of customers. Ms. Hogan did not have a specific number, but she would close the gate if the parking lot got full. Discussion occurred regarding the need for overflow parking.

Member Nelson made a motion, seconded by Member Bledsoe, to recommend approval of the special use permit with the conditions proposed by Staff.

The votes were as follows:

Ayes (0): None

Nays (9): Ashton, Bledsoe, Hamman, McCarthy-Lange, Nelson, Rodriguez, Stewart, Wilson, and

Wormley

Absent (1): Casey

The motion failed.

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



# 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)
Jillian Prodent		
JAMIE PRODEHL		
George Vranas		
Johanna Byram		
Tom Avrele	LISBON TOWNShip TRUSTEE	
Kelly Helland		
G1 lios		
NANDA MEGAN		

# 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)
Chuch alo		
Andrew O'Neal PASTOR Cathleen Anzek		
Cathleen Anzek		
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Annelickery		
JESSICA NEISEN		



### **DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203
Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

# 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

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

USE

**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 is 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 §7:01 D.12 - A-1 Special Uses - Permits Banquet Facilities to be Located in the A-1 REGULATIONS 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	A-1
			(Max 0.65 DU/Acre)	
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 (1/2) 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-ofway 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 Page 3 of 9

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 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 Kodiac 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.

ZBA Memo – Prepared by Matt Asselmeier – March 25, 2021

- 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 Scible Creek Homestedfile # 21-08

NAME OF APPLICANT		
	LIAN PRODEH	
URRENT LANDOWNER/NAME(s)		
JAMIE + JIL	LIAN PRODEHL	
ITE INFORMATION	Control of the Contro	
_ ^	DDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
5.8/69 44051	IAN DYKE ROAD MI	100KA 09-05-400-020-0
XISTING LAND USE CURRI		IFICATION ON LRMP
Residential 1	7-1 Rural	Residential
REQUESTED ACTION (Check All That Ap	ply):	
X SPECIAL USE	MAP AMENDMENT (Rezone to)	VARIANCE
	_ IN A PARENTEN (NOZONE IO)	VARIANCE
ADMINISTRATIVE VARIANCE	A-1 CONDITIONAL USE for:	SITE PLAN REVIEW
TEXT AMENDMENT	RPD (Concept; Preliminary; Final)	ADMINISTRATIVE APPEAL
PRELIMINARY PLAT	FINAL PLAT	
		OTHER PLAT (Vacation, Dedication, etc.)
AMENDMENT TO A SPECIAL USE (_ PRIMARY CONTACT	Major; Minor) PRIMARY CONTACT MAILING ADDRESS	1 2244 24 24 24 24
JULIAN DONE	C 1 1	PRIMARY CONTACT FMAIL
O I CCI I TI PROL	PRIMARY CONTACT FAX #	
	PRIMARI CONTACT PAX#	PRIMARY CONTACT OTHER #(Cell, etc.)
	ENCINEED MAN INC. ADDRESS.	
ohn His	EChurch St. Suite A	ENGINEER EMAIL
TROPUDGE SON	wwich it 60548 into	o tebruggeen Gineerin
NGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I NOTE OF THE PARTY OF THE PART		
UNDERSTAND THAT BY SIGNIN	NG THIS FORM, THAT THE PROPERTY	IN QUESTION MAY BE VISITED BY
THE PRIMARY CONTACT LISTER	MISSION MEMBERS THROUGHOUT TH D ABOVE WILL BE SUBJECT TO ALL CO	HE PETITION PROCESS AND THAT
COUNTY.	ADOVE WILE BE SUBJECT TO ALL CO	DRKESPONDANCE ISSUED BY THE
CERTIFY THAT THE INFORMAT	TION AND EXHIBITS SUBMITTED ARE T	RUE AND CORRECT TO THE
BEST OF MY KNOWLEDGE AND	THAT I AM TO FILE THIS APPLICATION	N AND ACT ON BEHALF OF THE
ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT		DATE 2/14/2021
2		2/14/202
	FEE PAID:\$ 1155	RECEIVED
	CHECK #:	KEUEIVLU

Primary Contact will receive all correspondence from County

<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants

KENDALL COUNTY PLANNING, BUILDING & ZONING

Last Revised: 12.15.20 Special Use



### **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 #:

NAME OF APPLICANT
JAMIE & JILLIAN PRODEHL
CURRENT LANDOWNER/NAME(s)
OHIGIE & JULIAN PRODETIC
SITE INFORMATION SITE ADDRESS OR LOCATION ASSESSOR'S ID NUMBER (PIN)
5.8169 Minopky, 12 60447 09-05-400-020-0000
Residential A-1 Rural Residential
REQUESTED ACTION (Check All That Apply):
SPECIAL USEMAP AMENDMENT (Rezone to)X_ VARIANCE
ADMINISTRATIVE VARIANCE A-1 CONDITIONAL USE for: SITE PLAN REVIEW
TEXT_AMENDMENTRPD (Concept; Preliminary; Final) ADMINISTRATIVE APPEAL PRELIMINARY PLAT OTHER PLAT (Vacation, Dedication, etc.)
AMENDMENT TO A SPECIAL USE (Major; Minor)
PRIMARY CONTACT PRIMARY CONTACT MAILING ADDRESS PRIMARY CONTACT EMAIL
Julian Prodont
PRIMARY CONTACT PHONE #
Sengineer contact Engineer Mailing ADDRESS Switch Into Co. Engineer EMAIL Into Co.
John 410 & Church Street Swell into a. Tebruggeen university.c
ENGINEER PHONE # ENGINEER FAX # ENGINEER OTHER # (Cell, etc.)
ENGINEER OTHER # (Cell, etc.)
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 APPLICAN DATE 2/14/2021
FEE PAID:\$ 100
CHECK #: +CACO

<sup>&</sup>lt;sup>1</sup>Primary Contact will receive all correspondence from County <sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants

Attachment 1, Page 3

### **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 it's 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.



Policy No .:

### 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:

- Title being vested other than as stated in Schedule A.
- 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

- 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.
- Unmarketable Title.
- No right of access to and from the Land.

- 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.
- 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.
- Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
- 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.
- 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

72306 ALTA Owners Policy 06/17/06\_306
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Page 1 of 5



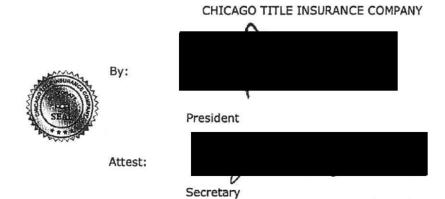
or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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.

By: \_\_\_\_\_\_Authorized Officer of Mgent

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



### **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:

- (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - 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.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 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.
- 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

### 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.

3



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 .:

Policy No .:

Premium:

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

1. Name of Insured:

Amount of Insurance:

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

George vranas, Authorized Agent



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 A1

File No.:	Policy
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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.



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 B

File No.:

Policy No .:

### **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:

- 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.
- 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

 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.



5301 W. Dempster Street, Suite 206 Skokie, IL 60077

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

- 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.
- Rights of way for drainage tiles, ditches, feeders and laterals, if any.
- This commitment and the policy or policies, when issued, should not be construed as insuring the right of access to and from the land.
- 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:

- (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.

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

### 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

(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.

### SEVERABILITY 16.

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.







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



NATURAL RESOURCE II	FORMATION (NRI) REPORT APPLICATION
Petitioner: JILLIAN PRODEHL	Contact Person: JILLIAN PRODEHL
City, State, Zip: MINDOXXA, IL LOD	147
Phone N	7/170/3777/111. [ 01] 1
Please select: How would you like to rec	ive a copy of the NKI Reports Arman   Mail
Site Location & Proposed Use Township Name Seward Parcel Index Number(s) 09-05-40 Project or Subdivision Name Suble Creck Current Use of Site residental Proposed Number of Lots	Township 35 N, Range 8 E, Section(s) 4 of Society of Homestead Number of Acres 5.8169  Proposed Use 5 pecial use - banquit  Proposed Number of Structures  Proposed type of Wastewater Treatment Section(s) 4 of Section(s) 4
Proposed type of Storm Water Management	ine
Type of Request  Change in Zoning from	toge)
a colling Dormit (Please describe fully on s	parate page/
Name of County or Municipality the request is be In addition to this completed application form,	ng filed with: Kendul  cuse including the following to ensure proper processing:
Special Use Permit (Please describe fully on son Shame of County or Municipality the request is be addition to this completed application form, and the Plat of Survey/Site Plan – showing location, Concept Plan – showing the locations of proposition of the NRI fee (Please make checks payable to Kend The NRI fees, as of July 1, 2010, are as follows.)	ng filed with: Kendul  coase including the following to ensure proper processing: got description and property measurements seed lots, buildings, roads, stormwater detention, open areas, etc. opy of soil boring and/or wetland studies fill County SWCD)
Special Use Permit (Please describe ruly on some of County or Municipality the request is be in addition to this completed application form, property of Plat of Survey/Site Plan – showing location, in Concept Plan – showing the locations of property of If available: topography map, field tile map, or NRI fee (Please make checks payable to Kend The NRI fees, as of July 1, 2010, are as follow Full Report: \$375.00 for five acres and und Executive Summary Report: \$300.00 (KCS)	ng filed with: Kendul  ease including the following to ensure proper processing: get description and property measurements sed lots, buildings, roads, stormwater detention, open areas, etc. opy of soil boring and/or wetland studies fill County SWCD)  r, plus \$18.00 per acre for each additional acre or any fraction thereof over five the fill determine when a summary or full report will be necessary.)  acres and under \$ 375.00
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Applicant: Tebrugge Engineering

Contact: John J. Tebrugge Address: 410 E Church Street

Suite A

Sandwich, IL 60545

Project: Sable Creek Homestead

Address: 4405 Van Dyke Road, Minooka IDNR Project Number: 2110193 Date: 02/05/2021

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

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.
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**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**

JB Pritzker, Governor

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

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

Please fill out the following findings that the Zoning Board of Appeals shall take 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 #

Countywide St		gulations is required. Applicants are encouraged to the disconsider a pre-application meeting with Department gulations.
Property:	Name JAMIE & JILLIAN PRODE	HL
Owner	Address	
6	Phone_	
Agent:	Name_Tebrugge Engineering	
	Address 410 East Church Street	Suite A Sandwich, IL 60548
	Phone_	
Site:	Address or Location 4405 Van Dyke	e Road - Minooka, IL
	Tax Parcel # 09-05-400-021	
	Zoning/Land Use/Acres AG	
Proposed Deve	elopment:	
Manager and Street Property	er is redeveloping the rear portion of to be performed to provide adequate	of the lot for a wedding venue. Minor gravel ate parking & drive lane widths.
Attachments:	Plat	Construction Plans X
	Soils	Landscaping X
	Grading X	Phasing
	Other	
Fees	\$ Processing Fee (\$	\$50.00)
TOTAL\$	proposed improvements, which can be check is acceptable made or	ut to the Kendall County Treasurer
Staff will conta	act Applicant regarding schedule and rev	riews.
made during t agree to confo Management by County Stat	the review process is true and correct; orm to all requirements set forth by th Ordinance. I understand that by signing ff and County Engineers throughout the e for all costs associated with this applicature	on, on the documents attached, and on other submittals that I am authorized to file this application; and that I me County and all conditions of the County Stormwater g this form, that the property in question may be visited permit and construction process. I also understand that I ation.  Date 2 1 1 202 Date



Signature of Applican

### DEPARTMENT OF PLANNING, BUILDING & ZONING

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

### **ENGINEERING CONSULTANT FEES**

I, <u>Jillian Profest</u> understand that Kendall County uses the services of a
consultant for engineering reviews and inspections and that I will be responsible for
payment of services on Suble Creek Homesteck project. I authorize the consulting
services to proceed.
IF THIS IS <u>NOT</u> PART OF A BUILDING PERMIT APPLICATION, PLEASE CHECK THE BOX AND COMPLETE THIS SECTION:
I hereby submit a deposit of \$1250 payable to the <b>Kendall County Treasurer</b>
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.

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 duel 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.

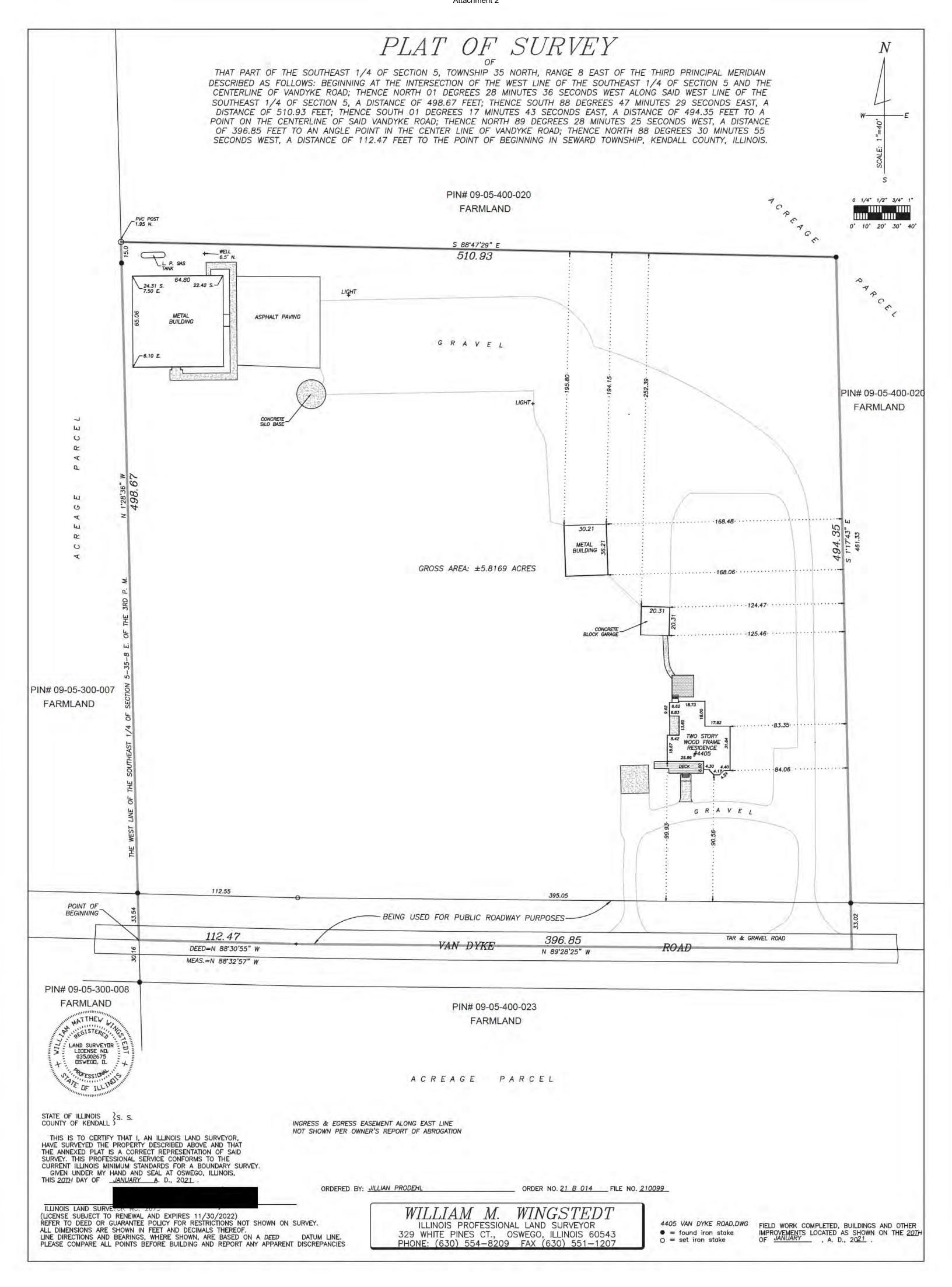
Due to the limited area of additional gravel surfaces added to the site and the total area of impervious/gravel area being under 45,000SF, there will not need to be a storm water detention management area on the site. The 1.5 acres of prairie grass will provide sufficient infiltration.

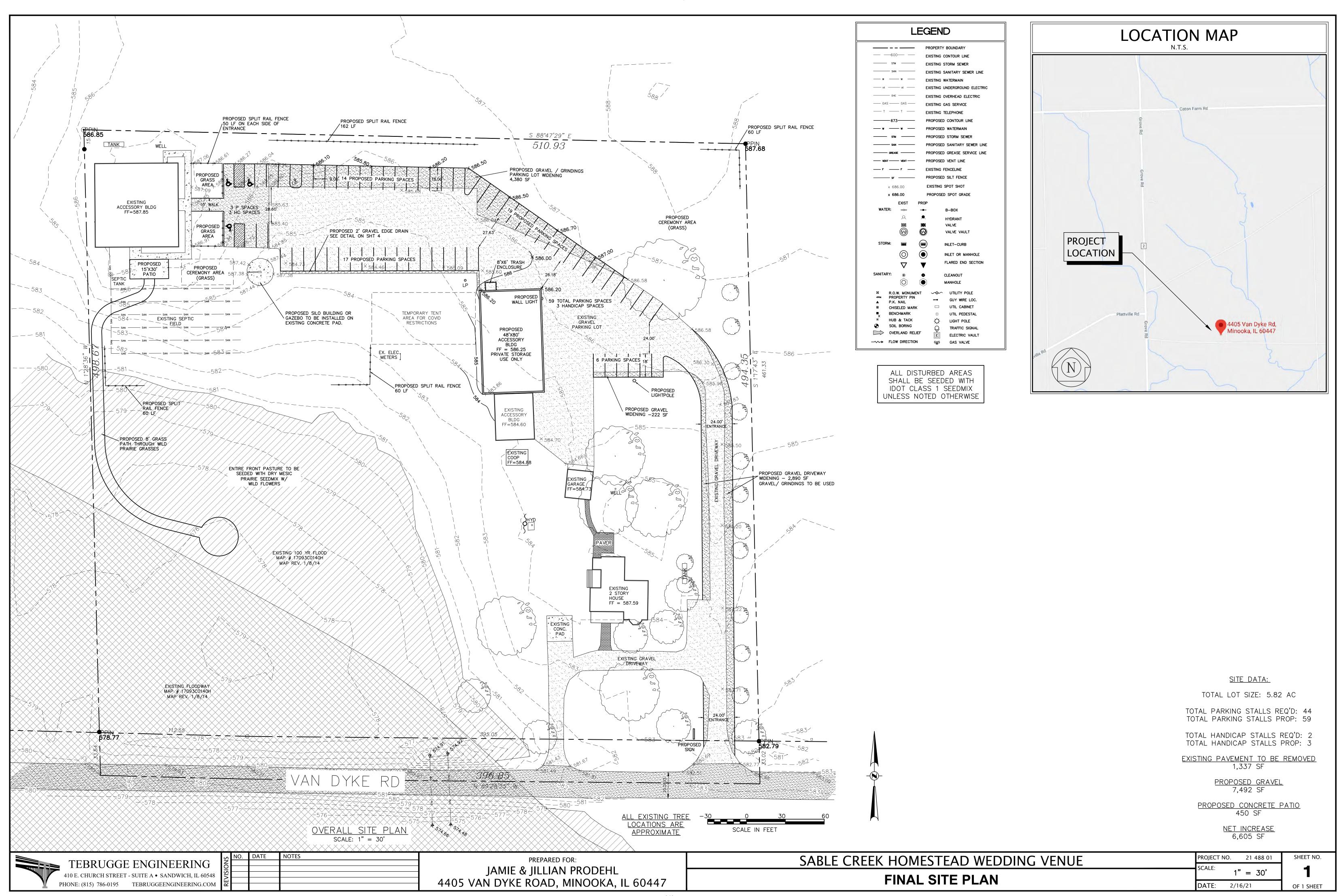
If you have any additional questions, please contact us.

Sincerely,

Tebrugge Engineering

John Tebrugge





# ENGINEERING PLANS FOR

# SABLE CREEK HOMESTEAD

SECTION 5, TOWNSHIP 35 NORTH, RANGE 8 EAST

4405 VAN DYKE RD MINOOKA, IL 60447 KENDALL COUNTY EXISTING SANITARY SEWER LINE FEBRUARY, 2021



- COVER SHEET
- 4. GENERAL NOTES & DETAILS

# **LOCATION**



- 2. EXISTING CONDITIONS & DEMOLITION PLAN
- 3. CIVIL SITE PLANS

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

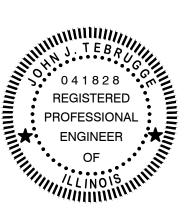
Contractor and or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-892-0123 or dial 811.

UTILITY STATEMENT HE UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD VIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED T 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 HYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT HYSICALLY LOCATED THE UNDERGROUND LINES.

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.



NO. 0062-041828 EXPIRES NOV. 30, 2021

COPYRIGHT © 2019 BY TEBRUGGE ENGINEERING 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.

# Plattville Rd

LOCATION MAP

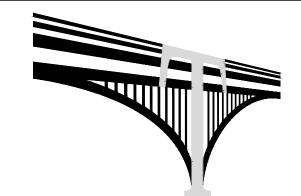
### **BENCHMARKS:**

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 STAMPED "Y 49 1934"

NAVD 88 DATUM ELEVATION = 649.12

# **PLANS PREPARED FOR:**

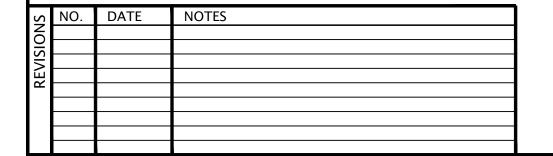
JAMIE & JILLIAN PRODEHL 4405 VAN DYKE RD MINOOKA, IL 60447 PHONE: (630) 809-8772



### **CIVIL ENGINEER:**

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

INFO@TEBRUGGEENGINEERING.COM WWW.TEBRUGGEENGINEERING.COM



LEGEND

PROPOSED SILT FENCE

EXISTING SPOT SHOT

PROPOSED SPOT GRADE

B-BOX

HYDRANT VALVE

VALVE VAULT

INLET-CURB

CLEANOUT

MANHOLE

☐ UTIL CABINET

UTILITY POLE

UTIL PEDESTAL

TRAFFIC SIGNAL

ELECTRIC VAULT

LIGHT POLE

INLET OR MANHOLE

FLARED END SECTION

\_\_\_\_\_\_ SF \_\_\_\_\_\_ SF \_\_\_\_\_

x 686.00

x 686.00

SANITARY:

R.O.W. MONUMENT

PROPERTY PIN

CHISELED MARK

BENCHMARK

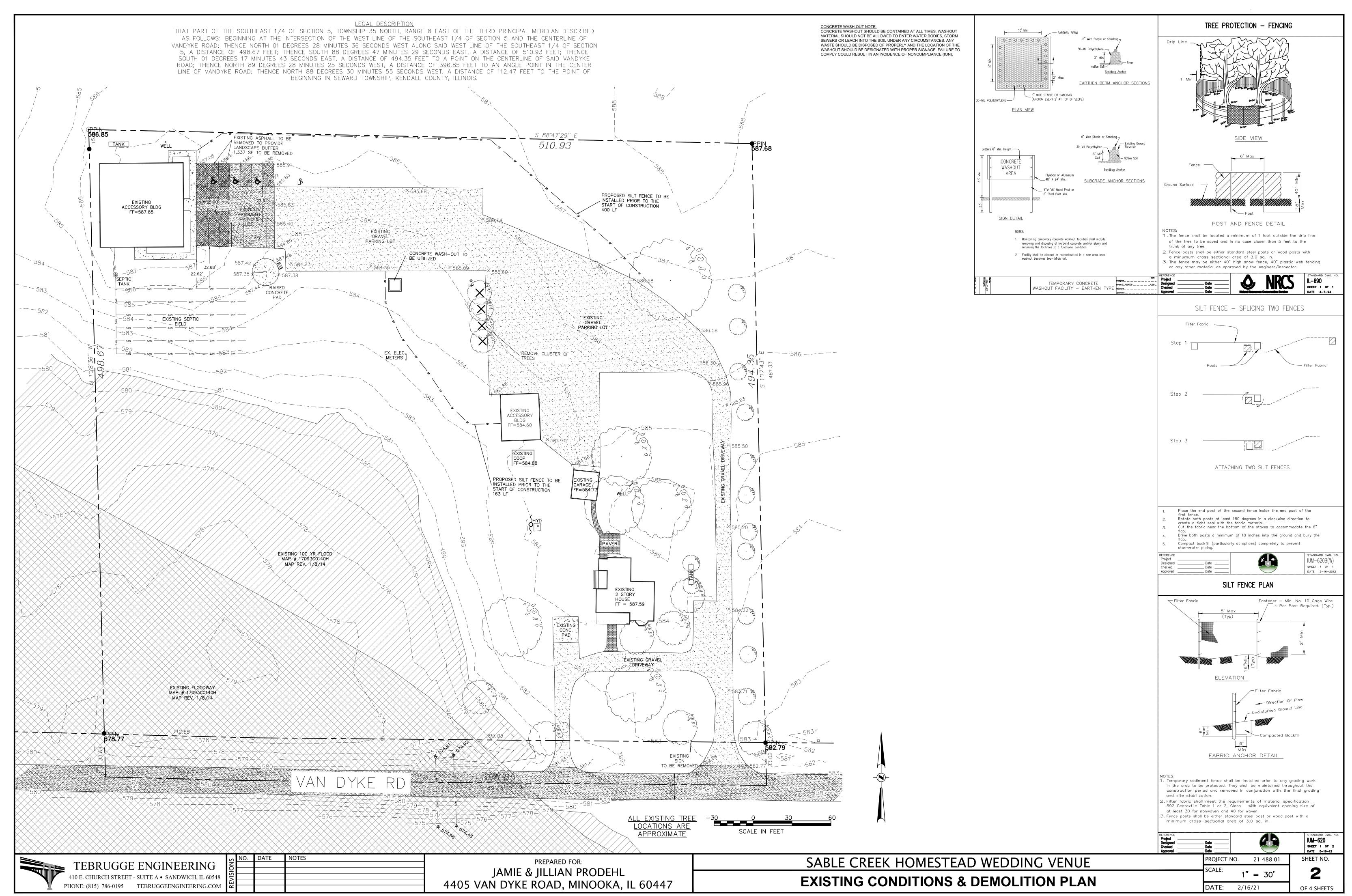
HUB & TACK

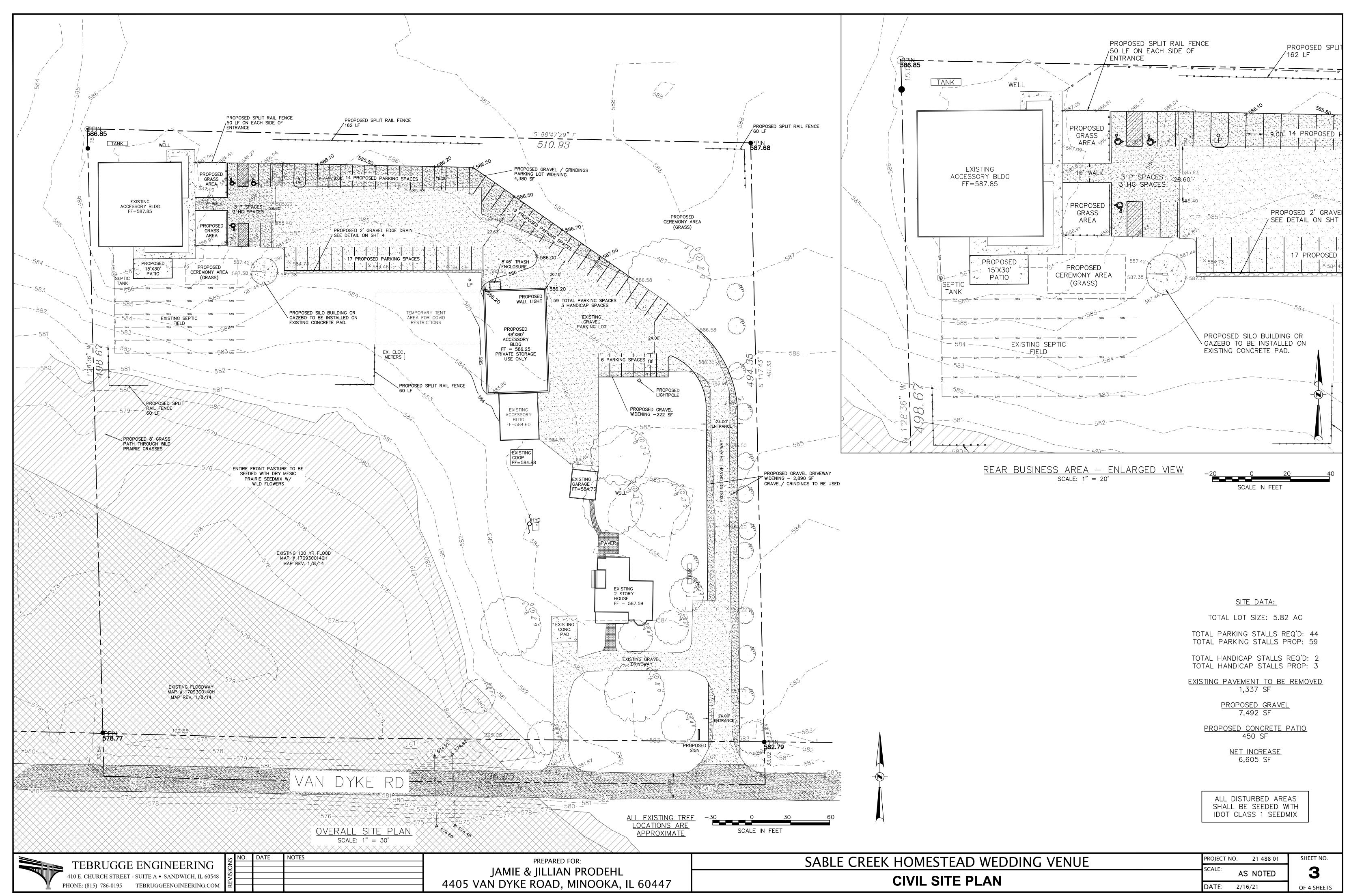
SOIL BORING

OVERLAND RELIEF

→ FLOW DIRECTION

P.K. NAIL





### 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.

### <u>EARTHWORK</u>

ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS.
 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

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 ENCINEER

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

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

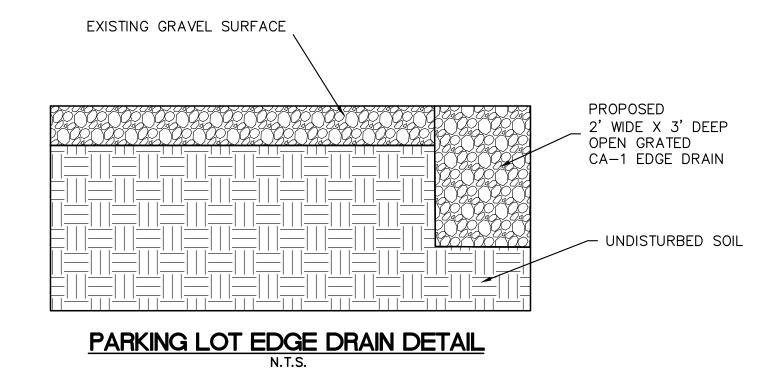
11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION T-502 OF SAME SPECIFICATIONS.

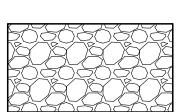
12. PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS 40 DEGREES FAHRENHEIT AND THE FORECAST CALL FOR RISING TEMPERATURES.

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.

ALL DISTURBED AREAS SHALL BE SEEDED WITH IDOT CLASS 1 SEEDMIX





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

SHEET NO.

OF 4 SHEETS

GRAVEL STORAGE LOT DETAIL

N.T.S.

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

NO. DATE NOTES

PREPARED FOR:

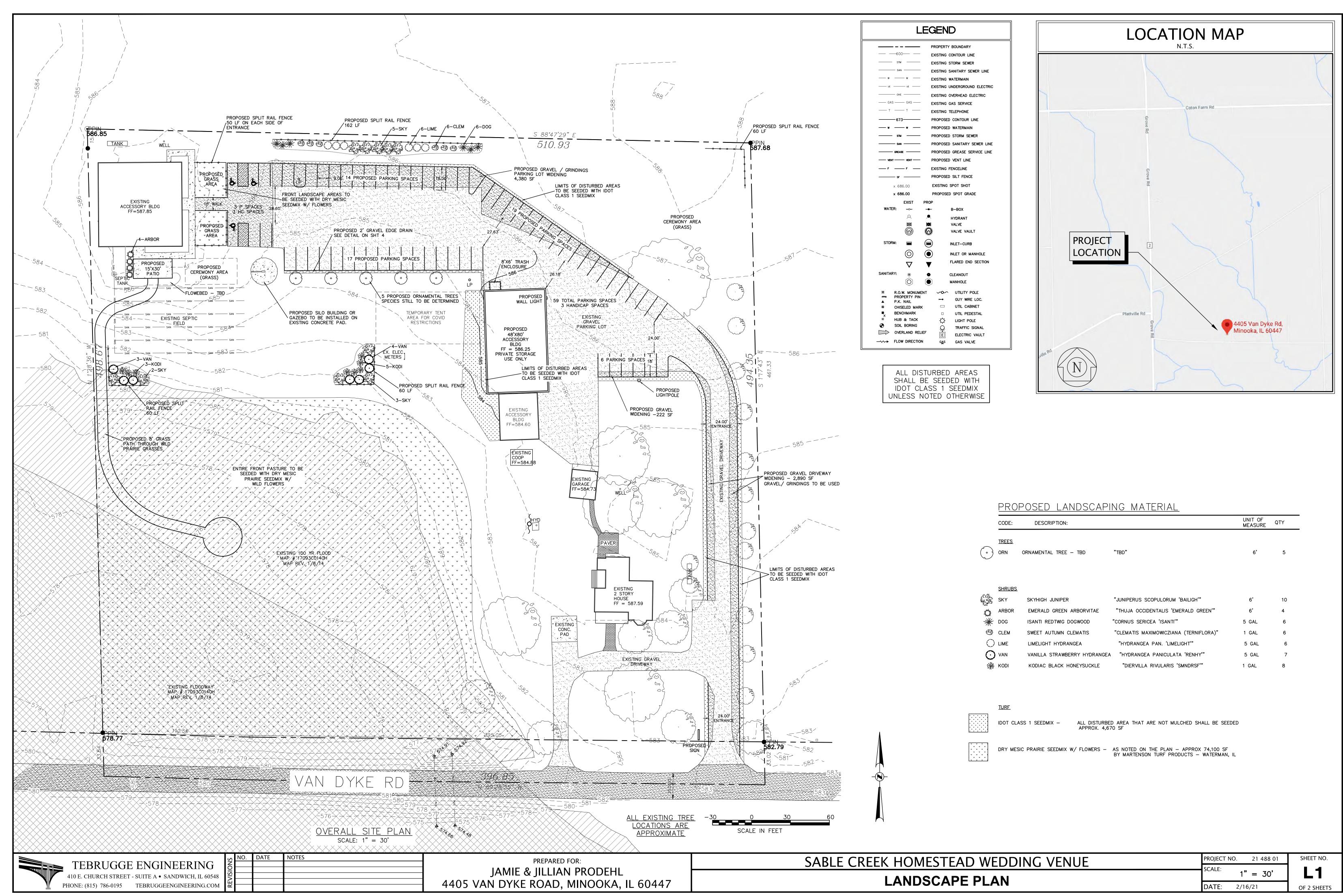
JAMIE & JILLIAN PRODEHL

4405 VAN DYKE ROAD, MINOOKA, IL 60447

SABLE CREEK HOMESTEAD WEDDING VENUE

GENERAL NOTES & DETAILS

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



### LANDSCAPE NOTES

PART 1 - GENERAL

### 1.01 DESCRIPTION

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

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

MINIMUM OF 2 YEARS.

### 1.02 QUALITY ASSURANCE

COMPLY WITH APPLICABLE LOCAL REGULATIONS.

- B. SOD: COMPLY WITH AMERICAN SOD PRODUCERS ASSOCIATION (ASPA) CLASSES OF SOD MATERIAL . 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. 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. ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A

### 1.03 SUBMITTALS

- . 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.
- MULCH D. STRAW BLANKET

### 1.04 DELIVERY, STORAGE, AND HANDLING

- . 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.
- SOD: DELIVER AND INSTALL SOD CUT WITHIN 48-HOUR PERIOD.
- DELIVER FERTILIZER MATERIALS IN ORIGINAL, UNOPENED, AND UNDAMAGED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION. 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

COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH A PROTECTIVE COVERING TO PREVENT WINDBURN, WHEN IN LEAF.

### 1.05 PROJECT CONDITIONS

- CONFIRM THAT THE QUALITY AND DEPTH OF TOPSOIL IS SATISFACTORY PRIOR TO BEGINNING FINE GRADING.
- . FINE GRADING MUST BE APPROVED BY OWNER PRIOR TO START OF SEEDING OR SODDING. PERFORM GRASSING WORK ONLY AFTER PLANTING AND OTHER WORK AFFECTING GROUND SURFACE HAS BEEN COMPLETED. . 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

- . GUARANTEE ALL WORK FOR ONE YEAR FOLLOWING THE DATE OF INSTALLATION.
- B. AT THE END OF THE GUARANTEE PERIOD, RESEED AND RESOD AREAS WITH SPECIFIED MATERIALS, WHICH FAIL TO PROVIDE A UNIFORM STAND OF GRASS.
- 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. 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

- 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.
- 1. LAWN SEED: FRESH, CLEAN SEED FROM MOST RECENTLY HARVESTED CROP WHICH COMPLIES 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%
- 3. BOTTOM OF STORM WATER MANAGEMENT BASINS TO BE OVER SEEDED WITH RED TOP SEED AT A RATE OF 50 LBS PER ACRE. PLANTS: PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL, DENSELY DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS, PROVIDE ONLY SOUND, 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
- 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. PROVIDE PLANTS MATCHED IN FORM WHEN ARRANGED IN GROUPS.
- PROVIDE EVERGREEN TREES BRANCHED 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

DEVELOPMENT FORM.

### 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. RESTORE PREPARED AREAS TO SPECIFIED CONDIOTION 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
- 2. DECIDUOUS MATERIAL; PLANT DECIDUOUS MATERIALS IN A DORMANT CONDITION OR PRE—DIG AND HEAL UNTIL SITE IS READY. LOCATE PLANTS AS INDICATED AND APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
- 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;

- . SEED IMMEDIATELY AFTER PREPARATION OF BED.
- PERFORM SEEDING OPERATIONS WHEN THE SOIL IS DRY AND WHEN WINDS DO NOT EXCEED 20 MILES PER HOUR VELOCITY. . 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

- SET PLANT MATERIAL IN THE PLANTING PIT TO PROPER GRADE AND ALIGNMENT. DO NOT FILL AROUND TRUNKS OR STEMS. AFTER BALLED OR BURLAPPED PLANTS ARE SET, FILL ALL VOIDS.
- . 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 . 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.
- . 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.

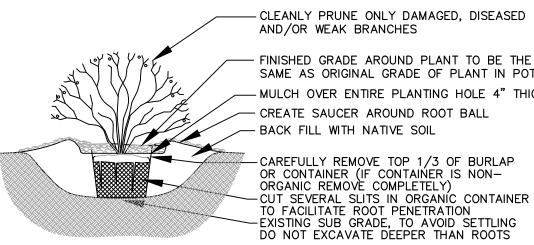
- 1. PRUNE BRANCHES OF DECIDUOUS STOCK, AFTER PLANTING, TO PRESERVE THE NATURAL CHARACTER APPROPRIATE TO THE PARTICULAR PLANT REQUIREMENTS. IN GENERAL, REMOVE APPROXIMATELY 1/4 OF THE LEAF BEARING BUDS. REMOVE OR CUT
- BACK BROKEN, DAMAGED, AND UNSYMMETRICAL GROWTH OF NEW WOOD. 2. MULTIPLE LEADER PLANTS: 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 SEEDED AREAS WILL BE ACCEPTABLE PROVIDED ALL REQUIREMENTS, HAVE BEEN COMPLIED WITH.
- 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 RESETTING KINDS OF PLANTS REQUIRED.

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

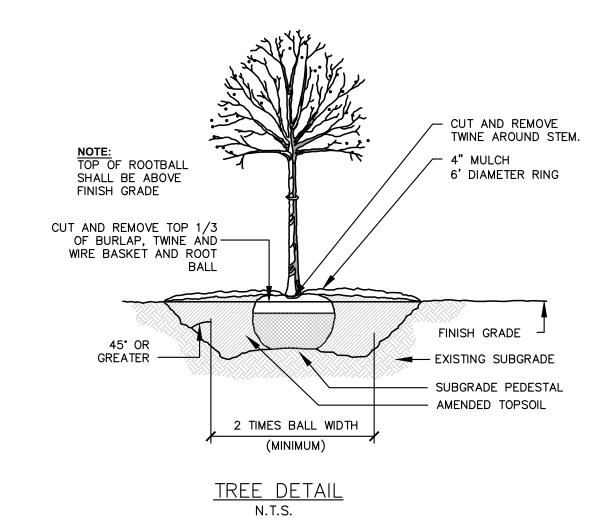
- A. ALL GRADES TO BE ESTABLISHED TO MEET ENGINEERING DRAWINGS BY OTHERS. B. BASIN BOTTOMS SEED, BLOW WITH STRAW MULCH AND CRIMP STRAW IN PLACE, AS NOTED ON PLANS.
- SEED AND INSTALL STRAW BLANKET ALL OTHER TURF AREAS. D. ALL DISTURBED AREAS THAT ARE NOT MULCHED SHALL BE SEEDED.



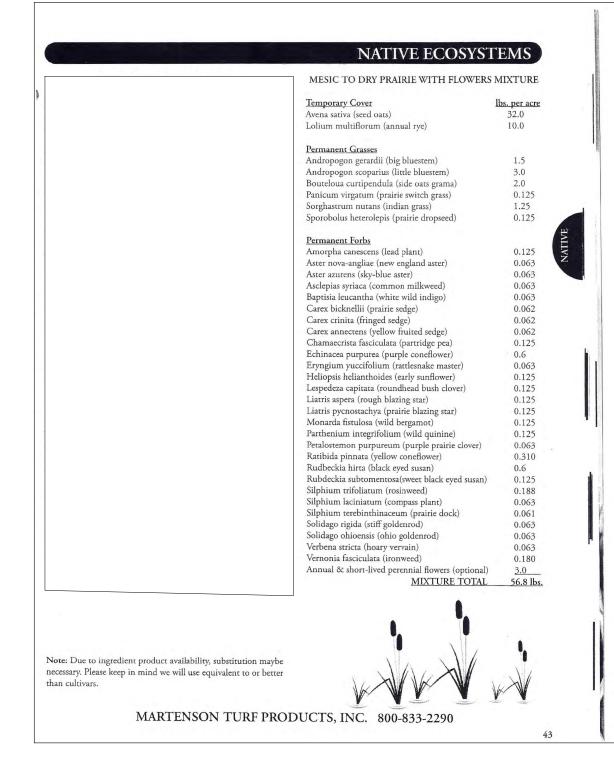
- FINISHED GRADE AROUND PLANT TO BE THE SAME AS ORIGINAL GRADE OF PLANT IN POT — MULCH OVER ENTIRE PLANTING HOLE 4" THICK CREATE SAUCER AROUND ROOT BALL BACK FILL WITH NATIVE SOIL

-CAREFULLY REMOVE TOP 1/3 OF BURLAP OR CONTAINER (IF CONTAINER IS NON-ORGANIC REMOVE COMPLETELY) CUT SEVERAL SLITS IN ORGANIC CONTAINER TO FACILITATE ROOT PENETRATION -FXISTING SUB GRADE, TO AVOID SETTLING DO NOT EXCAVATE DEEPER THAN ROOTS

- 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



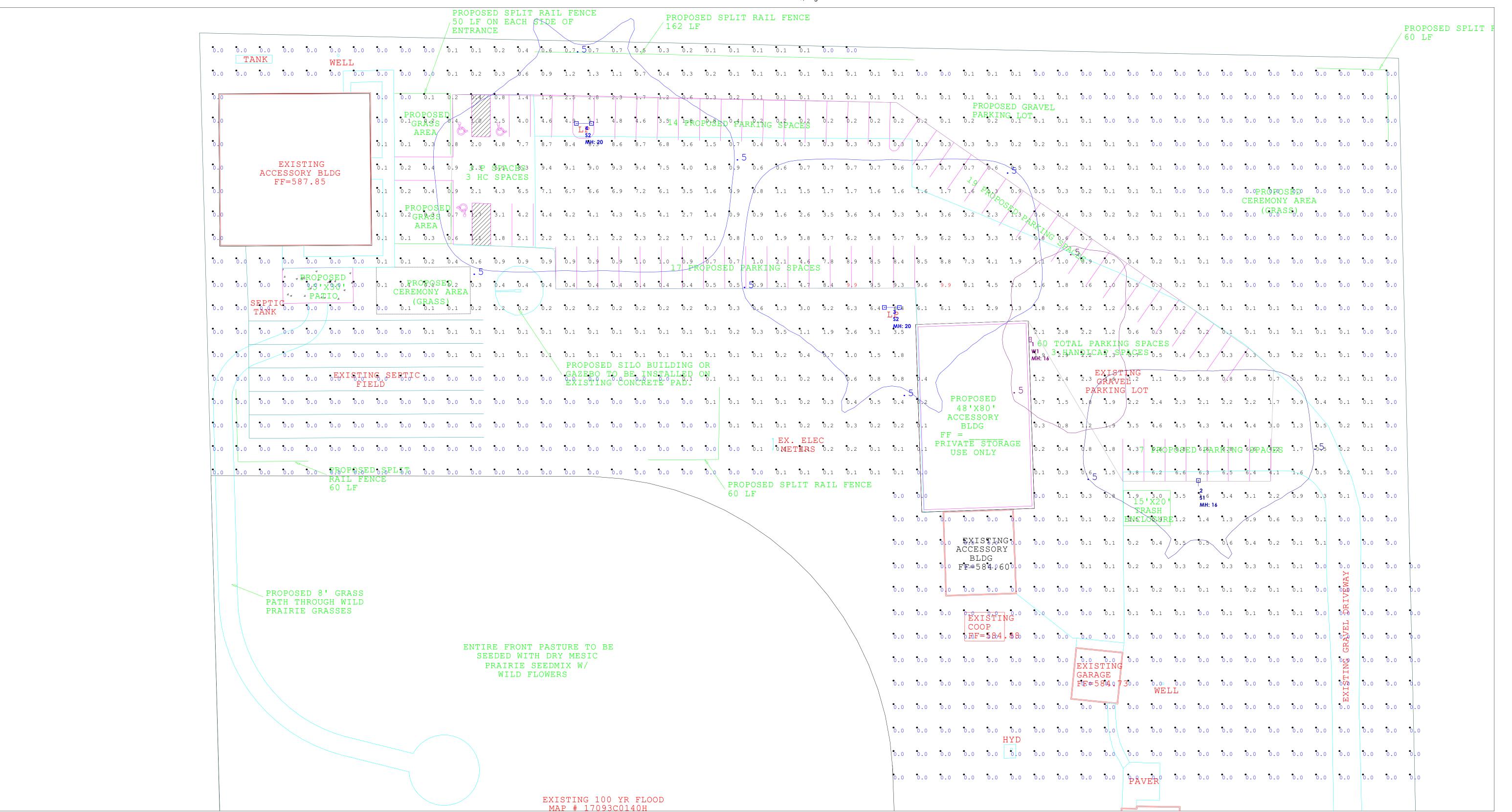
ALL DISTURBED AREAS THAT ARE NOT BEING MULCHED SHALL RECEIVE A MINIMUM OF 6" OF PULVERIZED TOP SOIL & BE SEEDED



PREPARED FOR: JAMIE & JILLIAN PRODEHL 4405 VAN DYKE ROAD, MINOOKA, IL 60447 SABLE CREEK HOMESTEAD WEDDING VENUE LANDSCAPE NOTES & DETAILS

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

SHEET NO. OF 2 SHEETS



Luminaire	minaire 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	
7	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	Υ	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					

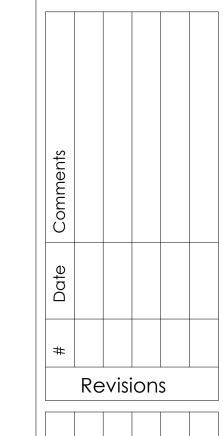
Parking Lot Design Guide	Basic (for typical conditions)	Basic Enhanced Security (in consideration of persond security or vandalism)		High Security (security lighting for public spaces)
	lux/fc	lux/fc	lux/fc	lux/fc
Minimum Horizontal Illuminance (Measured on parking surface without any shadowing from 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

PG-Enlighten is neither licensed nor insured to determine code compliance. Code compliance review by others.

Lighting Application arowings are being provided to the recipient of this disclaim. We make no representation as to its completeness, currency are accuracy becau reasons inherent to CAD and the additional digital data used to produce a lighting application. All digital CAD data appear to be externelly accurate, however, the application. All digital CAD data appear to be externelly accurate, however, the application. All digital CAD data appear to be externelly accurate, in and six in way intended to imply actual accuracy. The user of this data takes full responsible for the accuracy and concerness of all mesaurements, area, inventiones as other extracted from this after amoundly or with the use of a computer. This light level is a exterior application of a stimated pole locations based on a stimated reflectance values, total levels to exterior application. Any variance from reflectance values, obstructions, light loss factors or dimension will affect the actual light levels obtained by the first do party statuser and the IES is used. In additional claim as its permitted by the first do party status and adolescent way day from actual measurements in certain shutations due to variances, such as but not limited to lamp output, input voltage ballosts will active symmetricates light levels and may cause some shadowing.





Drawn By: Joeli Collins

Drawn By: joeli.collins@pg-enlighten.com

Date:2/10/2021

Scale: 1" = 20'

EEK HOMESTEAD

SABLE CREEK HO.

Location:

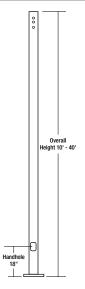
Page 1 of 1

SSS-B SERIES

Square Straight Steel

Cat.# Attachment 6, Page 2 Job Type





### **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

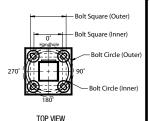
1 x 36 x 4 — TAB-36-M38

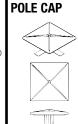
### FINISH

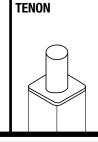
- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in multiple standard colors; Custom colors available; RAL number preferable

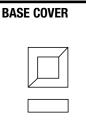
### **WAREHOUSE 'STOCKED' POLES:**

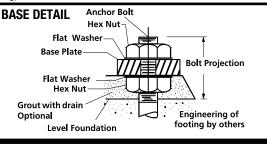
- SSSH20-40A-4-HV-DB-RDC, SSSH25-40A-4-HV-DB-RDC and SSSH30-50B-4-HV-DB-RDC
- The HV designation in the above catalog numbers is a combination drill pattern of the Hubbell Outdoor S2 pattern and the Beacon B3/B4 Viper pattern (rectangular arm mounting)











### ORDERING INFORMATION

**ORDERING EXAMPLE:** SSS - B

A/B/C 40

2L MOUNTING **B3 BLT** 

Reference page 2 for available configurations UL

**SERIES** SSS-B Square Straight Steel Pole

1

HEIGHT Reference page 2 Ordering matrix

25

SHAFT Reference page 2 Ordering matrix

**3Y** 

**THICKNESS** Reference Ordering matrix

Denotes handhole location

Single arm mount Two fixtures at 180°

Two fixtures at 90° Three fixtures at 90°

Four fixtures at 90° Tenon (2.38" OD

Tenon (2.88" OD x 4" Tall) Tenon (3.5" OD

x 6" Tall) Removable Tenon (2.375 x 4.25)

OT Open Top (includes pole cap)

	FINISH		OPTIONS
BLT	Black Matte Textured	GFI <sup>2</sup>	20 Amp GFCI
BLS	Black Gloss Smooth		Receptacle and Cover
DBT	Dark Bronze Matte Textured	EHH <sup>2</sup>	Extra Handhole
DBS	Dark Bronze Gloss Smooth	C05 <sup>2</sup>	.5" Coupling
GTT	Graphite Matte Textured	C07 <sup>2</sup>	.75" Coupling
LGS	Light Grey Gloss Smooth	C20 <sup>2</sup>	2" Coupling
PSS	Platinum Silver Smooth	$MPB^2$	
WHT	White Matte Textured		Bracket
WHS	White Gloss Smooth	VM2	2nd mode vibration damper
VGT	Verde Green Textured		•
Oolow	Ontion	LAB	Less Anchor Bolts
Color	Option	UL	UL Certified

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**

MOUNTING ORIENTATION

Catalog Number	Description
VM1 <sup>3</sup>	1st mode vibration damper
VM2SXX	2nd mode vibration damper

### **DRILL PATTERN**

R1 Cruzer "AM" arm

CC Custom Color

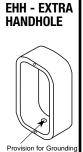
- B3 2 bolt (2-1/2" spacing), Viper "A" arm
- S2 2 bolt (3-1/2" spacing), Viper "AD" arm



### **ORDERING INFORMATION Cont.**

Catalan Number	Н	eight	Nominal	Wall	Bolt Circle	Bolt Circle	Bolt Square	Base Plate	Anchor bolt size	Dalt Ducination	Dolo weight
Catalog Number	Feet	Meters	Shaft Dimensions	Thickness	(suggested)	(range)	(range)	Square	Anchor bolt size	Bolt Projection	Pole weight
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.

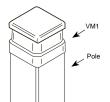


### C05 - C07 - C20 -**COUPLING**



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.

### **VM1 - VIBRATION DAMPER 1ST MODE**



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

### VM2 - VIBRATION DAMPER **VM2SXX - VIBRATION DAMPER 2ND MODE** 2ND MODE

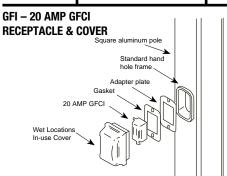
vibration.

**OPTION ORIENTATION** 

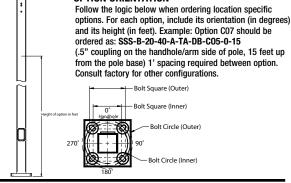


VM2S08 - 8' VM2S12 - 12' VM2S16 - 16' VM2S20 - 20' VM2S24 - 24

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

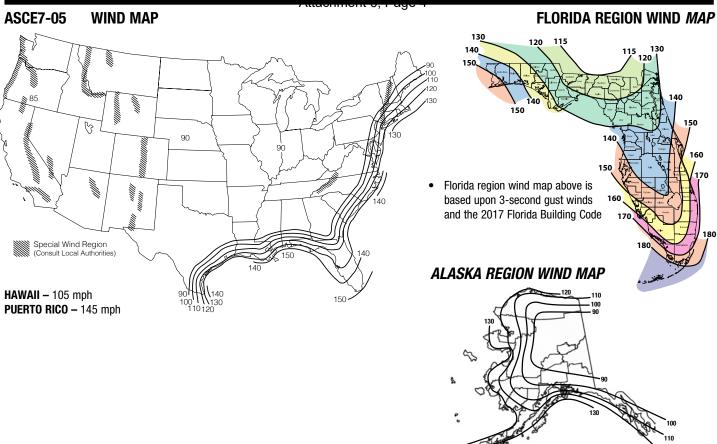


# MPB - MID POLE BRACKET Square Steel Pole welded to pole 2" pipe tenon Arm, 3" Sq. x 13.5" long



For more information about pole vibration and vibration dampers, please consult https://hubbellcdn.com/ohwassets/HLI/outdoor/resources/literature/files/Pole Wind Induced Flyer HL010022.pdf Due to our continued efforts to improve our products, product specifications are subject to change without notice.





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								

Florida Bui	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	1 6.3	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		





### Attachment 0, Page 5

### **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 or 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 quide; 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. <a href="https://hubbellcdn.com/ohwassets/HLl/outdoor/resources/literature/files/Pole Wind Induced Flyer HL0l0022.pdf">https://hubbellcdn.com/ohwassets/HLl/outdoor/resources/literature/files/Pole Wind Induced Flyer HL0l0022.pdf</a>
- 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.





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Attachment 6, Page 6

TYPE:

LOCATION: PROJECT:

CATALOG #:

# 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"











### **RELATED PRODUCTS**

Occupany Sensor

**8** <u>LNC</u> **9** <u>INC2</u> **9** <u>LNC4</u>

### **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.hubbelllighting.com/sitesync for more details

### 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 <u>HLI Standard Warranty</u> 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)						





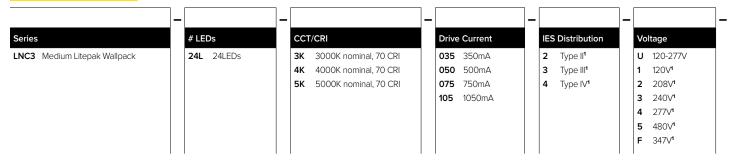


Attachment	<sup>®</sup> ATEage 7	LOCATION:
,	. o, . ago .	
	TYPE:	PROJECT:
	CATALOG #:	

### **ORDERING GUIDE**

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

### ORDERING INFORMATION



Finish						
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					
Color Option						

Custom Color

### **Control Options** Universal Button Photocontrol 7PR 7pin PCR6 SCP Programmable occupancy sensor3,4 **SWP** SiteSync Pre-Commision 7,10 SWPM SiteSync Pre-commission w/ OCC Sensor<sup>4,7,8,10</sup>

### Options 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 Е Integral battery backup rated for 0°C1,5 EΗ Integral battery backup with heater rated for -30°C1,5 2DR Dual Driver9

### Notes

- Must specify voltage (120 or 277 only for E & EH)
- Factory install only. Not available with SCP or SWPM sensor/control options
- 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
- PCU option not applicable, included in sensor (8F = up to 8ft, 20F = up to 20ft)
- $350 \mathrm{mA}, 500 \mathrm{mA} \& 750 \mathrm{mA}$  versions only. Not available with F, SWP or SWPM options
- Accepts standard 3, 5, and 7-Pin ANSI controls (by others). Not available with PCU, SWP or SWPM control options
- Must specify group and zone information at time or order. See www.HubbellLighting.com/products/sitesync for future details
- Specify time delay; dimming level and mounting height
- 750mA and 1050mA versions only, not available with 347/480V
- 10 1050mA only, not available with 347V or 480V

### ACCESSORIES AND SERVICES (ORDERED SEPARATELY)

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

CC

- 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 <a href="www.hubbellcontrolsolutions.com">www.hubbellcontrolsolutions.com</a>. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.





Attachment <sup>®</sup> , Page 8	LOCATION:

TYPE: PROJECT:

CATALOG #:



### **CONTROLS**

### <u>SiteSync — Precommissioned Ordering Information:</u>

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 SiteSync only

LNC3-24L-4K-075-3-U-BL-SWPM-20F 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	Nominal	System	Dist.	5K (5000	5K (5000K NOMINAL 70 CRI)		4K (4000K NOMINAL 70 CRI)			3K (3000K NOMINAL 80 CRI)				,				
LEDs	Wattage	Watts	Type	Lumens	LPW*	В	U	G	Lumens	LPW*	В	U	G	Lumens	LPW*	В	U	G
4	N/A	N/A	Е	671	-	-	-	-	657	-	-	-	-	591	-	-	-	-
			2	3,212	115	1	0	1	3,145	113	1	0	1	2,991	107	1	0	1
	350mA	28	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	mA 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
24			4	4,104	100	1	0	1	4,019	98	1	0	1	3,823	93	1	0	1
24			2	5,918	99	1	0	2	5,795	97	1	0	2	5,512	92	1	0	2
	750mA	60	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
			2	7,630	92	2	0	2	7,472	90	2	0	2	7,107	86	2	0	2
	1050mA	83	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)	
		120	0.23	28	
	350mA	277	0.10	28	
	350IIIA	347	0.08	28	
		480	0.06	28	
		120	0.34	41	
	E00m4	277	0.15	41	
	500mA	347	0.12	41	
24		480	0.09	41	
24		120	0.50	60	
	750mA	277	0.22	60	
		347	0.17	60	
		480	0.13	60	
		120	0.69	83	
	1050mA	277	0.30	83	
	AMUCUI	347	0.24	83	
		480	0.17	83	

### PROJECTED LUMEN MAINTENANCE

	Ambient	OPERATING HOURS							
	Temperature	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		
ĺ	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.





Attachment 6,TPage 9 LOCATION:

TYPE: PROJECT:

CATALOG #:



### LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

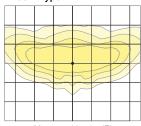
Ambient Te	emperature	Lumen Multiplier
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99

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

### **PHOTOMETRY**

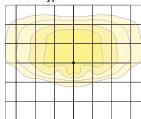
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see <u>website photometric test reports</u>.

LNC3 - Type II



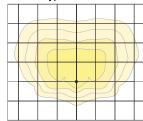
Mounting Height: 15'

LNC3 – Type III



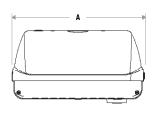
Mounting Height: 15'

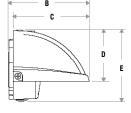




Mounting Height: 15'

### **DIMENSIONS**





Α	В	С	D	E	Weight
13"	10.5"	9.9"	5.8"	8.3"	25.0 lbs
(330 mm)	(267 mm)	(251 mm)	(147 mm)	(211 mm)	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: <a href="http://www.hubbelllighting.com/solutions/controls/">http://www.hubbelllighting.com/solutions/controls/</a> for control application information

### SHIPPING INFORMATION

Catalag	C M/Ical/	(	Cartan Oty nor		
Catalog Number	G.W(kg)/ CTN	Length Inch (cm)	Width Inch (cm)	Height Inch (cm)	Carton Qty. per Master Pack
LNC3-24LU	18.0 (8.2)	15.8 (40)	11.0 (28)	13.0 (33)	1



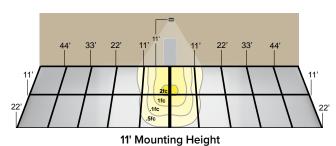
Attachment 6, <sup>A</sup> Fage 10	LOCATION:
TYPE:	PROJECT:

CATALOG #:

LNC	3	
<b>MEDIUM</b>	LED	LITEPAK

### **ADDITIONAL INFORMATION (CONTINUED)**

### LNC2 - BATTERY BACK UP



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  $10^\circ\text{C}$ 

### **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.



Attachment 6, Page 11 LOCATION:

TYPE: PROJECT:

CATALOG #:

# **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



IP66









### **RELATED PRODUCTS**

8 Airo

8 Cimarron LED

8 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.hubbelllighting.com/sitesync
- NX Distributed Intelligence<sup>™</sup> 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 <u>Buy American Solutions</u>

### WARRANTY

- 5 year limited warranty
- See <u>HLI Standard Warranty</u> 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)	





### Attachment 6, Fage 12 LOCATION:

TYPE: PROJECT:

CATALOG #:

### **RATIO SERIES**

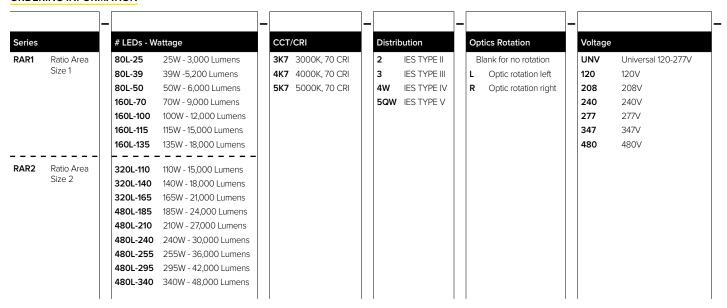
AREA/SITE LIGHTER

### **ORDERING GUIDE**

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

CATALOG #

### ORDERING INFORMATION



		_
Mountir	ng	
ASQ	Arm mount for square pole/flat surface	
ASQU	Universal arm mount for square pole/flat surface	
Mountir	ng Round Poles	
A_	Arm mount for round pole <sup>1</sup>	
A_U	Universal arm mount for round pole <sup>1</sup>	
Mountir	ng Other	
WB	Wall bracket	
MAF	Mast arm fitter for 2-3/8" OD horizontal arm	
К	Knuckle	

Color	
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
Color C	Option
СС	Custom Color

Control Options Network	
NXWE	NX Wireless Enabled (module + radio)
NXSPW_F	NX Wireless, PIR Occ. Sensor, Daylight Harvesting <sup>2</sup>
NXSP_F	NX, PIR Occ. Sensor, Daylight Harvesting <sup>2</sup>
Control Optio	ns Other
SCP-40F	Programmable occupancy sensor <sup>4</sup>
7PR	7-Pin twist lock receptacle
7PR-SC	7-Pin receptacle with shorting cap
7PR-MD40F	Low voltage sensor for 7PR
7PR-TL	7-Pin PCR with photocontrol

Options		
ВС	Backlight control	
CD	Continuous dimming	
F	Fusing (must specify voltage)	
тв	Terminal block	
2PF	2 power feed with 2 drivers <sup>3</sup>	

### Notes

- 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
- 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



HUBBELL Outdoor Lighting	Attachment 6,AFage 13	LOCATION:	
	TYPE:	PROJECT:	

CATALOG #:

### **RATIO SERIES**

AREA/SITE LIGHTER

### OPTIONS AND ACCESSORIES - STOCK (ORDERED SEPARATELY)

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

### **ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER**

Catalog Number	Description
RAR-ASQU-XX	Universal arm mount for square pole/flat surface <sup>2</sup>
RAR-A_U-XX	Universal arm mount for round poles <sup>12</sup>
RAR-RPAXX	Round pole adapter <sup>1,2</sup>
SETAVP-XX	4" square pole top tenon adapter, 2 3/8" OD slipfitter <sup>2</sup>
RETAVP-XX	4" round pole top tenon adapter; 2 3/8" OD slipfitter for max. Four fixtures (90o); order 4" round pole adapters separately <sup>2</sup>
BIRD-SPIKE-3	Ratio size 1 bird deterrent/spikes
BIRD-SPIKE-4	Ratio size 2 bird deterrent/spikes
RARWB-XX	Wall bracket - use with Mast Arm Fitter or Knuckle <sup>2</sup>

<sup>1</sup> 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

### **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 <sup>1,2</sup>
NX Networked - Wireless	
NXOFM-1R1D-UNV	NX Wireless, Daylight Harvesting, BLE, 7 pin twisted lock
N	

Notes:

Works with external networked photosensor

2 wiSCAPE Gateway required for system programming



<sup>2</sup> Replace "XX" with desired color/paint finish



	_	 _

Attachment 6, <sup>A</sup> Fage 14	LOCATION:					
	220 1505					
TYPE:	PROJECT:					

TYPE:

CATALOG #:

### **RATIO SERIES**

### **PERFORMANCE DATA**

Description	Nominal Wattage	System Watts	Dist.	5K (5000K NOMINAL 70 CRI)				4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)					
			Туре	Lumens	LPW	В	U	G	Lumens	LPW	В	U	G	Lumens	LPW	В	U	G
RAR1 7	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
	25		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
			2	5263	139	1	0	2	5273	139	1	0	2	4960	131	1	0	2
	39	39	3	5297	139	1	0	2	5308	140	1	0	2	4991	131	1	0	2
	39	39	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.





Attachment 6, Page 15
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LOCATION:

TYPE:

PROJECT:

CATALOG #:

### **RATIO SERIES**

AREA/SITE LIGHTER

#### **PERFORMANCE DATA**

Description	Nominal	System	Dist.	5K (500	OK NO	MINAI	- 70 C	RI)	4K (400	OK NOI	MINAI	L 70 C	RI)	3K (300	OK NO	MINA	_ 80 C	RI)
Description	Wattage	Watts	Type	Lumens	LPW	В	U	G	Lumens	LPW	В	U	G	Lumens	LPW	В	U	G
			2	15326	153	2	0	3	15357	153	2	0	3	14442	144	2	0	3
	110	1000	3	15421	154	2	0	3	15452	154	2	0	3	14531	145	2	0	3
	110	100.3	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
			2	19395	146	2	0	3	19434	146	2	0	3	18276	137	2	0	3
	140	122.2	3	19515	147	2	0	3	19554	147	2	0	3	18389	138	2	0	3
	140	133.2	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
			2	21651	141	3	0	3	21695	141	3	0	3	20402	133	3	0	3
	105	150.0	3	21785	142	3	0	3	21828	142	3	0	3	20527	134	3	0	3
	165	153.6	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
			2	26046	149	3	0	3	26098	150	3	0	3	24543	141	3	0	3
	185	17.4 -	3	26207	150	3	0	3	26259	150	3	0	3	24694	142	3	0	3
	185	174.5	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
			2	28848	145	3	0	4	28906	146	3	0	4	27184	137	3	0	4
RAR2	210	100.2	3	29027	146	3	0	4	29085	147	3	0	4	27351	138	3	0	4
KAKZ	210	198.2	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
			2	32087	141	3	0	4	32151	142	3	0	4	30235	133	3	0	4
	240	10 226.9	3	32285	142	3	0	4	32350	143	3	0	4	30422	134	3	0	4
	240		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
			2	37040	144	3	0	4	36854	143	3	0	4	35373	138	3	0	4
	255	2570	3	37660	147	3	0	4	37472	146	3	0	4	35966	140	3	0	4
	255		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
205		2	41733	142	3	0	4	41524	141	3	0	4	39855	136	3	0	4	
	205	204.0	3	42432	144	3	0	4	42220	144	3	0	4	40523	138	3	0	4
	295	294.0	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
			2	48392	139	4	0	5	48150	139	4	0	5	46215	133	4	0	5
	240	2474	3	49203	142	3	0	4	48957	141	3	0	4	46989	135	3	0	4
	340	347.1	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.





Attachment-	6 <sup>A</sup> Page 16
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LOCATION:

TYPE:

CATALOG #:

PROJECT:

#### - 17

AREA/SITE LIGHTER

#### **ELECTRICAL DATA**

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)			
		120	0.21				
	25	208	0.12	25.4			
	25	240	0.11	25.4			
		277	0.09				
		120	0.32				
		208	0.18				
	39	240	0.16	38.0			
	39	277	0.14	36.0			
		347	0.11				
		480	0.08				
		120	0.42				
	50	208	0.24	49.8			
	50	240	0.21	49.0			
		277	0.18				
		120	0.57				
	70	208	0.33	68.4			
RAR1		240	0.29	00.4			
KAKI		277	0.25				
	100	120	0.75				
		208	0.43	90.0			
		240	0.38	90.0			
		277	0.32				
		120	0.91				
		208	0.53				
	115	240	0.46	109.7			
	115	277	0.40	] 109./			
		347	0.32				
		480	0.23				
		120	1.11				
		208	0.64	]			
	135	240	0.56	133.3			
	133	277	0.48	133.3			
		347	0.38				
		480	0.28				

## LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Te	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

A	OPERATING HOURS					
Ambient Temperature	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

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
		120	0.84	
	110	208	0.48	100.3
	110	240	0.42	100.5
		277	0.36 1.11	
		120		
	140	208	0.64	133.2
	140	240	0.56	155.2
		277	0.48	
		120	1.28	
	165	208	0.74	153.6
	105	240	0.64	155.0
		277	0.55	
		120	1.45	
	185	208	0.84	174.5
	103	240	0.73	1/4.5
		277	0.63	
		120	1.65	
	210	208	0.95	198.3
		240	0.83	198.3
		277	0.72	
DADO		120	1.89	
RAR2	240	208	1.09	226.9
		240	0.95	226.9
		277	0.82	
		120	2.14	
		208	1.24	
	255	240	1.07	2570
	255	277	0.93	257.0
		347	0.74	
		480	0.54	
		120	2.45	
		208	1.41	
	295	240	1.23	2040
	295	277	1.06	294.0
		347	0.85	
		480	0.61	
		120	2.89	
		208	1.67	
	240	240	1.45	2474
	340	277	1.25	347.1
		347	1.00	]
		480	0.72	

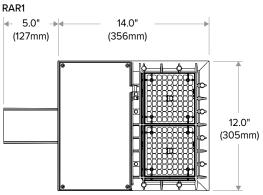


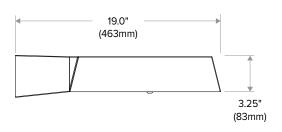
LOCATION: Attachment 6, Page 17

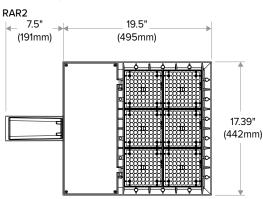
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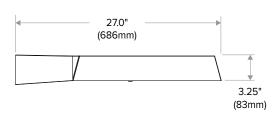
CATALOG #:

#### **DIMENSIONS**









#### **ADDITIONAL INFORMATION**

#### MOUNTING



Knuckle - Knuckle mount 15° aiming angle increments

Arm Mount – Fixture ships with integral arm for ease for precise aiming and control, fits 2-3/8" tenons of installation. Compatible with Hubbell Outdoor B3 drill pattern. or pipes.



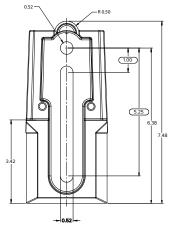
Universal Mounting – Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5"



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



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





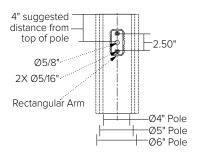


#### LOCATION: Attachment 6,4 Page 18 TYPE: PROJECT:

CATALOG #:

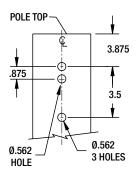
#### ADDITIONAL INFORMATION (CONT'D)

**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)



Attachment & Page 19 LOCATION:

TYPE: PROJECT:

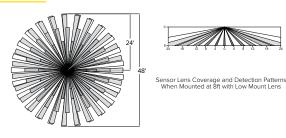
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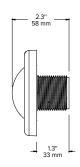
### RATIO SERIES

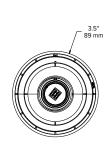
AREA/SITE LIGHTER

#### **ADDITIONAL INFORMATION (CONT'D)**

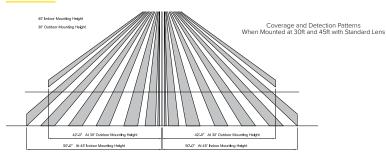
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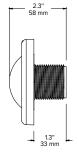


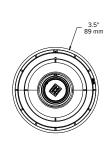




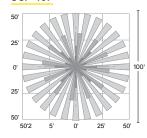
#### NXSP-30F

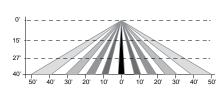


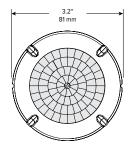


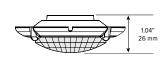


#### SCP-40F









#### RAR1 EPA

RAR-1					
EPA at 0°	EPA at 30°				
.45ft. <sup>2</sup> .13m <sup>2</sup>	.56ft.² .17m²				

#### RAR2 EPA

RAR-2						
EPA at 0°	EPA at 30°					
.55ft.² .17m²	1.48ft. <sup>2</sup> .45m <sup>2</sup>					

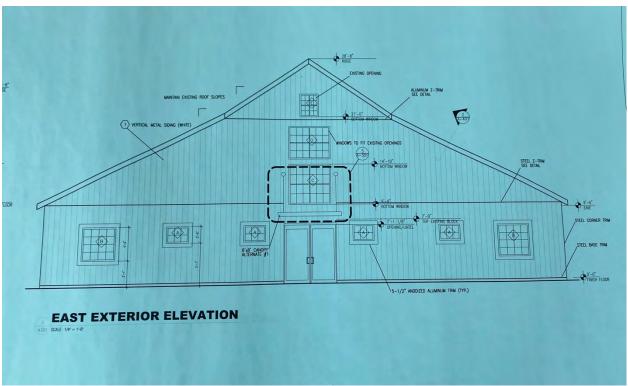
#### **SHIPPING**

Catalag	C M/Ical/	Carton Dimensions					
Catalog Number	G.W(kg)/ CTN	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)			

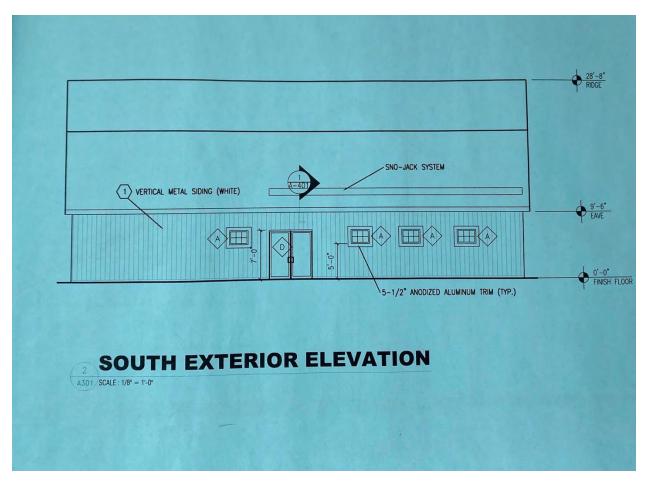
#### **USE OF TRADEMARKS AND TRADE NAMES**

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.

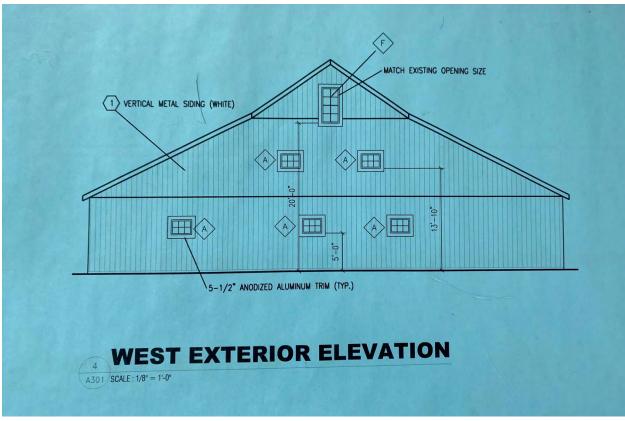




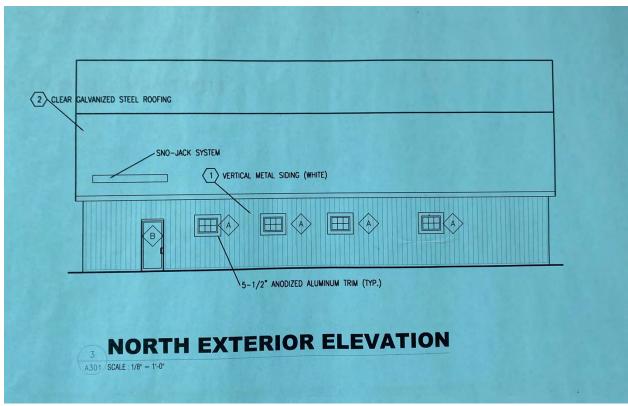














12x8 Fully insulated glass garage door added Shutters and decorative peak to be added Window surrounds to be painted black

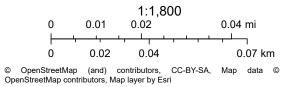




February 17, 2021

♠ Kendall County Address Points Parcels

**Ownership Parcel** 



#### Attachment 9

#### **Matt Asselmeier**

From:

Tim Wallace < lsfpd202@aol.com>

Sent:

Thursday, February 11, 2021 9:26 AM

To: Cc: Assolmeier

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,

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

<u>WHEREAS</u>, 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

<u>WHEREAS</u>, 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

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

<u>WHEREAS</u>, 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.

<u>IN WITNESS OF</u>, this ordinance has been enacted on April 15, 2008.

Mikelson

Attest:

John A. Church

Kendall County Board Chairman

Renhetta Mickelson

Kendall County Clerk

#### **EXHIBIT A**

#### ckm 10/31/2007

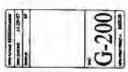
LEGAL DESCRIPTION.

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 MORTH'LINE OF SAID SOUTHEAST QUARTER 829.34 PRET TO THE FOINT 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 DEGRESS 15 MINUTES OF SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 1215.38 FRET TO THE CENTER LINE OF VAN DYKE ROAD; THENCE EASTERLY ALONG SAID CENTER LINE 501.65 FRET TO SAID EAST LINE; TERNCE MORTHERLY ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHBAST QUARTER 1231.69 FRET TO THE MORTHEAST CORNER OF SAID WEST HALF; THENCE WESTERLY ALONG SAID MORTH LINE, 501.32 FRET TO THE POINT OF BEGINNING, IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS.

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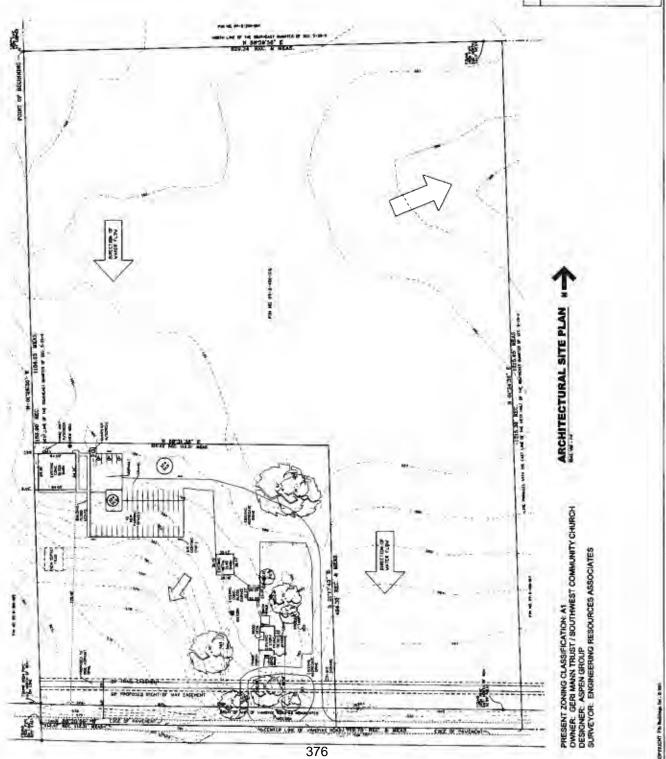


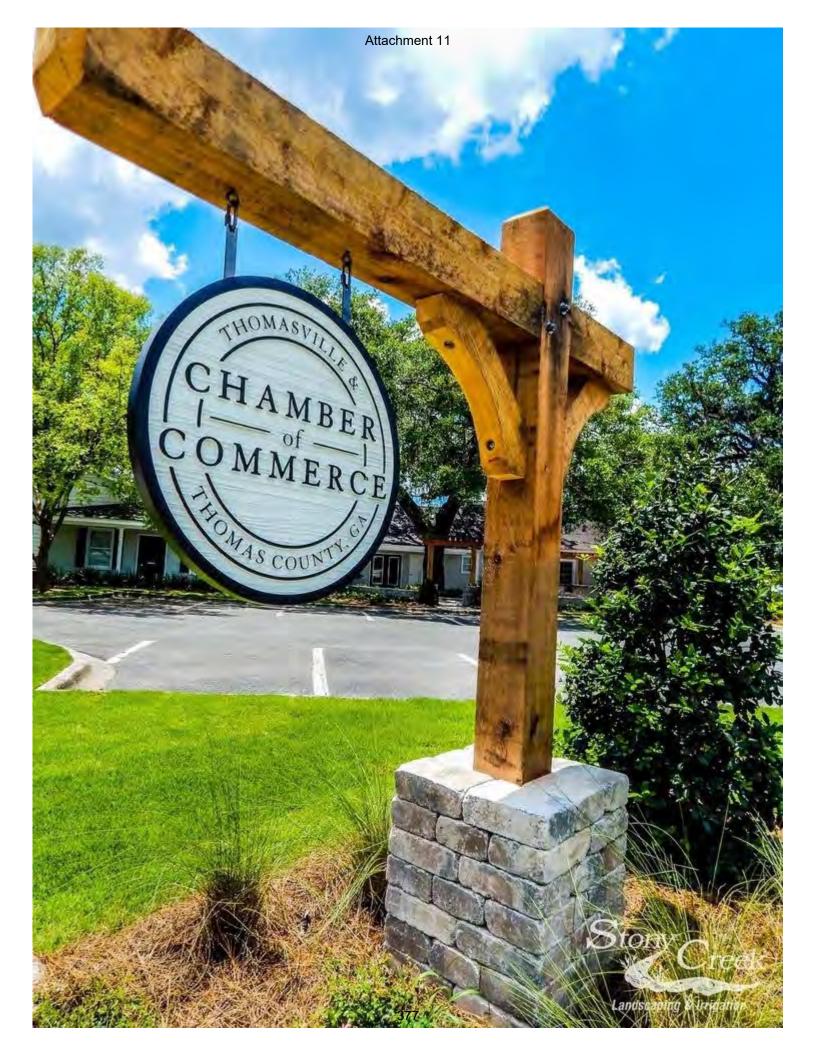




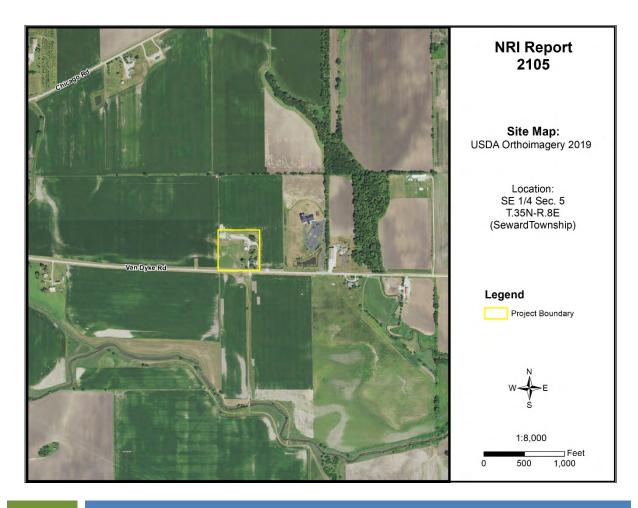
## EXHIBIT B







# NATURAL RESOURCE INFORMATION (NRI) REPORT: #2105



Mar 2021 Petitioner: Sable Creek Homestead

Contact: Jillian Prodehl

### Prepared By:



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# 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	Х	
The Applicant's Legal Representation		X
The Local/Township Planning Commission	Х	
The Village/City/ <b>County</b> Planning and Zoning Department or Appropriate Agency	Х	
The Kendall County Soil and Water Conservation District Files	Х	

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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### **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
Leasting of Daysol	SE ¼ of Section 5, Township 35 North, Range 8
Location of Parcel	East (Seward Township) of the 3 <sup>rd</sup> Principal Meridian
	Meridian
Project or Subdivision Name	Sable Creek Homestead
Troject of Suburnision Hume	Subject of Colk Frontiested a
Existing Zoning & Land Use	A-1 Agricultural; Rural Residence
Proposed Zoning & Land Use	A-1 Special Use; Rural Residence & Banquet
Troposed Zorning & Lund Osc	Facility
Proposed Water Source	Well
Due a condition of Courses Disposed Contains	Contin
Proposed Type of Sewage Disposal System	Septic
Proposed Type of Storm Water Management	N/A
Troposed Type of Storm Water Management	1973
Size of Site	(+/-) 5.8 acres
Land Evaluation Site Assessment Score	Land Evaluation: 87; Site Assessment: 89

#### **NATURAL RESOURCE CONSIDERATIONS**

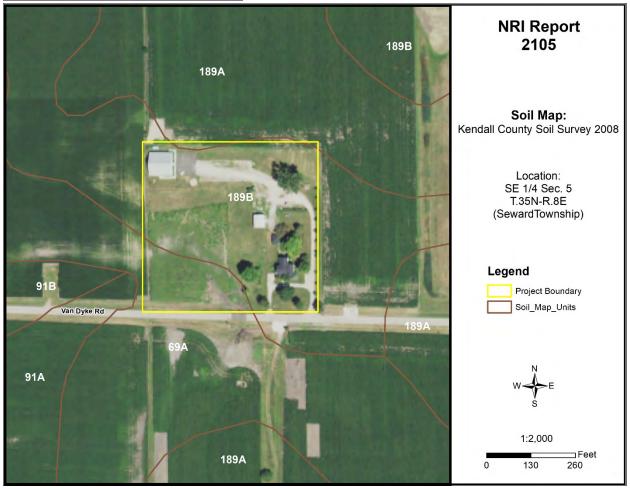


Figure 1: Soil Map

#### **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).

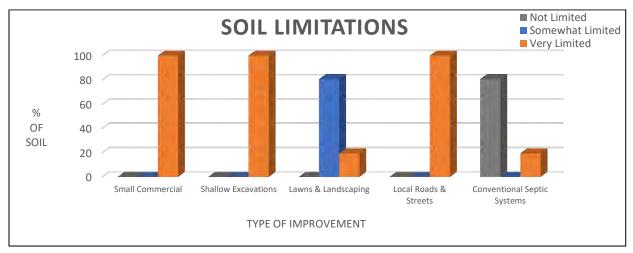


Figure 2: Soil Limitations

#### 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* (<a href="https://illinoisurbanmanual.org/">https://illinoisurbanmanual.org/</a>) for appropriate best management practices.

NRI 2105

March 2021

### **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 3<sup>rd</sup> 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 (III. Complied Statues, Ch. 70, Par 405/22.02a).

SWCD Board Representative

<u>C3/03/20</u>2/

#### 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.

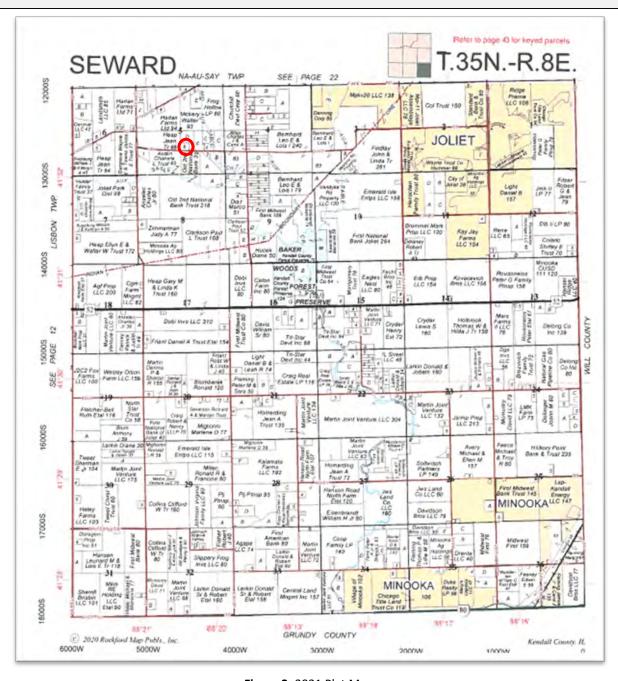


Figure 3: 2021 Plat Map

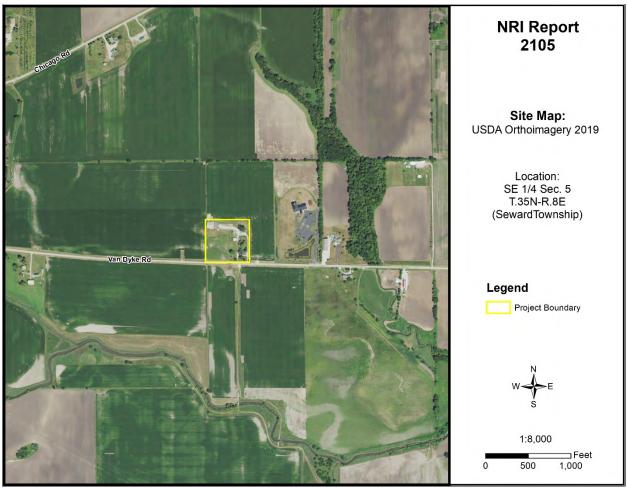


Figure 4: 2019 Aerial Map with NRI Site Boundary

# ARCHAEOLOGIC/CULTURAL RESOURCES INFORMATION

Simply stated, cultural resources are all the past activities and accomplishments of people. They include the following: buildings; objects made or used by people; locations; and less tangible resources, such as stories, dance forms, and holiday traditions.

The Soil and Water Conservation District most often encounters cultural resources as historical properties. These may be prehistoric or historical sites, buildings, structures, features, or objects. The most common type of historical property that the Soil and Water Conservation District may encounter is non-structural archaeological sites. These sites often extend below the soil surface and must be protected against disruption by development or other earth moving activity if possible. Cultural resources are *non-renewable* because there is no way to "grow" a site to replace a disrupted site.

Landowners with historical properties on their land have ownership of that historical property. However, the State of Illinois owns all the following: human remains, grave markers, burial mounds, and artifacts associated with graves and human remains.

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

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

### **ECOLOGICALLY SENSITIVE AREAS**

#### WHAT IS BIOLOGICAL DIVERSITY AND WHY SHOULD IT BE CONSERVED? 1

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

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

The reasons for protecting biological diversity are complex, but they fall into four major categories. First, loss of diversity generally weakens entire natural systems. Healthy ecosystems tend to have many natural checks and balances. Every species plays a role in maintaining this system. When simplified by the loss of diversity, the system becomes more susceptible to natural and artificial perturbations. The chances of a system-wide collapse increase. In parts of the midwestern United States, for example, it was only the remnant areas of natural prairies that kept soil intact during the dust bowl years of the 1930s (Roush 1982).

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

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

Further, every species is a potential source of human medicine. In 1980, a published report identified the market value of prescription drugs from higher plants at over \$3 billion. Organic alkaloids, a class of

chemical compounds used in medicines, are found in an estimated 20% of plant species. Yet only 2% of plant species have been screened for these compounds (Hoose 1981).

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

<sup>1</sup>Taken from <u>The Conservation of Biological Diversity</u> in the <u>Great Lakes Ecosystem: Issues and</u> <u>Opportunities</u>, prepared by the

### **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.

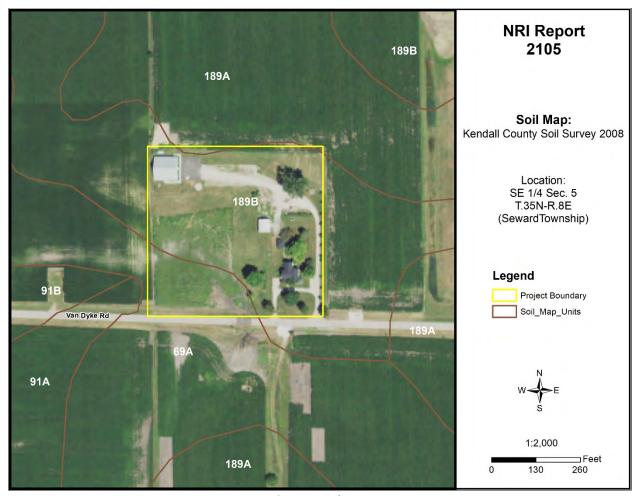


Figure 5: Soil Map

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.

#### **LIMIATIONS 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.

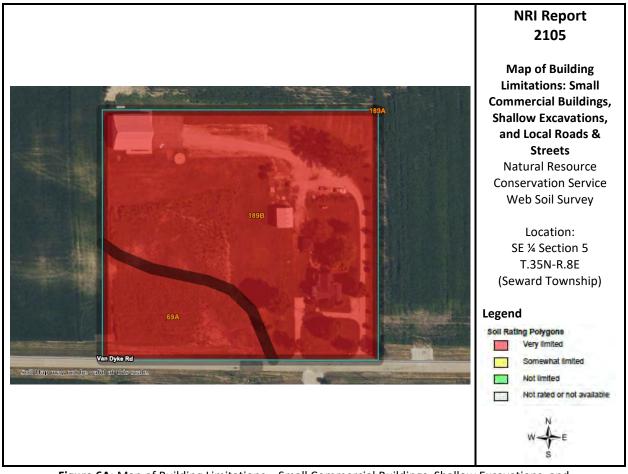
**Lawns and Landscaping** – Require soils on which turf and ornamental trees and shrubs can be established and maintained (irrigation is not considered in the ratings). The ratings are based on the soil properties that affect plant growth and trafficability after vegetation is established.

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 east 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	Small Commercial	Shallow	Lawns &	Local Roads	Onsite Conventional	Acres	%
Type	Buildings	Excavations	Landscaping	& Streets	Sewage Systems	Acres	
69A	Very Limited:	Very Limited:	Very Limited:	Very Limited:	Unsuitable:	1.1	19.4%
	Ponding;	Ponding;	Ponding;	Ponding;	Wet		
	Depth to saturated zone;	Depth to saturated zone;	Depth to saturated zone;	Low strength;			
	Shrink-swell	Dusty;	Dusty	Frost action;			
		Unstable excavation walls;		Depth to saturated zone;			
		Too clayey		Shrink-swell			
189A	Very Limited:	Very Limited:	Somewhat Limited:	Very Limited:	Suitable	0.0	0.0%
	Depth to saturated zone;	Depth to saturated zone;	Depth to saturated zone;	Depth to saturated zone;			
	Shrink-swell	Dusty;	Dusty	Frost action;			
		Unstable excavation walls		Low strength;			
				Shrink-swell			
189B	Very Limited:	Very Limited:	Somewhat Limited:	Very Limited:	Suitable	4.7	80.6%
	Depth to saturated zone;	Depth to saturated zone;	Depth to saturated zone;	Depth to saturated zone;			
	Shrink-swell	Dusty;	Dusty	Frost action;			
		Unstable excavation walls		Low strength;			
				Shrink-swell			
% Very	1000/	4000/	10.40/	1000/	10.40/		•
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)

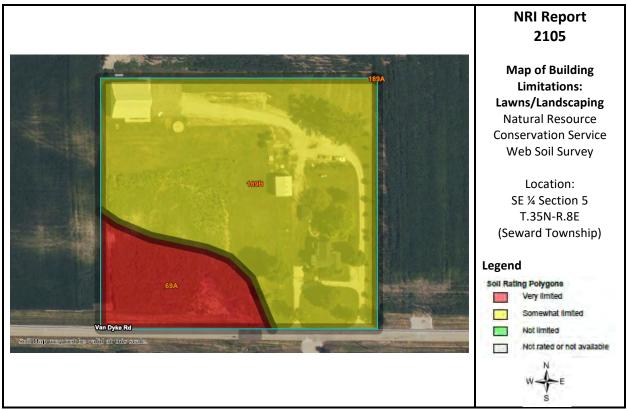


Figure 6B: Map of Building Limitations – Lawns/Landscaping

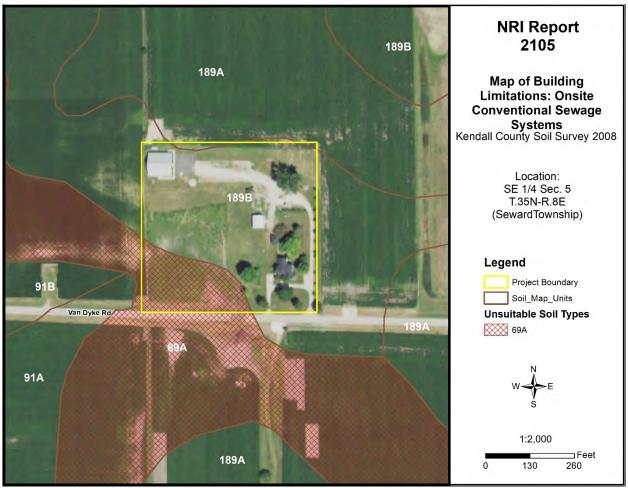


Figure 6C: Map of Building Limitations – Onsite Conventional Sewage System

# **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	January - May	January – May	January – December
			<b>Upper Limit</b> : 0.0'-1.0'	Surface Water Depth: 0.0'-0.5	Duration:
			Lower Limit: 6.0'	Duration: Brief (2-7 days)	Frequency: None
			<u>June – December</u>	Frequency: Frequent	
			Upper/Lower Limit:	<u>June – December</u>	
				Surface Water Depth:	
				Duration:	
				Frequency: None	
189A	C/D	Low	January - May	January – December	January – December
			Upper Limit: 1.0'-2.0'	Surface Water Depth:	Duration:
			Lower Limit: 6.0'	Duration:	Frequency: None
			<u>June – December</u>	Frequency: None	
			Upper/Lower Limit:		
189B	C/D	Medium	January - May	January – December	January – December
			Upper Limit: 1.0'-2.0'	Surface Water Depth:	Duration:
			Lower Limit: 6.0'	Duration:	Frequency: None
			June – December	Frequency: None	
			Upper/Lower Limit:		

# 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 <u>not</u> 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	ypes Prime Designation		Percent
69A	Prime Farmland (if drained)	1.1	19.4%
189A	Prime Farmland	0.0	0.0%
189B	Prime Farmland 4.7 8		80.6%
% Prime Farmland	nland 100%		

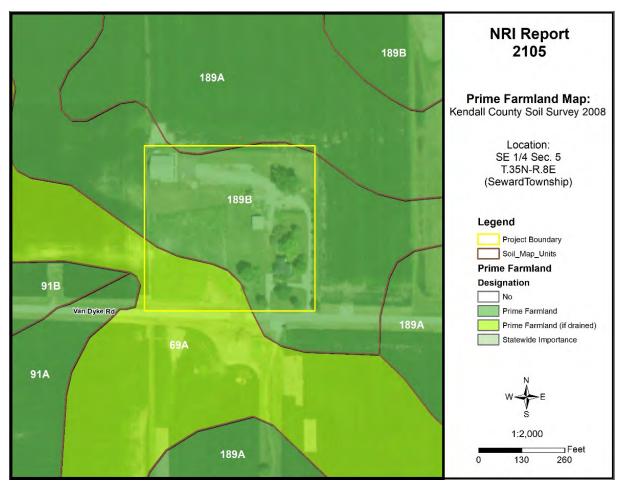


Figure 7: Map of Prime Farmland Soils

# 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

Α.	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
В.	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	0
	and/or municipal comprehensive land use plan. (20-10-0)	
	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
<mark>0-200</mark>	Low
201-225	Medium
226-250	High
251-300	Very High

Land Evaluation Value: <u>87</u> + Site Assessment Value: <u>89</u> = LESA Score: <u>176</u>

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 <u>stress</u> 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.

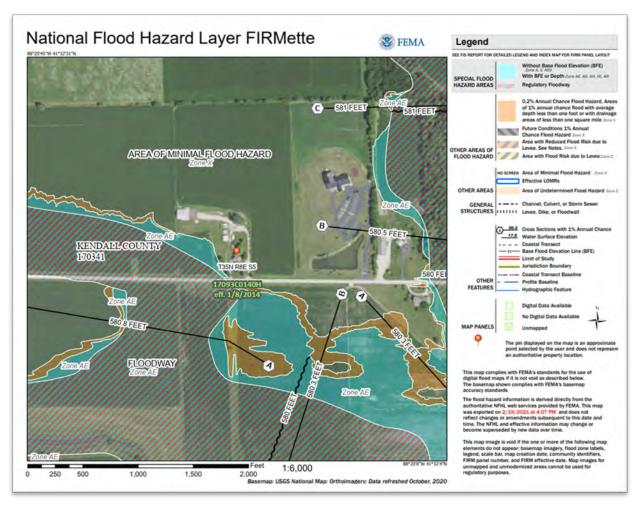


Figure 8: FEMA Floodplain Map

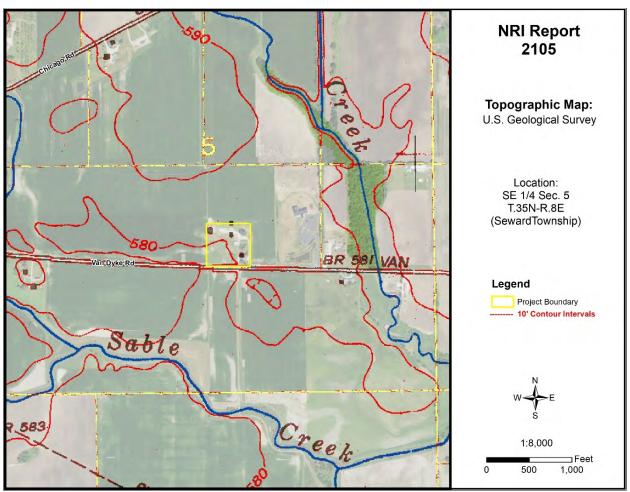


Figure 9: USGS Topographic Map

# **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

This parcel is located within the Upper Illinois River Watershed and the Middle Branch Aux Sable Creek Sub Watershed.

# **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.

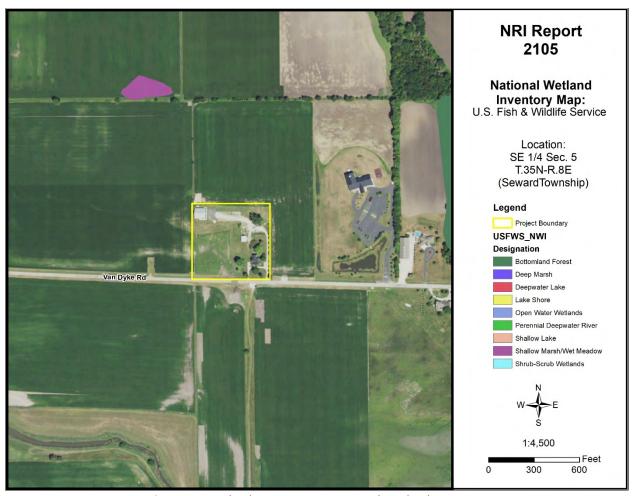


Figure 10: Wetland Map – USFWS National Wetland Inventory

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%

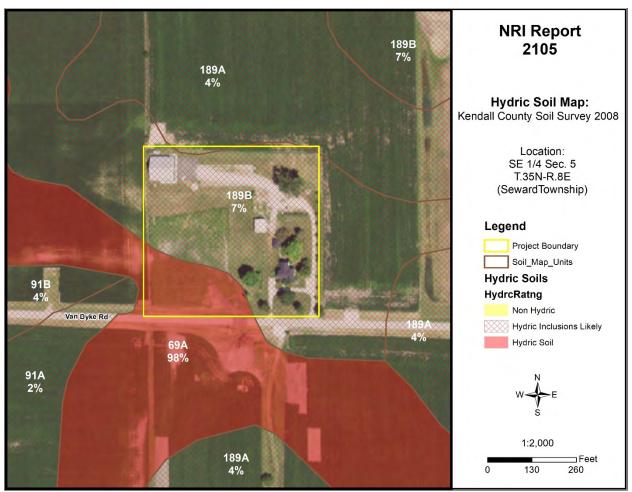


Figure 11: Hydric Soil Map

### WETLAND AND FLOODPLAIN REGULATIONS

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

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against 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 <u>BEFORE</u> 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.

<u>DFIRM – Digital Flood Insurance Rate Maps for Kendall County.</u> Prepared by FEMA – Federal Emergency Management Agency.

<u>Hydrologic Unit Map for Kendall County.</u> Natural Resources Conservation Service, United States Department of Agriculture.

<u>Land Evaluation and Site Assessment System.</u> 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.

<u>Soil Survey of Kendall County</u>. 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.

<u>Potential For Contamination of Shallow Aquifers from Land Burial of Municipal Wastes</u>. Illinois State Geological Survey.

<u>Natural Resources Conservation Service National Wetland Inventory Map.</u> United States Department of Agriculture.

<u>Geologic Road Map of Illinois.</u> 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).

<u>Soil Erosion by Water</u> - United States Department of Agriculture Natural Resources Conservation Service. Agriculture Information Bulletin 513.

<u>The Conservation of Biological Diversity in the Great Lakes Ecosystem: Issues and Opportunities</u>, 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.

### Attachment 13, Page 2

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:

### Attachment 13, Page 4

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.

### Attachment 13, Page 5

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

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 is 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 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.

### Attachment 13, Page 9

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 Kodiac 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 delivers 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.

### Attachment 13, Page 13

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.

### Attachment 13, Page 14

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

None

### **PUBLIC COMMENT**

### **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

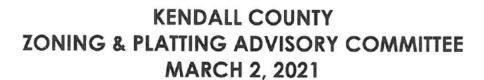
Absent (3): Briganti, Chismark, and Klaas

The motion carried.

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

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

Enc.



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			
1AM16		1	
DA KRAMEL	JRC	TPC	

### 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**

<u>Members Present</u>: 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 is 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.

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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 (9<sup>th</sup>) 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 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 Kodiac 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 KCRPC Meeting Minutes 3.24.21 Page 7 of 10

### Attachment 14, Page 8

- 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.

### Attachment 14, Page 10

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)
Jilliun Prodet		
JAMIE PRODEHL		
George Vranas		
Johanna Byram		
Tom Awrek	LISBON TOWNSHIP TRUSTEE	
Kelly Helland		
G1 lios		
WANDA HEGIN		

### 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)
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Andrew O'Neal		
Andrew O'Neal PASTUR Cathleen Anzek		
Annelickery		
\$55'CA NEISEN		
to the second se		

### **Matt Asselmeier**

From:

Doug Wilson

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

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



### **DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203 Yorkville, IL • 60560 (630) 553-4141 Fax (630) 553-4179

**MEMORANDUM** 

To: Kendall County Zoning Board of Appeals

From: Matthew H. Asselmeier, AICP, CFM Senior Planner

Date: 3/25/2021

Subject: Potential Changes to the Transportation Plan in the Land Resource Management Plan

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

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

### Remove

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

### Add

- Millington Road Extending North of Lions Road to Connect to Route 34
- Walker Road Relocated West of Route 71 to Make Connection to New Fox River Drive / Crimmins Road intersection
- Westerly Extension of Collins Road West of Minkler Road to Route 71
- Connecting Millbrook Road with the Millbrook Bridge by Aligning Millbrook Road and Whitfield Road behind the Existing Bank Building Now Owned by the Oliver-Hoffman Foundation
- 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.

Petition information was mailed to the townships, Village of Millbrook, Village of Plattville, and impacted property owners on March 1, 2021. As of the date of this memo, Plattville, Millbrook, and no township have submitted comments on this proposal.

ZPAC reviewed this proposal at their meeting on March 2, 2021. 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 are attached.

Following the ZPAC meeting, discussion occurred with the Oliver-Hoffman Foundation regarding extending Millbrook Road northwest to Whitfield Road. Fran Klaas was in favor of removing this extension from the proposal. A copy of Fran Klaas' email is attached.

The Kendall County Regional Planning Commission held a public hearing on this proposal on March 24, 2021. Chad Feldotto of the Oswegoland Park District submitted an email expressing the Park District's support of the proposal. Johanna Byram from the Kendall County Historical Society asked about the zoning and land use classification of the Society's property. Mr. Asselmeier responded the property is zoned A-1 Agricultural. The Future Land Use Map calls for most of the Society's property to be Rural Residential. Ms. Byram asked which township the Society's property is located. Mr. Asselmeier responded that the Society's property is in Oswego Township. Mr. Asselmeier further explained that some properties were classified as Unknown. The Future Land Use Map impacts rezoning requests and not current land uses. The Kendall County Regional Planning Commission recommended approval of the requested amendments by a vote of ten (10) in favor and zero (0) in opposition. The minutes of the hearing are attached.

The current Future Land Use Map, road extension maps, an updated Future Land Use Map, and updated trail map are attached to this memo. The redline version of the related text is also attached. The listing of parcels changed from unknown to a different use is also attached.

If you have any questions, please let me know.

Thanks,

### MHA

Encs.: Current Future Land Use Map

Road Extension Maps

Updated Future Land Use Map

Updated Trails Map

Redlined Text

Parcel List

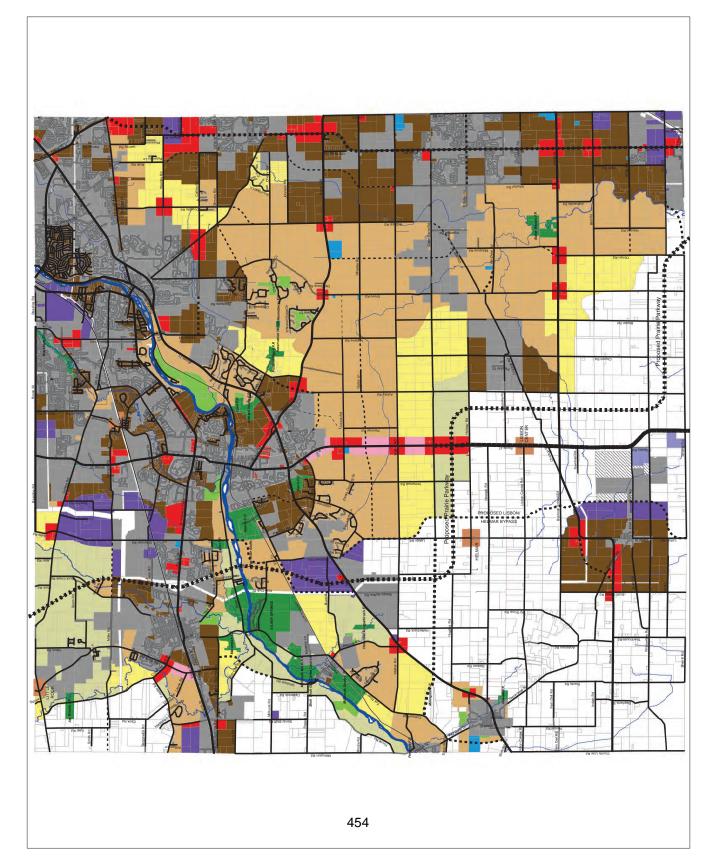
March 2, 2021 ZPAC Meeting Minutes

March 4, 2021 Klaas Email

March 24, 2021 Kendall County Regional Planning Commission Public Hearing Minutes (This

Petition Only)

3.5 Miles **Future Land Use Plan** Suburban Residential
(Max Density = 1.00 DU/Acre)
Rural Residential
(Max Density = 0.65 DU/Acre)\*
Rural Estate Residential
(Max Density = 0.45 DU/Acre)
(Countryside Residential
(Max Density = 0.33 DU/Acre) Kendall County, Illinois Forest Preserves/State Park Natural Resource Areas Transportation Corridors Potential Mining District Mixed Use Business Public/Institutional Urbanized Areas (Incorporated) 1.75 Commercial Agricultural Open Space Hamlets Mining Utility LEGEND



### Map last updated: 12/17/2020

## KENDALL COUNTY Townships

**FUTURE LAND USE PLAN** 

OSWEGO	NA-AU-SAY	SEWARD
BRISTOL	KENDALL	LISBON
LITTLE	FOX	BIG GROVE

	LITTLE ROCK	BRISTOL	OSWEGO
	FOX	KENDALL	NA-AU-SAY
	BIG	LISBON	SEWARD
Road	ad Type		
ı	Adjacent County	Æ	
١	County		
	: Interstate		
ı	· State & Federal	_	
	· Bituminous		
Ì	- Gravel		
	Dirt		
	Local		
	Political Townships	hips	
For	Forest Preser	ves	
	State Park		
	County Forest Preserve	Preserve	
	ets		
Fut	uture Land I	Use	
	Urban Areas -	- Incorporated	
	Suburban Residential -	dential - Max Do	Max Density 1.00 DU Acre
	Rural Resident	Rural Residential Max Density 0.65 DU Acres	0.65 DU Acres
	Rural Estate R	sedential Max I	Rural Estate Resedential Max Density 0.45 DU Ac
	Country side Re	sidential Max D	Residential Max Density 0.33 DU Acr
	Commercial		
	Mixed Use Business	iness	
	Commonwealth Edison	n Edison	
	Transportation Corridors	Corridors	
	Mining		

4

20

// Potential Mining District

Agriculture
Forest Preserve/State Parks

Open Space

- - Proposed Roadway Improven

Parcels

Kendall County GIS
111 West Fox Street - Room 308
Yorkville, Illinois 60560
630.553.4212



More info about the LRMP can be found at: https://www.co.kendall.il.us/departments/planning-building-zoning/Irmp

Wikaduke Alignment

# **FUTURE LAND USE PLAN**

### KENDALL COUNTY Townships

OSWEGO	NA-AU-SAY	SEWARD
BRISTOL	KENDALL	LISBON
LITTLE	FOX	BIG GROVE

OSWEGO	NA-AU-SAY	SEWARD	
BRISTOL	KENDALL	LISBON	
ROCK	FOX	BIG GROVE	

Urban Areas - Incorporated Potential Mining District County Forest Preserve Commonwealth Edison Future Land Use Forest Preserves Mixed Use Business Road Type State Park

Rural Estate Resedential Max Density 0.45 DU Acre Suburban Residential - Max Density 1.00 DU Acres Rural Residential Max Density 0.65 DU Acres

Agriculture

Millington Road Extending to 34

LaSalle

County

Countryside Residential Max Density 0.33 DU Acre

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Map last updated: 12/17/2020

Kendall County GIS

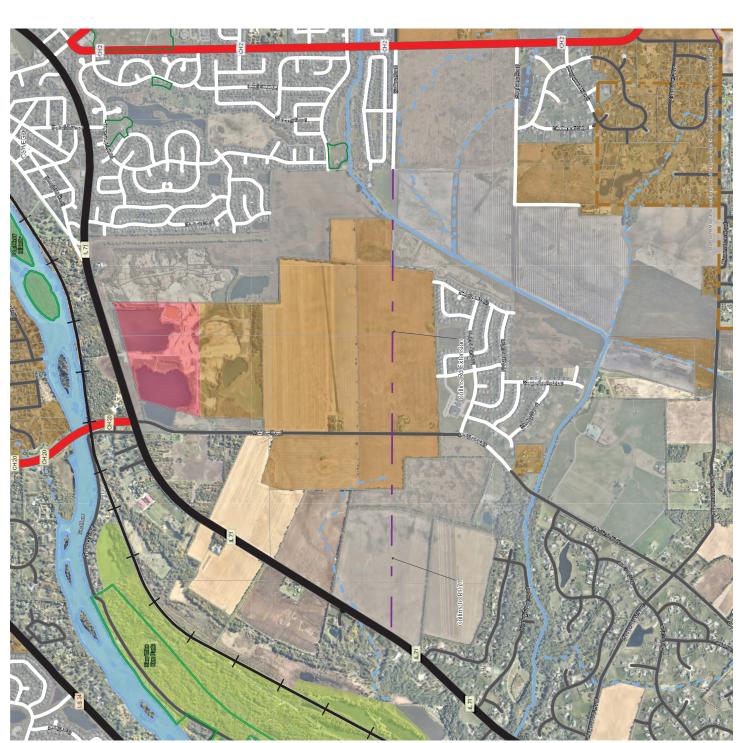
More info about the LRMP can be found at: https://www.co.kendall.il.us/departments/planning-building-zoning/lrmp

DeKalb County

# **FUTURE LAND USE PLAN**

### KENDALL COUNTY Townships

OSWEGO	NA.AU-SAY	SEWARD
BRISTOL	KENDALL	LISBON
ROCK	FOX	BIG GROVE



Rural Estate Resedential Max Density 0.45 DU Acre

Mixed Use Business

Potential Mining Distric

Rural Residential Max Density 0.65 DU Acres

County Forest Preserve

State Park

Forest Preserves

Future Land Use

More info about the LRMP can be found at: https://www.co.kendall.il.us/departments/planning-building-zoning/Irmp

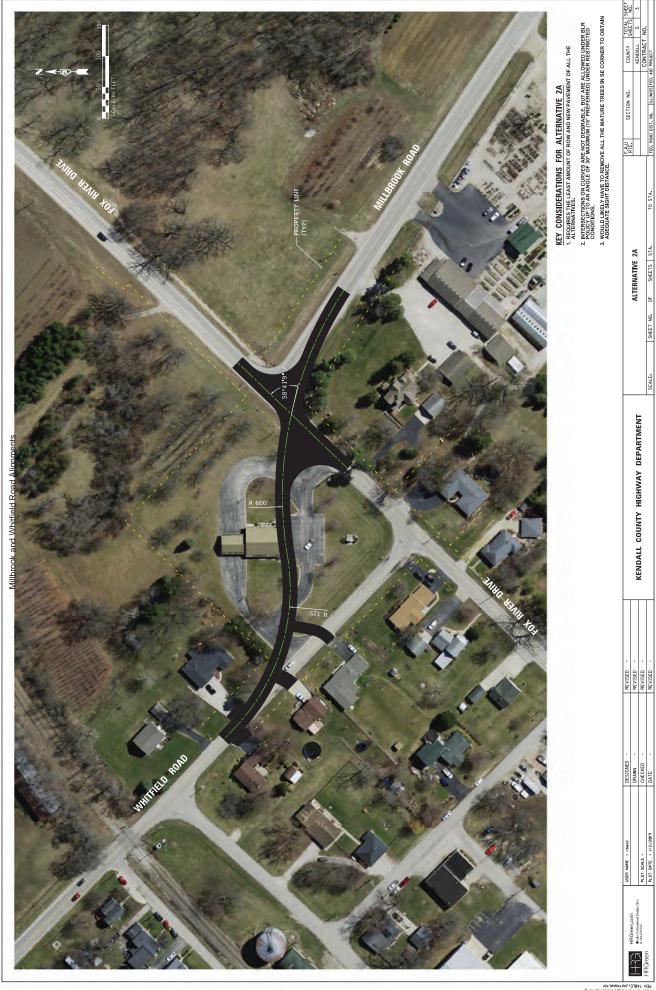
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Map last updated: 12/17/2020

Kendall County GIS











### Map last updated: 12/17/2020

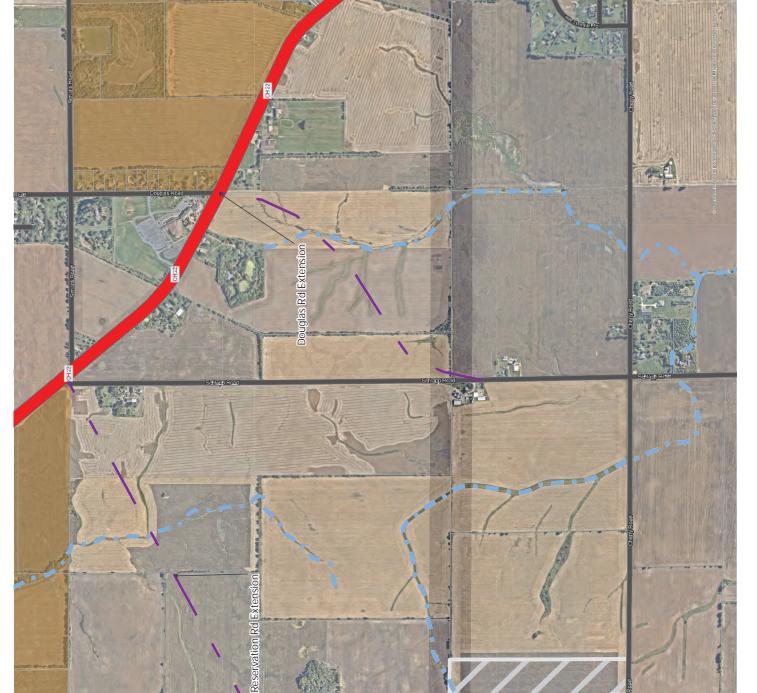
## **KENDALL COUNTY**

**FUTURE LAND USE PLAN** 

LISBON õ

ROCK BIG GROVE

Rural Estate Resedential Max Density 0.45 DU Acre Countryside Residential Max Density 0.33 DU Acre Suburban Residential - Max Density 1.00 DU Acres Rural Residential Max Density 0.65 DU Acres County Forest Preserve Potential Mining Distric Commonwealth Edison Future Land Use Forest Preserves Mixed Use Business Road Type State Park



111 West Fox Street - Room 308 Yorkville, Illinois 60560 630.553.4212 **Kendall County GIS** 

0.25

More info about the LRMP can be found at: https://www.co.kendall.il.us/departments/planning-building-zoning/lrmp

### 111 West Fox Street - Room 308 Yorkville, Illinois 60560 630.553.4212 Map last updated: 12/17/2020

BRISTOL ROCK Ñ

**FUTURE LAND USE PLAN** 

KENDALL COUNTY

Townships

Suburban Residential - Max Density 1.00 DU Acres Rural Estate Resedential Max Density 0.45 DU Acre Countryside Residential Max Density 0.33 DU Acre Rural Residential Max Density 0.65 DU Acres Urban Areas - Incorporated County Forest Preserve Potential Mining District Commonwealth Edison Future Land Use Forest Preserves Mixed Use Business Public/Institutional ---- Adjacent County
---- County condominium unit Interstate
State & Federal
Bituminous Agriculture Open Space Road Type State Park



Kendall County GIS

0.13

More info about the LRMP can be found at: https://www.co.kendall.il.us/departments/planning-building-zoning/lrmp CH 10

Cannonball Alignment Dickson Gordon



Road Type

Forest Preserves State Park

County Forest Preserve

Future Land Use

Rural Residential Max Density 0.65 DU Acres

Potential Mining Distric

Cherry Road Extension

0.05

Kendall County GIS

111 West Fox Street - Room 308 Yorkville, Illinois 60560 630.553.4212

Map last updated: 12/17/2020

More info about the LRMP can be found at: https://www.co.kendall.il.us/departments/planning-building-zoning/lrmp

465

Henneberry Woods

Forest Preserve

# **FUTURE LAND USE PLAN**

## KENDALL COUNTY Townships

Ridge Road

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OSWEGO	NA-AU-SAY	SEWARD														ited	Max Density 1.	elisity 0.65 Du	Max Density 0								į	arks	rovements	d Centerline	
BRISTOL	KENDALL	LISBON		d)	County	Φ	-ederal	NS			Political Townships	serves	×	County Forest Preserve Hamlets	nd Use	Urban Areas - Incorporated	Suburban Residential - Max Density 1.00 DU Acres	Ruiai residential max Densily 0.65 DO Ades Riiral Estate Resedential Max Densily 0.45 DH Acre	Countryside Residential Max Density 0.33 DU Acre	cial	Mixed Use Business	Commonwealth Edison	Fransportation Corridors		Potential Mining District	Public/Institutional	re Te	Forest Preserve/State Parks	Open Space Proposed Roadway Improvements	Prairle Parkway Proposed Centerline	
ROCK	FOX	BIG GROVE		Road Type	Adjacent County	= Interstate	- State & Federal	- Bituminous	Gravel	Local	Political	Forest Preserves	State Park	County F Hamlets	-uture Land	Urban Ar	Suburba	Rulal Re	Countrys	Commercial	Mixed Us	Common	Transpor	Mining	// Potential	Public/In	Agriculture	Forest Pr	Open Space - Proposed Rc	Prairie Pa	Parcels
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Will County



condominium unit
leasehold or other
parcel

Johnson Rd Extension



Map last updated: 12/17/2020

More info about the LRMP can be found at: https://www.co.kendall.il.us/departments/planning-building-zoning/lrmp

# **FUTURE LAND USE PLAN**

### KENDALL COUNTY

OSWEGO	NA-AU-SAY	SEWARD
BRISTOL	KENDALL	LISBON
LITTLE	FOX	BIG



Suburban Residential - Max Density 1.00 DU Acres Rural Estate Resedential Max Density 0.45 DU Acre Countryside Residential Max Density 0.33 DU Acre

Urban Areas - Incorporated

Future Land Use

County Forest Preserve
Hamlets

Forest Preserves

State Park

Road Type

Rural Residential Max Density 0.65 DU Acres

Forest Preserve/State Park Open Space

- Proposed Roadway Impro-

condominium unit

Parcels

Potential Mining District

Mixed Use Business



111 West Fox Street - Room 308 Yorkville, Illinois 60560 630.553.4212 Kendall County GIS

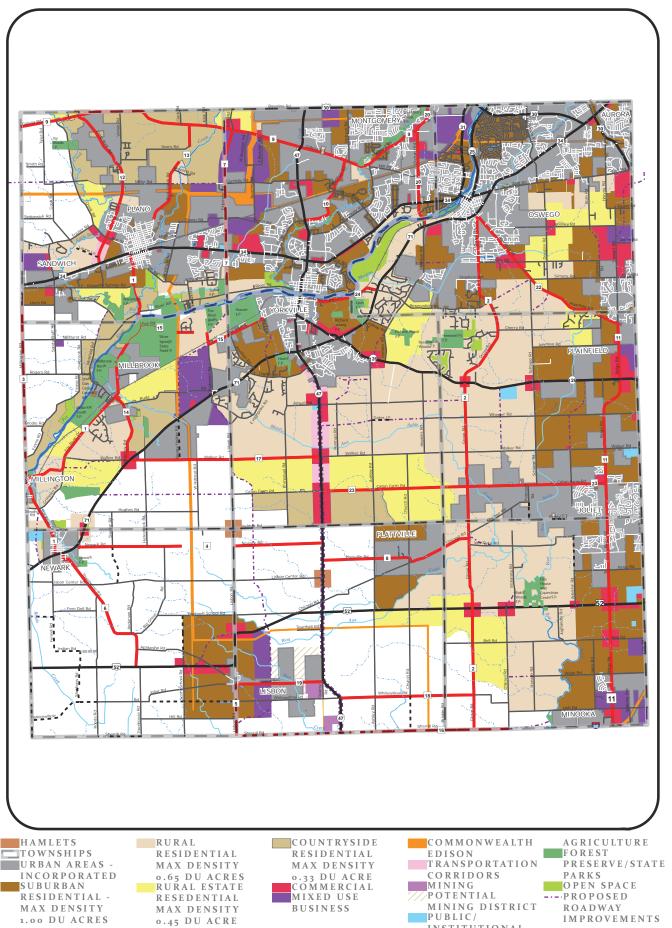
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Map last updated: 12/17/2020

More info about the LRMP can be found at: https://www.co.kendall.il.us/departments/planning-building-zoning/lrmp

**DeKallb County** 

### Future Land Use Plan in Kendall County, IL



469





MINING DISTRICT
PUBLIC/ INSTITUTIONAL

IMPROVEMENTS



**Kendall County GIS** 111 West Fox Street - Room 308 Yorkville, Illinois 60560

630.553.4212 Created: 11/19/2020

# Multi-Use Trail Plan

# KENDALL COUNTY

- 2020 -

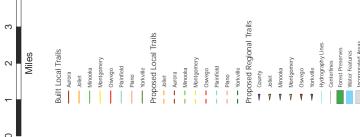
http://www.co.kendall.il.us

Townships





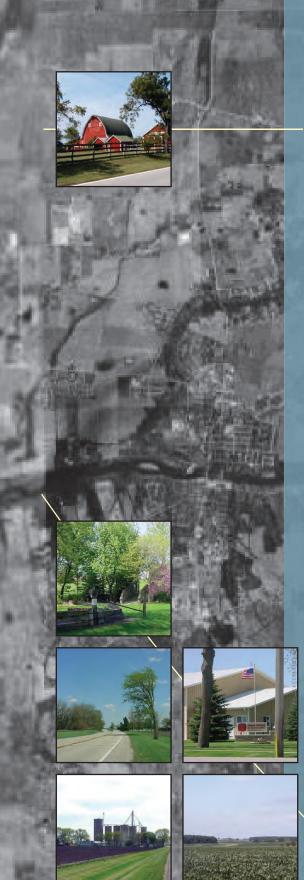
PLAINFIELD



PLATTVILLE







# Kendall County Land Resource Management Plan 2011-20

Kendall County
Planning, Building & Zoning Department
111 Fox Street
Yorkville, Illinois 60560
phone: (630) 553-4141
fax: (630) 553-4179
web: www.co.kendall.il.us







Prepared by Teska Associates, Inc.

#### **APPENDIX**

- A. Transportation Plan
- B. Environmental Factors
- C. East Route 126 Corridor Plan Summary

#### **Revision Notes:**

- 1. LRMP first adopted in March 1994.
- The Resource Management Concept Plan was amended in 1997 to remove a natural resource overlay near the southeast corner of Minkler Road and Reservation Road.
- Section Ten of the LRMP Summaries by Township was updated in 1998 to include a more detailed plan for Na-Au-Say and Seward Townships.
- 4. The Transportation Goals and Objectives and Transportation Plan were updated in 1999.
- The LRMP was updated to enhance implementation of new planned development regulations, reflect municipal annexations and new plans, and provide additional opportunities for economic development in April 2001.
- Section Eight of the LRMP Summaries by Township was updated in 2002 to include a more detailed plan for Big Grove Township. Reference to multi-use trails was also updated.
- Section Six of the LRMP Summaries by Township was updated in 2003 to include a more detailed plan for the Northern Three Townships.

#### Land Resource Management Plan

- 8. Section Ten of the LRMP Summaries by Township was updated in 2003 to reflect current growth and development trends in Na-Au-Say Township, particularly along the East Route 126 Corridor. The Future Land Use Plan for Na-Au-Say Township was revised in 2005.
- Section Seven of the LRMP Summaries by Township was updated in
   2004-05 to include a more detailed plan for Fox and Kendall Townships.
- 10. Section Nine of the LRMP Summaries by Township was updated in 2005 to include a more detailed plan for Lisbon and Seward Townships. [Note: The LRMP Summary for Seward Township was moved from Section Ten.]
- 11. Updated Chapters One thru Five in April, 2011
- 12. Updated Transportation Plan in 2021.

#### **Related Documents:**

The WIKADUKE Trail Land Use and Access Management Study and Fox River Corridor Plan are available as separate documents.

Land Resource Management Plan

# SECTION THREE

# PLANNING GOALS & OBJECTIVES

production and soil and water conservation.

HOUSING

Goal: Management of the quality, quantity, location, and rate of housing development to insure

the efficient use and conservation of the County's natural and public resources.

Objectives:

A. Encourage a variety of housing types, commensurate with demands created by current

needs and future growth, with an emphasis on single family development. Most attached

housing products will likely occur within municipalities where public water and sewer service

are available to support higher densities.

B. Continue to improve deteriorating residential areas, and assure safe, healthy, and attractive

communities through preventive maintenance and appropriate reinvestment that can include

the County's weatherization program.

C. Continue to insure that

subdivisions provide a variety of

designs and styles to avoid

monotony.

D. Support logical and properly

located opportunities for housing

the elderly and the disabled.

TRANSPORTATION

Land Resource Management Plan

3 - 8

475

Goal: A transportation plan that has the capacity to promote the safe, efficient, and speedy movement of persons and goods. This network must anticipate the demands of growth, promote energy conservation, reduce pollution, and be updated regularly.

#### Objectives:

- A. Support and maintain the services of the Kendall Area Transit (KAT) which provides transportation services for the general public.
- B. Ensure that State, Federal, Township, and Municipal officials are fully informed of adopted policies on transportation planning and development. Participation from these groups will be sought in preparation of all transportation plans.
- C. Actively pursue regional planning efforts to develop and preserve options for the Wikaduke Trail, and Eldamain Road Corridor. and the Prairie Parkway. The Kendall County Scenic Guidelines and the WIKADUKE Trail Plan should be used in implementation of these roadways to promote context sensitive design solutions.



decisions.

D. Construct a thoroughfare system based on a functional hierarchy, as established in the transportation plan. Identify key future thoroughfares and bridge crossings before development limits alternatives. Early identification of key future routes will also provide a framework for future land use

E. Ensure that transportation plans and developments are consistent with county-wide goals and policies for Natural Resources, Agricultural Lands, Housing, Commercial and Industrial

#### Land Resource Management Plan

# **SECTION FIVE**

# LAND RESOURCE AND MANAGEMENT AREAPOLICIES

#### B. URBANIZED COMMUNITIES

Urbanized communities can be characterized by the extent and level of services offered to residents, and by the variety of supporting non-residential activities. Municipal and public services often include the following: police, fire and emergency medical services, municipal street maintenance, sweeping and snow plowing, local parks and recreation activities, municipal operated or licensed waste collection, and local library and cultural services. Non-residential activities include extensive and varied retail uses, commercial and business services, industry, institutions, schools, churches and other places of assembly.

Existing urbanized communities include Aurora, Joliet, Minooka, Montgomery, Newark, Oswego, Plainfield, Plano, Sandwich and Yorkville. To accommodate varying needs, a full range of housing types should be provided, allowing a free choice to those families or individuals who will find that living in Kendall County best fulfills their personal needs. Development within urbanized communities is regulated by each individual municipality.

The LRMP is based on the following *Planning Policies* for <u>Urbanized Communities</u>:

- 1. Incorporate land uses as shown in municipal comprehensive plans within the boundaries of existing municipalities in this LRMP.
- 2. Encourage a compact development pattern that clusters neighborhoods, villages, and towns, rather than a pattern that scatters isolated buildings and subdivisions.
- 3. Encourage the single family character of urbanized areas in the County while permitting the inclusion of limited townhome, apartment, and other multi-family development.
- 4. Build on the pattern of established urbanized communities, rather than creating new urbanized places isolated from existing development.
- 5. Encourage the planned growth of urban communities, including the expansion of municipal boundaries through annexation of lands only as shown on adopted municipal

Land Resource Management Plan

5 - 10

plans.

- 6. Maximize the use of non-automotive modes of transportation, including walking, the use of bicycles, and mass transit.
- 7. Encourage concentrations of employment located in areas within the county providing good access to transportation and public safety services.
- 8. Establish specific area plans for employment zones emphasizing coordinated transportation system planning integrated with land use planning. One such zone should be in the I-80 Corridor in southeastern Kendall County near and within the Village of Minooka. Other possible zones would be located in proximity to future Prairie Parkway interchanges.
- Encourage commercial development within the County; major intersections may lend themselves to commercial use. Appropriate transportation improvements such as limited curb cuts, turn lanes, and access roads must be considered to provide for movement of traffic.
- 10. Use open water areas for public open space and storm water management or as the buffer surrounding residential or office uses which benefit from attractive views of the water.
- 11. Encourage the preservation and enhancement of historic and cultural sites and structures within urbanized communities.

The LRMP is based on the following *Management Policies* for <u>Urbanized Communities</u>:

a. The County acknowledges that the primary responsibility for achieving plan objectives within urbanized communities remains with the municipalities. The County further acknowledges that it shares responsibility with the municipalities and townships for achieving the plan objectives within the one and one-half (1½) mile area of shared jurisdiction.

Land Resource Management Plan

# **TOWNSHIP SUMMARY**

# **SECTION SIX**

NORTHERN THREE TOWNSHIPS (Little Rock, Bristol & Oswego Townships)

#### **Initial Opinions & Observations of Planning Issues**

Community representatives from the County, the three townships, and adjacent jurisdictions were invited to attend a kick-off meeting in June 2002. An Existing Land Use map for each township was displayed to show how land is currently used in each township. In addition, a Planning Issues map for each township was also displayed to show the existing transportation network as well as existing environmental characteristics. Community representatives were asked to make observations and express any concerns or opinions relating to the maps. They were also asked the following questions:

- What are the primary assets of the three townships?
- What are the main issues/problems that the three townships face?
- What are the main attractions in the three townships? (Why do people choose to move to this area?)
- What are the best examples of new developments in the three townships?

These questions help determine the strengths and weaknesses of the townships as well as the issues the townships face as they grow and develop. The following list summarizes the initial opinions and observations expressed by community representatives.

#### GENERAL COMMENTS

#### Initial comments/concerns

- □ Interviews with local representatives should include talks with representatives from the County Transportation Department, the township road commissions, township public works, and the Forest Preserve.
- □ Poor run-off in Bristol Township leads to flooding problems.
- ☐ Wetlands are separated by federal and local classifications, so it is important to differentiate between the two.
- It is important to see how the municipal plans will collectively impact the development of the 3 townships. An optimal coordination of the municipal plans (especially those of adjacent municipalities) should be sought to produce the best possible environment for growth and development in the three townships.

#### PRIMARY ASSETS

#### What are the primary assets of the three townships?

- □ Fox River
- ☐ Creeks and floodplains (e.g. Blackberry Creek Corridor)
- □ Connectivity of the greenways between the three northern townships as well as other adjacent townships
- □ Focus on watershed protection
- **■** Potential for economic development spurred by the development of the Prairie Parkway corridor

#### SITUATION AUDIT

- ☐ Lisbon/Eldamain Road maintained as an industrial development corridor
- □ Proposed extension of Miller Road (in Little Rock Township) into DeKalb County to relieve some of the traffic on Route 34
- □ Rural character of the three townships (important to preserve this character as the townships grow and develop)

#### **PRIMARY ISSUES**

#### What are the main issues/problems that the three townships face?

- Mitigate traffic congestion on Routes 34 and 47 by providing road improvements to handle increased traffic introduced by new developments
- ☐ Mitigate traffic congestion at access points of major roads
- Resolve transportation issues in the townships using a comprehensive County approach (forward transportation planning is needed)
- ☐ Maintain/create roadway connections between the three townships
- Preserve a limited access corridor for the future alignment of Eldamain Road and Lisbon Road
- Orchard Road should serve as a model for Lisbon/Eldamain Road and other commercial corridors
- **Extend Little Rock Road (in Little Rock Township) southwardinto Fox Township**
- ☐ Increase access by providing more major arterial roads
- ☐ Explore potential opportunities for extending Metra service and providing Metra commuter rail stations along the Burlington Northern Railroad
- □ Promote a healthy balance between growth/development and preservation of rural character
- Discern farmland and open space property rights (use environmental features, natural breaks, roads, and existing land uses to form edges between adjacent properties); farmland represents open space to many residents; property rights issues are becoming more prevalent, especially as newcomers arrive and wish to halt developments after their arrival
- □ Preserve existing trees and natural features when developing the local landscape as development progresses in the townships
- Preserve Routes 34 and 47 for commercial development (to create tax base and keep shopping local); maintain a healthy mix of big-box developments with locally-owned businesses to keep local dollars in the area
- Maintain a balance between resolving transportation and accessibility issues and providing economic development opportunities along Orchard Road

#### SITUATION AUDIT

#### TRANSPORTATION NETWORK

The transportation network shown on the Planning Issues Map includes existing arterial roads, major and minor collector roads, the Burlington Northern Railroad, scenic routes, and multi-use trails. The features of the network were primarily identified from the Kendall County Transportation Plan, which was originally prepared in March 1994 and updated in December 2002.

Each level of the four-level transportation network that traverses the Northern Three Townships is described in greater detail below.

#### **Arterial Roads**

State and federal routes typically act as the arterial roads which provide regional roadway access to, from, and within anarea.

- □ <u>Little Rock Township:</u> Route 34 is the only arterial road that runs through Little Rock Township. Route 34 provides access within the township and connects the township to the rest of Kendall County, DeKalb County to the west, and extends east to Chicago and west towards lowa.
- □ Bristol Township: Four arterial roads run through Bristol Township. Route 34 and Route 30 both provide access within Bristol Township and connect the township to the rest of Kendall County. Route 34 runs through the southern portion of the township while Route 30 runs along the township's northern boundary. Route 47 is a major north-south arterial road that carries a large load of traffic in the township. Orchard Road is a fourth arterial road that is situated directly west of the Bristol-Oswego township boundary and runs in a north-south direction.
- ☐ Oswego Township: Four arterial roads run through Oswego Township. Route 34 and Route 30 both provide access within Oswego Township and connect the township to the rest of Kendall County. Route 34 runs in a diagonal direction from the southwest to the northeast parts of the township. Route 30 runs in an easterly direction between the adjacent village limits of Montgomery and Oswego, intersects with Route 34, and then continues in a southeasterly direction into Will County. Routes 31, 25, and 71 are three other arterial roads that carry large loads of traffic in the township. Route 31 runs along the western side of the Fox River and merges into Route 34 at the Washington Street Bridge in Oswego. Route 25 runs through Montgomery along the eastern side of the Fox River and merges into Oswego's Main Street before merging into Route 71, which runs diagonally from the northeast to southwest. Route 71 also merges into Route 34 directly north of Oswego Community High School. WIKADUKE Trail is a proposed arterial that runs along the eastern edge of the township.

#### **Major Collector Roads**

Major collector roads, which typically are county roads, are intended to collect traffic from local roads and feed this traffic onto the arterial roads.

- □ Little Rock Township: Little Rock Township's major collectors include Galena Road, Little Rock Road, Fox River Road, Rock Creek Road, and Eldamain Road. All the major collectors are located within Little Rock Township except for Eldamain Road which runs along the township's eastern edge. An extension of Little Rock Road southward into Fox Township is proposed. Two alternatives are proposed: (1) extension to Fox River Road using Griswold Springs Road as a connection, or (2) extension to Whitefield Road in Fox Township.
- ☐ Bristol Township: Bristol Township's major collectors include Galena Road, Cannonball Trail, Bristol Ridge Road and Eldamain Road.
- Oswego Township: Oswego Township's major collectors include Plainfield Road, Grove Road, Wolfs Crossing Road, Collins Road, Douglas Road, Stewart Road, and Minkler Road. All the major collectors are located within Oswego Township. A realignment of Douglas Road is proposed to connect its intersections with Route 34 and Wolfs Crossing Road. Another proposed extension connecting Collins Road to Minkler Road and Route 71, is under consideration.

#### **Minor Collector Roads**

Minor collectors are typically township roads with less regional connectivity than major collectors.

- □ <u>Little Rock Township:</u> Little Rock Township's minor collectors include **Miller Road**, **Sandy Bluff Road**, and **River Road**.
- <u>Bristol Township:</u> Bristol Township's minor collectors include Corneils Road, Dickson Road, Mill Road, Kennedy Road, and River Road.
- Oswego Township: Oswego Township's minor collectors include Light Road, Mill Road, Roth Road, Woolley Road, and Reservation Road. Another minor collector is the segment of Baseline Road from Route 31 to the Route 30 bypass.

#### **Local roads**

Local roads are typically residential streets or rural routes that provide direct access to homes and farms. Local residential roads are generally located within and around municipalities. Griswold Springs Road, Beecher Road, and Simons Road are examples of local roads.

#### Railroad

The Burlington Northern Railroad runs through all three Northern Townships. The railroad starts west of the Fox River in Montgomery (near the Route 31/Route 30 bypass), curves in a southwesterly direction into Bristol Township, passes through Yorkville and Plano, and eventually runs parallel to Route 34 as it enters Sandwich from Plano. Railnet is another local railroad which runs east of the Fox River, passes through downtown Oswego, veers slightly away from the river and follows along Route 71 towards Van Emmon Road (east of Yorkville).

#### **Scenic routes**

Scenic routes provide passing motorists with attractive views of the rural character of the Northern Three Townships. Identified scenic routes generally follow the Fox River and roadways that traverse the serene and undeveloped areas outside of municipalities (i.e. unincorporated areas).

#### Multi-use trails

Multi-use trails are primarily located along scenic routes, natural features (e.g. creeks), and some roadways. These trails create corridors that can potentially accommodate pedestrian, equestrian, bicycle, and other forms of trail users.

PROPOSED PRAIRIE PARKWAY
CORRIDOR

The proposed Prairie Parkway is a transportation corridor aimed at creating a western north-south highway between I-88 and I-80 as well as alleviating traffic congestion on other regional roads resulting from growing development pressures. The Illinois Department of Transportation (IDOT) and the Edwards & Kelcey consulting group have developed a proposed study area that encompasses the parkway and adjacent land (i.e. farmland, private residences, etc.) that are most directly impacted by the parkway's development. As stated by IDOT and its consulting group, the proposed corridor study area is the least intrusive of options that still offers the intended transportation benefits. The corridor study area creates the crucial need for corridor protection aimed at providing responsible planning to prevent costly and conflicting development of land.

Compared to other options that were studied, the proposed corridor passes through fewer environmentally sensitive areas but more open, undeveloped spaces. Also, the Prairie Parkway's proposed path attempts to better serve the existing developments in the area between the City of Plano and the United City of Yorkville. The proposed Prairie Parkway Corridor study area is shown on the Planning Issues Map. More specifically, the corridor study area runs along the eastern edge of Little Rock Township.

Although only a small segment of the proposed parkway would run through Little Rock Township, its impact on the township's environmental features, agricultural land, and present developments should be analyzed to establish methods to minimize negative effects.

#### **Goals & Objectives**

The following goals and objectives have been developed to guide planning efforts for the northern three townships of Little Rock, Bristol, and Oswego. Numbered goals have generally been extracted from the existing Kendall County LRMP, while more specific lettered objectives have been added to address concerns unique to the Northern Three Townships.

- Mutually supportive, non-adversarial team of municipal, township, school, park, county and other governments working toward the benefit of everyone in Kendall County.
  - a. Continue to work with municipalities to reach agreement on future land use patterns and develop effective growth management strategies.
  - b. Continue to work with municipalities to develop boundary agreements based on logical service areas and compatibility with County, municipal, and township goals and objectives to avoid competitive annexations and pre-mature development.
  - c. Evaluate the extent to which municipalities cumulatively envision development of the three townships.
  - d. The County should be the primary entity to be in charge of resolving regional transportation issues within the three townships and issues involving other counties, townships, and municipalities located outside Kendall County.
  - e. Encourage municipalities to provide a diversity of housing options.
  - f. Explore ways to amend County and municipal regulations to reduce potential conflicts between agricultural and non-agricultural uses and between other differing uses.
- 2. Use of land resources in a manner sensitive to inherent environmental limitations.
  - a. Reduce flooding and generally prevent development within flood plain and wetland areas.
  - b. Enact measures to preserve existing trees and natural features as new developments occur in the three townships.
  - c. Increase connectivity of greenways within the three townships and to the surrounding townships and communities.

#### GOALS & OBJECTIVES

- d. Support creation of wetland banks to accommodate storm water management and to enhance the viability of wetland environments.
- e. Pursue acquisition of key woodlands and open space corridors, where feasible.
- f. Encourage expansion and maintenance of parkways along Route 34, and Route 71, and the proposed Prairie Parkway.
- A strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents.
  - a. Evaluate economic development potential along the proposed Prairie Parkway corridor.
  - b. Ensure Lisbon/Eldamain Road is maintained as a commercial-industrial development corridor.
  - c. Ensure that Little Rock Road and the WIKADUKE Trail are maintained for commercial development.
  - d. Preserve Orchard Road, Route 34, and Route 47 for commercial uses both to create a tax base and to encourage local shopping opportunities.
  - e. Allow limited big-box development opportunities to encourage local shopping rather than encouraging spending in areas like the Randall Road and Route 59 Corridors.
  - f. Encourage opportunities for locally ownedbusinesses.
- 4. A pattern of compact, urban development, countryside residential, and agricultural environments that enhance the quality of personal and community life.
  - a. Maintain the viability of agriculture and open spaces by promoting residential planned developments. Provide open space buffers between agriculture and residential developments. Such buffers are typically located along natural drainage ways or along existing roadways.
  - b. Encourage development to occur within areas that are readily accessible to public infrastructure and support services.

#### **Transportation Issues**

As Kendall County's Northern Three Townships face increasing pressure for development, the transportation infrastructure must be upgraded to handle the subsequent increase in roadway traffic. Various types of road improvements have been planned by IDOT as well as Kendall County. The most notable transportation issue facing the Northern Townships (particularly Little Rock Township) is the proposed Prairie Parkway Corridor. Road improvements and the proposed parkway are discussed below.

The scheduled road improvements for the Northern Three Townships in IDOT's highway capital improvement plan are outlined in the Situation Audit. Additional road improvements are also needed to enhance the overall transportation system. Although these improvements are not part of the County's five-year capital improvement plan, they are shown on the Future Land Use and Transportation Plan map and are described below.

The Transportation Plan shows a four-level roadway network as follows:

#### ROADWAY NETWORK

#### **Expressways**

The Prairie Parkway is the only expressway proposed within this part of Kendall County. Expressways are limited access roadways designed to carry regional and interstate traffic. Expressways are controlled by State or Federal government.

#### **Arterial Roads**

Typically state or federal roadways, arterial roads are designed to carry regional traffic through multiple municipalities and across counties. Route 47 and Route 34 are good examples of arterial roadways that are designed to move traffic through the area with limited access to abutting properties. Orchard Road is currently the only county-controlled arterial road in this part of Kendall County. Control of the WIKADUKE Trail is undetermined at this time.

#### **Major Collector Roads**

Major collector roads link homes and businesses to the regional arterial and freeway system. The majority of major collectors are controlled by the County, although stretches within municipalities may be locally managed.

#### **Minor Collector Roads**

Minor collector roads also connect homes and businesses to major collector roads and to the regional roadway system. Most minor collectors either serve a specific community or township. Minor collectors may fall under the control of Kendall County, the individual township, or the individual municipality. Many of the minor collectors shown on the trans-

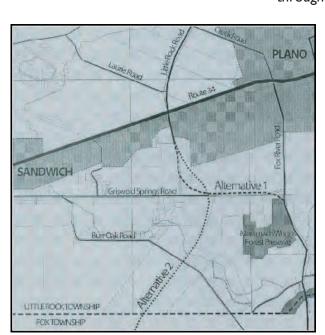
portation plan for the three townships do not appear on the County's Transportation Plan due to their limited regional impact. However, they do provide critical local connections at the township and municipal levels and are important to consider at this planning scale.

#### PROPOSED ROAD IMPROVEMENTS

Proposed road improvements for each township are outlined below:

#### **Little Rock Township**

- Extension of Miller Road from Tyler Road westward into DeKalb County. When linked with a similar extension in DeKalb County, this extension is expected to relieve some traffic on Route 34 through Plano.
  - ☐ Extension of Miller Road from Rock Creek Road eastward to connect with Corneils Road.
  - **Extension of Little Rock Road southward** into Fox Township to connect with Whitfield Road.
  - Extension of Eldamain Road from River Road southward to connect with Lisbon Road across the Fox River. In addition, the name of Eldamain Road should be changed to Lisbon Road for consistencythroughout the County.
  - ☐ Intersection improvement at the intersection of Route 34 and Fox River Road.
  - □ Intersection improvements at the connection points of the proposed Little Rock Road extension to Fox River Road via Griswold Springs Road. The image on the left shows the two alternative extensions for Little Rock Road.
  - Incorporation of the Prairie Parkway Corridor, recorded by IDOT, as a key transportation element. The significance of the corridor is discussed in greater detail in the following subsection.
  - Extend Millington Road North to Lions Road to Connect with Route 34.
  - Development of a trail system within Little Rock Township, which includes off-street and on-street trails that traverse the township and connect to the trail systems within the municipal limits of Plano, Sandwich, and Yorkville



Two alternative extensions of Little Rock Road southward into Fox Township are proposed. Alternative 1 connects Little Rock Road with Fox River Road via Griswold Springs Road (Fox River Road extends into Fox Township). Alter native 2 extends Little Rock Road along a curving path to connect with Whitefield Road in Fox Township.

#### **Bristol Township**

- Realignment of Ashe Road with Eldamain/Lisbon Road at the Galena Road intersection providing improved north/south connections into Kane County and to the Aurora Airport in Sugar Grove.
- Extension of Cannonball Trail to connect with Dickson Road at Galena Road and Gordon Street.
- Intersection improvement at the intersection of Galena Road and Orchard Road.

- Extension of Light Road westward from the Burlington Northern Railroad (in Oswego Township) to Orchard Road.
- □ Intersection improvement at the intersection of Galena Road, Kennedy Road, and Mill Road.
- Development of a trail system within Bristol Township, which includes offstreet and on-street trails that traverse the township and connect to the trail systems within the municipal limits of Montgomery, Plano, Oswego, and Yorkville.
- Development of a trail system within Bristol Township, which includes offstreet and on-street trails that traverse the township and connect to the trail systems within the municipal limits of Montgomery, Plano, Oswego, and Yorkville.
- □ Development of a network of collector roads within the Village of Montgomery's planning area. Montgomery's 2002 Comprehensive Plan envisions a network of collector roads located north of Galena Road, south of Route 30, east of Route 47, and west of Orchard Road. Dickson Road is the only current collector road in this area, but Montgomery plans to develop additional collectors traveling in both east-west and north-south directions. The most prominent addition would be the Gordon Road Parkway, which connects with the intersection of Galena Road and Kennedy Road (east of Dickson Road) and curves northward past Route 30 into Kane County.
- □ Extension of Beecher Road and/or Countryside Parkway as potential river crossings over the Fox River in Yorkville. One alternative river crossing proposed by Yorkville is the north-south extension of Beecher Road, which would traverse just west of the P.N.A. Youth Camp grounds and cross the river at the Bristol-Kendall Township line. Another alternative is the western extension of Collins Road to connect with Countryside Parkway in Yorkville at Route 34. This extension would also tie into Route 71.

#### Oswego Township

- □ Realignment of Douglas Road from Wolfs Crossing Road northward to Route 34 (in the Village of Oswego).
- Extension of Collins Road eastward from Gilmore Road to Stewart Road.
   This extension will link to 119th Street, a strategic regional arterial roadway in Will County.
- □ Extension of Collins Road westward from Grove Road to Minkler Road and Route 71.
- Intersection improvements at the following intersections: Route 34 and Farnsworth Avenue (in the City of Aurora); Reservation Road/Van Emmon Road and Route 71; Plainfield Road and Collins Road; and Route 30 and Harvey Road.
- □ Realignment of the eastern segment of Reservation Road at Grove Road.
- □ Development of the WIKADUKE Trail, providing a continuous north/south arterial roadway between I-80 and I-88.
- Development of a trail system within Oswego Township, which includes off-street and on-street trails throughout the township and connects to the trail systems within the municipal limits of Aurora, Montgomery, Oswego, and Plainfield.

□ Development of a network of collector roads within the Village of Oswego's planning area. Oswego's 2000 Comprehensive Plan envisions a network of collector roads primarily located southeast of Routes 34 and 71. Wolfs Crossing Road, Douglas Road, Collins Road, Plainfield Road, Grove Road, and Minkler Road comprise the current network of collector roads in this area. However, Oswego plans to develop additional collectors traveling in both east-west and north-south directions.

#### PRAIRIE PARKWAY CORRIDOR

The Prairie Parkway Corridor is IDOT's response to the growing demand for a north-south transportation corridor between Interstate 88 in Kane County (northwest of the Village of Sugar Grove) and Interstate 80 in Grundy County (north of the Village of Minooka). The rapid commercial and residential growth south of I-88 (particularly around Yorkville, Oswego, Montgomery, and Aurora) gives rise to the need for protection of a transportation corridor that adequately serves the increasing traffic demand in the vicinity. As stated by IDOT, the proposed corridor is the least intrusive of options that still offers the intended transportation benefits. Designation of the corridor provides for corridor protection aimed at providing responsible planning to prevent costly and conflicting development of land.

Based on a series of public hearings and other forums as well as several modifications to proposed corridor designs, IDOT officially recorded the final alignment of the approved corridor on July 24, 2002. The final alignment of the Prairie Parkway Corridor is depicted on the Future Land Use and Transportation Plan map as a future expressway running along the eastern edge of Little Rock Township. It is anticipated that actual roadway construction will take at least ten years to complete. The County Transportation Plan suggests that the roadway should be designed as a scenic route, with attention given to views to and from the road. It is recommended that the roadway be designed as a true parkway with extensive prairie plantings and grade separated and divided lanes. Overall, the County should work closely with IDOT and take a pro active role in the planning and design process for the proposed Prairie Parkway.

Although developing the entire length of the Prairie Parkway as an attractively landscaped parkway may not be feasible, certain segments should be developed using the parkway design concept to optimize views of and from the road. In Little Rock Township, the segments of the Prairie Park-way that would provide optimal views of and from the road include the segment crossing Big Rock Creek and the segment crossing the Fox River. Other segments, such as along the ComEd power line north of Route 34, may be appropriate for a more typical highway design with enhancements focused at the Route 34 interchange.

### Kendall County Northern Three Townships

#### **IMPLEMENTATION STRATEGY**

Successful implementation of the land use and transportation strategies outlined in this plan requires Kendall County to work with the three townships and all affected municipalities. Certain implementation steps will be carried out by each entity, but the implementation strategy as a whole will be guided by intergovernmental cooperation to ensure that different steps either complement each other or avoid conflicts with each other.

Implementation action steps are separated into steps completed by the County and steps carried out by the townships and municipalities. Also, guidelines for the establishment of effective transition spaces between residential and agricultural uses are outlined.

#### **County Action Steps**

- Replace the Township Summaries for Little Rock, Bristol, and Oswego Townships in the Kendall County LRMP with this Land Resource Management Plan.
- Reserve appropriate right-of-way during plat review for proposed road improvements depicted on the Future Land Use Plan.
- Implement a notification and recognition program to identify and acknowledge landowners who have protected the County's environmental and scenic assets. Recognition should only be made with the landowner's permission but can create a sense of pride and renewed commitment to resource protection.
- Work with IDOT and property owners along the proposed Prairie Parkway and other proposed road improvements throughout the Northern Three Townships to coordinate land use and roadway design standards.
- Encourage new residential developments to locate within municipal boundaries to prevent the construction of isolated subdivisions that have no link to any local municipality.
- Publish the LRMP for the Northern Three Townships on a webpage maintained by the County.

# **TOWNSHIP SUMMARY**

# **SECTION SEVEN**

# FOX & KENDALL TOWNSHIPS

#### **Transportation Network**

The transportation network shown on the Planning Issues Map includes arterial roads, major and minor collector roads and , and the proposed Prairie Parkway Corridor. The features of the network were primarily identified from the Kendall County Transportation Plan, which was produced in August 1999 and has been updated regularly. Each level of the four-level transportation network that traverses Fox and Kendall Townships is described in greater detail below.

- Arterial Roads. State and federal routes typically act as the arterial roads, providing regional roadway access to, from, and within an area. Route 71, Route 47, and Route 126 are the three arterial roads serving the two townships. Route 71 runs diagonally through the two townships providing access within the two townships as well as to Kane County to the north and LaSalle County to the west. Route 47 runs north-south through the center of Kendall County serving Kendall Township and also provides access to Kane County to the north and Grundy County to the south. Route 126 runs east-west through the center of Kendall County connecting to Route 47 and providing access to Will County to the east. Lisbon Road/ Eldamain Road is another proposed north-south route through the County.
- Major Collector Roads. Major collector roads, which typically are county roads, are intended to collect traffic from local roads and feed this traffic onto the arterial roads. Fox River Drive, County Line Road, Millbrook Road, Whitfield Road, Fox Road (existing and proposed extension), Van Emmon Road, Minkler Road, Crimmins Road, Caton Farm Road, and Ashley Road are identified as the major collectors serving Fox and Kendall Townships. Segments of three other roads, including the segment of Highpoint Road north of Route 71, the segment of Van Emmon Road between Route 47 and Route 71, and the segment of Walker Road between Route 47 are also identified as major collectors.
- Minor Collector Roads. A minor collector road is similar to a major collector road such that they are both generally used to collect traffic from local roads and feed this traffic onto arterial roads. However, minor collectors differ from their counterparts in the sense that major collectors assume a greater regional significance and connectivity. In addition, minor collectors are typically township or municipal roads. Millhurst Road, Budd Road, Immanuel Road, the segment of Van Emmon Road east of Route 71, the segment of Highpoint Road east of Eldamain Road, Gates Lane/Wheeler Road, and segments of Walker Road (one segment running west of Route 71 and another segment running east of Route 47) are identified as the minor collectors currently serving Fox and Kendall Townships. Yorkville's transportation plan proposes classifying Legion Road and Penman Road as minor collectors as well as extending Legion Road east to Ashley Road and Penman Road south to Caton Farm Road and north to Van Emmon Road.
- Local Roads. Local roads are typically residential streets or rural routes that provide direct access to homes and farms. Local residential roads are generally located within incorporated areas. Local rural roads such as Rogers Road, Hollenback Road, Ament Road, and Immanuel Road, among others, run throughout Fox and Kendall Townships.

In addition to the Existing Land Use and Planning Issues Maps, the Location Map depicts Fox and Kendall Townships in the context of the larger regional transportation network as well as various neighboring communities in adjacent counties.

In addition to the general road system, Fox and Kendall Townships are also served by alternative forms of transportation, namely railroad and future multi-use trails.

- Railroad. The Illinois RailNet Railroad, which primarily provides freight service through the County and State, runs through both Fox and Kendall Townships. More specifically, the railroad enters the County in Millington and runs in a northeasterly direction through the two townships passing through Millbrook and Yorkville before continuing along the Fox River and north into Oswego Township. The railroad has various road crossings throughout the two townships, including a future crossing with the proposed Prairie Parkway.
- <u>Multi-Use Trails</u>. Multi-use trails are primarily proposed along scenic routes, natural features (e.g. creeks), and some roadways. These trails will potentially create recreation corridors that can accommodate pedestrian, equestrian, bicycle, and other forms of trail users.

#### **Proposed Prairie Parkway Corridor**

The proposed Prairie Parkway is a transportation corridor aimed at creating a western north-south highway between I-88 and I-80 as well as alleviating traffic congestion on other regional roads resulting from growing development pressures. Relative to Fox and Kendall Townships, the proposed Prairie Parkway Corridor is located within Fox Township between the ComEd utility right-of-way and the township boundary. In Spring 2007, the Illinois Department of Transportation (IDOT) announced the preferred alternative alignment for the Prairie Parkway, selecting the best of three alternatives that most effectively met the purpose and need for the roadway, had the least impact on environmental resources, and garnered the most support from local governments and the general public. With great participation from the public, IDOT's selection of the preferred alignment was evaluated on different travel alternatives, engineering studies, and environmental analysis.

Also, the Prairie Parkway's preferred alignment is designed to better serve existing and future developments in the vicinity of the parkway. The impact of the proposed Prairie Parkway Corridor on the two townships' environmental features, agricultural land, present residences and businesses, and planned developments should be analyzed to establish methods to minimize negative effects. The preferred alignment for the Prairie Parkway is shown on the Planning Issues Map.

#### **Goals and Objectives**

The following goals and objectives have been developed to guide planning efforts for Fox and Kendall Townships. Many of the goals reflect the general management goals outlined in Section 4 of the Kendall County Land Resource Management Plan (LRMP). The objectives listed under each goal address specific issues unique to the two townships.

- 1. Mutually supportive, non-adversarial team of municipal, township, school, park, county, and other governments working toward the benefit of everyone in Kendall County.
  - a. Continue to work with municipalities to reach agreement on future land use patterns and develop effective growth management strategies.
  - b. Continue to work with municipalities to develop boundary agreements based on logical service areas and compatibility with county, municipal, and township goals and objectives to avoid competitive annexations and premature development.
  - c. Provide planning assistance to the Community of Millbrook, particularly with review of future development and general land resource management. Millbrook's zoning designations will be consistent with those of Kendall County.
  - d. Evaluate the extent to which municipalities cumulatively envision development of Fox and Kendall Townships.
  - e. Consign the County with the primary responsibility for resolving regional transportation issues within Fox and Kendall Townships and issues involving other counties, townships, and municipalities located outside Kendall County.
  - f. Encourage municipalities to provide a diversity of housing options with particular attention afforded to ensuring each municipality maintains a minimum of 10% affordable housing as mandated by the State's recently enacted Affordable Housing Plan and Appeal Act.
  - g. Explore ways to amend County and municipal regulations to reduce potential conflicts between agricultural and non-agricultural uses and between other differing uses.
- 2. Use of land resources in a manner sensitive to inherent environmental limitations.
  - a. Reduce flooding and generally prevent development within floodplain and wetland areas.
  - b. Enact measures to preserve existing trees and natural features as new developments occur in Fox and Kendall Townships.

- c. Utilize the Fox River Corridor Plan in the County LRMP Appendix to evaluate areas to enhance connectivity of greenways within Fox and Kendall Townships and the surrounding townships and communities.
- d. Support creation of wetland banks to accommodate stormwater management and to enhance the viability of wetland environments.
- e. Conduct a natural resource inventory for all proposed developments located in unincorporated areas.
- f. Pursue the acquisition of key woodlands and open space corridors, where feasible. Establishing additional public or private park or recreation areas would enhance the variety of existing public and private recreation areas in Fox and Kendall Townships.
- g. Minimize negative impacts on productive farmland by directing development to farmland areas that are considered non-productive as well as areas immediately adjacent to existing communities.
- h. Encourage expansion and maintenance of parkways along Route 71 and the proposed Prairie Parkway.
- i. Investigate potential floodplain impact on the Millhurst dam in the Fox River.
- j. Consider off-site stormwater impacts when reviewing new development projects. In particular, address drainage issues along Fox Road and the railroad in the northeast section of Fox Township.
- 3. A strong base of agriculture, commerce, and industry that provides a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents.
  - a. Maintain the agricultural character of Fox Township by supporting existing and attracting new farms and agricultural businesses.
  - b. Enhance the quality of services provided by local businesses by catering to the needs and concerns of local business owners and local entrepreneurs.
  - c. Encourage opportunities for locally owned businesses.
  - d. Explore economic development opportunities along Route 47 Corridor to enhance the tax base and to encourage local employment and shopping opportunities.

- 4. An equally balanced pattern of compact, contiguous urban development, countryside residential, and agricultural environments to enhance the quality of personal and community life.
  - a. Maintain the viability of agriculture in Fox Township by promoting compact residential development and providing open space buffers between agricultural and residential uses. Such buffers will typically be established along natural drainage ways or existing roadways.
  - b. Encourage development to occur within areas that are readily accessible to public infrastructure and support services.
  - c. Promote minimum fire safety standards relating to the provision of adequate water supplies for fire fighting in unincorporated areas, with particular consideration of incorporating the National Fire Protection Association's "NFPA I 142: Standard on Water Supplies for Suburban and Rural Fire Fighting" into the County's Subdivision Control Ordinance.
  - d. Create a transition of development densities between suburban scale and agricultural/rural scale.
  - e. Maintain the small town atmosphere in Millington and Millbrook by controlling the rate of growth and the size of developments.
- 5. A rural environment that provides for continuation of viable agricultural activities and a rural character and lifestyle.
  - a. Require new developments adjacent to agricultural areas to provide open space buffers and transition between uses.
  - b. Preserve scenic routes and vistas by maintaining contiguous stretches of farmland and open space, requiring thoughtful design and placement of landscape features, and requiring appropriately scaled building setbacks from the road centerline.
- 6. Management of the quality, quantity, location, and rate of housing development to provide for the efficient use of the County's land resources.
  - a. Provide opportunities for appropriate types of residential development in and around areas adequately served by public roads, utilities, and services.

- b. Encourage conservation design via clustered development and/or planned unit development (PUD) that protects and incorporates natural features and open space with creative land planning.
- c. Establish a comprehensive and updated inventory of environmentally sensitive features, including wetlands, floodplain areas, and rivers and water bodies of local and statewide significance and develop regulations for their protection.
- 7. Provision of appropriate local and regional recreational facilities and schools to serve a growing population.
  - a. Share growth projections and new development proposals with local school and fire districts to facilitate their long-range planning activities.
  - b. Develop a broad range of recreational opportunities, including trails, forest preserves, woodlands, and community centers through acquisition and public/private partnerships.
  - c. Encourage consolidation of open space amenities provided in new developments into areas large enough to accommodate the needs of a variety of users.
- 8. Improvement of major transportation routes to facilitate travel to, within, and through the region.
  - a. Continue to participate in planning for the Prairie Parkway.
  - b. Extend Eldamain Road (in Little Rock Township) south across the Fox River to connect with Lisbon Road.
  - c. Extend Whitfield Road north to connect with Little Rock Road in Little Rock
    Township. Extend Millington Road North of Lions Road to Route 34
  - d. Extend Caton Farm Road west from Lisbon Road to Crimmins Road.
  - e. Extend Ashley Road north to connect with the Minkler Road/Route 126 intersection.
  - f. Extend Penman Road south to Caton Farm Road and north along Yorkville's east side to intersect with Route 126 and Route 71 and terminate at Van Emmon Road (per Yorkville's Transportation Plan).
  - g. Extend Legion Road east to Ashley Road (per Yorkville's Transportation Plan).
  - h. Encourage intersection improvements at the intersections of Millbrook Road/Fox River Drive and Route 71/Walker Road.
  - i. Encourage interconnected street layouts between residential developments.

- j. Utilize the Fox River Corridor Plan in the County LRMP Appendix to plan for multi-use trails to accommodate the circulation, access, and recreational needs of pedestrian, equestrian, bicycle, and other forms of trail users. A network of multi-use trails also provides the opportunity to create an interconnected system of recreation paths connecting the variety of public and private parks and recreation areas in Fox and Kendall Townships. This trail network should also connect with trails within new residential developments wherever possible.
- k. Continue to plan for the proposed Fox Road extension
- I. Continue to plan for the proposed Helmar and Lisbon bypass.
- m. Continue to plan for the proposed Crimmins Road bypass.
- n. Relocate Walker Road west of Route 71 to make connection with the new Fox River Drive/Crimmins Road Intersection.
- o. Connect Millbrook Road with the Millbrook Bridge by aligning Millbrook Road and Whitfield Roads behind the existing bank building.

#### Future Land Use & Transportation Plan

The Future Land Use & Transportation Plan Map depicts a long-range vision for the future growth and development of Fox and Kendall Townships. Like most comprehensive plans, it would take at least 15 to 20 years for the Future Land Use & Transportation Plan Map to completely materialize as depicted. The future land uses and transportation improvements depicted on the map are only recommendations and are subject to change in response to the dynamic growth and development of the two townships.

#### **Transportation Issues**

In addition to the planned road improvements outlined in IDOT's Proposed Highway Improvement Program for the Fiscal Year 2005-2011, the Future Land Use & Transportation Plan Map depicts a few other additions and improvements to the local transportation network. These transportation additions and improvements include:

- Intersection Improvements. Intersection improvements help resolve traffic problems at intersections by realigning roads, adding traffic lights and/or signs, and adding dedicated turn lanes if necessary. Potential intersection improvements are shown at the following four intersections:
  - Fox River Drive and Millbrook Road (within Millbrook)
  - Route 71, Walker Road, and Millbrook Road
  - Millhurst Road, Fox River Drive, and River Road (north of the river in Little Rock Twp)
  - Route 71, Highpoint Road, Lisbon Road, and Budd Road
- Road Reclassifications. As the population of the two townships grows and development increases, certain roads begin to carry more and more traffic. As a result, some roads may require reclassification to be properly identified in accordance with the amount of traffic they carry:
  - o Lisbon Road/Eldamain Road. Anticipating the potential for Lisbon Road/Eldamain Road to become a major regional thoroughfare just as Orchard Road has become in recent years, it is recommended that Lisbon Road/Eldamain Road be redesignated from a major collector to an arterial. Lisbon Road/Eldamain Road is currently maintained by the County; however, increasing traffic volumes and other considerations may make it more practical to transfer the road to State jurisdiction, particularly if the road is to be redesignated as an arterial road. The future land use plan recommends primarily residential land uses along Lisbon Road/Eldamain Road. Therefore, a 50 ft setback is required for Lisbon Road/Eldamain Road outside of the required road right-of-way to ensure sufficient space between the road and development sites for landscaping and other buffering techniques.

- Legion Road and Penman Road. Yorkville's transportation plan proposes that Legion Road and Penman Road be classified as minor collectors. These roads are anticipated to remain as Township and/or municipal roads.
- Other minor collector roads. Budd Road, Immanuel Road, and the segment of Highpoint Road looping south of Route 71 are also classified as minor collectors. All three of these roads are planned to remain as Township roads. In addition, realignment of the 90-degree turn near the middle of Budd Road is recommended to enhance safety.
- Road Extensions. In addition to reclassifying Legion Road and Penman Road as minor collectors, extensions are proposed for these two roads. In particular, Legion Road extends east to Ashley Road while Penman Road extends north to Van Emmon Road and south to Caton Farm Road. Other potential road extensions include:
  - **Whitfield Road extends north to connect with Little Rock Road (in Little Rock-Twp).**
  - Millington Road extends north to Lions Road and Route 34.
  - Eldamain Road extends south to connect with Lisbon Road with a bridge crossing of the Fox River.
  - **E-Caton Farm Road extends west to Crimmins Road.**
  - Wheeler Road extends west to Lisbon Road.
  - Highpoint Road extends north to Fox Road.
  - Ashley Road extends north to connect with Minkler Road.
  - Millington Road extends north to connect with Duvick Avenue in Sandwich (in Little Rock Twp).
  - Crimmins Road extends south to Route 71 to create a bypass to the west of Newark.
  - Lisbon Road splits from its current roadway alignment to form a secondary branch creating a bypass to the east of Helmar and Lisbon (both communities are located in Lisbon Township to the south; however, the north end of the bypass would start in Kendall Township).
  - Fox Road extends southwest from Highpoint Road to Route 71. The Future Land Use & Transportation Plan Map depicts a proposed alignment of this extension. The image to the right illustrates potential consideration of another alignment connecting the two separated segments of Fox Road, which currently connect in a disjointed manner via Highpoint Road.



- Multi-Use Trails. As described in the Situation Audit, multi-use trails are primarily proposed along scenic routes, natural features (e.g. creeks), and some roadways. These trails will potentially create recreation corridors that can accommodate pedestrian, equestrian, bicycle, and other forms of trail users. The County recognizes that there are existing homes located along the river and along areas that may be marked for potential trails. While this plan acknowledges the right of individual property owners to participate in the potential development of trails and related recreational amenities, the plan also reserves these properties or certain flood-prone areas for potential trail easements at such time these properties or areas become eligible for rezoning and resubdivision if and when trail development becomes viable. The Forest Preserve District and local park districts are working together to create plans for a connected network of trails, open space, parks, and recreation. The County's recently adopted Greenways Plan provides some direction in this regard. Also in progress is the Fox River Corridor Plan, which will also provide guidance for the design, development, and maintenance of trails and related recreationalamenities.
- Scenic Routes. Scenic routes provide passing motorists with attractive views of the rural character of Fox and Kendall Townships. Identified scenic routes generally follow the Fox River and roadways that traverse the serene and undeveloped areas outside of municipalities. Scenic routes are identified along the following roads:
  - Route 71 (entire stretch from Newark northeast towards Oswego)
  - Fox River Drive (from Millington north towards Plano)
  - Millhurst Road (from Fox River Drive west to the Kendall/LaSalle County line)
  - Finnie Road (from Rogers Road south to Millington Road)
  - Crimmins Road (from Fox River Drive southwest to the Kendall/LaSalle County line)
  - Highpoint Road (south of Route 71)
  - Pavillion Road (from Fox Road south to Route 71)
  - Burr Oak Road (from Millhurst Road northwest towards Sandwich)
  - Van Emmon Road (from Route 47 east to Route 71)
  - Rogers Road (from Finnie Road to Whitfield Road)

The scenic route designation should also be assigned for the proposed Prairie Parkway. In order to maintain these scenic routes in the face of development, roadways designated as scenic routes should maintain a minimum setback of 150 feet from the roadway centerline. Since scenic routes are not limited to roadways, attractive views should also be preserved along multi-use trails, particularly applying setback requirements as established in the County's Scenic Route Guidelines and guidelines identified in the forthcoming Fox River Corridor Plan.

#### **Prairie Parkway Corridor**

One of the most prominent transportation issues facing the two townships is the Prairie Parkway, which is IDOT's response to the growing demand for a north-south transportation corridor between Interstate 88 in Kane County (northwest of the Village of Sugar Grove) and Interstate 80 in Grundy County (north of the Village of Minooka). The rapid commercial and residential growth south of I-88 (particularly around Yorkville, Oswego, Montgomery, and Aurora) gives rise to the need for protection of a transportation corridor that adequately serves the increasing traffic demand in the vicinity. As stated by IDOT, the proposed corridor is the least intrusive of options that still offers the intended transportation benefits. Designation of the corridor provides for corridor protection aimed at providing responsible planning to prevent costly and conflicting development of land.

In Spring 2007, IDOT announced the preferred alternative alignment for the Prairie Parkway, which was selected as the alternative that most effectively met the purpose and need for the roadway, had the least impact on environmental resources, and garnered the most support from local governments and the general public. The preferred alignment was evaluated on public comment, different travel alternatives, engineering studies, and environmental analysis. The preferred alignment of the Prairie Parkway is depicted on the Future Land Use & Transportation Plan map as a future expressway running between the ComEd utility ROW and the township line in Fox Township. It is anticipated that actual roadway construction will take at least ten years to complete. The County Transportation Plan suggests that the roadway should be designed as a scenic route, with attention given to views to and from the road. It is recommended that the roadway be designed as a true parkway with extensive prairie plantings and grade separated and divided lanes. Overall, the County should work closely with IDOT and take a pro active role in the planning—and design process for the proposed Prairie Parkway.

Although developing the entire length of the Prairie Parkway as an attractively landscaped parkway may not be feasible, certain segments should be developed using the parkway design concept to optimize views of and from the road. The attractive vistas provided by Fox Township's rolling rural landscape would provide optimal views of and from the Prairie Parkway, particularly in the northern section of the township at the river crossing and near the Silver Springs State Fish and Wildlife Area. As a scenic route, the Prairie Parkway should follow the County's Scenic Route Guidelines, which is provided in the LRMP Appendix. The segment of the Prairie Parkway in the southern section would be appropriate for a more typical highway design, particularly along the ComEd transmission line south of Route 71. Road enhancements for the parkway would also be appropriate at the Route 71 interchange.

Compatible governmental, educational, religious, and recreational uses also may be permitted in these areas. Suburban Residential uses are typically located around incorporated areas since these areas have the highest likelihood of being annexed into the municipality. As a result, Suburban Residential uses are primarily proposed around Yorkville's current municipal boundaries as well as limited sections around Millbrook.

- Commercial. The Commercial land use category provides for office and retail establishments that offer goods and services in easily accessible locations. Commercial uses are mainly located along Route 47, particularly at the intersections with Ament Road, Walker Road, Caton Farm Road, and Helmar Road. Other Commercial uses are located along Route 71 at the intersections with the Route 126, Prairie Parkway, Walker Road, and Chicago Road near Newark. One other Commercial use is proposed at the intersection of Millbrook Road and Fox River Drive near Millbrook.
- **Transportation Corridor**. The Transportation Corridor land use category includes concentrations of land uses that require accessibility to large metropolitan markets. Transportation corridors are located along major federal and state highways that carry high volumes of traffic. County economic development efforts can focus on preparing the areas adjoining high-capacity transportation routes for commercial, industrial, or office development. Limited residential uses may also be included along transportation corridors if integrated into larger planned developments of 40 acres or more. Route 47 is identified transportation corridor in Fox and Kendall Townships, starting from Yorkville's southern boundary at Legion Road and extending south to Caton Farm Road. In order to maintain efficient circulation along the Route 47 transportation corridor, transportation elements such as frontage roads, limited curb cuts, right-in/right-out site access, and appropriate traffic light spacing (typically a minimum of ½-mile) are recommended. Minimum setbacks, landscaping requirements, and other physical design guidelines similar to those approved in Yorkville are also recommended to maintain an attractive appeal along the Route 47 transportation corridor. Appropriate zoning categories for the transportation corridor include B-5 PUD, B-6, and limited B-3.
- Mixed Use Business. The Mixed Use Business land use category provides for employment opportunities for County residents while providing a balanced tax base. Appropriate uses include offices, warehousing, highway-oriented commercial businesses, and light industrial uses as permitted within the County's B-5 Business Planned Development District, B-6 Office and Research Park District, and M-1 Limited Manufacturing District. Heavy industrial uses as defined for the County's M-2 Heavy Industrial District are prohibited. Buildings and land in this category should be properly landscaped and developed in an orderly manner that conveys a well-maintained environment, which is particularly important to create an attractive buffer between for Mixed Use Business areas and any adjacent residential areas. Due to their high trip generation rates, these uses are generally planned in easily accessible locations, such as the Mixed Use Business uses proposed around the Prairie Parkway interchange at Route 71 and at the Route 71/Walker Road intersection. The landscaping and appearance standards established

# **Implementation Strategy**

Successful implementation of the land use and transportation strategies outlined in this plan requires Kendall County to work with the three townships and all affected municipalities. Certain implementation steps will be carried out by each entity, but the implementation strategy as a whole will be guided by intergovernmental cooperation to ensure that different steps either complement each other or avoid conflicts with each other. Implementation action steps are separated into steps completed by the County and steps carried out by the townships and municipalities. Also, guidelines for the establishment of effective transition spaces between residential and agricultural uses are outlined.

#### **County Action Steps**

- Replace the Land Resource Management Plan for Fox, Kendall, and Big Grove Townships in the Kendall County LRMP with this updated plan.
- Add the Fox River Corridor Plan to the Kendall County LRMP appendix.
- Reserve appropriate right-of-way during plat review for proposed road improvements depicted on the Future Land Use Plan.
- Implement a notification and recognition program to identify and acknowledge landowners who have protected the County's environmental and scenic assets. Recognition should only be made with the landowner's permission but can create a sense of pride and renewed commitment to resource protection.
- Work with IDOT and property owners along the proposed Prairie Parkway and other proposed road improvements throughout Fox, Kendall, and Big Grove Townships to coordinate land use and roadway design standards.
- Encourage new residential developments to locate within municipal boundaries to prevent the construction of isolated subdivisions that have no link to any local municipality.
- Publish the LRMP for Fox, Kendall, and Big Grove Townships on the County's webpage.

### **Municipal/Township Action Steps**

- Maintain an intergovernmental agreement with Kendall County to promote continued joint planning and cooperation.
- Encourage neighboring communities to establish or update boundary agreements with each other.

# **TOWNSHIP SUMMARY**

# **SECTION EIGHT**

# **BIG GROVE TOWNSHIP**

# **Future Land Use & Transportation Plan**

### **Transportation Issues**

As mentioned in the Situation Audit, the only short-term road improvement project planned for Big Grove Township is the resurfacing of the segment of Lisbon Road located between Joliet Road and the south county line (Kendall-Grundy Counties). According to Kendall County's 5-year capital improvement plan, completion of this resurfacing project is slated for later this year.

Although they are not planned in the county-s 5-year capital improvement plan, the following road improvements have been proposed:

\$Improvement of road visibility along Townhouse Road at the curved intersection with Benton Street (southeast Newark). [A sharp curve currently reduces road visibility.]

\$Realignment of the intersection of Newark Road with Route 71 as a T-intersection (eastern section of Newark). [A T-intersection would create a safer driving environment at this key intersection, especially if development occurs around it.]

\$Realignment of two separated segments of Townhouse Road presently intersected by Route 52 (center of the township). [Route 52 currently offsets the northern and southern segments of Townhouse Road.]

\$Improvement of road visibility along the curved transition between Route 52 and Lisbon Road (north of Lisbon). [A patch of trees currently obscures road visibility.]

In addition to these road improvements, the following major road construction projects are currently under consideration:

\$Smoothing of Route 52 at the eastern section of the township (north of Lisbon) to eliminate existing tight curves.

\$Potential Crimmins Road extension extending south to Route 71 on the west side of Newark.

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# **Implementation Strategy**

In order to successfully implement transportation and land use strategies outlined in this plan, Kendall County must work alongside with Newark, Lisbon, and the rest of the township. Although each entity is responsible for carrying out its own implementation steps, the implementation must still be guided by intergovernmental cooperation to ensure that different steps either complement each other or avoid conflicts with each other. Implementation action steps are divided into steps completed by the county and steps carried out by the township and its municipalities. In addition, guidelines for the production of effective transition spaces between residential and agricultural uses are outlined.

### **County Action Steps**

- Replace the Big Grove Township Summary in the Kendall County LRMP with this Land Resource Management Plan.
- Amend the County Transportation Plan to include the Prairie Parkway corridor protection area after IDOT records a centerline.
- Reserve appropriate right-of-way during plat review for proposed road improvements depicted on the Future Land Use Plan.
- Install roadside pull-off stops and interpretive signs along the scenic routes of Route 71 and Townhouse Road.
- Implement a notification and recognition program to identify and acknowledge landowners who have protected the County-s environmental and scenic assets. Recognition should only be made with the landowner-s permission, but can create a sense of pride and renewed commitment to resource protection.
- Work with property owners and IDOT along the proposed Prairie Parkway and other proposed road improvements throughout the township to coordinate land use and roadway design standards.
- Encourage new residential developments to locate within municipal boundaries to prevent the construction of isolated subdivisions that have no link to any local municipality.

#### **Municipal/Township Action Steps**

- Maintain an intergovernmental agreement with Kendall County to promote continued joint planning and cooperation.
- Encourage new residential developments to locate within municipal boundaries to prevent the construction of isolated subdivisions that have no link to any local municipality.

# **TOWNSHIP SUMMARY**

# **SECTION NINE**

# LISBON & SEWARD TOWNSHIPS

**Scenic Views**. The rolling topography of the two townships provides various scenic views. Some views offer wide vistas of the County's natural landscape and rural character. Other scenic views offer a visual corridor along a roadway, some enhanced by tree canopies.

#### **Transportation Network**

The transportation network for Lisbon and Seward Townships is comprised of a system of major and minor roads, including two major proposed regional roadways. In addition to an expressway, arterial roads, and major collector roads, Lisbon and Seward Townships will be served by the proposed Prairie Parkway and WIKADUKE Trail. The features of the network were primarily identified from the Kendall County Transportation Plan, which was produced in August 1999 and has been updated regularly. Each level of the transportation network that traverses Lisbon and Seward Townships is described in greater detail below.

- **Expressways**. Federal highways are typically categorized as expressways and provide regional roadway access within an area as well as interstate access across the country. **Interstate 80**, which runs through the southeast corner of Seward Township, is the only existing expressway within the two townships. One interchange is provided at Ridge Road. Grundy County is also hoping to add another interchange on I-80 at a location mid-way between Ridge Road and the existing Route 47 interchange in Morris. **The proposed Prairie Parkway, which is described in greater detail below, will be the second expressway serving the two townships and will serve as a regional connection between I-88 and I-80.**
- Arterial Roads. State and federal routes typically act as the arterial roads providing regional roadway access to, from, and within an area. The two townships are served by three existing and one proposed arterial roads. Route 52 is an east-west arterial providing access within the two townships as well as to Big Grove Township to the west and Will County to the east. Route 47 is a north-south arterial providing access within Lisbon Township as well as to Kendall Township to the north and Grundy County to the south. County Line Road is another north-south arterial which separates Kendall County from Will County to the east. The proposed WIKADUKE Trail, which is described in greater detail below, is intended to be a limited access arterial traveling along Ridge Road and serving as a regional north-south connection between I-88 and I-80.
- Major Collector Roads. Major collector roads, which are often county roads, are intended to collect traffic from local roads and feed this traffic onto arterial roads. Newark Road, Plattville Road, Joliet Road, Sherrill Road, Lisbon Road, Ashley Road, Grove Road, Holt Road, Brisbin Road, Arbeiter Road, and Wildy Road are identified as the major collectors serving Lisbon and Seward Townships. The segment of Whitewillow Road between Route 47 and Grove Road is also identified as a major collector. When incorporated into a municipality, jurisdiction of these major collector roads is typically transferred to the municipality.
- Minor Collector Roads. A minor collector road is similar to a major collector road. However, minor collectors differ from their counterparts in the sense that major collectors assume a greater regional significance and connectivity. In addition, minor collectors are typically township or municipal roads. Minor collectors serving the two townships include Bell Road, Van Dyke Road, and Jones Road.

■ <u>Local Roads</u>. Local roads are typically residential streets or rural routes that provide direct access to homes and farms. Local residential roads are generally located within incorporated areas.

In addition to the Existing Land Use and Planning Issues Maps, the Location Map depicts Lisbon and Seward Townships in the context of the larger regional transportation network as well as various neighboring communities in adjacent counties.

The general road system serving Lisbon and Seward Townships is also supplemented by alternative forms of transportation, namely railroad and multi-use trails. The **EJ&E Railroad**, which primarily provides freight service through the County and State, runs through the far southeast corner of Seward Township. **Multi-use trails** are primarily proposed along scenic routes, natural features (e.g. creeks), and some roadways. These trails will potentially create recreation corridors that can accommodate pedestrian, equestrian, bicycle, and other types of trail users.

#### **Proposed Prairie Parkway Corridor**

The proposed Prairie Parkway is a transportation corridor aimed at creating a western north-south highway between I-88 and I-80 as well as alleviating traffic congestion on other regional roads resulting from growing development pressures. As it relates to Lisbon and Seward Townships, the proposed Prairie Parkway Corridor starts in the west-central portion of Lisbon Township and proceeds in a southeasterly direction through the two townships before terminating at a proposed interchange with I-80 just south of the Kendall-Grundy County border. The Illinois Department of Transportation (IDOT) and the Edwards & Kelcey consulting group developed a proposed study area that encompasses the parkway and adjacent land (e.g. farmland, private residences, etc.) that are most directly impacted by the parkway's development. As indicated in the study, the proposed corridor study area is the least intrusive option that still offers the intended transportation benefits. The corridor study area creates the crucial need for corridor protection aimed at providing responsible planning to prevent costly and conflicting development of land. Compared to other options that were studied, the proposed corridor was selected because it passes through fewer environmentally sensitive areas. Also, the parkway's proposed path attempts to better serve existing and future developments in the vicinity of the parkway. The impact of the proposed Prairie Parkway Corridor on the two townships' environmental features, agricultural land, present residences and businesses, and planned developments will be analyzed to establish methods to minimize negative effects and maximize appropriate development opportunities.

#### **WIKADUKE Trail**

Similar to the proposed Prairie Parkway, the WIKADUKE Trail is a transportation corridor intended to connect traffic between I-88 and I-80 and alleviate traffic congestion on other regional roads. The proposed road system alignment for the WIKADUKE Trail includes existing rights-of-way along Ridge Road, Plainfield Road, and Stewart Road extending north to Eola Road. As it relates to Lisbon and Seward Townships, the WIKADUKE Trail follows along the right-of-way for Ridge Road located near the Kendall-Will County boundary. Planning for the WIKADUKE Trail is a joint effort by Will, Kane, DuPage, and Kendall Counties. A Land Use & Access Management Study was conducted from 2002-2004 with primary focus on the concept of context sensitive design, which considers the total context within which a transportation improvement project will exist. The goal is a transportation facility that fits its physical setting and preserves scenic, aesthetic, historic, and environmental resources while maintaining safety and mobility. This plan for Lisbon and Seward Township is cognizant of the context sensitive design ideas produced by the Land Use & Access Management Study as growth and

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### Lisbon & Seward Townships

**development in the two townships are addressed**. Also, just like the proposed Prairie Parkway, the impact of the WIKADUKE Trail on the two townships' environmental features, agricultural land, and present and future residential and non-residential developments will be analyzed to establish methods to minimize negative effects and maximize development opportunities.

#### **Traffic Volume**

IDOT regularly monitors traffic counts on major roads throughout the State and periodically publishes average daily traffic counts. The map below shows the annual average daily traffic counts for 2003 on the major roads serving Lisbon and Seward Townships [Note: All traffic counts were last recorded in 2002 except for major arterials Route 47 and Route 52, which were last recorded in 2003]. In general, the traffic volume on a road is measured by the annual average number of vehicles traveling on that particular road per day.

# **Annual Average Daily Traffic Counts, 2002-2003**Lisbon & Seward Townships



Source: Illinois Department of Transportation, 2002-2003.

In comparison to the annual average traffic counts recorded for 1994 and 1998, traffic volumes on most roads throughout Lisbon and Seward Townships have experienced increases. Aside from the arterials Route 47 and Route 52, most roads experienced moderate increases in traffic volume. The road segments that experienced the most significant increases in traffic volume were the segments crossing at the Route 47/Route 52 intersection. In particular, the traffic volume along the southbound segment of Route 47 experienced an increase of 41.6% from 1998-2003 (5-year span) and an increase of 51.8% from 1994-2003 (9-year span). Also, the traffic volume along the eastbound segment of Route 52 experienced an increase of 31.8% from 1998-2003 and a considerable increase of 93.3% from 1994-2003.

These trends generally indicate that the recent population growth and development of Kendall County have a significant impact on the local road network, particularly the major arterials with spillover effects

on minor arterials and smaller local roads. Overall, the effects of future developments on traffic volumes on all roads should be kept under consideration in order to minimize traffic problems. In particular, any new developments should consider future transportation needs and reserve appropriate rights-of-way for future roadway improvements and new roadways (e.g. the Prairie Parkway and extensions of existing roads).

#### **Road Improvements**

IDOT's Proposed Highway Improvement Program for the Fiscal Year 2006-2011 outlines the planned road improvements for Lisbon and Seward Townships (as well as the rest of the state) to be undertaken within the next several years. Planned road improvements for Lisbon and Seward Townships are summarized in the table below.

Road Improvement	Township	Location/Road Segment	Project Date
Land Acquisition	Seward	I-80 interchange at Ridge Rd	2006
Interchange Reconstruction	Seward	I-80 interchange at Ridge Rd	2006
Resurfacing & Cold Milling	Lisbon	Rte 52 (Townhouse Rd to Rte 47)	2006
Bridge Replacement	Lisbon	Rte 52 over Aux Sable Creek	2007-2011
Preliminary Engineering (Plan Preparation)	Lisbon	Rte 52 over Aux Sable Creek	2007-2011
Resurfacing & Cold Milling	Lisbon & Seward	Rte 52 (Rte 47 to Will County Line)	2006

#### **Public Facilities & Utilities**

In addition to the circulation and access provided by the transportation network, the public infrastructure system serving Lisbon and Seward Townships also includes a system of public facilities and utilities. Public facilities include the school and fire districts. Utilities infrastructure includes electricity service, gas service, and water and sewer systems. In addition, a number of communication towers are located throughout the two townships.

#### **School Districts**

The tables below list the high school and grade school districts serving Lisbon and Seward Townships. Maps of school districts are also provided on pages 18 and 19.

**High School Districts** 

District #	District Name	Service Area
18	Newark High School District	Western and southern sections of Lisbon Twp, including the Village of Lisbon
101	Morris High School District	A portion of Sections 32 and 33 of Lisbon Twp
111	Minooka High School District	Eastern and southern sections of Lisbon Twp and all of Seward Twp, including the City of Joliet and the Village of Minooka
115	Yorkville High School District	Northern and eastern sections of Lisbon Twp

# Goals & Objectives -

The following goals and objectives have been developed to guide planning efforts for Lisbon and Seward Townships. While many of the goals and objectives reflect the general management policies outlined in Section 4 of the Kendall County Land Resource Management Plan (LRMP), some goals and objectives relate to the unique character of Southeast Kendall County, particularly the Aux Sable Creek Watershed and the potential for a mining district east of Lisbon.

- 1. Mutually supportive, non-adversarial team of municipal, township, school, park, county, and other governments working toward the benefit of everyone in Kendall County.
  - a. Continue to work with municipalities to reach agreement on future land use patterns and develop effective growth management strategies.
  - b. Continue to work with municipalities to develop boundary agreements based on logical service areas and compatibility with county, municipal, and township goals and objectives to avoid competitive annexations and premature development.
  - c. Consider the incorporation of the Community of Plattville.
  - d. Evaluate the extent to which municipalities cumulatively envision development of Lisbon and Seward Townships.
  - e. Consign the County with the primary responsibility for resolving regional transportation issues within Lisbon and Seward Townships and issues involving other counties, townships, and municipalities located outside Kendall County.
  - f. Work with the Aux Sable Creek Watershed Committee, the Conservation Foundation, the Kendall County Conservation Foundation, and the Kendall County Forest Preserve District to promote environmental awareness and best stewardship practices.
- 2. Use of land resources in a manner sensitive to inherent environmental limitations.
  - a. Reduce flooding and generally prevent development within floodplain and wetland areas, including adoption of the 0.10 cfs allowable release rate proposed by the City of Joliet throughout the Aux Sable Creek Watershed.
  - b. Encourage environmentally sensitive development within the Aux Sable Creek Watershed.
  - c. Enact measures to preserve existing trees and natural features as new developments occur in Lisbon and Seward Townships.
  - d. Increase connectivity of greenways within Lisbon and Seward Townships and the surrounding townships and communities, including maintenance of a 150 ft corridor on each side of the stream bank as outlined in the Kendall County Greenway Plan.
  - e. Pursue the acquisition of key woodlands and open space corridors.

- f. Support creation of wetland banks to accommodate stormwater management and to enhance the viability of wetland environments.
- g. Encourage creation of a greenway along the proposed Prairie Parkway and WIKADUKE Trail.
- 3. A strong base of agriculture, commerce, and industry that provides a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents.
  - a. Maintain the agricultural character of Lisbon Township by supporting farms and agricultural businesses.
  - Explore economic development opportunities along I-80, Route 52, and WIKADUKE Trail, and the proposed Prairie Parkway Corridor to enhance the local tax base and to encourage local employment and shopping opportunities.
  - c. Evaluate the need for a mining district east of Lisbon to take advantage of the area's natural resources and create a special use district around the quarries.
  - d. Evaluate the need for additional industrial uses throughout the two townships to provide employment opportunities and complement agricultural and commercial uses.
- 4. An equally balanced pattern of compact, contiguous urban development, countryside residential, & agricultural environments to enhance the quality of personal & community life.
  - a. Encourage development to occur within areas that are readily accessible to public infrastructure and support services.
  - b. Create a transition of development densities between suburban and agricultural/rural scales.
  - c. Maintain the small town atmosphere in Lisbon and Plattville by controlling the rate of growth and the size of developments.
- 5. A rural environment that provides for continuation of viable agricultural activities and a rural character and lifestyle.
  - a. Require new developments adjacent to agricultural areas to provide open space buffers and transition between uses.
  - b. Preserve scenic routes and vistas by maintaining contiguous stretches of open space, requiring thoughtful design and placement of landscape features, and requiring appropriately scaled building setbacks from the road centerline.
- 6. Management of the quality, quantity, and location of housing development to provide for the efficient use of the County's land resources.
  - a. Provide opportunities for appropriate types of residential development in and around areas adequately served by public roads, utilities, and services.

- b. Encourage conservation design via clustered development and/or planned unit development (PUD) that protects and incorporates natural features and open space, particularly within and around the Aux Sable Creek Watershed.
- c. Establish a comprehensive and updated inventory of environmentally sensitive features, including wetlands, floodplain areas, watersheds, and rivers and water bodies of local and statewide significance and develop regulations for their protection.

# 7. Provision of appropriate local and regional recreational facilities and schools to serve a growing population.

- a. Share growth projections and new development proposals with local school, fire, and park districts to facilitate their long-range planning activities.
- b. Develop a broad range of recreational opportunities, including trails, forest preserves, woodlands, and community centers through acquisition and public/private partnerships.
- c. Encourage consolidation of open space amenities provided in new developments into areas large enough to accommodate the needs of a variety of users.

# 8. Improvement of major transportation routes to facilitate travel to, within, and through the region.

- a. Create an overlay zone over the Prairie Parkway to ensure attractive and appropriate right-ofway design as well as adequate circulation for various modes of transportation.
- b. Continue planning for the WIKADUKE Trail in accordance with the recommendations cited in the WIKADUKE Trail Land Use & Access Management Study.
- c. Provide road extensions, road realignments, and intersection improvements to facilitate efficient circulation and sufficient road access throughout the County.
- d. Encourage pathway bridge crossings across WIKADUKE Trail.
- e. Encourage interconnected street layouts between residential developments.
- f. Encourage the maintenance of scenic routes by preserving vistas and maintaining adequate right-of-way setbacks along scenic roadways, particularly along the WIKADUKE Trail and proposed Prairie Parkway as well as within the vicinity of the Aux Sable Creek.
- g. Provide multi-use trails to accommodate the circulation, access, and recreational needs of pedestrian, equestrian, bicycle, and other forms of trail users.

# Future Land Use & Transportation Plan-

The Future Land Use & Transportation Plan Map depicts a long-range vision for the future growth and development of Lisbon and Seward Townships. Similar to a comprehensive plan, a 15 to 20 year time period is generally anticipated for the recommendations shown on the Future Land Use & Transportation Plan Map to completely materialize as depicted. The future land uses and transportation improvements depicted on the map are subject to change in response to the dynamic growth and development of the two townships.

#### **Transportation Issues**

In addition to the planned road improvements outlined in IDOT's Proposed Highway Improvement Program for the Fiscal Year 2006-2011, the Future Land Use & Transportation Plan Map depicts a few other additions and improvements to the local transportation network. These transportation additions and improvements include:

- Intersection Improvements. Intersection improvements help resolve traffic problems at intersections by realigning roads, adding traffic lights and/or signs, and adding dedicated turn lanes if necessary. Potential intersection improvements are shown at the following four intersections:
  - o Realignment of Van Dyke Road (near Arbeiter Road)
  - o Grove Road, Chicago Road, and a realigned Van Dyke Road
  - WIKADUKE Trail and Route 52
  - o County Line Road and Route 52
- Road Reclassifications. As the population of the two townships grows and development increases, certain roads begin to carry an increasing amount of traffic. As a result, roads may require reclassification to be properly identified in accordance with the amount of traffic they carry. As indicated on the map, Whitewillow Road (the segment of running west from Route 47) and Wildy Road have been reclassified as minor collectors and will remain under Township jurisdiction unless annexed into a municipality.
- Road Extensions. Potential road extensions include:
  - o Route 52 (the curve leading from Lisbon Township into Big Grove Township)
  - McKanna Road (curving southwest to connect with O'Brien Road at Route 52)
  - Theodore Road (leading westward from the Kendall-Will County Line to Arbeiter Road)
  - Van Dyke Road (realigned and leading eastward from Arbeiter Road to the Kendall-Will County Line connecting with Black Road)
  - o Baltz Road (leading westward from the Kendall-Will County Line into Seward Township)
  - o Seil Road (leading westward from the Kendall-Will County Line into Seward Township)
  - o Mound Road (leading westward from the Kendall-Will County Line into Seward Township)
  - Wildy Road (leading westward from Hanson Road to O'Brien Road)
  - Holt Road (curving southwest to connect with Sherrill Road at O'Brien Road)

- Multi-Use Trails. As described in the Situation Audit, multi-use trails are primarily proposed along scenic routes, natural features (e.g. creeks), and some roadways. A network of multi-use trails creates an interconnected system of recreation paths connecting the variety of public and private parks and recreation areas in Lisbon and Seward Townships. These trails will accommodate pedestrian, equestrian, bicycle, and other forms of trail users. In some locations, it may be appropriate to develop separate trails to accommodate various trail users. It is anticipated that the Forest Preserve District will continue to work together with local park districts to create plans for a connected network of trails, open space, parks, and recreation. The County's recently adopted Greenways Plan provides some direction in this regard. Links to this regional trail system should be provided within new developments.
- Pathway Bridge Crossings. As indicated in the Land Use & Access Management Study for the WIKADUKE Trail, two pathway bridge crossings are planned to provide safe pedestrian and bicycle access across the WIKADUKE Trail. The first bridge crossing is located north of Jones Road within an area recently incorporated into Joliet. The second bridge crossing is located north of Bell Road. These two potential bridge crossings will also tie into the planned multi-use trail system.
- Scenic Routes. Scenic routes provide passing motorists with attractive views of the rural character of Lisbon and Seward Townships. Identified scenic routes are located near the area including the Aux Sable Creek and Baker Forest Preserve as well as along the proposed Prairie Parkway and WIKADUKE Trail corridors. In order to maintain these scenic routes in the face of development, roadways designated as scenic routes should maintain a minimum setback of 150 feet from the roadway centerline for any new structures.

#### **Prairie Parkway Corridor**

One of the most prominent transportation issues facing the two townships is the Prairie Parkway, which is IDOT's response to the growing demand for a north south transportation corridor between Interstate 88 in Kane County (northwest of the Village of Sugar Grove) and Interstate 80 in Grundy County (north of the Village of Minooka). The rapid commercial and residential growth south of I-88 (particularly around Yorkville, Oswego, Montgomery, and Aurora) gives rise to the need for protection of a transportation corridor that adequately serves the increasing traffic demand in the vicinity. As stated by IDOT, the proposed corridor is the least intrusive of options that still offers the intended transportation benefits. Designation of the corridor provides for corridor protection aimed at providing responsible planning to prevent costly and conflicting development of land.

Based on a series of public hearings and other forums as well as several modifications to proposed corridor designs, IDOT officially recorded a roadway corridor on July 24, 2002. The Prairie Parkway Corridor is depicted on the Future Land Use & Transportation Plan map. This alignment is subject to revision based on further environmental and engineering review. It is anticipated that actual roadway construction will take at least ten years to complete. IDOT holds periodic public workshops and presentations to gather input from local communities to properly plan for the Prairie Parkway. The County Transportation Plan suggests that the roadway should be designed as a scenic route, with attention given to views to and from the road. It is recommended that the roadway be designed as a true parkway with extensive prairie plantings and grade-separated and divided lanes. The County has adopted a set of scenic route guidelines that are designed to promote roadway design which is

sensitive to the unique natural characteristics of Kendall County. Overall, the County should work closely with IDOT and take a pro-active role in the planning and design process for the proposed Prairie Parkway.

A potential Prairie Parkway Overlay District may also be appropriate in the area where the parkway intersects with Routes 47 and 52. An overlay district would include characteristics such as efficient interchanges, economic development opportunities, and enhanced landscaping or other streetscape elements.

Given the potential for a shift in the roadway alignment and the need to minimize conflicting land uses, all areas in the general corridor of the Prairie Parkway are currently identified for agricultural use. When a specific roadway path is determined, future land uses in these areas should be reexamined.

#### **WIKADUKE Trail**

Similar to the proposed Prairie Parkway, the WIKADUKE Trail presents an opportunity to provide a transportation corridor that adequately serves the increasing traffic demand in the vicinity. In addition to the transportation benefits presented by the WIKADUKE Trail, economic development opportunities are also presented, particularly given Joliet's growth westward into Kendall County and Minooka's recent and anticipated annexations in southern Seward Township. As stated in the Situation Audit, this plan will be cognizant of the context sensitive design ideas produced by the Land Use & Access Management Study as growth and development in the two townships are addressed.

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#### **Future Land Use Issues**

In addition to showing proposed transportation improvements, the Future Land Use & Transportation Plan Map depicts a pattern of land uses that would accommodate growth and development in Lisbon and Seward Townships over the next 15 to 20 years. Future land use recommendations were based on a synthesis of analyses of existing land uses, current and anticipated growth and development patterns, and input from the Ad Hoc Committee, County, township, and municipal officials, residents, and other local stakeholders.

Future land use categories include three different residential categories, commercial, mixed use business, mining, public/institutional, public recreation/parks, open space, and agricultural uses. The recommended residential densities are based upon the gross buildable acreage of a given parcel of land. The gross buildable portion of the land is determined by subtracting those areas of the property that are not suitable for development. These areas include floodplains and wetlands. Refer to the definition in the Residential Planned Development (RPD) section of the County Zoning Ordinance for more details.

The future land use categories include the following:

- Municipality. The Municipality category represents areas that are incorporated into one of the following municipalities: Lisbon, Joliet, and Minooka. Land uses within an incorporated area are governed by the municipal zoning ordinance.
- **Agricultural**. Intended primarily to encourage farming and agricultural businesses and to protect the existing character of rural areas, the Agricultural land use category is designed to provide for

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The County is exploring the concept of establishing a **Mining District** (denoted by the hatched areas on the map), which would create a special use district within which other mining quarries could be established to take advantage of Kendall County's rich stock of natural resources. The County continues to work with its mining consultant to identify the most viable location(s) for a Mining District, keeping in mind the availability of natural resources, impacts on the environment, access to key transportation routes, and proximity to incompatible land uses. Any specific mining application will be closely reviewed to ensure that it meets environmental performance standards appropriate to Kendall County and the specific location, including the buffering of such uses from adjacent residential, institutional, or public uses. Road impacts will also be closely evaluated to minimize impact on local transportation systems.

The proposed Mining District illustrated on the Future Land Use & Transportation Plan Map was based on review of soil borings in the area and testimony regarding the presence of quality stone with limited cover. The Illinois Department of Natural Resources is preparing to conduct the Illinois Geological Survey to study and map subsurface geology throughout the State. The survey is anticipated to provide a wealth of data that will provide insight on the type, quality, and location of natural resources. Survey results would also provide insight into the potential designation of a Mining District or a set of multiple dispersed quarries. The County plans to monitor the progress of the survey and accordingly plan for a Mining District as data becomes available over the next few years. The proposed Mining District has been pulled back from Route 47 to preserve opportunities for future commercial development.

- Public/Institutional. The Public/Institutional land use category applies to those lands where existing or proposed federal, state, or local governmental activities are conducted. Public and private educational and other non-profit organization facilities are also categorized as public/institutional uses, but none of these types are currently present in Lisbon and Seward Townships. The Public/Institutional uses shown on the Future Land Use & Transportation Plan represent only existing churches, cemeteries, public utility facilities, and schools including the future Minooka High School site at near Route 52 and County Line Road. Additional Public/Institutional uses will certainly be established in the two townships to accommodate future population growth, but they are not shown on the map due to the complexity of projecting the size and locations of these future uses.
- Public Recreation/Parks. The Public Recreation/Parks land use category includes all state parks, forest preserves, and other public recreational uses such as parks, nature preserves, multi-use trails, picnic areas, and other recreation facilities. Public Recreation/Park uses provide for recreational opportunities for a growing population and also provide opportunities for improved flood control and wetland banking. Lisbon and Seward Townships currently offer a select amount of Public Recreation/Park uses, including small recreational ball fields and Baker Forest Preserve along the Aux Sable Creek. Similar to Public/Institutional uses, the Future Land Use & Transportation Plan only shows existing Public Recreation/Park uses. Additional Public Recreation/Park uses will certainly be established in the two townships to accommodate future population growth, but they are not shown on the map due to the complexity of projecting the size and locations of these future uses.

# **TOWNSHIP SUMMARY**

# **SECTION TEN**

NA-AU-SAY TOWNSHIP

# **FUTURE LAND USE & TRANSPORTATION PLAN**

# **Transportation Issues**

Major transportation improvements anticipated within the study area include the following. No specific time frame has been established for these improvements.

- Development of the WIKADUKE Trail, including realignment of Ridge Road north of Wheeler Road to connect with Plainfield Road at Route 126.
- Realignment of Grove Road to permit a continuous north/south movement at Route 126.
- A multi-use trail system is proposed to connect existing and future public open space areas with major pockets of residential development.
- Extension of Reservation Road northeast from Grove Road to the intersection of Plainfield Road and Simons Road.
- Alignment of Schlapp Road to connect with Douglas Road at Plainfield Road.
- Alignment of Ashley Road to connect with Minkler Road at Route 126.
- Extension of Wheeler Road from Hopkins Road west to Ashley Road.
- Extension of Arbeiter Road directly north to Wheeler Road and then curving northeast from Wheeler Road to Johnson Road.
- Extension of Theodore Road from County Line Road west to Arbeiter Road.
- Development of a north-south minor collector road located halfway between Grove Road and Schlapp Road, extending from Route 126 to Caton Farm Road and then curving southeast to McKanna Road.
- Development of a local neighborhood road system for the Planned Rural Residential neighborhood located northwest of the intersection of Route 126 and Grove Road.
- A multi-use trail system is proposed to connect existing and future public open space areas with major pockets of residential development.
- Extension of Johnson Road to the County Line.
- Extension of Cherry Road into the Henneberry Woods Forest Preserve.

#### **Future Land Use Plan**

The planning issues described earlier provide the basis for the Future Land Use Plan. The Future Land Use Plan for Na-Au-Say Township was originally adopted in October 1998 as part of the overall South Eastern Kendall County Growth Management Plan for Seward and Na-Au-Say Townships. The 1998 Future Land Use Plan planned for the western half of Na-Au-Say Township to maintain an agricultural character. The eastern half of the township was planned for residential land uses of varying densities, particularly due to the expected growth and development of the Village of Plainfield and the City of Joliet. Regional commercial and mixed use business uses were also proposed in the 1998 Plan.

Prompted by growing development pressure and completed in 2004, the Future Land Use Plan for Na-Au-Say Township was updated with specific focus on the East Route 126 Corridor. Although the updated Future Land Use Plan follows the same land use designations from the 1998 Future Land Use Plan, the updated version provides vastly different land use recommendations for the for Na-Au-Say Township. Residential land uses are now proposed as the most dominant use throughout a majority of the township. In particular, most of the residential land uses east of Schlapp Road are designated as Suburban Residential (maximum density of 1.00 du/ac). Planned Rural Estate Residential and Planned Rural Residential uses also characterize Na-Au-Say Township and are scattered throughout the township. Under the updated plan prepared and adopted in 2004, the remaining agricultural areas in the township are located in the southwest corner, south

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of Walker Road and west of the East Aux Sable Creek. Regional commercial uses are located along the WIKADUKE Trail at the Route 126 and Caton Farm Road intersections. Neighborhood commercial uses are also located along the WIKADUKE Trail as well as along Route 126. Public/Institutional uses, parks, open spaces and creek corridors also characterize the township.

In conjunction with the 2004 update for Na-Au-Say Township, some of the proposed land uses for southern Oswego Township were adjusted to complement the land use pattern under the East Route 126 Corridor Plan. This did not however alter the recommendations set in the Land Resource Management Plan text for the Northern Three Townships (including Little Rock, Bristol and Oswego Townships), which was adopted in June 2003. It should further be noted that at the time the updated Future Land Use Plan for Na-Au-Say Township was approved, a growth or resource management plan had not been developed yet for Kendall Township; as a result, the future land use recommendations shown for neighboring Kendall Township reflected the available information at the time of approval. A resource management plan for Kendall Township was approved later in March 2005 (see Section Seven). With the update of Lisbon and Seward Townships in 2005, it was recognized that the agricultural uses originally shown in Southern Na-Au-Say Township were no longer viable. Accordingly, the plan map has been adjusted to provide a more seamless transition with the land uses projected for Seward Township per the 2005 update of the portion of the Land Resource Management Plan.

### **Land Use Categories**

All recommended residential densities described below are based upon the gross buildable acreage of a given parcel of land. The gross buildable portion of the land is determined by subtracting those areas of the property that are not suitable for development. These areas include flood plains and wetlands.

The land use categories described below are illustrated on the Future Land Use Plan.

<u>Agricultural</u>. Intended primarily to encourage farming and agricultural businesses and to protect the existing open space character of rural areas, this land use category is designed to provide for continued agricultural use. Residential use shall generally not be permitted unless it is directly associated with the operation of a local farm.

<u>Planned Rural Estate Residential</u>. (Not to exceed .45 dwelling units per gross buildable acre.) The Planned Rural Estate Residential land use category promotes large-lot and/or low density detached single family residential development. This land use category is generally consistent with the County's R-1 zoning district which requires a minimum 3 acre lot size. Planned development and clustering based on the County's RPD-1 zoning district are encouraged within this land use category to preserve the natural features of the land such as topography and vegetation. Lot size may be varied with a planned development, but the overall density should generally be within the guidelines established in this plan. The district provides a semi-rural or countryside setting, retaining a greater amount of open space. Compatible governmental, educational, religious, and recreation uses also may be permitted in these areas.

<u>Planned Rural Residential</u>. (Generally not to exceed .65 dwelling units per gross buildable acre.) The Planned Rural Residential land use category promotes large-lot and/or low density detached single family residential development. This land use category is generally consistent with the County's R-2 zoning district which requires a minimum 2 acre lot size. Planned development and clustering based on the County's RPD-2 zoning district are encouraged within this land use category to preserve the natural features of the land such as the topography and vegetation. Lot size may be varied with a planned development, but the overall density should generally be within the guidelines established in this plan. Particularly creative development plans

Land Resource Management Plan

*10 - 3* 

providing additional public amenities may be appropriate for an additional density bonus. Density transfers may be considered where land with unique natural features such as woodlands will be dedicated to the Forest Preserve District. The district provides a semi-rural or countryside setting, retaining a greater amount of open space. Compatible governmental, educational, religious, and recreational uses also may be permitted in these areas. Public water should be provided where practical.

Suburban Residential. (Not to exceed 1.0 dwelling units per gross buildable acre if developed under County zoning authority or 2.5 dwelling units per gross buildable acre if developed within a municipality.) This land use category promotes a residential character of low to medium density residences. Higher municipal densities are appropriate on lots where adequate public sewer and water systems exist or can be made available. Creative planned developments may also be appropriate under County zoning authority at a much lower density under the County's RPD-3 zoning regulations. While anticipated to contain primarily single family detached housing, some attached housing units may be considered, particularly within a planned development. Compatible governmental, educational, religious, and recreational uses also may be permitted in these areas.

Neighborhood Commercial. This land use category provides for office and retail establishments that offer a limited range of goods and services in locations that have direct access to residential neighborhoods. The purpose is to provide for commercial uses which are oriented to the automobile. These uses are concentrated at the intersection of Caton Farm Road and County Line Road and at major intersections along Route 126.

Mixed Use Business. The Mixed Use Business land use category provides for employment opportunities for County residents while providing a balanced tax base. This land use category is consistent with the County's Office and Research Park District as well as the County's three manufacturing districts. Buildings and land in this category should be properly landscaped and developed in an orderly manner that conveys a well-maintained environment. Due to their high trip generation rates, these uses are generally planned in easily accessible locations, such as the Mixed Use Business uses located along County Line Road and near the I-80 interchange at WIKADUKE Trail/Ridge Road. The land south of the Johnson Road extension should be classified as Mixed Use Business.

Regional Commercial. This land use category provides for office and retail establishments that offer a wide range of goods and services in locations that have access to heavily traveled expressways and arterial roadways. The purpose is to provide for commercial uses which are oriented to the automobile. These uses are concentrated along the future WIKADUKE Trail.

Public/Institutional. The Public/Institutional land use category applies to those lands where existing or proposed federal, state, or local governmental activities are conducted. Also included are public and private educational and other non-profit organization facilities. A church or a nursing home are two examples of institutional uses. The only major new public use illustrated on the future land use plan is a parcel near Walker Road and the County line which is owned by the Plainfield School District.

Parks and Forest/Nature Preserve. This category includes all Forest Preserve and Park District public open space and recreation facilities such as parks, nature preserves, multi-use trails, picnic areas and other recreation facilities. As illustrated on the Future Land Use Plan, expansion of Waa-Kee-Sha Park is anticipated to preserve the environmental character of the area, provide for recreational opportunities for a growing population, and provide opportunities for improved flood control and wetland banking.

Open Space. This category identifies lands that are sensitive to development containing unique environmental characteristics that should be preserved. These characteristics include: wetlands, flood plains, Land Resource Management Plan

significant tree coverage, and prairies. These areas also provide the County with such natural functions as flood storage and conveyance, pollution control, and wildlife habitats. Conservation easements, land trusts and other preservation techniques are encouraged to protect these valuable open space assets of Kendall County.

# **APPENDIX**

# **Kendall County Scenic Route Guidelines**

#### PURPOSE/BACKGROUND

Since development of the Kendall County Land Resource Management Plan (LRMP) in 1994, the County's Transportation Plan has illustrated scenic routes. One of the goals outlined in the plan regarding transportation is to "designate varied road segments in the County as scenic routes and adopt regulations to maintain their scenic qualities." Within the chapter on Seward and Na-Au-Say Townships, the LRMP further states a goal of "preserving scenic routes and vistas by maintaining open space, requiring careful placement and design of landscape features, and requiring buildings to be setback a minimum of 150' from the ultimate right-of-way."

Identification of scenic routes has occurred through discussions with members of the Regional Planning Commission, County staff, and the County's planning consultants. As the County has progressed through more detailed planning at the Township level, additional routes have been identified such as Route 126 between Schlapp Road and Ashley Road or Creek Road in Little Rock Township north of Miller Road.

When IDOT announced identification of the centerline for the Prairie Parkway, concern was raised that the proposed roadway would change the character of the County. While the availability of expressway access will likely alter land use patterns near major interchanges, the overall impact of the roadway can be softened through creative planning and design. When the County updated the Transportation Plan in late 2002 to reflect the proposed Prairie Parkway, it was suggested and accepted that the County would like to see this new roadway thought of as a scenic route, with consideration given to blending this new

"Context sensitive design" (CSD) is a collaborative, interdisciplinary approach that involves all stakeholders to develop a transportation facility that fits its physical setting and preserves scenic, aesthetic, historic, and environmental resources, while maintaining safety and mobility. CSD is an approach that considers the total context within which a transportation improvement project will exist."

roadway with the character and environment of Kendall County. This approach of blending the roadway into the environment, referred to as "context sensitive design" in recent years, is becoming more popular as the success of such projects as Paris Pike near Lexington, Kentucky and Route 50 in Loundon County, Virginia, spreads.

# PRAIRIE PARKWAY KENDALL COUNTY SCENIC ROUTE

# **GUIDELINES**

The following guidelines address issues specifically related to scenic routes the proposed Prairie Parkway. IDOT is encouraged to work with Kendall County and local municipalities to incorporate these guidelines into the final design of the roadway. Through such an approach, the Prairie Parkway can serve as an example of the benefits of newly mandated context sensitive roadway design in Illinois.

# **Horizontal and Vertical Alignment**

- Minimize impact on the environment and enhance the visual character of the roadway by varying median width, ranging from as narrow as 60' to 300' or more.
- Where the roadway will traverse areas with significant cross-slope, utilize separate roadway profiles to provide four to ten feet of vertical separation between north and south bound travel lanes. This approach will help to blend the roadway into the environment, minimize requirements for earthwork, and enhance the overall driving experience.





- The roadway should be designed with long, sweeping curves to vary the view from the road and provide a more pleasing appearance. Roadway alignment should blend with the topography to minimize earthwork.
- Where the right-of-way crosses existing farms at odd angles,

small remnant parcels should be integrated into the right-of-way for expansion of the parkway open space system. Such parcels can also be used for picnic groves, rest areas, and trail -heads for the parallel bike path.

### **Bridge Design**

- Bridge railings over creeks and rivers should utilize steel pipe bridge railings to provide a view of scenic rivers for motorists. Railings should be painted a consistent shade of green to reinforce the parkway theme.
- Bridge abutments and crash barriers should utilize textured and colored concrete to blend with the rural character of the area.



- Design of bridge supports and structure(s) over the Fox River should take into consideration the view of the bridge from the river and the adjacent Silver Springs State Park. Arch supports and other features are encouraged to create visual interest. Consideration should be given to the inclusion of public art into the bridge design.
- Where appropriate, bridge design should also accommodate opportunities for wildlife passage along environmental corridors such as creeks and the Fox River.

# Landscape Design

- Landscape enhancements should place a strong emphasis on the use of prairie plantings and wildflowers. Tree groves should also be incorporated into the landscape theme, particularly near or in Big Grove Township to reflect the history of the area.
- Wildflower areas, particularly at key interchanges, should also be incorporated into the landscape.
- All plantings should emphasize native plant materials.
- Every effort should be made to preserve existing trees, including tree protection during construction and minimizing grading activity new wooded areas.
- Rural fence lines and hedgerows should be preserved, enhanced, or recreated as appropriate to blend the roadway into the environment.

### Lighting

- To maintain the rural character, roadway lighting should be limited to interchanges and other critical areas.
- Where lighting is required, high-pressure sodium fixtures are recommended for their softer color rendition.
- Design of fixtures and poles should integrate the parkway theme, with earth tone colors and decorative fixtures where mounting height is 25' or less.

### **Interchanges**

- IDOT should work closely with the City of Plano and Kendall County on the design of the Route 34 interchange. The design should incorporate gateway elements to welcome visitors to Kendall County. Features such as sculpture, banners, community identity elements, and unique landscape design would be appropriate for the interchange in Plano.
- IDOT should work closely with Kendall County on the design of the Route 71 and Route 47 interchanges. These interchanges should incorporate identity elements related to Kendall County's farming and Prairieheritage.
- To emphasize this parkway as a Chicago area by-pass, and to maintain the rural character of the County, IDOT should continue to limit the number of interchanges permitted on the Prairie Parkway.

#### Bike Trail

- A regional trail should be incorporated into or adjacent to the road right-ofway to provide an important regional connection such as Silver Springs State Park, the Fox River, and future shopping and employment areas in Plano.
- The trail should be designed to provide a link to other regional trails in Kane County to the north and Grundy County and Minooka to the south. Linkages to other regional east-west trail routes in Kendall County should also be developed.

### Other Design Elements

- Guardrails, other than those placed directly on a bridge, should be timber with steel reinforcement.
- Noise buffering should focus on berms, plantings, and grade changes to reduce sound impacts. Sound barrier walls should be avoided, as they tend to create a more urban character than is appropriate in Kendall County. Where feasible, the roadway should be depressed



through future urban areas like Plano to reduce noise and visual impact on the community.

- Highway directional signs should incorporate an identity element, such as a Prairie Parkway logo.
- The continuity of existing roads that intersect the Prairie Parkway should be maintained. Priority should be given to allowing existing roadways to cross the Parkway with bridges and underpasses. Where such crossings are not feasible, frontage road connections should be provided.
- Where interchange or other construction requires significant roadside excavation, the resulting ponds should be shaped and configured to blend into the environment and the overall parkway character of the highway.

# STATE, COUNTY AND TOWNSHIP ROUTE GUIDELINES

Most routes illustrated as scenic on the Kendall County Transportation Plan are in rural, predominately agricultural areas. As such, the goal of any major rural road improvements should be to incorporate rural character features such as large tree masses, homes and outbuildings, and views to creeks and streams. The County recognizes that maintaining the scenic, historic, agricultural and natural setting of rural Kendall County also offers tourism and economic vitality benefits.

The following guidelines are designed to outline the County's intent with regard to preserving the scenic character of roadways illustrated on the Transportation Plan as Scenic Routes. Separate sets of guidelines are currently being developed for the WIKADUKE Trail and should be available in late 2003.

# **Building Setback**

 Currently, the County's agricultural zoning district requires a one hundred (100) foot setback from a dedicated road right-of-way or one hundred and fifty (150) foot from the centerline of all adjacent roads, whichever is greater. This setback requirement should be maintained along scenic routes in all zoning districts.

# **Horizontal and Vertical Alignment**

■ Roadways should be designed with long, sweeping curves to vary the view from the road and provide a more pleasing appearance. Roadway alignment should blend with the topography to minimize earthwork.

# **Bridge Design**

- Where scenic views to creeks and rivers are considered significant, bridge railings should utilize steel pipe bridge railings to provide a view of rivers for creeks for motorists. Railings should a consistent earth-tone shade to blend into the environment.
- Where traffic counts are anticipated to exceed 15,000 A.D.T., columns or monuments should be provided at the start of bridges, with the name of the creek or river being crossed embedded in the monument.



### Landscape Design

- Every effort should be made to preserve existing trees, including tree protection during construction and minimizing grading activity new wooded areas.
- Rural fence lines and hedgerows should be preserved, enhanced, or recreated as appropriate to blend the roadway into the environment.

### **Intersection Design**

Consider the use of rural splitter islands that announce an intersection location and provide space for a car either making a left turn from the scenic route or making a making a left turn onto the scenic route.

### Other Design Elements

- When guardrails are required due to surrounding topographic conditions, consider the use of steel reinforced timber guardrails.
- Roadside pull-offs should be provided in rural areas, with interpretive displays that highlight those elements of the environment and geography that give the area a scenic quality.
- For low volume roadways (A.D.T. of 2,000 or less), consider replacing gravel shoulders with stabilized turf shoulders to reinforce the desired driving characteristics by visually narrowing the road and improving the roadway aesthetics. Eight-foot wide shoulders are suggested, using an aggregate/topsoil blend and terracells or geogrid for stability as needed.
- Develop a landscape field guide for selected scenic routes. This field guide will provide illustrations and descriptions of the characteristics of the rural landscape. The guide should be easy to understand, and designed to educate community residents, tourists, and visitors about the value of the landscape as an important historical resource. The guide would serve as an interpretive guide, and can be used for promotion of tourism and general resident education.
- Access points should be limited to maintain traffic flow and to preserve the scenic character of the area.

- New development along scenic routes should have generous setbacks to preserve roadway character. A minimum setback equal to the greater of either 150' from the centerline of the road right-of-way or 100' from the edge of the ultimate roadway right-of-way is recommended in rural areas.
- Roadway pavement cross-sections should be kept as narrow as practical for safe travel. Where needed, roadway intersections should be expanded to accommodate traffic flow while preserving keeping the main roadway section relatively narrow.
- Where separate bicycle facilities or multi-use trails have not been identified, consideration should be given to accommodating these types of facilities as part of the overall roadway design.

#### REVIEW PROCESS

All major roadway projects, such as bridge replacement or major widening with new travel lanes, along scenic routes shall be reviewed by the Regional Plan Commission (RPC) for compliance with these guidelines. Resurfacing projects of any size shall not be considered a major roadway project for the purposes of these guidelines. After review, the RPC will forward a recommendation to the County Highway Committee. The County Highway Committee will consider RPC recommendations for Township and County Projects. The County Highway Committee will also consider RPC recommendations for State and Federal projects and will forward RPC State and Federal recommendations to the County Board along with any additional Comments from the County Highway Committee. The County Board will review and may act upon the RPC and County Highway Committee comments for State and Federal Projects.

#### References

U.S. Department of Transportation Federal Highway Administration, Sept. 1997. *Flexibility in Highway Design*,

Links to several relevant web sites regarding Context Sensitive Design are provided on the WIKADUKE Trail web site, www.wikaduketrail.net.

PIN	Classification	mailto, namo
02-15-154-006 Ur		mailto_name 2831 SEPTRAN PROPERTIES LLC
	ountryside Residential	ALAN R SAGEN
	ixed Use Business	BN&SF RAILWAY COMPANY
	ixed Use Business	BN&SF RAILWAY COMPANY
	ixed Use Business	BN&SF RAILWAY COMPANY
02-11-501-001 Ur		BN&SF RAILWAY COMPANY
02-14-501-001 Ag		BN&SF RAILWAY COMPANY
_	ixed Use Business	BN&SF RAILWAY COMPANY
02-12-501-001 Ur		BN&SF RAILWAY COMPANY
04-02-226-010 Ru		BRIAN R & JENNIFER A GORE
	uburban Residential	DENNIS H & SUSAN M SULLIVAN
02-23-251-001 Op		DIRK E & ROBIN L BROWNING
09-36-300-002 Cd		FIRST MIDWEST TRUST CO % WILLIAM C WUNDERLICH
02-01-300-019 Cd		FOX METRO WATER REC DISTRICT
02-01-300-026 Cd		FOX METRO WATER REC DISTRICT
02-01-300-017 Cd		FOX METRO WATER REC DISTRICT
01-36-300-003 Op		FOX RIVER BLUFFS LLC %CNC
04-11-200-002 Ru	•	FREDERICK BRUMMEL LIVING TRUST
02-24-126-007 Ru	ural Residential	GEORGE & JESSICA BANNISTER
02-24-105-001 Op	pen Space	GOODE CORPORATION
02-33-253-006 Ur	rban Area	GREGORY AND COURTNEY FREEMAN
05-04-201-007 Ur	rban Area	IMPERIAL INVESTMENTS, LLC
01-25-100-001 Ur	rban Area	IRENE CORBIN
01-36-100-033 Cd	ountryside Residential	JONATHAN & RONDA FRANTZ
05-07-351-002 Ru	ural Residential	JOSEPH C & LILLIAN REIN
01-36-400-003 Op		JOYCE MALACINA DEC TRUST
03-18-484-001 Op		KENDALL COUNTY FOREST PRESERVE
02-34-400-007 Ru		KENDALL COUNTY HIST SOCIETY
02-34-179-001 Op		LEE RICHARD MILLER
02-27-251-001 Op		LEE RICHARD MILLER
02-23-326-001 Op		LEE RICHARD MILLER
02-23-229-001 Op	•	LEE RICHARD MILLER
02-24-229-001 Op		LEE RICHARD MILLER
03-05-205-001 Op	•	LEE RICHARD MILLER
01-35-437-001 Op		LEE RICHARD MILLER
01-34-400-005 Op 02-34-152-001 Op		LEE RICHARD MILLER LEE RICHARD MILLER
02-34-192-001 Op	•	LEE RICHARD MILLER
02-24-104-001 Op	•	LEE RICHARD MILLER
02-24-205-001 Op		LEE RICHARD MILLER
06-07-375-012 Ru		MICHAEL J JENKINS
05-03-250-002 Ru		OSWEGO VENTURE INC
03-05-230-001 Op		OSWEGOLAND PARK DISTRICT
03-05-226-001 Op		OSWEGOLAND PARK DISTRICT
03-05-227-001 Op		OSWEGOLAND PARK DISTRICT
05-07-352-003 Ru		REINA CARRILLO
02-23-276-001 Op		RUSSELL J & MELISSA M WATSON
02-34-153-010 Op	•	SCOTT PAPENDICK
02-09-100-009 Op		STATE OF IL DEPT OF TRANS
	uburban Residential	TERRY GIBSON
09-35-400-009 Cd		VIDHYA 3RD INC
04-02-226-001 Ru		WILLIAM M BARBIER
05-04-201-006 Ur	rban Area	YORKVILLE 126 LLC

**Changed Parcels** 

06-12-200-002 Mixed Use Business 06-12-200-007 Mixed Use Business

09-13-200-003 Public/Institutional

Balm LLC

Betzwiser Family, LLC

Board of Education Minooka DT 111

# 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.

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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.

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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

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 is 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 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 Kodiac 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 delivers 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

None

#### **PUBLIC COMMENT**

#### **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		1	
DA KRAMEL	Tre	TPC	
,			

#### Matt Asselmeier

From: Fran Klaas

Sent: Thursday, March 4, 2021 8:34 AM

To: Matt Asselmeier

Cc: Scott Koeppel; Scott Gengler Subject: RE: [External]Dedication

That would be fine with me.

Francis C Klaas P.E Kendall County Engineer 6780 Route 47, Yorkville, IL 60560 (630) 553-7616 fklaas@cokendall.il.us

From: Matt Asselmeier

Sent: Thursday, March 4, 2021 8:04 AM To: Fran Klaas < FKlaas@co.kendall.il.us>

Cc: Scott Koeppel <skoeppel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>

Subject: RE: [External]Dedication

So, you want me to remove it from the proposal?

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

From: Fran Klaas

Sent: Wednesday, March 3, 2021 4:04 PM

To: Matt Asselmeier < masselmeier@co.kendall.il.us>

Cc: Scott Koeppel <skoeppel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>

Subject: RE: [External]Dedication

I discussed with Sharon that the dedication of right-of-way along the north side of the lot (commitment from 20 years ago) wasn't really at all useful for any possible future consolidation of the intersections. So there really wasn't any point in making said dedication at this time... or ever, for that matter.

As for keeping the eventual consolidation of the Millbrook Road / Whitfield Road intersections in the long range transportation plan... I would say that it is still a long-range goal. But if it's not going to happen for 20 years, why make the current owner suffer?

Francis C Klaas, P.E. Kendall County Engineer 6780 Route 47, Yorkville, IL 60560 (630) 553-7616 fklaas@co.kendall.il.us

From: Matt Asselmeier

Sent: Wednesday, March 3, 2021 3:43 PM To: Fran Klaas < FKlaas@co.kendall.il.us >

Cc: Scott Koeppel <skoeppel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>

Subject: FW: [External]Dedication

## 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**

<u>Members Present</u>: 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)

#### **PUBLIC HEARING**

#### **Petition 21-10 Kendall County Regional Planning Commission**

The Kendall County Regional Planning Commission started their review of Petition 21-10 at 7:02 p.m.

Chairman Ashton opened the public hearing at 7:02 p.m.

Mr. Asselmeier summarized the requested.

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 Now Owned by the Oliver-Hoffman Foundation
- 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.

Member Hamman started attending the meeting remotely at this time (7:05 p.m.).

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

Petition information was mailed to the townships, Village of Millbrook, Village of Plattville, and impacted property owners on March 1, 2021. As of the date of hearing, Plattville, Millbrook, and no township have submitted comments on this proposal.

ZPAC reviewed this proposal at their meeting on March 2, 2021. 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.

Following the ZPAC meeting, discussion occurred with the Oliver-Hoffman Foundation regarding extending Millbrook Road northwest to Whitfield Road. Fran Klaas was in favor of removing this extension from the proposal. A copy of Fran Klaas' email was provided.

The current Future Land Use Map, road extension maps, 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 provided.

Mr. Asselmeier read an email from Chad Feldotto from the Oswegoland Park District. The Park District was in favor of the proposal.

Johanna Byram from the Kendall County Historical Society asked about the zoning and land use classification of the Society's property. Mr. Asselmeier responded the property is zoned A-1 Agricultural. The Future Land Use Map calls for most of the Society's property to be Rural Residential. Ms. Byram asked which township the Society's property is located. Mr. Asselmeier responded that the Society's property is in Oswego Township.

Mr. Asselmeier explained that some properties were classified as Unknown. The Future Land Use Map impacts

rezoning requests and not current land uses.

Member Nelson made a motion, seconded by Member Rodriguez, to close the public hearing.

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.

Chairman Ashton closed the public hearing at 7:11 p.m.

Member Nelson made a motion, seconded by Member Bledsoe, to recommend approval of the proposed amendments.

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.

This proposal will go to the Kendall County Zoning Board of Appeals on March 29, 2021.

The Kendall County Regional Planning Commission completed their review of Petition 21-10 at 7:12 p.m.

#### **ADJOURN**MENT

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 Chad Feldotto

### W

# 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)
Jillium Prodehl		
JAMIE PRODEHL		
George Vranas		
Johanna Byram		
Tom Avrek	LISBON TOWNShip TRUSTEE	
Kelly Helland		
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# 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)
Chuch ala		
Andrew O'Neal		
Andrew O'Neal PASTOR Cathleen Anzek		
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Annelickery		
\$55'CA NEISEN		

#### **Matt Asselmeier**

From:

Chad Feldotto <cfeldotto@oswegolandpd.org>

Sent:

Monday, March 8, 2021 10:40 AM

To:

Matt Asselmeier

Subject:

[External]Land Use Plan Meeting

Hi Matt,

Received your letter on reclassifying land use, in particular our parcel 03-05-230-001. The Oswegoland Park District fully supports this reclassification.

If it would be beneficial to you to have me in attendance to support the measure I will be there. Let me know...makes no difference to me. If not, I or a staff member will join remotely.

#### Chad Feldotto, ASLA PLA

Director of Parks & Planning | District ADA Coordinator Oswegoland Park Foundation Administrator

313 E. Washington St. | Oswego, IL 60543 p: 630.554.4428 | f: 630.554.1577 oswegolandparkdistrict.org



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