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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**Petition 21-13  
Martin and Kathryn Ivec  
Fence Building Height Variance****INTRODUCTION**

The Petitioners own 7301 Joyce Court (Lots 34 in Grove Estates), 7324 Roberts Court (Lot 33 in Grove Estates), and 7310 Roberts (Lot 32 in Grove Estates). They wish to construct an open air iron fence in the front yard of the property at a maximum height of five feet ten inches (5'10").

The Petitioner's neighbor at 7251 Joyce Court (Lots 35, 36, and 37) has the same request (see Petition 21-12).

The application materials are included as Attachment 1. The plat of survey showing the proposed location of the fence is included as Attachment 2. The fence description is included as Attachment 3. The aerial of the property is included as Attachment 4.

**SITE INFORMATION**

PETITIONER Martin and Kathryn Ivec

ADDRESSES 7310 Roberts Court, 7324 Roberts Court, and 7301 Joyce Court, Oswego

LOCATION Lots 32, 33, and 34 in Grove Estates

TOWNSHIP Na-Au-Say

PARCEL #S 06-08-151-018, -019, -020

LOT SIZE 2.3 +/- Acres

EXITING LAND USE Single Family Residential (Grove Estates Subdivision)

ZONING RPD-2 Residential Planned Development-Two

LRMP	Current Land Use	Single Family Residential
	Future Land Use	Rural Residential (0.65 DU/Acre Max)
	Roads	Joyce Court is a Local Road Maintained by Na-Au-Say Township
	Trails	None
	Floodplain/Wetlands	None

REQUESTED ACTION Variance to allow installation of a fence at five feet ten inches (5'10") in height instead of the maximum four feet (4') in the front yard.

APPLICABLE § 4:14.A.2 – Fences  
REGULATIONS

§13:04 – Variation Procedures and Requirements

**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	LRMP	Zoning within ½ Mile
North	Single-Family Residential	RPD-2	Rural Residential (0.65 DU/Acre Max)	RPD-2
South	Single-Family Single	RPD-2	Rural Residential	A-1 and RPD-2
East	Single-Family Residential	RPD-2	Rural Residential	A-1 and RPD-2
West	Single-Family Residential	RPD-2	Rural Residential	A-1 and RPD-2

**GENERAL INFORMATION**

The County previously granted similar fence height variances at 7109 Roberts Court (Lot 23 of Grove Estates), 7126 Roberts Court (Lot 25 of Grove Estates), 4779 Lees Court (Lot 5 of Grove Estates), 7387 Roberts Drive (Lot 6 of Grove Estates), 7292 Fitkins Drive (Lot 10 of Grove Estates), and 4843 Lees Court (Lot 4 of Grove Estates).

The proposed fence would be placed inside an easement. While this is lawful, the Petitioner has been advised that the fence could be removed or damaged as part of work inside the easement.

Also as noted in the Attachment 2, the Petitioner would like to install one (1) double gate, one (1) at the driveway entrance. According to the information in Attachment 3, the gate would be a maximum thirty-two feet (32') wide.

As can be viewed on the aerial (See Attachment 4), many of the nearby lots are vacant. Similar variances could be submitted for these properties at some point in the future.

**NA-AU-SAY TOWNSHIP**

Na-Au-Say Township was emailed this proposal on March 26, 2021.

**OSWEGO FIRE PROTECTION DISTRICT**

The Oswego Fire Protection District was emailed this proposal on March 26, 2021.

**FINDINGS OF FACT**

§ 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.* **Other properties have fenced in their whole lot and, as long as the Homeowners' Association is fine with the fence height, there should not be an issue.**

*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 a variation that has been requested and could be requested in the future for other properties inside Grove Estates.**

*That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.* **The owners do not have a hardship, but would like to install the fence as requested.**

*That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. **The requested variance should not negatively impact any of the neighbors and will not be detrimental to the public welfare or injurious to other property or improvements 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. **Adding the proposed fence will not impair any of the above items and will not impact the roadway.***

#### **RECOMMENDATION**

Staff recommends approval of the requested variance subject to the following conditions:

1. The maximum height of the fence shall be five feet ten inches (5' 10").
2. The fence shall be installed at substantially the locations shown in Attachment 2.
3. The fence shall be of the similar style as shown in the fence description provided in Attachment 3.
4. The Petitioner and future owners of the subject property acknowledge that the subject fence will be constructed inside an easement and that work inside the easement could cause damage or removal of the fence.
5. This variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns.

#### **ATTACHMENTS**

1. Application (Including Petitioner's Findings of Fact)
2. Plat of Survey
3. Fence Diagram
4. Aerial



# DEPARTMENT OF PLANNING, BUILDING & ZONING

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

## APPLICATION

PROJECT NAME \_\_\_\_\_ FILE #: \_\_\_\_\_

NAME OF APPLICANT <u>Martin and Kathryn S. Ivec</u>		
CURRENT LANDOWNER/NAME(s) <u>0.7273</u>	<u>Lot 32 Grove Estates</u> <u>7310 Roberts Ct Oswego</u>	<u>06-08-101-018</u>
SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
<u>Single fam Residential</u>	<u>RPD2</u>	<u>Rural Residential</u>
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input checked="" type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> PRELIMINARY PLAT (etc.)	<input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final ) <input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> ADMINISTRATIVE APPEAL <input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor )		
PRIMARY CONTACT <u>Martin Ivec</u>	PRIMARY CONTACT MAILING ADDRESS	MAIL
PRIMARY CONTACT PHONE # <u>cell</u>		cell, etc.)
ENGINEER CONTACT <u>David J. Zientek</u>	ENGINEER MAILING ADDRESS	
ENGINEER PHONE # <u>office</u>	ENGINEER FAX #	ENGINEER OTHER # (cell, etc.)
<p>I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF &amp; BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.</p> <p>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.</p>		
SIGNATURE OF APPLICANT		DATE

FEE PAID:\$ \_\_\_\_\_  
CHECK #: \_\_\_\_\_

<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





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

## APPLICATION

PROJECT NAME \_\_\_\_\_ FILE #: \_\_\_\_\_

NAME OF APPLICANT <u>Martin and Kathryn S. Irec</u>		
CURRENT LANDOWNER/NAME(s) <u>7324 Roberts Court, Oswego</u> <u>0.7985</u> <u>Lot 33 Grove Estates</u> <u>06-08-101-019</u>		
SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
<u>Single fam Residential RPD2</u>	<u>Rural Residential</u>	
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input checked="" type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT PRELIMINARY PLAT (etc.)	<input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final) <input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> ADMINISTRATIVE APPEAL <input type="checkbox"/> OTHER PLAT (Vacation, Dedication,
AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT PHONE #
<u>Martin Irec</u>	[REDACTED]	[REDACTED]
PRIMARY CONTACT PHONE #		ENGINEER CONTACT MAIL
[REDACTED]		[REDACTED]
ENGINEER CONTACT	ENGINEER MAILING ADDRESS	
<u>Dan J. Zientek</u>	[REDACTED]	[REDACTED]
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
[REDACTED]	[REDACTED]	[REDACTED]
QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT		DATE

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CHECK #: \_\_\_\_\_

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## APPLICATION

PROJECT NAME \_\_\_\_\_ FILE #: \_\_\_\_\_

NAME OF APPLICANT <u>Martin and Kathryn S. Irec</u>		
CURRENT LANDOWNER/NAME(s) <u>0.7895</u> <u>7301 Joyce Ct, Oswego</u> <u>Lot 34 Grove Estates</u> <u>06-08-10/-020</u>		
SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
<u>Single fam Residential</u>	<u>RPD2</u>	<u>Rural Residential</u>
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input checked="" type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
PRIMARY CONTACT <u>Martin Irec</u>	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	
PRIMARY CONTACT PHONE # <u>cell</u>	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
[REDACTED]	ENGINEER MAILING ADDRESS	[REDACTED]
<u>David J. Zientek</u>	[REDACTED]	
ENGINEER PHONE #	ENGINEER FAX #	
[REDACTED]	[REDACTED]	
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT		DATE

FEE PAID:\$ \_\_\_\_\_  
CHECK #: \_\_\_\_\_

<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

## **Legal Description**

Property Address: 7310 Roberts Court, Oswego Illinois 60543

P.I.N: 06-08-101-018

Lots 32 in Grove Estates being a subdivision in part of the west half of section 8, township 36 north, range 8 east of the third principal meridian, according to the plat thereof recorded October 12, 2006 as document number 2006-32893, in Kendall County, Illinois.

## **Legal Description**

Property Address: 7324 Roberts Court, Oswego Illinois 60543

P.I.N: 06-08-101-019

Lots 33 in Grove Estates being a subdivision in part of the west half of section 8, township 36 north, range 8 east of the third principal meridian, according to the plat thereof recorded October 12, 2006 as document number 2006-32893, in Kendall County, Illinois.

## **Legal Description**

Property Address: 7301 Joyce Court, Oswego Illinois 60543

P.I.N: 06-08-101-020

Lots 34 in Grove Estates being a subdivision in part of the west half of section 8, township 36 north, range 8 east of the third principal meridian, according to the plat thereof recorded October 12, 2006 as document number 200600032893, in Kendall County, Illinois.

## AFFIDAVIT OF TITLE

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF WILL )

The undersigned affiant, being first duly sworn, on oath says, and also covenants with and warrants to the grantee named:

That the affiant has an interest in the premises described below or in the proceeds thereof is the grantor in the deed to **Martin & Kathryn Ivec**, grantee, conveying the following described premises:

Lots 32 and 33 in Grove Estates, being a subdivision in part of the west half of Section 8, Township 36 North, Range 8 East of the Third Principal Meridian in Kendall County, Illinois

That no labor or material has been furnished for said premises within the last four months that is not fully paid for.

That, since the title date of July 24, 2020, in the report on title issued by Chicago Title, no proceedings have been filed by or against this affiant since the date covered by the report of title, nor have any judgments or decrees been rendered against this affiant with respect to property described above; no suit is pending against affiant, nor is there any judgment note or other instrument signed by affiant that can result in a judgment or decree within five (5) days with respect to the property described above; all water taxes except the current bill, have been paid, and that all insurance policies assigned have been paid; and that this affidavit and covenant is made to induce, and in consideration of the said grantees consummating the purchase of said premises.

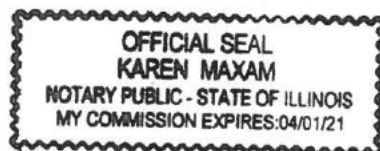
Affiant further states: nothing.

Grove Venture LLC

Subscribed and Sworn to before  
Me this 18 day of August, 2020

Michael J. Steck

**Notary Public**



OFFICIAL SEAL  
KAREN MAXAM  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 04/01/21

**AFFIDAVIT OF TITLE**

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF WILL )

The undersigned affiant, being first duly sworn, on oath says, and also  
convenants with and warrants to the grantee named:

That the affiant has an interest in the premises described below or in the  
proceeds thereof of is the grantor in the deed to **Martin and Kathryn S. Ivec**  
grantees, conveying the following described premises:

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Township 36 North, Range 8 East of the Third Principal Meridian according to the  
plat thereof recorded as document no. 2006-32893, in Kendall County, Illinois

That no labor or material has been furnished for said premises within the  
last four months that is not fully paid for.

That, since the title date of 7-29-2020, in the report on title issued  
by ChicagoTitle, no proceedings have been filed by or against this affiant since  
the date covered by the report of title, nor have any judgments or decrees been  
rendered against this affiant with respect to property described above; no suit is  
pending against affiant, nor is there any judgment note or other instrument  
signed by affiant that can result in a judgment or decree within five (5) days with  
respect to the property described above; all water taxes except the current bill,  
have been paid, and that all insurance policies assigned have been paid; and  
that this affidavit and covenant is made to induce, and in consideration of the  
said grantees consummating the purchase of said premises.

Affiant further states: nothing.

Grove Venture LLC  
Michael J. Steck, Managing Member

Subscribed and Sworn to before  
Me this 30 day of July, 2020

Michael J. Steck

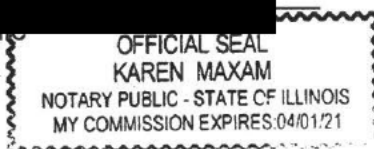




Exhibit B

*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. Other properties have fenced in their whole lot and, as long as the Homeowners' Association is fine with the fence height, there should not be an issue.*

*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 a variation that has been requested and could be requested in the future for other properties inside Grove Estates.*

*That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The owners do not have a hardship, but would like to install the fence as requested.*

*That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. The requested variance should not negatively impact any of the neighbors and will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.*

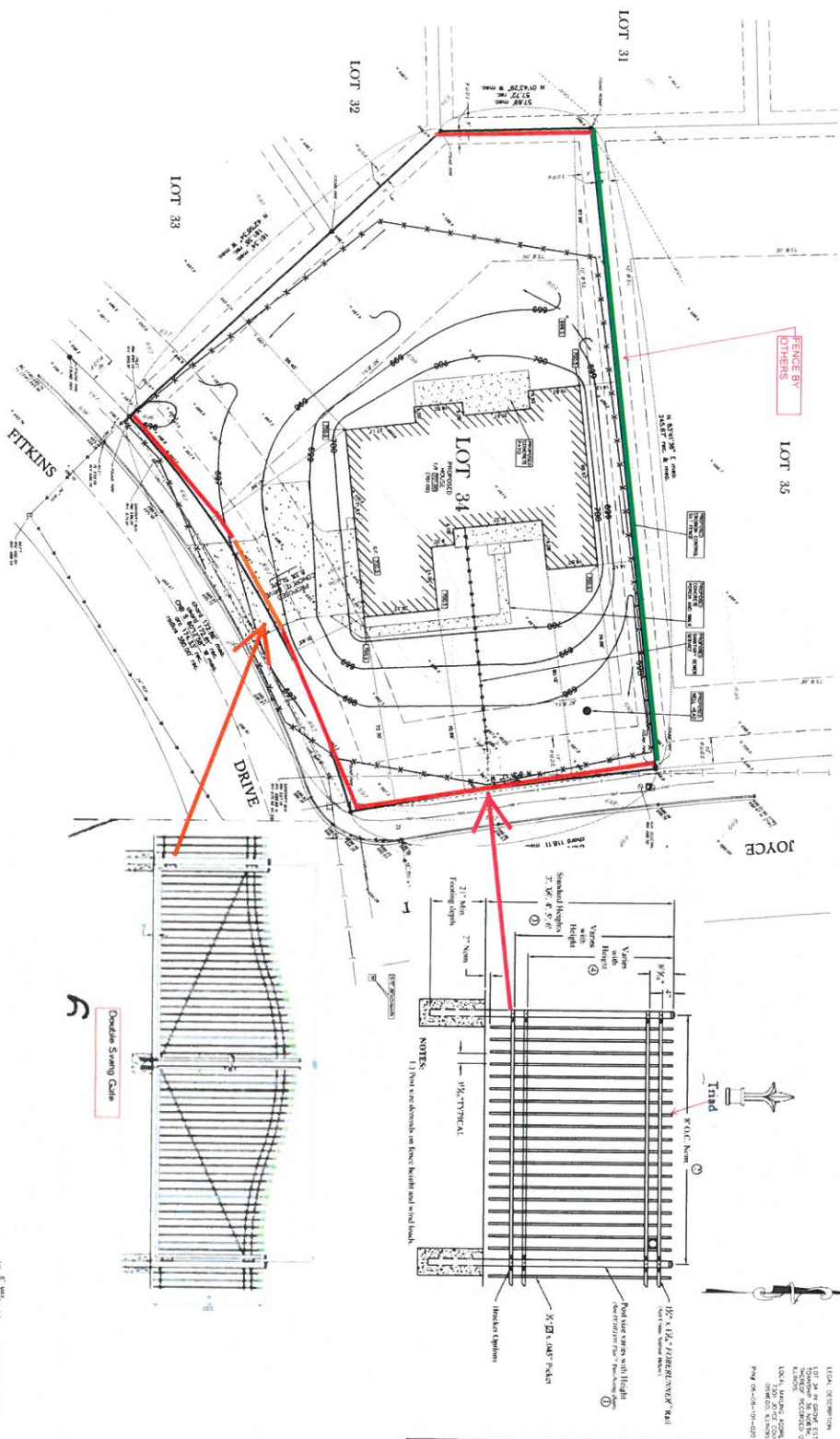
*That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood.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

**DETAILED GRADING PLAN**

LEGAL DESCRIPTION  
LOT 34 IN GROUP 31 SITES, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE NINTH SUPPLEMENTAL SURVEY OF SECTION 12, 2004 AS DOCUMENT NO. 200606022842, IN KIDDAW COUNTY, KANSAS.

LOCAL MAPING AGENTS  
7301 JEFF COURT  
OVERLTON, KANSAS

PN# 06-08-07-020 (ORIGINAL COUNTY)



- GRADE SLOPES NOT TO EXCEED 4 TO 1.
- DESIGN FOOTINGS AS REQUIRED TO ENSURE ADEQUATE FROST PROTECTION.
- DESIGN SLOPE OR BRICK AS REQUIRED TO A MINIMUM OF 0.5 ABOVE GRADE.
- DEVELOP SLOPES NOT TO EXCEED 10%.
- DESIGN GRADING TO BE MAINTAINED FOR THE ALTHOUGH PROCEDURES FOR URBAN SOIL PROTECTION AND STABILIZATION CONTROL. MANUAL, LATEST EDITION.
- FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.

## NOTES FOR SILT FENCE

1. MANUFACTURE SHALL BE PERFORMED AS NEEDED AND MATERIAL SHALL BE REQUIRED WHEN BELT DEVELOP IN THE SLIT FITTING.
2. FILTER CLOTH SHALL BE FILTER X, WEIGHT 100G, STAINLESS TITANIUM, OR EQUIV.
3. PRETREATMENT UNIT SHALL BE OXIDATION, ENVIROFENCE, OR EQUIV.

## SILT FENCE INSTALLATION

NOT TO SCALE

REVISIONS		
NO.	DATE	DESCRIPTION
1	03-16-75	REVISED ORIGINALLY FROM CLIENT

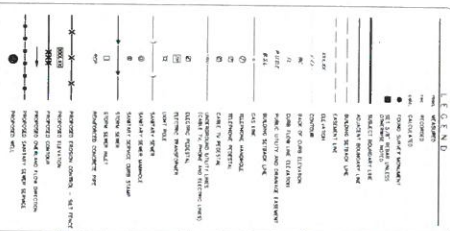
**Ruettiger, Tonelli & Associates, Inc.**  
 Surveyors • Engineers • Planners • Landscape Architects • Civil Engineers  
 10000 E. 15th Avenue, Suite 100 • Denver, CO 80231 • 303/751-1100

DATE: 1-26-2021	SCALE: 1" = 20'	DRAWN BY: ECH	CHECKED BY: DIZ
PROJECT: 198			
FIELD BOOK: 28-65			

320-1510-0P  
DRAWING No:

## BENCHMARK: COST-BENEFIT ANALYSIS

CUT CROSS ON NORTH-EAST CORNER OF TRANSOMURA  
PLATEAU, THE SOUTHEAST CORNER OF LOT 40  
(AS SHOWN)  
ELEVATION: 696.42 (AS SHOWN)



I, JAVIER J. ZENTEC, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT THE DRAFTED GRADING PLAN HAS BEEN PREPARED UNDER MY SUPERVISION BY REGISTERED, LICENSE # 455004015, INC., LICENSED PROFESSIONAL DESIGN FIRM NO. 164-001235.

DAVID J. ZWIERSKIE, JR. P.E. No. 0642-040001 (EXPIRES 11-30-2010)  
To verify authenticity of this document, visit [www.tn.gov](http://www.tn.gov) and click on the link of the EIT 5000 from the menu column, leftmost and top right (top corner).

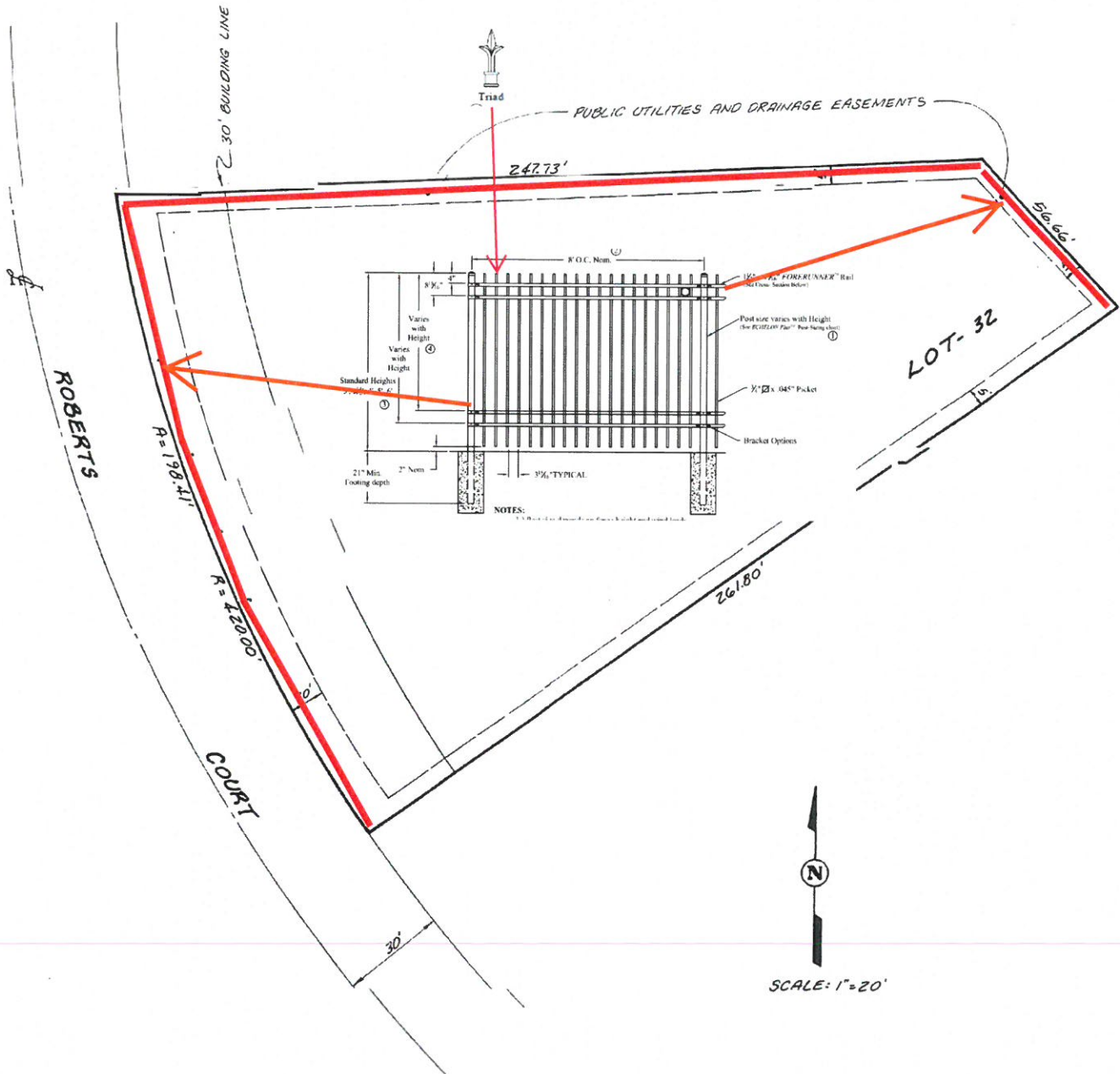
REVISIONS	
DATE	DESCRIPTION
11/11/11	REVISED DRAFTMAN WITH CLIENT

**Ruettinger, Tonelli & Associates,**  
Serving as Regulators' Financials Lead for the U.S. Treasury  
120 CANTATA DRIVE • SOUTH BEND, INDIANA 46601  
PH (219) 344-0000 FAX (219) 344-0101  
website: www.ruettingertonielli.com

DATE: 11-20-2021	SCALE: 1" = 20'	DRAWN BY: EJM	DATE: 11-20-2021
PROJECT: HARTY & KATZ 1000		FIELD BOOK: 28	DATE: 11-20-2021
DRAWING NO.: 320-1510		PAGE: 48-50	DATE: 11-20-2021

# PLAT OF SURVEY

LOT 32 IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS



**INTECH CONSULTANTS, INC.**

CONSULTING ENGINEERS/SURVEYORS

3412 WYNDLE AVENUE DOWNERS GROVE, ILLINOIS 60515 (630) 904-5058



STATE OF ILLINOIS } 55  
COUNTY OF DUPAGE }

WE, INTECH CONSULTANTS, INC. HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE SAME

SIGNED: January 18, 2008

BY: [Signature] AD 2008

ILLINOIS PROFESSIONAL LAND SURVEYORS

2004.035-32

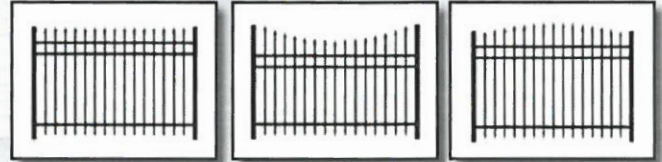
NOTE: COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE. EASEMENTS AND BUILDING LINES INDICATED ARE TAKEN FROM ORIGINAL RECORDED SUBDIVISION PLAT FOR SUBSEQUENT EASEMENTS AND BUILDING LINES ADDED, ALTERED, OR NOT DEPICTED UPON RECORDED SUBDIVISION PLAT, REFER TO TITLE POLICY, DEED OR INSTRUMENT CREATING SAME





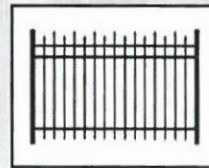


# HUNDRED SERIES



## **Model 0131 - 3 Rail - with Spears**

Heights: 36", 42", 48" & 60" • Length: 6' Sections



## **Model 0132 - 3 Rail - w/Alt. Spears**

Heights: 36", 42", 48" & 60" • Length: 6' Sections



## **Model 0141 - 4 Rail - with Spears**

Height: 72" • Length: 6' Sections



# RESIDENTIAL ALUMINUM FENCE

- **Verified AAMA 2604-10 Compliant Powder Coated Aluminum Fence.**

**Posts: 6063 - T5**

**Rails: 6063 - T6**

**Pickets: 6063 - T52**

- **No Screws -**

**Patented Hidden E-Clip**  
(Patent #US 7,152,849 B2)

**Patented Rail Locks**  
(Patent #US 7,134,647 B2)

- **Gates - All Rails and Pickets are Welded.**

- **Lifetime Warranty<sup>§</sup>.**

- **Standard Sections... Rack - 24" in 6'.**

- **Assembled Sections for Quick Installation.**

- **Eliminate Freight Damage with Company Owned Trucks and Securely Packaged Loads.**

§ 30-Year for Government, Municipalities and Corporations

## SPECIFICATIONS

### Hundred Series

	<b>0131</b>	<b>0132</b>	<b>0141</b> 72"	<b>0142</b> 72"	<b>0220</b> 48"
Fence Heights	36", 42", 48", 60"	36", 42", 48", 60"			
Posts	2" x 2" x .060" wall w/6' centers	2" x 2" x .060" wall w/6' centers	2" x 2" x .090" wall w/6' centers	2" x 2" x .090" wall w/6' centers	2" x 2" x .060" wall w/6' centers
Gate Posts	2" x 2" (.060) w/Inserts = .190 Wall	2" x 2" (.060) w/Inserts = .190 Wall	2" x 2" (.090) w/Inserts = .220 Wall	2" x 2" (.090) w/Inserts = .220 Wall	2" x 2" (.060) w/Inserts = .190 Wall
Post Caps	2" Flat Cap/Standard 2" Ball Cap/Optional	2" Flat Cap/Standard 2" Ball Cap/Optional	2" Flat Cap/Standard 2" Ball Cap/Optional	2" Flat Cap/Standard 2" Ball Cap/Optional	2" Flat Cap/Standard 2" Ball Cap/Optional
Rails	1" Height x .085" Wall x 1 1/8" Width x .065" Wall	1" Height x .085" Wall x 1 1/8" Width x .065" Wall	1" Height x .085" Wall x 1 1/8" Width x .065" Wall	1" Height x .085" Wall x 1 1/8" Width x .065" Wall	1" Height x .085" Wall x 1 1/8" Width x .065" Wall
Pickets	5/8" x 5/8" x .045" Wall	5/8" x 5/8" x .045" Wall	5/8" x 5/8" x .045" Wall	5/8" x 5/8" x .045" Wall	5/8" x 5/8" x .045" Wall
Picket Spacing	3.792" between Pickets	3.792" between Pickets	3.792" between Pickets	3.792" between Pickets	3.792" between Pickets
Finial Option	Triad, Quad	Triad, Quad	Triad, Quad	Triad, Quad	
	<b>0230</b>	<b>0233</b>	<b>0240</b> 72"	<b>0243</b> 72"	
Fence Heights	36", 42", 48", 55"*, 60"	36", 42", 48", 55"*, 60"			
Posts	2" x 2" x .060" wall w/6' centers	2" x 2" x .060" wall w/6' centers	2" x 2" x .090" wall w/6' centers	2" x 2" x .090" wall w/6' centers	
Gate Posts	2" x 2" (.060) w/Inserts = .190 Wall	2" x 2" (.060) w/Inserts = .190 Wall	2" x 2" (.090) w/Inserts = .220 Wall	2" x 2" (.090) w/Inserts = .220 Wall	
Post Caps	2" Flat Cap/Standard 2" Ball Cap/Optional	2" Flat Cap/Standard 2" Ball Cap/Optional	2" Flat Cap/Standard 2" Ball Cap/Optional	2" Flat Cap/Standard 2" Ball Cap/Optional	
Rails	1" Height x .085" Wall x 1 1/8" Width x .065" Wall	1" Height x .085" Wall x 1 1/8" Width x .065" Wall	1" Height x .085" Wall x 1 1/8" Width x .065" Wall	1" Height x .085" Wall x 1 1/8" Width x .065" Wall	
Pickets	5/8" x 5/8" x .045" Wall	5/8" x 5/8" x .045" Wall	5/8" x 5/8" x .045" Wall	5/8" x 5/8" x .045" Wall	
Picket Spacing	3.792" between Pickets	3.792" between Pickets	3.792" between Pickets	3.792" between Pickets	
Finial Option		Triad, Quad		Triad, Quad	

\* Meets National Pool Code Requirements for Height and Spacing. Check Local Pool Code Requirements.



# Strong Wel

## SINGLE & DOUBLE GATES



1230R - Double Drive Gate w/Continuous Arch

- *CourtYard® Gates use Non-corrosive Hardware.*
- *Single Gates up to 16' Wide.*
- *Double Gates up to 32' Wide.*



1131 - Single 36" Wide

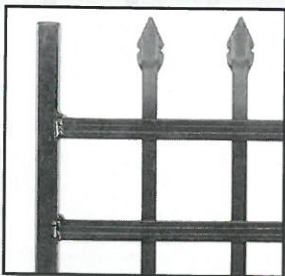


1233 - 72" Wide Gate w/Standard Brace

Stainless Steel  
Medium Duty  
Hinge



Stainless Steel  
Gravity Latch

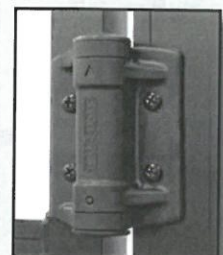


CourtYard® Gates -  
All rails and Pickets  
are welded.



Locking Latch

Self-Closing Hinge





# ded Gates

## MATCHING GATES WITH RINGS

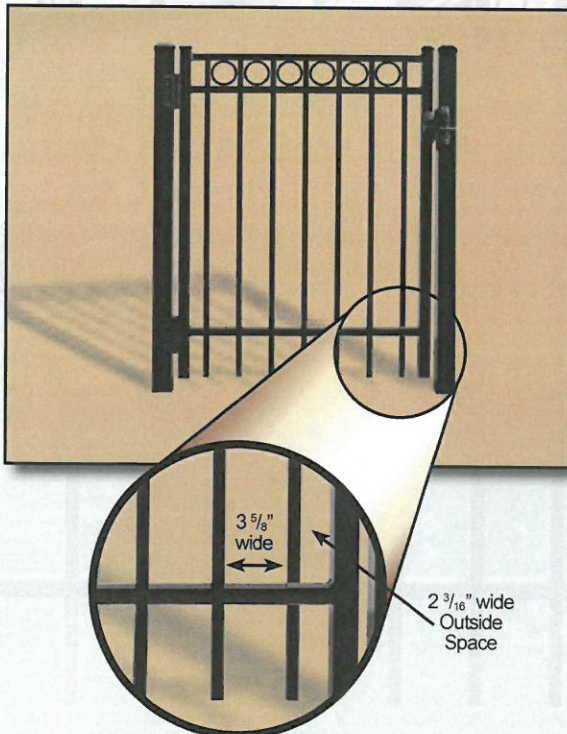
*Your Choice - "Perfect Fit" or Standard Gates*

- Matching Gates for 3 Residential Styles - 1131R, 1132R & 1230R.
- Available in Straight & Arched.



**1230R - 48" Wide Arched "Perfect Fit"**

**1230R - 36" Wide Straight "Standard"**



### Gate Width Specifications

#### 1131R & 1230R - "Perfect Fit" Gates

Gate Sizes	# of Pickets	# of Rings	Actual Width	Actual Opening
36" wide	6	7	33"	34 1/2"
42" wide	8	9	41 3/4"	43 1/4"
48" wide	9	10	46 3/16"	47 11/16"
60" wide	12	13	59 3/8"	60 7/8"
72" wide	14	15	68 1/8"	69 5/8"
72" wide	15	16	72 1/2"	74"

#### 1132R - "Perfect Fit" Gates

Gate Sizes	# of Pickets	# of Rings	Actual Width	Actual Opening
36" wide	7	8	37 3/8"	38 7/8"
42" wide	7	8	37 3/8"	38 7/8"
48" wide	9	10	46 3/16"	47 11/16"
60" wide	11	12	55"	56 1/2"
72" wide	13	14	63 3/4"	65 1/4"
72" wide	15	16	72 1/2"	74"

#### 1131R - Standard Gates

Gate Sizes	# of Pickets	# of Rings	Actual Width	Actual Opening	Approx. End Space
36" wide	7	6	34 1/2"	36"	2 3/16"
42" wide	8	7	40 1/2"	42"	3"
48" wide	10	9	46 1/2"	48"	1 9/16"
60" wide	12	11	58 1/2"	60"	3 3/16"
72" wide	15	14	70 1/2"	72"	2 9/16"

#### 1132R - Standard Gates

Gate Sizes	# of Pickets	# of Rings	Actual Width	Actual Opening	Approx. End Space
36" wide	7	6	34 1/2"	36"	2 3/16"
42" wide	9	8	40 1/2"	42"	2 5/32"
48" wide	9	8	46 1/2"	48"	3 25/32"
60" wide	13	12	58 1/2"	60"	1"
72" wide	15	14	70 1/2"	72"	2 9/16"

#### 1230R - Standard Gates

Gate Sizes	# of Pickets	# of Rings	Actual Width	Actual Opening	Approx. End Space
36" wide	7	6	34 1/2"	36"	2 3/16"
42" wide	8	7	40 1/2"	42"	3"
48" wide	10	9	46 1/2"	48"	1 9/16"
60" wide	12	11	58 1/2"	60"	3 3/16"
72" wide	15	14	70 1/2"	72"	2 9/16"

### GATE SPECIFICATIONS

**Heights:** 36", 42", 48", 54", 60", 72"

**Posts:** 2 1/2" x 2 1/2" x .065" Wall w/6" centers

**Gate Posts:** 2 1/2" Gate Post w/Inserts = .190" Wall

**Post Caps:** 2 1/2" Flat Cap - Standard (2 1/2" Ball Cap - Optional)

**Rails:** 1" Height (.100" Wall) x 1 1/8" Width (.100" Wall)

**Pickets:** 3/4" x 3/4"

**Picket Spacing:** 3.65" between pickets

**Rings:** 3.620" Diameter x .375" Width x .625" Wall

\* Meets BOCA Requirements for Height and Spacing.



# Features and

**No UNSIGHTLY  
SCREWS!**

**ELIMINATE  
SCRATCHES**

**Industrial**



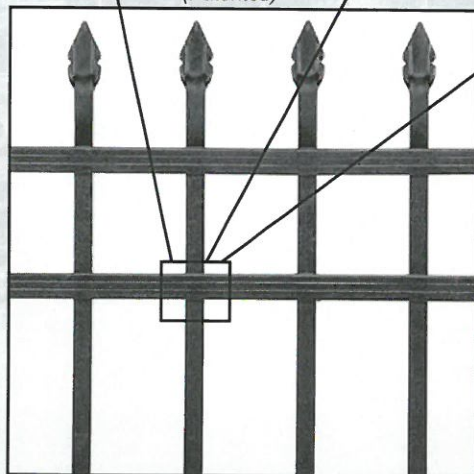
**Residential**



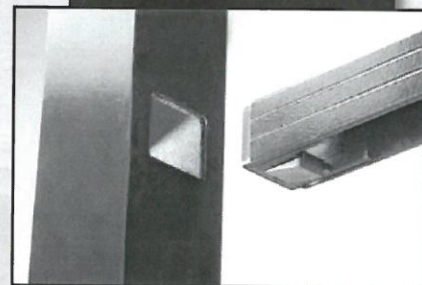
**Commercial**



**Hidden E-Clip  
Fasteners  
(Patented)**



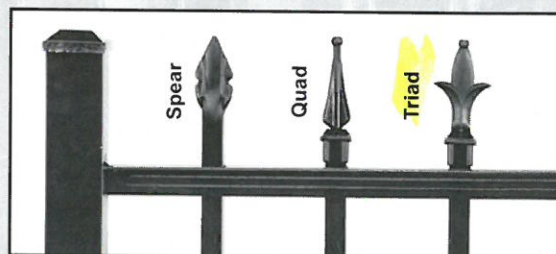
**Hidden Rail Locks  
(Patented)**



**Spear**

**Quad**

**Triad**



**Finials**

**Spear • Quad • Triad**

- **Aluminum Alloy**
- **Posts: 6063 - T6**
- **Rails: 6063 - T6**
- **Pickets: 6063**



## STANDARD COLORS

**Touch Up  
Cans and  
Pens**



**Satin Black**  
DSI 101



**Gloss White**  
DSI 102



**Gloss Beige**  
DSI 104



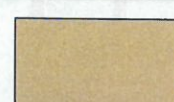
**Black Fine Texture**  
DSI 106



**Bronze Fine Texture**  
DSI 107



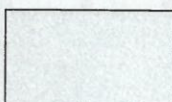
**Speckled Walnut**  
DSI 121



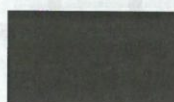
**DSI 110 (Optional)  
Gold Accent  
Fine Texture**



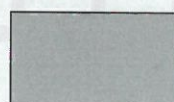
**Sandy Shore**  
DSI 122



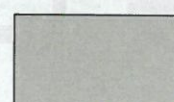
**White Fine Texture**  
DSI 123



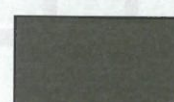
**Chocolate**  
DSI 124



**Silver\***  
DSI 125



**Clay**  
DSI 128



**Ninety Bronze**  
DSI 131

Colors shown are a close representation of the true color. Please consult actual samples for accurate powder coating colors.

\* 15% upcharge applies to Silver with minimum order



# Special Options

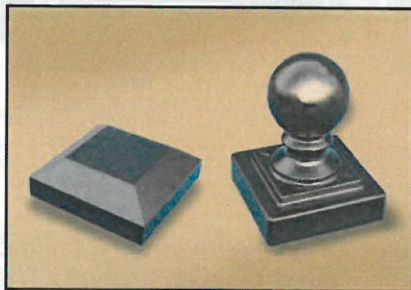


Standard Residential Section - Racks 20" in a 6' Section  
Residential Section w/Rings - Racks 10" in a 6' Section  
Double Punching Increases Racking Angle



Short Picket Option (Flat Rail Option Shown)

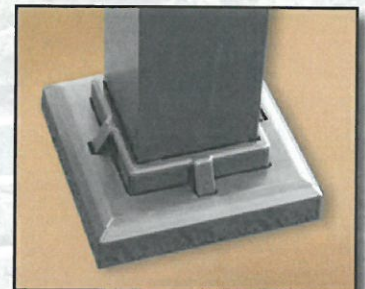
- *Per Foot Sections... Available from 3' to 6'* (Even spacing between verticals)
- *Per Inch Sections... Available from 36" to 72"* (Ring models do not apply)



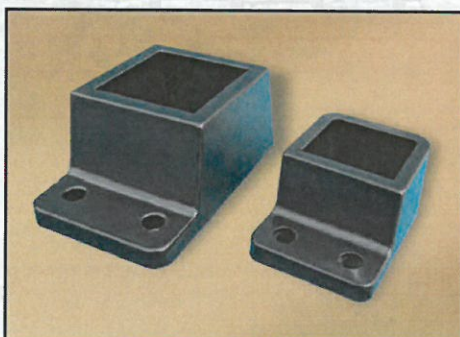
Post Caps  
Flat Ball



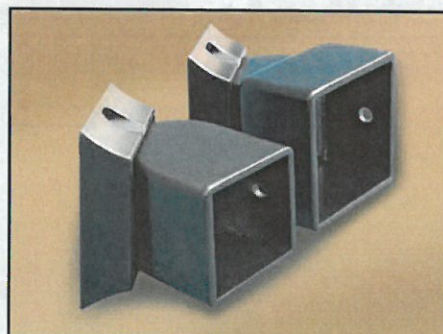
Gold Options



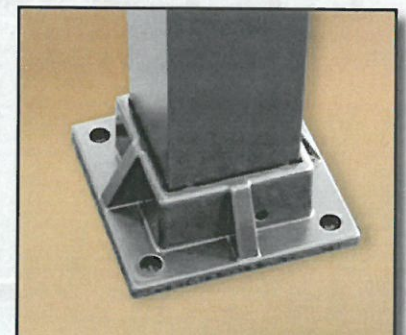
2-1/2" Post Mount Flair



Industrial Residential  
Wall Mount



Residential Industrial  
Swivel Mount



2-1/2" Post Mount



# Kendall County Web GIS



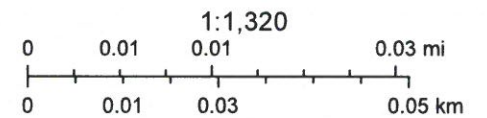
Attachment 4

March 22, 2021

 Kendall County Address Points

Parcels

Ownership Parcel



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Kendall County Web GIS

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