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

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

ROLL CALL:
Members Present: Scott Cherry, Karen Clementi, Cliff Fox (Attended Remotely), Tom LeCuyer, Randy Mohr, and Dick Thompson
Members Absent: Dick Whitfield
Staff Present: Matthew Asselmeier, AICP, CFM, Senior Planner
Others Present: Dan Kramer, Wanda Hogan, Jillian Prodehl, Jamie Prodehl, Cathleen Anzelc, Tom Anzelc, Anne Vickery, Pastor Andrew O'Neal, and John Tebrugge (Attended Remotely)

MINUTES:
Member LeCuyer made a motion, seconded by Member Cherry, to approve the minutes of the March 1, 2021 hearing/meeting.

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

The motion passed.

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

PETITIONS
The Zoning Board of Appeals started their review of Petition 21-07 at 7:04 p.m.

Petition 21 – 07 – Wanda and Thomas Hogan
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

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.

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 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 for 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 sales must occur in an existing building, unless otherwise 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^{th}) 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 additional 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 park 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.

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.

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

Wanda Hogan, Petitioner, clarified the definition of flea market. She preferred crafts and farmers' market. She agreed to install a temporary fence around the lake. She would station herself to watch the number of people coming onto and leaving the property. She anticipated eighty-four (84) customers on the property when the parking lot is full. No vehicles would park on Brisbin Road.

Chairman Mohr asked how the Petitioner would control twenty-one (21) cars. Ms. Hogan responded that she would count them and, if the parking lot is full, she would direct people to leave the property.

Chairman Mohr asked what percentage of the sales would be farmers' market versus others. Ms. Hogan responded that crafts and farmers' products would be offered at the site. Regular vendors would be licensed and insured. She would also have insurance. Since she lives on the property, she would not allow people to wander in the yard.

Ms. Hogan also stated that her property was not the junkiest yard in the area. She offered to show pictures of the property to the Board. She stated that they were selling items and have previously sold items to clean up the property.

Cathleen Anzelc expressed concerns regarding setting a precedent to allow these types of uses in the area. She had concerns about vendors monitoring the property. She noted that another farmers'

market was operating on Whitewillow Road and did not see the need in the area. She was concerned about the impact of work in the farm fields impacting the vendors and customers. She questioned if vendors would be allowed to leave their wares out over the weekend.

Chairman Mohr asked Mr. Asselmeier if the farmers' market on Whitewillow Road was properly zoned. Mr. Asselmeier responded that he would need to know the address of the property and the items sold on the property. If the items sold were grown or produced on the premises, that use would be allowed.

The property on Whitewillow Road is landscape business.

Tom Anzelc, Lisbon Township Trustee, did not believe the ground was suitable for the proposed use and had concerns about the safety related to the ponds and narrowness of the driveway. He believed ambulances would have difficulty accessing the site.

Anne Vickery, Seward Township Highway Commissioner, believed the proposed use would create problems along Brisbin Road. She did not believe that Ms. Hogan could not control traffic. She had concerns about the safety around the property. She stated the property was a mess and dangerous. Ms. Vickery would call tow trucks to remove cars on Brisbin Road. She believed Ms. Hogan's intentions were good, but the use was wrong. She expressed concerns about the County enforcing the regulations.

Chairman Mohr closed the public hearing at 7:28 p.m.

Member Clementi expressed concerns about general welfare and safety because of the traffic generated by the proposed use. Discussion occurred whether or not the Petitioner would follow the proposed conditions and whether or not the County could enforce the conditions.

Chairman Mohr stated that he believed that a flea market would not improve property values. He stated farmers' markets were encouraged, but flea markets disrupt the intent of the regulations. He was concerned about the unintended consequences of the use in a rural area. He further stated that the proposed use was not consistent with the Land Resource Management Plan.

Member Clementi made a motion, seconded by Member Cherry to approve the Findings of Fact.

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

The motion failed. All Findings of Fact will be written in the negative.

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

The votes were as follows:
Ayes (0): None
Nays (6): Cherry, Clementi, Fox, LeCuyer, Mohr, and Thompson
Abstain (0): None

Absent (1): Whitfield

The motion failed. The recommendation will be in the negative

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

The Zoning Board of Appeals completed their review of Petition 21-07 at 7:36 p.m.

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

Petition 21 – 08 – Jamie and Jillian Prodehl

Request:	Special Use Permit to Operate a Banquet Facility and a Variance to Section 7:01.D.12.a to Allow a Banquet Facility on a Non-Arterial or Non-Major Collector Roadway
PIN:	09-05-400-021
Location:	4405 Van Dyke Road, Minooka, Seward Township
Purpose:	Petitioners Want To Operate a Banquet Facility on the Property; Property is Zoned A-1 Agricultural

Mr. Asselmeier summarized the request.

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

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

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

The property is located at 4405 Van Dyke Road.

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

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

The Future Land Use is Rural Residential.

Van Dyke Road is Township maintained Minor Collector.

A trail is planned along Van Dyke Road 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 (1/2) mile of the subject property.

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

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

Seward Township was emailed information on February 22, 2021.

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

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

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

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

The Kendall County Regional Planning reviewed this proposal at their meeting on March 24, 2021. Member Nelson favored noise be measured from residential structures. Member Wilson expressed concerns regarding noise from Ellis House, the number of parking spaces, the location of wedding ceremonies on the property, speeders, and general noise in the area. Member Wilson felt that the proposed use would fit better in a business park. Member Wormley noted that the property was kept neat and clean. Member Casey felt the use would be good for the area. Discussion occurred regarding the stormwater plans for the site. The Petitioners emphasized their plans to keep the venue small, noted the dates the venue would be open, and noted that they live on the property. The Petitioners also emphasized that the tent would only be used as a social distancing requirement and outdoor speakers would be pointed toward the building. The Petitioners worked with the Kendall County Sheriff's Department and found that at full capacity with one (1) garage door open, the noise reading at two hundred feet (200') was fifty-nine (59) dBa. With the door closed, the noise reading was forty-nine (49) dBa. The Petitioners were working with the Kendall County Health Department. The proposal meets the County's parking requirements. An email from Doug Wilson was read expressing Mr. Wilson's objection to the proposal because of increased noise, traffic, and loss of property value. Chuck Allen agreed with Mr. Wilson and expressed concerns about intoxicated drivers on rural roads and that the area is planned to be residential and agricultural, not business. Anne Vickery, Seward Township

Highway Commissioner, expressed support for the project and noted that several Seward Township Trustees had no objections to the proposal. She also noted that a right-of-way dedication was unnecessary. Pastor Andrew O'Neal of Christ First Baptist Church expressed support for the proposal because there were no facilities like the proposed facility within forty-five (45) minutes of the Church, he believed the Petitioners have been great neighbors and he noted the improvements the Petitioners have made on the property. Jessica Nelsen believed the proposed use would be an asset to the community. The Kendall County Regional Planning Commission voted to recommend approval of the special use permit and variance with by a vote of nine (9) in favor and one (1) in opposition. Member Wilson voted against the proposal. The minutes of this meeting were provided.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Petitioners have also developed a marketing plan.

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

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

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

The property fronts Van Dyke Road.

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

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

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

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

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

The landscaping plan shows five (5) six foot (6') ornamental trees, ten (10) six foot (6') Skyhigh Juniper trees, four (4) six foot (6') Emerald Green Arborvitae, six (6) five (5) gallon Isanti Redtwig Dogwoods, six (6) one (1) gallon Sweet Autumn Clematis, six (6) five (5) gallon Limelight Hydrangea, seven (7) five (5) gallon Vanilla Strawberry Hydrangea, and eight (8) one (1) gallon 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 landscaping and the driveway widening shall occur within one hundred twenty (120) days after the approval of the ordinance granting a special use permit for a banquet facility at the subject property.
16. The operator(s) of the banquet facility acknowledge and agree to follow Kendall County's Right to Farm Clause.
17. The operator(s) of the banquet facility allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
18. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
19. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

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

Chairman Mohr asked how the property went from being a church to its present condition. Mr. Asselmeier responded the property was a church from 2008 until 2018. When the church was in the process of selling the property, the church requested the County Board to revoke the special use permit. The Petitioners bought the property with plans to operate a banquet facility at the site and to live on the property.

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

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

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

properties. For Emerson Creek, in 2020, the closer houses sold for Four Hundred Sixty-Nine Thousand Dollars ($469,000) and Four Hundred Sixty-Five Thousand Dollars ($465,000) while the home further away sold for Four Hundred Two Thousand Dollars ($402,000).

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

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

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

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

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

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

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

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

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

The motion passed.

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

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

The motion passed.

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

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

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

The motion passed.

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

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

The Zoning Board of Appeals started their review of Petition 21-06 at 8:10 p.m.

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

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

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 Yorkville City Council reviewed this proposal at their meeting on March 23, 2021 and had no objections to the requested map amendment; an email to the effect was provided.

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.

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 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.

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 recommended 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 Mohr opened the public hearing at 8:17 p.m.

Dan Kramer, Attorney for the Petitioner, concurred with Mr. Asselmeier's presentation. He discussed the planning team and the site plan. He noted the location of the wetlands. He noted that a full cut off of Galena Road will not be available; the main access will be off of East Beecher. There will be a right-in

right-out on Galena Road. He discussed the adjoining the manufacturing uses. He noted the area was not ideal for residential uses. The Petitioner does not engage in composting or landscaping. When the Petitioner purchased the property, no one declared the location of the Rios septic field. The Petitioner will place a silt fence around the septic field once they determine the specific location of the septic field. The Petitioner also offered to give a license agreement with the Rioses as long as the septic field is functioning. The mulch storage area will be on the southern end of the property near the wetlands.

Member Cherry asked about noise. Mr. Kramer responded that they will install screening. The business will not be a landscaping business. The trucks will be stored in a fenced-in area. Mr. Kramer noted that the Petitioner currently operates inside the Village of Montgomery. The Petitioner does a lot of work with local municipalities. The Petitioner sells mulch wholesale.

Chairman Mohr closed the public hearing at 8:31 p.m.

Member Clementi made a motion, seconded by Member Cherry, to approve the Findings of Fact.

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

The motion passed.

Member Clementi made a motion, seconded by Member LeCuyer, to recommend approval of the map amendment.

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

The motion passed.

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

The Zoning Board of Appeals completed their review of Petition 21-06 at 8:33 p.m.

The Zoning Board of Appeals started their review of Petition 21-10 at 8:34 p.m.

Petition 21 – 10 – Kendall County Regional Planning Commission

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

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 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 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 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 were 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.

Member LeCuyer made a motion, seconded by Member Thompson, to recommend approval of the requested amendments.

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

The motion passed.

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

The Zoning Board of Appeals completed their review of Petition 21-10 at 8:39 p.m.

NEW BUSINESS/OLD BUSINESS
None

REVIEW OF PETITIONS THAT WENT TO THE COUNTY BOARD
Mr. Asselmeier said that Petition 21-03 regarding Woody's Orchard was approved at the County Board.

PUBLIC COMMENTS
Mr. Asselmeier reported there are requests for a special use permit for a winery at 9396 Plattville Road, two fence height variances in Grove Estates, and a side yard setback variance for the May hearing.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS
Member Clementi made a motion, seconded by Member Cherry, to adjourn.

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

The motion passed.

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

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

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

Exhibits
1. Memo on Petition 21-06 Dated March 25, 2021
2. Certificate of Publication for Petition 21-06 (Not Included with Report but on file in Planning, Building and Zoning Office)
3. Memo on Petition 21-07 Dated March 25, 2021
4. Certificate of Publication for Petition 21-07 (Not Included with Report but on file in Planning, Building and Zoning Office)
5. Memo on Petition 21-08 Dated March 25, 2021
6. Certificate of Publication for Petition 21-08 (Not Included with Report but on file in Planning, Building and Zoning Office)
7. Memo on Petition 21-10 Dated March 25, 2021
8. Certificate of Publication for Petition 21-10 (Not Included with Report but on file in Planning, Building and Zoning Office)

KENDALL COUNTY
ZONING BOARD OF APPEALS
MARCH 29, 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.

NAME	ADDRESS	SIGNATURE
John Vickery	[redacted]	
Jillian Prodehl		
Jamie Prodehl		
[illegible]		
[illegible]		
Kathleen Orsch		
Andrew O'Neal		

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. 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 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 USE: Agricultural/Farming (Historic Aerials Show a House Formerly Standing at the North Side of the Property)

ZONING: A-1 Agricultural District

LRMP:

Future Land Use	Mixed Use Business
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/ Wetlands	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.

REQUESTED ACTION: Map Amendment Rezoning Property from A-1 Agricultural to M-1 Limited Manufacturing

APPLICABLE REGULATIONS: Section 13:07 – Map Amendment Procedures

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 (County) Estate/Conservation Residential (Yorkville)	A-1

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.

ZPAC

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

PROJECT NAME JPC Tree **FILE #:**_____

NAME OF APPLICANT		
Cordero Real Estate, LLC		
CURRENT LANDOWNER/NAME(s)		
Cordero Real Estate, LLC		
SITE INFORMATION		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
24.973 acres	Galena Road & East Beecher Road	02-06-400-007
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Vacant Land	A-1 Agricultural	

REQUESTED ACTION (Check All That Apply):

___ SPECIAL USE	X MAP AMENDMENT (Rezone to M-1)	___ 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 (____ Major; ____ Minor)		

[1]PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	EMAIL
Daniel J. Kramer	[redacted]	[redacted]
PRIMARY CONTACT PHONE #	**PRIMARY CONTACT FAX #**	**PRIMARY CONTACT OTHER #(Cell, etc.)**
[redacted]	[redacted]	
[2]ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)

I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.

SIGNATURE OF APPLICANT **DATE**

X [redacted] 1-21-21

FEE PAID:$_____
CHECK #:_____

[1]*Primary Contact will receive all correspondence from County*
[2]*Engineering Contact will receive all correspondence from the County's Engineering Consultants*

Last Revised:
12.15.20

Date Stamp Here If
Checklist is Complete

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.

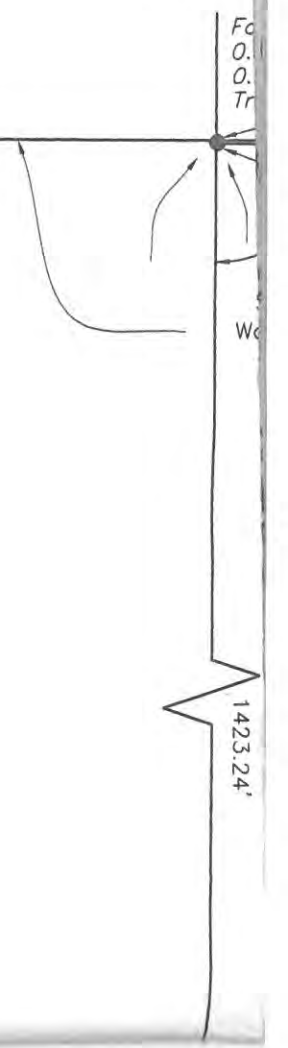
4. The proposed use is consistent with the slowly increased commercial development in the area. This is witnessed by construction and operation of the large gas station./car wash and convenience store facility across the field from this property on Route 47, the water park developed on Route 47, and 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.

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.

PLAT OF SURVEY AN
PART OF THE SOUTHEAST QUARTER
BRISTOL TOWNSHIP KEN

LEGAL DESCRIPTION:

That Part of the East Half 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°55' West along said center line, 276.0 feet; thence South parallel to the East Line of said Section 6, 200 feet; thence South 70°55' East, 276.0 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 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 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 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 Line of Parcel One, which is 1112.06 perpendicularly distant North of the South Line of said Section; 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. Kapchinski by Trustee's Deed recorded June 14, 1973 as Document 73–2843; thence East along the South Line of property conveyed to Diane R. Kapchinski by Trustee's Deed recorded June 14, 1973 as 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.



20 CSA 6201 96 A4
1/1 CF

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

WARRANTY DEED
Statutory (Illinois)

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~~ As Trustee of the Daniel P. Schultz Living Trust dated 8/8/2017, 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 P. 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

Unofficial

Dated this 16 Day of 19th, 2020.

[redacted]
Francis 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 Frances Schultz 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 19 Day of June, 2020.

[redacted]
Notary Public

Unofficial

Prepared By: David J. Kuen
1107 A S. Bridge St.
Yorkville, Illinois 60560
+ Return To

Future Tax Bills To: Cardus Real Estate, LLC
1079 Sorel Ave
Montgomery, Ill. 60538

Dated this 13 Day of June, 20 20.

[redacted]
Mary V. Harker

Warranty Deed - Statutory

STATE OF ~~ILLINOIS~~ Ohio)
) SS.
COUNTY OF ~~KENDALL~~ Montgomery)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mary Harker personally known to me to be the same person whose name X subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that X signed, sealed and delivered this instrument as X 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 13th Day of June, 20 20.

[redacted]
Notary Public

NOTARIAL SEAL STATE OF OHIO

RAVEN CLARK
Notary Public, State of Ohio
My Commission Expires 11-04-2023

Unofficial

Dated this 12 Day of June, 20 20.

[redacted]
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 Rita J. Rios, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered this instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 12th Day of June, 20 20.

[redacted]
Notary Public

"OFFICIAL SEAL"
COLLEEN HANSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/18/2023

Unofficial

Dated this 5 Day of June, 20 20.

[redacted]

Gerald H. Hankes

Warranty Deed - Statutory

STATE OF ~~ILLINOIS~~ Alabama)
) SS.
COUNTY OF ~~KENDALL~~ Lee)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gerald H. Hankes 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 5 Day of June, 20 20.

[redacted]

Notary Public

KATHRYN A. INGRAM
My Commission Expires
September 23, 2023

Unofficial

Dated this 10 Day of June, 20 20.

[redacted]
Edward F. Schultz

Warranty Deed - Statutory

STATE OF ILLINOIS)
) SS.
COUNTY OF KENDALL)

I, the undersigned, a Notary Public in and forsaid County, in the State aforesaid, CERTIFY THAT Edward F. Schultz 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 10 Day of June, 20 20.

[redacted]
Notary Public

OFFICIAL SEAL
MARGARET ROSE DAWE
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires July 5, 2020

Unofficial

Dated this 8th Day of June, 20 20.

[redacted]

Daniel P. Schultz, as Trustee

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 Daniel P Shultz 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 8th Day of June, 20 20.

[redacted]

Notary Public

Kelly M. Buck
Notary Public, State of Illinois
My Commission Expires 05/07/2021

Unofficial

Dated this 11 Day of June, 2020.

[redacted]
Anna Marie Ostreko

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 Anna M Ostreko 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 11 Day of June, 2020.

[redacted]
Notary Public

"OFFICIAL SEAL"
MALISSA PERKINS
Notary Public, State of Illinois
My Commission Expires 9/29/2021

Unofficial

Dated this 10th Day of JUNE, 20 20.

[redacted]
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 Lawrence F. Hankes personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that is signed, sealed and delivered this instrument as his 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 10th Day of June, 20 20.

[redacted]
Notary Public

"OFFICIAL SEAL"
COLLEEN HANSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/18/2023

Unofficial

Dated this 4 Day of June, 20 20.

[redacted]
Rosemary Svanovick

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 Rosemary Svanovick personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered this instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 4th Day of June, 20 20.

[redacted]
Notary Public

"OFFICIAL SEAL"
COLLEEN HANSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/18/2023

Unofficial

Dated this 10th Day of June, 20 20.

[redacted]

John D. 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 John D. Hankes personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this instrument as his 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 10th Day of June, 20 20.

[redacted]

Notary Public

"OFFICIAL SEAL"
COLLEEN HANSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/18/2023

Unofficial

EXHIBIT A

Order No.: [redacted]

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 TRUSTEE 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 LINE 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 45 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 DIANE R. 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

UNOFFICIAL DOCUMENT

Debbie Gillette
Kendall County Clerk & Recorder

PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

[redacted], being duly sworn on oath, states that affiant resides at [redacted] Yorkville, IL 60560. And further states that: (please check the appropriate box)

A. [X] That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being part of a larger tract of land; or

B. [ ] That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into not more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

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

SUBSCRIBED AND SWORN TO BEFORE ME

This 24th day of June, 2021.

[redacted]

Signature of Affiant

OFFICIAL SEAL
CHRISTIAN A GINOCCHIO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/29/22

111 West Fox Street, Yorkville IL 60560-1498
Tel: (630) 553-4104 • Fax: (630) 553-4119 • Email: Dgillette@co.kendall.il.us

Unofficial

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Cordero Real Estate, LLC

   Address 1079 Sard Avneue

   City Montgomery State IL Zip 60538

2. Nature of Benefit Sought operate a business

3. Nature of Applicant: (Please check one)
   - ___ Natural Person
   - ___ Corporation
   - ___ Land Trust/Trustee
   - ___ Trust/Trustee
   - ___ Partnership
   - ___ Joint Venture

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

   Illinois Limited Liability Company which is an entity to operate a business in Illinois

5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
Jhon Cordero	[redacted]	100%

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

   Jhon Cordero, Self

[redacted]

VERIFICATION

[redacted], being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have red the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 28th day of January, A.D. 2021

(seal)

[redacted]

Notary Public

Kendall County Soil & Water Conservation District

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

www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Cordero Real Estate, LLC
Address: 107 Sard Avenue
City, State, Zip: Montgomery, IL 60538
Phone Number: ( ) 630-327-6158
Email: jpctree@gmail.com

Contact Person: Attorney Daniel J. Kramer
1107A S. Bridge Street
Yorkville, IL 60560
( ) 630-553-9500
dkramer@dankramerlaw.com

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

Site Location & Proposed Use

Township Name Bristol
Parcel Index Number(s) 02-06-400-007 Township 37 N, Range 7 E, Section(s) 6
Project or Subdivision Name JPC Tree
Current Use of Site vacant/farm Number of Acres 24.973
Proposed Number of Lots 1 Proposed Use Tree Service Buisiness - see attached
Proposed Water Supply well Proposed Number of Structures 4 possible buildings
Proposed type of Storm Water Management on-site detention facility and release Proposed type of Wastewater Treatment septic

Type of Request

☑ Change in Zoning from A-1 to M-1
☐ Variance (Please describe fully on separate page)
☐ Special Use Permit (Please describe fully on separate page)
Name of County or Municipality the request is being filed with: Kendall County Planning, Building, & Zoning

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

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

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

Full Report: $375.00 for five acres and under, plus $18.00 per acre for each additional acre or any fraction thereof over five.
Executive Summary Report: $300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

Fee for first five acres and under	$ 375.00
20 Additional Acres at $18.00 each	$ 360.00
Total NRI Fee	$ 735.00

NOTE: Applications are due by the 1st of each month to be on that month's SWCD Board Meeting Agenda. Once a completed application is submitted, please allow 30 days for inspection, evaluation and processing of this report.

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be [redacted]

X [redacted]
Petitioner or Authorized Agent

1.21.21
Date

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

FOR OFFICE USE ONLY

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

[redacted]

JPC TREE CARE LLC

J.P.C. TREE CARE
Jhon P. Cordero
1079 SARD AVE
MONTGOMERY, IL 60538
630-449-7923

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

VALID VALID VALID VALID VALID VALID

AUTHORIZED SIGNATURE

MEMO Bristol Property

[redacted]

HEAT SENSITIVE

[redacted]

J.P.C. TREE CARE

Kndall County SCWD		1/21/2021	
	Bristol Property Application		735.00

Naperville Bank (7501	Bristol Property	735.00

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Applicant: Cordero Real Estate, LLC
Contact: Daniel J. Kramer
Address: 1079 Sard Avenue
Montgomery, IL 60538

Project: JPC Tree
Address: 1079 Sard Avenue, Montgomery

IDNR Project Number: 2109119
Date: 01/06/2021

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
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

EcoCAT Receipt

Project Code 2109119

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

DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
EcoCAT Consultation	$ 125.00	$ 2.81	$ 127.81

TOTAL PAID $ 127.81

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

Illinois Department of
Natural Resources

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

JB Pritzker, Governor
Colleen Callahan, Director

February 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.

[redacted]

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

ENCAP INCORPORATED

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

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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 ¼ of Section 6 & SW ¼ 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.
  1. 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, multi-stemmed 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 500-year 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.

Farmed Wetland 1. 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.

Table 1. Slide Analysis Summary
Mr. Daniel J. Kramer/ Cordero Property

Year	FSA Slide Source	Precipitation	Sample Points Type of Signature / Corresponding Number				
			E	F	G	H	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
Percent wetland signatures present in years with normal precipitation			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
*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).

Investigated Area 1. 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

Federal Regulations: 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

ENCAP INCORPORATED

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July 27, 2020

U.S. Fish and Wildlife Service
Rock Island Illinois Field Office
1511 47th 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*).

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 (*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, 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.



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

In Reply Refer To:
Consultation Code: 03E18000-2020-SLI-2271
Event Code: 03E18000-2020-E-05410
Project Name: Cordero Property

July 27, 2020

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

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

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: https://www.google.com/maps/place/41.70790709984422N88.46901027197637W



Counties: Kendall, IL

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[1], 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.

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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* There is **final** critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Threatened

Flowering Plants

NAME	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	Threatened

Critical habitats

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

USFWS National Wildlife Refuge Lands And Fish Hatcheries

Any activity proposed on lands managed by the National Wildlife Refuge 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.

Wetlands

Impacts to NWI wetlands 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.S. Army Corps of Engineers District.

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

EcoCAT
Ecological Compliance Assessment Tool

Applicant: ENCAP, Inc.
Contact: Kara Smit
Address: [redacted]

IDNR Project Number: 2101400
Date: 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.

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IDNR Project Number: 2101400

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IDNR Project Number: 2101400

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

EcoCAT Receipt

Project Code 2101400

APPLICANT	DATE
ENCAP, Inc. Kara Smit [redacted]	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 METRICS		ADDITIONAL METRICS	
MEAN C (NATIVE SPECIES)	2.88	SPECIES RICHNESS (ALL)	121
MEAN C (ALL SPECIES)	2.05	SPECIES RICHNESS (NATIVE)	86
MEAN C (NATIVE TREES)	2.14	% NON-NATIVE	0.29
MEAN C (NATIVE SHRUBS)	2.33	WET INDICATOR (ALL)	-0.32
MEAN C (NATIVE HERBACEOUS)	2.99	WET INDICATOR (NATIVE)	-0.69
FQAI (NATIVE SPECIES)	26.74	% HYDROPHYTE (MIDWEST)	0.70
FQAI (ALL SPECIES)	22.55	% NATIVE 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		
% 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
aceneg	Acer negundo	Acer negundo var. violaceum	Ash-Leaf Maple		0 FAC	FAC	0	Tree	Perennial	Native
acesai	Acer saccharinum	Acer saccharinum	Silver Maple		1 FACW	FACW	-1	Tree	Perennial	Native
agrpar	Agrimonia parviflora	Agrimonia parviflora	Harvestlice		4 FACW	FAC	-1	Forb	Perennial	Native
agralb	Agrostis gigantea	AGROSTIS ALBA	Black Bent		0 FACW	FACW	-1	Grass	Perennial	Adventive
amaret	Amaranthus retroflexus	AMARANTHUS RETROFLEXUS	Red-Root		0 FACU	FACU	1	Forb	Annual	Adventive
ambart	Ambrosia artemisiifolia	Ambrosia artemisiifolia elatior	Annual Ragweed		0 FACU	FACU	1	Forb	Annual	Native
ambtri	Ambrosia trifida	Ambrosia trifida	Great Ragweed		0 FAC	FAC	0	Forb	Annual	Native
ampbra	Amphicarpaea bracteata	Amphicarpaea bracteata	American Hog-Peanut		5 FAC	FAC	0	Vine	Annual	Native
anecan	Anemone canadensis	Anemone canadensis	Round-Leaf Thimbleweed		4 FACW	FACW	-1	Forb	Perennial	Native
antsyl	Anthriscus sylvestris	ANTHRISCUS SYLVESTRIS	Chervil		0 UPL	UPL	2	Forb	Biennial	Adventive
apocan	Apocynum cannabinum	Apocynum sibiricum	Indian-Hemp		2 FAC	FAC	0	Forb	Perennial	Native
arcmin	Arctium minus	ARCTIUM MINUS	Lesser Burrdock		0 FACU	FACU	1	Forb	Biennial	Adventive
ascsyr	Asclepias syriaca	Asclepias syriaca	Common Milkweed		0 FACU	UPL	1	Forb	Perennial	Native
ascver	Asclepias verticillata	Asclepias verticillata	Whorled Milkweed		1 FACU	UPL	1	Forb	Perennial	Native
aspoff	Asparagus officinalis	ASPARAGUS OFFICINALIS	Asparagus		0 FACU	FACU	1	Forb	Perennial	Adventive
bidcer	Bidens cernua	Bidens cernua	Nodding Burr-Marigold		3 OBL	OBL	-2	Forb	Annual	Native
bidfro	Bidens frondosa	Bidens frondosa	Devil's-Pitchfork		1 FACW	FACW	-1	Forb	Annual	Native
broine	Bromus inermis	BROMUS INERMIS	Smooth Brome		0 FACU	UPL	1	Grass	Perennial	Adventive
brotec	Bromus tectorum	BROMUS TECTORUM	Downy Chess		0 UPL	UPL	2	Grass	Annual	Adventive
calcan	Calamagrostis canadensis	Calamagrostis canadensis	Bluejoint		6 OBL	OBL	-2	Grass	Perennial	Native

consep	Calystegia sepium	Convolvulus sepium	Hedge False Bindweed	1 FAC	FAC	0 Forb	Perennial	Native
camrap	Campanula rapunculoides	CAMPANULA RAPUNCULOIDES	European Bellflower	0 UPL	UPL	2 Forb	Perennial	Adventive
cxanne	Carex annectens	Carex annectens xanthocarpa	Yellow-Fruit Sedge	3 FACW	FACW	-1 Sedge	Perennial	Native
cxbebb	Carex bebbii	Carex bebbii	Bebb's Sedge	8 OBL	OBL	-2 Sedge	Perennial	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	Perennial	Native
cxgris	Carex grisea	Carex grisea	Inflated Narrow-Leaf Sedge	3 FAC	FAC	0 Sedge	Perennial	Native
cxhyst	Carex hystericina	Carex hystericina	Porcupine Sedge	7 OBL	OBL	-2 Sedge	Perennial	Native
cxpell	Carex pellita	Carex pellita	Woolly Sedge	4 OBL	OBL	-2 Sedge	Perennial	Native
cxstip	Carex stipata	Carex stipata	Stalk-Grain Sedge	4 OBL	OBL	-2 Sedge	Perennial	Native
cxvulp	Carex vulpinoidea	Carex vulpinoidea	Common Fox Sedge	2 FACW	OBL	-1 Sedge	Perennial	Native
celocc	Celtis occidentalis	Celtis occidentalis	Common Hackberry	2 FAC	FAC	0 Tree	Perennial	Native
cicint	Cichorium intybus	CICHORIUM INTYBUS	Chicory	0 FACU	FACU	1 Forb	Perennial	Adventive
circan	Circaea canadensis	Circaea lutetiana canadensis	Broad-Leaf Enchanter's-Nightshade	3 FACU	FACU	1 Forb	Perennial	Native
cirarv	Cirsium arvense	CIRSIUM ARVENSE	Canadian Thistle	0 FACU	FACU	1 Forb	Perennial	Adventive
cirdis	Cirsium discolor	Cirsium discolor	Field Thistle	3 FACU	UPL	1 Forb	Biennial	Native
corrac	Cornus racemosa	Cornus 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	DAUCUS 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 lobata	Wild Cucumber	4 FACW	FACW	-1 Vine	Annual	Native
elepal	Eleocharis palustris	Eleocharis erythropoda; Eleocharis palustris major; Eleocharis smallii; Eleocharis xyridiformis; Eleocharis macrostachya	Common Spike-Rush	1 OBL	OBL	-2 Sedge	Perennial	Native
elyvir	Elymus virginicus	Elymus virginicus	Virginia Wild Rye	3 FACW	FACW	-1 Grass	Perennial	Native
epicol	Epilobium 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	Conyza canadensis	Canadian Horseweed	0 FACU	FACU	1 Forb	Annual	Native
eupper	Eupatorium perfoliatum	Eupatorium perfoliatum	Common Boneset	4 OBL	FACW	-2 Forb	Perennial	Native
solgra	Euthamia graminifolia	Solidago graminifolia; Solidago graminifolia nuttallii; Euthamia nuttallii	Flat-Top Goldentop	4 FACW	FAC	-1 Forb	Perennial	Native
eupmac	Eutrochium maculatum	Eupatorium maculatum	Spotted Trumpetweed	5 OBL	OBL	-2 Forb	Perennial	Native
frapen	Fraxinus pennsylvanica	Fraxinus pennsylvanica subintegerrima; Fraxinus lanceolata	Green Ash	4 FACW	FACW	-1 Tree	Perennial	Native

galapa	Galium 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 grosseserratus	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	Native
junacu	Juncus acuminatus	Juncus acuminatus	Knotty-Leaf Rush	4 OBL	OBL	-2 Forb	Perennial	Native
jundud	Juncus dudleyi	Juncus dudleyi	Dudley's Rush	2 FACW	FACW	-1 Forb	Perennial	Native
juntor	Juncus torreyi	Juncus torreyi	Torrey's Rush	2 FACW	FACW	-1 Forb	Perennial	Native
lacser	Lactuca serriola	LACTUCA SERRIOLA	Prickly Lettuce	0 FACU	FACU	1 Forb	Biennial	Adventive
leeory	Leersia oryzoides	Leersia oryzoides	Rice Cut Grass	3 OBL	OBL	-2 Grass	Perennial	Native
lemmio	Lemna minor	Lemna minor	Common Duckweed	5 OBL	OBL	-2 Forb	Annual	Native
lonmaa	Lonicera maackii	LONICERA MAACKII	Amur Honeysuckle	0 UPL	UPL	2 Shrub	Perennial	Adventive
lontat	Lonicera tatarica	LONICERA TATARICA	Twinsisters	0 FACU	FACU	1 Shrub	Perennial	Adventive
lytsal	Lythrum salicaria	LYTHRUM SALICARIA	Purple Loosestrife	0 OBL	OBL	-2 Forb	Perennial	Adventive
melalb	Melilotus albus	MELILOTUS ALBA	White Sweet-Clover	0 UPL	UPL	2 Forb	Biennial	Adventive
mellof	Melilotus officinalis	MELILOTUS ALBA	Yellow Sweet-Clover	0 FACU	FACU	1 Forb	Biennial	Adventive
mimrin	Mimulus ringens	Mimulus ringens	Allegheny Monkey-Flower	4 OBL	OBL	-2 Forb	Perennial	Native
moralb	Morus alba	MORUS ALBA VAR. TATARICA	White Mulberry	0 FAC	FACU	0 Tree	Perennial	Adventive
pacgla	Packera glabella	SENECIO GLABELLUS	Cress-Leaf Groundsel	0 FACW	FACW	-1 Forb	Annual	Adventive
parqui	Parthenocissus quinquefolia	Parthenocissus quinquefolia	Virginia-Creeper	4 FACU	FACU	1 Vine	Perennial	Native
perhyo	Persicaria hydropiperoides	Polygonum opelousanum adenocalyx	Swamp Smartweed	6 OBL	OBL	-2 Forb	Perennial	Native
permac	Persicaria maculosa	POLYGONUM PERSICARIA	Lady's-Thumb	0 FACW	FAC	-1 Forb	Annual	Adventive
polpen	Persicaria pensylvanica	Polygonum pensylvanicum	Pinkweed	0 FACW	FACW	-1 Forb	Annual	Native
phaaru	Phalaris arundinacea	PHALARIS ARUNDINACEA	Reed Canary Grass	0 FACW	FACW	-1 Grass	Perennial	Adventive
phlpra	Phleum pratense	PHLEUM PRATENSE	Common Timothy	0 FACU	FACU	1 Grass	Perennial	Adventive
phrausu	Phragmites australis ssp. australis	PHRAGMITES AUSTRALIS	Common Reed	0 FACW	FACW	-1 Grass	Perennial	Adventive
plamaj	Plantago major	PLANTAGO 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	Eastern Cottonwood	0 FAC	FAC	0 Tree	Perennial	Native
pycvir	Pycnanthemum virginianum	Pycnanthemum 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 missouriense	Missouri Gooseberry	2 UPL	UPL	2 Shrub	Perennial	Native
roscar	Rosa carolina	Rosa carolina	Carolina Rose	5 FACU	FACU	1 Shrub	Perennial	Native
rosmul	Rosa multiflora	ROSA MULTIFLORA	Rambler Rose	0 FACU	FACU	1 Shrub	Perennial	Adventive
rubocc	Rubus occidentalis	Rubus occidentalis	Black Raspberry	0 UPL	UPL	2 Shrub	Perennial	Native
rumcri	Rumex crispus	RUMEX CRISPUS	Curly Dock	0 FAC	FAC	0 Forb	Perennial	Adventive
salint	Salix interior	Salix interior	Sandbar Willow	2 FACW	FACW	-1 Shrub	Perennial	Native
salnig	Salix nigra	Salix nigra	Black Willow	5 OBL	OBL	-2 Tree	Perennial	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
schtab	Schoenoplectus tabernaemontani	Scirpus validus creber	Soft-Stem Club-Rush	3 OBL	OBL	-2 Sedge	Perennial	Native
sciatv	Scirpus atrovirens	Scirpus atrovirens	Dark-Green Bulrush	4 OBL	OBL	-2 Sedge	Perennial	Native
solcar	Solanum carolinense	SOLANUM CAROLINENSE	Carolina Horse-Nettle	0 FACU	FACU	1 Forb	Perennial	Adventive
soldul	Solanum dulcamara	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	Late Goldenrod	4 FACW	FACW	-1 Forb	Perennial	Native
spapec	Spartina pectinata	Spartina pectinata	Freshwater Cord Grass	4 FACW	FACW	-1 Grass	Perennial	Native
spijap	Spiraea japonica	SPIRAEA JAPONICA	Japanese Meadowsweet	0 UPL	UPL	2 Shrub	Perennial	Adventive
stapil	Stachys pilosa	Stachys palustris homotricha	Hairy Hedge-Nettle	5 FACW	FACW	-1 Forb	Perennial	Native
astsim	Symphyotrichum lanceolatum	Aster simplex	White Panicled American-Aster	3 FAC	FACW	0 Forb	Perennial	Native
astnov	Symphyotrichum novae-angliae	Aster novae-angliae	New England American-Aster	3 FACW	FACW	-1 Forb	Perennial	Native
astpil	Symphyotrichum pilosum	Aster pilosus	White Oldfield American-Aster	0 FACU	FACU	1 Forb	Perennial	Native
sympun	Symphyotrichum puniceum	Aster puniceus; Aster 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
trihyb	Trifolium hybridum	TRIFOLIUM HYBRIDUM	Alsike Clover	0 FACU	FACU	1 Forb	Perennial	Adventive
typang	Typha angustifolia	TYPHA ANGUSTIFOLIA	Narrow-Leaf Cat-Tail	0 OBL	OBL	-2 Forb	Perennial	Adventive
typlat	Typha latifolia	Typha latifolia	Broad-Leaf Cat-Tail	5 OBL	OBL	-2 Forb	Perennial	Native
ulmame	Ulmus americana	Ulmus 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
verurt	Verbena urticifolia	Verbena urticifolia var. leiocarpa	White Vervain	2 FAC	FAC	0 Forb	Perennial	Native
veralt	Verbesina alternifolia	Actinomeris alternifolia	Wingstem	5 FACW	FACW	-1 Forb	Perennial	Native
viosor	Viola sororia	Viola 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 (NATIVE SPECIES)	1.27	SPECIES RICHNESS (ALL)	23
MEAN C (ALL SPECIES)	0.83	SPECIES RICHNESS (NATIVE)	15
MEAN C (NATIVE TREES)	0.00	% NON-NATIVE	0.35
MEAN C (NATIVE SHRUBS)	2.00	WET INDICATOR (ALL)	-0.26
MEAN C (NATIVE HERBACEOUS)	1.31	WET INDICATOR (NATIVE)	-0.33
FQAI (NATIVE SPECIES)	4.91	% HYDROPHYTE (MIDWEST)	0.65
FQAI (ALL SPECIES)	3.96	% NATIVE 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 ACRONYM	SPECIES NAME (NWPL/ MOHLENBROCK)	SPECIES (SYNONYM)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	NC-NE WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
amahyb	Amaranthus hybridus	Amaranthus hybridus	Green Pigweed		0 UPL	UPL	2	Forb	Annual	Native
ambart	Ambrosia artemisiifolia	Ambrosia artemisiifolia elatior	Annual Ragweed		0 FACU	FACU	1	Forb	Annual	Native
bidfro	Bidens frondosa	Bidens frondosa	Devil's-Pitchfork		1 FACW	FACW	-1	Forb	Annual	Native
brotec	Bromus tectorum	BROMUS TECTORUM	Downy Chess		0 UPL	UPL	2	Grass	Annual	Adventive
cypesc	Cyperus esculentus	Cyperus esculentus	Chufa		0 FACW	FACW	-1	Sedge	Perennial	Native
echcru	Echinochloa crus-galli	Echinochloa crusgalli	Large Barnyard Grass		0 FACW	FAC	-1	Grass	Annual	Native
eriann	Erigeron annuus	Erigeron annuus	Eastern Daisy Fleabane		0 FACU	FACU	1	Forb	Biennial	Native
erican	Erigeron canadensis	Conyza canadensis	Canadian Horseweed		0 FACU	FACU	1	Forb	Annual	Native
jundud	Juncus dudleyi	Juncus dudleyi	Dudley's Rush		2 FACW	FACW	-1	Forb	Perennial	Native
juntor	Juncus torreyi	Juncus torreyi	Torrey's Rush		2 FACW	FACW	-1	Forb	Perennial	Native
pacgla	Packera glabella	SENECIO GLABELLUS	Cress-Leaf Groundsel		0 FACW	FACW	-1	Forb	Annual	Adventive
permac	Persicaria maculosa	POLYGONUM PERSICARIA	Lady's-Thumb		0 FACW	FAC	-1	Forb	Annual	Adventive
phaaru	Phalaris arundinacea	PHALARIS ARUNDINACEA	Reed Canary Grass		0 FACW	FACW	-1	Grass	Perennial	Adventive
popdel	Populus deltoides	Populus deltoides	Eastern Cottonwood		0 FAC	FAC	0	Tree	Perennial	Native
rumcri	Rumex crispus	RUMEX CRISPUS	Curly Dock		0 FAC	FAC	0	Forb	Perennial	Adventive
salint	Salix interior	Salix interior	Sandbar Willow		2 FACW	FACW	-1	Shrub	Perennial	Native
fesela	Schedonorus pratensis	FESTUCA ELATIOR	Meadow False Rye Grass		0 FACU	FACU	1	Grass	Perennial	Adventive
schtab	Schoenoplectus tabernaemontani	Scirpus validus creber	Soft-Stem Club-Rush		3 OBL	OBL	-2	Sedge	Perennial	Native
sciatv	Scirpus atrovirens	Scirpus atrovirens	Dark-Green Bulrush		4 OBL	OBL	-2	Sedge	Perennial	Native
solcar	Solanum carolinense	SOLANUM CAROLINENSE	Carolina Horse-Nettle		0 FACU	FACU	1	Forb	Perennial	Adventive
solalt	Solidago altissima	Solidago altissima	Tall Goldenrod		1 FACU	FACU	1	Forb	Perennial	Native

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

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

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C (NATIVE SPECIES)	0.00	SPECIES RICHNESS (ALL)	3
MEAN C (ALL SPECIES)	0.00	SPECIES RICHNESS (NATIVE)	1
MEAN C (NATIVE TREES)	n/a	% NON-NATIVE	0.67
MEAN C (NATIVE SHRUBS)	n/a	WET INDICATOR (ALL)	0.33
MEAN C (NATIVE HERBACEOUS)	0.00	WET INDICATOR (NATIVE)	-1.00
FQAI (NATIVE SPECIES)	0.00	% HYDROPHYTE (MIDWEST)	0.67
FQAI (ALL SPECIES)	0.00	% NATIVE PERENNIAL	0.00
ADJUSTED FQAI	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)	SPECIES (SYNONYM)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	NC-NE WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
echcru	Echinochloa crus-galli	Echinochloa crusgalli	Large Barnyard Grass	0	FACW	FAC	-1	Grass	Annual	Native
ipohed	Ipomoea hederacea	IPOMOEA HEDERACEA	Ivy-Leaf Morning-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

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Cordero Property City/County: Unincorporated Kendall County Sampling Date: July 2, 2020

Applicant/Owner: Mr. Daniel J. Kramer / John Cordero State: IL Sampling Point: A

Investigator(s) S. Rowley & K. Smit Section, Township, Range: S 5&6 T37N R7E

Landform (hillslope, terrace, etc.): Backslope Local Relief (concave, convex, none): None

Slope (%): 5% *Lat: 41.705445 *Long: -88.469721 Datum: Wetland 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 ☒ No ☐ (If no explain in remarks)

Are vegetation ☐ Soil ☐ Hydrology ☐ significantly disturbed? Are normal circumstances present? Yes ☒ No ☐

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒
Hydric Soils Present ? Yes ☒ No ☐
Wetland Hydrology Present? Yes ☐ No ☒

Is the Sampled Area Within a Wetland? **Yes ☐** **No ☒**

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal.

*Coordinates obtained from Google Earth.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5')			
1. *Trifolium hybridum*	30	Y	FACU
2. *Melilotus albus*	20	Y	UPL
3. *Phalaris arundinacea*	15	Y	FACW
4. *Erigeron annuus*	15	Y	FACU
5. *Solidago altissima*	10	N	FACU
6. *Carex vulpinoidea*	10	N	FACW
7. *Carex pellita*	10	N	OBL
8. *Poa pratensis*	10	N	FAC
9. *Daucus carota*	10	N	UPL
10. *Symphyotrichum pilosum*	5	N	FACU
11. *Geum laciniatum*	2	N	FACW
	137	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That are OBL,FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That are OBL,FACW, or FAC 25% (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 =
Column Totals	(A)

Prevalence Index =B/A =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☐ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes☐ No ☒

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 2

SOIL

Sampling Point A

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-18	10YR 2/1	100					SiCL	
18-24	10YR 4/1	90	10YR 5/6	10	C	M	SiC	

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted below Dark Surface (A11)
- ☒ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ 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 Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ 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)
- ☐ Geomorphic Position (D2)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Cordero Property City/County: Unincorporated Kendall County Sampling Date: July 2, 2020

Applicant/Owner: Mr. Daniel J. Kramer / John Cordero State: IL Sampling Point: B

Investigator(s) S. Rowley & K. Smit Section, Township, Range: S 5&6 T37N R7E

Landform (hillslope, terrace, etc.): Toeslope Local Relief (concave, convex, none): Concave

Slope (%): 0% *Lat: 41.705502 *Long: -88.469618 Datum: Wetland 1

Soil Map Unit Name: Harpster silty clay loam, 0 to 2 percent slopes (67A) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☐ Soil ☐ Hydrology ☐ significantly disturbed? Are normal circumstances present? Yes ☒ No ☐

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	
Hydric Soils Present ?	Yes ☒ No ☐	**Is the Sampled Area Within a Wetland?** **Yes ☒ No ☐**
Wetland Hydrology Present?	Yes ☒ No ☐	

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal.

*Coordinates obtained from Google Earth.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1. *Salix interior*	60	Y	FACW
2. *Populus deltoides*	10	N	FAC
3.			
4.			
5.			
	70	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Trifolium hybridum*	50	Y	FACU
2. *Carex vulpinoidea*	15	Y	FACW
3. *Scirpus atrovirens*	15	Y	OBL
4. *Solidago altissima*	15	Y	FACU
5. *Rumex crispus*	10	N	FAC
6. *Juncus dudleyi*	10	N	FACW
7. *Carex bebbii*	5	N	OBL
8. *Geum laciniatum*	5	N	FACW
9.			
10.			
	125	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	= Total Cover		

Dominance Test worksheet:

Number of Dominant Species That are OBL,FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That are OBL,FACW, or FAC 60% (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 =
Column Totals	(A)

Prevalence Index =B/A =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☒ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes☒ No ☐

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 1

SOIL

Sampling Point B

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-15	10YR 2/1	100					SiC	Some organic matter
15-24	10YR 4/1	93	10YR 2/1	3	N/A	M	C	Small Rocks
			10YR 4/6	2	C	M		
			10YR 7/1	2	D	M		

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted below Dark Surface (A11)
- ☒ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type: _____

Depth: _____

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ 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 Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ 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)
- ☒ Geomorphic Position (D2)
- ☒ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☒ No ☐ Depth (inches) 20"

Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches) 20"

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Cordero Property City/County: Unincorporated Kendall County Sampling Date: July 2, 2020

Applicant/Owner: Mr. Daniel J. Kramer / John Cordero State: IL Sampling Point: C

Investigator(s) S. Rowley & K. Smit Section, Township, Range: S 5&6 T37N R7E

Landform (hillslope, terrace, etc.): Creek Channel Bank Local Relief (concave, convex, none): Concave

Slope (%): 0% *Lat: 41.706466 *Long: -88.468168 Datum: Wetland 1

Soil Map Unit Name: Harpster silty clay loam, 0 to 2 percent slopes (67A) NWI classification: PEM1Cd

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☐ Soil ☐ Hydrology ☐ significantly disturbed? Are normal circumstances present? Yes ☒ No ☐

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐
Hydric Soils Present ? Yes ☒ No ☐
Wetland Hydrology Present? Yes ☒ No ☐

Is the Sampled Area Within a Wetland? **Yes ☒** **No ☐**

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal.

*Coordinates obtained from Google Earth.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1. *Salix interior*	60	Y	FACW
2. *Cornus racemosa*	10	N	FAC
3.			
4.			
5.			
	70	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Phalaris arundinacea*	30	Y	FACW
2. *Leersia oryzoides*	25	Y	OBL
3. *Lythrum salicaria*	10	N	OBL
4. *Lemna minor*	5	N	OBL
5. *Bidens cernua*	5	N	OBL
6. *Persicaria hydropiperoides*	5	N	OBL
7.			
8.			
9.			
10.			
	80	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That are OBL,FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (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 =
Column Totals	(A)

Prevalence Index =B/A =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☒ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes☒ No ☐

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 3

SOIL

Sampling Point C

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 2/1	100					Muck	Hemic
12-18	10YR 2/1	85	5G 5/1	15	D	M	C	
18-24	5G 5/1	75	10YR 5/8	25	C	M	C	

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☒ Histic Epipedon (A2)
- ☒ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted below Dark Surface (A11)
- ☒ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ 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 Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☒ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ 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)
- ☒ Geomorphic Position (D2)
- ☒ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☒ No ☐ Depth (inches) 2"

Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches) Surface

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Cordero Property City/County: Unincorporated Kendall County Sampling Date: July 2, 2020

Applicant/Owner: Mr. Daniel J. Kramer / John Cordero State: IL Sampling Point: D

Investigator(s) S. Rowley & K. Smit Section, Township, Range: S 5&6 T37N R7E

Landform (hillslope, terrace, etc.): Roadside Fill Local Relief (concave, convex, none): Convex

Slope (%): 30% *Lat: 41.706472 *Long: -88.468125 Datum: Wetland 1 - Upland

Soil Map Unit Name: Harpster silty clay loam, 0 to 2 percent slopes (67A) NWI classification: PEM1Cd

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☐ Soil ☐ Hydrology ☐ significantly disturbed? Are normal circumstances present? Yes ☒ No ☐

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒
Hydric Soils Present ? Yes ☐ No ☒
Wetland Hydrology Present? Yes ☐ No ☒

Is the Sampled Area Within a Wetland? **Yes ☐** **No ☒**

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal.

*Coordinates obtained from Google Earth.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5')			
1. *Sonchus arvensis ssp. uliginosus*	10	Y	FACU
2. *Ambrosia artemisiifolia*	10	Y	FACU
3. *Trifolium aureum*	10	Y	UPL
4. *Taraxacum officinale*	5	N	FACU
5. *Parthenocissus quinquefolia*	5	N	FACU
6. *Plantago major*	5	N	FAC
7. *Plantago lanceolate*	5	N	FACU
8. *Cirsium arvense*	5	N	FACU
9. *Asclepias syriaca*	2	N	FACU
10.			
	57	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That are OBL,FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That are OBL,FACW, or FAC 0% (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 =
Column Totals	(A)

Prevalence Index =B/A =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☐ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes☐ No ☒

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 4

SOIL

Sampling Point D

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type: **Fill**

Depth: **0"**

Hydric Soil Present? Yes ☐ No ☒

Remarks: Gravel fill is at the surface.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ 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 Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ 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)
- ☐ Geomorphic Position (D2)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Cordero Property City/County: Unincorporated Kendall County Sampling Date: July 2, 2020

Applicant/Owner: Mr. Daniel J. Kramer / John Cordero State: IL Sampling Point: E

Investigator(s) S. Rowley & K. Smit Section, Township, Range: S 5&6 T37N R7E

Landform (hillslope, terrace, etc.): Depression Local Relief (concave, convex, none): Concave

Slope (%): 0% *Lat: 41.708094 *Long: -88.468271 Datum: Farmed Wetland 1

Soil Map Unit Name: Brenton silt loam, 0 to 2 percent slopes (149A) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☐ Soil ☒ Hydrology ☒ significantly disturbed? Are normal circumstances present? Yes ☐ No ☒

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐
Hydric Soils Present ? Yes ☒ No ☐
Wetland Hydrology Present? Yes ☒ No ☐

Is the Sampled Area Within a Wetland? **Yes ☒** **No ☐**

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal. This area appears to have been farmed within the previous 5 years and is therefore considered a farmed wetland.

*Coordinates obtained from Google Earth.

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size: 30')			
1.			
2.			
3.			
4.			
5.			
		= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Typha angustifolia*	20	Y	OBL
2. *Juncus dudleyi*	15	Y	FACW
3. *Echinochloa crus-galli*	10	Y	FACW
4. *Salix nigra*	10	Y	OBL
5. *Phragmites australis ssp. australis*	7	N	FACW
6. *Schoenoplectus tabernaemontani*	5	N	OBL
7. *Populus deltoides*	5	N	FAC
8. *Cyperus esculentus*	5	N	FACW
9. *Erigeron annuus*	3	N	FACU
10. *Solidago altissima*	1	N	FACU
	81	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL,FACW, or FAC: 4 (A)
Total Number of Dominant Species Across All Strata: 4 (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 =
Column Totals	(A)

Prevalence Index =B/A =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☒ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes☒ No ☐

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 18

SOIL

Sampling Point E

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-20	10YR 2/1	100					SiCL	
20-26	10YR 4/1	70	10YR 5/8	30	C	M	SiCL	

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted below Dark Surface (A11)
- ☒ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ 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 Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ 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)
- ☒ Geomorphic Position (D2)
- ☒ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Wetland signatures were evident on historic aerials in 0 out of 5 years with normal precipitation.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Cordero Property City/County: Unincorporated 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, Range: S 5&6 T37N R7E

Landform (hillslope, terrace, etc.): Fallow Agricultural Field Local Relief (concave, convex, none): None

Slope (%): 3% *Lat: 41.708089 *Long: -88.468362 Datum: Wetland 1 - Upland

Soil Map Unit Name: Brenton silt loam, 0 to 2 percent slopes (149A) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☐ Soil ☒ Hydrology ☒ significantly disturbed? Are normal circumstances present? Yes ☐ No ☒

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒
Hydric Soils Present ? Yes ☒ No ☐
Wetland Hydrology Present? Yes ☐ No ☒

Is the Sampled Area Within a Wetland? **Yes ☐** **No ☒**

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal. This area appears to have been farmed within the previous 5 years.

*Coordinates obtained from Google Earth.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
		= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Amaranthus retroflexus*	30	Y	FACU
2. *Echinochloa crus-galli*	25	Y	FACW
3. *Phleum pratense*	10	N	FACU
4. *Erigeron canadensis*	5	N	FACU
5. *Taraxacum officinale*	5	N	FACU
6. *Bromus tectorum*	3	N	UPL
7. *Juncus dudleyi*	2	N	FACW
8. *Equisetum arvense*	2	N	FAC
9. *Abutilon theophrasti*	1	N	FACU
10.			
	83	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species 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:	x 2 =
FAC species:	x 3 =
FACU species:	x 4 =
UPL species:	x 5 =
Column Totals	(A)

Prevalence Index =B/A =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☐ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes☐ No ☒

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 19

SOIL

Sampling Point F

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-20	10YR 2/1	100					SiCL	
20-26	10YR 4/1	70	10YR 5/8	30	C	M	SiC	

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted below Dark Surface (A11)
- ☒ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ 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 Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ 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)
- ☐ Geomorphic Position (D2)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Wetland signatures were evident on historic aerials in 0 out of 5 years with normal precipitation.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Cordero Property City/County: Unincorporated Kendall County Sampling Date: July 2, 2020

Applicant/Owner: Mr. Daniel J. Kramer / John Cordero State: IL Sampling Point: G

Investigator(s) S. Rowley & K. Smit Section, Township, Range: S 5&6 T37N R7E

Landform (hillslope, terrace, etc.): Fallow Agricultural Field Seep Local Relief (concave, convex, none): None

Slope (%): 5% *Lat: 41.707839 *Long: -88.468868 Datum: Farmed Wetland 1

Soil Map Unit Name: Brenton silt loam, 0 to 2 percent slopes (149A) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☐ Soil ☒ Hydrology ☒ significantly disturbed? Are normal circumstances present? Yes ☐ No ☒

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐
Hydric Soils Present ? Yes ☒ No ☐
Wetland Hydrology Present? Yes ☒ No ☐

Is the Sampled Area Within a Wetland? **Yes ☒** **No ☐**

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal. This area appears to have been farmed within the previous 5 years and is therefore considered a farmed wetland.

*Coordinates obtained from Google Earth.

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size: 30')			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5')			
1. *Schoenoplectus tabernaemontani*	40	Y	OBL
2. *Salix nigra*	40	Y	OBL
3. *Typha angustifolia*	15	N	OBL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	95 =Total Cover		
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That are OBL,FACW, or FAC: 2 (A)
Total Number of Dominant Species Across All Strata: 2 (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 =
Column Totals	(A)

Prevalence Index =B/A =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☒ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes☒ No ☐

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 20

SOIL

Sampling Point G

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	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	C	M	C	
			10YR 5/8	10	C	M		
			5GY 5/1	2	D	M		

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☒ 2 cm Muck (A10)
- ☐ Depleted below Dark Surface (A11)
- ☒ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☒ 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 Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ 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)
- ☒ Geomorphic Position (D2)
- ☒ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☒ No ☐ Depth (inches) Surface

Water Table Present? Yes ☒ No ☐ Depth (inches) Surface

Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches) Surface

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Wetland signatures were evident on historic aerials in 1 out of 5 years (20%) with normal precipitation.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Cordero Property City/County: Unincorporated Kendall County Sampling Date: July 2, 2020

Applicant/Owner: Mr. Daniel J. Kramer / John Cordero State: IL Sampling Point: H

Investigator(s) S. Rowley & K. Smit Section, Township, Range: S 5&6 T37N R7E

Landform (hillslope, terrace, etc.): Fallow Agricultural Field Local Relief (concave, convex, none): convex

Slope (%): 5% *Lat: 41.707887 *Long: -88.469097 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 typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☐ Soil ☒ Hydrology ☒ significantly disturbed? Are normal circumstances present? Yes ☐ No ☒

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒
Hydric Soils Present ? Yes ☒ No ☐ **Is the Sampled Area Within a Wetland?** **Yes ☐ No ☒**
Wetland Hydrology Present? Yes ☐ No ☒

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal. This area appears to have been farmed within the previous 5 years.

*Coordinates obtained from Google Earth.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5')			
1. *Erigeron annuus*	25	Y	FACU
2. *Erigeron canadensis*	25	Y	FACU
3. *Bromus tectorum*	5	N	UPL
4. *Cyperus esculentus*	5	N	FACW
5. *Populus deltoides*	5	N	FAC
6. *Melilotus albus*	2	N	UPL
7. *Ambrosia artemisiifolia*	2	N	FACU
8. *Taraxacum officinale*	2	N	FACU
9. *Plantago major*	2	N	FAC
10.			
	73	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That are OBL,FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That are OBL,FACW, or FAC 0% (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 =
Column Totals	(A)

Prevalence Index =B/A =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☐ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes☐ No ☒

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 21

SOIL

Sampling Point H

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-18	10YR 2/1						SiCL	
18-24	10YR 4/1	90	10YR 5/6	10	C	M	C	

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted below Dark Surface (A11)
- ☒ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ 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 Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ 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)
- ☐ Geomorphic Position (D2)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Wetland signatures were evident on historic aerials in 0 out of 5 years with normal precipitation.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Cordero Property City/County: Unincorporated Kendall County Sampling Date: July 2, 2020

Applicant/Owner: Mr. Daniel J. Kramer / John Cordero State: IL Sampling Point: I

Investigator(s) S. Rowley & K. Smit Section, Township, Range: S 5&6 T37N R7E

Landform (hillslope, terrace, etc.): Forested Swale Bottom Local Relief (concave, convex, none): Concave

Slope (%): 1% *Lat: 41.708289 *Long: -88.470566 Datum: Wetland 1 – Forested Swale

Soil Map Unit Name: Clare silt loam, 2 to 5 percent slopes (663B) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☐ Soil ☐ Hydrology ☐ significantly disturbed? Are normal circumstances present? Yes ☒ No ☐

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐
Hydric Soils Present ? Yes ☒ No ☐
Wetland Hydrology Present? Yes ☒ No ☐

Is the Sampled Area Within a Wetland? **Yes ☒** **No ☐**

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal.

*Coordinates obtained from Google Earth.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer negundo*	15	Y	FAC
2. *Morus alba*	15	Y	FAC
3. *Prunus serotina*	5	N	FACU
4.			
5.			
	35	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Sambucus nigra*	5	Y	FAC
2.			
3.			
4.			
5.			
	5	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Cryptotaenia canadensis*	50	Y	FAC
2. *Sanicula odorata*	30	Y	FAC
3. *Bidens frondosa*	5	N	FACW
4. *Carex blanda*	5	N	FAC
5. *Geum canadense*	2	N	FAC
6.			
7.			
8.			
9.			
10.			
	92	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. *Vitis riparia*	5	Y	FACW
2.			
	5	=Total Cover	

Dominance Test worksheet:

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 =
Column Totals	(A)

Prevalence Index =B/A =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☒ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes☒ No ☐

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 5

SOIL

Sampling Point I

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-24	10YR 3/1	88	10YR 5/3	10	C	M	SiCL	
			10YR 5/6	2	C	M		
24-30	10YR 4/1	90	10YR 5/3	5	C	M	SiC	
			10YR 5/6	5	C	M		

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☒ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type: _____

Depth: _____

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ 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 Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ 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)
- ☒ Geomorphic Position (D2)
- ☒ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☒ No ☐ Depth (inches) 12"

Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches) 12"

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Cordero Property City/County: Unincorporated Kendall County Sampling Date: July 2, 2020

Applicant/Owner: Mr. Daniel J. Kramer / John Cordero State: IL Sampling Point: J

Investigator(s) S. Rowley & K. Smit Section, Township, Range: S 5&6 T37N R7E

Landform (hillslope, terrace, etc.): Backslope Local Relief (concave, convex, none): Convex

Slope (%): 10% *Lat: 41.708301 *Long: -88.470669 Datum: Wetland 1 – Forested Swale - Upland

Soil Map Unit Name: Clare silt loam, 2 to 5 percent slopes (663B) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☐ Soil ☐ Hydrology ☐ significantly disturbed? Are normal circumstances present? Yes ☒ No ☐

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐
Hydric Soils Present ? Yes ☐ No ☒
Wetland Hydrology Present? Yes ☐ No ☒

Is the Sampled Area Within a Wetland? **Yes ☐** **No ☒**

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal.

*Coordinates obtained from Google Earth.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer negundo*	40	Y	FAC
2. *Prunus serotina*	20	Y	FACU
3. *Morus alba*	20	Y	FAC
4.			
5.			
	80	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Lonicera maackii*	10	Y	UPL
2.			
3.			
4.			
5.			
	10	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Galium aparine*	20	Y	FACU
2. *Cryptotaenia canadensis*	20	Y	FAC
3. *Sanicula odorata*	20	Y	FAC
4. *Hackelia virginiana*	10	N	FACU
5. *Viola sororia*	10	N	FAC
6. *Ambrosia trifida*	5	N	FAC
7. *Carex blanda*	5	N	FAC
8. *Vitis riparia*	3	N	FACW
9. *Elymus virginicus*	3	N	FACW
10.			
	96	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	0	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL,FACW, or FAC: 4 (A)

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:

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 =
Column Totals	(A)

Prevalence Index =B/A =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☒ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes☒ No ☐

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 6

SOIL

Sampling Point J

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 3/2	100					SiL	With rocks
16-18	10YR 5/6	100					SiL	Fill

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type: **Gravel Fill**

Depth: **18"**

Hydric Soil Present? Yes ☐ No ☒

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ 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 Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ 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)
- ☐ Geomorphic Position (D2)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Cordero Property City/County: Unincorporated Kendall County Sampling Date: July 2, 2020

Applicant/Owner: Mr. Daniel J. Kramer / John Cordero State: IL Sampling Point: K

Investigator(s) S. Rowley & K. Smit Section, Township, Range: S 5&6 T37N R7E

Landform (hillslope, terrace, etc.): Agricultural Field Swale Local Relief (concave, convex, none): Concave

Slope (%): 5% *Lat: 41.709978 *Long: -88.471140 Datum: Farmed Wetland 2

Soil Map Unit Name: Drummer silty clay loam, 0 to 2 percent slopes (152A) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☒ Soil ☒ Hydrology ☒ significantly disturbed? Are normal circumstances present? Yes ☐ No ☒

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒
Hydric Soils Present ? Yes ☒ No ☐
Wetland Hydrology Present? Yes ☒ No ☐

Is the Sampled Area Within a Wetland? **Yes ☒** **No ☐**

Remarks: This sample point was taken in a tiled and tilled agricultural field currently in production with Corn (*Zea mays*). It used to be a vegetated swale but started to be farmed through in approximately 2016. Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal.

*Coordinates obtained from Google Earth.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5')			
1. *Zea mays*	10	Y	UPL
2. *Ipomoea hederacea*	4	Y	FAC
3. *Echinochloa crus-galli*	1	N	FACW
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	15	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species 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:	x 4 =
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
☐ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes☐ No ☒

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 24

SOIL

Sampling Point K

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth	Matrix		Redox Features					
(Inches)	Color (Moist)	%	Color (Moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 2/1	90	10YR 3/6	10	C	M	SiCL	
12-24	10YR 5/1	75	10YR 5/8	15	C	M	C	
			10YR 2/1	10	N/A	M		

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted below Dark Surface (A11)
- ☒ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☒ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type: _____

Depth: _____

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ 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 Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☒ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☒ 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)
- ☒ Geomorphic Position (D2)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Wetland signatures were evident on historic aerials in 4 out of 5 years (80%) with normal precipitation.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Cordero Property City/County: Unincorporated Kendall County Sampling Date: July 2, 2020

Applicant/Owner: Mr. Daniel J. Kramer / John Cordero State: IL Sampling Point: L

Investigator(s) S. Rowley & K. Smit Section, Township, Range: S 5&6 T37N R7E

Landform (hillslope, terrace, etc.): Meadow Terrace Local Relief (concave, convex, none): None

Slope (%): 0% *Lat: 41.709903 *Long: -88.469351 Datum: Investigated Area 1

Soil Map Unit Name: Danabrook silt loam, 2 to 5 percent slopes (512B) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☐ Soil ☐ Hydrology ☐ significantly disturbed? Are normal circumstances present? Yes ☒ No ☐

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	
Hydric Soils Present ?	Yes ☐ No ☒	**Is the Sampled Area Within a Wetland?** **Yes ☐ No ☒**
Wetland Hydrology Present?	Yes ☐ No ☒	

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal.

*Coordinates obtained from Google Earth.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Morus alba	30	Y	FAC
2.			
3.			
4.			
5.			
	30	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. Rubus occidentalis	5	Y	UPL
2.			
3.			
4.			
5.			
	5	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Phalaris arundinacea*	90	Y	FACW
2. *Arctium minus*	10	N	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL,FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That are OBL,FACW, or FAC 67% (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 =
Column Totals	(A)

Prevalence Index =B/A =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☒ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes☒ No ☐

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 28

SOIL

Sampling Point L

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 2/2	100					SiL	
16-22	10YR 4/3	90	10YR 4/1	10	D	M	SiL	

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type: _____

Depth: _____

Hydric Soil Present? Yes ☐ No ☒

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ 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 Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ 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)
- ☐ Geomorphic Position (D2)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Site Photographs

PHOTOGRAPH 1	
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	

PHOTOGRAPH 3	
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	

PHOTOGRAPH 5	
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	

PHOTOGRAPH 7	
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	

PHOTOGRAPH 9	
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	

PHOTOGRAPH 11	
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	

PHOTOGRAPH 13	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Wetland 1 Overview Facing West	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 14	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Wetland 1 Overview Facing West	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 15	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Wetland 1 Overview Facing North	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 16	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Wetland 1 Swale Overview Facing South	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 17	
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	

PHOTOGRAPH 19	
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	

PHOTOGRAPH 21	
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	

PHOTOGRAPH 23	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Farmed Wetland 1 Overview Facing West	
DATE PHOTO TAKEN: 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	

PHOTOGRAPH 25	
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	

PHOTOGRAPH 27	
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	

PHOTOGRAPH 29	
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	

PHOTOGRAPH 31	
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	

PHOTOGRAPH 33	
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	

PHOTOGRAPH 35	
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 rainfall statistics (from WETS table or State Climatology Office)

	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
							Sum	**14**

*compared to photo/observation date

Note: If sum is	
6 - 9	prior period has been drier than normal
10 - 14	prior period has been normal
15 - 18	prior period has been wetter than normal

Condition value:
Dry =1
Normal =2
Wet =3

Conclusions: **prior period has been normal**

WETS Station Data

Aurora_IL0338 Kane County FORM

WETS Station: IL0338

	Average	<30%	>30%
April	3.88	2.79	4.59
May	3.91	2.7	4.65
June	4.34	3.04	5.14
July	4.39	2.76	5.3

CLIMATIC EVALUATION OF PRECIPITATION
3 MONTHS BEFORE AERIAL CROP
HISTORY SLIDES

DATE:
COUNTY:
LANDOWNER:
TRACT NO.
PREPARED BY:

Year	April Percip-itation	Type of Month	May Percip-itation	Type of Month	June Percip-itation	Type of Month	July* Percip-itation	Type of Month	April Score 1X	May Score 2X	June Score 3X	Score for Year	Type of Year	Year	Best Years	RECORD OF WETLAND SIGNATURES OBSERVED ON AERIAL PHOTOGRAPHY
78	5.14	Wet	4.85	Wet	3.65	Normal	8.56	Wet	3	6	6	15	WET	78		
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	3.2	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	
95	5.8	Wet	4.54	Normal	3.01	Dry	3.73	Normal	3	4	3	10	NORMAL	95	95	
96	2.69	Dry	4.64	Normal	5.63	Wet	21.5	Wet	1	4	9	14	NORMAL	96	96	
97	2.59	Dry	3.96	Normal	2.25	Dry	1.53	Dry	1	4	3	8	DRY	97		
98	5.6	Wet	3.08	Normal	5.31	Wet	3.24	Normal	3	4	9	16	WET	98		
99	5.74	Wet	4.21	Normal	4.67	Normal	3.57	Normal	3	4	6	13	NORMAL	99	99	
0	5	Wet	3.76	Normal	5.59	Wet	4.47	Normal	3	4	9	16	WET	0		
1	3.63	Normal	3.15	Normal	3.29	Normal	2.13	Dry	2	4	6	12	NORMAL	1	1	
2	4.94	Wet	4.62	Normal	3.09	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	3.76	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	3.22	Normal	5.17	Wet	3.63	Normal	3.36	Normal	2	6	6	14	NORMAL	8	8	
9	5.68	Wet	4.22	Normal	3.89	Normal	2.12	Dry	3	4	6	13	NORMAL	9	9	
10	2.31	Dry	6.61	Wet	7.75	Wet	6.45	Wet	1	6	9	16	WET	10		
11	5.26	Wet	5.13	Wet	5.89	Wet	4.57	Normal	3	6	9	18	WET	11		
12	2.29	Dry	1.98	Dry	1.75	Dry	2.35	Dry	1	2	3	6	DRY	12		
13	10.44	Wet	4.77	Wet	6.04	Wet	1.74	Dry	3	6	9	18	WET	13		
14	3.23	Normal	5.35	Wet	8.16	Wet	4.82	Normal	2	6	9	17	WET	14		

SCORE
Dry = 1
Normal = 2
Wet = 3

TYPE OF YEAR
Dry = 6 to 9
Normal 10 to 14
Wet = 15 to 18

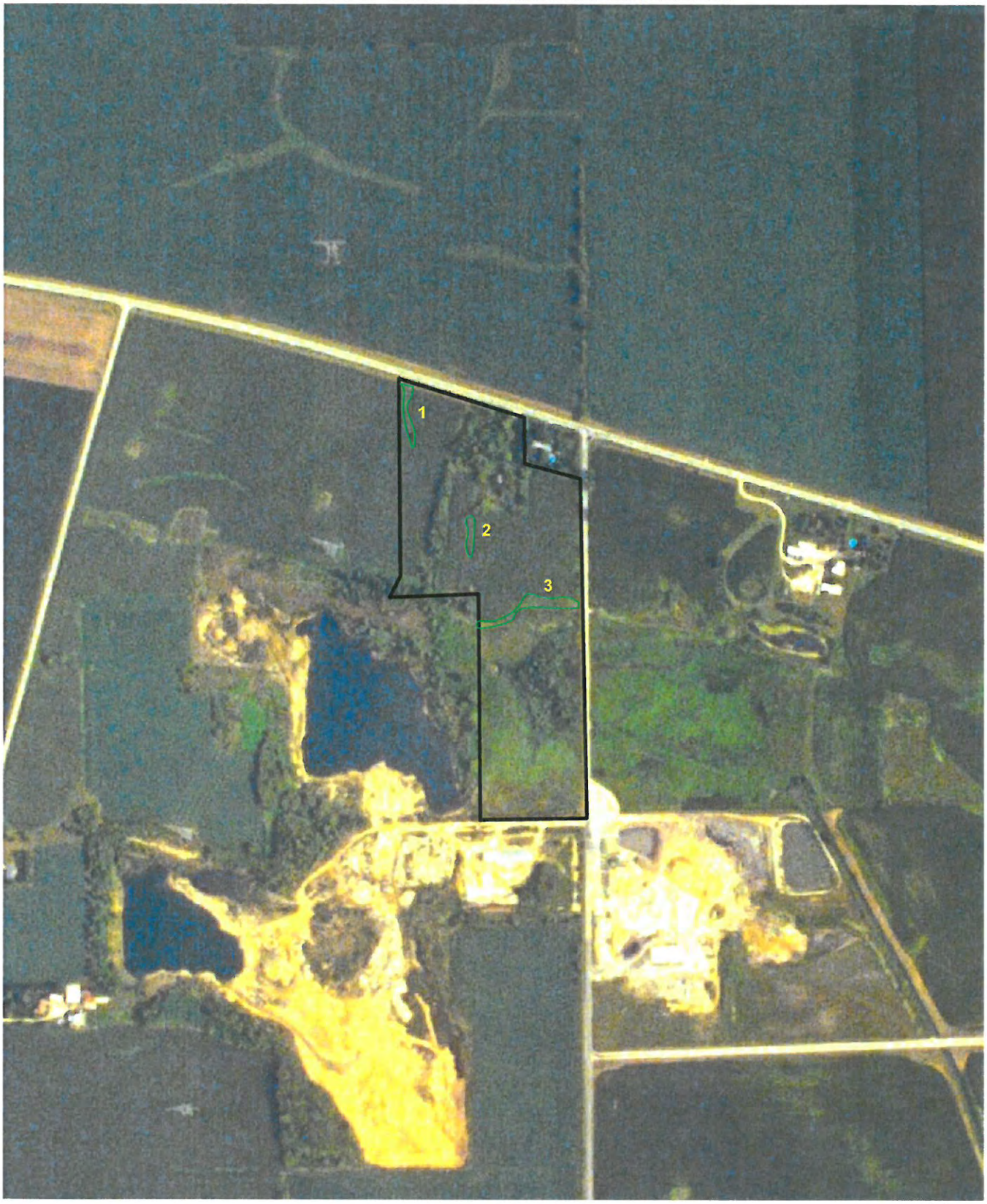
* July data is only used if the photo appears to have an unusually high number of surface water signatures indicating that the photo was taken soon after an unusally wet period. Otherwise it is assumed that the photo was taken in late June or early July before most of July's precipitation.

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

Source: Kendall Co. Soil & Water Conservation District **Year: 1994**

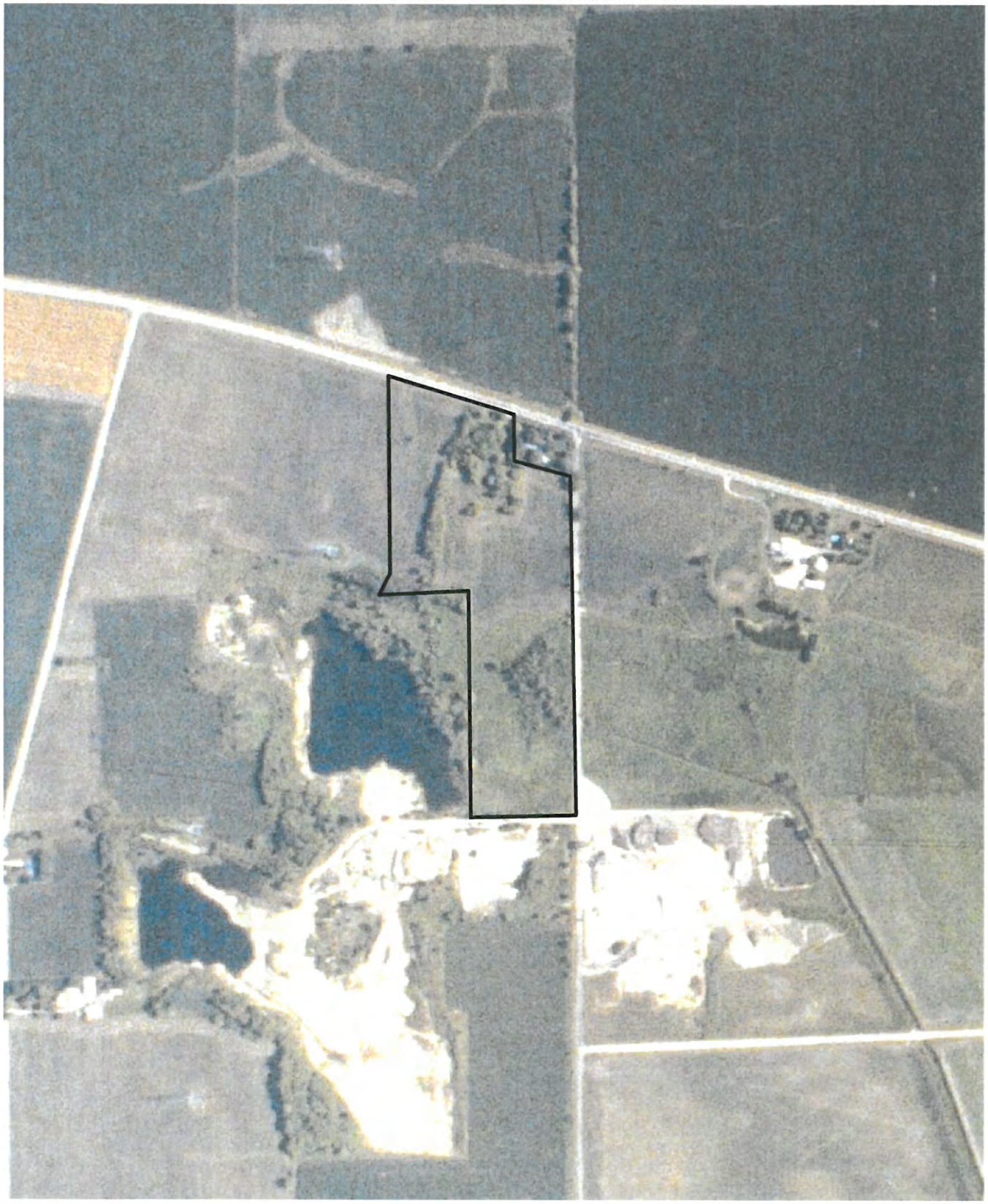


0 300 600 1200

SCALE: 1"=600'

N

Source: Kendall Co. Soil & Water Conservation District **Year: 1995**



0 300 600 1200

SCALE: 1"=600'

N

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



0 300 600 1200
SCALE: 1"=600'

N

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



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SCALE: 1"=600'

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

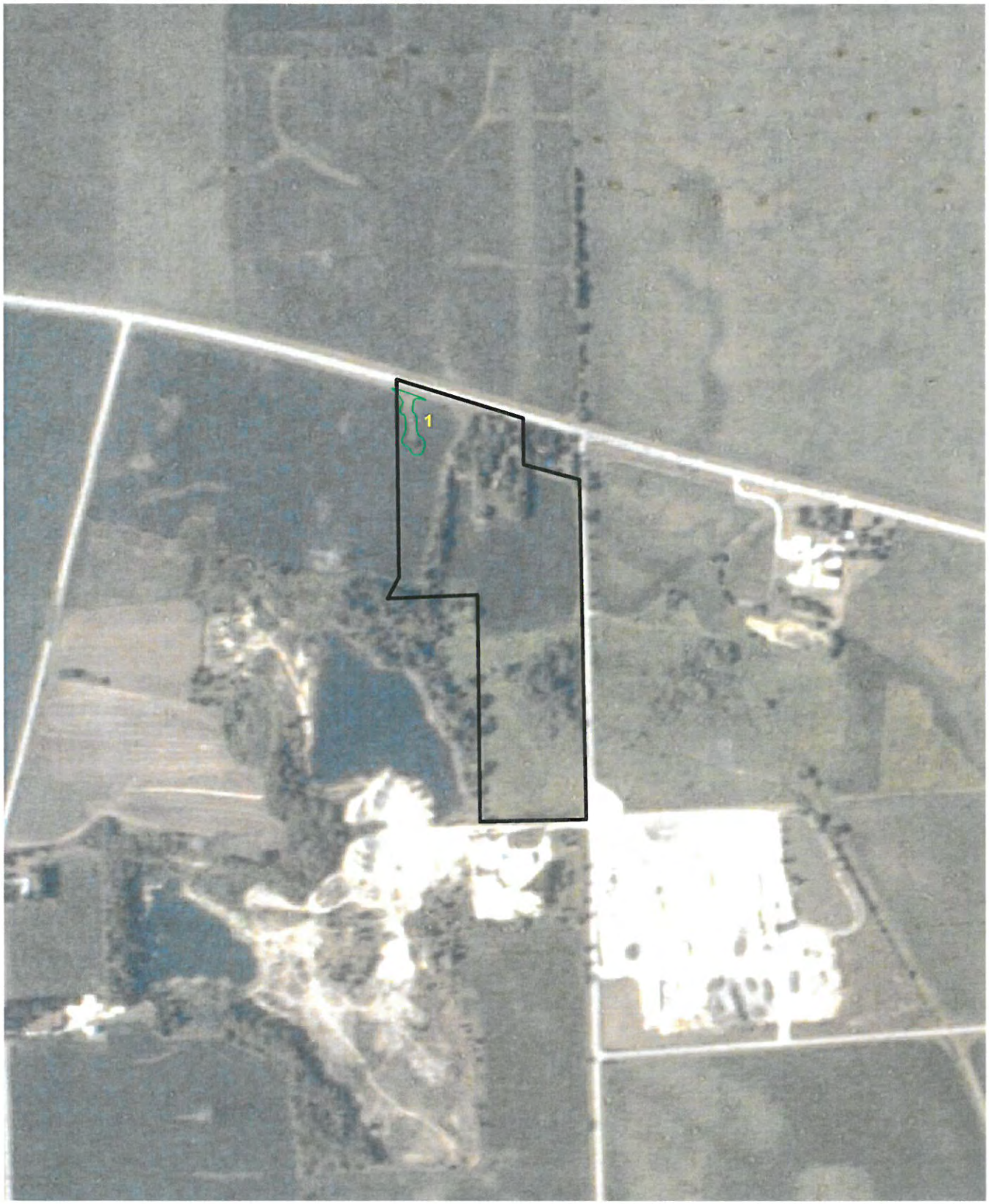


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SCALE: 1"=600'

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

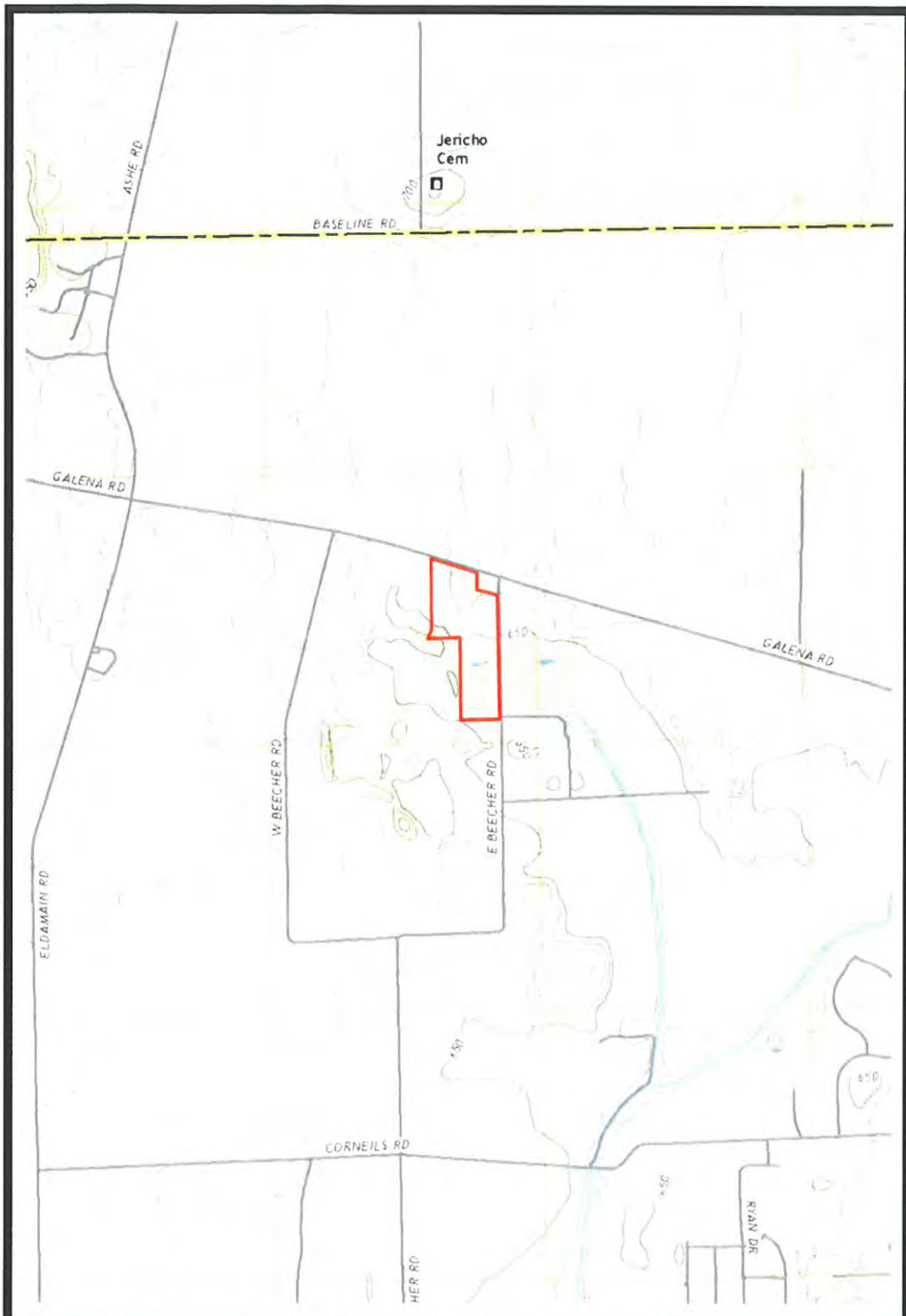


0 300 600 1200

SCALE: 1"=600'

N

Exhibits A - G



ENCAP INCORPORATED

LEGEND:

Project Area

Location Map

Source: U.S. Geological Survey
Sections 5 & 6 T37N R7E
Latitude: 41.708826 Longitude: -88.469676

Cordero Property

Project Number: 20-0617B

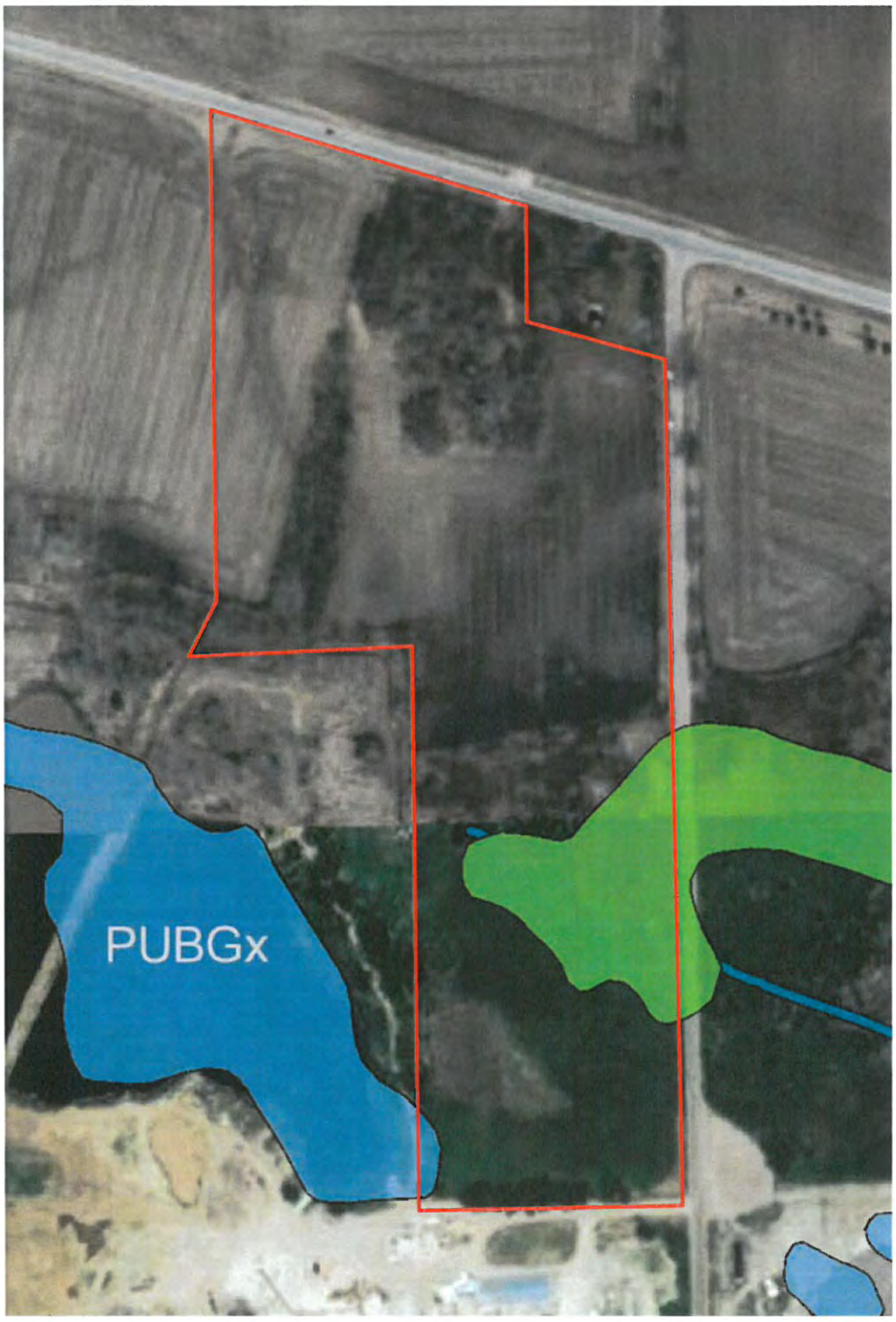
Mr. Daniel J. Kramer

0 1000 2000 4000

SCALE: 1"= 2000'

NORTH

Exhibit A



ENCAP INCORPORATED

LEGEND:

Project Area

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

National Wetlands Inventory

Source: U.S. Fish & Wildlife Service

0 150 300 600

SCALE: 1"=300'

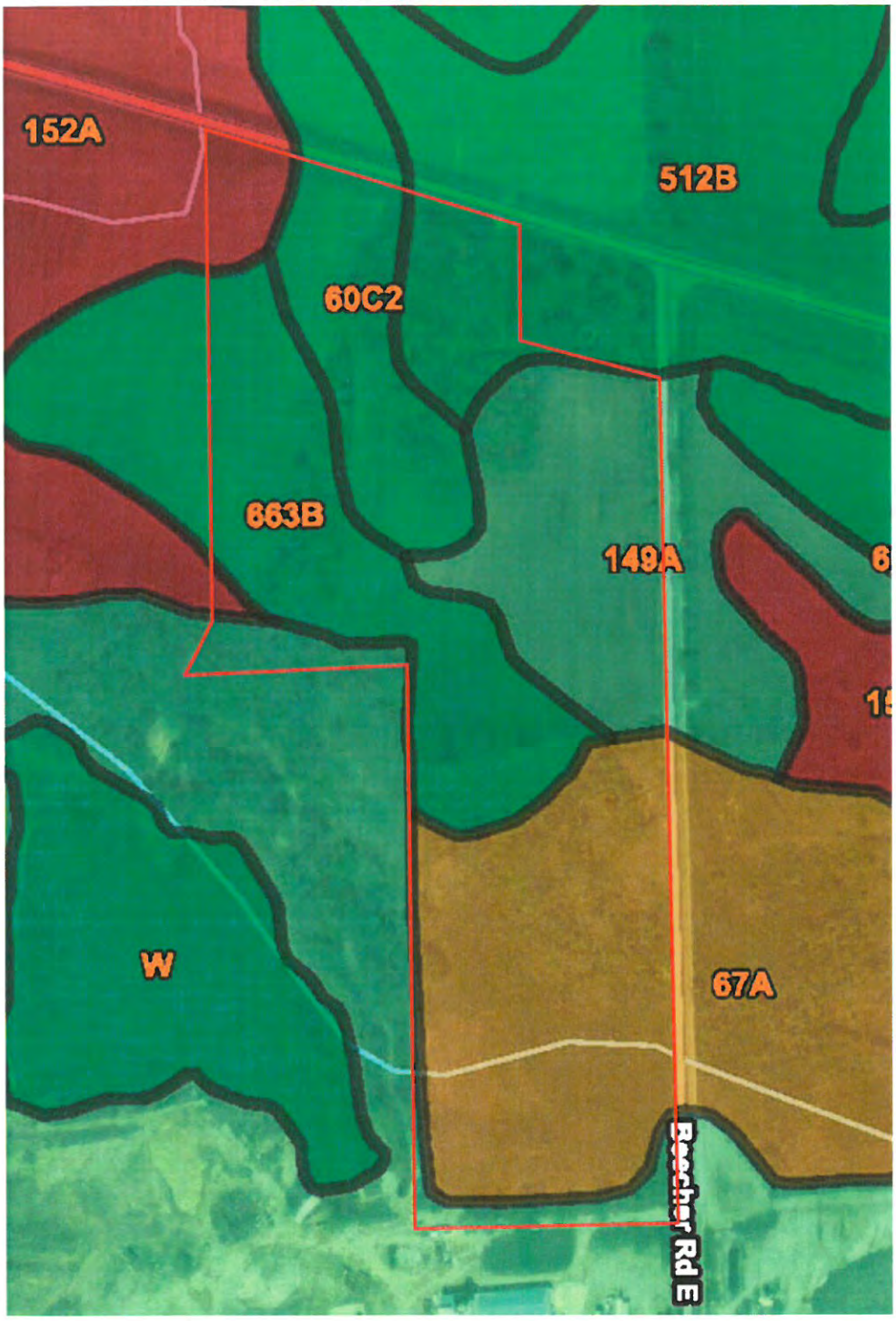
NORTH

Cordero Property

Project Number: 20-0617B

Mr. Daniel J. Kramer

Exhibit B



ENCAP INCORPORATED

LEGEND:

Project Area

- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Map

Source: U.S. Department of Agriculture
Natural Resources Conservation Service
Web Soil Survey 3.1

0 150 300 600
SCALE: 1"=300'

NORTH

Cordero Property

Project Number: 20-0617B

Mr. Daniel J. Kramer

Exhibit C



ENCAP INCORPORATED

LEGEND:

Project Area

RIVERS, LAKES, AND CANALS
- Perennial stream
- Perennial river
- Intermittent stream
- Intermittent river
- Disappearing stream

SUBMERGED AREAS AND BOGS
- Marsh or swamp
- Submerged marsh or swamp
- Wooded marsh or swamp
- Submerged wooded marsh or swamp
- Land subject to inundation

VEGETATION
- Woodland
- Shrubland
- Orchard
- Vineyard
- Mangrove
- Land subject to inundation

2018 USGS Topographic Map

Source: U.S. Geological Survey
Yorkville Quadrangle

0 300 600 1200
SCALE: 1"=600'

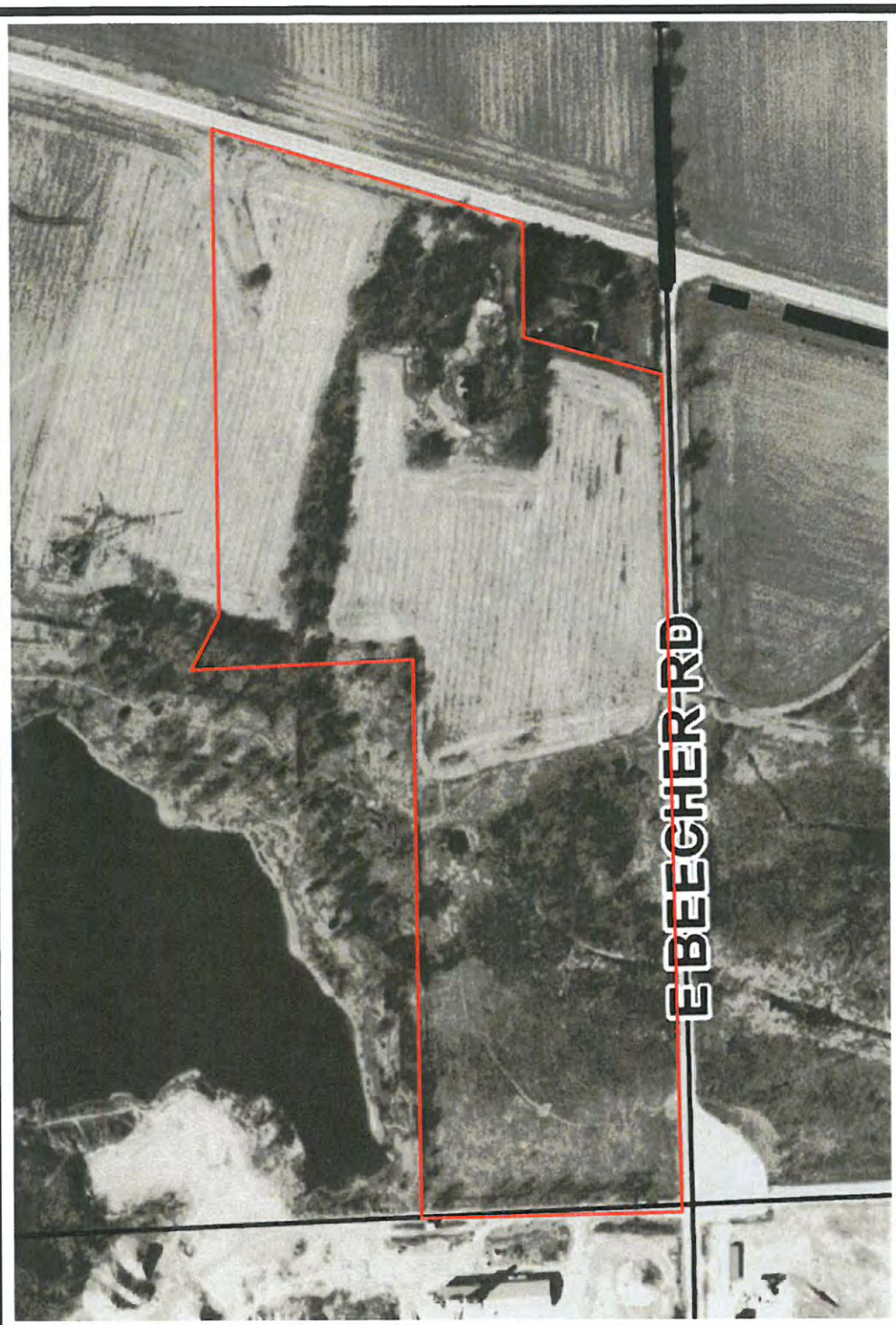
NORTH

Cordero Property

Project Number: 20-0617B

Mr. Daniel J. Kramer

Exhibit D



ENCAP INCORPORATED

LEGEND:

Project Area

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

ZONE A
ZONE AE
ZONE AH
ZONE AO
ZONE AR
ZONE A99
ZONE V
ZONE VE

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

ZONE X

OTHER AREAS

ZONE X
ZONE D

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

1% Annual Chance Floodplain Boundary

0.2% Annual Chance Floodplain Boundary

Floodway boundary

Zone D boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities

513 Base Flood Elevation line and value; elevation in feet*

(EL 987) Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

Cross section line

Transect line

Culvert

Bridge

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western hemisphere

5000-foot ticks: Wisconsin State Plane Central Zone (FIPS Zone 4802), Lambert Conformal Conic projection

1000-meter Universal Transverse Mercator grid values, zone 15

Bench mark (see explanation in Notes to Users section of this FIRM panel)

River Mile

Flood Insurance Rate Map

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

Cordero Property

Project Number: 20-0617B

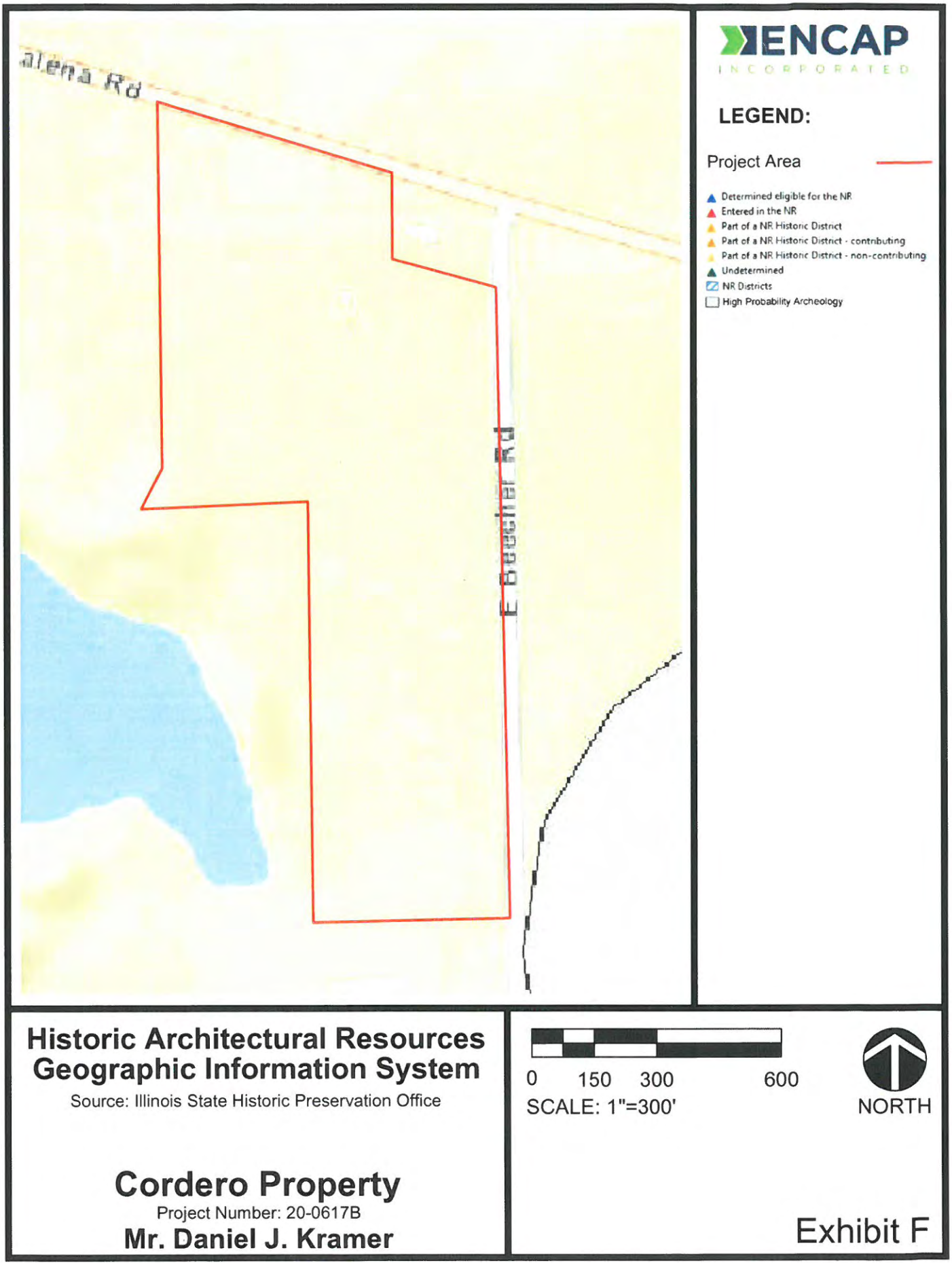
Mr. Daniel J. Kramer

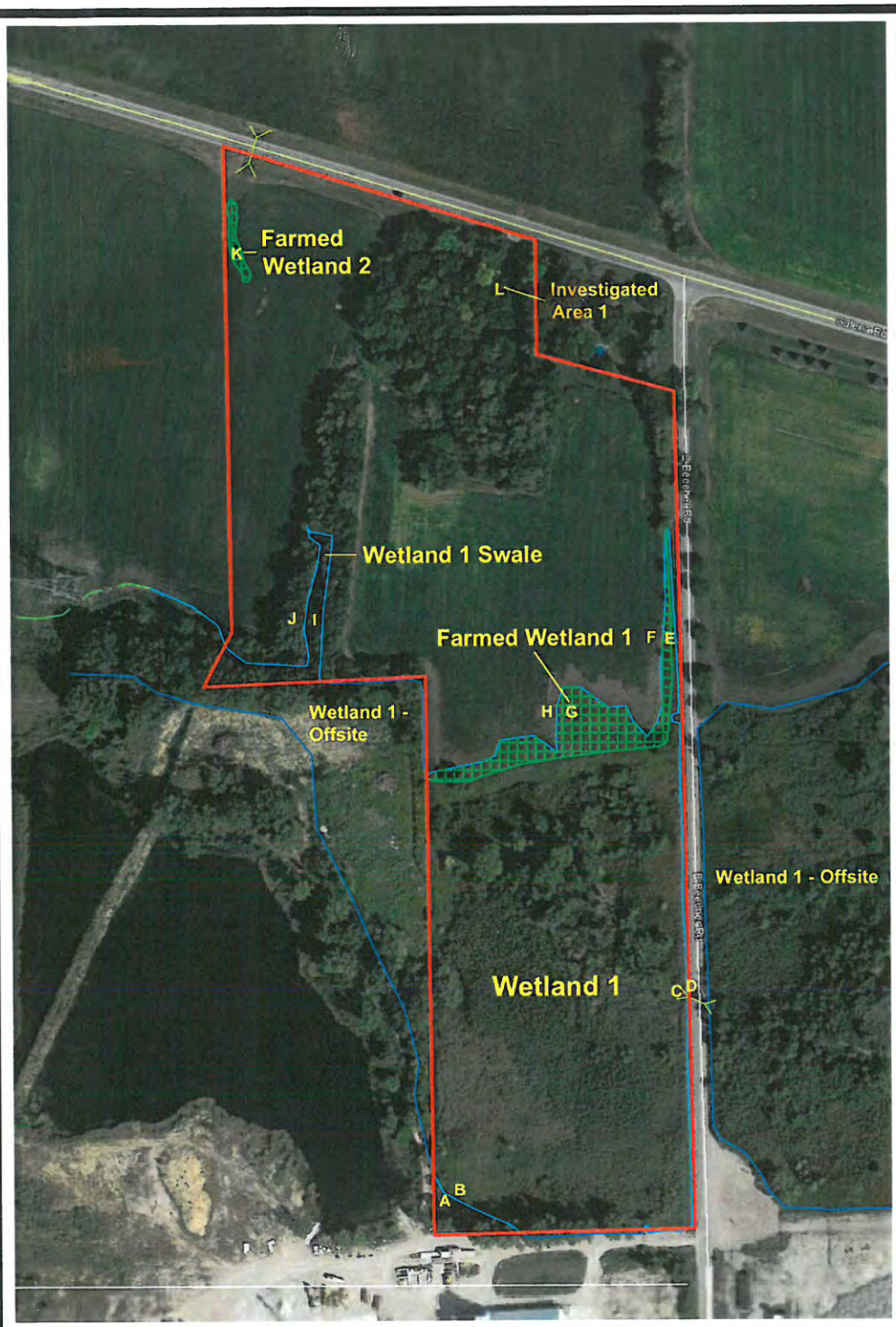
0 150 300 600

SCALE: 1"=300'

NORTH

Exhibit E


ENCAP
INCORPORATED
LEGEND:
Project Area
Determined eligible for the NR
Entered in the NR
Part of a NR Historic District
Part of a NR Historic District - contributing
Part of a NR Historic District - non-contributing
Undetermined
NR Districts
High Probability Archeology
Historic Architectural Resources Geographic Information System
Source: Illinois State Historic Preservation Office
0 150 300 600
SCALE: 1"=300'
NORTH
Cordero Property
Project Number: 20-0617B
Mr. Daniel J. Kramer
Exhibit F



ENCAP INCORPORATED

LEGEND:

- Project Area
- Approximate Staked Wetland Boundary
- Approximate Off-site Non-Staked Wetland Boundary
- On-site Farmed Wetland Boundary
- Approximate Off-site Farmed Wetland Boundary
- Sample Points A-L
- Culvert

Aerial Photograph

Map data: Google
2017

0 150 300 600
SCALE: 1"=300'

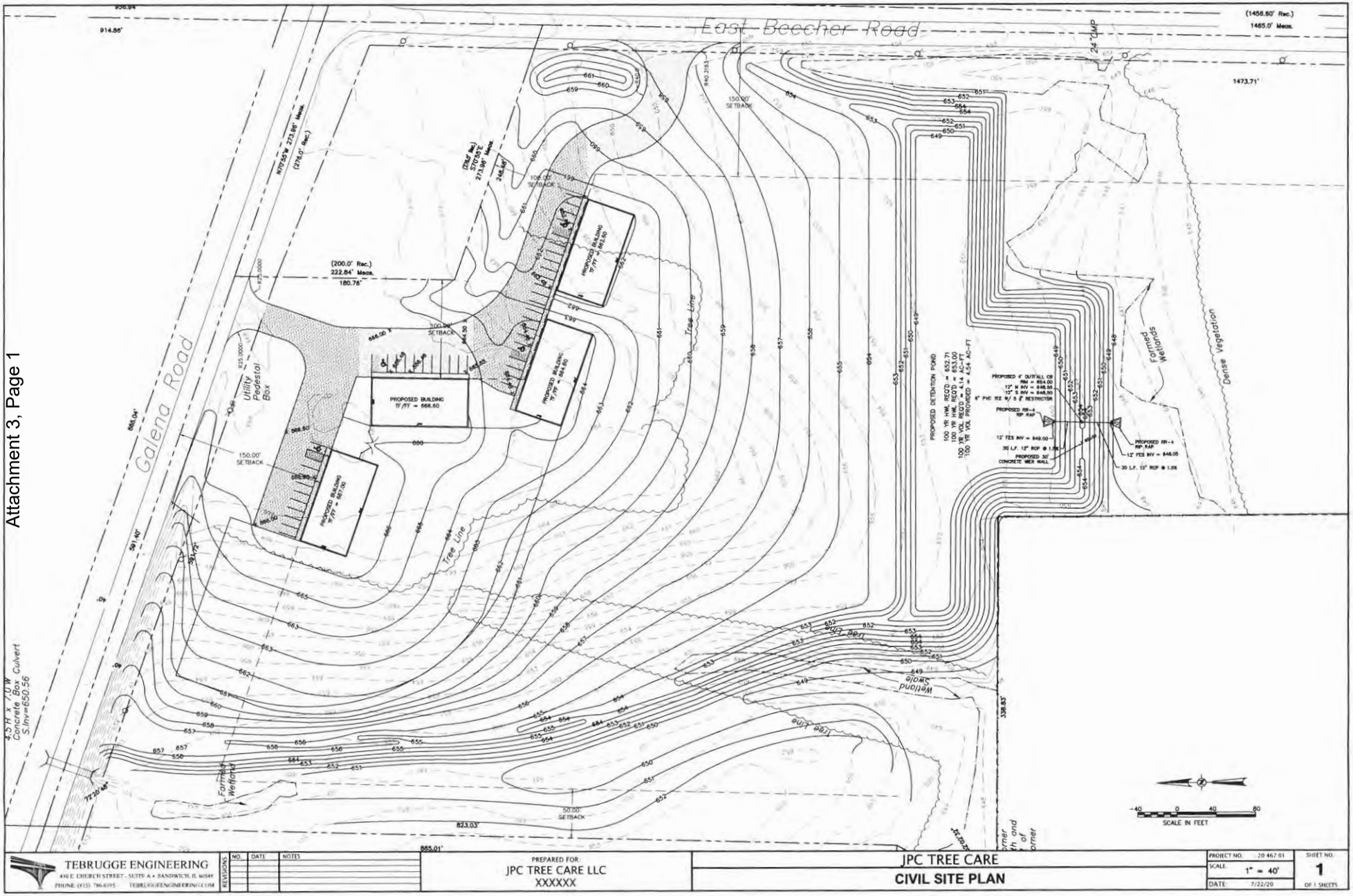
NORTH

Cordero Property

Project Number: 20-0617B

Mr. Daniel J. Kramer

Exhibit G



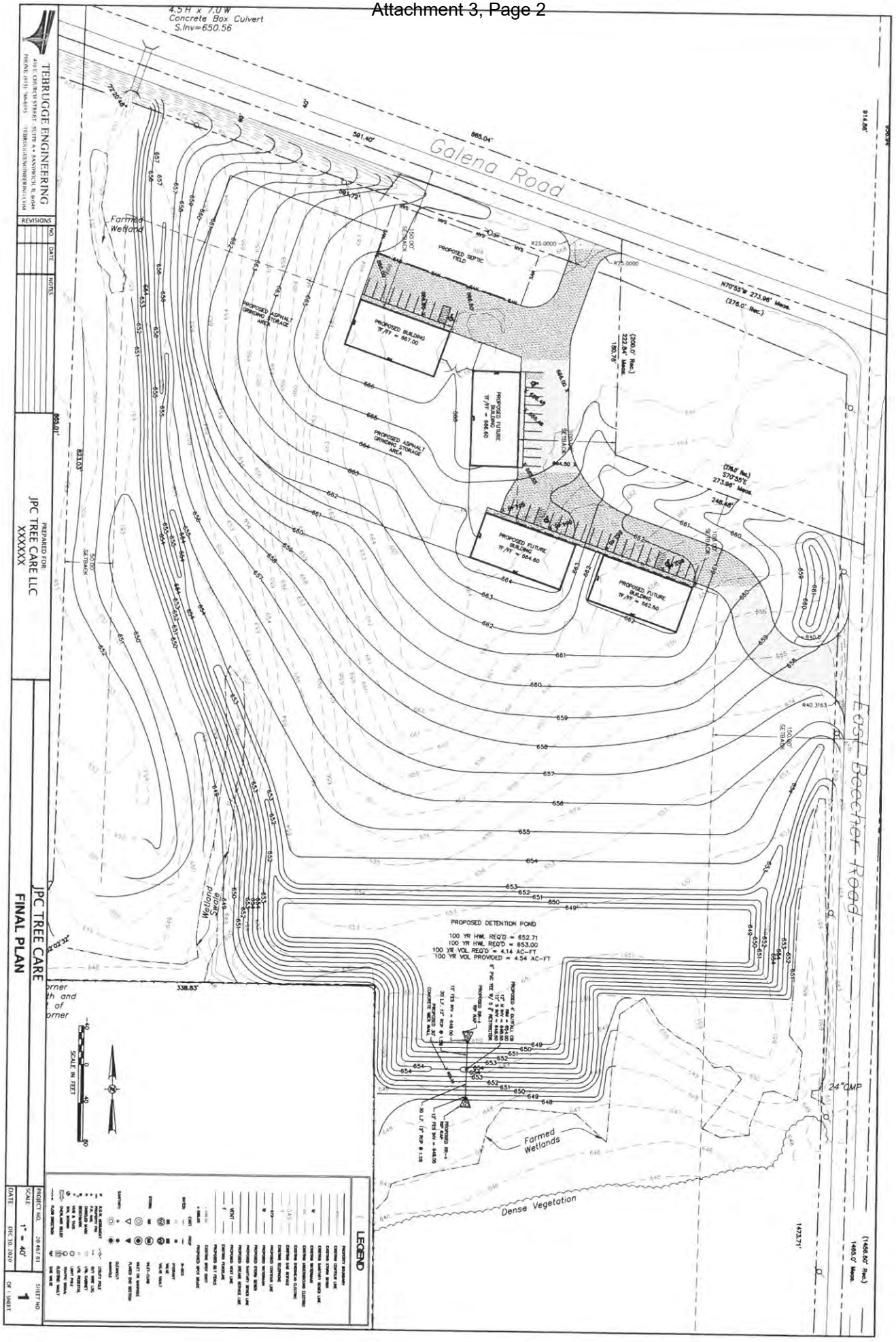
TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-6195 TEBRUGGEENGINEERING@COM

REVISIONS	NO.	DATE	NOTES

PREPARED FOR:
JPC TREE CARE LLC
XXXXXX

JPC TREE CARE
CIVIL SITE PLAN

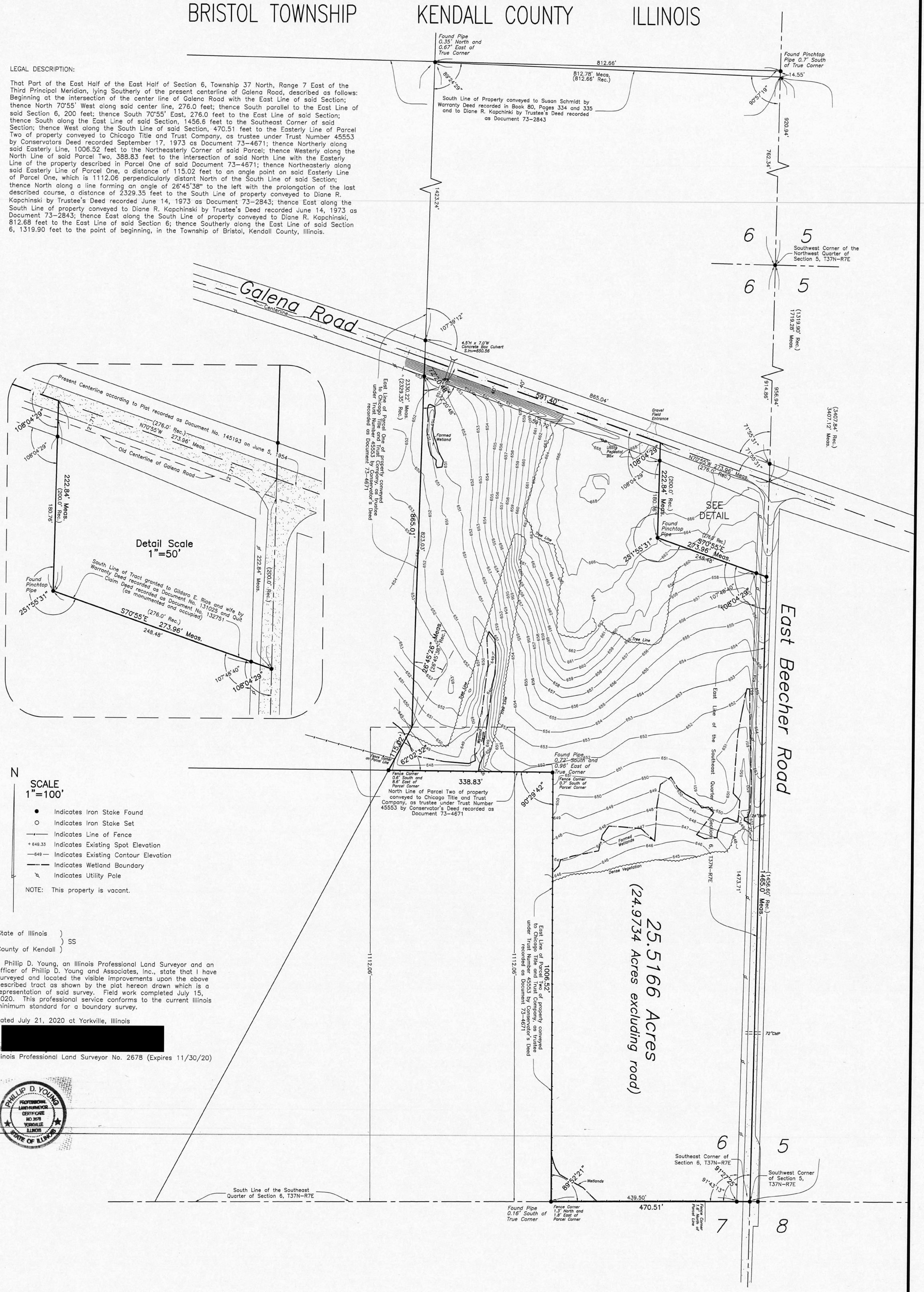
PROJECT NO.	20467.01
SCALE:	1" = 40'
DATE:	7/22/20
SHEET NO.	1
OF	1 SHEETS


4.5'H x 7.0'W
Concrete Box Culvert
S.Inv=650.56
Galena Road
Farmed Wetland
PROPOSED SEPTIC FIELD
PROPOSED BUILDING
TF/FF = 667.00
PROPOSED FUTURE BUILDING
TF/FF = 664.60
PROPOSED FUTURE BUILDING
TF/FF = 664.80
PROPOSED FUTURE BUILDING
TF/FF = 662.90
PROPOSED ASPHALT DRIVING & STORAGE AREA
PROPOSED DETENTION POND
100 YR HWL REQ'D = 652.71
100 YR HWL REQ'D = 653.00
100 YR VOL REQ'D = 4.14 AC-FT
100 YR VOL PROVIDED = 4.54 AC-FT
East Beecher Road
24" CMP
Farmed Wetlands
Dense Vegetation
Wetland
SCALE IN FEET
LEGEND
TEBRUGGE ENGINEERING
REVISIONS
NO
DATE
NOTES
PREPARED FOR
JPC TREE CARE LLC
XXXXXX
JPC TREE CARE
FINAL PLAN
PROJECT NO.
20-467.01
SCALE
1" = 40'
DATE
DEC 30, 2020
SHEET NO
1
OF 1 SHEET

PLAT OF SURVEY AND TOPOGRAPHY OF
PART OF THE SOUTHEAST QUARTER OF SECTION 6, T37N–R7E, 3rd PM
BRISTOL TOWNSHIP KENDALL COUNTY ILLINOIS

LEGAL DESCRIPTION:

That Part of the East Half 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°55' West along said center line, 276.0 feet; thence South parallel to the East Line of said Section 6, 200 feet; thence South 70°55' East, 276.0 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 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 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 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 Line of Parcel One, which is 1112.06 perpendicularly distant North of the South Line of said Section; 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. Kapchinski by Trustee's Deed recorded June 14, 1973 as Document 73–2843; thence East along the South Line of property conveyed to Diane R. Kapchinski by Trustee's Deed recorded June 14, 1973 as 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.



N

SCALE 1"=100'

- ● Indicates Iron Stake Found
- ○ Indicates Iron Stake Set
- —/— Indicates Line of Fence
- +649.33 Indicates Existing Spot Elevation
- —649— Indicates Existing Contour Elevation
- —··— Indicates Wetland Boundary
- Indicates Utility Pole

NOTE: This property is vacant.

State of Illinois)
) SS
County of Kendall)

I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., state that I have surveyed and located the visible improvements upon the above described tract as shown by the plat hereon drawn which is a representation of said survey. Field work completed July 15, 2020. This professional service conforms to the current Illinois minimum standard for a boundary survey.

Dated July 21, 2020 at Yorkville, Illinois

[redacted]
Illinois Professional Land Surveyor No. 2678 (Expires 11/30/20)

PHILLIP D. YOUNG PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 2678 YORKVILLE ILLINOIS STATE OF ILLINOIS

JOB NO.	17007
JOB NAME	CORDERO
DWG FILE	17007D2
REVISION DATE	

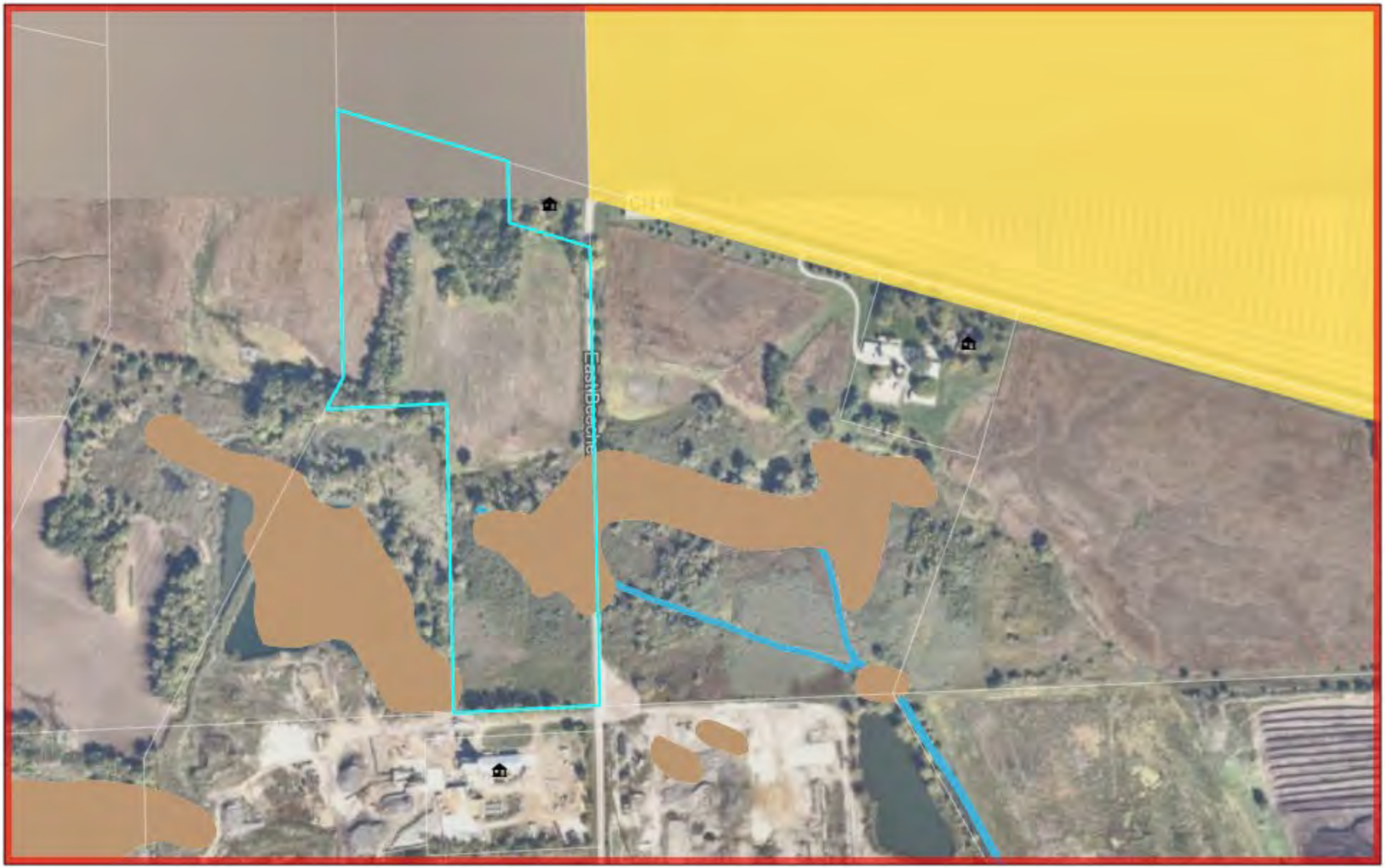
Phillip D. Young and Associates, Inc.
LAND SURVEYING – TOPOGRAPHIC MAPPING – Lic.#184–002775
1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553–1580

Attachment 4 Aerial



Attachment 5-Wetland Aerial

Kendall County Web GIS



February 5, 2021

Kendall County Address Points

Parcels

Ownership Parcel

Incorporated Areas

Yorkville

USA Wetlands

Marine

Estuarine

Palustrine

Riverine

1:7,200

0 0.04 0.09 0.18 mi

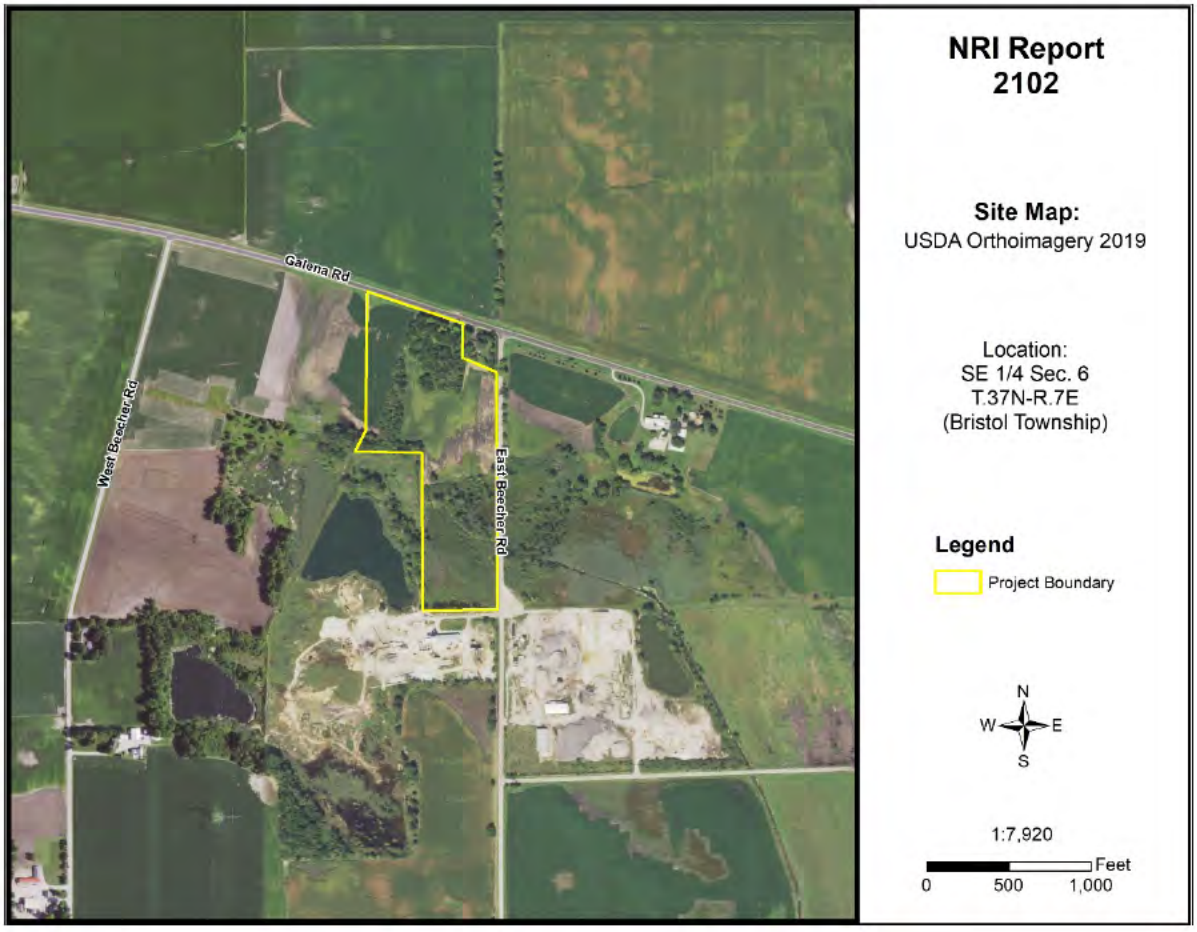
0 0.05 0.1 0.2 km

© OpenStreetMap (and) contributors, CC-BY-SA. Map data © OpenStreetMap contributors, Map layer by Esri, Source: US Fish and Wildlife

Kendall County Web GIS

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

NATURAL RESOURCE INFORMATION (NRI) REPORT: #2102



Feb 2021

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

Prepared By:

Kendall County Soil & Water Conservation District
7775A Route 47
Yorkville, Illinois 60560
Phone: (630) 553-5821 x3
Fax: (630) 553-7442
www.kendallswcd.org

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

Report Prepared By: *Alyse Olson* Position: *Resource Conservationist*

PURPOSE AND INTENT

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

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

Due to the limitations of scale encountered with the various resource maps, the property boundaries depicted in the various exhibits in this report provide a generalized representation of the property location and may not precisely reflect the legal description of the PIQ (Parcel in Question).

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

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

Kendall County Soil and Water Conservation District
7775A Route 47, Yorkville, IL 60560
Phone: (630) 553-5821 ext. 3
E-mail: Alyse.Olson@il.nacdnet.net

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EXECUTIVE SUMMARY

Natural Resource Information Report Number	#2102
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 3rd 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

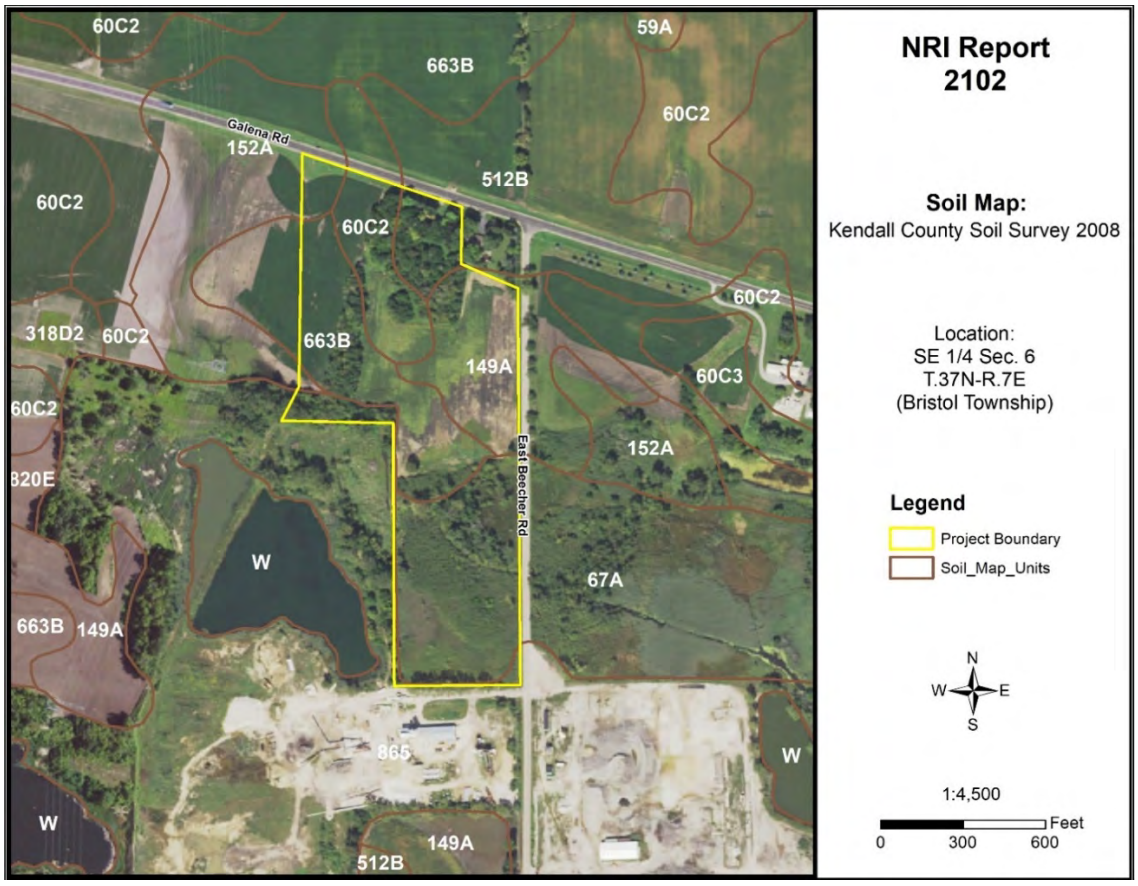


Figure 1: Soil Map

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	C	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	C	Non-hydric	Prime Farmland
663B	Clare silt loam, 2-5% slopes	Moderately Well Drained	C	Non-hydric	Prime Farmland

865	Pits, gravel	N/A	N/A	N/A	Not 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, 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).

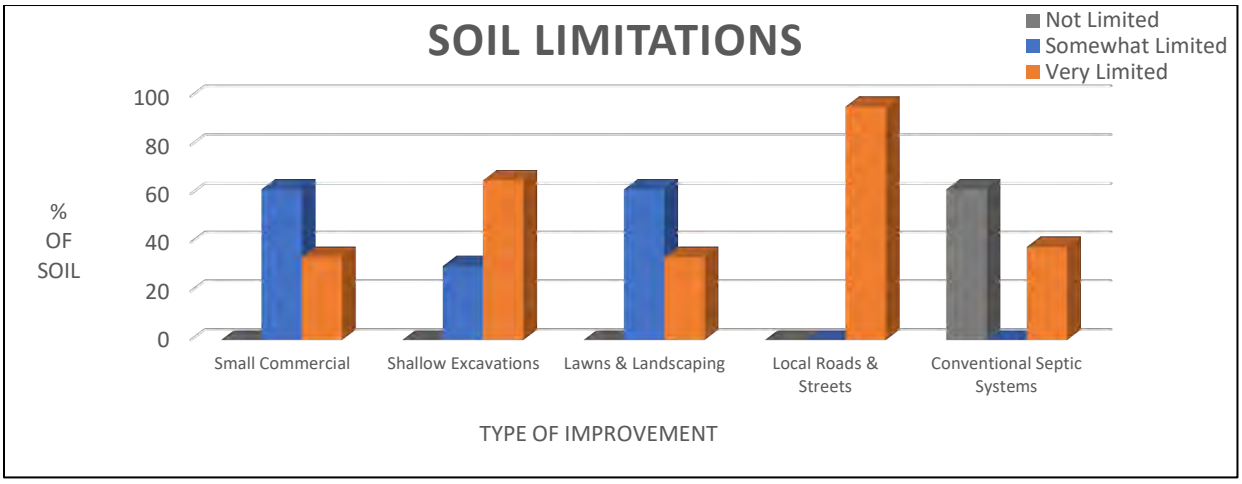


Figure 2: Soil Limitations

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* (https://illinoisurbanmanual.org/) for appropriate best management practices.

LAND USE FINDINGS:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed development plans for Petitioner 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 3rd Principal Meridian. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board presents the following information.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible. Of the soils found onsite, 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 (Ill. Complied Statues, Ch. 70, Par 405/22.02a).

[redacted]

SWCD Board Representative

02/10/21

Date

PARCEL LOCATION

Location Map for Natural Resources Information Report #2102

SE ¼ 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.

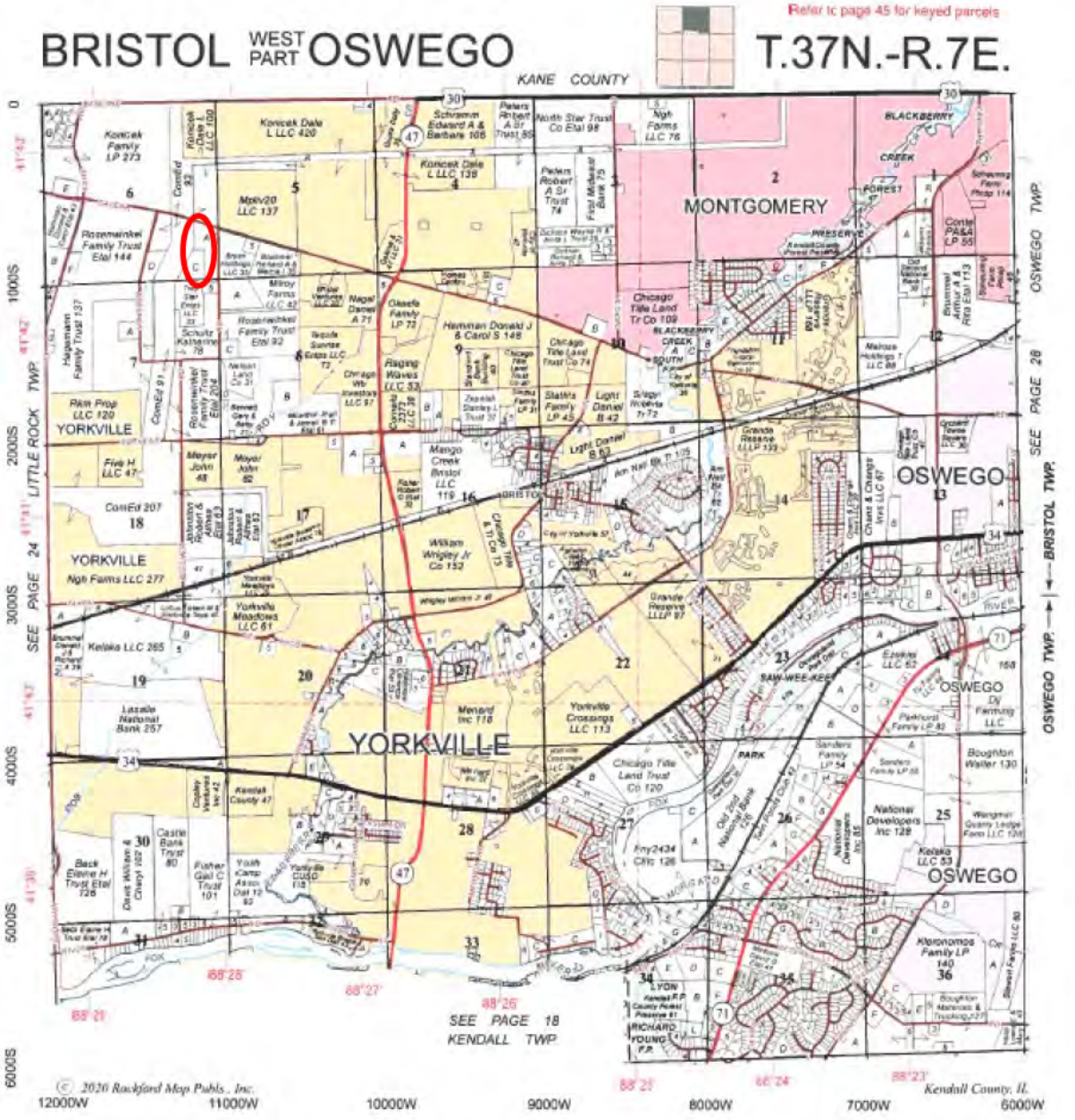


Figure 3: 2021 Plat Map

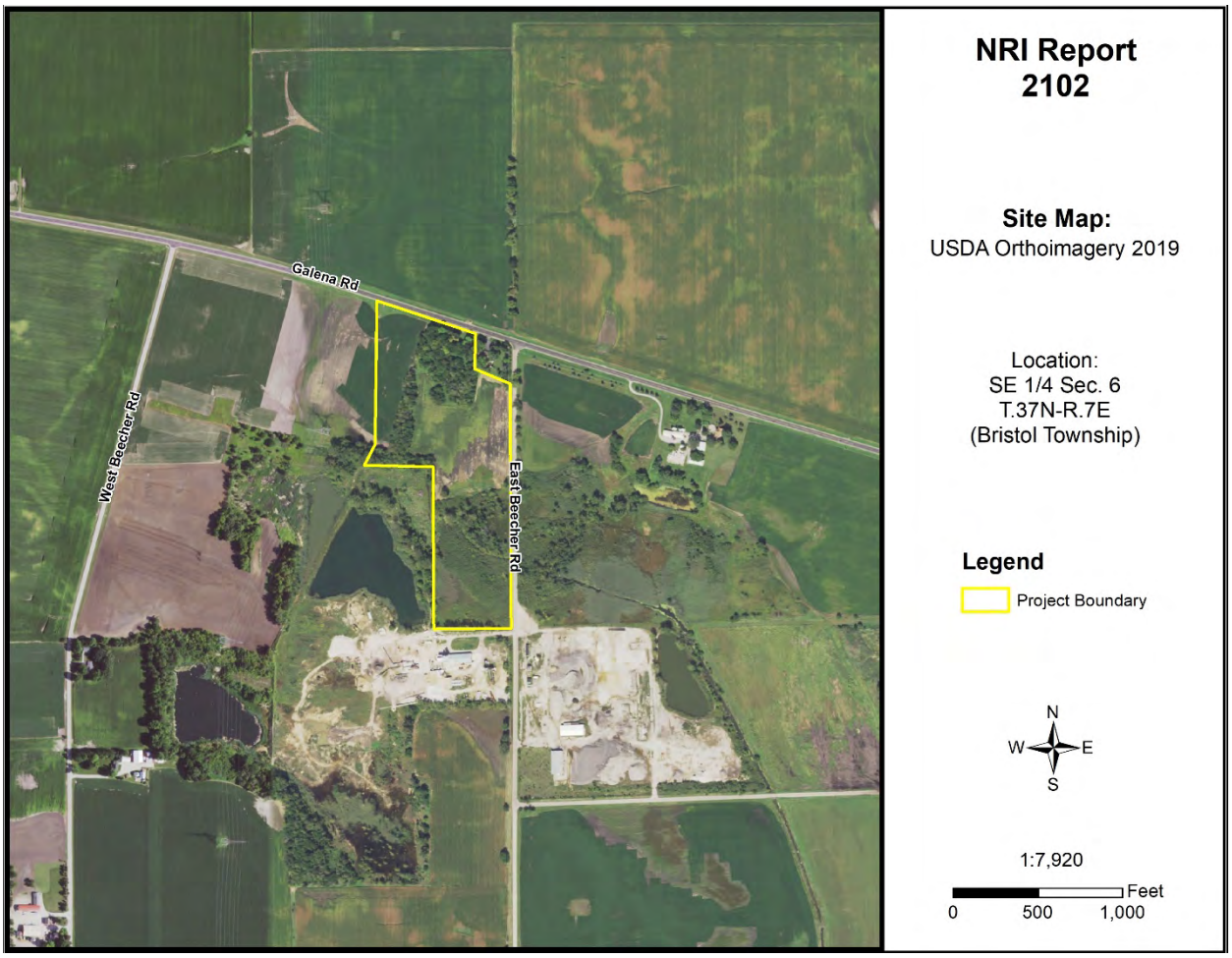


Figure 4: 2019 Aerial Map with NRI Site Boundary

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) are 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.

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

SOILS INFORMATION

IMPORTANCE OF SOILS INFORMATION

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

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

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

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

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

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

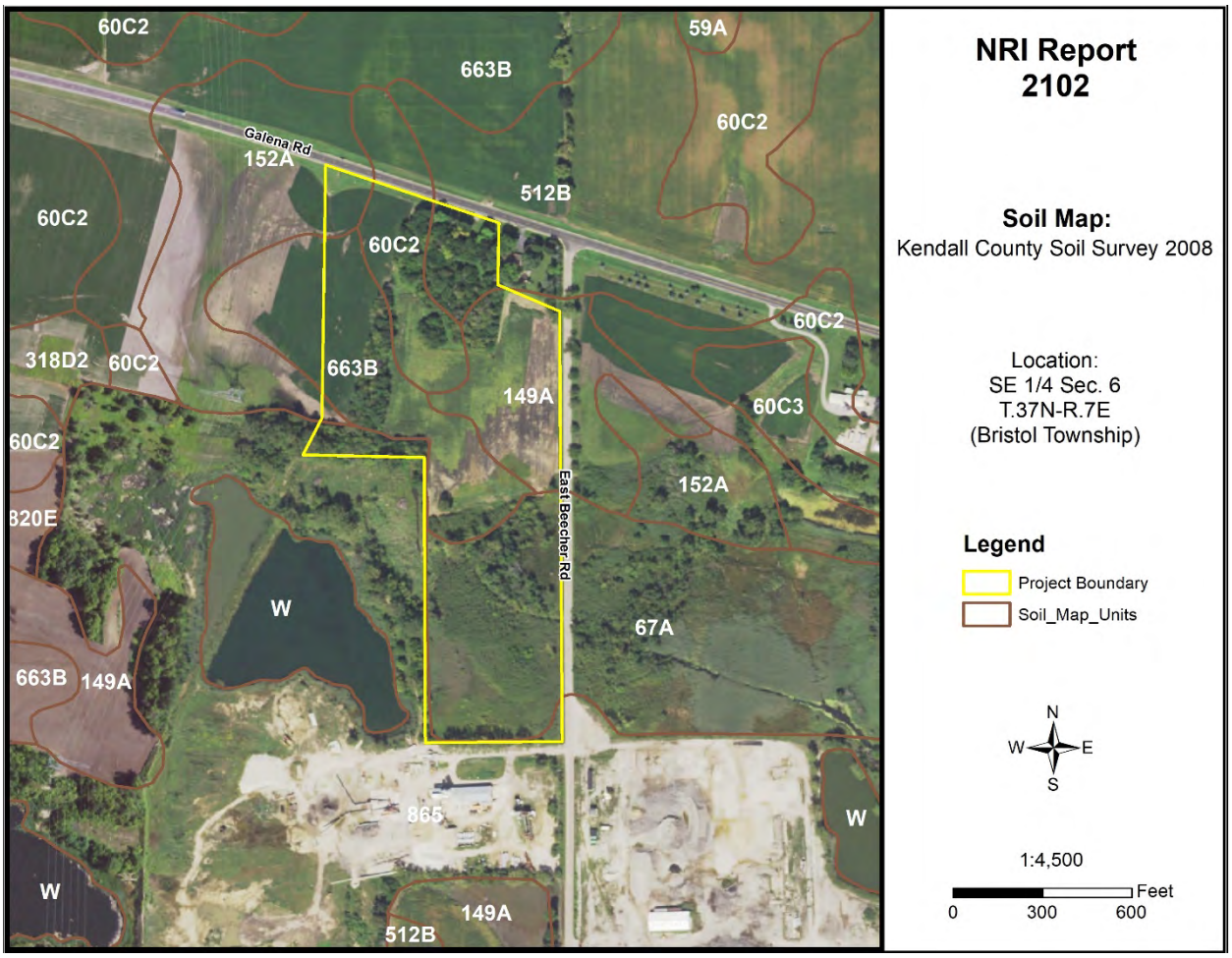


Figure 5: Soil Map

Table 3: Soil Map Unit Descriptions

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

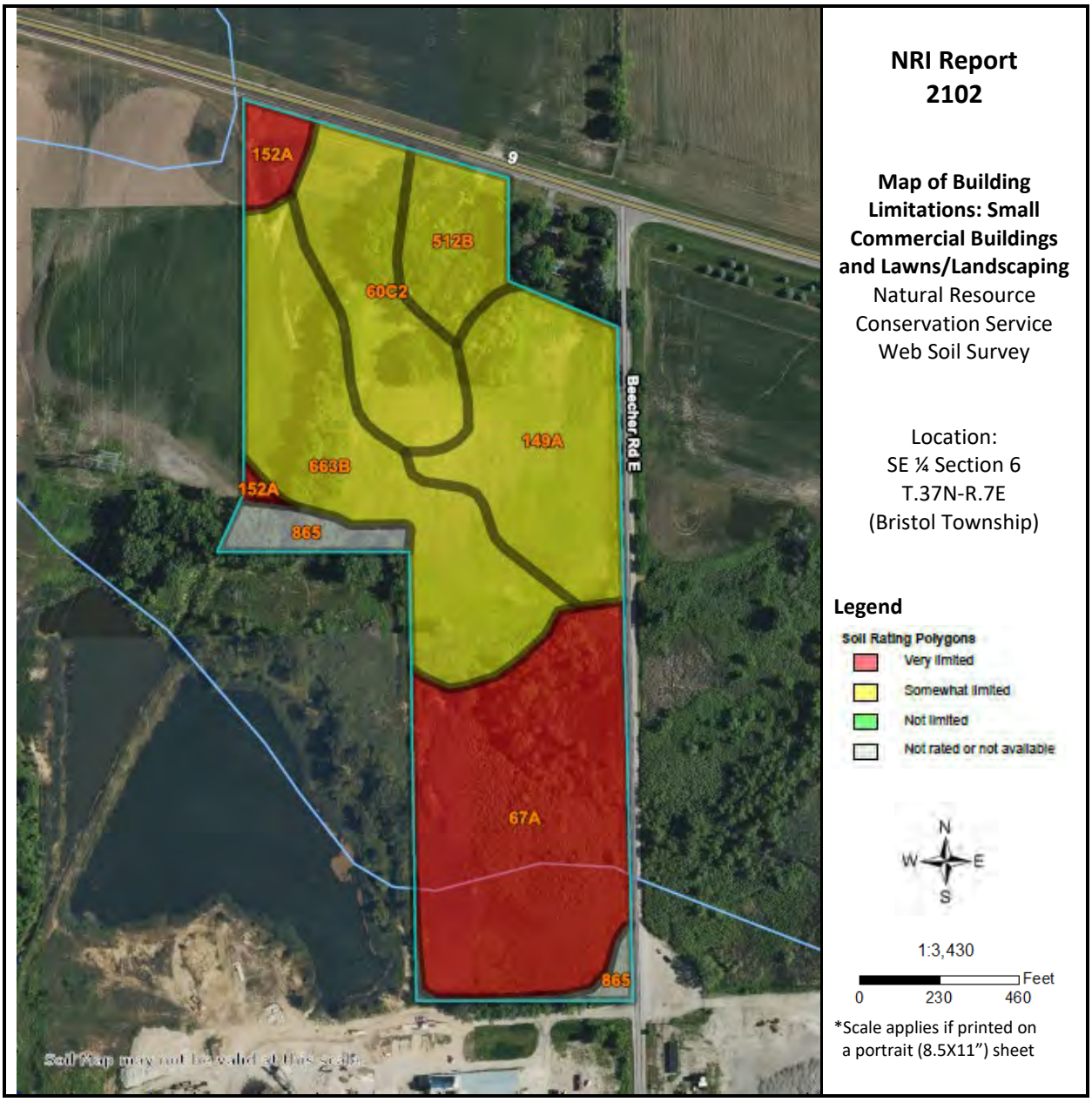


Figure 6A: Map of Building Limitations – Small Commercial Buildings and Lawns & Landscaping

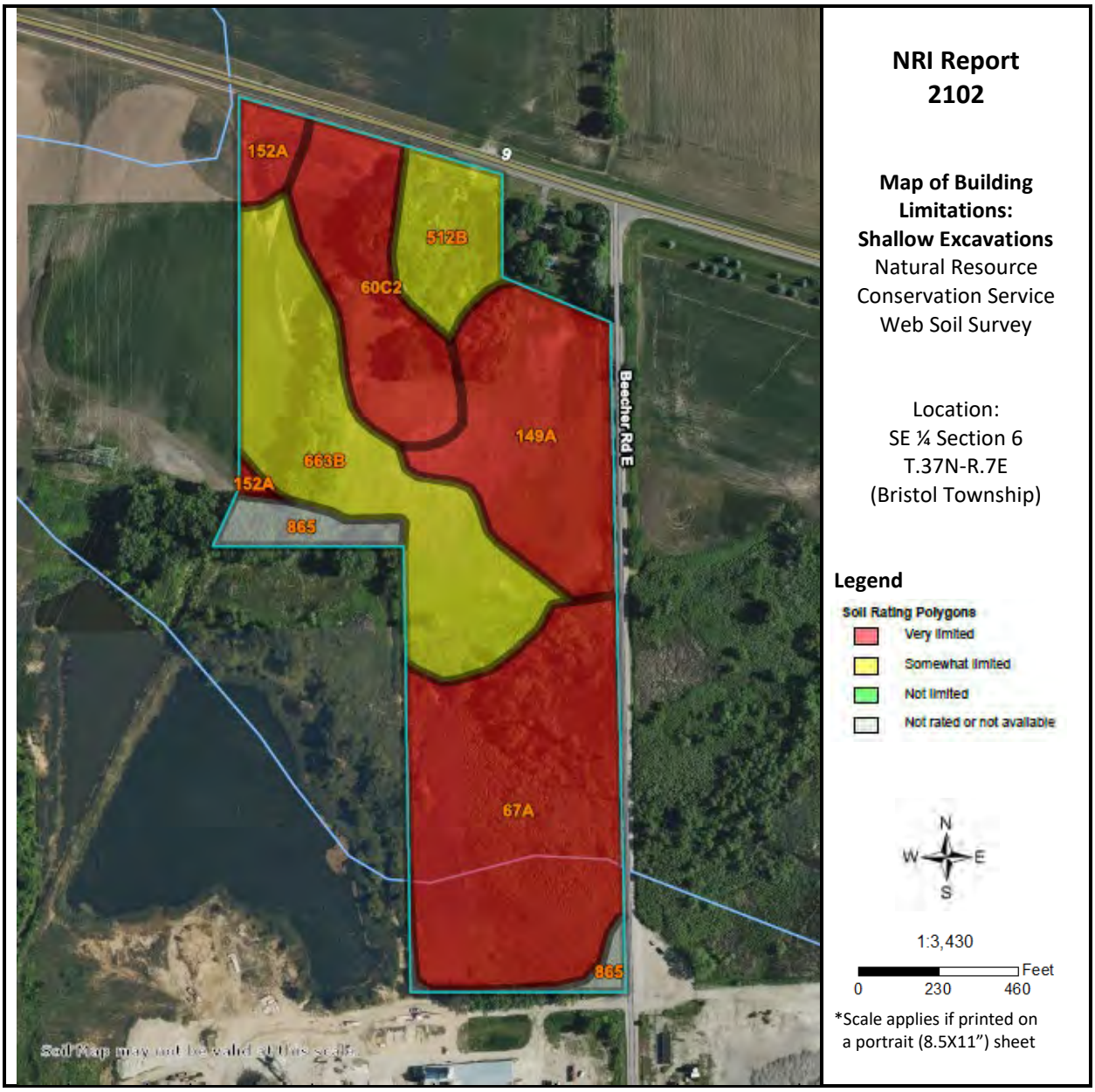


Figure 6B: Map of Building Limitations – Shallow Excavations

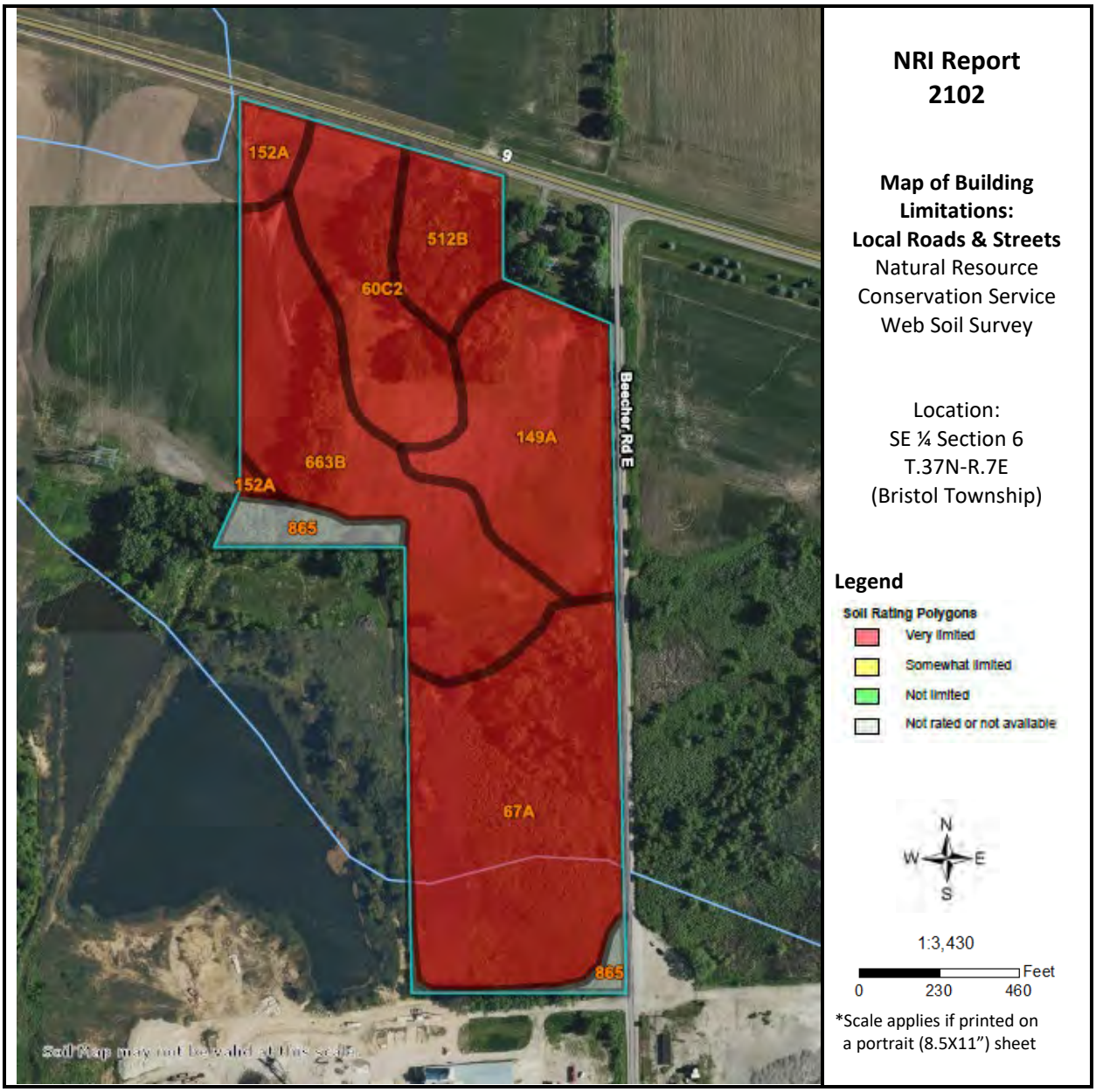


Figure 6C: Map of Building Limitations – Local Roads and Streets (Paved and Unpaved)

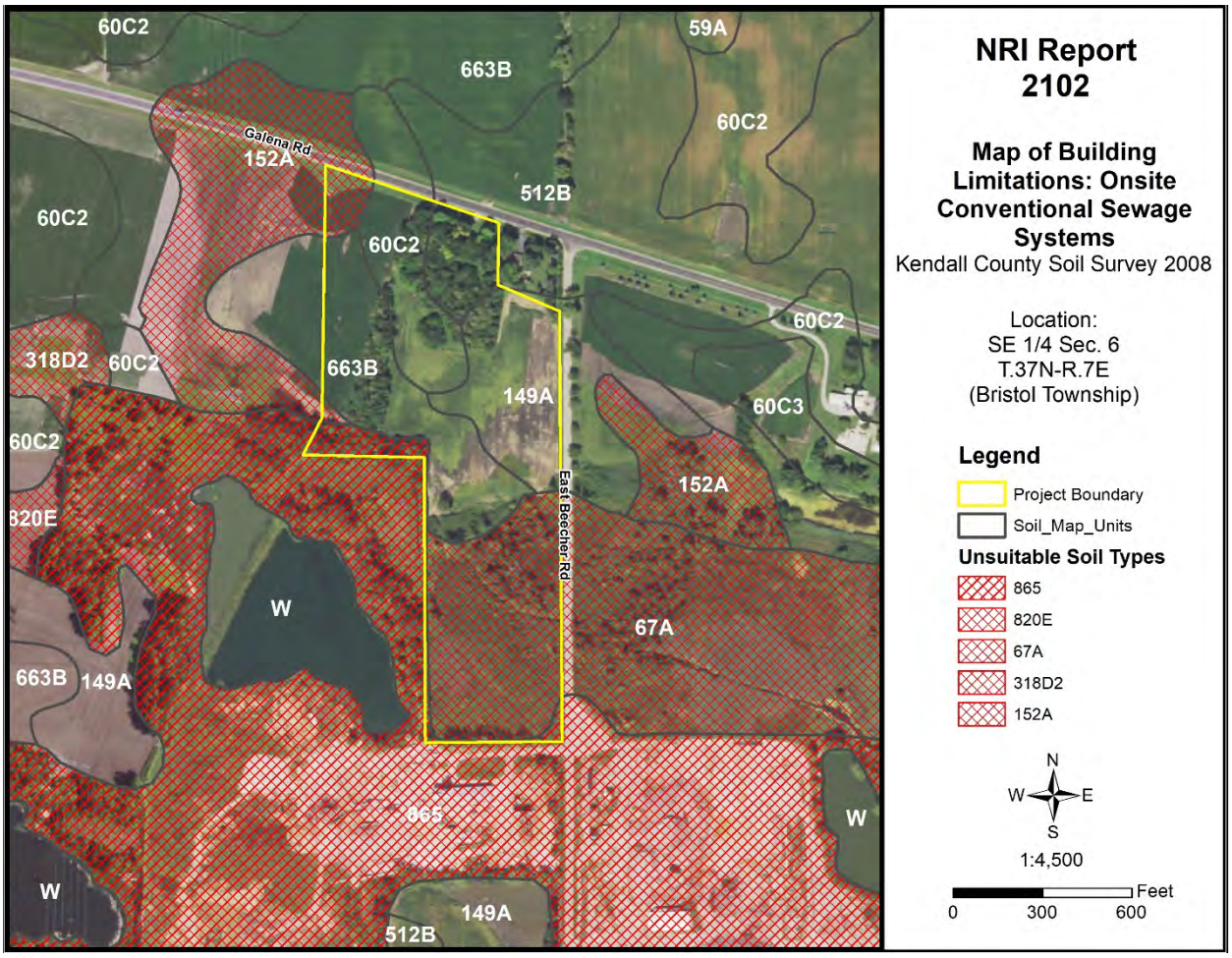


Figure 6D: Map of Building Limitations – Onsite Conventional Sewage System

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

Map Unit	Hydrologic Group	Surface Runoff	Water Table	Ponding	Flooding
60C2	C	High	January **Upper/Lower Limit**: -- February – April **Upper Limit**: 2.0'-3.5' **Lower Limit**: 2.2'-4.0' May – December **Upper/Lower Limit**: --	January – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: None	January – December **Duration**: -- **Frequency**: None
67A	B/D	Negligible	January - May **Upper Limit**: 0.0'-1.0' **Lower Limit**: 6.0' June – December **Upper/Lower Limit**: --	January – May **Surface Water Depth:** 0.0'-0.5 **Duration:** Brief (2-7 days) **Frequency:** Frequent June – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: None	January – December **Duration**: -- **Frequency**: None
149A	B/D	Low	January - May **Upper Limit**: 1.0'-2.0' **Lower Limit**: 6.0' June – December **Upper/Lower Limit**: --	January – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: None	January – December **Duration**: -- **Frequency**: None
152A	B/D	Negligible	January - May **Upper Limit**: 0.0'-1.0' **Lower Limit**: 6.0' June – December **Upper/Lower Limit**: --	January – May **Surface Water Depth:** 0.0'-0.5 **Duration:** Brief (2-7 days) **Frequency:** Frequent June – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: None	January – December **Duration**: -- **Frequency**: None
512B	C	Low	January **Upper/Lower Limit**: -- February – April **Upper Limit**: 2.0'-3.5' **Lower Limit**: 3.0'-5.0' May – December **Upper/Lower Limit**: --	January – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: None	January – December **Duration**: -- **Frequency**: None
663B	C	Low	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 **Duration**: -- **Frequency**: None
865	N/A	N/A	January – December **Upper Limit**: -- **Lower Limit**: --	January – December **Surface Water Depth**: -- **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 not prime farmland. The percentages of soils map units on the parcel reflect the determination that urban or built up land on prime farmland soils is not prime farmland.

Table 7: Prime Farmland Soils

Soil Types	Prime Designation	Acreage	Percent
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%**		

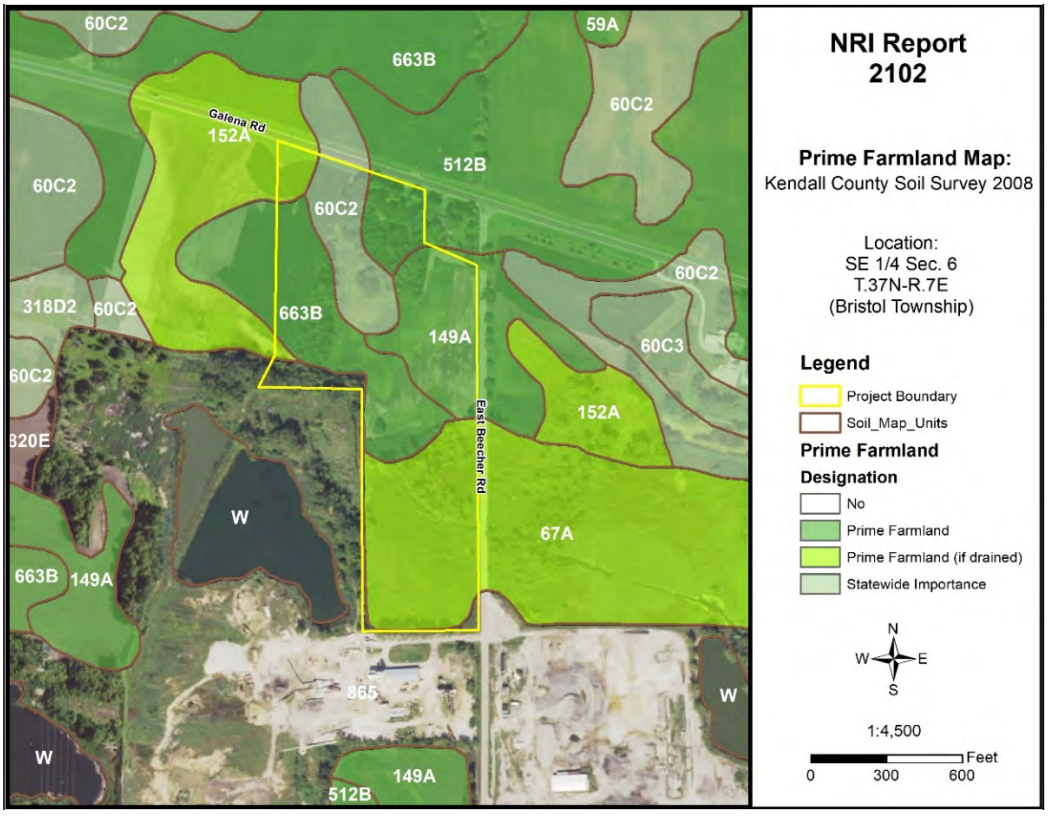


Figure 7: Map of Prime Farmland Soils

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) 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

A.	**Agricultural Land Uses**	**Points**
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	10
	2. Current land use adjacent to site. (30-20-15-10-0)	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
B.	**Compatibility / Impact on Uses**	
	1. Distance from city or village limits. (20-10-0)	0
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	0
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	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
0-200	Low
201-225	Medium
226-250	High
251-300	Very High

Land Evaluation Value: 90 + **Site Assessment Value:** 86 = **LESA Score: 176**

The LESA Score for this site is 176 which indicates a low level of protection for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

LAND USE PLANS

Many counties, municipalities, villages, and townships have developed land-use plans. These plans are intended to reflect the existing and future land-use needs of a given community. Please contact the Kendall County Planning, Building & Zoning for information regarding the County's comprehensive land use plan and map.

DRAINAGE, RUNOFF, AND FLOOD INFORMATION

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

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

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

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

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

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

Theoretically, if each development, no matter how large or small, maintains their preconstruction Q value after construction by the installation of stormwater management systems, the streams and wetlands and lakes will not suffer damage from excessive urban stormwater.

For this reason, the Kendall County SWCD recommends that the developer for intense uses such as a subdivision calculate the preconstruction Q value for the exit point(s). A stormwater management system

should be designed, installed, and maintained to limit the postconstruction Q value to be at or below the preconstruction value.

IMPORTANCE OF FLOOD INFORMATION

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

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

FIRM is the acronym for the Flood Insurance Rate Map, produced by the Federal Emergency Management Agency (FEMA). These maps define flood elevation adjacent to tributaries and major bodies of water and superimpose that onto a simplified USGS topographic map. The scale of the FIRM maps is generally dependent on the size and density of parcels in that area. (This is to correctly determine the parcel location and floodplain location.) The FIRM map has three (3) zones. A is the zone of 100-year flood, Zone B is the 100 to 500-year flood, and Zone C is outside the floodplain.

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

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

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

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

Another indication of flooding potential can be found in the soils information. Hydric soils indicate the presence of drainageways, areas subject to ponding, or a naturally occurring high water table. These need to be considered along with the floodplain information when developing the site plan and the stormwater management plan. Development on hydric soils can contribute to the loss of water storage within the soil and the potential for increased flooding in the area.

This parcel is located on 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.

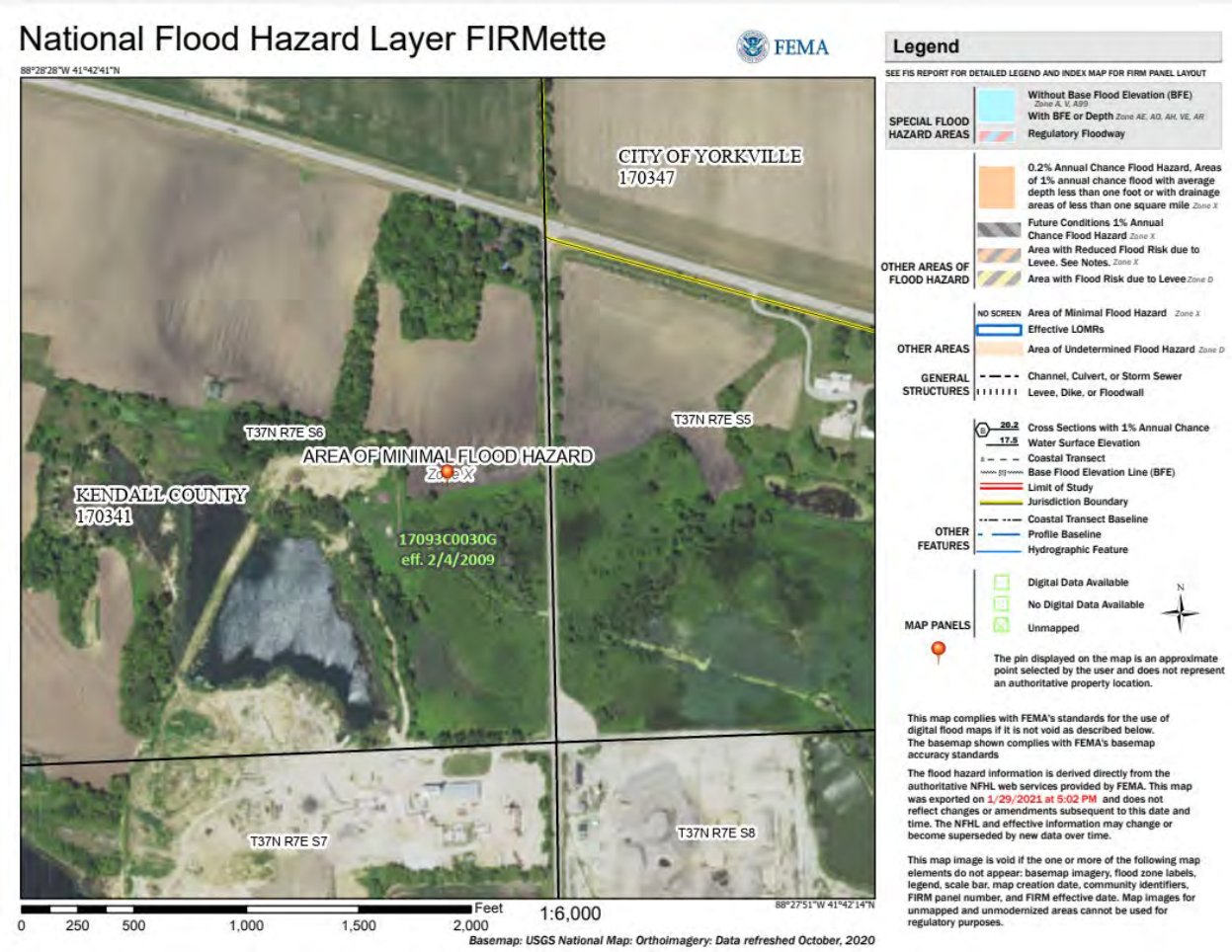


Figure 8: FEMA Floodplain Map

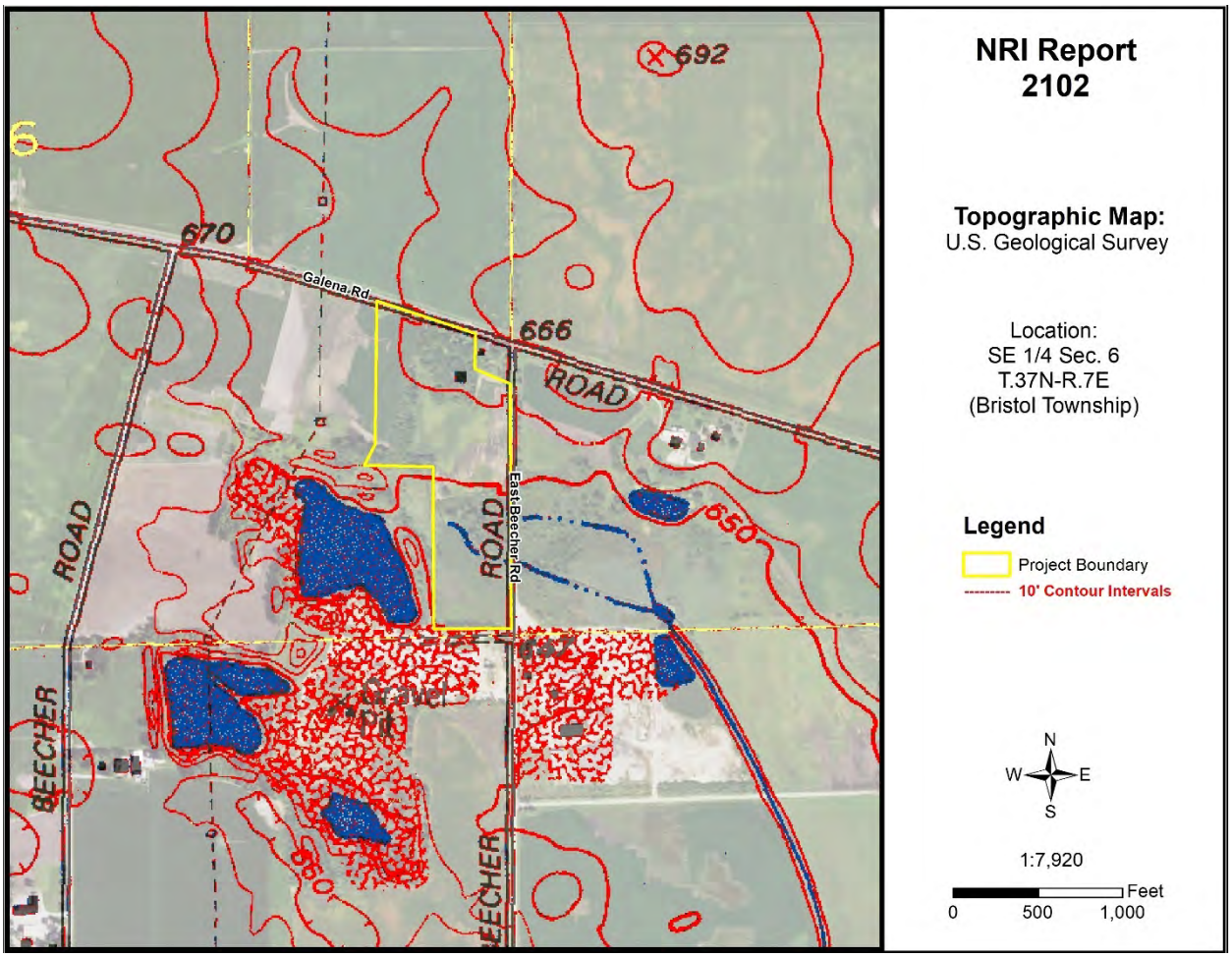


Figure 9: USGS Topographic Map

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.*

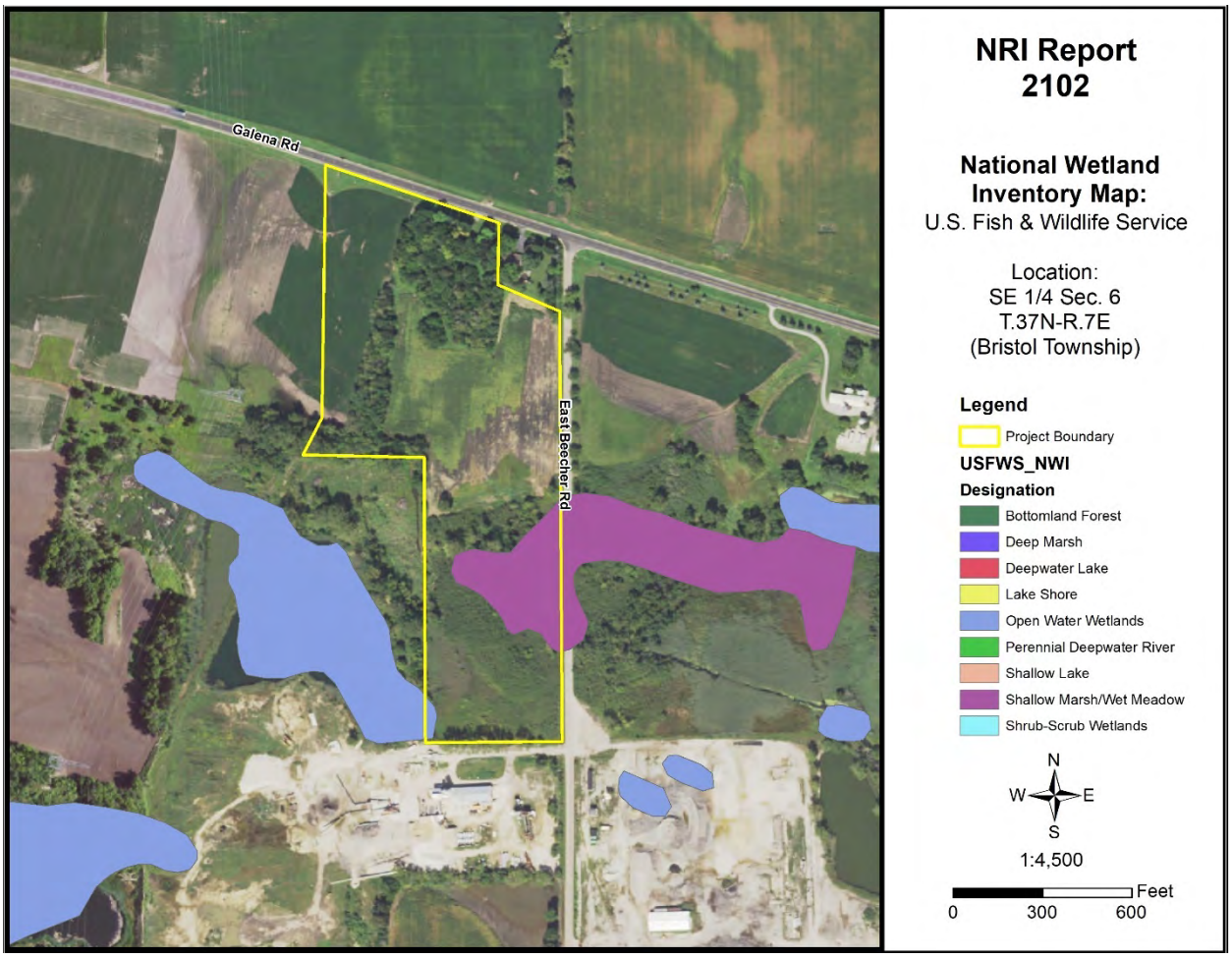


Figure 10: Wetland Map – USFWS National Wetland Inventory

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%

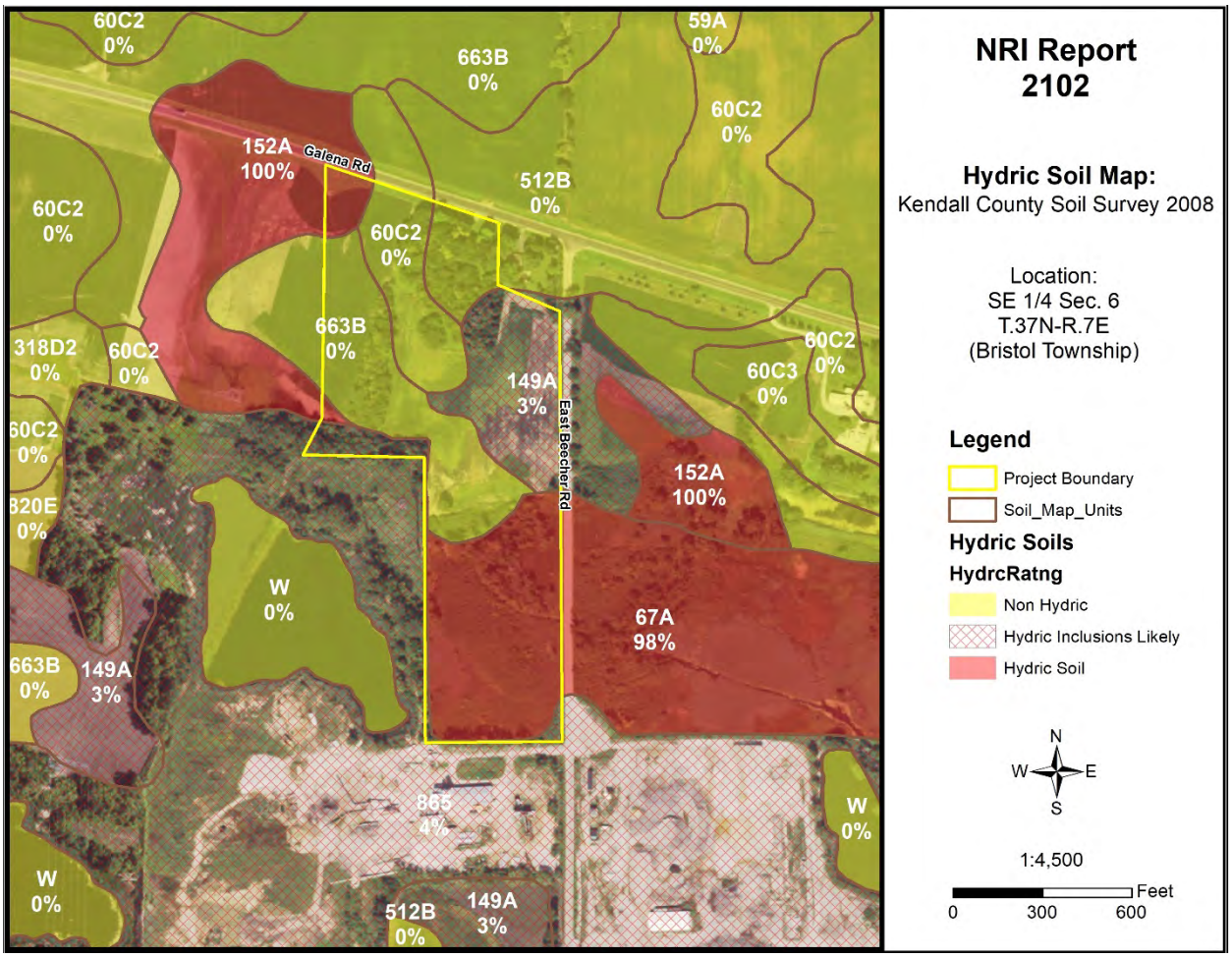


Figure 11: Hydric Soil Map

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

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

GLOSSARY

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

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

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

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

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

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

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

- **Watertable, Apparent**: A thick zone of free water in the soil. An apparent water table is indicated by the level at which water stands in an uncased borehole after adequate time is allowed for adjustment in the surrounding soil.
- **Watertable, Artesian**: A water table under hydrostatic head, generally beneath an impermeable layer. When this layer is penetrated, the water level rises in an uncased borehole.
- **Watertable, Perched**: A water table standing above an unsaturated zone. In places an upper, or perched, water table is separated from a lower one by a dry zone.

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

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

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

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

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

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

PALUSTRINE - Name given to inland freshwater wetlands.

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

PIQ - Parcel in question

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

PRIME FARMLAND - Prime farmland soils are lands that are best suited to food, feed, forage, fiber and oilseed crops. It may be cropland, pasture, woodland, or other land, but it is not urban and built up land or water areas. It either is used for food or fiber or is available for those uses. The soil qualities, growing season, and moisture supply are those needed for a well-managed soil economically to produce a sustained high yield of crops. Prime farmland produces in highest yields with minimum inputs of energy and economic resources and farming the land results in the least damage to the environment. Prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation. The temperature and growing season are favorable. The level of acidity or alkalinity is acceptable. Prime farmland has few or no rocks and is permeable to water and air. It is not excessively erodible or saturated

with water for long periods and is not frequently flooded during the growing season. The slope ranges mainly from 0 to 5 percent (USDA Natural Resources Conservation Service).

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

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

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

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

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

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

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

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

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

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

REFERENCES

Hydric Soils of the United States. USDA Natural Resources Conservation Service, 2007.

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

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

Land Evaluation and Site Assessment System. The Kendall County Department of Planning Building and Zoning, and The Kendall County Soil and Water Conservation District. In cooperation with: USDA, Natural Resources Conservation Service.

Soil Survey of Kendall County. United States Department of Agriculture 2008, Natural Resources Conservation Service.

Illinois Urban Manual. Association of Illinois Soil & Water Conservation Districts, 2020.

Kendall County Land Atlas and Plat Book. 21st Edition, 2021.

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

Natural Resources Conservation Service National Wetland Inventory Map. United States Department of Agriculture.

Geologic Road Map of Illinois. Department of Natural Resources, Illinois State Geological Survey, Natural Resources Building, 615 East Peabody, Champaign IL 61820-6964.

Wetlands - The Corps of Engineers' Administration of the Section 404 Program (GAO/RCED-88-110).

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

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

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

Minutes - Board of Town Trustees

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

THE BOARD OF TOWN TRUSTEES met at the office of the Town Clerk at Bristol Township Hall on Wednesday March 3, , 2021 @7:00p.m.

PRESENT:

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

also present Highway Comm.Jeff Corneils ~~acting as chairperson~~ and Assessor Dan Pickert, ~~as clerk~~. The following official business was transacted: Deputy Assessor Mary Maher-Bartalone, Twp Sec. Vel Herrera, Deputy Clerk Ray Waclaw,KCSD-Paul Kubinski, 4 electors and Attorney Dan Kramer

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

Supervisor Walker then let attorney Daniel Kramer give his presentation re: JPC property (Cordero property), a tree trimming business with property at Galena and E. Beecher Roads in Bristol Township. They are seeking township board approval for the rezoning from A-1 to M-1 limited manufacturing.
The rezoning will come from Kendall County Building and Zoning Dept.(petition 21-06) Maps were available for all. Kramer mentioned property description and intent. Brief discussion followed. Highway Comm Corneils asked that they keep the road clear of debris.
Johnson made a motion to approve the rezoning of the JPC property (Cordero property) at Galena and E. Beecher Roads in Bristol Township from A-1 to M-1 limited manufacturing, second Oleson. All aye, none nay.

Minutes were presented for approval. Motion to approve minutes of the Feb. 3,2021 meeting made by Johnson, second Oleson all aye, none nay.

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

General Town	$ 44,893.08
Town FICA	2,647.88
Road and Bridge	12,938.43
Permanent/Hard Road	47,657.26
Road FICA	643.27
TOTAL	$ 108,779.92

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 nay.

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

(over)

Attachment 7

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

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

Present:
Matt Asselmeier – PBZ Department
Scott Gengler – PBZ Committee Chair
David Guritz – Forest Preserve (Arrived at 9:09 a.m.)
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department (Attended Remotely)
Commander Jason Langston – Sheriff's Department (Attended Remotely)
Alyse Olson – Soil and Water Conservation District (Attended Remotely)
Aaron Rybski – Health Department

Absent:
Meagan Briganti – GIS
Greg Chismark – WBK Engineering, LLC

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

AGENDA

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

The votes were as follows:

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

The motion carried.

MINUTES

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

The votes were as follows:

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

The motion carried.

PETITIONS

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

Mr. Asselmeier summarized the request.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The proposed Findings of Fact were as follows:

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

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

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

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

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

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

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

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

Mr. Klaas reported no lighting would be required.

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

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

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

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

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

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

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

The votes were as follows:

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

The motion carried.

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

Petition 21-07 Wanda and Thomas Hogan
Mr. Asselmeier summarized the request.

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

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

The property is located at 14975 Brisbin Road.

The property is approximately three point eight (3.8) acres.
The current land use is Agricultural. The future land use is Rural Estate Residential.

Brisbin Road is a township maintained Major Collector.

There are no trails planned along Brisbin Road.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural.

The adjacent zoning districts are A-1.

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

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

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

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

Lisbon Township was emailed information on February 10, 2021.

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

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

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

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

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

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

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

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

If approved, this would be the eleventh (11^{th}) 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.

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 (9^{th}) 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

PUBLIC COMMENT

None

ADJOURNMENT

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

The votes were as follows:

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

The motion carried.

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

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

Enc.

KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
MARCH 2, 2021

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
JILLIAN PRODEHL	[redacted]	[redacted]
JAMIE PRODEHL		
Dan Kramer	JPC	JPC [redacted]

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

KENDALL COUNTY
REGIONAL PLANNING COMMISSION

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

Unapproved - Meeting Minutes of March 24, 2021 - 7:00 p.m. (Hybrid Meeting)

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

ROLL CALL

Members Present: Bill Ashton, Roger Bledsoe, Tom Casey (Attended Remotely), Dave Hamman (Attended Remotely Starting at 7:05 p.m.), Karin McCarthy-Lange (Attended Remotely), Larry Nelson, Ruben Rodriguez, Bob Stewart, Claire Wilson (Attended Remotely), and Seth Wormley
Members Absent: None
Staff Present: Matthew H. Asselmeier, Senior Planner
Others Present: Kelly Helland, Wanda Hogan, Jillian Prodehl, Jamie Prodehl, George Vranas, Johanna Byram, Tom Anzelc, Gi Rios, Chuck Allen, Pastor Andrew O'Neal, Cathleen Anzelc, Anne Vickery, Jessica Nelsen, and John Tebrugge (Attended Remotely)

PETITIONS

Petition 21-06 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.

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.

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
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 Prodehl	[redacted]	
Jamie Prodehl		
George Vranas		
Johanna Byram		
Tom Anzek	LISBON TOWNSHIP TRUSTEE	
Kelly Helland	[redacted]	
G.I Rios		
Manoj Nagar		

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
MARCH 24, 2021

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Chuck Ada	[redacted]	
Andrew O'Neal PASTOR		
Cathleen Anzek		
Anne Vickery		
JESSICA NEISEN		

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 203
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

Petition 21-07
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 USE Agricultural and Farmstead

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 REGULATIONS Section 7:01.D.47 – A-1 Special Uses – Permits Sales of Agricultural Products Not 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 (Max 0.45 DU/Acre) (County) Low Density Residential (Plattville)	A-1
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.

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^{th}) 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:

1. 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)

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

APPLICATION

PROJECT NAME Hogan's Haven Market **FILE #:**_____

NAME OF APPLICANT
Wanda Hogan &Thomas K Hogan

CURRENT LANDOWNER/NAME(s)
Thomas K.& Wanda Hogan08

SITE INFORMATION

ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
App. one	14975 Brisbin Road,Minooka, IL. 60447	08-13-400-0[redacted]3

EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
parking lot	A1	

REQUESTED ACTION (Check All That Apply):

X SPECIAL USE ___ MAP AMENDMENT (Rezone to ____) ___ 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 (____ Major; ____ Minor)

[1]PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Wanda Hogan	[redacted]	[redacted]

PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
[redacted]	[redacted]	[redacted]

[2]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

I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.

SIGNATURE OF APPLICANT [redacted] **DATE** 1-28-21

FEE PAID:$ [redacted]
CHECK #: [redacted]

[1] *Primary Contact will receive all correspondence from County*
[2] *Engineering Contact will receive all correspondence from the County's Engineering Consultants*

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,

WARRANTY DEED
Joint Tenancy (Illinois)

THE GRANTOR S, HAROLD D. KNUDSON and LINDA T. SHELBY KNUDSON, Husband and Wife,

of the _____ of Minooka

in the County of Kendall,

and State of Illinois,

for and in consideration of Ten Dollars in hand paid, CONVEY__ and WARRANT__ to

THOMAS HOGAN and WANDA HOGAN, Husband and Wife,

whose address is: [redacted]

not as tenants in common, but in JOINT TENANCY, the following described Real Estate situated in the County of Kendall, 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

Address of Real Estate: Brisbin Road, Minooka, IL

[redacted] 1st day of November 19 95

[redacted]

HAROLD D. KNUDSON [redacted]

Atty in Fact

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 names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered thsi 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 1st day of November, 1995.

[redacted]
Notary Public

"OFFICIAL SEAL"
DIANE M. LOTT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/21/97

Send subsequent tax bills to:

Thomas Hogan and Wanda HOgan
[redacted]

KENDALL CO. 029537
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
P.B. 10692 NOV-3'95 DEPT. OF REVENUE ★★★ 75.00

This Document Prepared By:

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

COUNTY OF KENDALL
REAL ESTATE TRANSFER TAX
$ 37.50 cmu

Kendall County Soil & Water Conservation District

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

www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Wanda Hogan
Address: [redacted]
City, State, Zip: [redacted]
Phone Number: [redacted]
Email: [redacted]

Contact Person: Wanda
( )

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

Site Location & Proposed Use

Township Name Lisbon Township Lisbon N, Range T35N-R7 E, Section(s) 13
Parcel Index Number(s)
Project or Subdivision Name Hogan,s Havens Market Number of Acres 1
Current Use of Site parking lot Proposed Use Flea Market /crafts/farmers market
Proposed Number of Lots 0 Proposed Number of Structures 0
Proposed Water Supply existing Proposed type of Wastewater Treatment well
Proposed type of Storm Water Management existing

Type of Request

☐ Change in Zoning from _____ to _____
☐ Variance (Please describe fully on separate page)
☑ Special Use Permit (Please describe fully on separate page)
Name of County or Municipality the request is being filed with: Kendall

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

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

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

Full Report: $375.00 for five acres and under, plus $18.00 per acre for each additional acre or any fraction thereof over five.
Executive Summary Report: $300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

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

300.00 per phone Ck# 8049

NOTE: Applications are due by the 1st of each month to be on that month's SWCD Board Meeting Agenda. Once a completed application is submitted, please allow 30 days for inspection, evaluation and processing of this report.

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 3 years after the date reported.

[redacted] 1-28-2021 1-28-21
Petitioner or Authorized Agent **Date**

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

FOR OFFICE USE ONLY

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

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Applicant: Wanda Hogan
Contact: Wanda Hogan
Address: 14975 BRISBIN RD
MINOOKA, IL 60447

IDNR Project Number: 2110032
Date: 02/02/2021
Alternate Number: 2110014

Project: Hogans Haven Market
Address: 14975 BRISBIN RD, MINOOKA

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

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IDNR Project Number: 2110032

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

EcoCAT Receipt

Project Code 2110032

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

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

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. no it well not

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.

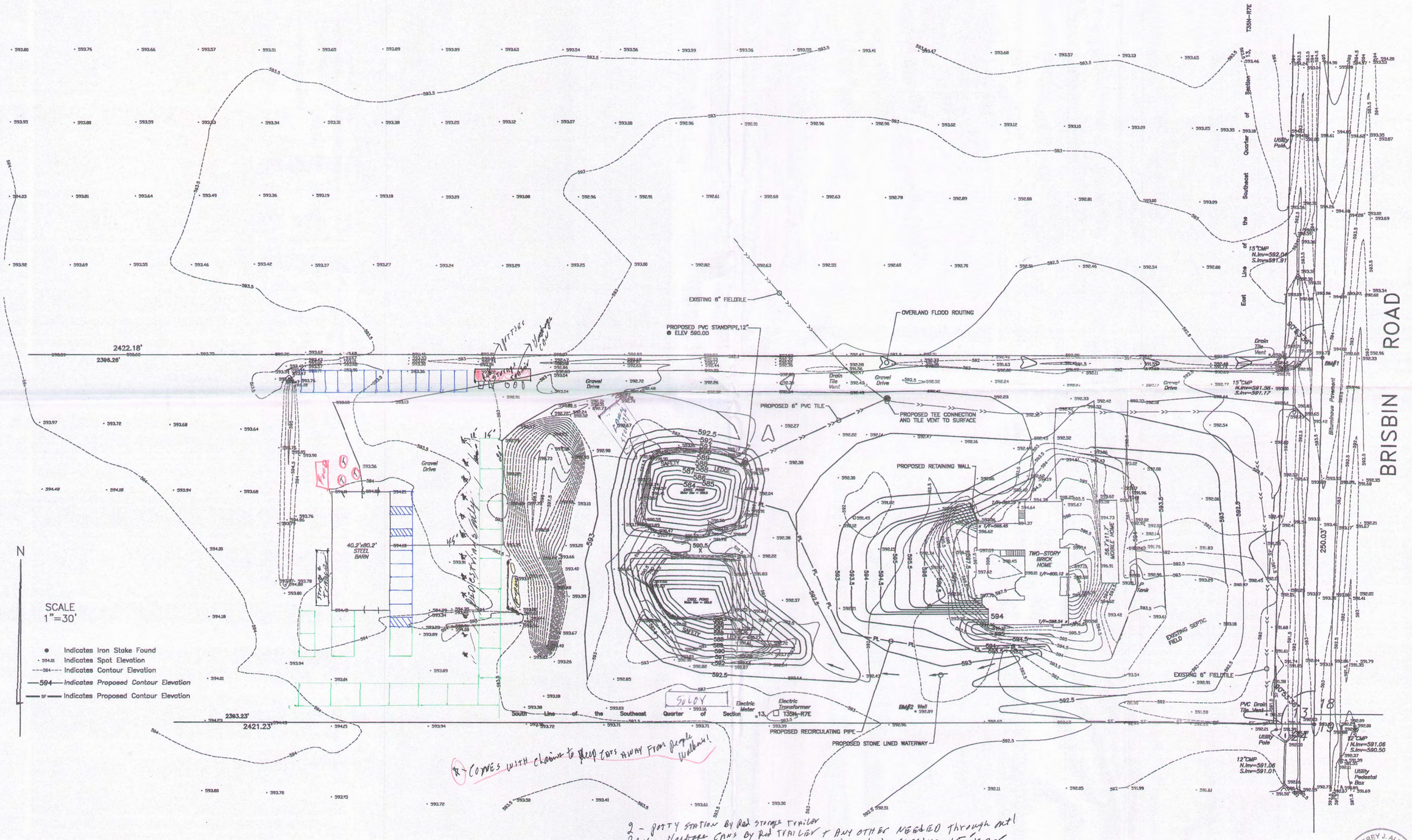
That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.

not sure, but our plan well not interfer with anything the county has in mind. since we are not building anything!

Attachment 2 Plat of Survey

SITE PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 13, T35N–R7E, 3rd PM
LISBON TOWNSHIP KENDALL COUNTY ILLINOIS



- ● Indicates Iron Stake Found
- 594.01 Indicates Spot Elevation
- ---584--- Indicates Contour Elevation
- —594— *Indicates Proposed Contour Elevation*
- —SF— Indicates Proposed Contour Elevation

BENCHMARKS — (NGVD29)

BM#1 – Top of Iron Pipe in Center of Pavement at Northeast Corner of Hogan Property.
Elevation = 593.91

BM#2 – Top of Well Cap on Hogan Property.
Elevation = 594.38

NOTES:
MAX SLOPES = 4:1
GRASSY AREAS DISTURBED BY EXCAVATION ACTIVITIES SHALL BE RESEEDED OR SODDED.

OWNER:
TOM HOGAN
14975 BRISBIN ROAD
MINOOKA, IL 60447
PHN 815-475-5977

PREPARED BY: _____
JEFFREY J. ALLEN, P.E., #062-048873

DATED: 8-10-00

JEFFREY J. ALLEN 062-048873 REGISTERED PROFESSIONAL ENGINEER STATE OF ILLINOIS

A – Copies with claim to keep cars away from people Walkway!

2 – Potty station by Rod storage Trailer
3rd – Vantage Cars by Rod Trailer & any other needed through out!
Green – Vendor spaces – Excluding their parking 15'x20'
3 Bank spaces if needed
Purple – 9 parking including 2 Handicap along building
– 13 on North property line

Metal Guard Rail by propane tanks

DATE	BY	REVISION

SITE PLAN
DRAWN BY: J.J.A. JOB #
CHECKED BY: DATE: 08/10/00

TOM HOGAN

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS
1207 CEDARWOOD DRIVE JOLIET, ILLINOIS 60435 815/730-1010

Attachment 3 Site Plan

(North)

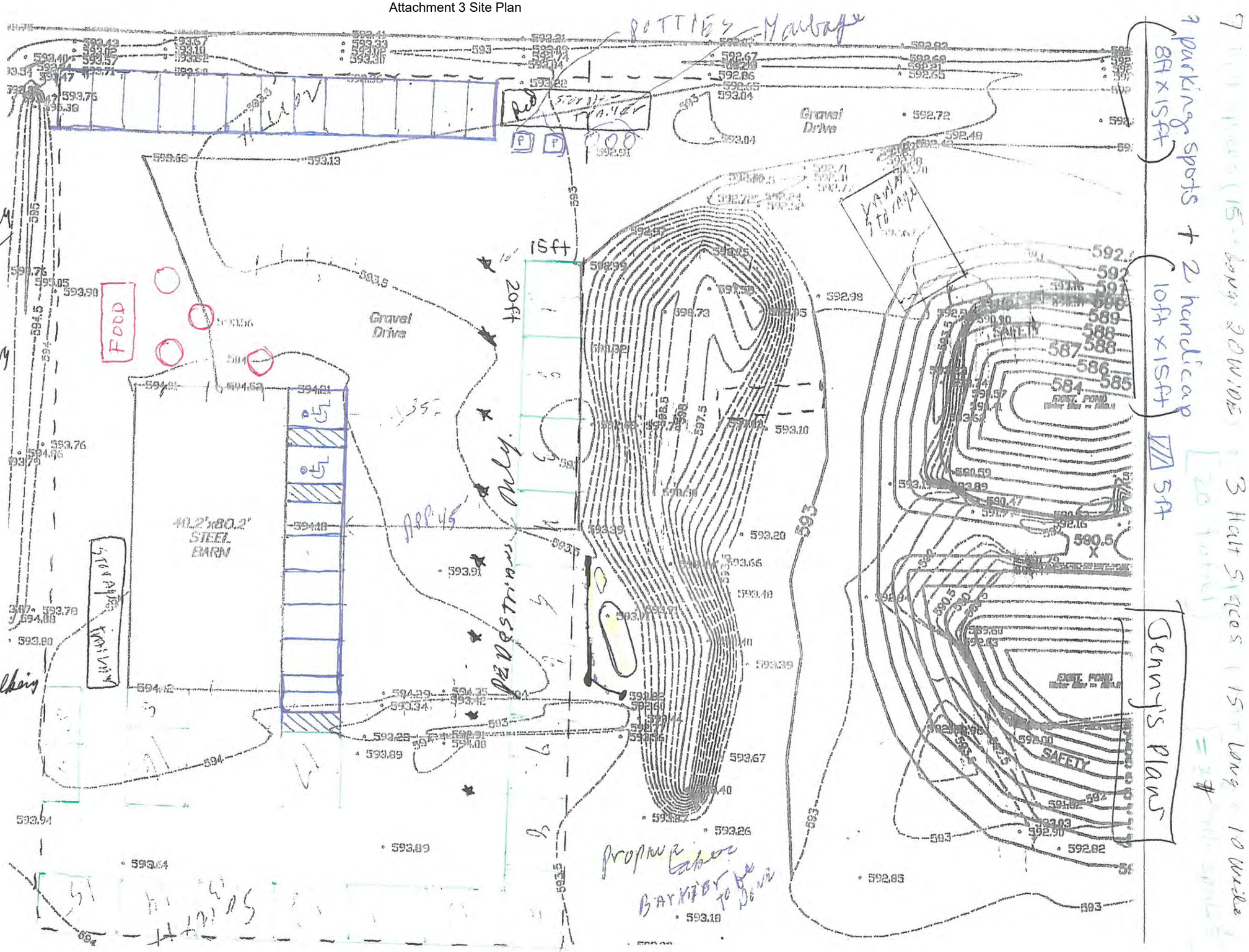
WE WILL NOT be ANY DEMOLITION ANYTHING

We will NOT be building anything!

* are COWS with CHAINS to KEEP COWS AWAY From people walking

SOUTH

Jan 28, 2021



Attachment 4

Kendall County Web GIS



February 8, 2021

Kendall County Address Points Parcels

Ownership Parcel

1:1,440

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

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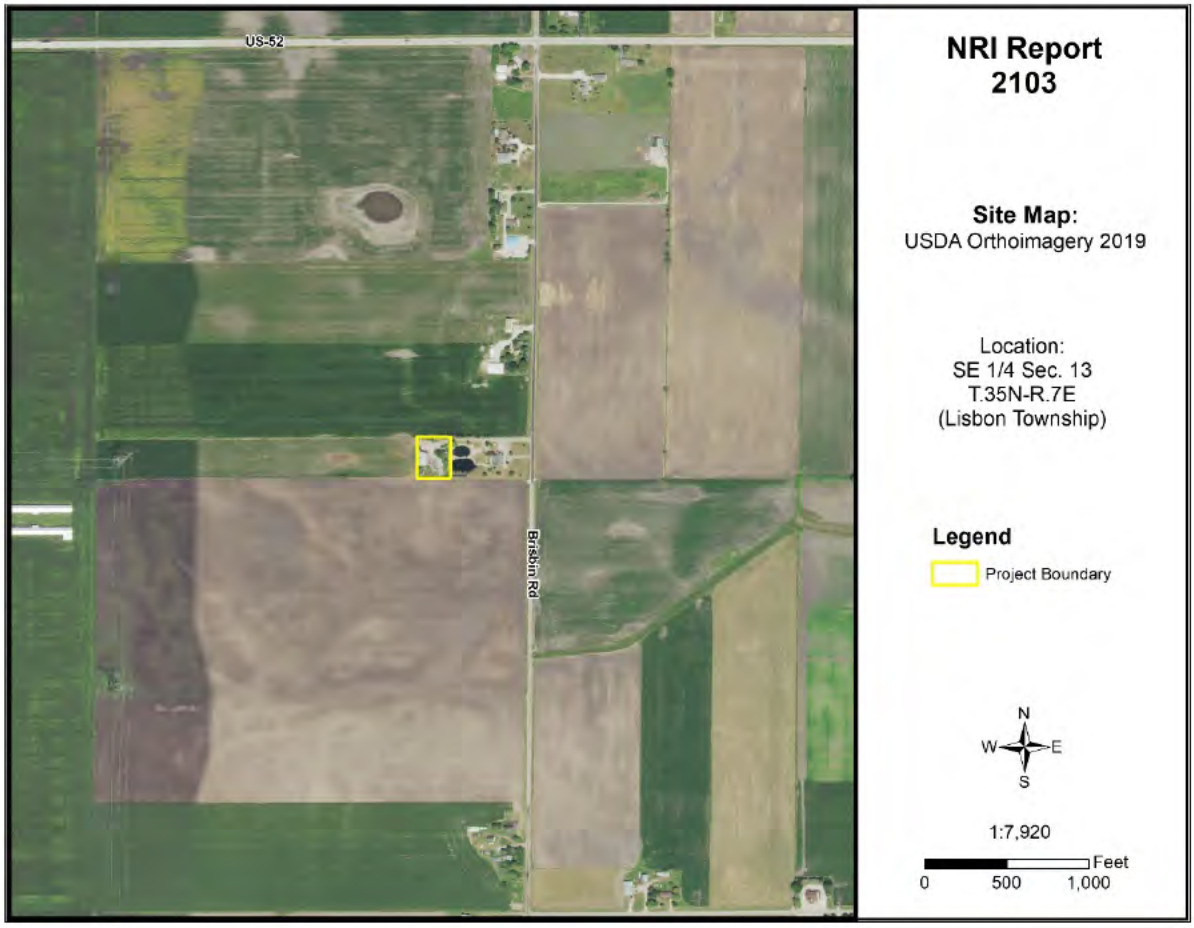
Kendall County Web GIS

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

Attachment 5 Sign Picture



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



Feb. 2021

Petitioner: Wanda Hogan, Hogan's Havens Market
Contact: Wanda Hogan

Prepared By:

Kendall County Soil & Water Conservation District

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

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EXECUTIVE SUMMARY

Natural Resource Information Report Number	#2103
Petitioner	Wanda Hogan
Contact Person	Wanda Hogan
County or Municipality the Petition is Filed With	Kendall County
Location of Parcel	SE ¼ of Section 13, T.35N.-R.7E. (Lisbon Township) of the 3rd 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

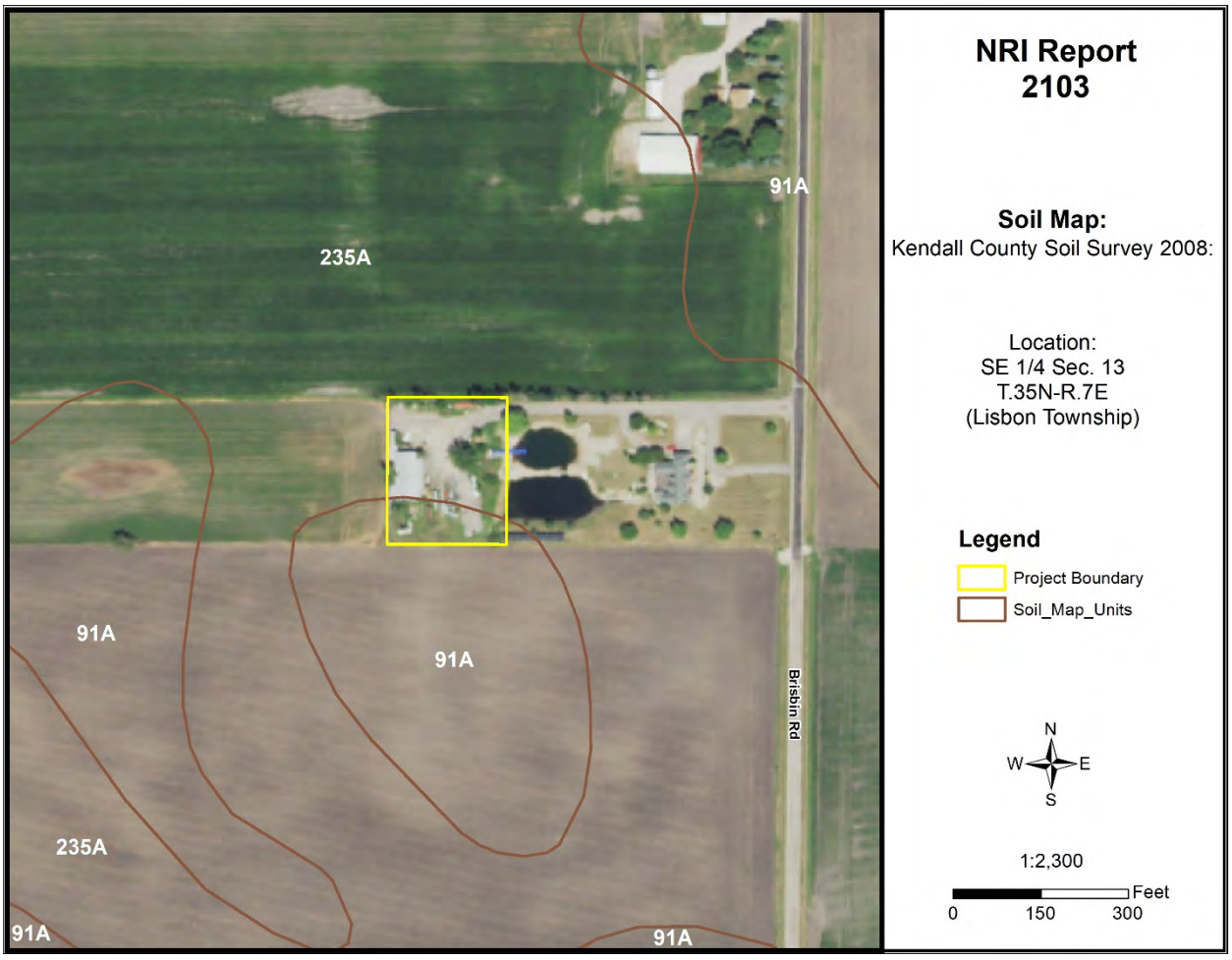


Figure 1: Soil Map

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 **Upper Limit**: 1.0'-2.0' **Lower Limit**: 2.9'-4.8' June – December **Upper/Lower Limit**: --	January – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: None	January – December **Duration**: -- **Frequency**: None
235A	Negligible	January – May **Upper Limit**: 0.0'-1.0' **Lower Limit**: 6.0' June – December **Upper/Lower Limit**: --	January – May **Surface Water Depth**: 0.0-0.5' above surface **Duration**: Brief (2-7 days) **Frequency**: Frequent June – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: None	January – December **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%**		

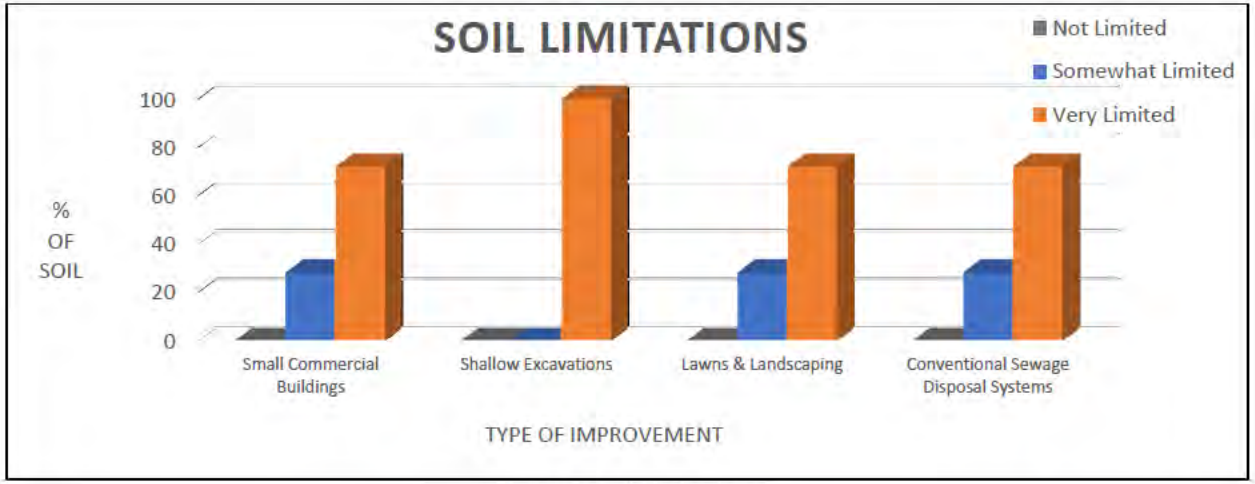


Figure 2: Soil Limitations

Building Limitations Maps:

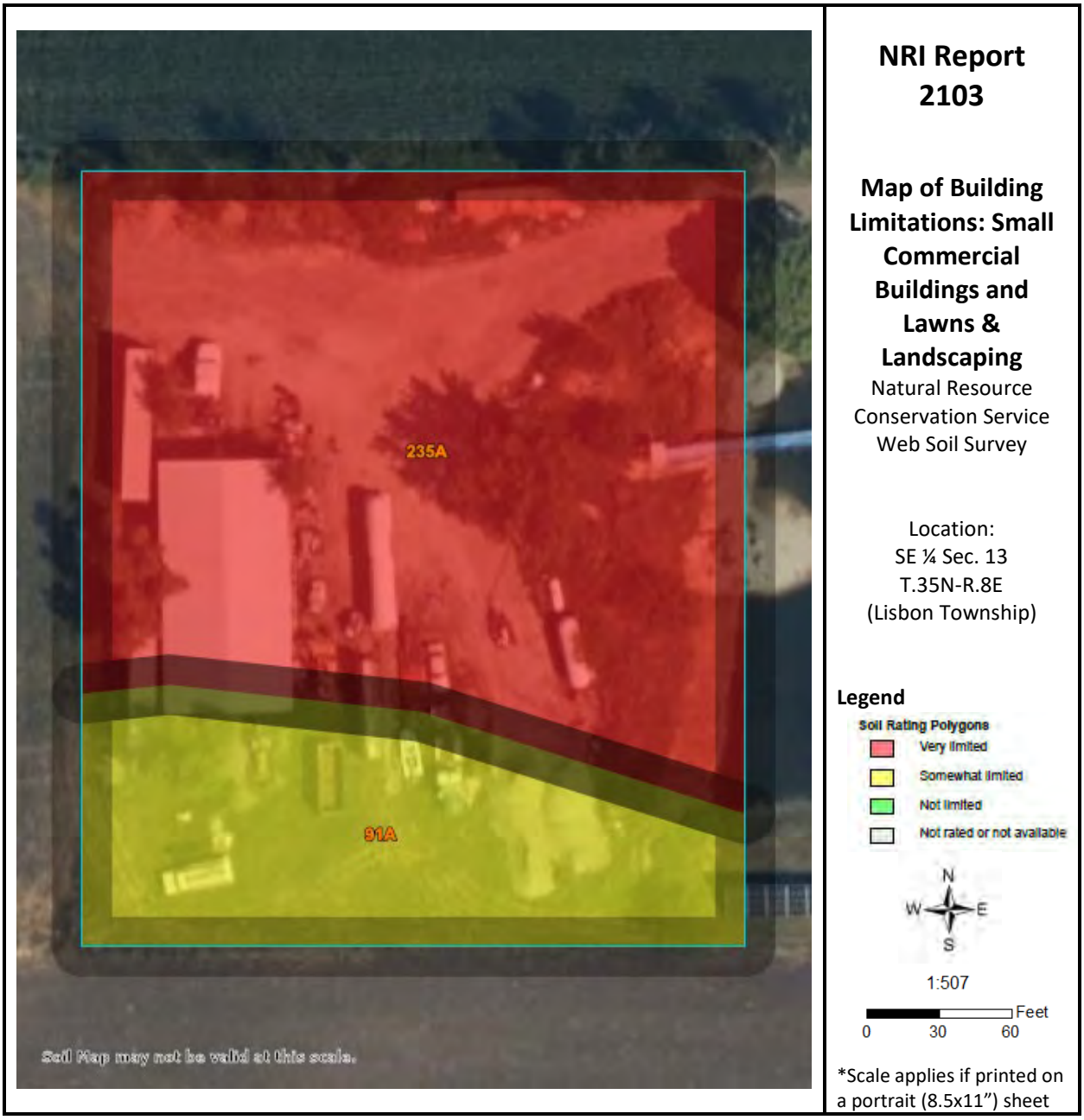


Figure 3A: Map of Building Limitations – Small Commercial Buildings and Lawns & Landscaping



NRI Report 2103

Map of Building Limitations: Shallow Excavations

Natural Resource Conservation Service
Web Soil Survey

Location:
SE ¼ Sec. 13
T.35N-R.8E
(Lisbon Township)

Legend

Soil Rating Polygons
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

N
W E
S

1:507

Feet
0 30 60

*Scale applies if printed on a portrait (8.5x11") sheet

Figure 3B: Map of Building Limitations – Shallow Excavations

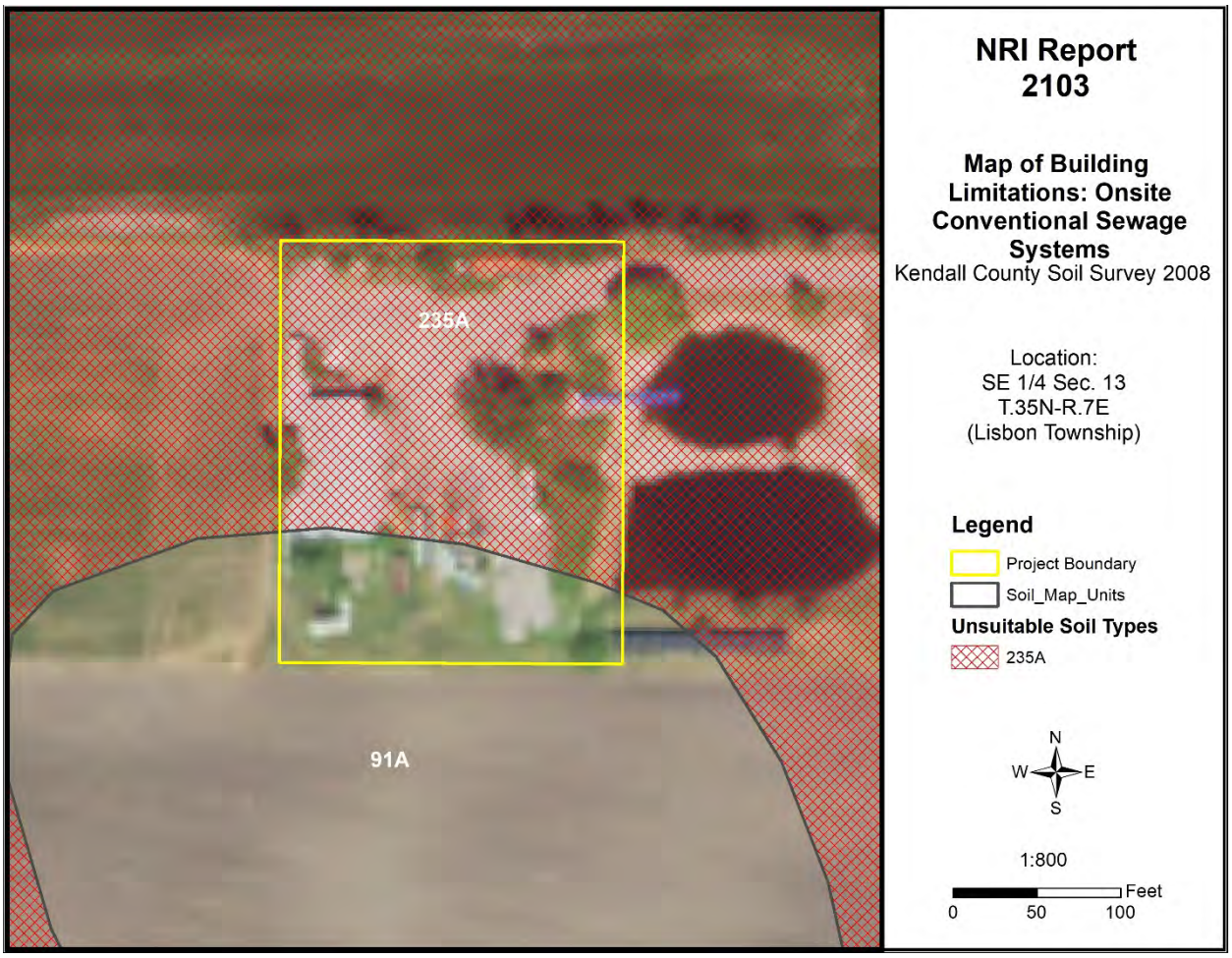


Figure 3C: Map of Building Limitations – Onsite Conventional Sewage System

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 and/or municipal comprehensive land use plan. (20-10-0)	0
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	0
C.	**Existence of Infrastructure**	
	1. Availability of public sewage system. (10-8-6-0)	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
0-200	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.

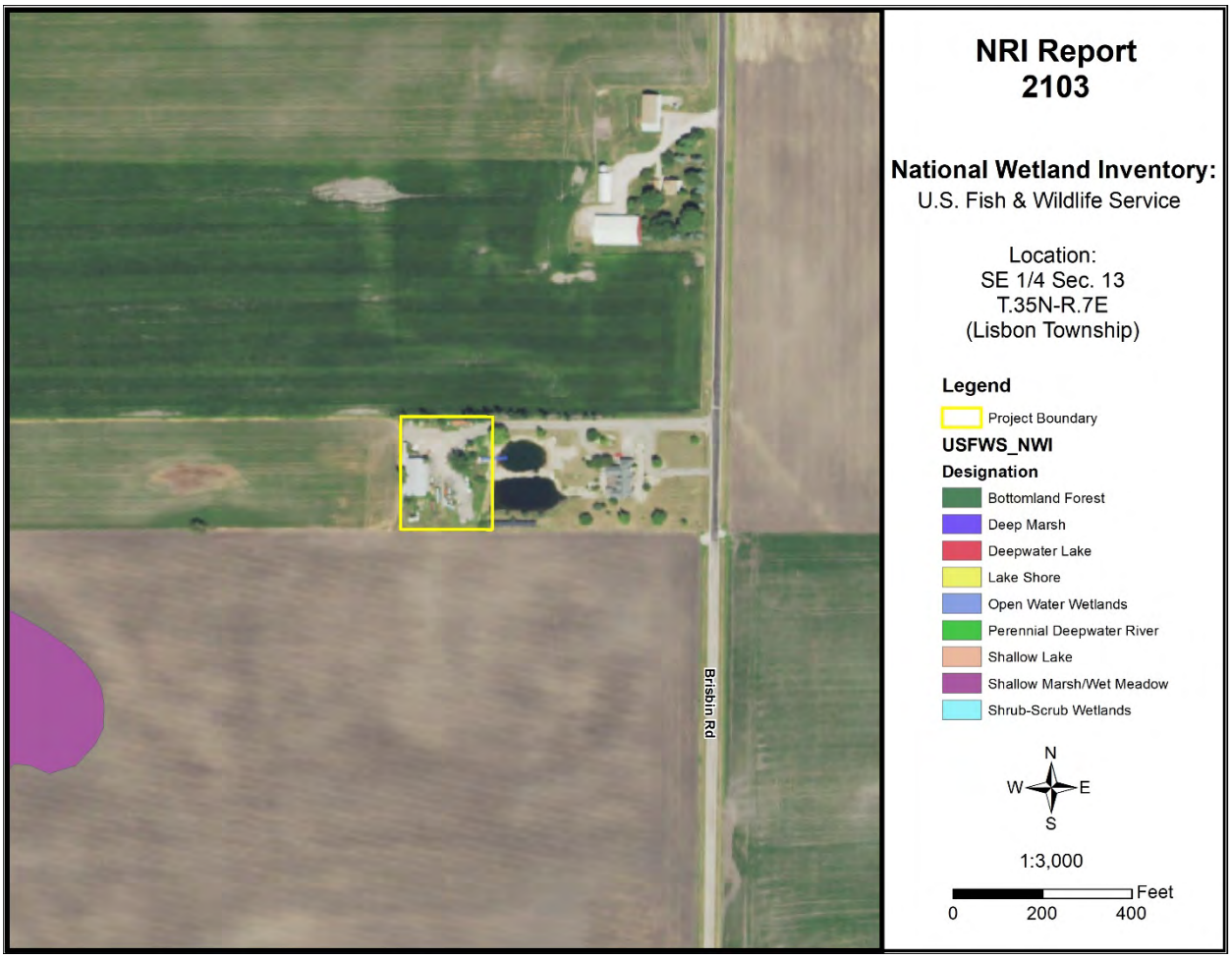


Figure 4: Wetland Map – USFWS National Wetland Inventory

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.

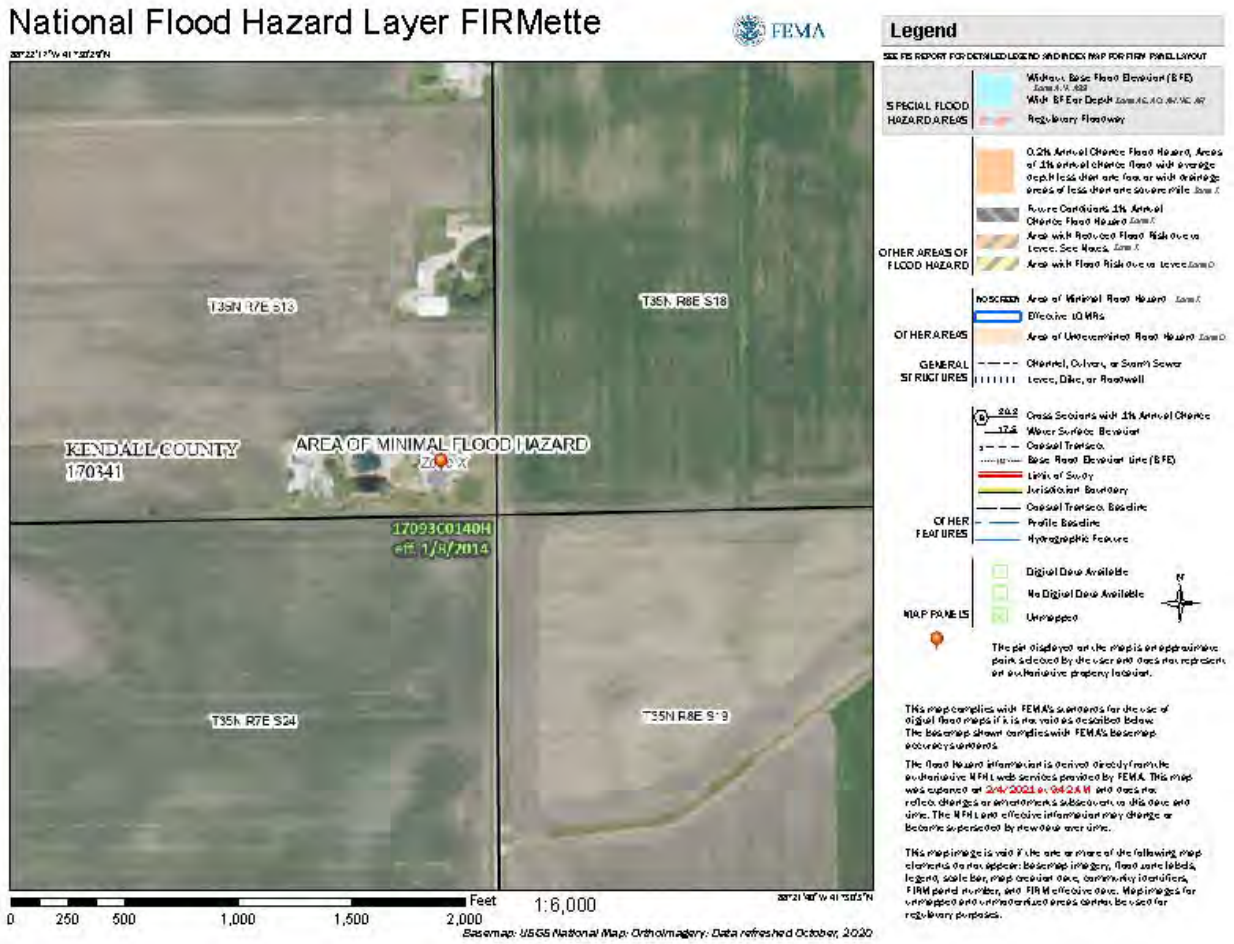


Figure 5: FEMA Floodplain Map

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* (https://illinoisurbanmanual.org/) for appropriate best management practices.

LAND USE FINDINGS

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed 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 3rd Principal Meridian. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board presents the following information.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible. Of the soils found onsite, 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 (Ill. Complied Statues, Ch. 70, Par 405/22.02a).

[redacted]
SWCD Board Representative

02/10/21
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 no Trustee Kunkel no Trustee Anzelc no

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

Respectfully Submitted,

Darlene Ashton, Clerk

Attachment 7

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

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

Present:
Matt Asselmeier – PBZ Department
Scott Gengler – PBZ Committee Chair
David Guritz – Forest Preserve (Arrived at 9:09 a.m.)
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department (Attended Remotely)
Commander Jason Langston – Sheriff's Department (Attended Remotely)
Alyse Olson – Soil and Water Conservation District (Attended Remotely)
Aaron Rybski – Health Department

Absent:
Meagan Briganti – GIS
Greg Chismark – WBK Engineering, LLC

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

AGENDA

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

The votes were as follows:

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

The motion carried.

MINUTES

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

The votes were as follows:

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

The motion carried.

PETITIONS

Petition 21-06 Jhon Cordero on Behalf of Cordero Real Estate, LLC
Mr. Asselmeier summarized the request.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The proposed Findings of Fact were as follows:

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

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

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

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

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

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

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

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

Mr. Klaas reported no lighting would be required.

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

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

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

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

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

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

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

The votes were as follows:

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

The motion carried.

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

Petition 21-07 Wanda and Thomas Hogan
Mr. Asselmeier summarized the request.

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

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

The property is located at 14975 Brisbin Road.

The property is approximately three point eight (3.8) acres.
The current land use is Agricultural. The future land use is Rural Estate Residential.

Brisbin Road is a township maintained Major Collector.

There are no trails planned along Brisbin Road.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural.

The adjacent zoning districts are A-1.

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

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

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

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

Lisbon Township was emailed information on February 10, 2021.

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

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

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

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

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

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

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

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

If approved, this would be the eleventh (11^{th}) 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.

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 (9^{th}) 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

PUBLIC COMMENT

None

ADJOURNMENT

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

The votes were as follows:

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

The motion carried.

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

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

Enc.

KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
MARCH 2, 2021

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
JILLIAN PRODEHL	[redacted]	[redacted]
JAMIE PRODEHL		
Dan Kramer	JPC	JPC [redacted]

KENDALL COUNTY
REGIONAL PLANNING COMMISSION

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

Unapproved - Meeting Minutes of March 24, 2021 - 7:00 p.m. (Hybrid Meeting)

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

ROLL CALL
Members Present: Bill Ashton, Roger Bledsoe, Tom Casey (Attended Remotely), Dave Hamman (Attended Remotely Starting at 7:05 p.m.), Karin McCarthy-Lange (Attended Remotely), Larry Nelson, Ruben Rodriguez, Bob Stewart, Claire Wilson (Attended Remotely), and Seth Wormley
Members Absent: None
Staff Present: Matthew H. Asselmeier, Senior Planner
Others Present: Kelly Helland, Wanda Hogan, Jillian Prodehl, Jamie Prodehl, George Vranas, Johanna Byram, Tom Anzelc, Gi Rios, Chuck Allen, Pastor Andrew O'Neal, Cathleen Anzelc, Anne Vickery, Jessica Nelsen, and John Tebrugge (Attended Remotely)

PETITIONS
Petition 21-07 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^{th}) 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’)

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.

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

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)
Jillian Prodehl	[redacted]	
Jamie Prodehl		
George Vranas		
Johanna Byram		
Tom Anzek	Lisbon Township Trustee	
Kelly Helland	[redacted]	
G.I. Rios		
Wanda Hegna		

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
MARCH 24, 2021

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Chuck Ada	[redacted]	
Andrew O'Neal PASTOR		
Cathleen Anzek		
Anne Vickery		
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 USE Single-Family Residential and Institutional (Former Place of Worship)

ZONING A-1 Agricultural District

LRMP

Future Land Use	Rural Residential (Max Density 0.65 DU/Acre)
Roads	Van Dyke Road is Township Maintained Minor Collector.
Trails	A trail is planned along Van Dyke Road 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 REGULATIONS

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

§ 13:04 – Variance Procedures

§ 13.08 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Rural Residential (Max 0.65 DU/Acre)	A-1
South	Agricultural	A-1	Rural Residential	A-1
East	Agricultural	A-1	Rural Residential and Public/Institutional	A-1 and A-1 SU
West	Agricultural	A-1	Rural Residential	A-1 and A-1 BP

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

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

PHYSICAL DATA

ENDANGERED SPECIES REPORT

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

Aux Sable Creek INAI Site

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

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

ACTION SUMMARY

SEWARD TOWNSHIP
Seward Township was emailed information on February 22, 2021.

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

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

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

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

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

GENERAL
The Petitioners intend to establish the Sable Creek Homestead, LLC banquet facility run by the Petitioners. As

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 (9^{th}) 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.

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 Sable Creek Homestead **FILE #:** 21-08

NAME OF APPLICANT
JAMIE + JILLIAN PRODEHL

CURRENT LANDOWNER/NAME(s)
JAMIE + JILLIAN PRODEHL

SITE INFORMATION

ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
5.8169	41405 VAN DYKE ROAD MINOOKA	09-05-400-020-0000

EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Residential	A-1	Rural Residential

REQUESTED ACTION (Check All That Apply):

- [X] SPECIAL USE
- [ ] MAP AMENDMENT (Rezone to ____)
- [ ] 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 (____Major; ____ Minor)

[1]PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
JILLIAN PRODEHL	[redacted]	
PRIMARY CONTACT PHONE # [redacted]	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER # (Cell, etc.)

[2]ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
John Tebrugge	410 E Church St. Suite A Sandwich, IL 60548	info@tebruggeengineering.com
ENGINEER PHONE # [redacted]	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)

I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.

SIGNATURE OF APPLICANT [redacted] **DATE** 2/16/2021

FEE PAID: $ 1155
CHECK #: [redacted]

RECEIVED
FEB 17 2021
KENDALL COUNTY
PLANNING, BUILDING
& ZONING

[1]*Primary Contact will receive all correspondence from County*
[2]*Engineering Contact will receive all correspondence from the County's Engineering Consultants*

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)
JAMIE & JILLIAN PRODEHL

SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
5.8169	4405 Van Dyke Road Minooka, IL 60447	09-05-400-020-0000

EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Residential	A-1	Rural Residential

REQUESTED ACTION (Check All That Apply):

_____SPECIAL USE
___ MAP AMENDMENT (Rezone to ____)
X VARIANCE
_____ADMINISTRATIVE VARIANCE
___ A-1 CONDITIONAL USE for:_____
___ SITE PLAN REVIEW
___ TEXT AMENDMENT
___ PRELIMINARY PLAT
___ RPD (___Concept; ___ Preliminary; ___ Final)
___ FINAL PLAT
___ ADMINISTRATIVE APPEAL
___ OTHER PLAT (Vacation, Dedication, etc.)
___ AMENDMENT TO A SPECIAL USE (_____Major; _____ Minor)

[1]PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Jillian Prodehl	[redacted]	
PRIMARY CONTACT PHONE #		PRIMARY CONTACT OTHER #(Cell, etc.)
[redacted]		

[2]ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
John Tebrugge	410 E Church Street Suite A Sandwich, IL 60548	info@tebruggeengineering.com
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
[redacted]		

I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.

SIGNATURE OF APPLICANT [redacted] **DATE** 2/16/2021

FEE PAID:$ 100
CHECK #: [redacted]

[1]*Primary Contact will receive all correspondence from County*
[2]*Engineering Contact will receive all correspondence from the County's Engineering Consultants*

Last Revised:
11.16.20

Date Stamp Here If
Checklist Is Complete

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.

CHICAGO TITLE INSURANCE COMPANY

Policy No.: [redacted]

OWNER'S POLICY OF TITLE INSURANCE

Issued by

CHICAGO TITLE INSURANCE COMPANY

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

COVERED RISKS

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

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection

   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated Schedule A or being defective
   (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
   (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
      (i) to be timely, or
      (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed

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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.

CHICAGO TITLE INSURANCE COMPANY

Countersigned:

By: [redacted]
Authorized Officer or Agent

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

By: [redacted]

President

Attest: [redacted]

Secretary

EXCLUSIONS FROM COVERAGE

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

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

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

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Affinity Title Services, LLC

Affinity Title Services, LLC
5301 W. Dempster Street, Suite 206
Skokie, IL 60077
Phone: (847)257-8000 ~ Fax: (847)296-7890

Issuing Agent
George Vranas
3464 N. Clark St
Chicago, IL 60657
Phone: (773)549-7050 Fax: (773)327-8892

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

SCHEDULE A

File No.: [redacted]

Policy No.: [redacted]

Amount of Insurance: [redacted]

Premium: [redacted]

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

1. Name of Insured:
   Jamie Prodehl and Jillian Prodehl
2. The estate or interest in the land which is encumbered by the insured mortgage is:
   Fee Simple
3. Title to the estate or interest in the land is vested in:
   Jamie Prodehl and Jillian Prodehl
4. The land referred to in this policy is described as follows:
   SEE SCHEDULE A1 ATTACHED HERETO

X: [redacted]
George Vranas, Authorized Agent

[redacted]

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Chicago, IL 60603
Phone: (312)223-2000 Fax: (312)223-5757

SCHEDULE A1

File No.: [redacted]

Policy No.: [redacted]

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

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

[redacted]

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Chicago, IL 60603
Phone: (312)223-2000 Fax: (312)223-5757

SCHEDULE B

File No.: [redacted]

Policy No.: [redacted]

EXCEPTIONS FROM COVERAGE

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

1. This policy does not insure against loss or damage, and the company will not pay costs, attorneys' fees, or expenses that arise by reason of:

   A) Right or claims of parties in possession not shown by the public records.

   B) Easements, or claims of easements, not shown by the public records.

   C) Any encroachments, encumbrance, violation, variation or adverse circumstance affecting title that would be disclosed by an accurate and complete survey of the land pursuant to the "minimum standards of practice," 68 ill. Admin. Code, sec. 1270.56(b)(6)(p) for residential property or the ALTA/ACSM land title survey standards for commercial/industrial property.

   D) Any lien or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by and law not shown by the public records.

   E) Taxes, or special assessments, if any, not shown as existing liens by the public records.

   F) Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the commitment date and prior to the effective date of the final policy.

2. The lien of taxes for the years 2018 and thereafter.
   Permanent index number: 09-05-400-020-0000 (Affects the land and other property)

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

   Taxes for 2018 and 2019 are not yet due, payable or delinquent

3. Terms and provisions of the ordinance # 2018-12, Revoking a Special Use, recorded July 20, 2018, as document number 201800010197, and the conditions contained therein.

[redacted]

Affinity Title Services, LLC

Affinity Title Services, LLC
5301 W. Dempster Street, Suite 206
Skokie, IL 60077
Phone: (847)257-8000 ~ Fax: (847)296-7890

4. Rights of public, the state of Illinois and the municipality in and to that part of the land, if any, taken or used for road purposes.

5. Rights of way for drainage tiles, ditches, feeders and laterals, if any.

6. This commitment and the policy or policies, when issued, should not be construed as insuring the right of access to and from the land.

7. Non-exclusive easement over and across the east 40 feet as measured along the east line of the land, as established in deed recorded May 01, 2008 as Document Number 200800010980, and the terms contained therein.

[redacted]

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: [redacted] Agent

NOTE: THIS ENDORSEMENT SHALL NOT BE VALID OR BINDING UNTIL SIGNED BY AN AUTHORIZED SIGNATORY

[redacted]

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

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

(i) The term "Insured" also includes

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2. CONTINUATION OF INSURANCE

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

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

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

4. PROOF OF LOSS

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

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters
insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

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

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

6. DUTY OF INSURED CLAIMANT TO COOPERATE

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

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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.

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12. PAYMENT OF LOSS

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

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

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

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

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

14. ARBITRATION

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

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

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

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

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

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

16. SEVERABILITY

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

17. CHOICE OF LAW; FORUM

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

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

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

18. NOTICES, WHERE SENT

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

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2/8/21 RECEIVED

Kendall County Soil & Water Conservation District

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

www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: JILLIAN PRODEHL Contact Person: JILLIAN PRODEHL
Address: 4405 VAN DYKE ROAD
City, State, Zip: MINOOKA, IL 60447
Phone [redacted]
Email: [redacted]
Please select: How would you like to receive a copy of the NRI Report? X Email ☐ Mail

Site Location & Proposed Use
Township Name Seward Township 35 N, Range 8 E, Section(s) 1/4 of 5
Parcel Index Number(s) 09-05-400-021
Project or Subdivision Name Sable Creek Homestead Number of Acres 5.8169
Current Use of Site residential Proposed Use special use - banquet
Proposed Number of Lots 1 Proposed Number of Structures 1
Proposed Water Supply well Proposed type of Wastewater Treatment None. Existing septic
Proposed type of Storm Water Management None

Type of Request
☐ Change in Zoning from _____ to _____
☐ Variance (Please describe fully on separate page)
☒ Special Use Permit (Please describe fully on separate page)
Name of County or Municipality the request is being filed with: Kendall

In addition to this completed application form, please including the following to ensure proper processing:
☒ **Plat of Survey/Site Plan** – showing location, legal description and property measurements
☐ **Concept Plan** - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.
☐ If available: topography map, field tile map, copy of soil boring and/or wetland studies
☐ **NRI fee** (Please make checks payable to Kendall County SWCD)
The NRI fees, as of July 1, 2010, are as follows:
Full Report: $375.00 for five acres and under, plus $18.00 per acre for each additional acre or any fraction thereof over five.
Executive Summary Report: $300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

Fee for first five acres and under	$ 375.00
14 Additional Acres at $18.00 each	$ 14.40
Total NRI Fee	$ 389.40

NOTE: Applications are due by the 1st of each month to be on that month's SWCD Board Meeting Agenda. Once a completed application is submitted, please allow 30 days for inspection, evaluation and processing of this report.

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 5 years after the date reported.

[redacted] 2/8/21
Petitioner or Authorized Agent **Date**

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

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

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

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

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

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

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

Natural Resource Review Results

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

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

Aux Sable Creek INAI Site

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

Location

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

County: Kendall

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



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

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

Disclaimer

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

IDNR Project Number: 2110193

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

IDNR Project Number: 2110193

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

EcoCAT Receipt

Project Code 2110193

APPLICANT	DATE
Tebrugge Engineering John J. Tebrugge 410 E Church Street Suite A Sandwich, IL 60545	2/5/2021

DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
EcoCAT Consultation	$ 125.00	$ 2.81	$ 127.81

TOTAL PAID $ 127.81

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

Illinois Department of
Natural Resources

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

JB Pritzker, Governor
Colleen Callahan, Director

February 08, 2021

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

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

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

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

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

[redacted]

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

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

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

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

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

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

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

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located.

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

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

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

STORMWATER MANAGEMENT PERMIT

PERMIT APPLICATION #_____

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

Property: Name JAMIE & JILLIAN PRODEHL

Owner Address [redacted]

Phone [redacted]

Agent: Name Tebrugge Engineering

Address 410 East Church Street Suite A Sandwich, IL 60548

Phone [redacted]

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

Tax Parcel # 09-05-400-021

Zoning/Land Use/Acres AG

Proposed Development:

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

Attachments: Plat_____ Construction Plans X

Soils_____ Landscaping X

Grading X Phasing_____

Other_____

Fees $_____ Processing Fee ($50.00)

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

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

Staff will contact Applicant regarding schedule and reviews.

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

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

Agent's Signature _____ Date_____

Kendall County Planning, Building, & Zoning Department
111 West Fox Street, Room 203
Yorkville, Illinois 60560
Phone: (630) 553-4139, Fax (630) 553-4179
www.co.kendall.il.us

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

ENGINEERING CONSULTANT FEES

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

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

services to proceed.

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

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

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

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

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

Signature of Applican[redacted] 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
[redacted]

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

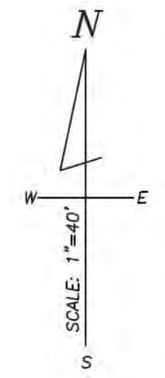
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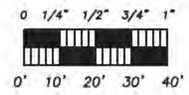
John Tebrugge

PLAT OF SURVEY

OF

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





PIN# 09-05-400-020
FARMLAND

ACREAGE PARCEL

PIN# 09-05-400-020
FARMLAND

PIN# 09-05-300-007
FARMLAND

PIN# 09-05-300-008
FARMLAND

PIN# 09-05-400-023
FARMLAND

ACREAGE PARCEL

PVC POST 1.95 N.
15.0
WELL 6.5' N.
L. P. GAS TANK
64.80
24.31 S. 7.50 E.
22.42 S.
65.06
METAL BUILDING
6.10 E.
ASPHALT PAVING
LIGHT
CONCRETE SILO BASE
S 88°47'29" E
510.93
G R A V E L
195.80
194.15
252.39
LIGHT
30.21
METAL BUILDING
36.21
GROSS AREA: ±5.8169 ACRES
168.48
168.06
124.47
125.46
20.31
20.31
CONCRETE BLOCK GARAGE
83.35
84.06
TWO STORY WOOD FRAME RESIDENCE #4405
DECK
G R A V E L
99.93
90.56
494.35
S 1°17'43" E
461.33
N 1°28'36" W
498.67
THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 5-35-8 E. OF THE 3RD P. M.
112.55
395.05
POINT OF BEGINNING
33.54
30.16
112.47
DEED=N 88°30'55" W
MEAS.=N 88°32'57" W
BEING USED FOR PUBLIC ROADWAY PURPOSES
VAN DYKE
396.85
N 89°28'25" W
ROAD
TAR & GRAVEL ROAD
33.02

WILLIAM MATTHEW WINGSTEDT REGISTERED LAND SURVEYOR LICENSE NO. 035.002675 OSWEGO, IL PROFESSIONAL STATE OF ILLINOIS

STATE OF ILLINOIS } S. S.
COUNTY OF KENDALL }

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

[redacted]

ILLINOIS LAND SURVEYOR NO. 2[redacted]
(LICENSE SUBJECT TO RENEWAL AND EXPIRES 11/30/2022)
REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
LINE DIRECTIONS AND BEARINGS, WHERE SHOWN, ARE BASED ON A DEED DATUM LINE.
PLEASE COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES

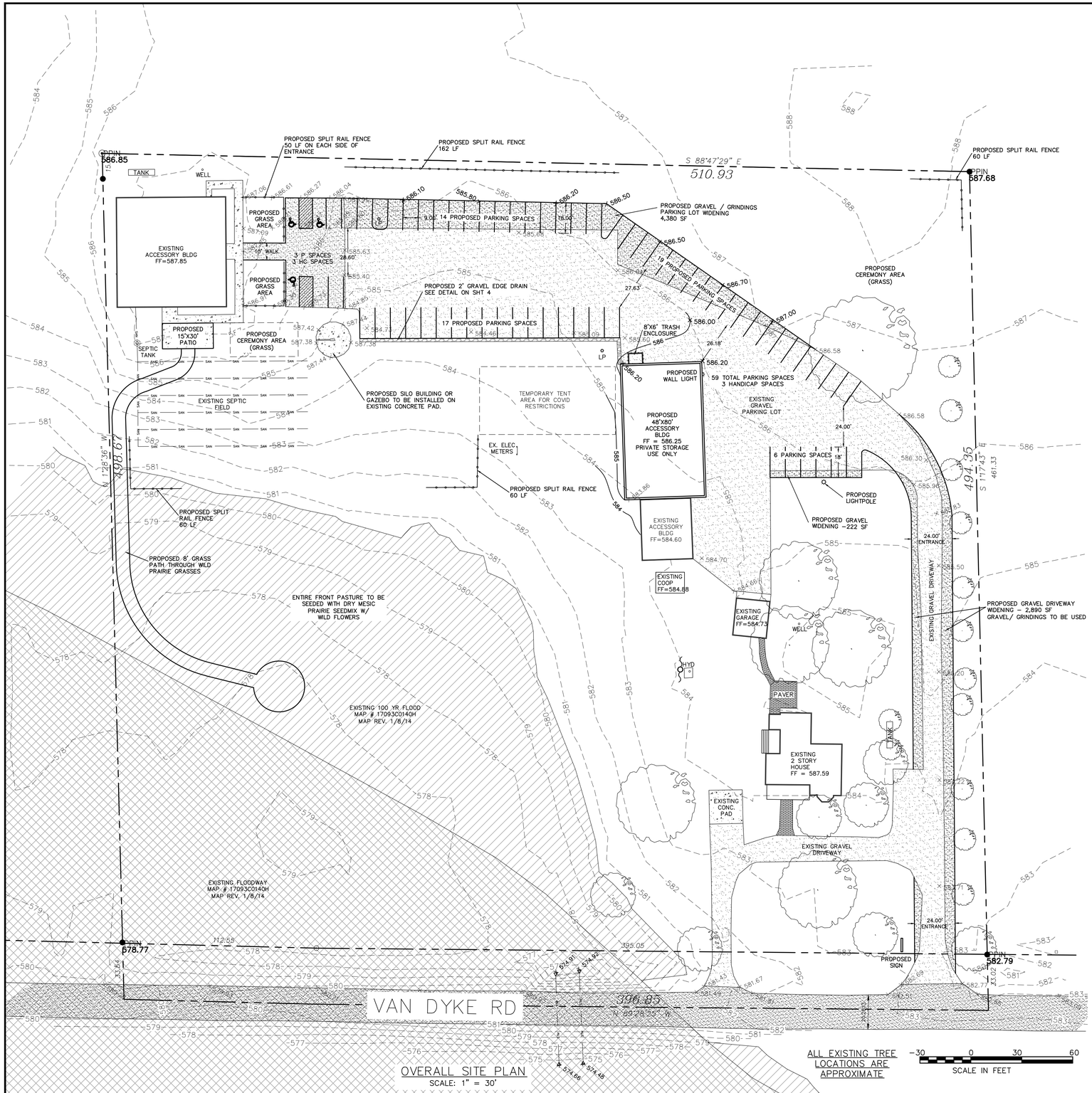
INGRESS & EGRESS EASEMENT ALONG EAST LINE
NOT SHOWN PER OWNER'S REPORT OF ABROGATION

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

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

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

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



OVERALL SITE PLAN
SCALE: 1" = 30'

LEGEND

- PROPERTY BOUNDARY
- 600 EXISTING CONTOUR LINE
- STM EXISTING STORM SEWER
- SAN EXISTING SANITARY SEWER LINE
- W EXISTING WATERMAIN
- UE EXISTING UNDERGROUND ELECTRIC
- OHE EXISTING OVERHEAD ELECTRIC
- GAS EXISTING GAS SERVICE
- T EXISTING TELEPHONE
- 673 PROPOSED CONTOUR LINE
- W PROPOSED WATERMAIN
- STM PROPOSED STORM SEWER
- SAN PROPOSED SANITARY SEWER LINE
- GREASE PROPOSED GREASE SERVICE LINE
- VENT PROPOSED VENT LINE
- F EXISTING FENCELINE
- SF PROPOSED SILT FENCE
- x 686.00 EXISTING SPOT SHOT
- x 686.00 PROPOSED SPOT GRADE

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

- R.O.W. MONUMENT / PROPERTY PIN
- P.K. NAIL
- CHISELED MARK
- BENCHMARK
- HUB & TACK
- SOIL BORING
- OVERLAND RELIEF
- FLOW DIRECTION
- UTILITY POLE
- GUY WIRE LOC.
- UTIL CABINET
- UTIL PEDESTAL
- LIGHT POLE
- TRAFFIC SIGNAL
- ELECTRIC VAULT
- GAS VALVE

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

LOCATION MAP
N.T.S.



SITE DATA:

TOTAL LOT SIZE: 5.82 AC

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

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

EXISTING PAVEMENT TO BE REMOVED
1,337 SF

PROPOSED GRAVEL
7,492 SF

PROPOSED CONCRETE PATIO
450 SF

NET INCREASE
6,605 SF

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

REVISIONS	NO.	DATE	NOTES

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

SABLE CREEK HOMESTEAD WEDDING VENUE
FINAL SITE PLAN

PROJECT NO.	21 488 01
SCALE:	1" = 30'
DATE:	2/16/21

SHEET NO. 1 OF 1 SHEET

ENGINEERING PLANS
FOR
SABLE CREEK HOMESTEAD

SECTION 5, TOWNSHIP 35 NORTH , RANGE 8 EAST
4405 VAN DYKE RD
MINOOKA, IL 60447
KENDALL COUNTY
FEBRUARY, 2021

LEGEND

	PROPERTY BOUNDARY
600	EXISTING CONTOUR LINE
STM	EXISTING STORM SEWER
SAN	EXISTING SANITARY SEWER LINE
W	EXISTING WATERMAIN
UE	EXISTING UNDERGROUND ELECTRIC
OHE	EXISTING OVERHEAD ELECTRIC
GAS	EXISTING GAS SERVICE
T	EXISTING TELEPHONE
673	PROPOSED CONTOUR LINE
W	PROPOSED WATERMAIN
STM	PROPOSED STORM SEWER
SAN	PROPOSED SANITARY SEWER LINE
GREASE	PROPOSED GREASE SERVICE LINE
VENT	PROPOSED VENT LINE
F	EXISTING FENCELINE
SF	PROPOSED SILT FENCE
x 686.00	EXISTING SPOT SHOT
x 686.00	PROPOSED SPOT GRADE

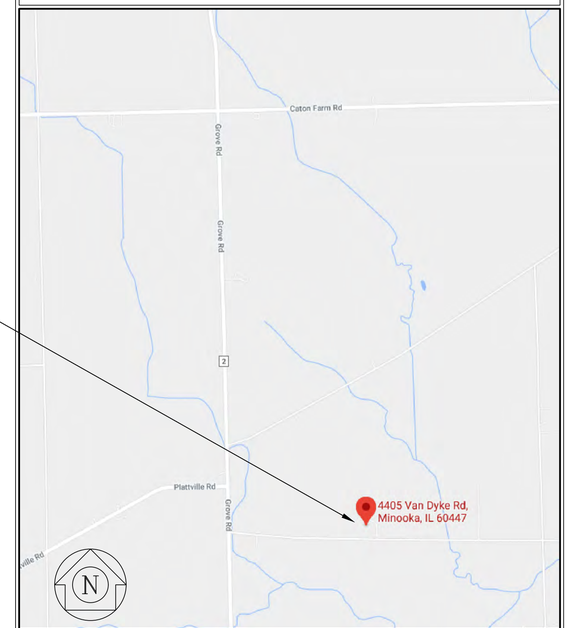
	EXIST	PROP	
WATER:			B-BOX
			HYDRANT
			VALVE
			VALVE VAULT
STORM:			INLET-CURB
			INLET OR MANHOLE
			FLARED END SECTION
SANITARY:			CLEANOUT
			MANHOLE

R.O.W. MONUMENT	UTILITY POLE
PROPERTY PIN	GUY WIRE LOC.
P.K. NAIL	UTIL CABINET
CHISELED MARK	UTIL PEDESTAL
BENCHMARK	LIGHT POLE
HUB & TACK	TRAFFIC SIGNAL
SOIL BORING	ELECTRIC VAULT
OVERLAND RELIEF	GAS VALVE
FLOW DIRECTION	

INDEX TO SHEETS

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

LOCATION MAP
N.T.S.



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

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

UTILITY STATEMENT

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

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

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

GIVEN UNDER MY HAND & SEAL THIS 16TH DAY OF FEBRUARY, 2021.

JOHN J. TEBRUGGE 041828 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

ILLINOIS REGISTERED PROFESSIONAL ENGINEER
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.

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

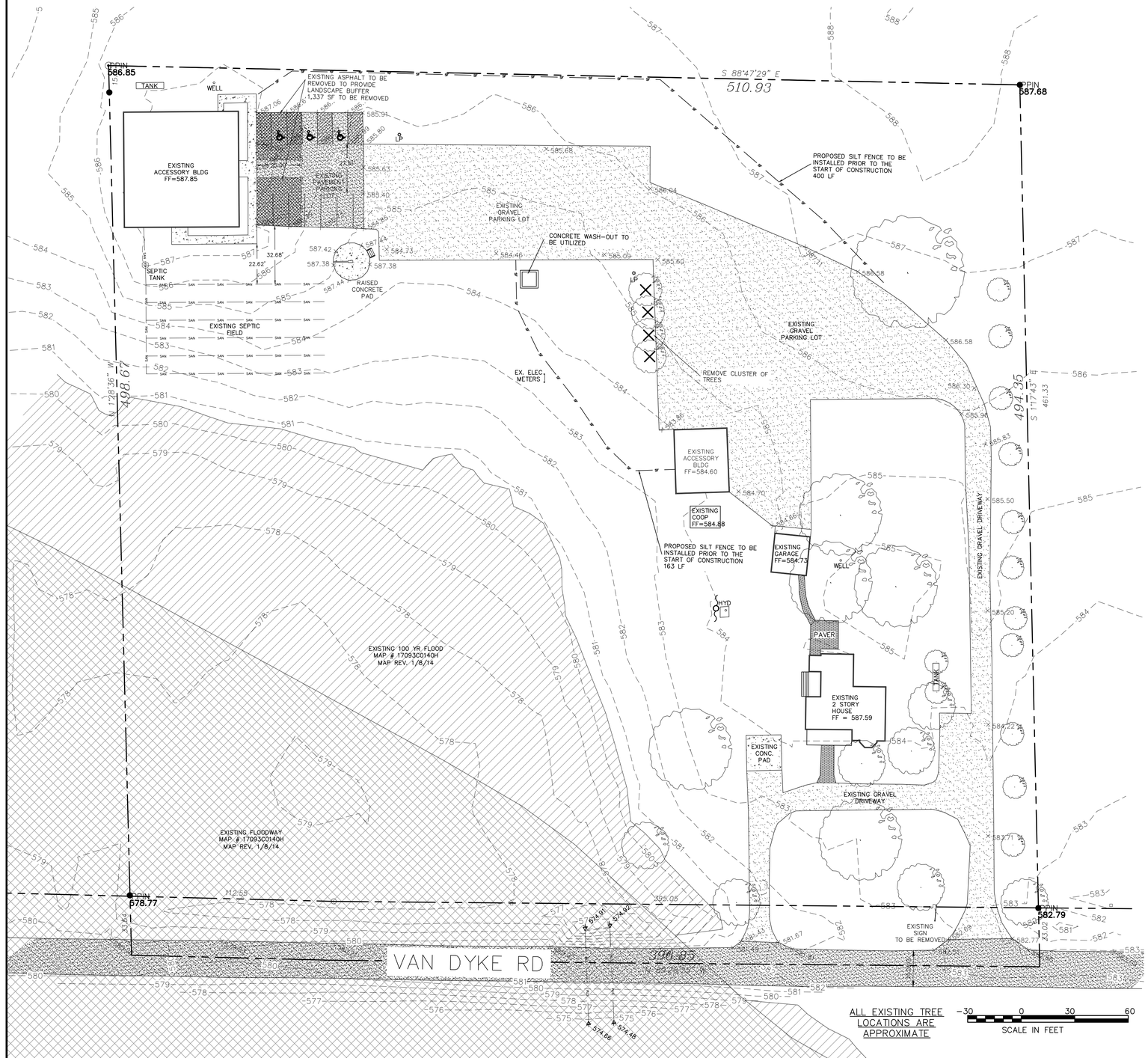
REVISIONS

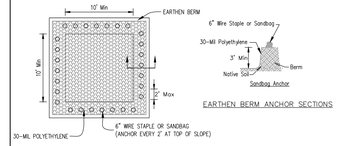
NO.	DATE	NOTES

LEGAL DESCRIPTION

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

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





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

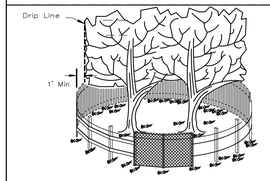
TEMPORARY CONCRETE WASHOUT FACILITY – EARTHEN TYPE

REFERENCE
Project
Designed Date
Checked Date
Approved Date

NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-690
SHEET 1 OF 1
DATE 4-7-04

TREE PROTECTION – FENCING



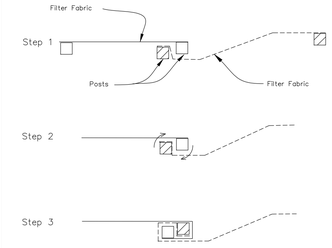
POST AND FENCE DETAIL

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

REFERENCE
Project
Designed Date
Checked Date
Approved Date

STANDARD DWG. NO. IUM-620(W)
SHEET 1 OF 1
DATE 3-16-2012

SILT FENCE – SPLICING TWO FENCES



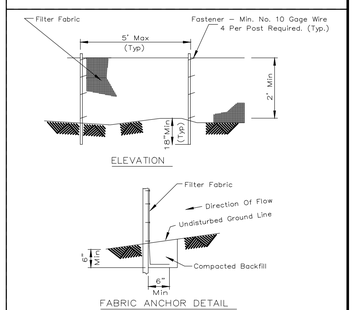
ATTACHING TWO SILT FENCES

1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" flap.
4. Drive both posts a minimum of 18 inches into the ground and bury the flap.
5. Compact backfill (particularly at splices) completely to prevent stormwater piping.

REFERENCE
Project
Designed Date
Checked Date
Approved Date

STANDARD DWG. NO. IUM-620
SHEET 1 OF 2
DATE 3-16-12

SILT FENCE PLAN



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

REFERENCE
Project
Designed Date
Checked Date
Approved Date

STANDARD DWG. NO. IUM-620
SHEET 1 OF 2
DATE 3-16-12

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

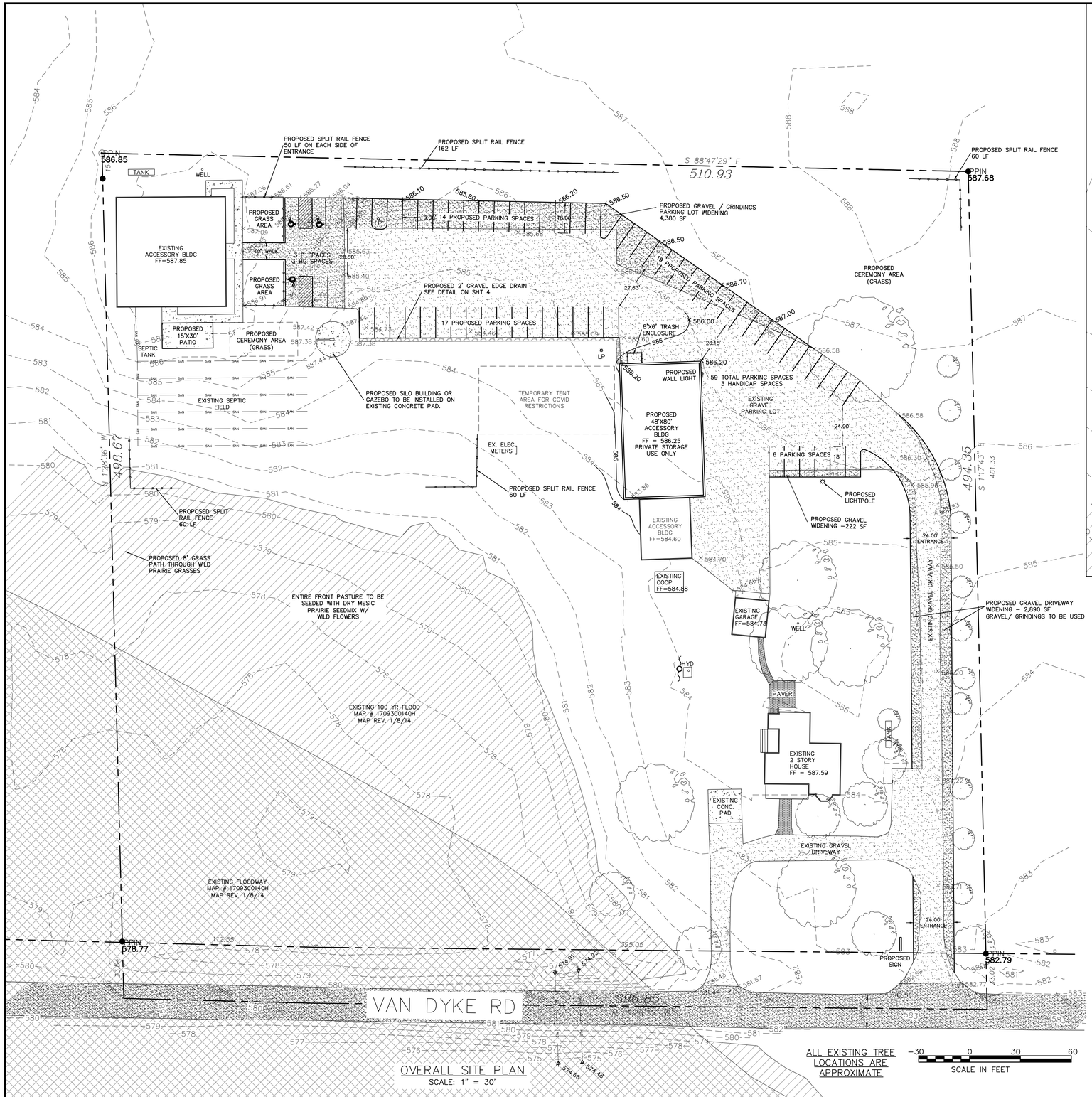
REVISIONS	NO.	DATE	NOTES

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

SABLE CREEK HOMESTEAD WEDDING VENUE
EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NO. 21 488 01
SCALE: 1" = 30'
DATE: 2/16/21

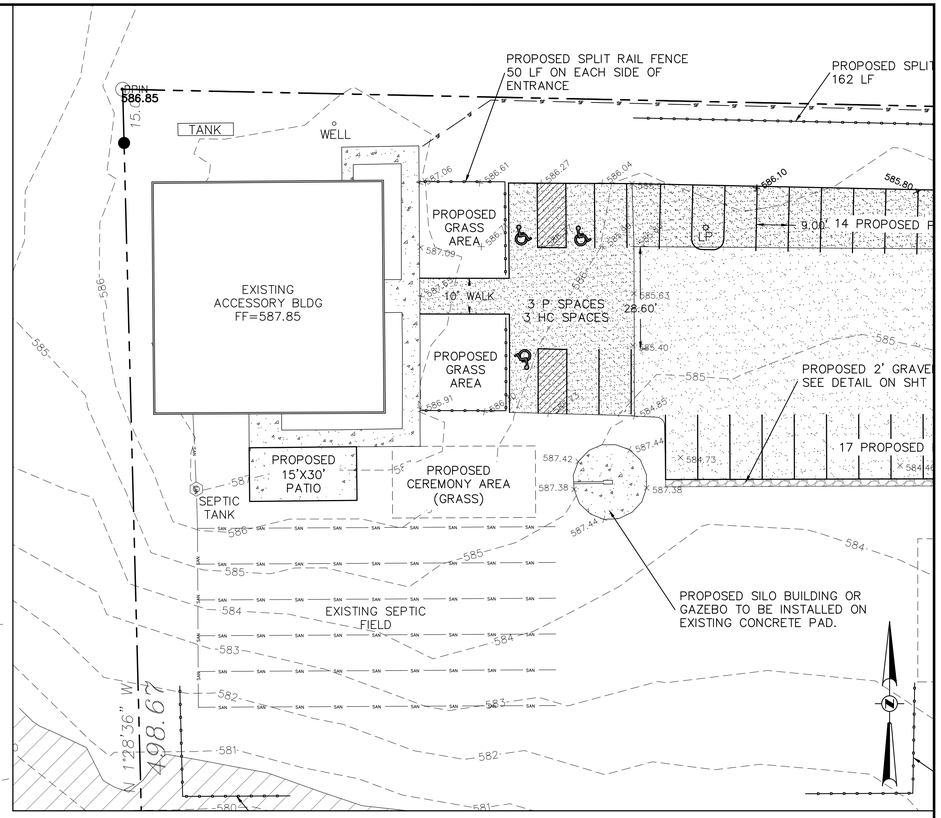
SHEET NO. 2 OF 4 SHEETS



OVERALL SITE PLAN
SCALE: 1" = 30'

ALL EXISTING TREE LOCATIONS ARE APPROXIMATE

−30 0 30 60
SCALE IN FEET



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

−20 0 20 40
SCALE IN FEET

SITE DATA:

TOTAL LOT SIZE: 5.82 AC

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

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

EXISTING PAVEMENT TO BE REMOVED
1,337 SF

PROPOSED GRAVEL
7,492 SF

PROPOSED CONCRETE PATIO
450 SF

NET INCREASE
6,605 SF

ALL DISTURBED AREAS SHALL BE SEEDED WITH IDOT CLASS 1 SEEDMIX

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

REVISIONS	NO.	DATE	NOTES

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

SABLE CREEK HOMESTEAD WEDDING VENUE

CIVIL SITE PLAN

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

SHEET NO. 3 OF 4 SHEETS

GENERAL CONDITIONS

1. ALL EARTHWORK, ROADWAY WORK, DRAINAGE WORK OR STORM SEWER WORK SHALL BE PERFORMED UTILIZING MATERIALS AND METHODS IN STRICT ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.

2. ALL SANITARY SEWER AND WATER MAIN WORK SHALL BE PERFORMED USING METHODS AND MATERIALS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.

3. ANY SPECIFICATIONS WHICH ARE SUPPLIED ALONG WITH THE PLANS SHALL TAKE PRECEDENCE IN THE CASE OF A CONFLICT WITH THE STANDARD SPECIFICATIONS NOTED IN ITEMS NO. 1 AND 2 ABOVE. THE ABOVE STANDARD SPECIFICATIONS & THE CONSTRUCTION PLANS ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.

4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE GOVERNING MUNICIPALITY, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS, ALONG WITH ADEQUATE TRAFFIC CONTROL MEASURES. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

7. THE UTILITY LOCATIONS, AND THE DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO INITIATING CONSTRUCTION OPERATIONS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS.

8. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE OFFICE OF J.U.L.I.E. AT 1-800-892-0123 FOR EXACT FIELD LOCATION OF ALL UNDERGROUND UTILITIES IN THE PROXIMITY OF, AND ON, THE PROJECT SITE; IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE J.U.L.I.E. SYSTEM, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THIS AND MAKE ARRANGEMENTS TO HAVE THESE UTILITIES FIELD LOCATED.

9. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR RELOCATING THESE FACILITIES AT HIS EXPENSE TO ACCOMMODATE THE NEW CONSTRUCTION.

10. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ONSITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

11. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THIS SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

12. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OF FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1926) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STELGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970(REVISED). THE CONTRACTOR, ENGINEERS, AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.

14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND ALL GOVERNING AUTHORITIES, THEIR AGENTS SUCCESSORS AND ASSIGNS FROM ANY AND ALL LIABILITY WITH RESPECT TO THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK REQUIRED ON THIS PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE WORK OF THIS CONTRACT IN A MANNER WHICH STRICTLY COMPLIES WITH ANY AND ALL PERTINENT LOCAL, STATE OR NATIONAL CONSTRUCTION AND SAFETY CODES; THE ENGINEER, OWNER, AND GOVERNING AUTHORITIES ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE BY THE CONTRACTOR WITH SAID CODES AND ASSUME NO LIABILITY FOR ACCIDENTS, INJURIES, OR DEATHS, OR CLAIMS RELATING THERETO WHICH MAY RESULT FROM LACK OF ADHERENCE TO SAID CODES.

EARTHWORK

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

2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE.

5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.

6. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.

7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.

8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"); IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT A GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.

9. EMBANKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOIL ENGINEER.

10. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-157 (MODIFIED PROCTOR METHOD).

11. THE SUB GRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER.

12. SOIL BORING REPORTS, IF AVAILABLE, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.

13. IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

PAVING & WALKS

1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION: FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.

2. ALL PAVING AND SIDEWALK WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS (I.D.O.T.) AND PER LOCAL REGULATIONS.

3. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF THE PLAN ELEVATION. THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS, THE PAVING CONTRACTOR SHALL FINE GRADE THE SUBGRADE SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

4. THE PROPOSED PAVEMENT SHALL CONSIST OF THE SUB-BASE COURSE, BITUMINOUS AGGREGATE BASE COURSE, BITUMINOUS BINDER COURSE. AND BITUMINOUS SURFACE COURSE, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS. PRIME COAT SHALL BE APPLIED TO THE SUB-BASE COURSE AT A RATE OF 0.5 GALLONS PER SQUARE YARD. UNLESS SHOWN AS A BID ITEM, PRIME COAT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," CURRENT EDITION.

5. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC SHALL BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS LAID. AFTER INSTALLATION OF THE BINDER COURSE AND UPON INSPECTION AND APPROVAL BY GOVERNING AUTHORITY, THE PAVEMENT SHALL BE CLEANED, PRIMED AND THE SURFACE COURSE LAID. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE PAVING CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER IS NECESSARY, INCLUDING THE USE OF POWER BROOMS TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. EQUIPMENT AND MANPOWER TO CLEAN PAVEMENT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT. PRIME COAT ON THE BINDER COARSE SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.5 GALLONS PER SQUARE YARD.

6. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL DEVELOP A MINIMUM OF 3,500-PSI COMPRESSIVE STRENGTH AT 28 DAYS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS, AND 3/4" PRE-MOLDED FIBER EXPANSION JOINTS SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSTRUCTED OVER UTILITY TRENCHES SHALL BE REINFORCED WITH THREE NO. 5 REINFORCING BARS (10' MINIMUM LENGTH). ALL SIDEWALKS CROSSING DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK AND REINFORCED WITH 6X6 #6 WELDED WIRE MESH. ALL SIDEWALKS SHALL BE BROOM FINISHED. IF A MANHOLE FRAME FALLS WITHIN THE LIMITS OF A SIDEWALK, A BOX-OUT SECTION SHALL BE PLACED AROUND THE MANHOLE FRAME WITH A 3/4" EXPANSION JOINT.

8. BACKFILLING ALONG PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR.

9. IT SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIAL AND DEBRIS, WHICH RESULTS FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

10. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION, AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE GOVERNING MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE OWNER TO PERFORM THE REQUIRED TESTS.

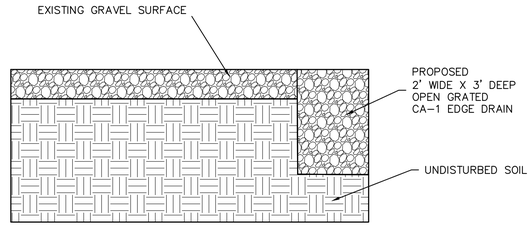
11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION T-502 OF SAME SPECIFICATIONS.

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.

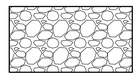
13. ALL EXISTING CURB AND PAVEMENT SHALL BE PROTECT DURING CONSTRUCTION. ANY DAMAGE TO THE CURB OR PAVEMENT WILL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

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



PARKING LOT EDGE DRAIN DETAIL
N.T.S.



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

GRAVEL STORAGE LOT DETAIL
N.T.S.

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

REVISIONS	NO.	DATE	NOTES

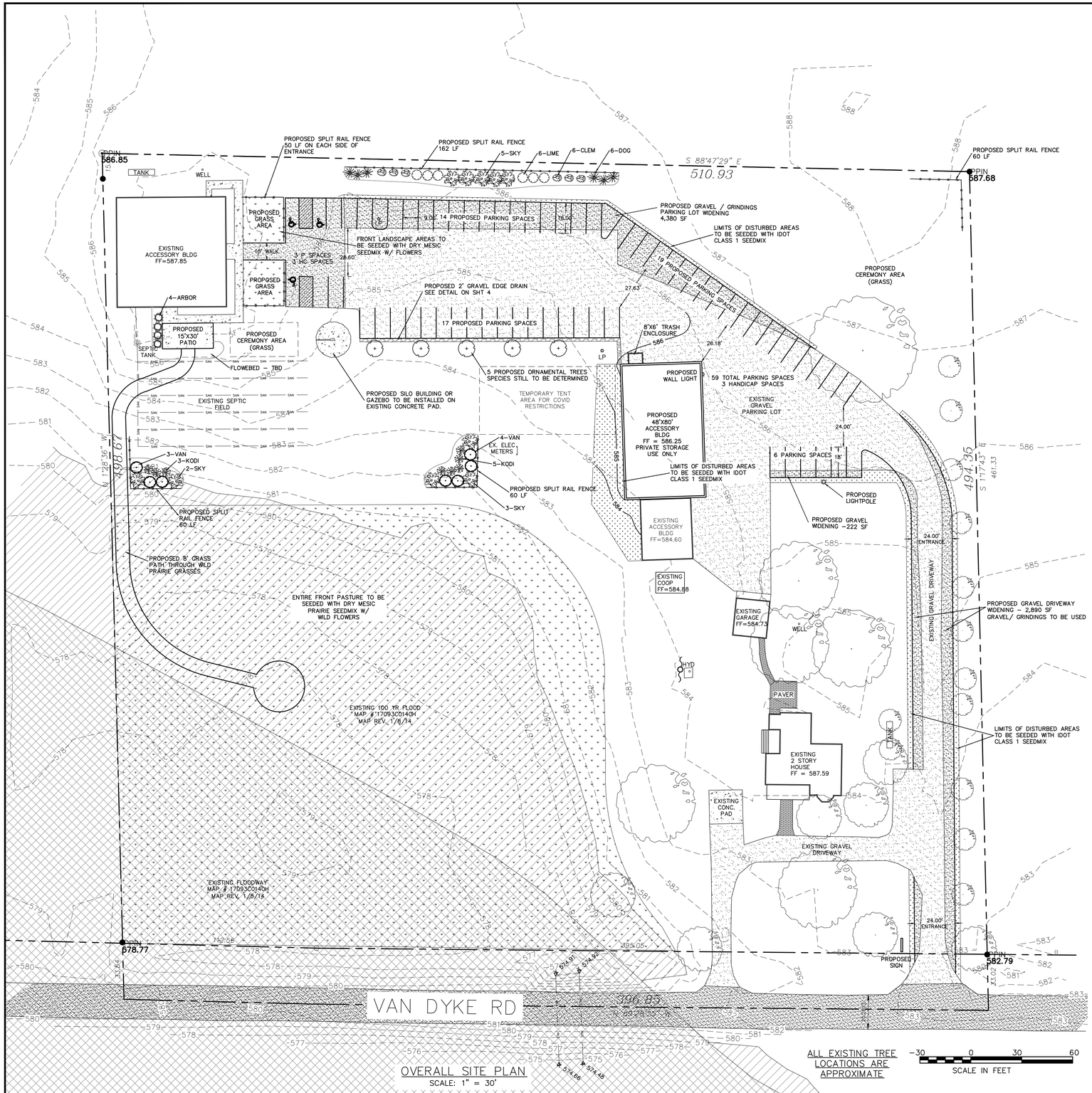
PREPARED FOR:
JAMIE & JILLIAN PRODEHL
4405 VAN DYKE ROAD, MINOOKA, IL 60447

SABLE CREEK HOMESTEAD WEDDING VENUE

GENERAL NOTES & DETAILS

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

SHEET NO. **4** OF 4 SHEETS



OVERALL SITE PLAN
SCALE: 1" = 30'

ALL EXISTING TREE LOCATIONS ARE APPROXIMATE

−30 0 30 60
SCALE IN FEET

LEGEND

PROPERTY BOUNDARY	
600	EXISTING CONTOUR LINE
STM	EXISTING STORM SEWER
SAN	EXISTING SANITARY SEWER LINE
W	EXISTING WATERMAIN
UE	EXISTING UNDERGROUND ELECTRIC
OHE	EXISTING OVERHEAD ELECTRIC
GAS	EXISTING GAS SERVICE
T	EXISTING TELEPHONE
673	PROPOSED CONTOUR LINE
W	PROPOSED WATERMAIN
STM	PROPOSED STORM SEWER
SAN	PROPOSED SANITARY SEWER LINE
GREASE	PROPOSED GREASE SERVICE LINE
VENT	PROPOSED VENT LINE
F	EXISTING FENCELINE
SF	PROPOSED SILT FENCE
x 686.00	EXISTING SPOT SHOT
x 686.00	PROPOSED SPOT GRADE

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

R.O.W. MONUMENT	UTILITY POLE
PROPERTY PIN	GUY WIRE LOC.
P.K. NAIL	UTIL CABINET
CHISELED MARK	UTIL PEDESTAL
BENCHMARK	TRAFFIC SIGNAL
HUB & TACK	LIGHT POLE
SOIL BORING	ELECTRIC VAULT
OVERLAND RELIEF	GAS VALVE
FLOW DIRECTION	

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

LOCATION MAP
N.T.S.



PROPOSED LANDSCAPING MATERIAL

CODE:	DESCRIPTION:		UNIT OF MEASURE	QTY
TREES				
ORN	ORNAMENTAL TREE - TBD	"TBD"	6'	5
SHRUBS				
SKY	SKYHIGH JUNIPER	"JUNIPERUS SCOPULORUM 'BAILIGH'"	6'	10
ARBOR	EMERALD GREEN ARBORVITAE	"THUJA OCCIDENTALIS 'EMERALD GREEN'"	6'	4
DOG	ISANTI REDTWIG DOGWOOD	"CORNUS SERICEA 'ISANTI'"	5 GAL	6
CLEM	SWEET AUTUMN CLEMATIS	"CLEMATIS MAXIMOWICZIANA (TERNIFLORA)"	1 GAL	6
LIME	LIMELIGHT HYDRANGEA	"HYDRANGEA PAN. 'LIMELIGHT'"	5 GAL	6
VAN	VANILLA STRAWBERRY HYDRANGEA	"HYDRANGEA PANICULATA 'RENHY'"	5 GAL	7
KODI	KODIAC BLACK HONEYSUCKLE	"DIERVILLA RIVULARIS 'SMNDRSF'"	1 GAL	8

TURF

IDOT CLASS 1 SEEDMIX - ALL DISTURBED AREA THAT ARE NOT MULCHED SHALL BE SEEDED APPROX. 4,670 SF

DRY MESIC PRAIRIE SEEDMIX W/ FLOWERS - AS NOTED ON THE PLAN - APPROX 74,100 SF BY MARTENSON TURF PRODUCTS - WATERMAN, IL

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

REVISIONS	NO.	DATE	NOTES

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

SABLE CREEK HOMESTEAD WEDDING VENUE
LANDSCAPE PLAN

PROJECT NO.	21 488 01
SCALE:	1" = 30'
DATE:	2/16/21

SHEET NO. **L1** OF 2 SHEETS

LANDSCAPE NOTES

PART 1 – GENERAL

1.01 DESCRIPTION

A. PROVIDE TURF, TREES, SHRUBS, AND GROUNDCOVER AS SHOWN AND SPECIFIED. THE WORK INCLUDES:
1. SOIL PREPARATION
2. FERTILIZATION
3. SEEDING
4. TREES, SHRUBS, AND GROUNDCOVERS
5. MULCH AND PLANT ACCESSORIES
6. MAINTENANCE AND GUARANTEE
7. CLEANING UP WORK AREAS

1.02 QUALITY ASSURANCE

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

1.03 SUBMITTALS

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

1.04 DELIVERY, STORAGE, AND HANDLING

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

1.05 PROJECT CONDITIONS

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

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

1.06 GUARANTEE

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

PART 2 – PRODUCTS

2.01 MATERIALS

A. SEED/SOD FERTILIZER:
1. GRANULAR, 10–10–10. ALL PURPOSE AT A RATE OF 1LBS N–P–K PER 1,000 S.F.
B. PLANT FERTILIZER:
1. PROVIDE A GRANULAR COMMERCIAL FERTILIZER WITH AN ANALYSIS OF 10–10–10.
C. SEED:
1. LAWN SEED: FRESH, CLEAN SEED FROM MOST RECENTLY HARVESTED CROP WHICH 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.
D. 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 DEVELOPMENT FORM.
1. DIG BALLED AND BURLAPPED PLANTS WITH FIRM, NATURAL BALLS OR EARTH. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK".
2. PROVIDE SHADE AND EVERGREEN TREE SPECIES WITH A SINGLE MAIN TRUNK UNLESS OTHERWISE SPECIFIED OR ACCEPTED.
3. PROVIDE PLANTS MATCHED IN FORM WHEN ARRANGED IN GROUPS.
4. PROVIDE EVERGREEN TREES 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

3.01 INSPECTION

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

3.02 PREPARATION

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

3.03 SEED INSTALLATION

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

3.04 PLANT INSTALLATION

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

E. PRUNING:
1. PRUNE BRANCHES OF DECIDUOUS STOCK, AFTER PLANTING, TO PRESERVE THE NATURAL CHARACTER APPROPRIATE TO THE PARTICULAR PLANT REQUIREMENTS. IN GENERAL, REMOVE APPROXIMATELY ⅓ OF THE LEAF BEARING BUDS. REMOVE OR CUT BACK BROKEN, DAMAGED, AND UNSYMMETRICAL GROWTH OF NEW WOOD.
2. MULTIPLE LEADER PLANTS: PRESERVE THE LEADER WHICH WILL BEST PROMOTE THE SYMMETRY OF THE PLANT. CUT BRANCHES FLUSH WITH THE TRUNK OR MAIN BRANCH, AT DIAMETER OF THE SUPPORTING BRANCH. MAKE CUT ON AN ANGLE.
3. PRUNE EVERGREENS ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.

3.05 FINAL COMPLETION, INSPECTION, AND ACCEPTANCE

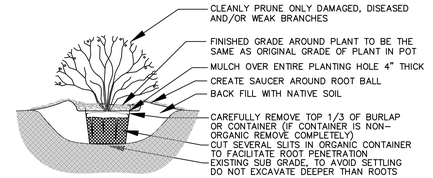
A. UPON COMPLETION INSPECTION OF ALL WORK WILL BE MADE BY THE OWNER OR HIS REPRESENTATIVE. AT THAT TIME IF ALL WORK IS SATISFACTORY, THAT WILL CONSTITUTE FINAL ACCEPTANCE.
B. SEEDED AREAS WILL BE INSPECTED AT COMPLETION OF THE INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND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

3.06 CLEANING

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

4.01 MISC. NOTES

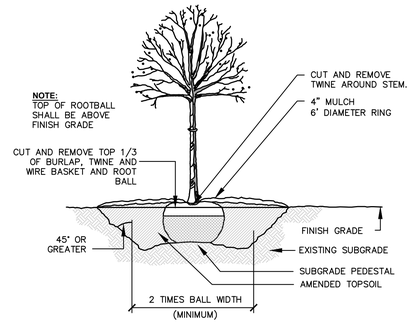
A. ALL GRADES TO BE ESTABLISHED TO MEET ENGINEERING DRAWINGS BY OTHERS.
B. BASIN BOTTOMS SEED, BLOW WITH STRAW MULCH AND CRIMP STRAW IN PLACE, AS NOTED ON PLANS.
C. SEED AND INSTALL STRAW BLANKET ALL OTHER TURF AREAS.
D. ALL DISTURBED AREAS THAT ARE NOT MULCHED SHALL BE SEEDED.



NOTES:

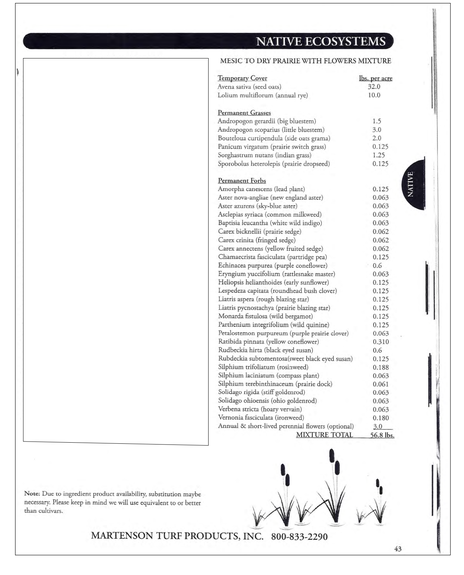
1. WATER THOROUGHLY AFTER INSTALLATION.
2. USE EXISTING SOIL AS BACK FILL. IF DIRECTED BY OWNER, AMEND WITH 1/3 COMPOST.
3. ALL SHRUBS TO BE MULCH OVER ENTIRE PLANTING HOLE

SHRUB DETAIL – CONTAINER OR B&B



TREE DETAIL
N.T.S.

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



NATIVE ECOSYSTEMS

MESIC TO DRY PRAIRIE WITH FLOWERS MIXTURE

	lbs. per acre
Temporary Cover	
Avena sativa (seed oats)	32.0
Lolium multiflorum (annual rye)	10.0
Permanent Grasses	
Andropogon gerardii (big bluestem)	1.5
Andropogon scoparius (little bluestem)	3.0
Bouteloua curtipendula (side oats grama)	2.0
Panicum virgatum (prairie switch grass)	0.125
Sorghastrum nutans (indian grass)	1.25
Sporobolus heterolepis (prairie dropseed)	0.125
Permanent Forbs	
Amorpha canescens (lead plant)	0.125
Aster nova-angliae (new england aster)	0.063
Aster azureus (sky-blue aster)	0.063
Asclepias syriaca (common milkweed)	0.063
Baptisia leucantha (white wild indigo)	0.063
Carex bicknellii (prairie sedge)	0.062
Carex crinita (fringed sedge)	0.062
Carex annectens (yellow fruited sedge)	0.062
Chamaecrista fasciculata (partridge pea)	0.125
Echinacea purpurea (purple coneflower)	0.6
Eryngium yuccifolium (rattlesnake master)	0.063
Helianthus helianthoides (early sunflower)	0.125
Lespedeza capitata (roundhead bush clover)	0.125
Liatris aspera (rough blazing star)	0.125
Liatris pycnostachya (prairie blazing star)	0.125
Monarda fistulosa (wild bergamot)	0.125
Parthenium integrifolium (wild quinine)	0.125
Penalemonun purpureum (purple prairie clover)	0.063
Ratibida pinnata (yellow coneflower)	0.310
Rudbeckia hirta (black eyed susan)	0.6
Rudbeckia subtomentosa(sweet black eyed susan)	0.125
Silphium trifoliatum (rosinweed)	0.188
Silphium laciniatum (compass plant)	0.063
Silphium terebinthinaceum (prairie dock)	0.061
Solidago rigida (stiff goldenrod)	0.063
Solidago ohiensis (ohio goldenrod)	0.063
Verbena stricta (hoary vervain)	0.063
Vernonia fasciculata (ironweed)	0.180
Annual & short-lived perennial flowers (optional)	3.0
MIXTURE TOTAL	56.8 lbs.

NATIVE

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

MARTENSON TURF PRODUCTS, INC. 800-833-2290

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

REVISIONS	NO.	DATE	NOTES

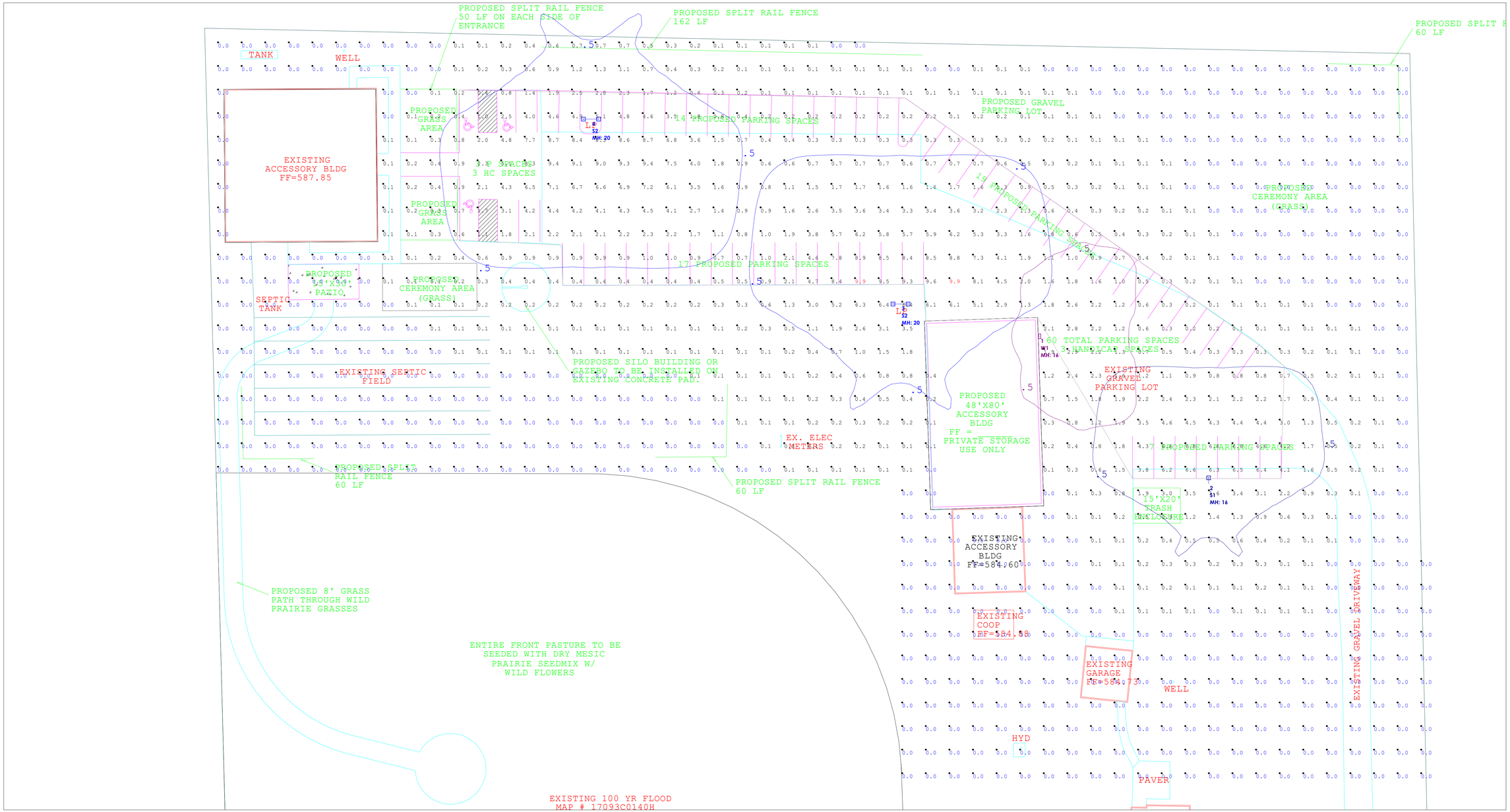
PREPARED FOR:
JAMIE & JILLIAN PRODEHL
4405 VAN DYKE ROAD, MINOOKA, IL 60447

SABLE CREEK HOMESTEAD WEDDING VENUE

LANDSCAPE NOTES & DETAILS

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

SHEET NO. **L2** OF 2 SHEETS



Luminaire Schedule- Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.

Symbol	Qty	Tag	Label	Arrangement	Lum. Watts	Arr. Watts	Lum. Lumens	Arr. Lum. Lumens	LLF	Manufacturer	Description
	1	S1	RAR2-320L-165-4K7-4W	SINGLE	153.6	153.6	21310	21310	0.900	HUBBELL OUTDOOR	RAR2-320L-165-4K7-4W-U
	2	S2	RAR2-320L-165-4K7-4W-2	TWIN	153.6	307.2	21310	42620	0.900	HUBBELL OUTDOOR	RAR2-320L-165-4K7-4W-L/ RAR2-320L-165-4K7-4W-R (rotated optics)
	1	W1	LNC3-24L4K-105-4	SINGLE	82.8	82.8	7402	7402	0.900	HUBBELL OUTDOOR	LNC3-24L4K-105-4

Calculation Summary

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

Luminaire Location Summary

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

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

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

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lighting application drawings are being provided to the recipient of this disclaimer at recipient's request to assist recipient in evaluating whether or not to purchase lighting equipment from the author. The author makes no warranties, express or implied, that the lighting design depicted in the lighting application drawings will conform to any applicable energy code, or will be adequate for any particular purpose or application, or will be safe for any particular use. The lighting application drawings are intended to depict the general arrangement of luminaires based on specified light levels and uniformity ratios for a particular application. Actual performance of any lighting system may vary depending on the tolerances of the electrical components and luminaires chosen, the reflectance characteristics of the surfaces in the area, and other variable conditions. Field measurements may not match the design values depicted in the lighting application drawings. Actual light levels obtained may be greater than or less than the light levels specified in the lighting application drawings. The author assumes no responsibility for any deficiencies in the lighting application drawings, whether deficiencies in design or as constructed, and whether or not such deficiencies are the result of negligence on the part of the author. The lighting application drawings are not to be used for bidding or construction purposes. The author shall not be liable for any special, incidental, or consequential damages, including, but not limited to, loss of profits or revenue, loss of use of equipment, lost savings, or claims by third parties or other damages arising out of or in connection with the lighting application drawings. The author's total liability for all claims regarding the lighting application drawings shall not exceed the total compensation received by the author for the lighting application drawings. By using the lighting application drawings, recipient agrees to indemnify and hold the author harmless from any and all claims, damages, losses, and expenses, including attorney's fees, arising out of or in connection with recipient's use of the lighting application drawings. The presence or absence of fixtures in the lighting application drawings does not indicate that any fixture is suitable for any application. Fixtures must be selected by a qualified lighting professional.

enlighten

#	Revisions	Date	Comments

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

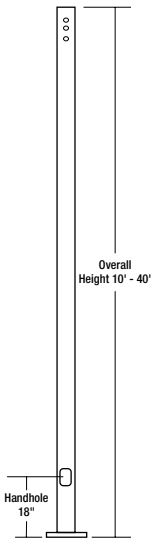
Project Name: **SABLE CREEK HOMESTEAD**

Location: 4405 VAN DYKE RD, MINOOKA, IL

SSS-B SERIES POLES

SQUARE STRAIGHT STEEL

Cat.#	Attachment 6, Page 2	BEACON design . performance . technology
Job	Type	Approvals



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

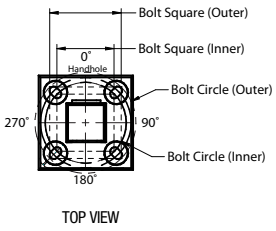
  1 x 36 x 4 — TAB-36-M38

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

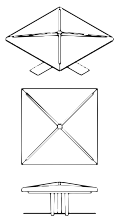
WAREHOUSE 'STOCKED' POLES:

- 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)

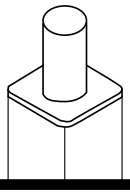


TOP VIEW

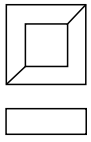
POLE CAP



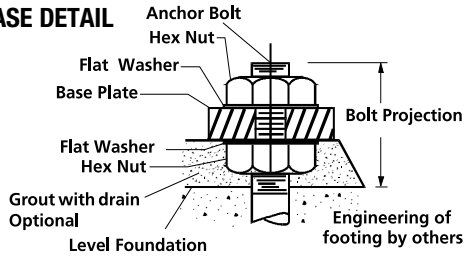
TENON



BASE COVER



BASE DETAIL



ORDERING INFORMATION

ORDERING EXAMPLE:

Reference page 2 for available configurations

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

SERIES	HEIGHT	SHAFT	THICKNESS
SSS-B Square Straight Steel Pole Beacon	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix

MOUNTING	
1	Single arm mount
2	Two fixtures at 180˚
2L	Two fixtures at 90˚
3T	Three fixtures at 90˚
4	Four fixtures at 90˚
TA	Tenon (2.38" OD x 4" Tall)
TB	Tenon (2.88" OD x 4" Tall)
TC	Tenon (3.5" OD x 6" Tall)
TR[1]	Removable Tenon (2.375 x 4.25)
OT	Open Top (includes pole cap)

FINISH	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

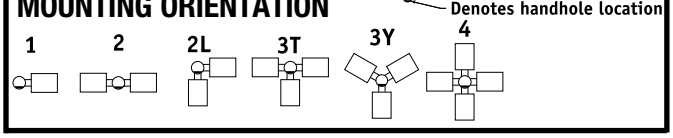
Color Option	
CC	Custom Color

OPTIONS	
GFI[2]	20 Amp GFCI Receptacle and Cover
EHH[2]	Extra Handhole
C05[2]	.5" Coupling
C07[2]	.75" Coupling
C20[2]	2" Coupling
MPB[2]	Mid-pole Luminaire Bracket
VM2	2nd mode vibration damper
LAB	Less Anchor Bolts
UL	UL Certified

DRILL PATTERN	
B1	Cruzer, "AM" arm
B3	2 bolt (2-½" spacing), Viper "A" arm
S2	2 bolt (3-½" spacing), Viper "AD" arm

MOUNTING ORIENTATION

Denotes handhole location



1 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**
2 Specify option location using logic found on page 2 **(Option Orientation)**
3 VM1 recommended on poles 20' and taller with EPA of less than 1.

ACCESSORIES - Order Separately

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

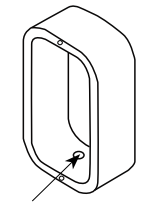
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ORDERING INFORMATION Cont.

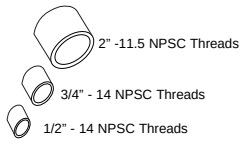
Catalog Number	Height		Nominal Shaft Dimensions	Wall Thickness	Bolt Circle (suggested)	Bolt Circle (range)	Bolt Square (range)	Base Plate Square	Anchor bolt size	Bolt Projection	Pole weight
	Feet	Meters									
SSS-B-10-40-A-XX-XX	10	3.0	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"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

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

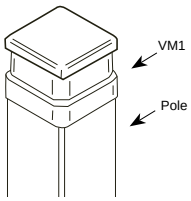
EHH - EXTRA HANDHOLE



C05 - C07 - C20 - COUPLING

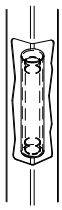


VM1 - VIBRATION DAMPER 1ST MODE



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

VM2 - VIBRATION DAMPER 2ND MODE



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

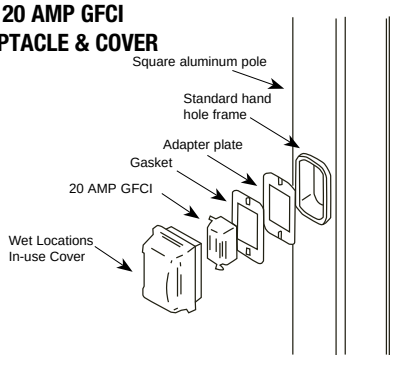
VM2SXX - VIBRATION DAMPER 2ND MODE



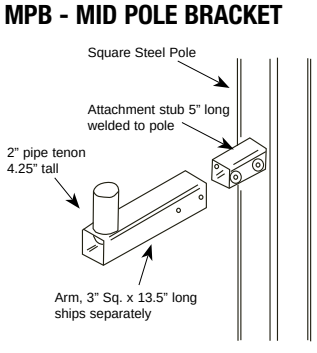
VM2S08 – 8'
VM2S12 – 12'
VM2S16 – 16'
VM2S20 – 20'
VM2S24 – 24'

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

GFI – 20 AMP GFCI RECEPTACLE & COVER

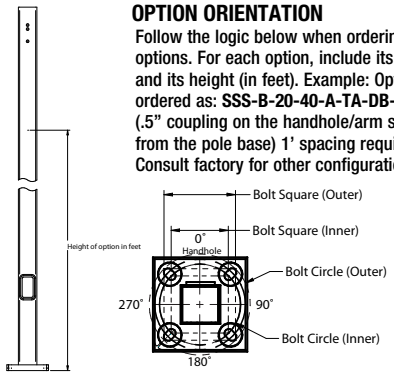


MPB - MID POLE BRACKET



OPTION ORIENTATION

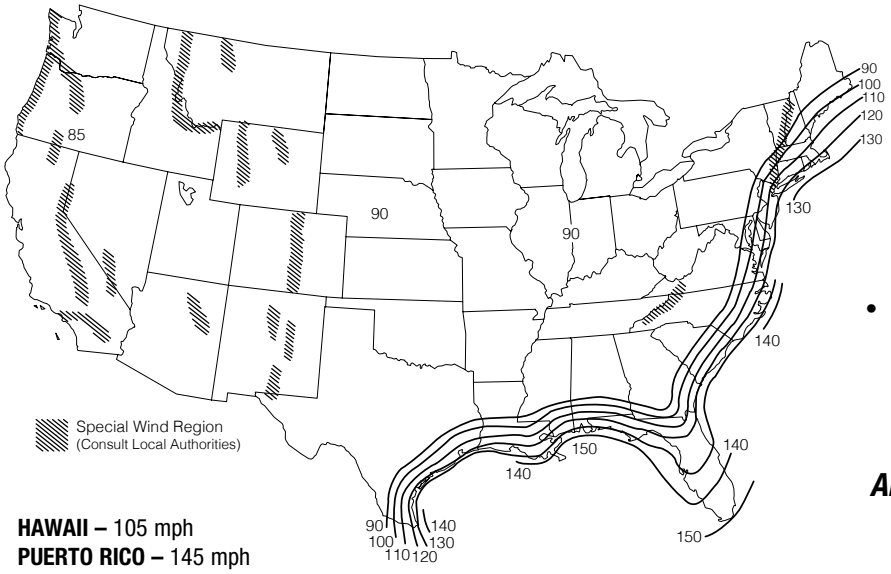
Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C07 should be ordered as: **SSS-B-20-40-A-TA-DB-C05-0-15** (.5" coupling on the handhole/arm side of pole, 15 feet up from the pole base) 1'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



For more information about pole vibration and vibration dampers, please consult https://hubbellcdn.com/ohwassets/HLI/outdoor/resources/literature/files/Pole_Wind_Induced_Flyer_HLOI0022.pdf
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

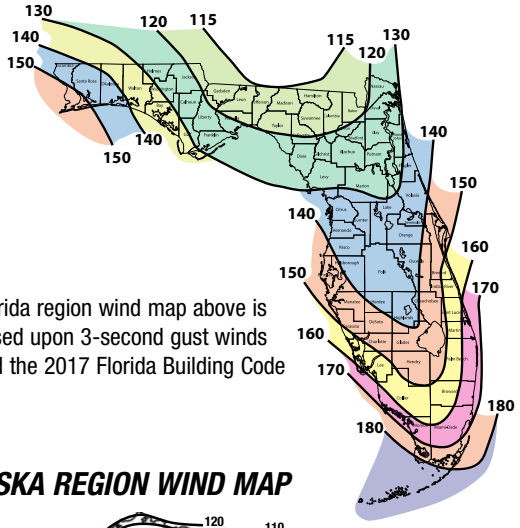
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ASCE7-05 WIND MAP



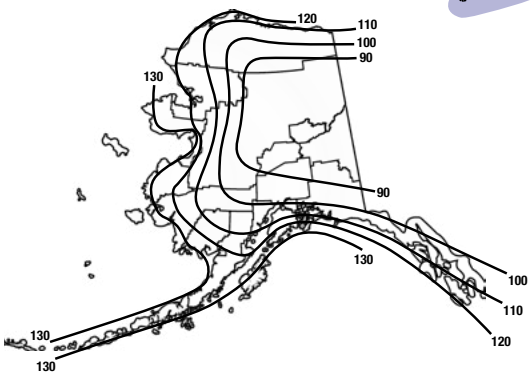
HAWAII – 105 mph
PUERTO RICO – 145 mph

FLORIDA REGION WIND *MAP*



- Florida region wind map above is based upon 3-second gust winds and the 2017 Florida Building Code

ALASKA REGION WIND MAP



ASCE 7-05 wind map EPA Load Rating - 3 second gust wind speeds (Use for all locations except Florida)										
Catalog Number	**85**	**90**	**100**	**105**	**110**	**120**	**130**	**140**	**145**	**150**
SSS-B-10-40-A	25.0	25.0	25.0	22.8	20.6	17.0	14.2	11.9	11.0	10.1
SSS-B-12-40-A	25.0	25.0	20.0	18.0	16.1	13.2	10.8	8.9	8.1	7.4
SSS-B-14-40-A	23.1	20.4	16.1	14.3	12.8	10.2	8.2	6.6	5.9	5.3
SSS-B-16-40-A	19.0	16.7	13.0	11.5	10.1	7.9	6.2	4.7	4.1	3.6
SSS-B-18-40-A	15.6	13.6	10.0	9.0	7.8	5.9	4.4	3.1	2.6	2.1
SSS-B-20-40-A	12.7	10.9	7.9	6.9	5.9	4.2	2.8	1.7	1.3	0.9
SSS-B-25-40-A	7.3	5.9	3.8	2.9	2.1	0.8	NR	NR	NR	NR
SSS-B-14-40-B	25.0	25.0	23.3	20.8	18.6	15.1	12.3	10.2	9.2	8.4
SSS-B-16-40-B	25.0	24.9	19.4	17.3	15.4	12.3	9.9	8.0	7.2	6.4
SSS-B-18-40-B	24.0	20.8	16.1	14.2	12.5	9.8	7.7	6.1	5.3	4.7
SSS-B-20-40-B	20.2	17.5	13.2	11.6	10.1	7.7	5.9	4.4	3.8	3.2
SSS-B-25-40-B	12.8	11.0	7.9	6.7	5.5	3.7	2.3	1.2	0.7	NR
SSS-B-30-40-B	8.0	6.6	4.1	3.1	2.2	0.8	NR	NR	NR	NR
SSS-B-16-50-B	25.0	25.0	25.0	25.0	24.8	20.1	16.5	13.6	12.3	11.2
SSS-B-18-50-B	25.0	25.0	25.0	22.9	20.4	16.4	13.2	10.7	9.6	8.6
SSS-B-20-50-B	25.0	25.0	21.3	18.9	16.7	13.2	10.4	8.1	7.2	6.3
SSS-B-25-50-B	20.7	17.8	13.3	11.5	9.8	7.2	5.0	3.3	2.6	1.9
SSS-B-30-50-B	13.5	11.3	7.7	6.2	4.9	2.8	1.1	NR	NR	NR
SSS-B-25-50-C	25.0	25.0	19.4	17.1	15.1	11.7	9.0	6.9	6.0	5.1
SSS-B-30-50-C	20.1	17.3	12.7	10.9	9.3	6.6	4.5	2.8	2.1	1.4
SSS-B-20-60-B	25.0	25.0	25.0	25.0	25.0	20.2	16.1	12.9	11.5	10.3
SSS-B-25-60-B	25.0	25.0	20.6	18.0	15.6	11.8	8.7	6.2	5.2	4.2
SSS-B-30-60-B	21.4	18.1	12.9	10.7	8.8	5.7	3.3	1.3	NR	NR
SSS-B-35-60-B	14.0	11.3	6.9	5.2	3.6	1.0	NR	NR	NR	NR
SSS-B-40-60-B	8.1	5.8	2.2	nr	NR	NR	NR	NR	NR	NR

Florida Building Code 2017 EPA Load Rating - 3 second gust wind speeds (Use for Florida only)								
Catalog Number	**115**	**120**	**130**	**140**	**150**	**160**	**170**	**180**
SSS-B-10-40-A	25.0	25.0	25.0	25.0	21.4	18.4	15.9	13.9
SSS-B-12-40-A	25.0	25.0	23.6	19.8	16.7	14.2	12.1	10.4
SSS-B-14-40-A	25.0	23.1	19.0	15.7	13.1	10.9	9.1	7.6
SSS-B-16-40-A	20.8	18.7	15.2	12.3	10.1	8.2	6.7	5.4
SSS-B-18-40-A	16.8	15.0	11.9	9.4	7.5	5.9	4.5	3.4
SSS-B-20-40-A	13.6	11.9	9.2	7.1	5.3	3.9	2.7	1.7
SSS-B-25-40-A	7.4	6.2	4.1	2.5	1.1	NR	NR	NR
SSS-B-14-40-B	25.0	23.6	19.4	16.1	13.4	11.2	9.4	7.8
SSS-B-16-40-B	21.4	19.2	15.6	12.7	10.4	8.5	6.9	5.6
SSS-B-18-40-B	17.2	15.4	12.2	9.7	7.7	6.1	4.7	3.6
SSS-B-20-40-B	13.9	12.3	9.5	7.3	5.5	4.1	2.9	1.9
SSS-B-25-40-B	7.7	6.4	4.3	2.6	1.3	NR	NR	NR
SSS-B-30-40-B	3.2	2.1	NR	NR	NR	NR	NR	NR
SSS-B-16-50-B	25.0	25.0	25.0	25.0	25.0	21.4	18.2	15.5
SSS-B-18-50-B	25.0	25.0	25.0	24.4	20.4	17.0	14.2	11.9
SSS-B-20-50-B	25.0	25.0	24.4	19.9	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

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NOTES

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

NOTES

- Allowable EPA, to determine max pole loading weight, multiply allowable EPA by 30 lbs.
- The tables for allowable pole EPA are based on the ASCE 7-05 Wind Map or the Florida Region Wind Map for the 2010 Florida Building Code. The Wind Maps are intended only as a general guide and cannot be used in conjunction with other maps. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application
- Allowable pole EPA for jobsite wind conditions must be equal to or greater than the total EPA for fixtures, arms, and accessories to be assembled to the pole. Responsibility lies with the specifier for correct pole selection. Installation of poles without luminaires or attachment of any unauthorized accessories to poles is discouraged and shall void the manufacturer's warranty
- Wind speeds and listed EPAs are for ground mounted installations. Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide; Consult local and federal standards
- Wind Induced Vibration brought on by steady, unidirectional winds and other unpredictable aerodynamic forces are not included in wind velocity ratings. Consult Hubbell Lighting's Pole Vibration Application Guide for environmental risk factors and design considerations. https://hubbellcdn.com/ohwassets/HLI/outdoor/resources/literature/files/Pole_Wind_Induced_Flyer_HLOI0022.pdf
- Extreme Wind Events like, Hurricanes, Typhoons, Cyclones, or Tornadoes may expose poles to flying debris, wind shear or other detrimental effects not included in wind velocity ratings

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

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DATE: LOCATION:

TYPE: 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"



24L with diffuser



Occupany Sensor

24L without diffuser

C US

*3000K and warmer CCTs only

RELATED PRODUCTS

LNC INC2 LNC4

CONTROL TECHNOLOGY

SiteSync LIGHTING CONTROL NX DISTRIBUTED INTELLIGENCE wiSCAPE

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-commisioned 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 HLI Standard Warranty for additional information

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

LNC3 PSG PAGE
LNC3 BROCHURE
LED BUILDING GUIDE
INSTALLATION INSTRUCTIONS

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701 Millennium Blvd • Greenville, SC 29607 / Tel 864.678.1000 / Website www.hubbelloutdoor.com

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LNC3

MEDIUM LED LITEPAK

ORDERING GUIDE

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

CATALOG # _____

ORDERING INFORMATION

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

Finish	Control Options	Options
BLT Black Matte Textured **BLS** Black Gloss Smooth **DBT** Dark Bronze Matte Textured **DBS** Dark Brone Gloss Smooth **GTT** Graphite Matte Textured **LGS** Light Grey Gloss Smooth **PSS** Platinum Silver Smooth **WHT** White Matte Textured **WHS** White Gloss Smooth **VGT** Verde Green Textured	**PCU** Universal Button Photocontrol **7PR** 7pin PCR[6] **SCP** Programmable occupancy sensor[3,4] **SWP** SiteSync Pre-Commision[7,10] **SWPM** SiteSync Pre-commision w/ OCC Sensor[4,7,8,10]	**F** Fusing (must specify voltage per footnote) **CS** Frosted acrylic diffuser **CSU** Inverted/Up mounting frosted acrylic diffuser (required for up/inverted fixture installations, factory install only see page 3)[2] **E** Integral battery backup rated for 0˚C[1,5] **EH** Integral battery backup with heater rated for -30˚C[1,5] **2DR** Dual Driver[9]
Color Option **CC** Custom Color		

Notes:

1 Must specify voltage (120 or 277 only for E & EH)

2 Factory install only. Not available with SCP or SWPM sensor/control options

3 Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only

4 PCU option not applicable, included in sensor (8F = up to 8ft, 20F = up to 20ft)

5 350mA, 500mA & 750mA versions only. Not available with F, SWP or SWPM options

6 Accepts standard 3, 5, and 7-Pin ANSI controls (by others). Not available with PCU, SWP or SWPM control options

7 Must specify group and zone information at time or order. See www.HubbellLighting.com/products/sitesync for future details

8 Specify time delay; dimming level and mounting height

9 750mA and 1050mA versions only, not available with 347/480V

10 1050mA only, not available with 347V or 480V

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:

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

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

Hubbell Control Solutions — Accessories (Sold Separately)

NX Distributed Intelligence™

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

wiSCAPE® Lighting Control

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

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

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HUBBELL Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LNC3

MEDIUM LED LITEPAK

CONTROLS

SiteSync — Precommissioned Ordering Information:

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

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

Examples: LNC3-24L-4K-075-3-U-BL-SWP 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 LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW*	B	U	G	Lumens	LPW*	B	U	G	Lumens	LPW*	B	U	G
4	N/A	N/A	E	671	-	-	-	-	657	-	-	-	-	591	-	-	-	-
24	350mA	28	2	3,212	115	1	0	1	3,145	113	1	0	1	2,991	107	1	0	1
			3	3,160	113	1	0	1	3,094	111	1	0	1	2,944	106	1	0	1
			4	3,182	114	1	0	1	3,116	112	1	0	1	2,964	106	1	0	1
	500mA	41	2	4,143	101	1	0	2	4,057	99	1	0	2	3,858	94	1	0	2
			3	4,076	99	1	0	1	3,991	97	1	0	1	3,797	93	1	0	1
			4	4,104	100	1	0	1	4,019	98	1	0	1	3,823	93	1	0	1
	750mA	60	2	5,918	99	1	0	2	5,795	97	1	0	2	5,512	92	1	0	2
			3	5,823	97	1	0	2	5,702	95	1	0	2	5,424	90	1	0	2
			4	5,863	98	1	0	2	5,741	96	1	0	2	5,461	91	1	0	2
	1050mA	83	2	7,630	92	2	0	2	7,472	90	2	0	2	7,107	86	2	0	2
			3	7,508	90	1	0	2	7,352	89	1	0	2	6,993	84	1	0	2
			4	7,559	91	1	0	2	7,402	89	1	0	2	7,041	85	1	0	2

ELECTRICAL DATA

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

PROJECTED LUMEN MAINTENANCE

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

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

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LNC3

MEDIUM LED LITEPAK

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

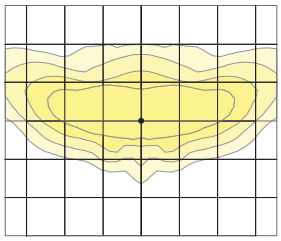
Ambient Temperature		Lumen Multiplier
0˚ C	32˚ F	1.02
10˚ C	50˚ F	1.01
20˚ C	68˚ F	1.00
25˚ C	77˚ F	1.00
30˚ C	86˚ F	1.00
40˚ C	104˚ F	0.99

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

PHOTOMETRY

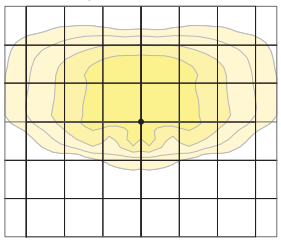
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

LNC3 – Type II



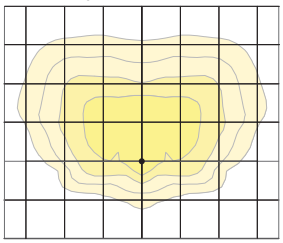
Mounting Height: 15'

LNC3 – Type III



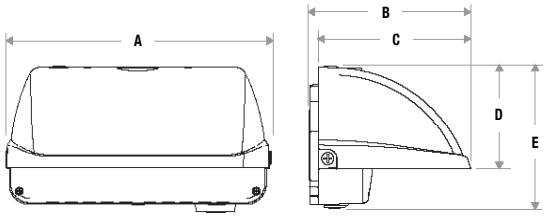
Mounting Height: 15'

LNC3 – Type IV



Mounting Height: 15'

DIMENSIONS



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

ADDITIONAL INFORMATION

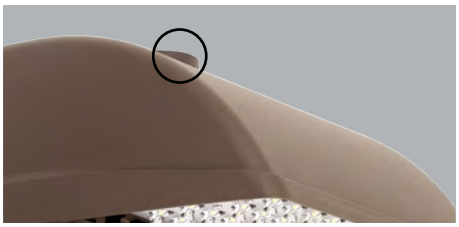
CSU – INVERTED MOUNTING OPTION



*Requires Factory Installed Lens Option

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

SCP - PROGRAMMABLE OCCUPANCY SENSOR



*Photocontrol and Wireless Controls by Others

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

SCP – PROGRAMMABLE OCCUPANCY SENSOR



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

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

SHIPPING INFORMATION

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

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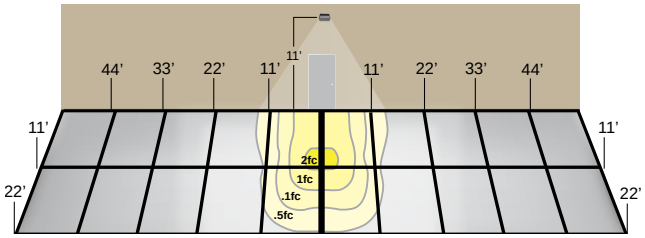
CATALOG #:

LNC3

MEDIUM LED LITEPAK

ADDITIONAL INFORMATION (CONTINUED)

LNC2 - BATTERY BACK UP



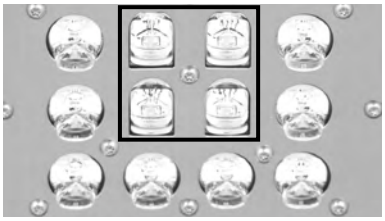
11' Mounting Height

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

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

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

E & EH EMERGENCY BATTERY BACKUP



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

USE OF TRADEMARKS AND TRADE NAMES

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DATE: 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

c UL us IP66 DLC LISTED DLC PREMIUM BUY AMERICAN SOLUTIONS

See Certification Specifications



RELATED PRODUCTS

Airo | Cimarron LED | Ratio Family

CONTROL TECHNOLOGY

SiteSync LIGHTING CONTROL | NX DISTRIBUTED INTELLIGENCE™ | wiSCAPE™

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™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

CERTIFICATIONS

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

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

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

PHOTOMETRY
RATIO BROCHURE
RAR1/RAR2 PSG PAGE
INSTALLATION INSTRUCTIONS

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HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: 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

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

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

Notes:

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

2 Replace "_" with "14" for up to 14' mounting height, "30F" for 15-30' mounting height

3 Not available with 25, 50, 255, 295 & 340W configurations

4 At least one SCPREMOTE required to program SCP motion sensor

STOCK ORDERING INFORMATION

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

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HUBBELL Lighting

DATE: 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[2]
☐	**RAR–A_U-XX**	Universal arm mount for round poles[1,2]
☐	**RAR–RPA_–XX**	Round pole adapter[1, 2]
☐	**SETAVP-XX**	4" square pole top tenon adapter, 2 3/8" OD slipfitter[2]
☐	**RETAVP-XX**	4" round pole top tenon adapter; 2 3/8" OD slipfitter for max. Four fixtures (90o); order 4" round pole adapters separately[2]
☐	**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[2]

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

2 Replace "XX" with desired color/paint finish

CONTROLS

Control Options	
Standalone	
SW7PR	SiteSync™ on fixture module via 7PR
SWUSB	SiteSync™ Software on USB
SWTAB	SiteSync™ Windows Tablet
SWBRG	SiteSync™ Wireless Bridge Node
SWFC	SiteSync™ Field Commission Serve
SCPREMOTE	Order at least one per project location to program and control
Networked – Wireless	
WIR-RME-L	wiSCAPE External Fixture Module[1,2]
NX Networked – Wireless	
NXOFM-1R1D-UNV	NX Wireless, Daylight Harvesting, BLE, 7 pin twisted lock

Notes:

1 Works with external networked photosensor

2 wiSCAPE Gateway required for system programming

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO SERIES

AREA/SITE LIGHTER

PERFORMANCE DATA

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

RAR2 Performance Data on next page

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

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HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO SERIES

AREA/SITE LIGHTER

PERFORMANCE DATA

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

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

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HUBBELL Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO SERIES

AREA/SITE LIGHTER

ELECTRICAL DATA

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

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

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

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

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

PROJECTED LUMEN MAINTENANCE

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

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DATE: LOCATION:

TYPE: PROJECT:

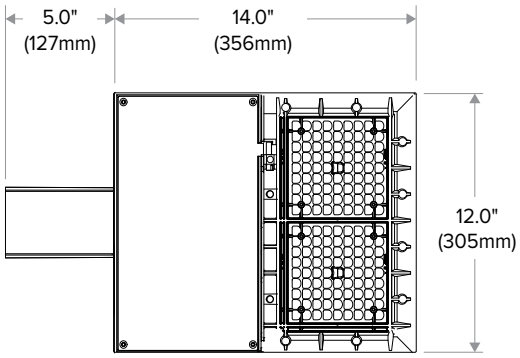
CATALOG #:

RATIO SERIES

AREA/SITE LIGHTER

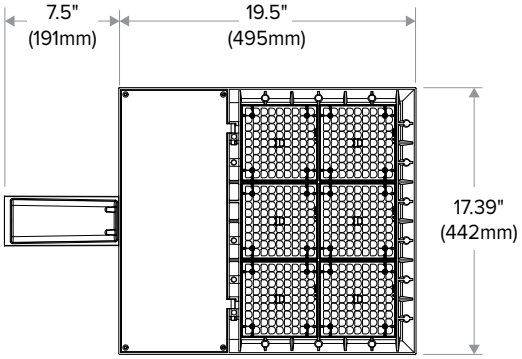
DIMENSIONS

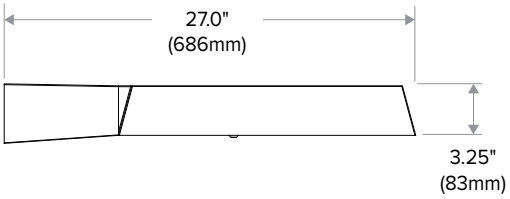
RAR1





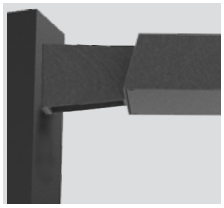
RAR2





ADDITIONAL INFORMATION

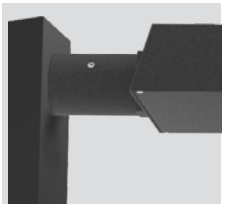
MOUNTING



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



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



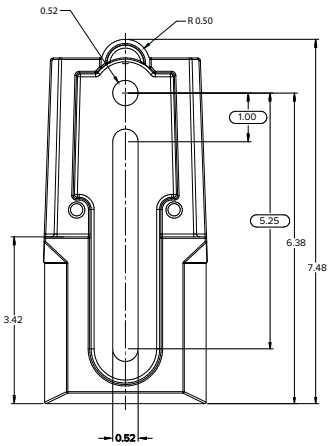
MAF – Fits 2-3/8" OD arms Roadway applications.



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



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



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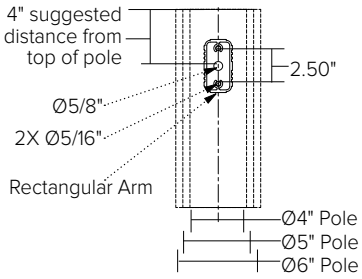
RATIO SERIES

AREA/SITE LIGHTER

ADDITIONAL INFORMATION (CONT'D)

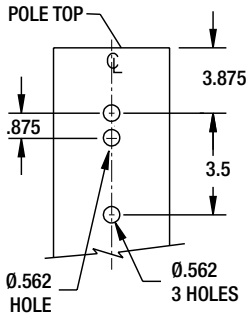
ARM MOUNT (ASQ)

Compatible with Pole drill pattern B3



UNIVERSAL MOUNTING (ASQU)

Compatible with pole drill pattern S2



SITESYNC 7-PIN MODULE



SW7PR

SiteSync LIGHTING CONTROL

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

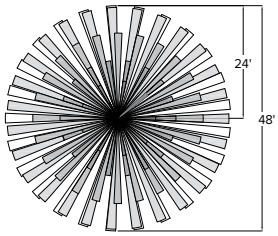
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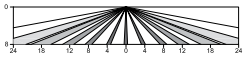
RATIO SERIES

AREA/SITE LIGHTER

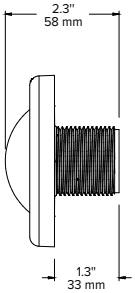
ADDITIONAL INFORMATION (CONT'D)

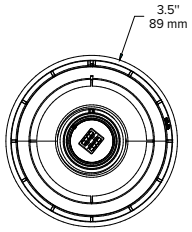
NXSP-14F



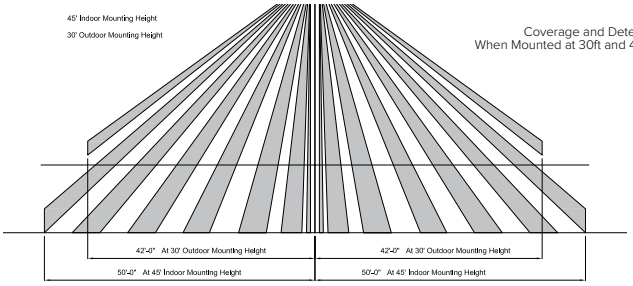


Sensor Lens Coverage and Detection Patterns
When Mounted at 8ft with Low Mount Lens

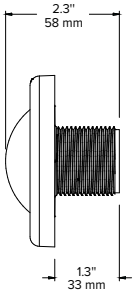


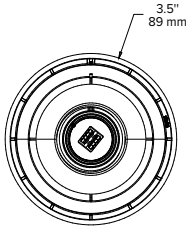


NXSP-30F

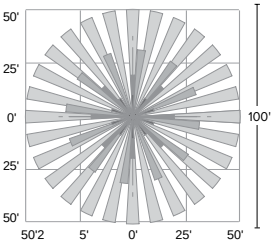


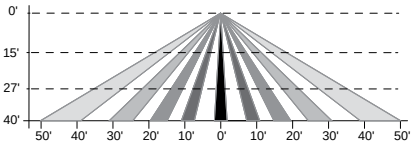
Coverage and Detection Patterns
When Mounted at 30ft and 45ft with Standard Lens

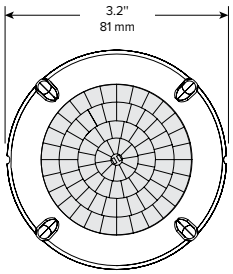


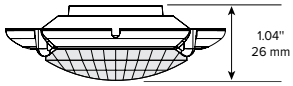


SCP-40F









RAR1 EPA

RAR-1	
EPA at 0˚	EPA at 30˚
.45ft.^{2} .13m^2	.56ft.^{2} .17m^2

RAR2 EPA

RAR-2	
EPA at 0˚	EPA at 30˚
.55ft.^{2} .17m^2	1.48ft.^{2} .45m^2

SHIPPING

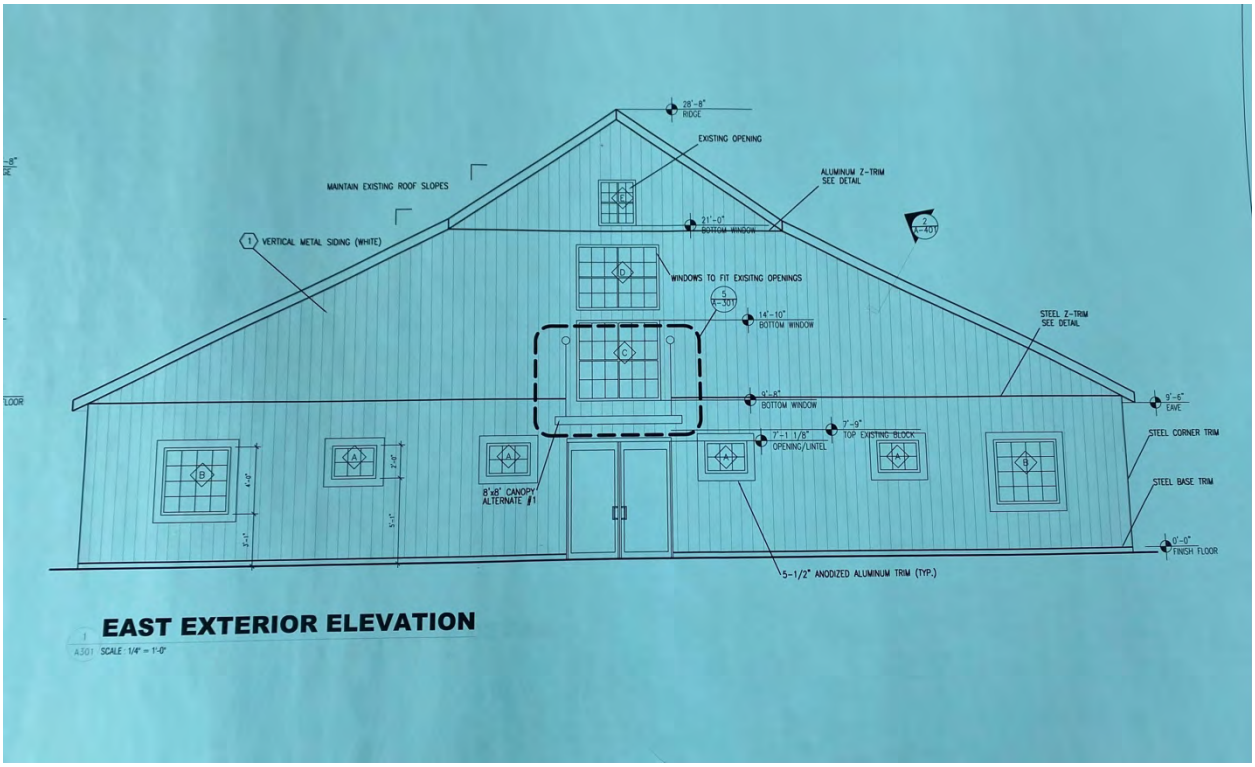
Catalog Number	G.W(kg)/ CTN	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
RAR1	15 (6.8)	20.75 (52.7)	15.125 (38.4)	6.9375 (17.6)
RAR2	19 (8.6)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)

USE OF TRADEMARKS AND TRADE NAMES

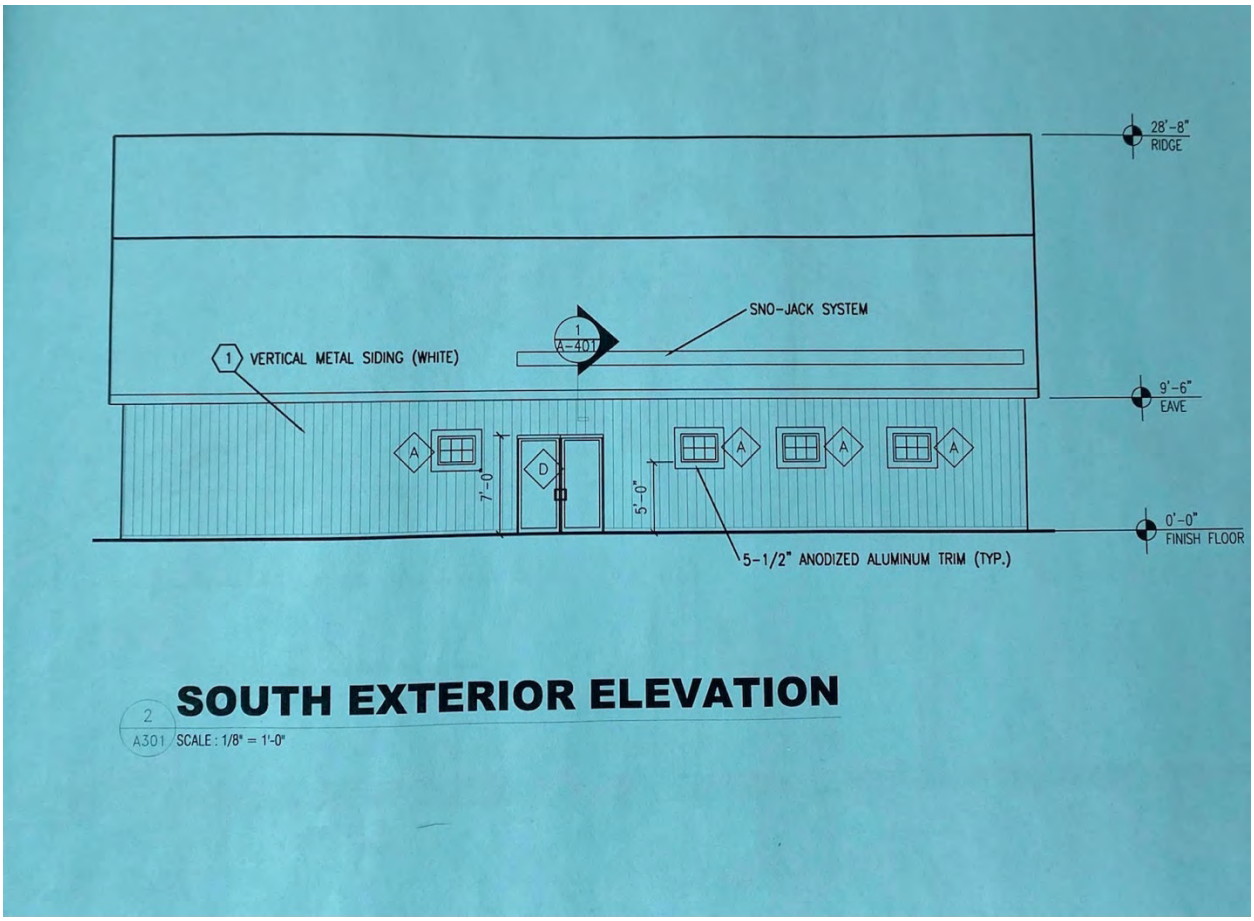
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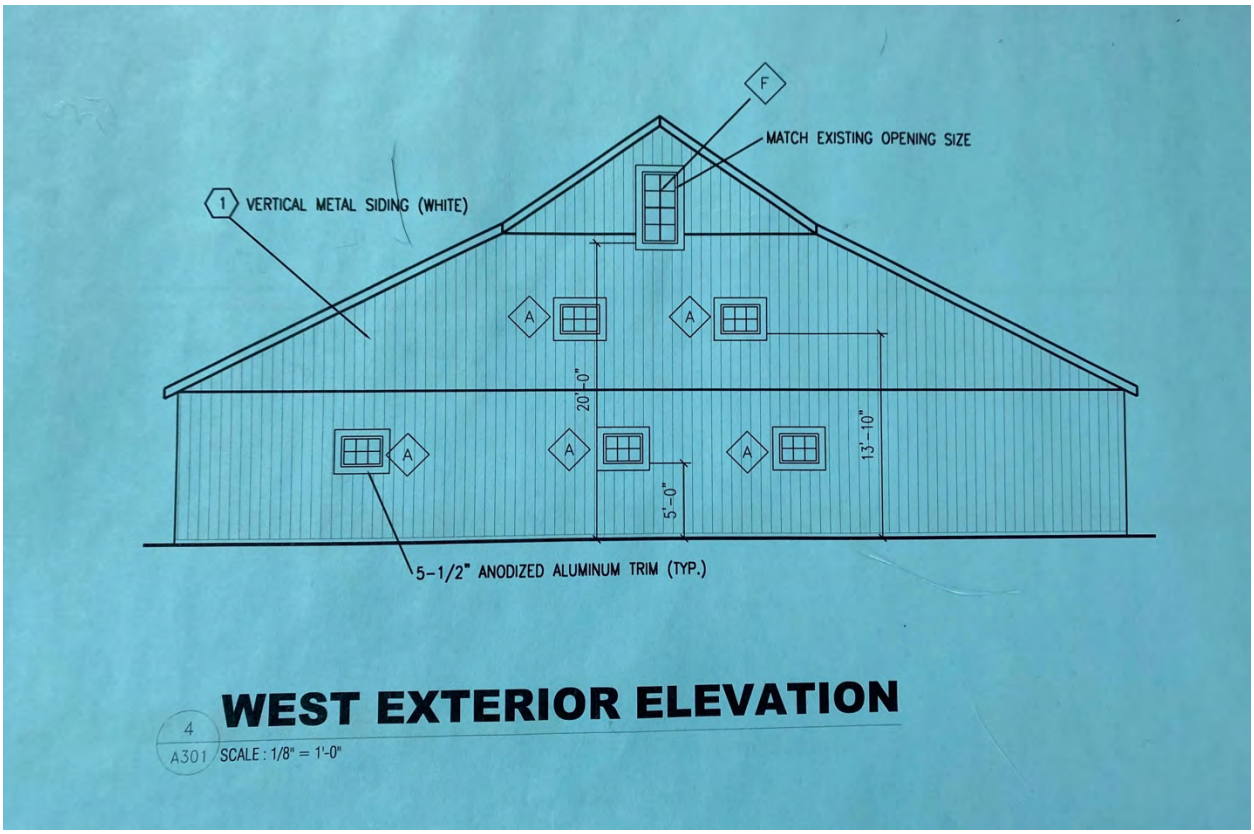


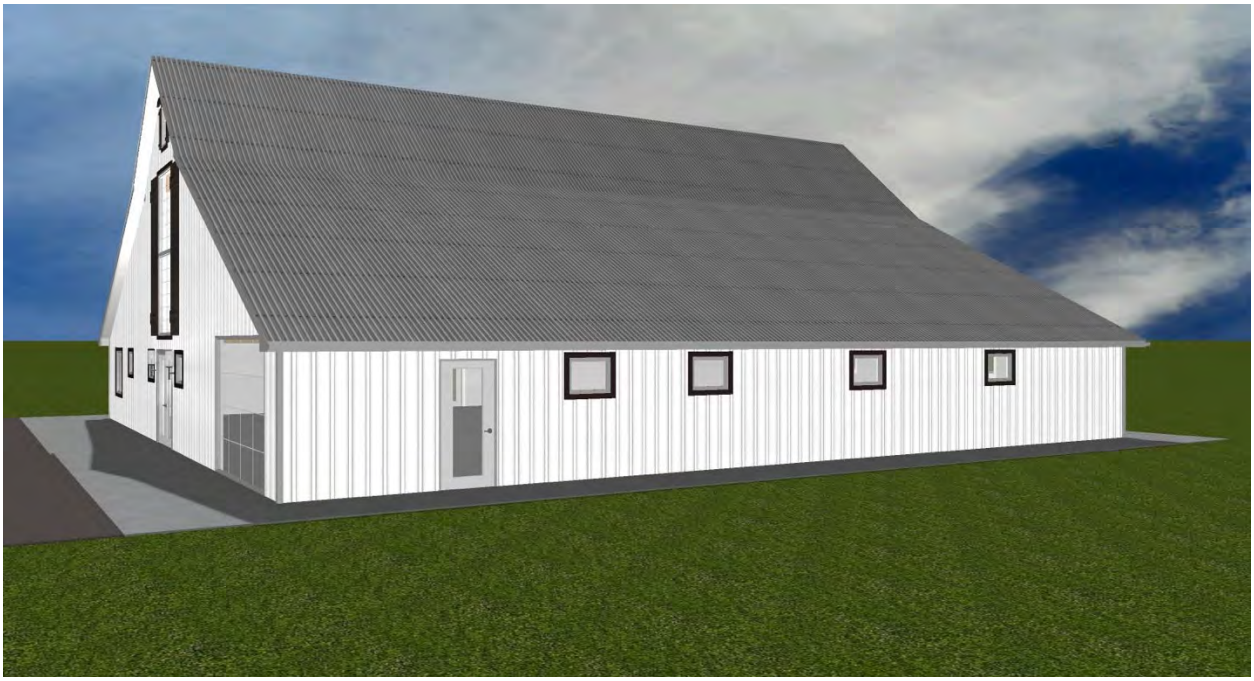

28'-8"
RIDGE
EXISTING OPENING
ALUMINUM Z-TRIM
SEE DETAIL
MAINTAIN EXISTING ROOF SLOPES
1
VERTICAL METAL SIDING (WHITE)
21'-0"
BOTTOM WINDOW
WINDOWS TO FIT EXISTING OPENINGS
5
A-301
14'-10"
BOTTOM WINDOW
STEEL Z-TRIM
SEE DETAIL
9'-8"
BOTTOM WINDOW
9'-6"
EAVE
7'-9"
TOP EXISTING BLOCK
7'-1 1/8"
OPENING/LINTEL
STEEL CORNER TRIM
STEEL BASE TRIM
8'x8' CANOPY
ALTERNATE #1
0'-0"
FINISH FLOOR
5-1/2" ANODIZED ALUMINUM TRIM (TYP.)
EAST EXTERIOR ELEVATION
A301 SCALE: 1/4" = 1'-0"

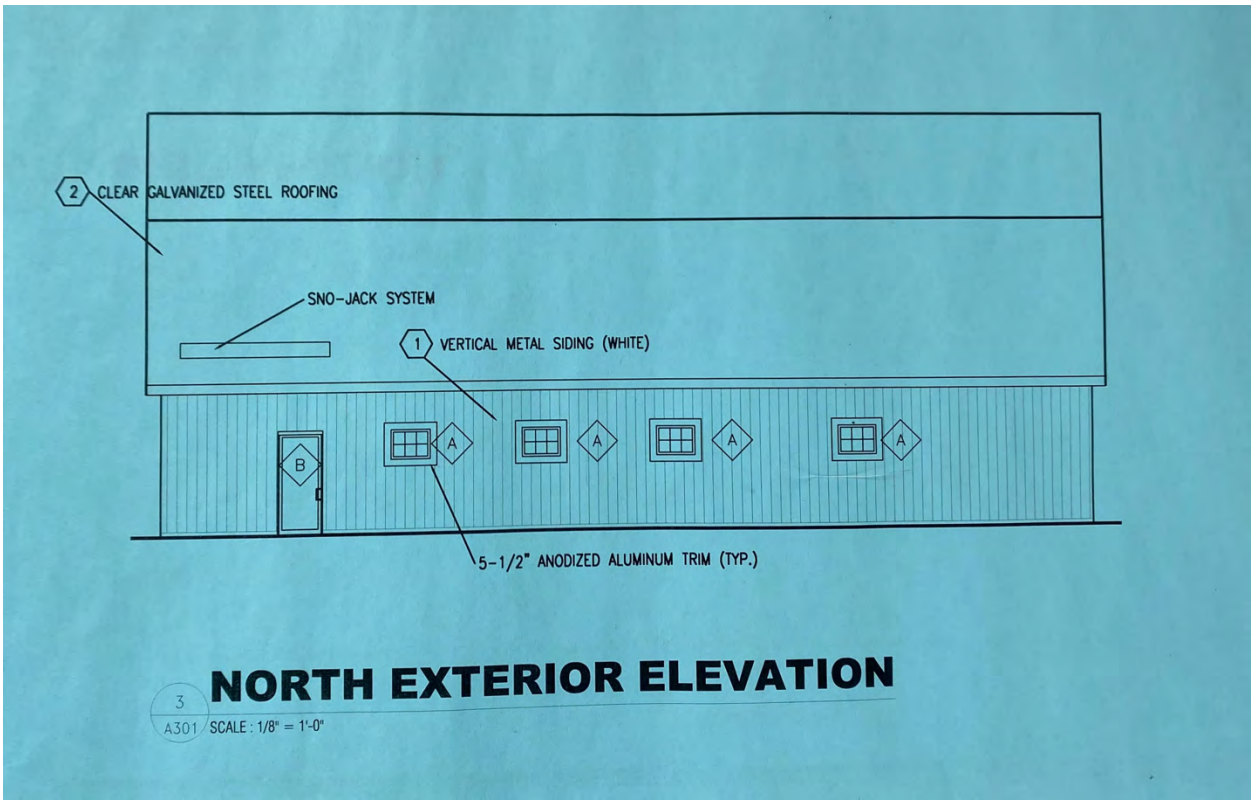



28'-8"
RIDGE
SNO-JACK SYSTEM
1
A-401
1 VERTICAL METAL SIDING (WHITE)
9'-6"
EAVE
A
D
A
A
A
7'-0"
5'-0"
0'-0"
FINISH FLOOR
5-1/2" ANODIZED ALUMINUM TRIM (TYP.)
SOUTH EXTERIOR ELEVATION
2
A301
SCALE: 1/8" = 1'-0"




F
MATCH EXISTING OPENING SIZE
1 VERTICAL METAL SIDING (WHITE)
A
A
A
A
A
20'-0"
13'-10"
5'-0"
5-1/2" ANODIZED ALUMINUM TRIM (TYP.)
WEST EXTERIOR ELEVATION
4
A301
SCALE : 1/8" = 1'-0"




2 CLEAR GALVANIZED STEEL ROOFING
SNO-JACK SYSTEM
1 VERTICAL METAL SIDING (WHITE)
B
A
A
A
A
5-1/2" ANODIZED ALUMINUM TRIM (TYP.)
NORTH EXTERIOR ELEVATION
3
A301
SCALE : 1/8" = 1'-0"



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

1:1,800

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

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Kendall County Web GIS

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

Matt Asselmeier

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

Matt, after looking at preliminary drawings for 4405 Van Dyke Road, the Lisbon Seward Fire Protection District will allow an occupancy of up to 200 people.
We also will be doing a pre inspection of the facility, making any needed recommendations for life-safety issues, fire extinguishers, lighted exit signs, ect.
We will then make a follow up final inspection.
Any questions feel free to call, [redacted]

Thank You

Tim Wallace, Fire Chief

State of Illinois
County of Kendall

Zoning Petition
08-03

ORDINANCE NUMBER 2008 - //XX

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

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

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

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

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

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

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

State of Illinois
County of Kendall

Zoning Petition
08-03

1. The future church campus be submitted for site plan approval through the standard process called out in Section 13 of the Zoning Ordinance to make sure all requirements are met for the future buildings, including landscape plans and elevations.

2. The sign can be submitted as a building permit before site plan approval as long as it is in the same location shown on the plan.

3. Certificate of Occupancy and change in use is required prior to occupying and using the barn as an administration building.

4. Dedication of 20' trail easement prior to Certificate of Occupancy.

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

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

Attest:

John A. Church
Kendall County Board Chairman

Rennetta Mickelson
Kendall County Clerk

EXHIBIT A

ckm 10/31/2007

LEGAL DESCRIPTION:

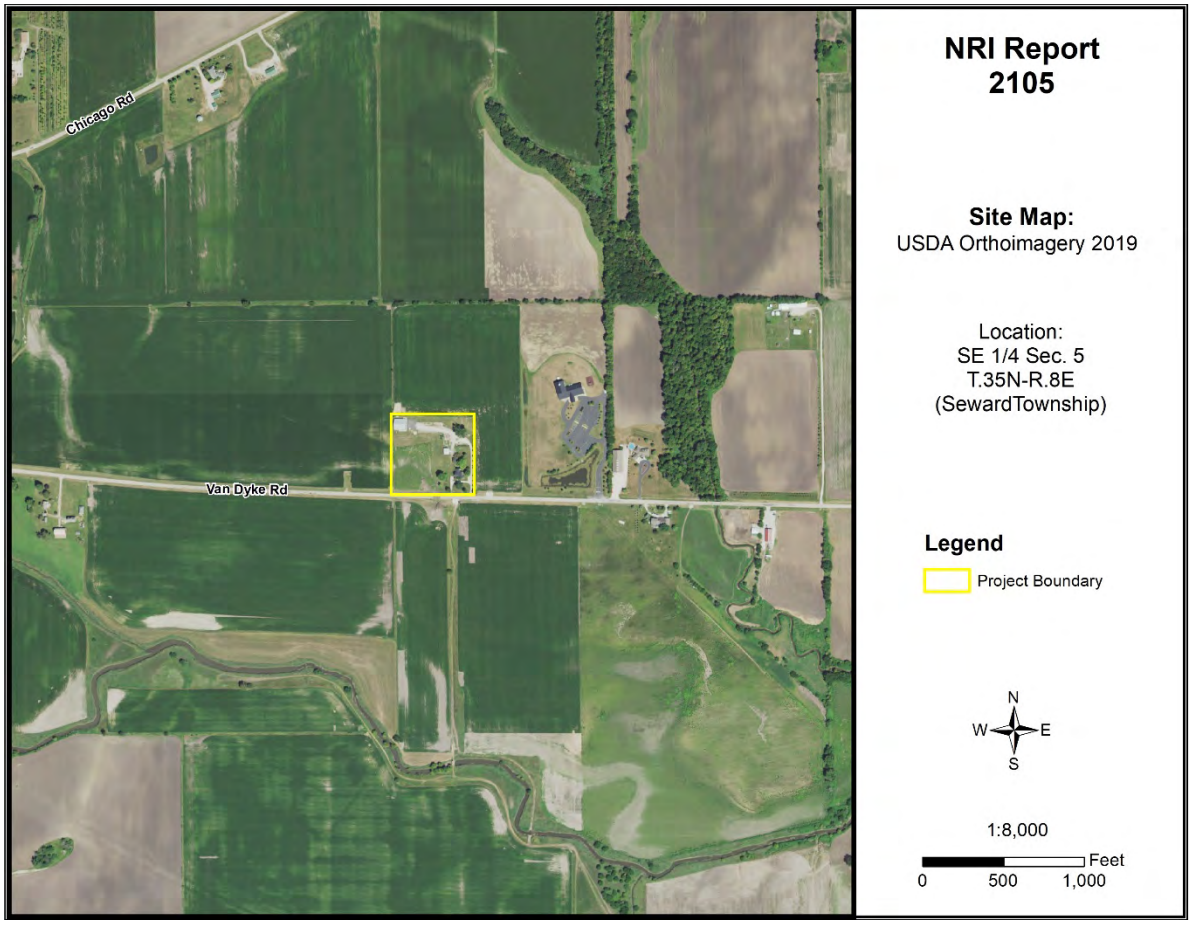
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 829.34 FEET TO THE POINT OF BEGINNING; THENCE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

EXHIBIT B

LOCATION MAP
ARCHITECTURAL SITE PLAN
PRESENT ZONING CLASSIFICATION: A1
OWNER: GERI MANN TRUST / SOUTHWEST COMMUNITY CHURCH
DESIGNER: ASPEN GROUP
SURVEYOR: ENGINEERING RESOURCES ASSOCIATES


THOMASVILLE &
CHAMBER
of
COMMERCE
THOMAS COUNTY, GA
Stony Creek
Landscaping & Irrigation

NATURAL RESOURCE INFORMATION (NRI) REPORT: #2105



Mar 2021

Petitioner: Sable Creek Homestead
Contact: Jillian Prodehl

Prepared By:

Kendall County Soil & Water Conservation District

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

KENDALL COUNTY SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCE INFORMATION (NRI) REPORT

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

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

Report Prepared By: *Alyse Olson* Position: *Resource Conservationist*

PURPOSE AND INTENT

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

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

Due to the limitations of scale encountered with the various resource maps, the property boundaries depicted in the various exhibits in this report provide a generalized representation of the property location and may not precisely reflect the legal description of the PIQ (Parcel in Question).

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

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

Kendall County Soil and Water Conservation District
7775A Route 47, Yorkville, IL 60560
Phone: (630) 553-5821 ext. 3
E-mail: Alyse.Olson@il.nacdnet.net

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EXECUTIVE SUMMARY

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

NATURAL RESOURCE CONSIDERATIONS

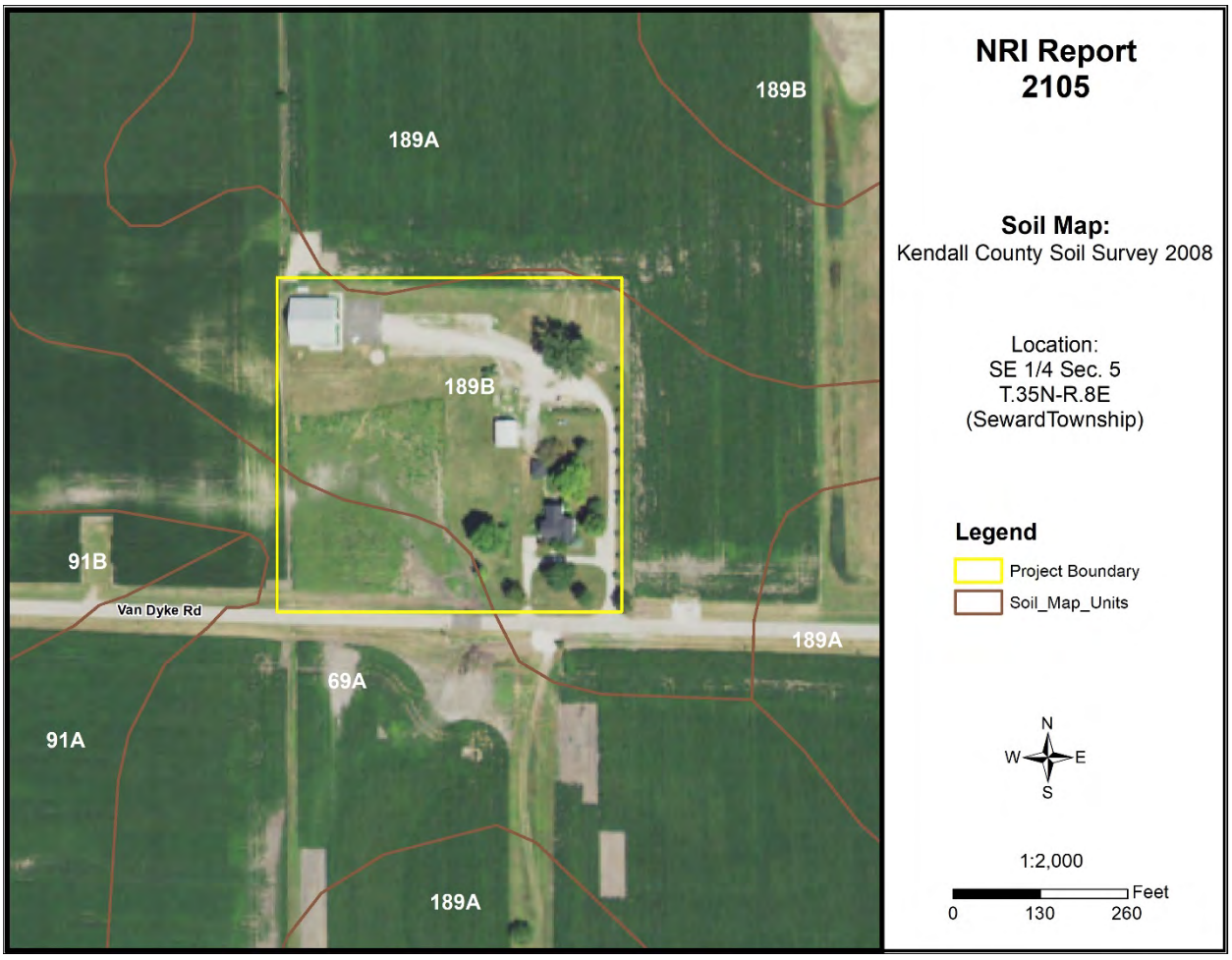


Figure 1: Soil Map

SOIL INFORMATION

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

Table 1: Soils Information

Map Unit	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation
69A	Milford silty clay loam, 0-2% slopes	Poorly Drained	C/D	Hydric	Prime Farmland if drained
189A	Martinton silt loam, 0-2% slopes	Somewhat Poorly Drained	C/D	Non-Hydric	Prime Farmland
189B	Martinton silt loam, 2-4% slopes	Somewhat Poorly Drained	C/D	Non-Hydric	Prime Farmland

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

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

Hydric Soils – A hydric soil is one that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that supports the growth or regeneration of hydrophytic vegetation. Soils with hydric inclusions have map units dominantly made up of non-hydric soils that may have inclusions of hydric soils in the lower positions on the landscape. Of the soils found onsite, one is classified as hydric (69A Milford silty clay loam) and two are non-hydric soils that are likely to contain hydric inclusions (189A & 189B Martinton silt loam).

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

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

Table 2: Soil Limitations

Soil Type	Small Commercial Buildings	Shallow Excavations	Lawns/ Landscaping	Local Roads & Streets	Conventional Septic Systems
69A	Very Limited	Very Limited	Very Limited	Very Limited	Unsuitable: Wet
189A	Very Limited	Very Limited	Somewhat Limited	Very Limited	Suitable
189B	Very Limited	Very Limited	Somewhat Limited	Very Limited	Suitable

Septic Systems – The factors considered for determining suitability are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. The major features considered are soil permeability, percolation rate, groundwater level, depth to bedrock, flooding hazards, and slope. Soils are deemed unsuitable per the Kendall County Subdivision Control Ordinance. Installation of an on-site sewage disposal system in soils designated as unsuitable may necessitate the installation of a non-conventional onsite sewage disposal system. For more information please contact the Kendall County Health Department (811 W. John Street, Yorkville, IL; (630) 553-9100 ext. 8026).

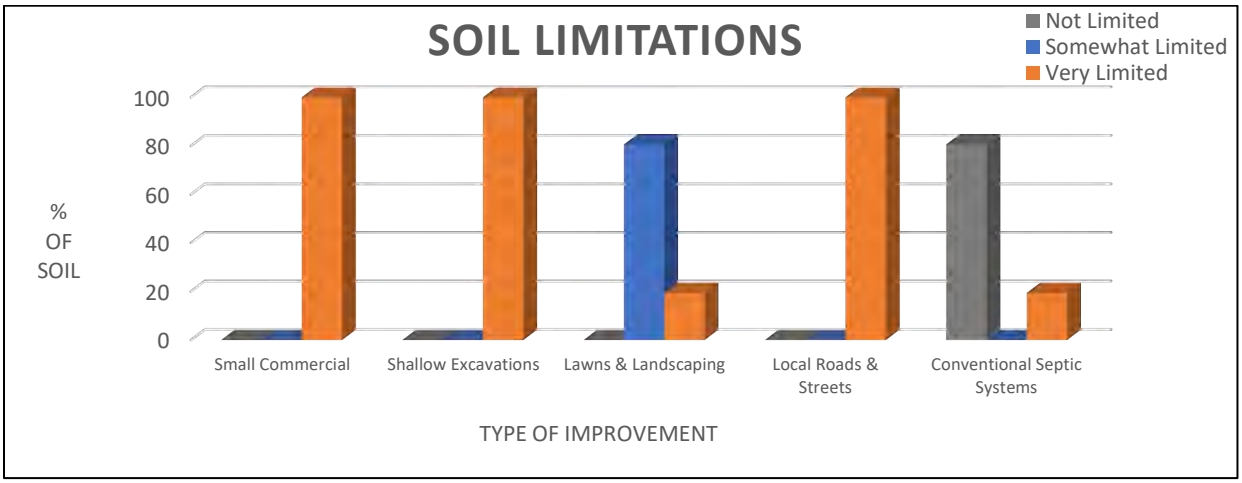


Figure 2: Soil Limitations

KENDALL COUNTY LAND EVALUATION AND SITE ASSESSMENT (LESA)

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

- **Land Evaluation (LE)**: The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.

  - The Land Evaluation score for this site is **87**, indicating that this site is **well suited** for agricultural uses.
- **Site Assessment (SA)**: The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Site Assessment value is based on a 200-point scale and accounts for 2/3 of the total score. The Kendall County LESA Committee is responsible for this portion of the LESA system.
  - The Site Assessment score for this site is **89**.

The **LESA Score for this site is 176, which indicates a low level of protection** for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

WETLANDS

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

FLOODPLAIN

The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for Kendall County, Community Panel No. 17093C0140H (effective date January 8, 2014) was reviewed to determine the presence of floodplain and floodway areas within the project site. According to the map, the parcel **is located within** the Zone AE floodplain and floodway.

SEDIMENT AND EROSION CONTROL

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

LAND USE FINDINGS:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed development plans for Petitioner Sable Creek Homestead for the proposed banquet venue project (A-1 Special Use permit request) within Seward Township of Kendall County located in the SE ¼ of Section 5, Township 35N, and Range 8E of the 3rd Principal Meridian. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board presents the following information.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible. Of the soils found onsite, 100% are classified as prime farmland. A land evaluation (LE), which is a part of the Land Evaluation and Site Assessment (LESA), was conducted on this parcel. The soils on this parcel scored an 87 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA Score for this site is 176 out of a possible 300, which indicates a low level of protection for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

Soils found on the project site are rated for specific uses and can have potential limitations for development. Soil types with severe limitations do not preclude the ability to develop the site for the proposed use, but it is important to note that the limitation may require soil reclamation, special design/engineering, or maintenance to obtain suitable soil conditions to support development with significant limitations. This report indicates that for soils located on the parcel, 100% are very limited for small commercial buildings, shallow excavations, and local roads & streets and 19.4% are very limited for lawns/landscaping. The remaining soils are classified as either somewhat limited or not limited for these types of developments. Additionally, 19.4% of the soils are unsuitable for conventional septic systems. This information is based on the soil in an undisturbed state. If the scope of the project may include the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within the Upper Illinois River watershed and Middle Branch Aux Sable Creek sub watershed. This development should include a soil erosion and sediment control plan to be implemented during construction. Sediment may become a primary non-point source of pollution; eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

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

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

Dwayne Kanicek
SWCD Board Representative

03/03/2021
Date

PARCEL LOCATION

Location Map for Natural Resources Information Report #2105

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

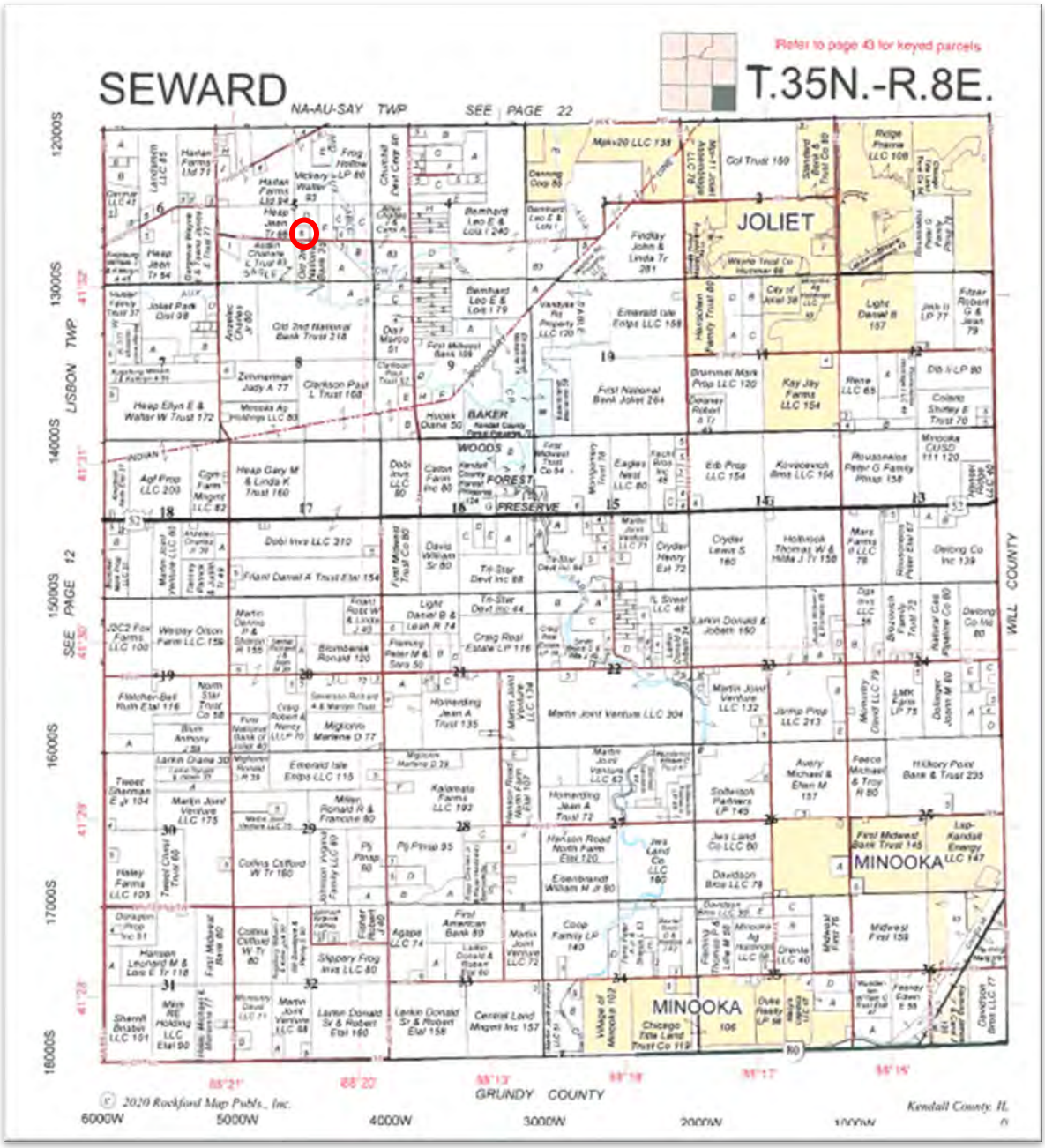


Figure 3: 2021 Plat Map

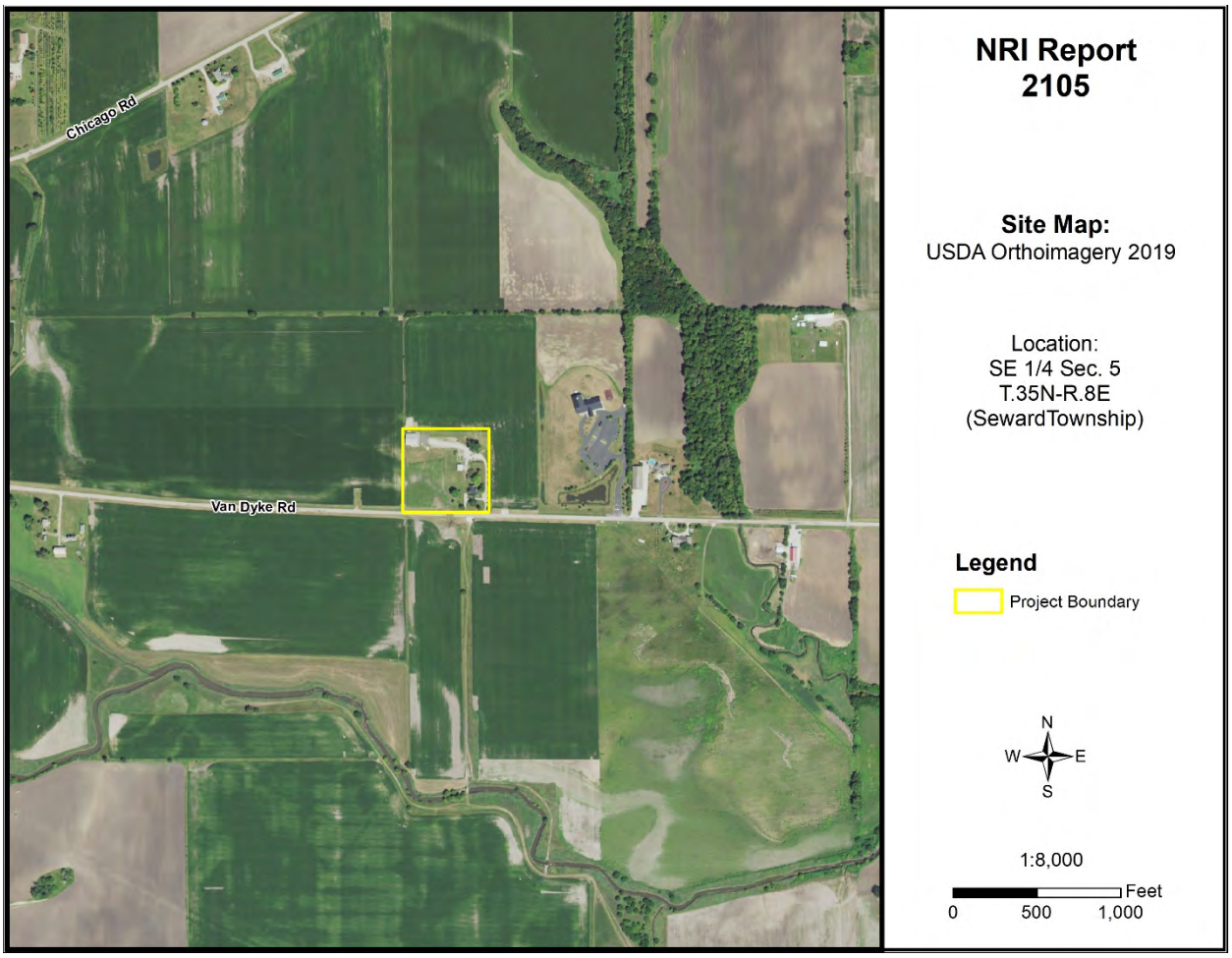


Figure 4: 2019 Aerial Map with NRI Site Boundary

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.

[1]Taken from *<u>The Conservation of Biological Diversity</u> <u>in the Great Lakes Ecosystem: Issues and</u> <u>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 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.

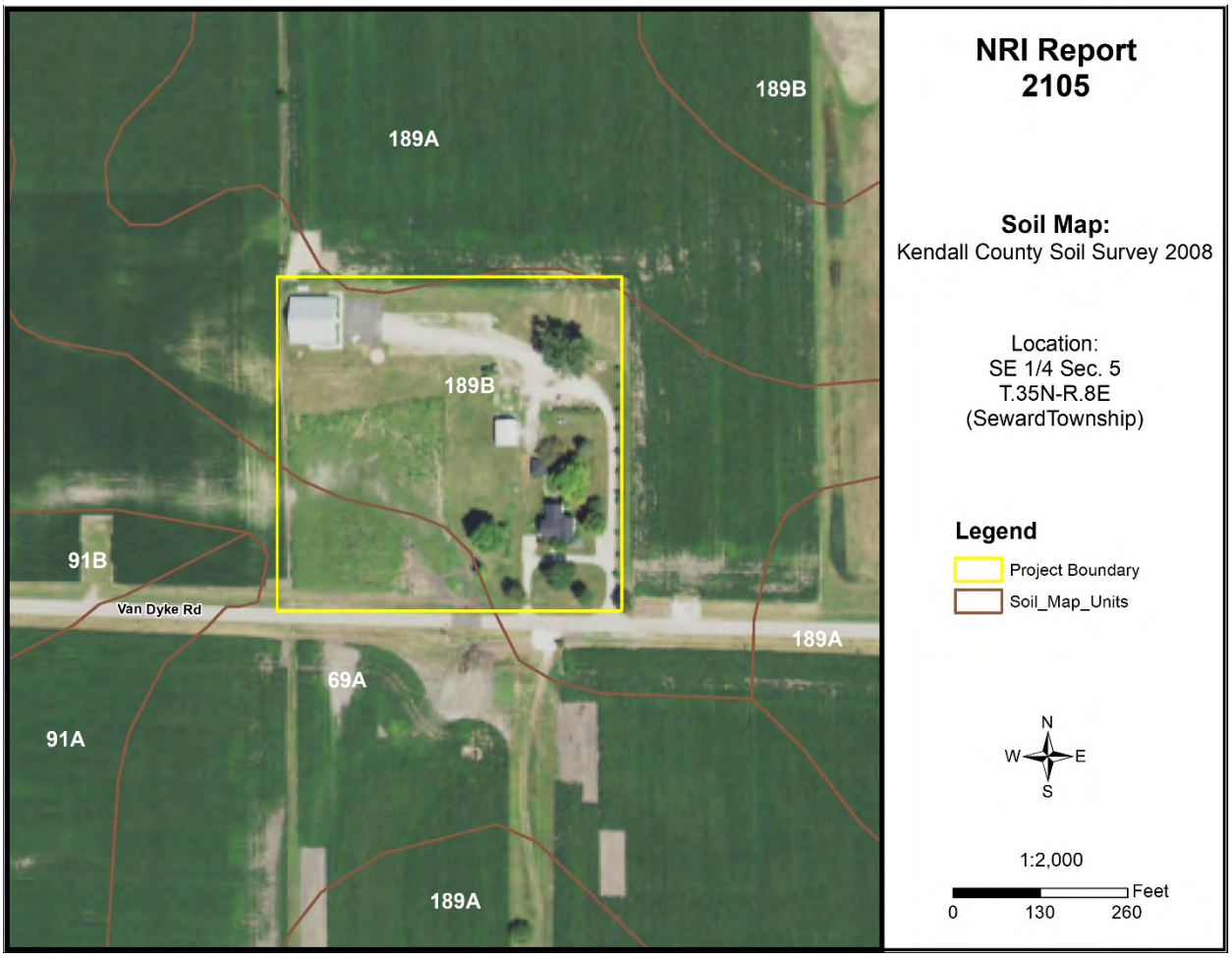


Figure 5: Soil Map

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.

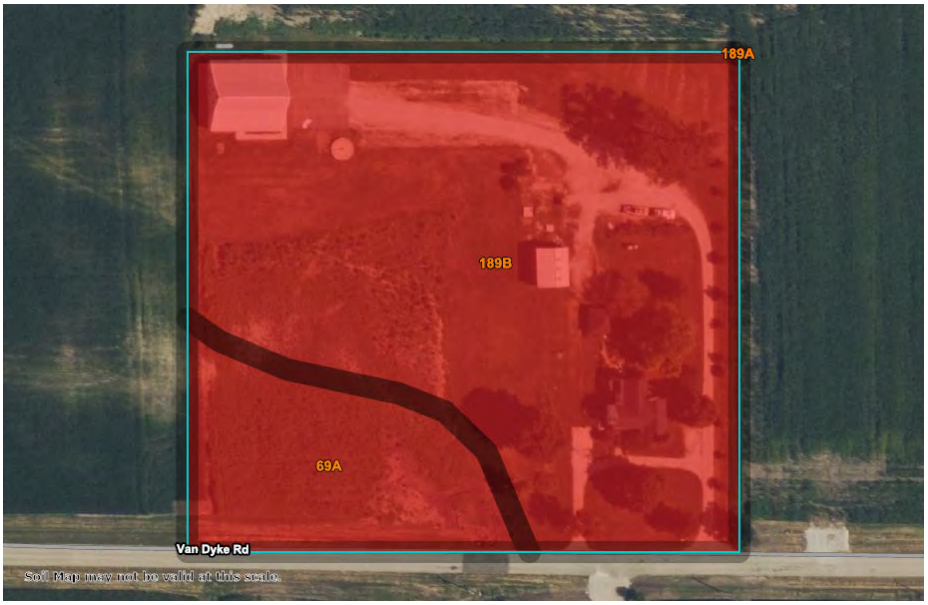
Lawns and Landscaping – Require soils on which turf and ornamental trees and shrubs can be established and maintained (irrigation is not considered in the ratings). The ratings are based on the soil properties that affect plant growth and trafficability after vegetation is established.

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



NRI Report 2105

Map of Building Limitations: Small Commercial Buildings, Shallow Excavations, and Local Roads & Streets

Natural Resource Conservation Service Web Soil Survey

Location:
SE ¼ Section 5
T.35N-R.8E
(Seward Township)

Legend

Soil Rating Polygons
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

N
W E
S

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

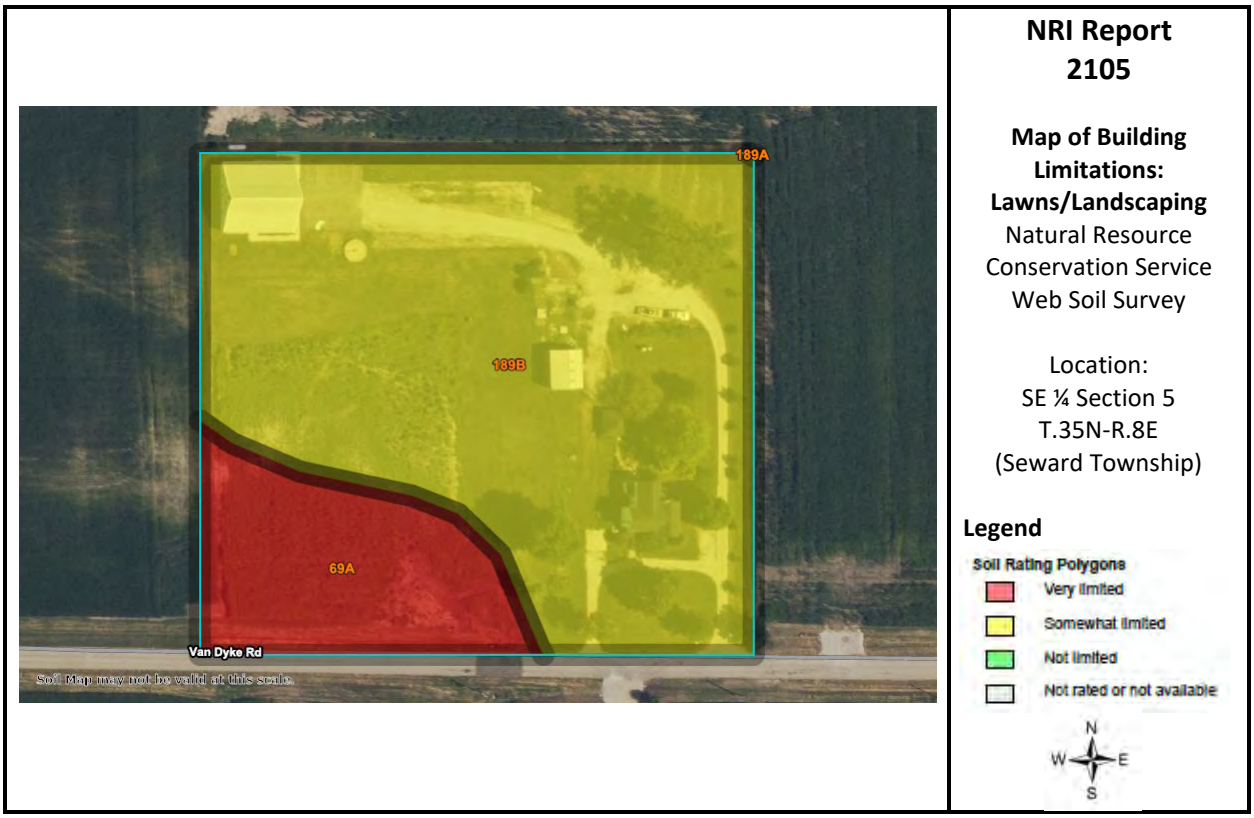


Figure 6B: Map of Building Limitations – Lawns/Landscaping

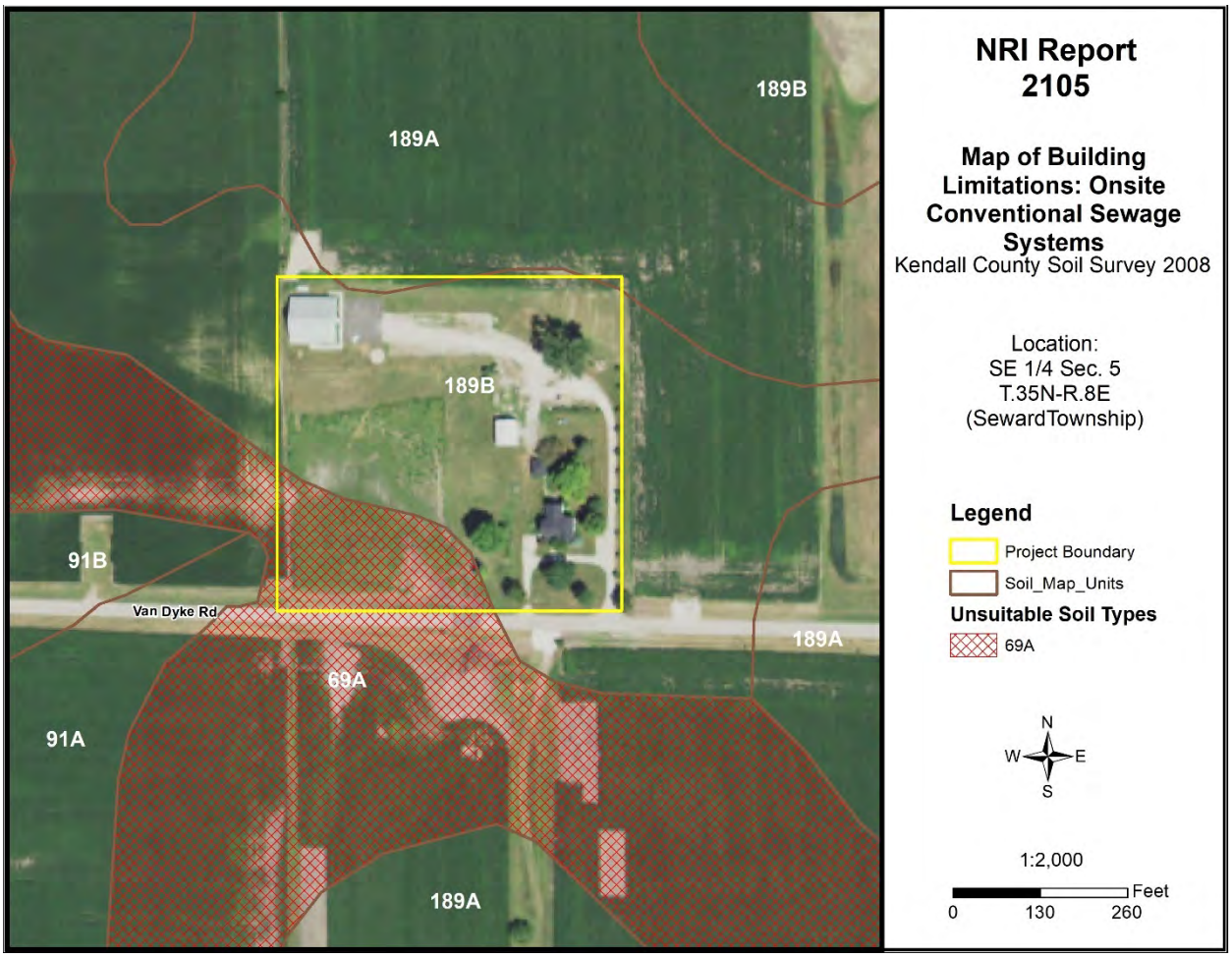


Figure 6C: Map of Building Limitations – Onsite Conventional Sewage System

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 **Upper Limit**: 0.0'-1.0' **Lower Limit**: 6.0' June – December **Upper/Lower Limit**: --	January – May **Surface Water Depth:** 0.0'-0.5 **Duration:** Brief (2-7 days) **Frequency:** Frequent June – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: None	January – December **Duration**: -- **Frequency**: None
189A	C/D	Low	January - May **Upper Limit**: 1.0'-2.0' **Lower Limit**: 6.0' June – December **Upper/Lower Limit**: --	January – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: None	January – December **Duration**: -- **Frequency**: None
189B	C/D	Medium	January - May **Upper Limit**: 1.0'-2.0' **Lower Limit**: 6.0' June – December **Upper/Lower Limit**: --	January – December **Surface Water Depth**: -- **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 to keep disturbed areas to a minimum
- Establishing or maintaining temporary or permanent groundcover
- Retaining sediment on site
- Properly installing, inspecting, and maintaining control measures

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

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

Table 6: Soil Erosion Potential

Soil Type	Slope	Rating	Acreage	Percent of Parcel
69A	0-2%	Slight	1.1	19.4%
189A	0-2%	Slight	0.0	0.0%
189B	2-4%	Slight	4.7	80.6%

PRIME FARMLAND SOILS

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

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

Table 7: Prime Farmland Soils

Soil Types	Prime Designation	Acreage	Percent
69A	Prime Farmland (if drained)	1.1	19.4%
189A	Prime Farmland	0.0	0.0%
189B	Prime Farmland	4.7	80.6%
% Prime Farmland	**100%**		

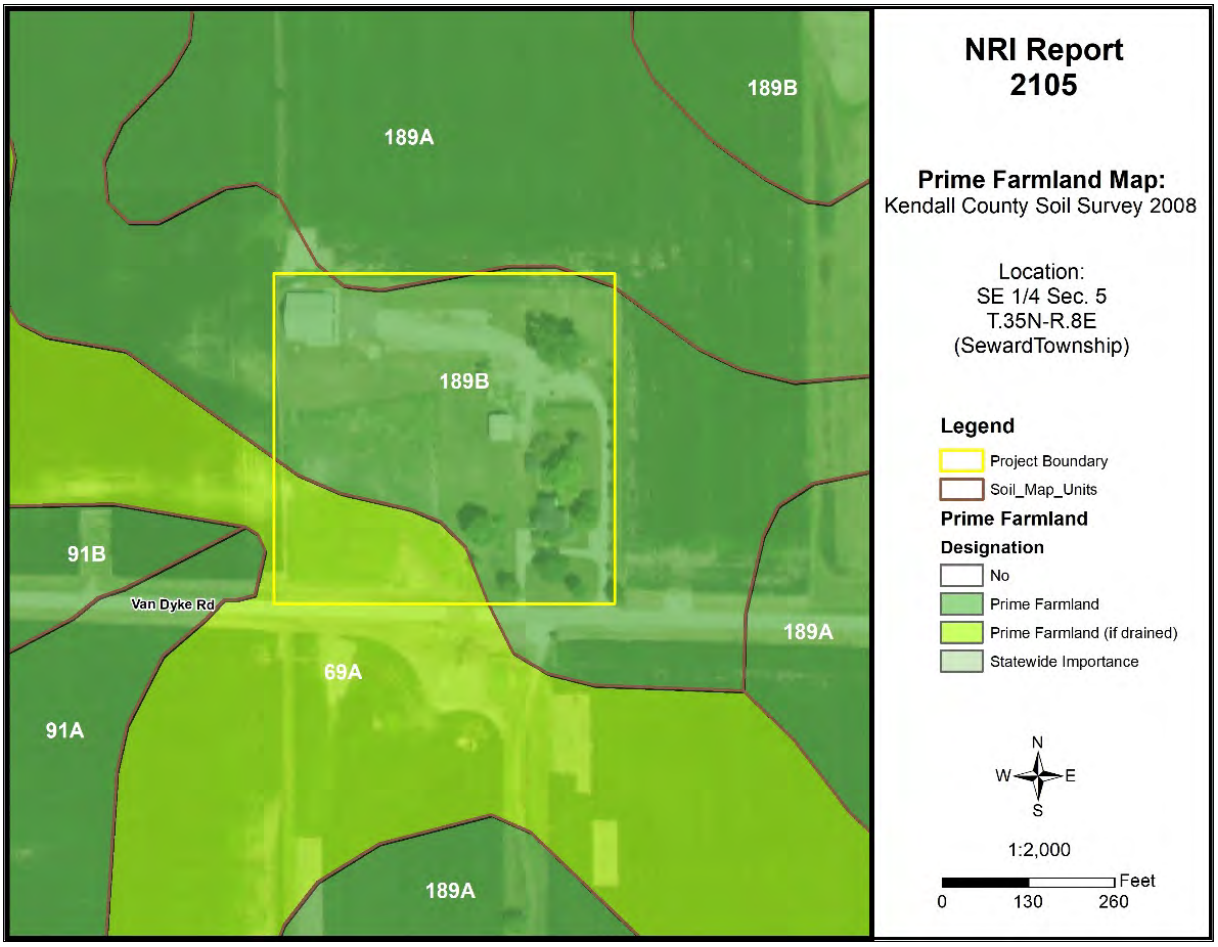


Figure 7: Map of Prime Farmland Soils

LAND EVALUATION AND SITE ASSESSMENT (LESA)

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

LAND EVALUATION (LE)

The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is assigned a value of 100, and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The LE score is calculated by multiplying the relative value of each soil type by the number of acres of that soil. The sum of the products is then divided by the total number of acres; the answer is the Land Evaluation score on this site. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.

SITE ASSESSMENT (SA)

The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The value group is a predetermined value based upon prime farmland designation. The Kendall County LESA Committee is responsible for this portion of the LESA system.

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

Table 8A: Land Evaluation Computation

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

The Land Evaluation score for this site is 87, indicating that this site is designated as prime farmland that is well suited for agricultural uses considering the Land Evaluation score is above 80.

Table 8B: Site Assessment Computation

A.	**Agricultural Land Uses**	**Points**
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	20
	2. Current land use adjacent to site. (30-20-15-10-0)	30
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	0
	4. Size of site. (30-15-10-0)	0
B.	**Compatibility / Impact on Uses**	
	1. Distance from city or village limits. (20-10-0)	10
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	0
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	0
C.	**Existence of Infrastructure**	
	1. Availability of public sewage system. (10-8-6-0)	8
	2. Availability of public water system. (10-8-6-0)	8
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	6
	Site Assessment Score:	**89**

The Site Assessment score for this site is 89. The Land Evaluation value (87) is added to the Site Assessment value (89) to obtain a LESA Score of 176. The table below shows the level of protection for the proposed project site based on the LESA Score.

Table 9: LESA Score Summary

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

Land Evaluation Value: 87 + **Site Assessment Value:** 89 = **LESA Score: 176**

The LESA Score for this site is 176 which indicates a low level of protection for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

LAND USE PLANS

Many counties, municipalities, villages, and townships have developed land-use plans. These plans are intended to reflect the existing and future land-use needs of a given community. Please contact the Kendall County Planning, Building & Zoning for information regarding the County's comprehensive land use plan and map.

DRAINAGE, RUNOFF, AND FLOOD INFORMATION

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

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

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

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

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

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

Theoretically, if each development, no matter how large or small, maintains their preconstruction Q value after construction by the installation of stormwater management systems, the streams and wetlands and lakes will not suffer damage from excessive urban stormwater.

For this reason, the Kendall County SWCD recommends that the developer for intense uses such as a subdivision calculate the preconstruction Q value for the exit point(s). A stormwater management system

should be designed, installed, and maintained to limit the postconstruction Q value to be at or below the preconstruction value.

IMPORTANCE OF FLOOD INFORMATION

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

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

FIRM is the acronym for the Flood Insurance Rate Map, produced by the Federal Emergency Management Agency (FEMA). These maps define flood elevation adjacent to tributaries and major bodies of water and superimpose that onto a simplified USGS topographic map. The scale of the FIRM maps is generally dependent on the size and density of parcels in that area. (This is to correctly determine the parcel location and floodplain location.) The FIRM map has three (3) zones. Zone A includes the 100-year flood, Zone B or Zone X (shaded) is the 100 to 500-year flood, and Zone C or Zone X (unshaded) is outside the floodplain.

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

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

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

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

Another indication of flooding potential can be found in the soils information. Hydric soils indicate the presence of drainageways, areas subject to ponding, or a naturally occurring high water table. These need to be considered along with the floodplain information when developing the site plan and the stormwater management plan. Development on hydric soils can contribute to the loss of water storage within the soil and the potential for increased flooding in the area.

This parcel is located on gradual topography (slopes 0 to 4%) with an elevation of approximately 580-590' above sea level. According to the FIRM map, the parcel in question contains Zone AE floodway and floodplain in the southwest corner. Zone AE is a Special Flood Hazard Area (SFHA) in the 100-year flood zone. The topographic and FIRM maps indicate that the parcel drains south towards Van Dyke Road and eventually to West Aux Sable Creek.

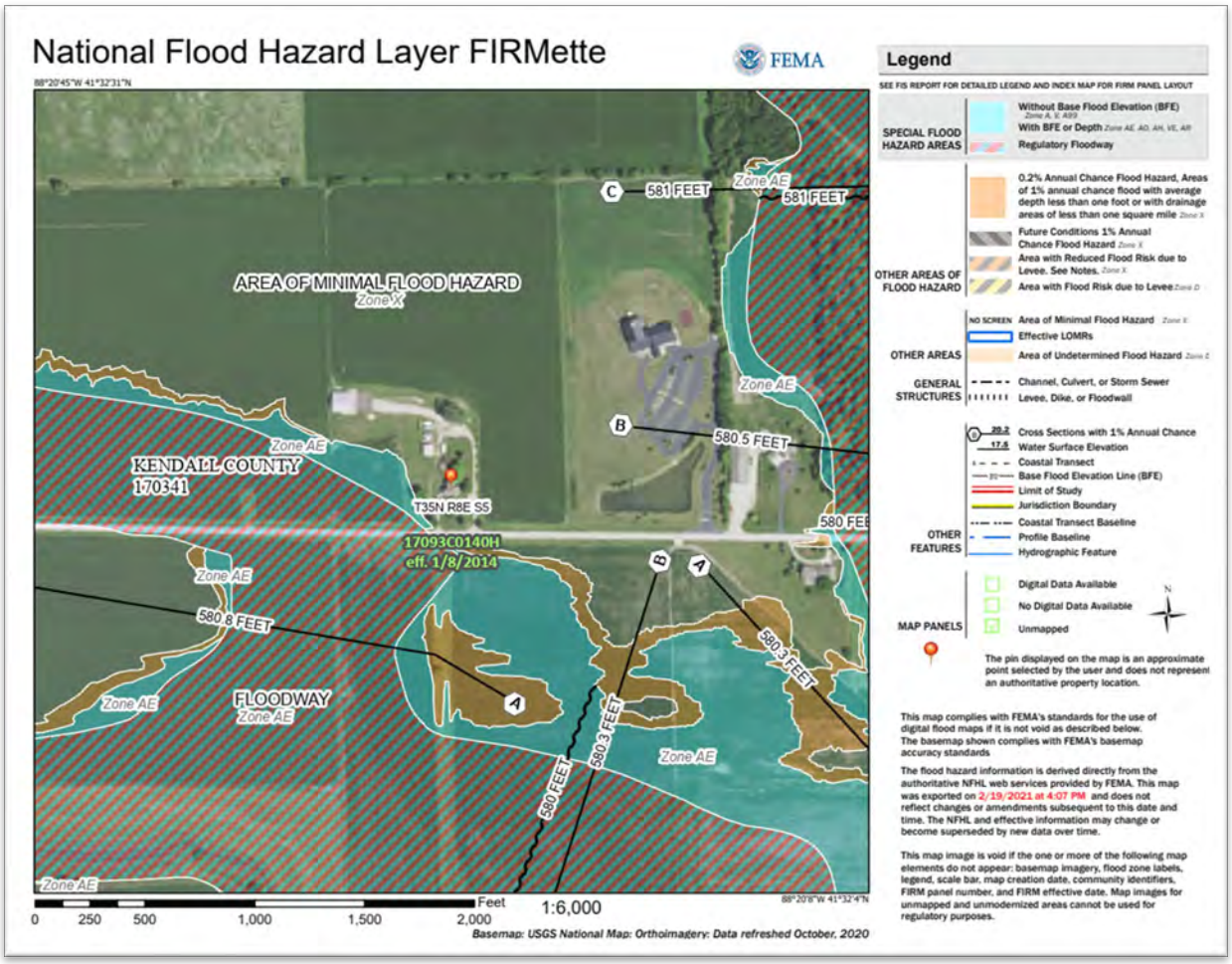


Figure 8: FEMA Floodplain Map

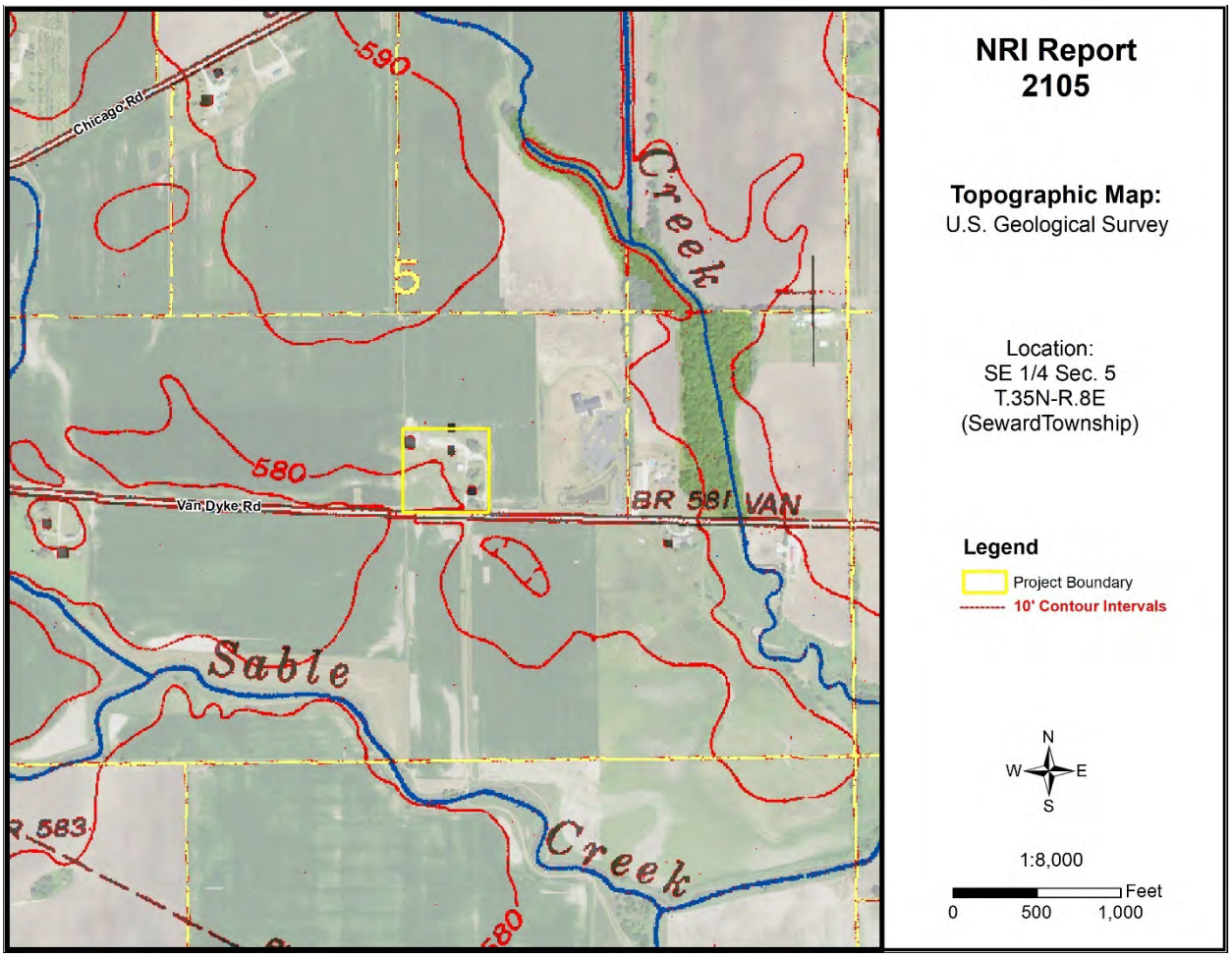


Figure 9: USGS Topographic Map

WATERSHED PLANS

WATERSHED AND SUB WATERSHED INFORMATION

A watershed is the area of land that drains into a specific point including a stream, lake, or other body of water. High points on the Earth's surface, such as hills and ridges define watersheds. When rain falls in the watershed, it flows across the ground towards a stream or lake. Rainwater carries pollutants such as oils, pesticides, and soil.

Everyone lives in a watershed. Their actions can impact natural resources and people living downstream. Residents can minimize this impact by being aware of their environment and the implications of their activities, implementing practices recommended in watershed plans, and educating others about their watershed.

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

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

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.*

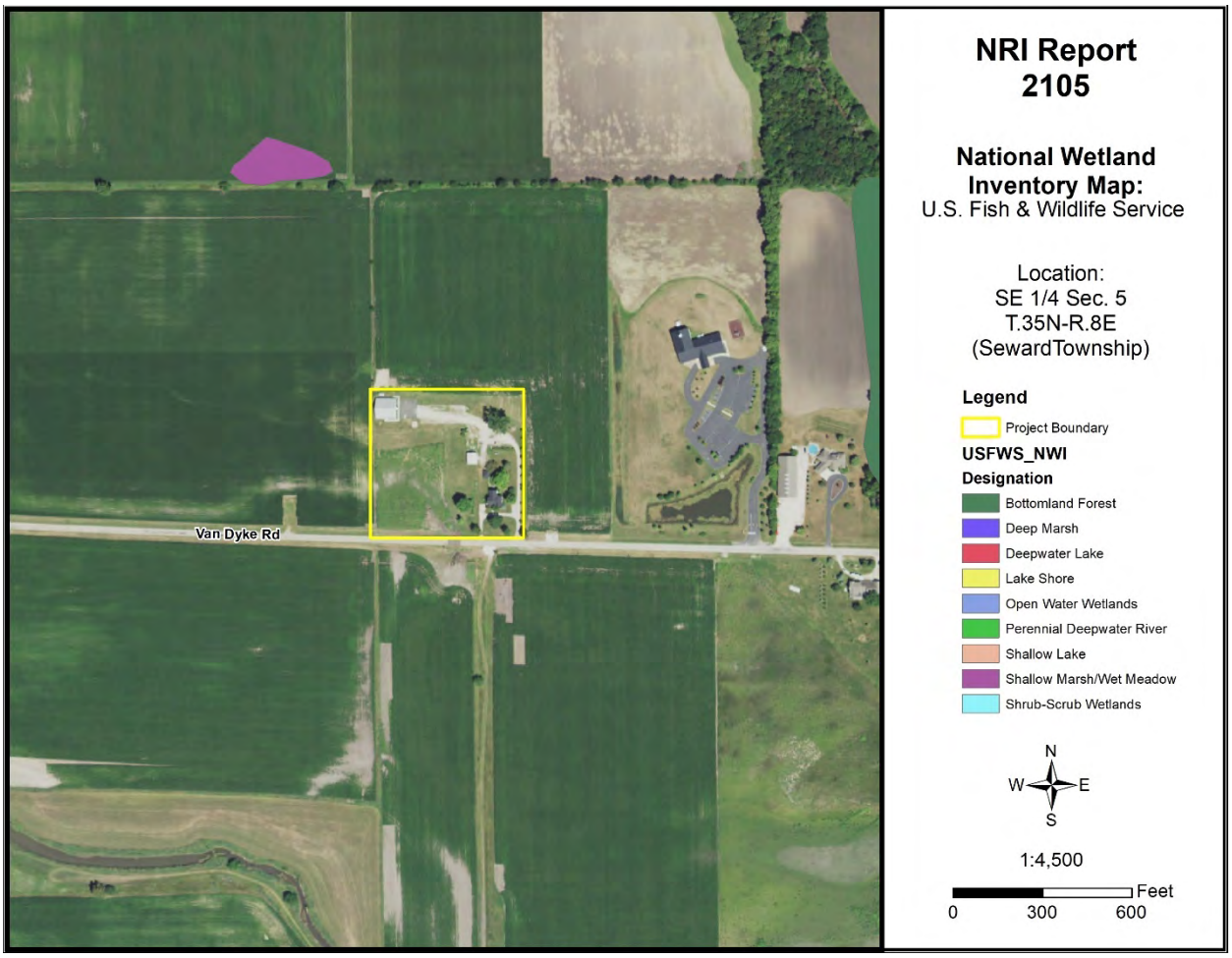


Figure 10: Wetland Map – USFWS National Wetland Inventory

Office maps indicate that mapped wetlands are <u>not</u> 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%

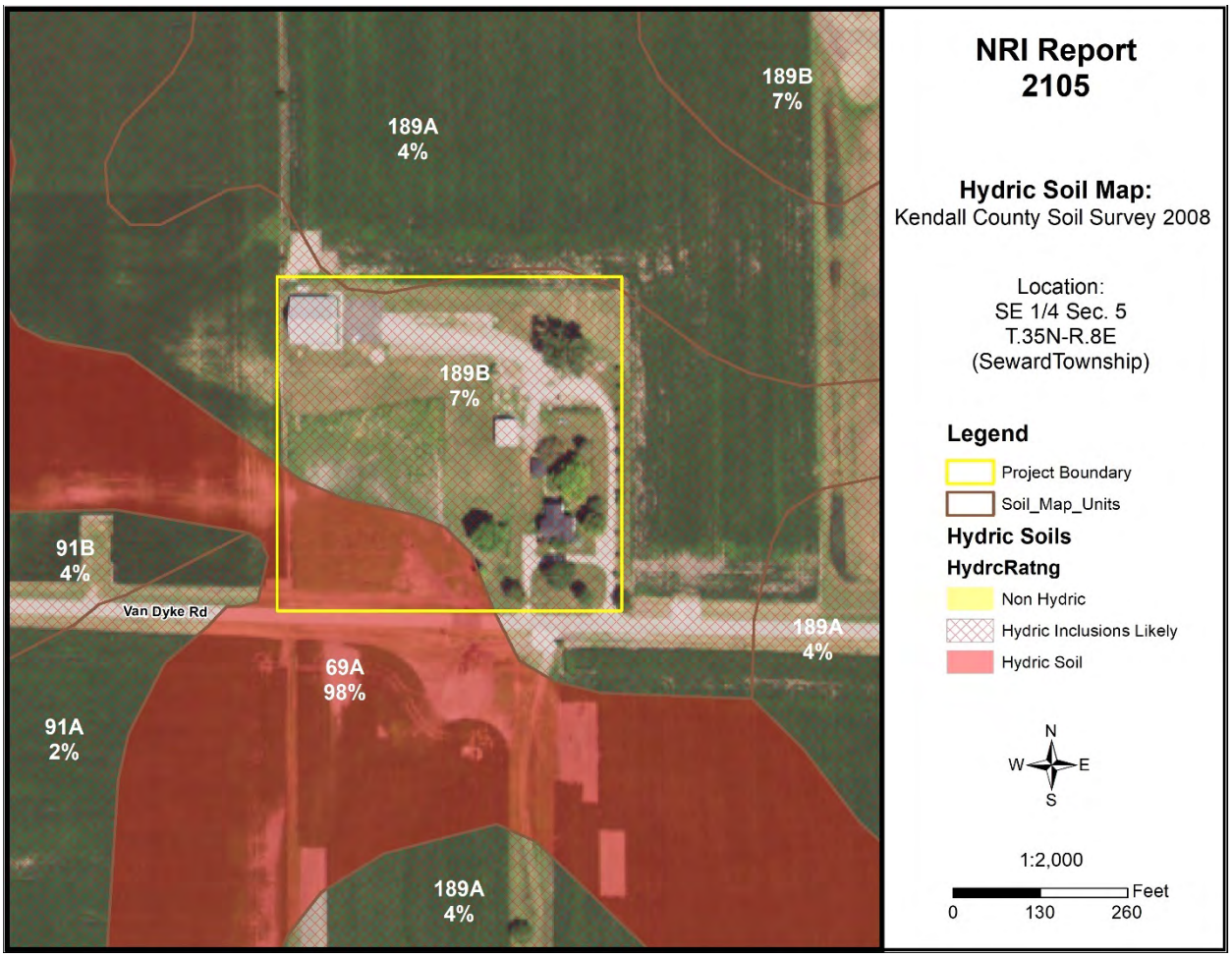


Figure 11: Hydric Soil Map

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

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

GLOSSARY

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

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

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

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

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

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

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

- **Watertable, Apparent**: A thick zone of free water in the soil. An apparent water table is indicated by the level at which water stands in an uncased borehole after adequate time is allowed for adjustment in the surrounding soil.
- **Watertable, Artesian**: A water table under hydrostatic head, generally beneath an impermeable layer. When this layer is penetrated, the water level rises in an uncased borehole.
- **Watertable, Perched**: A water table standing above an unsaturated zone. In places an upper, or perched, water table is separated from a lower one by a dry zone.

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

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

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

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

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

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

PALUSTRINE - Name given to inland freshwater wetlands.

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

PIQ - Parcel in question

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

PRIME FARMLAND - Prime farmland soils are lands that are best suited to food, feed, forage, fiber and oilseed crops. It may be cropland, pasture, woodland, or other land, but it is not urban and built up land or water areas. It either is used for food or fiber or is available for those uses. The soil qualities, growing season, and moisture supply are those needed for a well-managed soil economically to produce a sustained high yield of crops. Prime farmland produces in highest yields with minimum inputs of energy and economic resources and farming the land results in the least damage to the environment. Prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation. The temperature and growing season are favorable. The level of acidity or alkalinity is acceptable. Prime farmland has few or no rocks and is permeable to water and air. It is not excessively erodible or saturated

with water for long periods and is not frequently flooded during the growing season. The slope ranges mainly from 0 to 5 percent (USDA Natural Resources Conservation Service).

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

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

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

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

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

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

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

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

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

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

REFERENCES

Hydric Soils of the United States. USDA Natural Resources Conservation Service, 2007.

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

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

Land Evaluation and Site Assessment System. The Kendall County Department of Planning Building and Zoning, and The Kendall County Soil and Water Conservation District. In cooperation with: USDA, Natural Resources Conservation Service.

Soil Survey of Kendall County. United States Department of Agriculture 2008, Natural Resources Conservation Service.

Illinois Urban Manual. Association of Illinois Soil & Water Conservation Districts, 2020.

Kendall County Land Atlas and Plat Book. 21st Edition, 2021.

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

Natural Resources Conservation Service National Wetland Inventory Map. United States Department of Agriculture.

Geologic Road Map of Illinois. Department of Natural Resources, Illinois State Geological Survey, Natural Resources Building, 615 East Peabody, Champaign IL 61820-6964.

Wetlands - The Corps of Engineers' Administration of the Section 404 Program (GAO/RCED-88-110).

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

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

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

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

Present:
Matt Asselmeier – PBZ Department
Scott Gengler – PBZ Committee Chair
David Guritz – Forest Preserve (Arrived at 9:09 a.m.)
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department (Attended Remotely)
Commander Jason Langston – Sheriff's Department (Attended Remotely)
Alyse Olson – Soil and Water Conservation District (Attended Remotely)
Aaron Rybski – Health Department

Absent:
Meagan Briganti – GIS
Greg Chismark – WBK Engineering, LLC

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

AGENDA

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

The votes were as follows:

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

The motion carried.

MINUTES

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

The votes were as follows:

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

The motion carried.

PETITIONS

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

Mr. Asselmeier summarized the request.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The proposed Findings of Fact were as follows:

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

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

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

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

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

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

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

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

Mr. Klaas reported no lighting would be required.

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

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

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

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

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

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

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

The votes were as follows:

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

The motion carried.

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

Petition 21-07 Wanda and Thomas Hogan
Mr. Asselmeier summarized the request.

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

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

The property is located at 14975 Brisbin Road.

The property is approximately three point eight (3.8) acres.
The current land use is Agricultural. The future land use is Rural Estate Residential.

Brisbin Road is a township maintained Major Collector.

There are no trails planned along Brisbin Road.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural.

The adjacent zoning districts are A-1.

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

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

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

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

Lisbon Township was emailed information on February 10, 2021.

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

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

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

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

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

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

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

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

If approved, this would be the eleventh (11^{th}) 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.

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 (9^{th}) 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

PUBLIC COMMENT

None

ADJOURNMENT

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

The votes were as follows:

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

The motion carried.

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

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

Enc.

KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
MARCH 2, 2021

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
JILLIAN PRODEHL	[redacted]	[redacted]
JAMIE PRODEHL		
Dan Kramer	JPC	JPC [redacted]

KENDALL COUNTY
REGIONAL PLANNING COMMISSION

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

Unapproved - Meeting Minutes of March 24, 2021 - 7:00 p.m. (Hybrid Meeting)

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

ROLL CALL

Members Present: Bill Ashton, Roger Bledsoe, Tom Casey (Attended Remotely), Dave Hamman (Attended Remotely Starting at 7:05 p.m.), Karin McCarthy-Lange (Attended Remotely), Larry Nelson, Ruben Rodriguez, Bob Stewart, Claire Wilson (Attended Remotely), and Seth Wormley
Members Absent: None
Staff Present: Matthew H. Asselmeier, Senior Planner
Others Present: Kelly Helland, Wanda Hogan, Jillian Prodehl, Jamie Prodehl, George Vranas, Johanna Byram, Tom Anzelc, Gi Rios, Chuck Allen, Pastor Andrew O'Neal, Cathleen Anzelc, Anne Vickery, Jessica Nelsen, and John Tebrugge (Attended Remotely)

PETITIONS

Petition 21-08 Jamie and Jillian Prodehl

Mr. Asselmeier summarized the request.

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

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

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

The property is located at 4405 Van Dyke Road.

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

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

The Future Land Use is Rural Residential.

Van Dyke Road is Township maintained Minor Collector.

A trail is planned along Van Dyke Road 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 (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^{th}) 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

landscaping and the driveway widening shall occur within one hundred twenty (120) days after the approval of the ordinance granting a special use permit for a banquet facility at the subject property.

16. The operator(s) of the banquet facility acknowledge and agree to follow Kendall County's Right to Farm Clause.
17. The operator(s) of the banquet facility allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
18. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
19. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Discussion occurred regarding the sign. Mr. Asselmeier will work with the Petitioners regarding the sign size.

Member Nelson expressed concerns about the noise regulations. He favored residential structure.

Mr. Asselmeier read an email from Doug Wilson. Mr. Wilson objected to the proposal; he had concerns about noise and traffic which will cause a loss in property value. Discussion occurred regarding special uses in the area. It was noted that Mr. Wilson has a special use permit for a helipad.

Chuck Allen agreed with Mr. Wilson and the property is planned to be residential and agricultural, not business. He had concerns about intoxicated drivers on rural roads. He did not believe this use fit with rural atmosphere.

Member Wilson noted that Doug Wilson is her husband.

Member Wilson asked if Seward Township submitted any comments. Mr. Asselmeier responded that Seward Township has not submitted any comments.

Member Wilson stated that her neighbors objected to the proposal because of noise. Member Wilson noted the issues surrounding the Ellis House. Discussion occurred regarding the zoning regulations in relation to the Ellis House because of a legal opinion.

Member Wilson asked about the number of parking spaces. Mr. Asselmeier responded that the Petitioners meet the parking requirement. Jillian Prodehl, Petitioner, emphasized the desire to keep the venue small.

The Petitioners indicated that they intend to live at the property for a long time. Ms. Prodehl noted that the Fire Department responded very quickly.

Member Nelson asked if any complaints had been filed against the church. Mr. Asselmeier said no.

Discussion occurred regarding the activities of the church that use to be at the property. The church previously had events at the property, but did not generate noise.

Discussion occurred regarding ambulance service to the site.

Member Wormley noted that the property is very clean and the property looks great.

Member McCarthy-Lange asked if the meeting with the Health Department has occurred. Ms. Prodehl responded yes and they are working with the Health Department.

Member McCarthy-Lange asked about the new building next to the tent that was identified as private storage. Jamie Prodehl responded that the building will be used for private storage; they do not want their private belongings cluttering the site.

Ms. Prodehl emphasized that the tent will not be their main business. The tent is needed for events where social distancing is required. The tent is a last-case scenario. The tent would not be permanent. The speakers would be pointed towards the building.

Ms. Prodehl highlighted the days of events. Weddings would be on Fridays and Saturdays with brunch weddings on Sundays. Rehearsals would be Tuesdays through Thursdays.

Ms. Vickery felt the proposed use was a good use. Ms. Vickery noted that the nearby church does not have space for receptions.

Chairman Ashton asked why Seward Township had not submitted comments. Ms. Vickery said that she spoke to several Townships Trustees and the Trustees had no objections to the proposal. She did not feel a right-of-way dedication was necessary.

Ms. Prodehl noted that vendors would be properly trained for alcohol sales.

Member Rodriguez noted that the Petitioners live on the property.

Pastor Andrew O'Neal of Christ First Baptist Church expressed support for the proposal. There were no facilities like the proposed facility within forty-five (45) minutes of the Church. He believed the Petitioners have been great neighbors. He noted the improvements the Petitioners have made on the property.

Jessica Nelsen said that her property backs up to the Ellis House. She noted the noise is loud, but not overbearing. She believed the proposed use would be an asset to the community.

Member Wilson asked about the location of weddings on the property. Ms. Prodehl responded that there is a ceremony space on the site plan. The catering would be in a tent. The tent would only be used for social distancing. The Petitioners would not favor using the tent. Weddings can be inside or outside the building; receptions will be in the building.

Member Wilson asked about noise escaping the building through open doors. Mr. Prodehl responded that the intent would be to keep the doors closed as much as possible. Ms. Prodehl provided decibel readings using a Kendall County Sheriff's Department meter. At full capacity with one (1) garage door open, the reading at two hundred feet (200') was fifty-nine (59) dBa. With the door closed, the reading was forty-nine (49) dBa.

Member Wilson said that she has never saw large receptions at the property when it was a church. She noted that church traffic did not decrease speed. She thought that people move into the area for the peace and quiet. She believed the use was appropriate for a business park.

Member McCarthy-Lange asked about Emerson Creek Pottery. Mr. Asselmeier responded that the use was a special use.

Member Casey noted that he was a neighbor and felt the use would be a good fit for the area.

Member Wilson noted that she cannot use her backyard because of her neighbor shooting.

Member Stewart asked about runoff in the area. John Tebrugge, Project Engineer, noted that the property drains to the southwest corner of the property. They are installing an infiltration trench and a seed mix on the southwest corner to help with infiltration.

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

The votes were as follows:
Ayes (9): Ashton, Bledsoe, Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, Stewart, and Wormley
Nays (1): Wilson
Absent (0): None

The motion carried.

This proposal will go to the Kendall County Zoning Board of Appeals on March 29, 2021.

ADJOURNMENT
Member Nelson made a motion, seconded by Member Rodriguez, to adjourn.

The votes were as follows:
Ayes (10): Ashton, Bledsoe, Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, Stewart, Wilson, and Wormley
Nays (0): None
Absent (0): None

The motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 9:26 p.m.

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

Exhibits
1. March 8, 2021 Email from Doug Wilson

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
MARCH 24, 2021

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Jillian Prodehl	[redacted]	
Jamie Prodehl		
George Vranas		
Johanna Byram		
Tom Anzek	Lisbon Township Trustee	
Kelly Helland	[redacted]	
G.I. Rios		
Wanda Hegna		

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
MARCH 24, 2021

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Chuck Ada	[redacted]	
Andrew O'Neal PASTOR		
Cathleen Anzek		
Anne Vickery		
JESSICA NEISEN		

Matt Asselmeier

From: Doug Wilson [redacted]
Sent: Monday, March 8, 2021 9:43 AM
To: Matt Asselmeier
Subject: [External]Re: 4405 Van Dyke

Thank you Matt for getting back to me.
I want to formally object to allowing a change in zoning to allow a wedding venue at 4405 Van Dyke Road.
I moved here over 28 years ago because it was zoned Agricultural and for the piece and quite. The couple that want
to start a business in our quite community have only been here for a year or less and want to disrupt the quite county setting.
By allowing the change in zoning, this would create extra traffic and excess noise, which would lower the value of my home value. This will have a negative impact on all current homes in this area.
The couple that bought the property knew what the zoning was in this area and it is not fair to the current residence to chance the zoning.
If you want additional information, please contact me.
Thank you.
Doug Wilson
[redacted]

On Mar 8, 2021, at 8:14 AM, Matt Asselmeier <masselmeier@co.kendall.il.us> wrote:

Doug:

Please submit your objection to the proposed banquet facility at 4405 Van Dyke Road in writing.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

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.

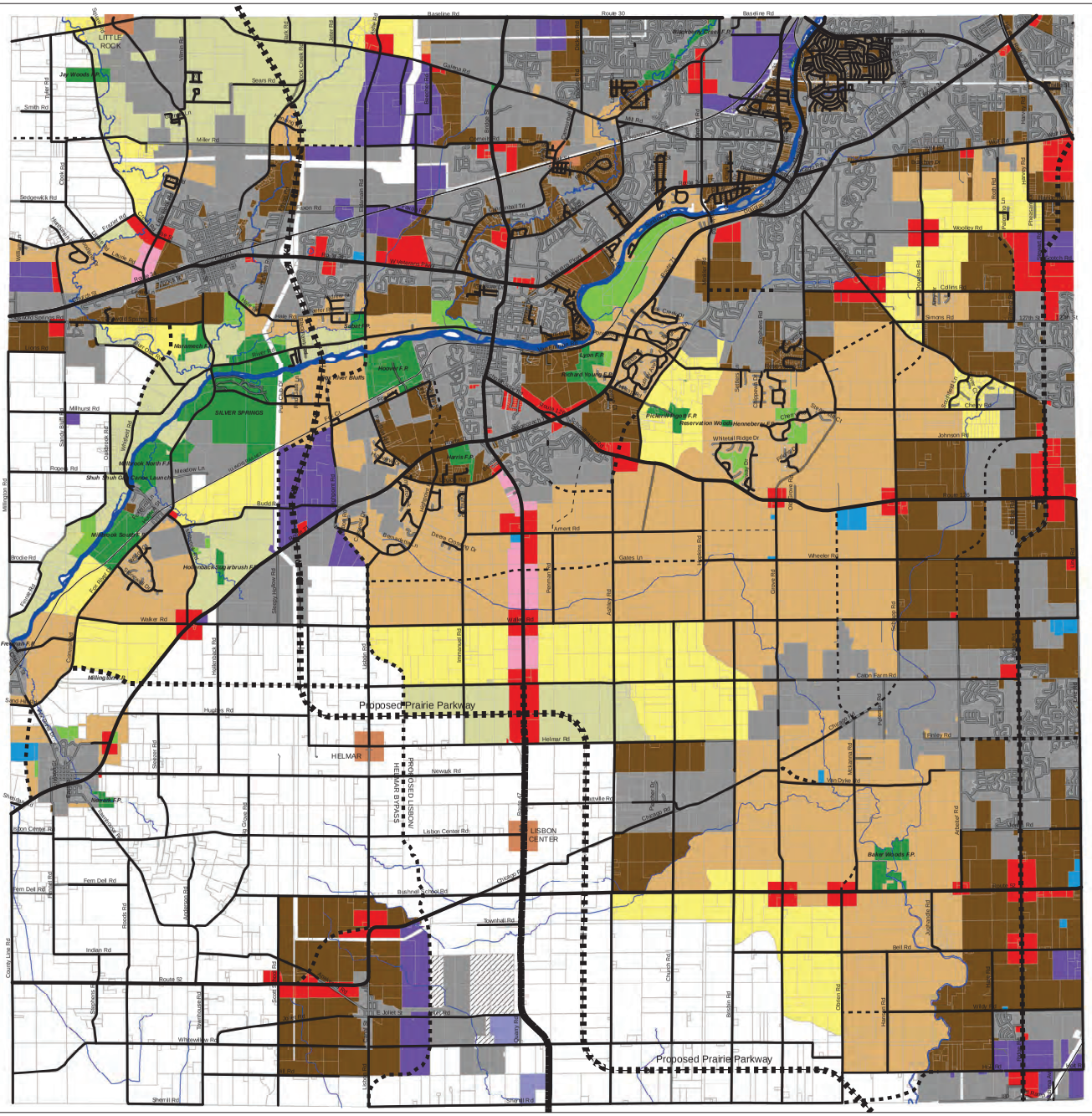
The current Future Land Use Map, road extension maps, an updated Future Land Use Map, and updated trail map are attached to this memo. The redline version of the related text is also attached. The listing of parcels changed from unknown to a different use is also attached.

If you have any questions, please let me know.

Thanks,

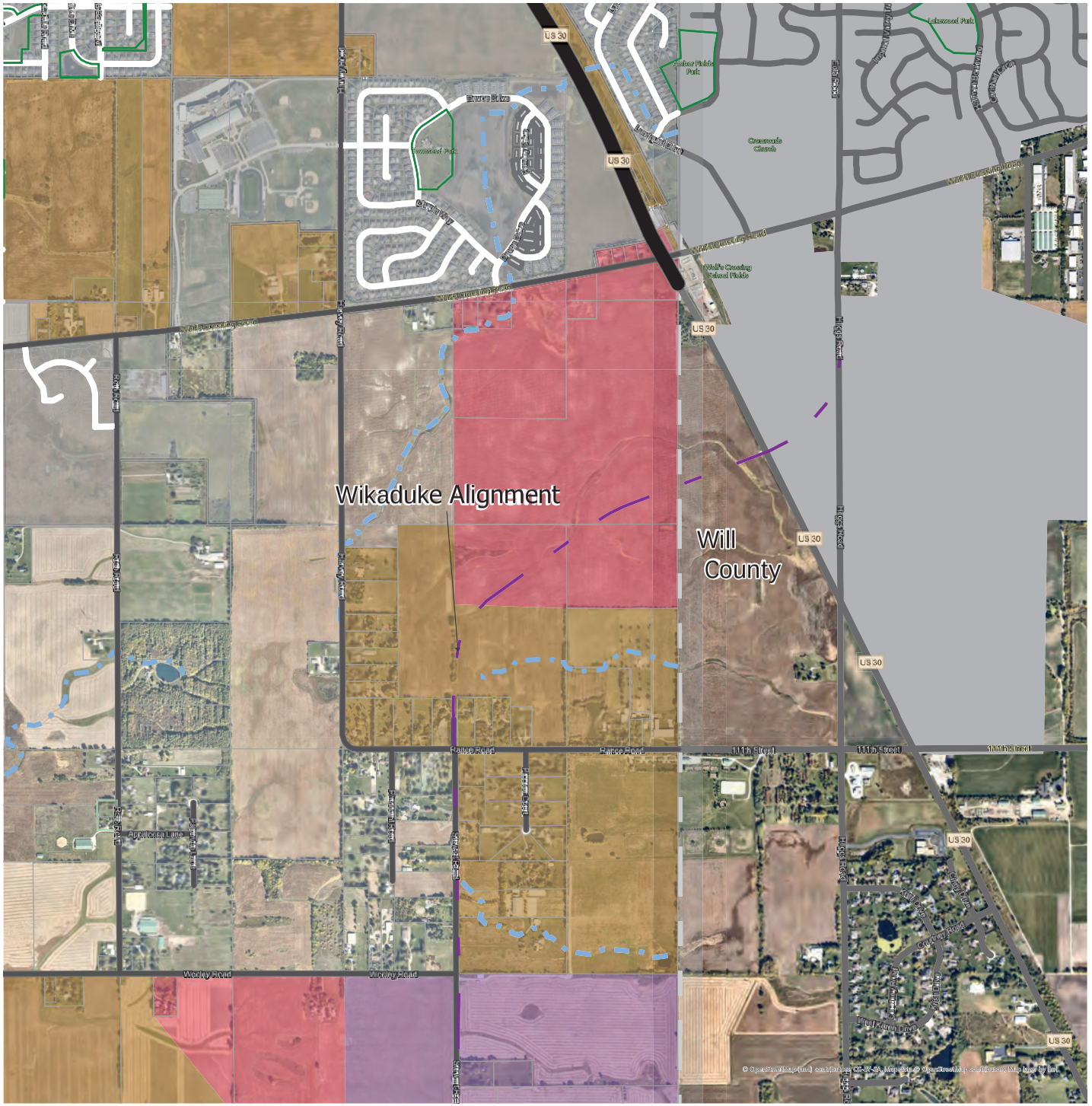
MHA

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)


Proposed Prairie Parkway
HELMAR
HELMAR BYPASS
PROPOSED LISBON
LISBON CENTER
Proposed Prairie Parkway
SILVER SPRINGS
Baseline Rd
Route 30
Galena Rd
Miller Rd
Millhurst Rd
Rogers Rd
Millbrook North F.P.
Millbrook South F.P.
Meadow Ln
Buddie Ln
Brodie Rd
Walker Rd
Hughes Rd
Newark Rd
Lisbon Center Rd
Fern Dell Rd
Indian Rd
Route 52
Bushnell School Rd
Townhall Rd
Whitewillow Rd
Sherrill Rd
Helmar Rd
Amert Rd
Gates Ln
Wheeler Rd
Caton Farm Rd
Finley Rd
Van Dyke Rd
Bell Rd
Johnson Rd
Simons Rd
Cherry Rd
Collins Rd
Woolley Rd
Whitetail Ridge Dr
Deers Crossing Dr
Baker Woods F.P.
Big Grove Rd
Grove Rd
Plattner Rd
Ashley Rd
Caledonia Rd
Church Rd
Orchard Rd
Ridge Rd
Route 34
Route 126
Route 71
Route 47
Ament Rd
Millington Rd
Sandy Hollow Rd
Fox River Dr
Fox River F.P.
Hollenback Rd
Hollenback Sandy Hollow Prairie
Hollenback Sandy Hollow Woods
Hollenback Woods F.P.
Hollenback Woods Nature Preserve
Hollenback Woods Prairie
Hollenback Woods Wetland
Hollenback Woods Woodland
Hollenback Woods Woodland Edge
Hollenback Woods Woodland Interior
Hollenback Woods Woodland Interior Edge
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FUTURE LAND USE PLAN

KENDALL COUNTY



Townships



Road Type

- Adjacent County
- County
- Interstate
- State & Federal
- Bituminous
- Gravel
- Dirt
- Local
- Political Townships

Forest Preserves

- State Park
- County Forest Preserve
- Hamlets

Future Land Use

- Urban Areas - Incorporated
- Suburban Residential - Max Density 1.00 DU Acres
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- Commonwealth Edison
- Transportation Corridors
- Mining
- Potential Mining District
- Public/Institutional
- Agriculture
- Forest Preserve/State Parks
- Open Space
- Proposed Roadway Improvements
- Prairie Parkway Proposed Centerline

Parcels

- condominium unit
- leasehold or other
- parcel

0 0.15 0.3 0.6 Miles

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/lrmp

Map last updated: 12/17/2020

FUTURE LAND USE PLAN

KENDALL COUNTY



Townships



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Parcels

- condominium unit
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- parcel

0 0.5 Miles

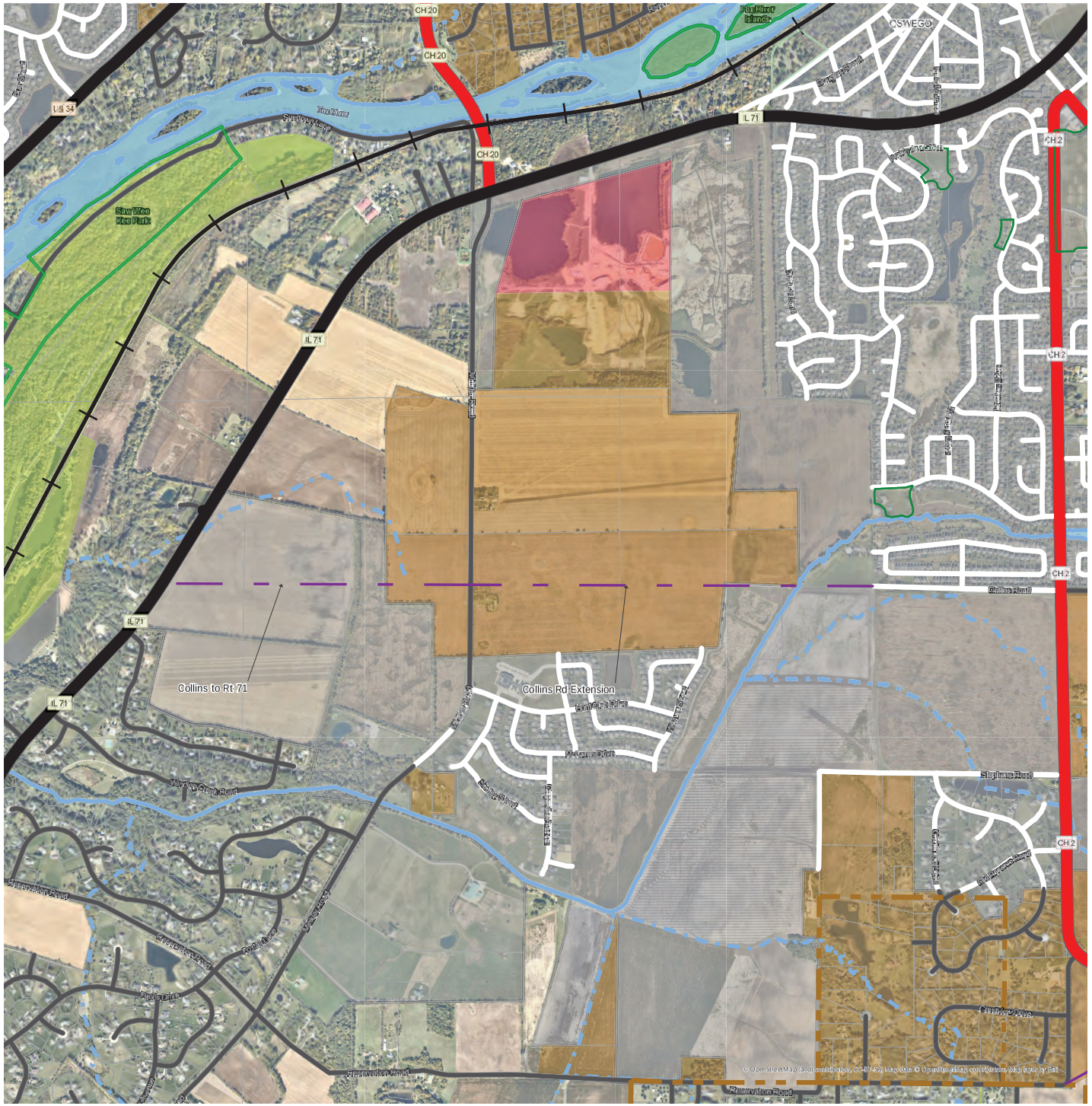
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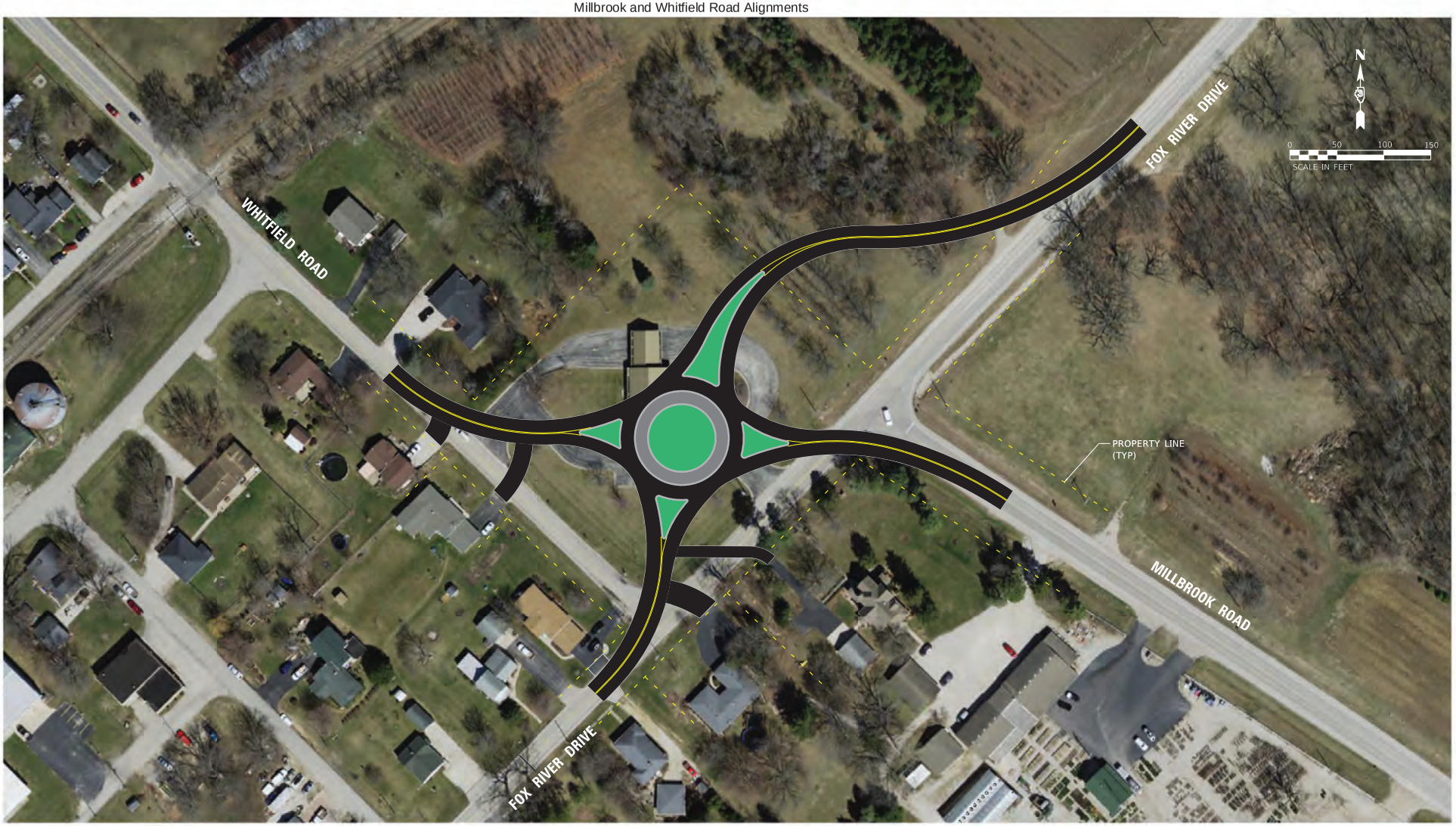
Map last updated: 12/17/2020

FUTURE LAND USE PLAN

KENDALL COUNTY


CH 20
OSWEGO
US 34
IL 71
Fox River
Fox River Island
Silver Lake Road
Fox River Drive
CH 2
Saw Mee Kee Park
Collins to Rt 71
Collins Rd Extension
Collins Road
Plattville Road
Plattville Drive
Plattville Court
Stoneleigh Road
Stoneleigh Court
Bridlewood Road
Bridlewood Court
Foxboro Drive
Foxboro Court
Foxboro Road
Foxmoor Drive
Foxmoor Road
Foxmoor Court
Foxmoor Lane
Foxmoor Terrace
Foxmoor Circle
Foxmoor Trail
Foxmoor Way
Foxmoor Place
Foxmoor Pass
Foxmoor Crossing
Foxmoor Ridge
Foxmoor Run
Foxmoor Bend
Foxmoor Hollow
Foxmoor Meadow
Foxmoor Glen
Foxmoor Grove
Foxmoor Park
Foxmoor Square
Foxmoor Plaza
Foxmoor Center
Foxmoor Commons
Foxmoor Gardens
Foxmoor Estates
Foxmoor Heights
Foxmoor Hills
Foxmoor Valley
Foxmoor Woods
Foxmoor Forest
Foxmoor Lake
Foxmoor Pond
Foxmoor Creek
Foxmoor River
Foxmoor Stream
Foxmoor Brook
Foxmoor Falls
Foxmoor Cascade
Foxmoor Waterfall
Foxmoor Rapids
Foxmoor Whitewater
Foxmoor Canyon
Foxmoor Gorge
Foxmoor Ravine
Foxmoor Valley
Foxmoor Hills
Foxmoor Mountain
Foxmoor Peak
Foxmoor Summit
Foxmoor Top
Foxmoor Bottom
Foxmoor Base
Foxmoor Foundation
Foxmoor Footing
Foxmoor Wall
Foxmoor Floor
Foxmoor Ceiling
Foxmoor Roof
Foxmoor Chimney
Foxmoor Window
Foxmoor Door
Foxmoor Porch
Foxmoor Deck
Foxmoor Patio
Foxmoor Garage
Foxmoor Shed
Foxmoor Barn
Foxmoor Silo
Foxmoor Coop
Foxmoor Pen
Foxmoor Stable
Foxmoor Corral
Foxmoor Arena
Foxmoor Track
Foxmoor Field
Foxmoor Pasture
Foxmoor Meadow
Foxmoor Woods
Foxmoor Forest

Millbrook and Whitfield Road Alignments



KEY CONSIDERATIONS FOR ALTERNATIVE 1A

1. BETTER OVERALL ALIGNMENT THAN ALTERNATIVE 1B. ENTRIES ARE ALIGNED ACROSS FROM EACH OTHER, WHICH INCREASES RIGHT-TURN ANGLES.
2. REQUIRES MORE ROW THAN ALTERNATIVE 1B.
3. ACCESS CONTROL IS NOT IDEAL AS DRIVEWAYS SHOULD BE FURTHER FROM ROUNDABOUT, THOUGH THIS IS NOT A DEAL KILLER.
4. REVERSE CURVE ALIGNMENT ON NORTH LEG IS NOT IDEAL FOR DRIVER COMFORT, BUT COULD HELP WITH SPEED CONTROL.

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PEN TABLE: 20 Inches.tbl

HRGreen

HRGreen.com
Illinois Professional Design Firm
184-001322

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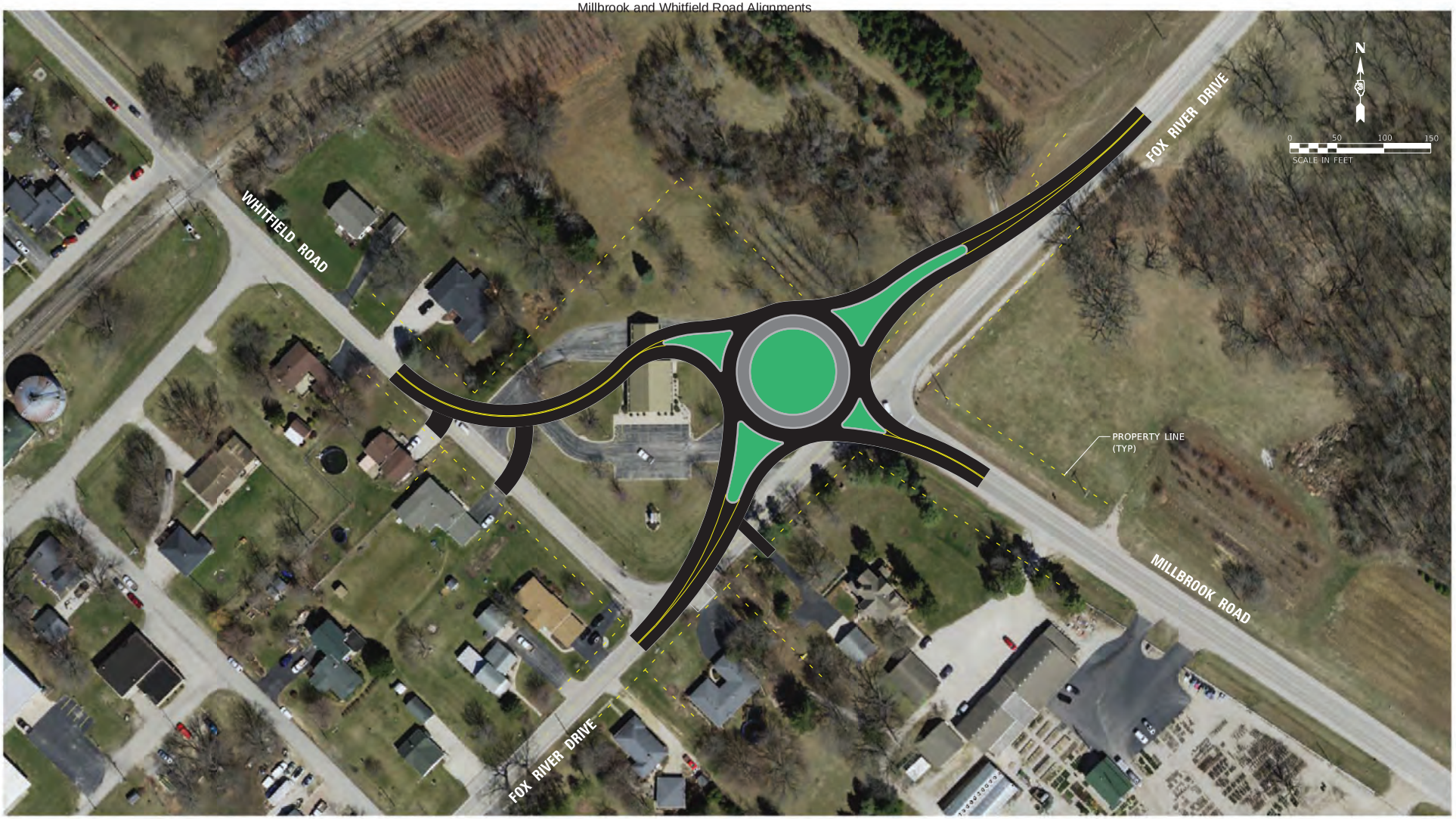
KENDALL COUNTY HIGHWAY DEPARTMENT

ALTERNATIVE 1A

SCALE: | SHEET NO. OF SHEETS | STA. | TO STA.

F.A.U RTE.	SECTION NO.	COUNTY	TOTAL SHEETS	SHEET NO.
		KENDALL	5	1
		CONTRACT NO.		
FED. ROAD DIST. NO.	ILLINOIS	FED. AID PROJECT		

Millbrook and Whitfield Road Alignments



KEY CONSIDERATIONS FOR ALTERNATIVE 1B

1. OVERALL, LESS DESIRABLE ALIGNMENT THAN ALTERNATIVE 1A. ACUTE ENTRY ANGLES IN NE AND SW QUADRANTS MAKE RIGHT-TURNS SHARPER AND MORE DIFFICULT TO NAVIGATE.
2. REQUIRES LESS ROW THAN ALTERNATIVE 1A.
3. BETTER ALIGNMENT ON NORTH LEG AND IMPROVED ACCESS CONTROL FROM ALTERNATIVE 1A.
4. SHARP CURVE ON WEST LEG IS NOT IDEAL, BUT COULD HELP WITH SPEED CONTROL.

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HRGreen
HRGreen.com
Illinois Professional Design Firm
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PLOT SCALE =	CHECKED -	REVISED -
PLOT DATE = 1/11/2019	DATE -	REVISED -

KENDALL COUNTY HIGHWAY DEPARTMENT

ALTERNATIVE 1B

SCALE: | SHEET NO. OF SHEETS | STA. | TO STA.

F.A.U RTE.	SECTION NO.	COUNTY	TOTAL SHEETS	SHEET NO.
		KENDALL	5	2
		CONTRACT NO.		
FED. ROAD DIST. NO.	ILLINOIS	FED. AID PROJECT		

Millbrook and Whitfield Road Alignments



KEY CONSIDERATIONS FOR ALTERNATIVE 2A

1. REQUIRES THE LEAST AMOUNT OF ROW AND NEW PAVEMENT OF ALL THE ALTERNATIVES.
2. INTERSECTIONS ON CURVES ARE NOT DESIRABLE, BUT ARE ALLOWED UNDER BLR POLICY UP TO AN ANGLE OF 30° MAXIMUM (15° PREFERRED) UNDER RESTRICTED CONDITIONS.
3. WOULD LIKELY HAVE TO REMOVE ALL THE MATURE TREES IN SE CORNER TO OBTAIN ADEQUATE SIGHT DISTANCE.

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HRG PROJ. CONTACT:
FILE NAME: 180007_landscape
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HRGreen
HRGreen.com
Illinois Professional Design Firm
184-001322

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	DRAWN -	REVISED -
PLOT SCALE =	CHECKED -	REVISED -
PLOT DATE = 1/11/2019	DATE -	REVISED -

KENDALL COUNTY HIGHWAY DEPARTMENT

ALTERNATIVE 2A

SCALE: | SHEET NO. OF SHEETS | STA. | TO STA.

F.A.U RTE.	SECTION NO.	COUNTY	TOTAL SHEETS	SHEET NO.
		KENDALL	5	3
		CONTRACT NO.		
FED. ROAD DIST. NO.	ILLINOIS	FED. AID PROJECT		

Millbrook and Whitfield Road Alignments



KEY CONSIDERATIONS FOR ALTERNATIVE 2B

1. KEEPS INTERSECTION ON TANGENT WITH MAXIMUM ANGLE OF 15° (EXTEND LARGE CURVE TO THE EAST TO CREATE ANGLE ON MILLBROOK ROAD).
2. REQUIRES MORE ROW THAN ALTERNATIVE 2A. THE ROW REQUIRED FROM THE PARCEL TO THE NW COULD RESULT IN AN UNECONOMICAL REMNANT (HOUSE DISPLACEMENT).
3. LONG DRIVEWAYS ON WEST LEG.
4. REMAINING AREA TO SOUTH MIGHT BE LARGE ENOUGH TO SELL/DEVELOP.

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HRGreen.com
Illinois Professional Design Firm
184-001322

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PLOT DATE = 1/11/2019	DATE -	REVISED -

KENDALL COUNTY HIGHWAY DEPARTMENT

ALTERNATIVE 2B

SCALE: | SHEET NO. OF SHEETS | STA. | TO STA.

F.A.U RTE.	SECTION NO.	COUNTY	TOTAL SHEETS	SHEET NO.
		KENDALL	5	4
		CONTRACT NO.		
FED. ROAD DIST. NO.	ILLINOIS	FED. AID PROJECT		

Millbrook and Whitfield Road Alignments



KEY CONSIDERATIONS FOR ALTERNATIVE 2C

1. SAME ALIGNMENT FOR MILLBROOK ROAD/WHITFIELD ROAD AS ALTERNATIVE 2A.
2. INTERSECTION IS STILL ON A CURVE, BUT ANGLE IS VERY CLOSE TO 90°.
3. COULD SUPERELEVATE NORTH LEG TO REDUCE LENGTH OF IMPROVEMENTS FROM WHAT IS SHOWN.

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HRGreen.com
Illinois Professional Design Firm
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PLOT DATE = 1/11/2019	DATE -	REVISED -

KENDALL COUNTY HIGHWAY DEPARTMENT

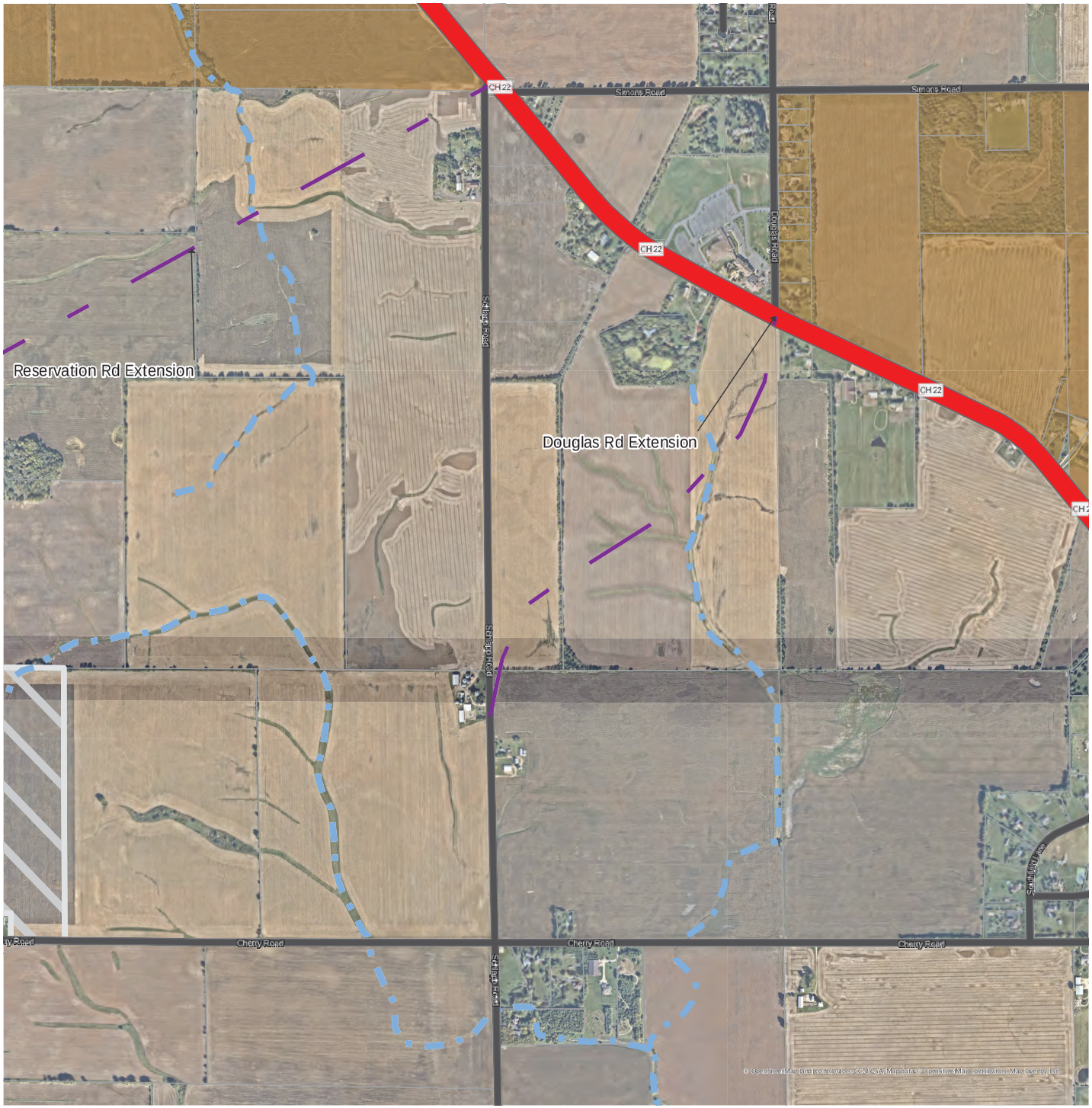
ALTERNATIVE 2C

SCALE: | SHEET NO. OF SHEETS | STA. | TO STA.

F.A.U RTE.	SECTION NO.	COUNTY	TOTAL SHEETS	SHEET NO.
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		CONTRACT NO.		
FED. ROAD DIST. NO.	ILLINOIS	FED. AID PROJECT		

FUTURE LAND USE PLAN

KENDALL COUNTY



Townships



Road Type

- Adjacent County
- County
- Interstate
- State & Federal
- Bituminous
- Gravel
- Dirt
- Local
- Political Townships

Forest Preserves

- State Park
- County Forest Preserve
- Hamlets

Future Land Use

- Urban Areas - Incorporated
- Suburban Residential - Max Density 1.00 DU Acres
- Rural Residential Max Density 0.65 DU Acres
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- Commonwealth Edison
- Transportation Corridors
- Mining
- Potential Mining District
- Public/ Institutional
- Agriculture
- Forest Preserve/State Parks
- Open Space
- Proposed Roadway Improvements
- Prairie Parkway Proposed Centerline

Parcels

- condominium unit
- leasehold or other
- parcel

0 0.25 0.5 Miles

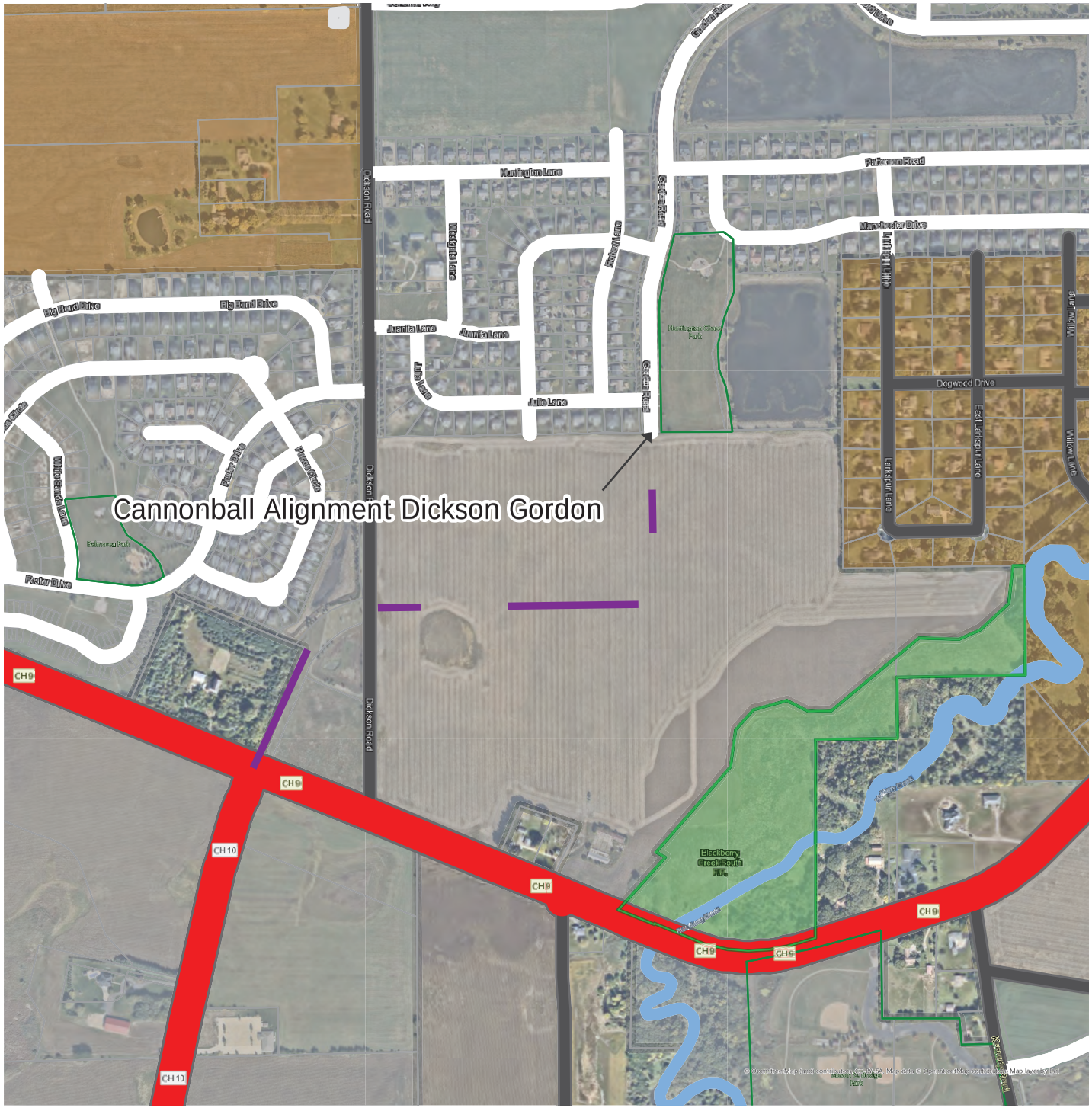
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More info about the LRMP can be found at: https://www.co.kendall.il.us/departments/planning-building-zoning/lrmp

Map last updated: 12/17/2020

FUTURE LAND USE PLAN

KENDALL COUNTY



Townships



Road Type

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Parcels

- condominium unit
- leasehold or other
- parcel

0 0.13 0.25 Miles

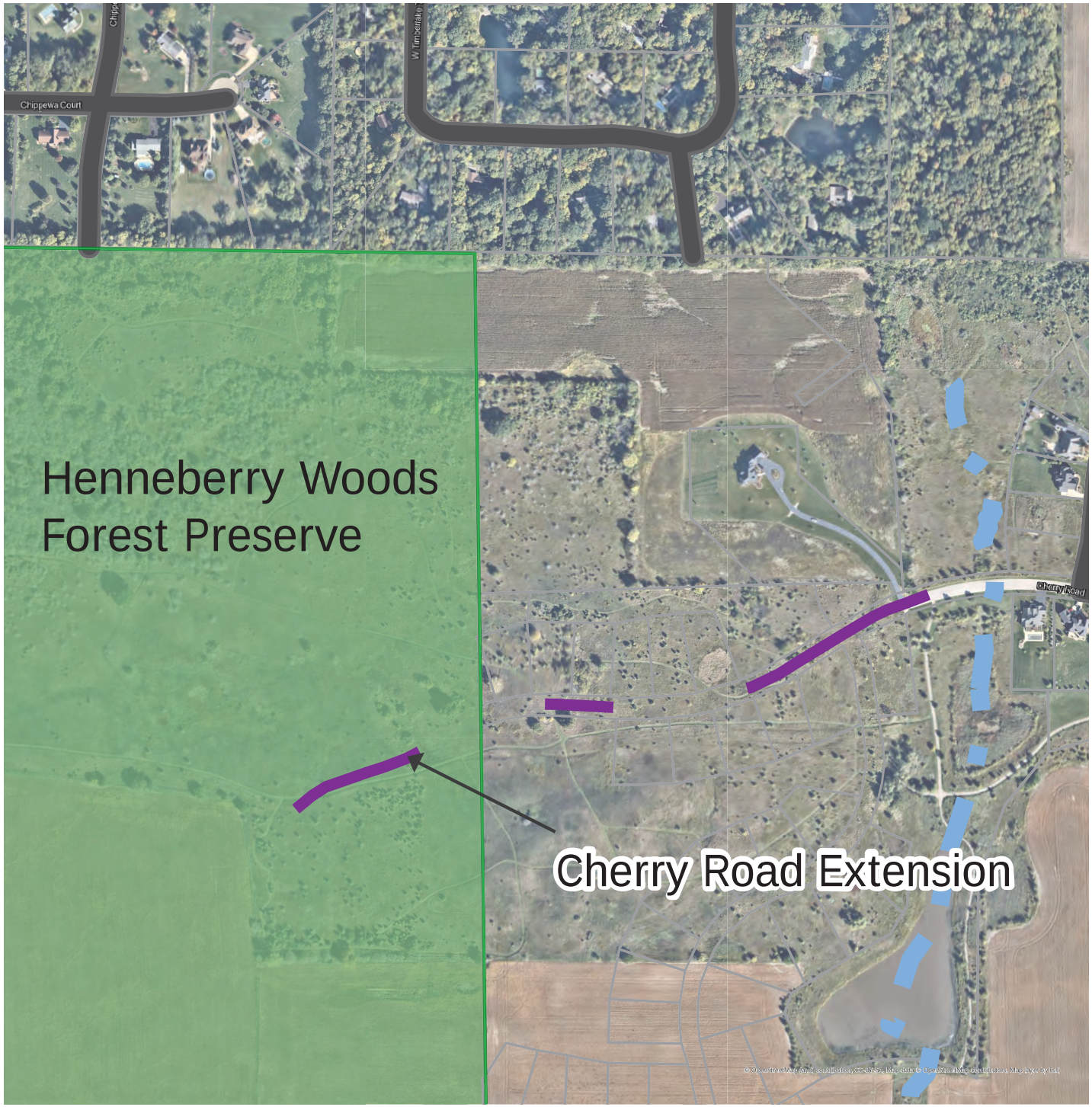
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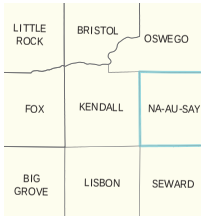
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FUTURE LAND USE PLAN

KENDALL COUNTY



Townships



Road Type
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- Interstate
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Parcels
- condominium unit
- leasehold or other
- parcel

0 0.05 0.1 0.2 Miles

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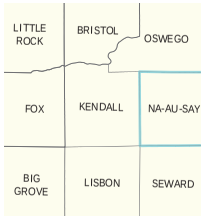
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- Rural Estate Resedential Max Density 0.45 DU Acre
- Countryside Residential Max Density 0.33 DU Acre
- Commercial
- Mixed Use Business
- Commonwealth Edison
- Transportation Corridors
- Mining
- Potential Mining District
- Public/Institutional
- Agriculture
- Forest Preserve/State Parks
- Open Space
- Hamlets
- Proposed Roadway Improvements
- Prairie Parkway Proposed Centerline

Parcels

- condominium unit
- leasehold or other
- parcel

0 0.13 0.25 Miles

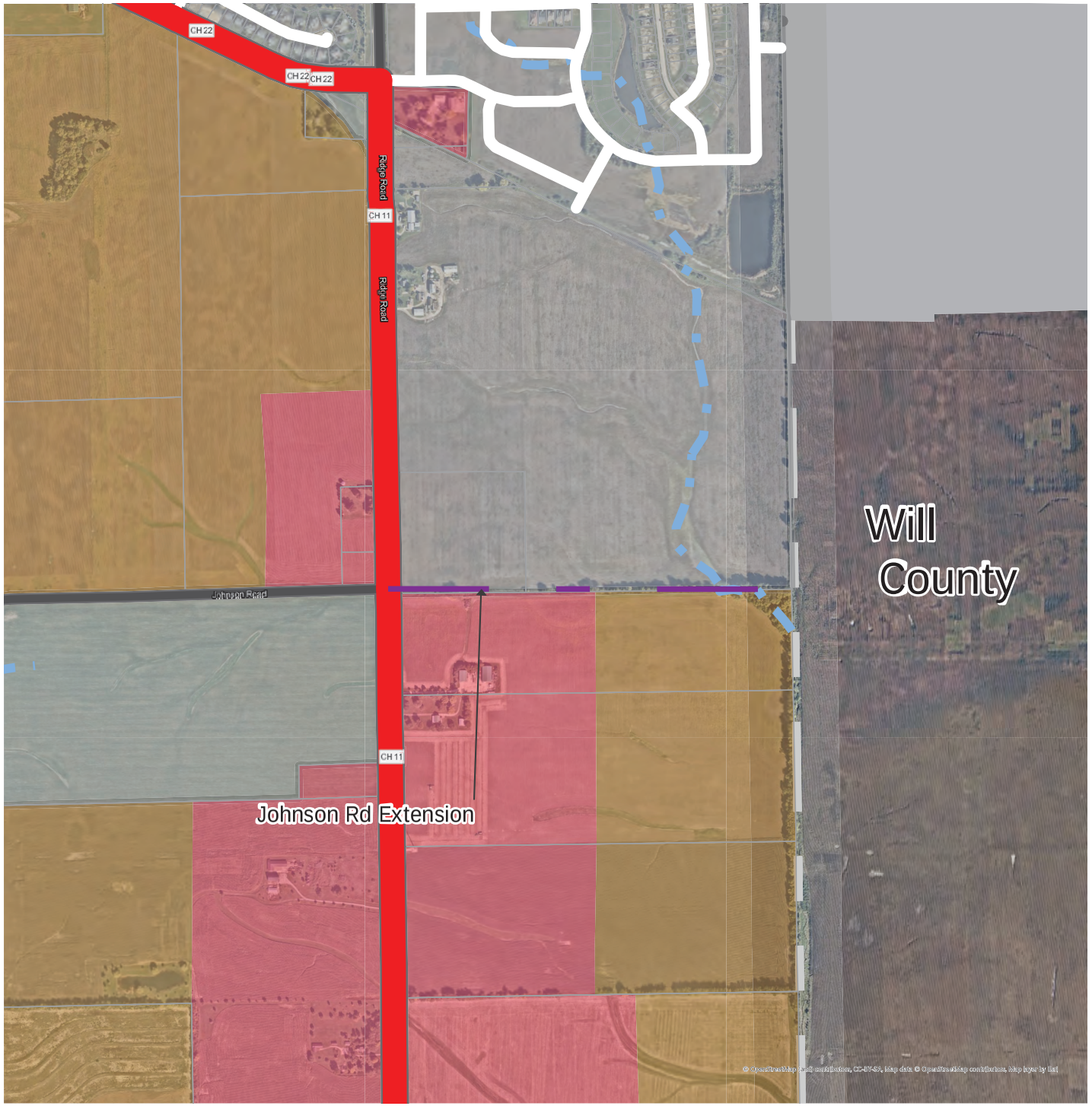
Kendall County GIS
111 West Fox Street - Room 308
Yorkville, Illinois 60560
630.553.4212

More info about the LRMP can be found at: https://www.co.kendall.il.us/departments/planning-building-zoning/lrmp

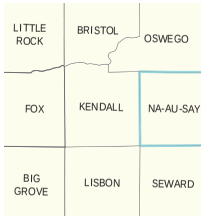
Map last updated: 12/17/2020

FUTURE LAND USE PLAN

KENDALL COUNTY



Townships



Road Type

- Adjacent County
- County
- Interstate
- State & Federal
- Bituminous
- Gravel
- Dirt
- Local
- Political Townships

Forest Preserves

- State Park
- County Forest Preserve
- Hamlets

Future Land Use

- Urban Areas - Incorporated
- Suburban Residential - Max Density 1.00 DU Acres
- Rural Residential Max Density 0.65 DU Acres
- Rural Estate Resedential Max Density 0.45 DU Acre
- Countryside Residential Max Density 0.33 DU Acre
- Commercial
- Mixed Use Business
- Commonwealth Edison
- Transportation Corridors
- Mining
- Potential Mining District
- Public/ Institutional
- Agriculture
- Forest Preserve/State Parks
- Open Space
- Proposed Roadway Improvements
- Prairie Parkway Proposed Centerline

Parcels

- condominium unit
- leasehold or other
- parcel

0 — 0.3 Miles

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Yorkville, Illinois 60560
630.553.4212

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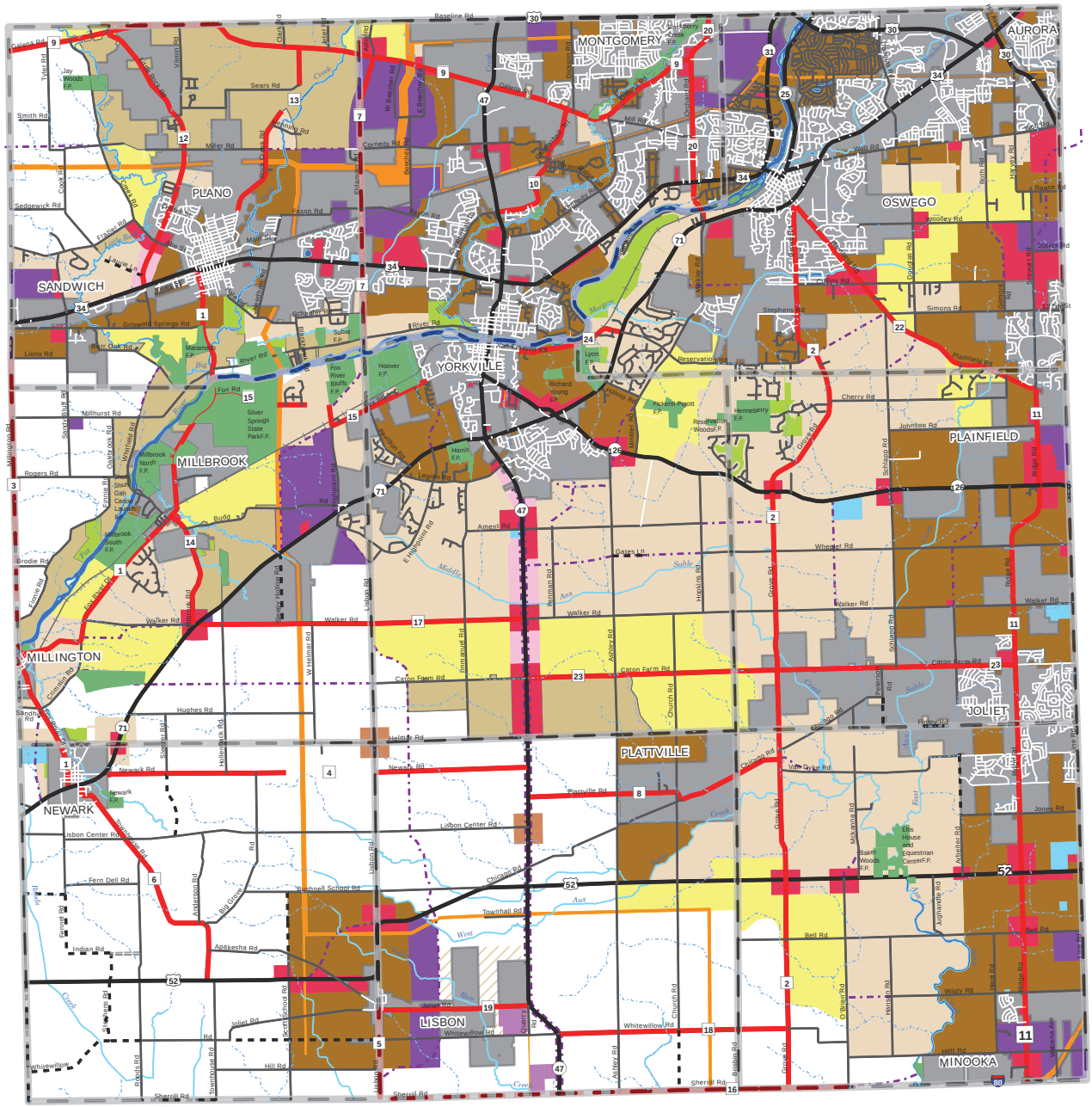
Map last updated: 12/17/2020

FUTURE LAND USE PLAN

KENDALL COUNTY


Ivy Woods Forest Preserve
Smith Road
Smith Road
Miller Road
Miller Rd Realignment/Extension
Wagner Road
Sedgwick Road
Sedgwick Road
DeKalb County
East Sandwich Road
East Sandwich Road
East Sandwich Road
East Sandwich Road
Ogden Falls Forest Preserve
Ogden Falls Forest Preserve
Ogden Falls Forest Preserve

Future Land Use Plan in Kendall County, IL



- HAMLETS
- TOWNSHIPS
- URBAN AREAS - INCORPORATED
- SUBURBAN RESIDENTIAL - MAX DENSITY 1.00 DU ACRES
- RURAL RESIDENTIAL MAX DENSITY 0.65 DU ACRES
- RURAL ESTATE RESEDENTIAL MAX DENSITY 0.45 DU ACRE
- COUNTRYSIDE RESIDENTIAL MAX DENSITY 0.33 DU ACRE
- COMMERCIAL
- MIXED USE BUSINESS
- COMMONWEALTH EDISON
- TRANSPORTATION CORRIDORS
- MINING
- POTENTIAL MINING DISTRICT
- PUBLIC/ INSTITUTIONAL
- AGRICULTURE
- FOREST PRESERVE/STATE PARKS
- OPEN SPACE
- PROPOSED ROADWAY IMPROVEMENTS

N

0 1.5 3 4.5 6

Miles

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Yorkville, Illinois 60560
630.553.4212

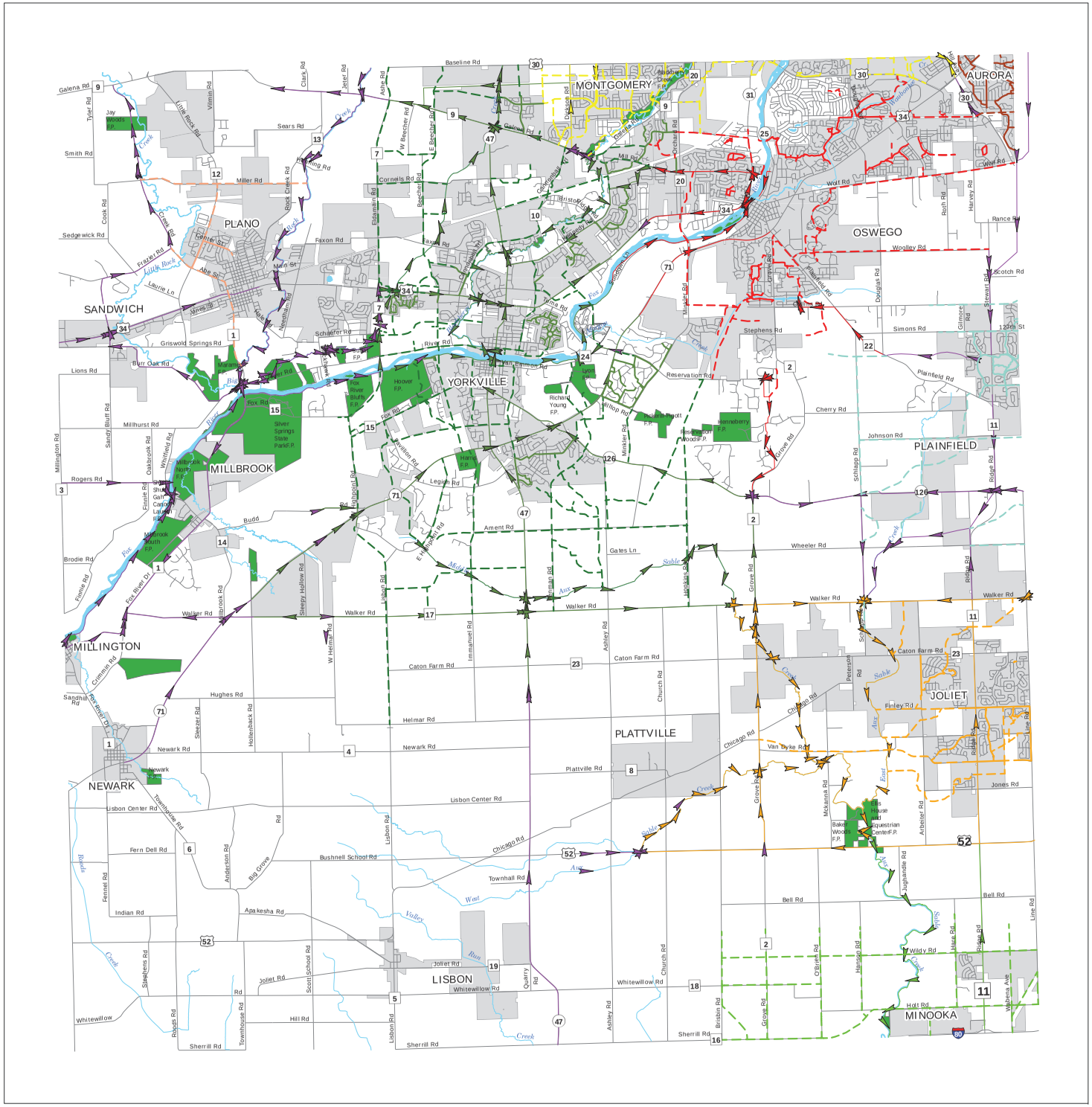
Created: *11/19/2020*

Multi-Use Trail Plan

KENDALL COUNTY

- 2020 -

http://www.co.kendall.il.us



Townships



0 1 2 3 4

Miles

Built Local Trails
- Aurora
- Joliet
- Minooka
- Montgomery
- Oswego
- Plainfield
- Plano
- Yorkville

Proposed Local Trails
- Joliet
- Aurora
- Minooka
- Montgomery
- Oswego
- Plainfield
- Plano
- Yorkville

Proposed Regional Trails
- County
- Joliet
- Minooka
- Montgomery
- Oswego
- Yorkville
- Hydrography Lines
- Centerlines
- Forest Preserves
- Water Features
- Incorporated Areas

Kendall County GIS
111 West Fox Street - Room 308
Yorkville, Illinois 60560
630.553.4212



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.

2. The Resource Management Concept Plan was amended in 1997 to remove a natural resource overlay near the southeast corner of Minkler Road and Reservation Road.

3. Section Ten of the LRMP Summaries by Township was updated in 1998 to include a more detailed plan for Na-Au-Say and Seward Townships.

4. The Transportation Goals and Objectives and Transportation Plan were updated in 1999.

5. The LRMP was updated to enhance implementation of new planned development regulations, reflect municipal annexations and new plans, and provide additional opportunities for economic development in April 2001.

6. Section Eight of the LRMP Summaries by Township was updated in 2002 to include a more detailed plan for Big Grove Township. Reference to multi-use trails was also updated.

7. Section Six of the LRMP Summaries by Township was updated in 2003 to include a more detailed plan for the Northern Three Townships.

8. Section Ten of the LRMP Summaries by Township was updated in 2003 to reflect current growth and development trends in Na-Au-Say Township, particularly along the East Route 126 Corridor. The Future Land Use Plan for Na-Au-Say Township was revised in 2005.

9. Section Seven of the LRMP Summaries by Township was updated in 2004-05 to include a more detailed plan for Fox and Kendall Townships.

10. Section Nine of the LRMP Summaries by Township was updated in 2005 to include a more detailed plan for Lisbon and Seward Townships. [Note: The LRMP Summary for Seward Township was moved from Section Ten.]

11. Updated Chapters One thru Five in April, 2011

12. **Updated Transportation Plan in 2021.**

Related Documents:

The WIKADUKE Trail Land Use and Access Management Study and Fox River Corridor Plan are available as separate documents.

SECTION THREE

PLANNING GOALS & OBJECTIVES

production and soil and water conservation.

HOUSING

Goal: *Management of the quality, quantity, location, and rate of housing development to insure the efficient use and conservation of the County's natural and public resources.*

Objectives:

A. Encourage a variety of housing types, commensurate with demands created by current needs and future growth, with an emphasis on single family development. Most attached housing products will likely occur within municipalities where public water and sewer service are available to support higher densities.

B. Continue to improve deteriorating residential areas, and assure safe, healthy, and attractive communities through preventive maintenance and appropriate reinvestment that can include the County's weatherization program.

C. Continue to insure that subdivisions provide a variety of designs and styles to avoid monotony.

D. Support logical and properly located opportunities for housing the elderly and the disabled.



TRANSPORTATION

Goal: *A transportation plan that has the capacity to promote the safe, efficient, and speedy movement of persons and goods. This network must anticipate the demands of growth, promote energy conservation, reduce pollution, and be updated regularly.*

Objectives:

A. Support and maintain the services of the Kendall Area Transit (KAT) which provides transportation services for the general public.

B. Ensure that State, Federal, Township, and Municipal officials are fully informed of adopted policies on transportation planning and development. Participation from these groups will be sought in preparation of all transportation plans.

C. Actively pursue regional planning efforts to develop and preserve options for the Wikaduke Trail, and Eldamain Road Corridor. ~~and the Prairie Parkway.~~ The Kendall County Scenic Guidelines and the WIKADUKE Trail Plan should be used in implementation of these roadways to promote context sensitive design solutions.



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 decisions.

E. Ensure that transportation plans and developments are consistent with county-wide goals and policies for Natural Resources, Agricultural Lands, Housing, Commercial and Industrial

SECTION FIVE

LAND RESOURCE AND MANAGEMENT AREA POLICIES

B. URBANIZED COMMUNITIES

Urbanized communities can be characterized by the extent and level of services offered to residents, and by the variety of supporting non-residential activities. Municipal and public services often include the following: police, fire and emergency medical services, municipal street maintenance, sweeping and snow plowing, local parks and recreation activities, municipal operated or licensed waste collection, and local library and cultural services. Non-residential activities include extensive and varied retail uses, commercial and business services, industry, institutions, schools, churches and other places of assembly.

Existing urbanized communities include Aurora, Joliet, Minooka, Montgomery, Newark, Oswego, Plainfield, Plano, Sandwich and Yorkville. To accommodate varying needs, a full range of housing types should be provided, allowing a free choice to those families or individuals who will find that living in Kendall County best fulfills their personal needs. Development within urbanized communities is regulated by each individual municipality.

The LRMP is based on the following *Planning Policies* for Urbanized Communities:

1. Incorporate land uses as shown in municipal comprehensive plans within the boundaries of existing municipalities in this LRMP.

2. Encourage a compact development pattern that clusters neighborhoods, villages, and towns, rather than a pattern that scatters isolated buildings and subdivisions.

3. Encourage the single family character of urbanized areas in the County while permitting the inclusion of limited townhome, apartment, and other multi-family development.

4. Build on the pattern of established urbanized communities, rather than creating new urbanized places isolated from existing development.

5. Encourage the planned growth of urban communities, including the expansion of municipal boundaries through annexation of lands only as shown on adopted municipal

plans.

6. Maximize the use of non-automotive modes of transportation, including walking, the use of bicycles, and mass transit.

7. Encourage concentrations of employment located in areas within the county providing good access to transportation and public safety services.

8. Establish specific area plans for employment zones emphasizing coordinated transportation system planning integrated with land use planning. One such zone should be in the I-80 Corridor in southeastern Kendall County near and within the Village of Minooka. ~~**Other possible zones would be located in proximity to future Prairie Parkway interchanges.**~~

9. Encourage commercial development within the County; major intersections may lend themselves to commercial use. Appropriate transportation improvements such as limited curb cuts, turn lanes, and access roads must be considered to provide for movement of traffic.

10. Use open water areas for public open space and storm water management or as the buffer surrounding residential or office uses which benefit from attractive views of the water.

11. Encourage the preservation and enhancement of historic and cultural sites and structures within urbanized communities.

The LRMP is based on the following *Management Policies* for Urbanized Communities:

a. The County acknowledges that the primary responsibility for achieving plan objectives within urbanized communities remains with the municipalities. The County further acknowledges that it shares responsibility with the municipalities and townships for achieving the plan objectives within the one and one-half (1½) mile area of shared jurisdiction.

TOWNSHIP SUMMARY

SECTION SIX

NORTHERN THREE TOWNSHIPS
(Little Rock, Bristol & Oswego Townships)

Initial Opinions & Observations of Planning Issues

Community representatives from the County, the three townships, and adjacent jurisdictions were invited to attend a kick-off meeting in June 2002. An Existing Land Use map for each township was displayed to show how land is currently used in each township. In addition, a Planning Issues map for each township was also displayed to show the existing transportation network as well as existing environmental characteristics. Community representatives were asked to make observations and express any concerns or opinions relating to the maps. They were also asked the following questions:

- What are the primary assets of the three townships?
- What are the main issues/problems that the three townships face?
- What are the main attractions in the three townships? (Why do people choose to move to this area?)
- What are the best examples of new developments in the three townships?

These questions help determine the strengths and weaknesses of the townships as well as the issues the townships face as they grow and develop. The following list summarizes the initial opinions and observations expressed by community representatives.

GENERAL COMMENTS

Initial comments/concerns

- ❑ Interviews with local representatives should include talks with representatives from the County Transportation Department, the township road commissions, township public works, and the Forest Preserve.
- ❑ Poor run-off in Bristol Township leads to flooding problems.
- ❑ Wetlands are separated by federal and local classifications, so it is important to differentiate between the two.
- ❑ It is important to see how the municipal plans will collectively impact the development of the 3 townships. An optimal 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**~~

- Lisbon/Eldamain Road maintained as an industrial development corridor
- Proposed extension of Miller Road (in Little Rock Township) into DeKalb County to relieve some of the traffic on Route 34
- Rural character of the three townships (important to preserve this character as the townships grow and develop)

PRIMARY ISSUES

What are the main issues/problems that the three townships face?

- Mitigate traffic congestion on Routes 34 and 47 by providing road improvements to handle increased traffic introduced by new developments
- Mitigate traffic congestion at access points of major roads
- Resolve transportation issues in the townships using a comprehensive County approach (forward transportation planning is needed)
- Maintain/create roadway connections between the three townships
- Preserve a limited access corridor for the future alignment of Eldamain Road and Lisbon Road
- Orchard Road should serve as a model for Lisbon/Eldamain Road and other commercial corridors
- ~~**Extend Little Rock Road (in Little Rock Township) southward into Fox Township**~~
- Increase access by providing more major arterial roads
- Explore potential opportunities for extending Metra service and providing Metra commuter rail stations along the Burlington Northern Railroad
- Promote a healthy balance between growth/development and preservation of rural character
- Discern farmland and open space property rights (use environmental features, natural breaks, roads, and existing land uses to form edges between adjacent properties); farmland represents open space to many residents; property rights issues are becoming more prevalent, especially as newcomers arrive and wish to halt developments after their arrival
- Preserve existing trees and natural features when developing the local landscape as development progresses in the townships
- Preserve Routes 34 and 47 for commercial development (to create tax base and keep shopping local); maintain a healthy mix of big-box developments with locally-owned businesses to keep local dollars in the area
- Maintain a balance between resolving transportation and accessibility issues and providing economic development opportunities along Orchard Road

TRANSPORTATION NETWORK

The transportation network shown on the Planning Issues Map includes existing arterial roads, major and minor collector roads, the Burlington Northern Railroad, scenic routes, and multi-use trails. The features of the network were primarily identified from the Kendall County Transportation Plan, which was originally prepared in March 1994 and updated in December 2002.

Each level of the four-level transportation network that traverses the Northern Three Townships is described in greater detail below.

Arterial Roads

State and federal routes typically act as the arterial roads which provide regional roadway access to, from, and within an area.

- **Little Rock Township:** Route 34 is the only arterial road that runs through Little Rock Township. **Route 34** provides access within the township and connects the township to the rest of Kendall County, DeKalb County to the west, and extends east to Chicago and west towards Iowa.
- **Bristol Township:** Four arterial roads run through Bristol Township. Route 34 and Route 30 both provide access within Bristol Township and connect the township to the rest of Kendall County. **Route 34** runs through the southern portion of the township while **Route 30** runs along the township's northern boundary. **Route 47** is a major north-south arterial road that carries a large load of traffic in the township. **Orchard Road** is a fourth arterial road that is situated directly west of the Bristol-Oswego township boundary and runs in a north-south direction.
- **Oswego Township:** Four arterial roads run through Oswego Township. Route 34 and Route 30 both provide access within Oswego Township and connect the township to the rest of Kendall County. **Route 34** runs in a diagonal direction from the southwest to the northeast parts of the township. **Route 30** runs in an easterly direction between the adjacent village limits of Montgomery and Oswego, intersects with Route 34, and then continues in a southeasterly direction into Will County. Routes 31, 25, and 71 are three other arterial roads that carry large loads of traffic in the township. **Route 31** runs along the western side of the Fox River and merges into Route 34 at the Washington Street Bridge in Oswego. **Route 25** runs through Montgomery along the eastern side of the Fox River and merges into Oswego's Main Street before merging into **Route 71**, which runs diagonally from the northeast to southwest. Route 71 also merges into Route 34 directly north of Oswego Community High School. **WIKADUKE Trail** is a proposed arterial that runs along the eastern edge of the township.

Major Collector Roads

Major collector roads, which typically are county roads, are intended to collect traffic from local roads and feed this traffic onto the arterial roads.

- **Little Rock Township:** Little Rock Township's major collectors include **Galena Road**, **Little Rock Road**, **Fox River Road**, **Rock Creek Road**, and **Eldamain Road**. All the major collectors are located within Little Rock Township except for Eldamain Road which runs along the township's eastern edge. ~~**An extension of Little Rock Road southward into Fox Township is proposed. Two alternatives are proposed: (1) extension to Fox River Road using Griswold Springs Road as a connection, or (2) extension to Whitefield Road in Fox Township.**~~
- **Bristol Township:** Bristol Township's major collectors include **Galena Road**, **Cannonball Trail**, **Bristol Ridge Road** and **Eldamain Road**.
- **Oswego Township:** Oswego Township's major collectors include **Plainfield Road**, **Grove Road**, **Wolfs Crossing Road**, **Collins Road**, **Douglas Road**, **Stewart Road**, and **Minkler Road**. All the major collectors are located within Oswego Township. A **realignment of Douglas Road** is proposed to connect its intersections with ~~**Route 34 and**~~ Wolfs Crossing Road. Another **proposed extension connecting Collins Road to Minkler Road** **and Route 71.** ~~**is under consideration**~~.

Minor Collector Roads

Minor collectors are typically township roads with less regional connectivity than major collectors.

- **Little Rock Township:** Little Rock Township's minor collectors include **Miller Road**, **Sandy Bluff Road**, and **River Road**.
- **Bristol Township:** Bristol Township's minor collectors include **Corneils Road**, **Dickson Road**, **Mill Road**, **Kennedy Road**, and **River Road**.
- **Oswego Township:** Oswego Township's minor collectors include **Light Road**, **Mill Road**, **Roth Road**, **Woolley Road**, and **Reservation Road**. Another minor collector is the segment of **Baseline Road** from Route 31 to the Route 30 bypass.

Local roads

Local roads are typically residential streets or rural routes that provide direct access to homes and farms. Local residential roads are generally located within and around municipalities. Griswold Springs Road, Beecher Road, and Simons Road are examples of local roads.

Railroad

The Burlington Northern Railroad runs through all three Northern Townships. The railroad starts west of the Fox River in Montgomery (near the Route 31/ Route 30 bypass), curves in a southwesterly direction into Bristol Township, passes through Yorkville and Plano, and eventually runs parallel to Route 34 as it enters Sandwich from Plano. Railnet is another local railroad which runs east of the Fox River, passes through downtown Oswego, veers slightly away from the river and follows along Route 71 towards Van Emmon Road (east of Yorkville).

Scenic routes

Scenic routes provide passing motorists with attractive views of the rural character of the Northern Three Townships. Identified scenic routes generally follow the Fox River and roadways that traverse the serene and undeveloped areas outside of municipalities (i.e. unincorporated areas).

Multi-use trails

Multi-use trails are primarily located along scenic routes, natural features (e.g. creeks), and some roadways. These trails create corridors that can potentially accomodate pedestrian, equestrian, bicycle, and other forms of trail users.

~~PROPOSED PRAIRIE PARKWAY CORRIDOR~~

~~The proposed Prairie Parkway is a transportation corridor aimed at creating a western north-south highway between I-88 and I-80 as well as alleviating traffic congestion on other regional roads resulting from growing development pressures. The Illinois Department of Transportation (IDOT) and the Edwards & Kelcey consulting group have developed a proposed study area that encompasses the parkway and adjacent land (i.e. farmland, private residences, etc.) that are most directly impacted by the parkway's development. As stated by IDOT and its consulting group, the proposed corridor study area is the least intrusive of options that still offers the intended transportation benefits. The corridor study area creates the crucial need for corridor protection aimed at providing responsible planning to prevent costly and conflicting development of land.~~

~~Compared to other options that were studied, the proposed corridor passes through fewer environmentally sensitive areas but more open, undeveloped spaces. Also, the Prairie Parkway's proposed path attempts to better serve the existing developments in the area between the City of Plano and the United City of Yorkville. The proposed Prairie Parkway Corridor study area is shown on the Planning Issues Map. More specifically, the corridor study area runs along the eastern edge of Little Rock Township.~~

~~Although only a small segment of the proposed parkway would run through Little Rock Township, its impact on the township's environmental features, agricultural land, and present developments should be analyzed to establish methods to minimize negative effects.~~

Goals & Objectives

The following goals and objectives have been developed to guide planning efforts for the northern three townships of Little Rock, Bristol, and Oswego. Numbered goals have generally been extracted from the existing Kendall County LRMP, while more specific lettered objectives have been added to address concerns unique to the Northern Three Townships.

1. **Mutually supportive, non-adversarial team of municipal, township, school, park, county and other governments working toward the benefit of everyone in Kendall County.**

    a. Continue to work with municipalities to reach agreement on future land use patterns and develop effective growth management strategies.

    b. Continue to work with municipalities to develop boundary agreements based on logical service areas and compatibility with County, municipal, and township goals and objectives to avoid competitive annexations and pre-mature development.

    c. Evaluate the extent to which municipalities cumulatively envision development of the three townships.

    d. The County should be the primary entity to be in charge of resolving regional transportation issues within the three townships and issues involving other counties, townships, and municipalities located outside Kendall County.

    e. Encourage municipalities to provide a diversity of housing options.

    f. Explore ways to amend County and municipal regulations to reduce potential conflicts between agricultural and non-agricultural uses and between other differing uses.

2. **Use of land resources in a manner sensitive to inherent environmental limitations.**

    a. Reduce flooding and generally prevent development within flood plain and wetland areas.

    b. Enact measures to preserve existing trees and natural features as new developments occur in the three townships.

    c. Increase connectivity of greenways within the three townships and to the surrounding townships and communities.

d. Support creation of wetland banks to accommodate storm water management and to enhance the viability of wetland environments.

e. Pursue acquisition of key woodlands and open space corridors, where feasible.

f. Encourage expansion and maintenance of parkways along Route 34, **and** Route 71~~**, and the proposed Prairie Parkway.**~~

3. A strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents.

a. Evaluate economic development potential along the proposed Prairie Parkway corridor.

b. Ensure Lisbon/Eldamain Road is maintained as a commercial-industrial development corridor.

c. Ensure that Little Rock Road and the WIKADUKE Trail are maintained for commercial development.

d. Preserve Orchard Road, Route 34, and Route 47 for commercial uses both to create a tax base and to encourage local shopping opportunities.

e. Allow limited big-box development opportunities to encourage local shopping rather than encouraging spending in areas like the Randall Road and Route 59 Corridors.

f. Encourage opportunities for locally owned businesses.

4. A pattern of compact, urban development, countryside residential, and agricultural environments that enhance the quality of personal and community life.

a. Maintain the viability of agriculture and open spaces by promoting residential planned developments. Provide open space buffers between agriculture and residential developments. Such buffers are typically located along natural drainage ways or along existing roadways.

b. Encourage development to occur within areas that are readily accessible to public infrastructure and support services.

Transportation Issues

As Kendall County's Northern Three Townships face increasing pressure for development, the transportation infrastructure must be upgraded to handle the subsequent increase in roadway traffic. Various types of road improvements have been planned by IDOT as well as Kendall County. The most notable transportation issue facing the Northern Townships (particularly Little Rock Township) is the proposed Prairie Parkway Corridor. Road improvements and the proposed parkway are discussed below.

The scheduled road improvements for the Northern Three Townships in IDOT's highway capital improvement plan are outlined in the Situation Audit. Additional road improvements are also needed to enhance the overall transportation system. Although these improvements are not part of the County's five-year capital improvement plan, they are shown on the Future Land Use and Transportation Plan map and are described below.

ROADWAY NETWORK

The Transportation Plan shows a four-level roadway network as follows:

Expressways

~~**The Prairie Parkway is the only expressway proposed within this part of Kendall County.**~~ Expressways are limited access roadways designed to carry regional and interstate traffic. Expressways are controlled by State or Federal government.

Arterial Roads

Typically state or federal roadways, arterial roads are designed to carry regional traffic through multiple municipalities and across counties. Route 47 and Route 34 are good examples of arterial roadways that are designed to move traffic through the area with limited access to abutting properties. Orchard Road is currently the only county-controlled arterial road in this part of Kendall County. Control of the WIKADUKE Trail is undetermined at this time.

Major Collector Roads

Major collector roads link homes and businesses to the regional arterial and freeway system. The majority of major collectors are controlled by the County, although stretches within municipalities may be locally managed.

Minor Collector Roads

Minor collector roads also connect homes and businesses to major collector roads and to the regional roadway system. Most minor collectors either serve a specific community or township. Minor collectors may fall under the control of Kendall County, the individual township, or the individual municipality. Many of the minor collectors shown on the trans-

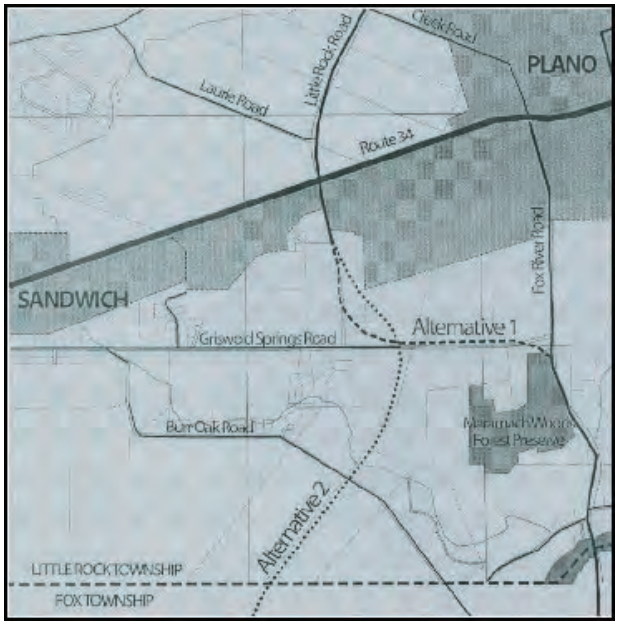
portation plan for the three townships do not appear on the County's Transportation Plan due to their limited regional impact. However, they do provide critical local connections at the township and municipal levels and are important to consider at this planning scale.

PROPOSED ROAD IMPROVEMENTS

Proposed road improvements for each township are outlined below:

Little Rock Township

- Extension of Miller Road from Tyler Road westward into DeKalb County. When linked with a similar extension in DeKalb County, this extension is expected to relieve some traffic on Route 34 through Plano.
- Extension of Miller Road from Rock Creek Road eastward to connect with Corneils Road.
- ~~**Extension of Little Rock Road southward into Fox Township to connect with Whitfield Road.**~~
- Extension of Eldamain Road from River Road southward to connect with Lisbon Road across the Fox River. ~~**In addition, the name of Eldamain Road should be changed to Lisbon Road for consistency throughout the County.**~~
- Intersection improvement at the intersection of Route 34 and Fox River Road.
- ~~**Intersection improvements at the connection points of the proposed Little Rock Road extension to Fox River Road via Griswold Springs Road. The image on the left shows the two alternative extensions for Little Rock Road.**~~
- ~~**Incorporation of the Prairie Parkway Corridor, recorded by IDOT, as a key transportation element. The significance of the corridor is discussed in greater detail in the following subsection.**~~
- **Extend Millington Road North to Lions Road to Connect with Route 34.**
- Development of a trail system within Little Rock Township, which includes off-street and on-street trails that traverse the township and connect to the trail systems within the municipal limits of Plano, Sandwich, and Yorkville



~~*Two alternative extensions of Little Rock Road southward into Fox Township are proposed. Alternative 1 connects Little Rock Road with Fox River Road via Griswold Springs Road (Fox River Road extends into Fox Township). Alternative 2 extends Little Rock Road along a curving path to connect with Whitefield Road in Fox Township.*~~

Bristol Township

- Realignment of Ashe Road with Eldamain/Lisbon Road at the Galena Road intersection providing improved north/south connections into Kane County and to the Aurora Airport in Sugar Grove.
- Extension of Cannonball Trail to connect with Dickson Road at Galena Road **and Gordon Street**.
- Intersection improvement at the intersection of Galena Road and Orchard Road.

- Extension of Light Road westward from the Burlington Northern Railroad (in Oswego Township) to Orchard Road.
- Intersection improvement at the intersection of Galena Road, Kennedy Road, and Mill Road.
- Development of a trail system within Bristol Township, which includes off-street and on-street trails that traverse the township and connect to the trail systems within the municipal limits of Montgomery, Plano, Oswego, and Yorkville.
- Development of a trail system within Bristol Township, which includes off-street and on-street trails that traverse the township and connect to the trail systems within the municipal limits of Montgomery, Plano, Oswego, and Yorkville.
- Development of a network of collector roads within the Village of Montgomery's planning area. Montgomery's 2002 Comprehensive Plan envisions a network of collector roads located north of Galena Road, south of Route 30, east of Route 47, and west of Orchard Road. Dickson Road is the only current collector road in this area, but Montgomery plans to develop additional collectors traveling in both east-west and north-south directions. The most prominent addition would be the Gordon Road Parkway, which connects with the intersection of Galena Road and Kennedy Road (east of Dickson Road) and curves northward past Route 30 into Kane County.
- Extension of Beecher Road and/or Countryside Parkway as potential river crossings over the Fox River in Yorkville. One alternative river crossing proposed by Yorkville is the north-south extension of Beecher Road, which would traverse just west of the P.N.A. Youth Camp grounds and cross the river at the Bristol-Kendall Township line. Another alternative is the western extension of Collins Road to connect with Countryside Parkway in Yorkville at Route 34. This extension would also tie into Route 71.

Oswego Township

- Realignment of Douglas Road from Wolfs Crossing Road northward to Route 34 (in the Village of Oswego).
- Extension of Collins Road eastward from Gilmore Road to Stewart Road. This extension will link to 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 align- ment 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 recom- mended 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 attrac- tively 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.~~

Successful implementation of the land use and transportation strategies outlined in this plan requires Kendall County to work with the three townships and all affected municipalities. Certain implementation steps will be carried out by each entity, but the implementation strategy as a whole will be guided by intergovernmental cooperation to ensure that different steps either complement each other or avoid conflicts with each other.

Implementation action steps are separated into steps completed by the County and steps carried out by the townships and municipalities. Also, guidelines for the establishment of effective transition spaces between residential and agricultural uses are outlined.

County Action Steps

- Replace the Township Summaries for Little Rock, Bristol, and Oswego Townships in the Kendall County LRMP with this Land Resource Management Plan.
- Reserve appropriate right-of-way during plat review for proposed road improvements depicted on the Future Land Use Plan.
- Implement a notification and recognition program to identify and acknowledge landowners who have protected the County's environmental and scenic assets. Recognition should only be made with the landowner's permission but can create a sense of pride and renewed commitment to resource protection.
- ~~**Work with IDOT and property owners along the proposed Prairie Parkway and other proposed road improvements throughout the Northern Three Townships to coordinate land use and roadway design standards.**~~
- Encourage new residential developments to locate within municipal boundaries to prevent the construction of isolated subdivisions that have no link to any local municipality.
- Publish the LRMP for the Northern Three Townships on a webpage maintained by the County.

TOWNSHIP SUMMARY

SECTION SEVEN

FOX & KENDALL TOWNSHIPS

Transportation Network

The transportation network shown on the Planning Issues Map includes arterial roads, major and minor collector roads **and ~~, and the proposed Prairie Parkway Corridor~~**. The features of the network were primarily identified from the Kendall County Transportation Plan, which was produced in August 1999 and has been updated regularly. Each level of the four-level transportation network that traverses Fox and Kendall Townships is described in greater detail below.

- **Arterial Roads**. State and federal routes typically act as the arterial roads, providing regional roadway access to, from, and within an area. Route 71, Route 47, and Route 126 are the three arterial roads serving the two townships. **Route 71** runs diagonally through the two townships providing access within the two townships as well as to Kane County to the north and LaSalle County to the west. **Route 47** runs north-south through the center of Kendall County serving Kendall Township and also provides access to Kane County to the north and Grundy County to the south. **Route 126** runs east-west through the center of Kendall County connecting to Route 47 and providing access to Will County to the east. **Lisbon Road/ Eldamain Road** is another proposed north-south route through the County.

- **Major Collector Roads.** Major collector roads, which typically are county roads, are intended to collect traffic from local roads and feed this traffic onto the arterial roads. **Fox River Drive**, **County Line Road**, **Millbrook Road**, **Whitfield Road**, **Fox Road** (existing and proposed extension), **Van Emmon Road**, **Minkler Road**, **Crimmins Road**, **Caton Farm Road**, and **Ashley Road** are identified as the major collectors serving Fox and Kendall Townships. Segments of three other roads, including the **segment of Highpoint Road** north of Route 71, the **segment of Van Emmon Road** between Route 47 and Route 71, and the **segment of Walker Road** between Route 71 and Route 47 are also identified as major collectors.

- **Minor Collector Roads**. A minor collector road is similar to a major collector road such that they are both generally used to collect traffic from local roads and feed this traffic onto arterial roads. However, minor collectors differ from their counterparts in the sense that major collectors assume a greater regional significance and connectivity. In addition, minor collectors are typically township or municipal roads. **Millhurst Road**, **Budd Road**, **Immanuel Road**, the **segment of Van Emmon Road** east of Route 71, the **segment of Highpoint Road** east of Eldamain Road, **Gates Lane/Wheeler Road**, and **segments of Walker Road** (one segment running west of Route 71 and another segment running east of Route 47) are identified as the minor collectors currently serving Fox and Kendall Townships. Yorkville's transportation plan proposes classifying **Legion Road** and **Penman Road** as minor collectors as well as extending Legion Road east to Ashley Road and Penman Road south to Caton Farm Road and north to Van Emmon Road.

- **Local Roads**. Local roads are typically residential streets or rural routes that provide direct access to homes and farms. Local residential roads are generally located within incorporated areas. Local rural roads such as Rogers Road, Hollenback Road, Ament Road, and Immanuel Road, among others, run throughout Fox and Kendall Townships.

In addition to the Existing Land Use and Planning Issues Maps, the Location Map depicts Fox and Kendall Townships in the context of the larger regional transportation network as well as various neighboring communities in adjacent counties.

In addition to the general road system, Fox and Kendall Townships are also served by alternative forms of transportation, namely railroad and future multi-use trails.

- **Railroad**. The Illinois RailNet Railroad, which primarily provides freight service through the County and State, runs through both Fox and Kendall Townships. More specifically, the railroad enters the County in Millington and runs in a northeasterly direction through the two townships passing through Millbrook and Yorkville before continuing along the Fox River and north into Oswego Township. The railroad has various road crossings throughout the two townships, including a future crossing with the proposed Prairie Parkway.

- **Multi-Use Trails.** Multi-use trails are primarily proposed along scenic routes, natural features (e.g. creeks), and some roadways. These trails will potentially create recreation corridors that can accommodate pedestrian, equestrian, bicycle, and other forms of trail users.

~~**Proposed Prairie Parkway Corridor**~~

~~**The proposed Prairie Parkway is a transportation corridor aimed at creating a western north-south highway between I-88 and I-80 as well as alleviating traffic congestion on other regional roads resulting from growing development pressures. Relative to Fox and Kendall Townships, the proposed Prairie Parkway Corridor is located within Fox Township between the ComEd utility right-of-way and the township boundary. In Spring 2007, the Illinois Department of Transportation (IDOT) announced the preferred alternative alignment for the Prairie Parkway, selecting the best of three alternatives that most effectively met the purpose and need for the roadway, had the least impact on environmental resources, and garnered the most support from local governments and the general public. With great participation from the public, IDOT's selection of the preferred alignment was evaluated on different travel alternatives, engineering studies, and environmental analysis.**~~

~~**Also, the Prairie Parkway's preferred alignment is designed to better serve existing and future developments in the vicinity of the parkway. The impact of the proposed Prairie Parkway Corridor on the two townships' environmental features, agricultural land, present residences and businesses, and planned developments should be analyzed to establish methods to minimize negative effects. The preferred alignment for the Prairie Parkway is shown on the Planning Issues Map.**~~

Goals and Objectives

The following goals and objectives have been developed to guide planning efforts for Fox and Kendall Townships. Many of the goals reflect the general management goals outlined in Section 4 of the Kendall County Land Resource Management Plan (LRMP). The objectives listed under each goal address specific issues unique to the two townships.

1. **Mutually supportive, non-adversarial team of municipal, township, school, park, county, and other governments working toward the benefit of everyone in Kendall County.**

    a. Continue to work with municipalities to reach agreement on future land use patterns and develop effective growth management strategies.

    b. Continue to work with municipalities to develop boundary agreements based on logical service areas and compatibility with county, municipal, and township goals and objectives to avoid competitive annexations and premature development.

    c. Provide planning assistance to the Community of Millbrook, particularly with review of future development and general land resource management. Millbrook's zoning designations will be consistent with those of Kendall County.

    d. Evaluate the extent to which municipalities cumulatively envision development of Fox and Kendall Townships.

    e. Consign the County with the primary responsibility for resolving regional transportation issues within Fox and Kendall Townships and issues involving other counties, townships, and municipalities located outside Kendall County.

    f. Encourage municipalities to provide a diversity of housing options with particular attention afforded to ensuring each municipality maintains a minimum of 10% affordable housing as mandated by the State's recently enacted Affordable Housing Plan and Appeal Act.

    g. Explore ways to amend County and municipal regulations to reduce potential conflicts between agricultural and non-agricultural uses and between other differing uses.

2. **Use of land resources in a manner sensitive to inherent environmental limitations.**

    a. Reduce flooding and generally prevent development within floodplain and wetland areas.

    b. Enact measures to preserve existing trees and natural features as new developments occur in Fox and Kendall Townships.

c. Utilize the Fox River Corridor Plan in the County LRMP Appendix to evaluate areas to enhance connectivity of greenways within Fox and Kendall Townships and the surrounding townships and communities.

d. Support creation of wetland banks to accommodate stormwater management and to enhance the viability of wetland environments.

e. Conduct a natural resource inventory for all proposed developments located in unincorporated areas.

f. Pursue the acquisition of key woodlands and open space corridors, where feasible. Establishing additional public or private park or recreation areas would enhance the variety of existing public and private recreation areas in Fox and Kendall Townships.

g. Minimize negative impacts on productive farmland by directing development to farmland areas that are considered non-productive as well as areas immediately adjacent to existing communities.

h. Encourage expansion and maintenance of parkways along Route ~~71 and the proposed Prairie Parkway~~.

i. Investigate potential floodplain impact on the Millhurst dam in the Fox River.

j. Consider off-site stormwater impacts when reviewing new development projects. In particular, address drainage issues along Fox Road and the railroad in the northeast section of Fox Township.

3. A strong base of agriculture, commerce, and industry that provides a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents.

a. Maintain the agricultural character of Fox Township by supporting existing and attracting new farms and agricultural businesses.

b. Enhance the quality of services provided by local businesses by catering to the needs and concerns of local business owners and local entrepreneurs.

c. Encourage opportunities for locally owned businesses.

d. Explore economic development opportunities along Route 47 Corridor to enhance the tax base and to encourage local employment and shopping opportunities.

4. **An equally balanced pattern of compact, contiguous urban development, countryside residential, and agricultural environments to enhance the quality of personal and community life.**

    a. Maintain the viability of agriculture in Fox Township by promoting compact residential development and providing open space buffers between agricultural and residential uses. Such buffers will typically be established along natural drainage ways or existing roadways.

    b. Encourage development to occur within areas that are readily accessible to public infrastructure and support services.

    c. Promote minimum fire safety standards relating to the provision of adequate water supplies for fire fighting in unincorporated areas, with particular consideration of incorporating the National Fire Protection Association's "NFPA 1142: Standard on Water Supplies for Suburban and Rural Fire Fighting" into the County's Subdivision Control Ordinance.

    d. Create a transition of development densities between suburban scale and agricultural/rural scale.

    e. Maintain the small town atmosphere in Millington and Millbrook by controlling the rate of growth and the size of developments.

5. **A rural environment that provides for continuation of viable agricultural activities and a rural character and lifestyle.**

    a. Require new developments adjacent to agricultural areas to provide open space buffers and transition between uses.

    b. Preserve scenic routes and vistas by maintaining contiguous stretches of farmland and open space, requiring thoughtful design and placement of landscape features, and requiring appropriately scaled building setbacks from the road centerline.

6. **Management of the quality, quantity, location, and rate of housing development to provide for the efficient use of the County's land resources.**

    a. Provide opportunities for appropriate types of residential development in and around areas adequately served by public roads, utilities, and services.

b. Encourage conservation design via clustered development and/or planned unit development (PUD) that protects and incorporates natural features and open space with creative land planning.

c. Establish a comprehensive and updated inventory of environmentally sensitive features, including wetlands, floodplain areas, and rivers and water bodies of local and statewide significance and develop regulations for their protection.

7. Provision of appropriate local and regional recreational facilities and schools to serve a growing population.

a. Share growth projections and new development proposals with local school and fire districts to facilitate their long-range planning activities.

b. Develop a broad range of recreational opportunities, including trails, forest preserves, woodlands, and community centers through acquisition and public/private partnerships.

c. Encourage consolidation of open space amenities provided in new developments into areas large enough to accommodate the needs of a variety of users.

8. Improvement of major transportation routes to facilitate travel to, within, and through the region.

~~**a. Continue to participate in planning for the Prairie Parkway.**~~

b. Extend Eldamain Road (in Little Rock Township) south across the Fox River to connect with Lisbon Road.

~~**c. Extend Whitfield Road north to connect with Little Rock Road in Little Rock Township.**~~ **Extend Millington Road North of Lions Road to Route 34**

d. ~~**Extend Caton Farm Road west from Lisbon Road to Crimmins Road**~~.

e. Extend Ashley Road north to connect with the Minkler Road/Route 126 intersection.

f. Extend Penman Road south to Caton Farm Road and north along Yorkville's east side to intersect with Route 126 and Route 71 and terminate at Van Emmon Road (per Yorkville's Transportation Plan).

g. Extend Legion Road east to Ashley Road (per Yorkville's Transportation Plan).

h. Encourage intersection improvements at the intersections of Millbrook Road/Fox River Drive and Route 71/Walker Road.

i. Encourage interconnected street layouts between residential developments.

j. Utilize the Fox River Corridor Plan in the County LRMP Appendix to plan for multi-use trails to accommodate the circulation, access, and recreational needs of pedestrian, equestrian, bicycle, and other forms of trail users. A network of multi-use trails also provides the opportunity to create an interconnected system of recreation paths connecting the variety of public and private parks and recreation areas in Fox and Kendall Townships. This trail network should also connect with trails within new residential developments wherever possible.

k. Continue to plan for the proposed Fox Road extension

~~**l. Continue to plan for the proposed Helmar and Lisbon bypass.**~~

m. Continue to plan for the proposed Crimmins Road bypass.

n. Relocate Walker Road west of Route 71 to make connection with the new Fox River Drive/Crimmins Road Intersection.

o. Connect Millbrook Road with the Millbrook Bridge by aligning Millbrook Road and Whitfield Roads behind the existing bank building.

Future Land Use & Transportation Plan

The Future Land Use & Transportation Plan Map depicts a long-range vision for the future growth and development of Fox and Kendall Townships. Like most comprehensive plans, it would take at least 15 to 20 years for the Future Land Use & Transportation Plan Map to completely materialize as depicted. The future land uses and transportation improvements depicted on the map are only recommendations and are subject to change in response to the dynamic growth and development of the two townships.

Transportation Issues

In addition to the planned road improvements outlined in IDOT's Proposed Highway Improvement Program for the Fiscal Year 2005-2011, the Future Land Use & Transportation Plan Map depicts a few other additions and improvements to the local transportation network. These transportation additions and improvements include:

- **Intersection Improvements**. Intersection improvements help resolve traffic problems at intersections by realigning roads, adding traffic lights and/or signs, and adding dedicated turn lanes if necessary. Potential intersection improvements are shown at the following four intersections:

  - Fox River Drive and Millbrook Road (within Millbrook)
  - Route 71, Walker Road, and Millbrook Road
  - Millhurst Road, Fox River Drive, and River Road (north of the river in Little Rock Twp)
  - Route 71, Highpoint Road, Lisbon Road, and Budd Road

- **Road Reclassifications**. As the population of the two townships grows and development increases, certain roads begin to carry more and more traffic. As a result, some roads may require reclassification to be properly identified in accordance with the amount of traffic they carry:

  - **Lisbon Road/Eldamain Road**. Anticipating the potential for Lisbon Road/Eldamain Road to become a major regional thoroughfare just as Orchard Road has become in recent years, it is recommended that Lisbon Road/Eldamain Road be redesignated from a major collector to an arterial. Lisbon Road/Eldamain Road is currently maintained by the County; however, increasing traffic volumes and other considerations may make it more practical to transfer the road to State jurisdiction, particularly if the road is to be redesignated as an arterial road. The future land use plan recommends primarily residential land uses along Lisbon Road/Eldamain Road. Therefore, a 50 ft setback is required for Lisbon Road/Eldamain Road outside of the required road right-of-way to ensure sufficient space between the road and development sites for landscaping and other buffering techniques.

- **Legion Road and Penman Road**. Yorkville's transportation plan proposes that Legion Road and Penman Road be classified as minor collectors. These roads are anticipated to remain as Township and/or municipal roads.

- **Other minor collector roads**. Budd Road, Immanuel Road, and the segment of Highpoint Road looping south of Route 71 are also classified as minor collectors. All three of these roads are planned to remain as Township roads. In addition, realignment of the 90-degree turn near the middle of Budd Road is recommended to enhance safety.

- **Road Extensions**. In addition to reclassifying Legion Road and Penman Road as minor collectors, extensions are proposed for these two roads. In particular, Legion Road extends east to Ashley Road while Penman Road extends north to Van Emmon Road and south to Caton Farm Road. Other potential road extensions include:

  - ~~**Whitfield Road extends north to connect with Little Rock Road (in Little Rock Twp).**~~
  - **Millington Road extends north to Lions Road and Route 34.**
  - Eldamain Road extends south to connect with Lisbon Road with a bridge crossing of the Fox River.
  - ~~**Caton Farm Road extends west to Crimmins Road.**~~
  - Wheeler Road extends west to Lisbon Road.
  - Highpoint Road extends north to Fox Road.
  - Ashley Road extends north to connect with Minkler Road.
  - ~~**Millington Road extends north to connect with 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 recreational amenities.

- **Scenic Routes**. Scenic routes provide passing motorists with attractive views of the rural character of Fox and Kendall Townships. Identified scenic routes generally follow the Fox River and roadways that traverse the serene and undeveloped areas outside of municipalities. Scenic routes are identified along the following roads:

  - Route 71 (entire stretch from Newark northeast towards Oswego)
  - Fox River Drive (from Millington north towards Plano)
  - Millhurst Road (from Fox River Drive west to the Kendall/LaSalle County line)
  - Finnie Road (from Rogers Road south to Millington Road)
  - Crimmins Road (from Fox River Drive southwest to the Kendall/LaSalle County line)
  - Highpoint Road (south of Route 71)
  - Pavillion Road (from Fox Road south to Route 71)
  - Burr Oak Road (from Millhurst Road northwest towards Sandwich)
  - Van Emmon Road (from Route 47 east to Route 71)
  - Rogers Road (from Finnie Road to Whitfield Road)

  ~~**The scenic route designation should also be assigned for the proposed Prairie Parkway.**~~ In order to maintain these scenic routes in the face of development, roadways designated as scenic routes should maintain a minimum setback of 150 feet from the roadway centerline. Since scenic routes are not limited to roadways, attractive views should also be preserved along multi-use trails, particularly applying setback requirements as established in the County's Scenic Route Guidelines and guidelines identified in the forthcoming Fox River Corridor Plan.

Prairie Parkway Corridor

One of the most prominent transportation issues facing the two townships is the Prairie Parkway, which is IDOT's response to the growing demand for a north-south transportation corridor between Interstate 88 in Kane County (northwest of the Village of Sugar Grove) and Interstate 80 in Grundy County (north of the Village of Minooka). The rapid commercial and residential growth south of I-88 (particularly around Yorkville, Oswego, Montgomery, and Aurora) gives rise to the need for protection of a transportation corridor that adequately serves the increasing traffic demand in the vicinity. As stated by IDOT, the proposed corridor is the least intrusive of options that still offers the intended transportation benefits. Designation of the corridor provides for corridor protection aimed at providing responsible planning to prevent costly and conflicting development of land.

In Spring 2007, IDOT announced the preferred alternative alignment for the Prairie Parkway, which was selected as the alternative that most effectively met the purpose and need for the roadway, had the least impact on environmental resources, and garnered the most support from local governments and the general public. The preferred alignment was evaluated on public comment, different travel alternatives, engineering studies, and environmental analysis. The preferred alignment of the Prairie Parkway is depicted on the Future Land Use & Transportation Plan map as a future expressway running between the ComEd utility ROW and the township line in Fox Township. It is anticipated that actual roadway construction will take at least ten years to complete. The County Transportation Plan suggests that the roadway should be designed as a scenic route, with attention given to views to and from the road. It is recommended that the roadway be designed as a true parkway with extensive prairie plantings and grade separated and divided lanes. Overall, the County should work closely with IDOT and take a pro-active role in the planning and design process for the proposed Prairie Parkway.

Although developing the entire length of the Prairie Parkway as an attractively landscaped parkway may not be feasible, certain segments should be developed using the parkway design concept to optimize views of and from the road. The attractive vistas provided by Fox Township's rolling rural landscape would provide optimal views of and from the Prairie Parkway, particularly in the northern section of the township at the river crossing and near the Silver Springs State Fish and Wildlife Area. As a scenic route, the Prairie Parkway should follow the County's Scenic Route Guidelines, which is provided in the LRMP Appendix. The segment of the Prairie Parkway in the southern section would be appropriate for a more typical highway design, particularly along the ComEd transmission line south of Route 71. Road enhancements for the parkway would also be appropriate at the Route 71 interchange.

Compatible governmental, educational, religious, and recreational uses also may be permitted in these areas. Suburban Residential uses are typically located around incorporated areas since these areas have the highest likelihood of being annexed into the municipality. As a result, Suburban Residential uses are primarily proposed around Yorkville's current municipal boundaries as well as limited sections around Millbrook.

- **Commercial**. The Commercial land use category provides for office and retail establishments that offer goods and services in easily accessible locations. Commercial uses are mainly located along Route 47, particularly at the intersections with Ament Road, Walker Road, Caton Farm Road, and Helmar Road. Other Commercial uses are located along Route 71 at the intersections with the Route 126, ~~**Prairie Parkway**~~, Walker Road, and Chicago Road near Newark. One other Commercial use is proposed at the intersection of Millbrook Road and Fox River Drive near Millbrook.

- **Transportation Corridor**. The Transportation Corridor land use category includes concentrations of land uses that require accessibility to large metropolitan markets. Transportation corridors are located along major federal and state highways that carry high volumes of traffic. County economic development efforts can focus on preparing the areas adjoining high-capacity transportation routes for commercial, industrial, or office development. Limited residential uses may also be included along transportation corridors if integrated into larger planned developments of 40 acres or more. Route 47 is identified as the only transportation corridor in Fox and Kendall Townships, starting from Yorkville's southern boundary at Legion Road and extending south to Caton Farm Road. In order to maintain efficient circulation along the Route 47 transportation corridor, transportation elements such as frontage roads, limited curb cuts, right-in/right-out site access, and appropriate traffic light spacing (typically a minimum of ½-mile) are recommended. Minimum setbacks, landscaping requirements, and other physical design guidelines similar to those approved in Yorkville are also recommended to maintain an attractive appeal along the Route 47 transportation corridor. Appropriate zoning categories for the transportation corridor include B-5 PUD, B-6, and limited B-3.

- **Mixed Use Business**. The Mixed Use Business land use category provides for employment opportunities for County residents while providing a balanced tax base. Appropriate uses include offices, warehousing, highway-oriented commercial businesses, and light industrial uses as permitted within the County's B-5 Business Planned Development District, B-6 Office and Research Park District, and M-1 Limited Manufacturing District. Heavy industrial uses as defined for the County's M-2 Heavy Industrial District are prohibited. Buildings and land in this category should be properly landscaped and developed in an orderly manner that conveys a well-maintained environment, which is particularly important to create an attractive buffer between for Mixed Use Business areas and any adjacent residential areas. Due to their high trip generation rates, these uses are generally planned in easily accessible locations, such as the Mixed Use Business uses proposed ~~**around the Prairie Parkway interchange at Route 71 and**~~ at the Route 71/Walker Road intersection. The landscaping and appearance standards established

Implementation Strategy

Successful implementation of the land use and transportation strategies outlined in this plan requires Kendall County to work with the three townships and all affected municipalities. Certain implementation steps will be carried out by each entity, but the implementation strategy as a whole will be guided by intergovernmental cooperation to ensure that different steps either complement each other or avoid conflicts with each other. Implementation action steps are separated into steps completed by the County and steps carried out by the townships and municipalities. Also, guidelines for the establishment of effective transition spaces between residential and agricultural uses are outlined.

County Action Steps

- Replace the Land Resource Management Plan for Fox, Kendall, and Big Grove Townships in the Kendall County LRMP with this updated plan.
- Add the Fox River Corridor Plan to the Kendall County LRMP appendix.
- Reserve appropriate right-of-way during plat review for proposed road improvements depicted on the Future Land Use Plan.
- Implement a notification and recognition program to identify and acknowledge landowners who have protected the County's environmental and scenic assets. Recognition should only be made with the landowner's permission but can create a sense of pride and renewed commitment to resource protection.
- Work with IDOT and property owners along ~~the proposed Prairie Parkway and other~~ proposed road improvements throughout Fox, Kendall, and Big Grove Townships to coordinate land use and roadway design standards.
- Encourage new residential developments to locate within municipal boundaries to prevent the construction of isolated subdivisions that have no link to any local municipality.
- Publish the LRMP for Fox, Kendall, and Big Grove Townships on the County's webpage.

Municipal/Township Action Steps

- Maintain an intergovernmental agreement with Kendall County to promote continued joint planning and cooperation.
- Encourage neighboring communities to establish or update boundary agreements with each other.

TOWNSHIP SUMMARY

SECTION EIGHT

BIG GROVE TOWNSHIP

Future Land Use & Transportation Plan

Transportation Issues

As mentioned in the Situation Audit, the only short-term road improvement project planned for Big Grove Township is the resurfacing of the segment of Lisbon Road located between Joliet Road and the south county line (Kendall-Grundy Counties). According to Kendall County's 5-year capital improvement plan, completion of this resurfacing project is slated for later this year.

Although they are not planned in the county=s 5-year capital improvement plan, the following road improvements have been proposed:

$Improvement of road visibility along Townhouse Road at the curved intersection with Benton Street (southeast Newark). [*A sharp curve currently reduces road visibility.*]

$Realignment of the intersection of Newark Road with Route 71 as a T-intersection (eastern section of Newark). [*A T-intersection would create a safer driving environment at this key intersection, especially if development occurs around it.*]

$Realignment of two separated segments of Townhouse Road presently intersected by Route 52 (center of the township). [*Route 52 currently offsets the northern and southern segments of Townhouse Road.*]

$Improvement of road visibility along the curved transition between Route 52 and Lisbon Road (north of Lisbon). [*A patch of trees currently obscures road visibility.*]

In addition to these road improvements, the following major road construction projects are currently under consideration:

$Smoothing of Route 52 at the eastern section of the township (north of Lisbon) to eliminate existing tight curves.

$~~**Potential Crimmins Road extension extending south to Route 71 on the west side of Newark.**~~

Implementation Strategy

In order to successfully implement transportation and land use strategies outlined in this plan, Kendall County must work alongside with Newark, Lisbon, and the rest of the township. Although each entity is responsible for carrying out its own implementation steps, the implementation must still be guided by intergovernmental cooperation to ensure that different steps either complement each other or avoid conflicts with each other. Implementation action steps are divided into steps completed by the county and steps carried out by the township and its municipalities. In addition, guidelines for the production of effective transition spaces between residential and agricultural uses are outlined.

County Action Steps

- Replace the Big Grove Township Summary in the Kendall County LRMP with this Land Resource Management Plan.

- ~~**Amend the County Transportation Plan to include the Prairie Parkway corridor protection area after IDOT records a centerline.**~~

- Reserve appropriate right-of-way during plat review for proposed road improvements depicted on the Future Land Use Plan.

- Install roadside pull-off stops and interpretive signs along the scenic routes of Route 71 and Townhouse Road.

- Implement a notification and recognition program to identify and acknowledge landowners who have protected the County=s environmental and scenic assets. Recognition should only be made with the landowner=s permission, but can create a sense of pride and renewed commitment to resource protection.

- Work with property owners and IDOT along the proposed Prairie Parkway and other proposed road improvements throughout the township to coordinate land use and roadway design standards.

- Encourage new residential developments to locate within municipal boundaries to prevent the construction of isolated subdivisions that have no link to any local municipality.

Municipal/Township Action Steps

- Maintain an intergovernmental agreement with Kendall County to promote continued joint planning and cooperation.

- Encourage new residential developments to locate within municipal boundaries to prevent the construction of isolated subdivisions that have no link to any local municipality.

TOWNSHIP SUMMARY

SECTION NINE

LISBON & SEWARD TOWNSHIPS

- **Scenic Views**. The rolling topography of the two townships provides various scenic views. Some views offer wide vistas of the County's natural landscape and rural character. Other scenic views offer a visual corridor along a roadway, some enhanced by tree canopies.

Transportation Network

The transportation network for Lisbon and Seward Townships is comprised of a system of major and minor roads, including two major proposed regional roadways. In addition to an expressway, arterial roads, and major collector roads, Lisbon and Seward Townships will be served by the proposed Prairie Parkway and WIKADUKE Trail. The features of the network were primarily identified from the Kendall County Transportation Plan, which was produced in August 1999 and has been updated regularly. Each level of the transportation network that traverses Lisbon and Seward Townships is described in greater detail below.

- **Expressways**. Federal highways are typically categorized as expressways and provide regional roadway access within an area as well as interstate access across the country. **Interstate 80**, which runs through the southeast corner of Seward Township, is the only existing expressway within the two townships. One interchange is provided at Ridge Road. Grundy County is also hoping to add another interchange on I-80 at a location mid-way between Ridge Road and the existing Route 47 interchange in Morris. ~~**The proposed Prairie Parkway, which is described in greater detail below, will be the second expressway serving the two townships and will serve as a regional connection between I-88 and I-80.**~~

- **Arterial Roads**. State and federal routes typically act as the arterial roads providing regional roadway access to, from, and within an area. The two townships are served by three existing and one proposed arterial roads. **Route 52** is an east-west arterial providing access within the two townships as well as to Big Grove Township to the west and Will County to the east. **Route 47** is a north-south arterial providing access within Lisbon Township as well as to Kendall Township to the north and Grundy County to the south. **County Line Road** is another north-south arterial which separates Kendall County from Will County to the east. The proposed **WIKADUKE Trail**, which is described in greater detail below, is intended to be a limited access arterial traveling along Ridge Road and serving as a regional north-south connection between I-88 and I-80.

- **Major Collector Roads.** Major collector roads, which are often county roads, are intended to collect traffic from local roads and feed this traffic onto arterial roads. **Newark Road**, **Plattville Road**, **Joliet Road**, **Sherrill Road**, **Lisbon Road**, **Ashley Road**, **Grove Road**, **Holt Road, Brisbin Road, Arbeiter Road,** and **Wildy Road** are identified as the major collectors serving Lisbon and Seward Townships. The **segment of Whitewillow Road** between Route 47 and Grove Road is also identified as a major collector. When incorporated into a municipality, jurisdiction of these major collector roads is typically transferred to the municipality.

- **Minor Collector Roads.** A minor collector road is similar to a major collector road. However, minor collectors differ from their counterparts in the sense that major collectors assume a greater regional significance and connectivity. In addition, minor collectors are typically township or municipal roads. Minor collectors serving the two townships include **Bell Road**, **Van Dyke Road**, and **Jones Road**.

- **Local Roads**. Local roads are typically residential streets or rural routes that provide direct access to homes and farms. Local residential roads are generally located within incorporated areas.

In addition to the Existing Land Use and Planning Issues Maps, the Location Map depicts Lisbon and Seward Townships in the context of the larger regional transportation network as well as various neighboring communities in adjacent counties.

The general road system serving Lisbon and Seward Townships is also supplemented by alternative forms of transportation, namely railroad and multi-use trails. The **EJ&E Railroad**, which primarily provides freight service through the County and State, runs through the far southeast corner of Seward Township. **Multi-use trails** are primarily proposed along scenic routes, natural features (e.g. creeks), and some roadways. These trails will potentially create recreation corridors that can accommodate pedestrian, equestrian, bicycle, and other types of trail users.

~~**Proposed Prairie Parkway Corridor**~~
~~**The proposed Prairie Parkway is a transportation corridor aimed at creating a western north-south highway between I-88 and I-80 as well as alleviating traffic congestion on other regional roads resulting from growing development pressures. As it relates to Lisbon and Seward Townships, the proposed Prairie Parkway Corridor starts in the west-central portion of Lisbon Township and proceeds in a southeasterly direction through the two townships before terminating at a proposed interchange with I- 80 just south of the Kendall-Grundy County border. The Illinois Department of Transportation (IDOT) and the Edwards & Kelcey consulting group developed a proposed study area that encompasses the parkway and adjacent land (e.g. farmland, private residences, etc.) that are most directly impacted by the parkway's development. As indicated in the study, the proposed corridor study area is the least intrusive option that still offers the intended transportation benefits. The corridor study area creates the crucial need for corridor protection aimed at providing responsible planning to prevent costly and conflicting development of land. Compared to other options that were studied, the proposed corridor was selected because it passes through fewer environmentally sensitive areas. Also, the parkway's proposed path attempts to better serve existing and future developments in the vicinity of the parkway. The impact of the proposed Prairie Parkway Corridor on the two townships' environmental features, agricultural land, present residences and businesses, and planned developments will be analyzed to establish methods to minimize negative effects and maximize appropriate development opportunities.**~~

WIKADUKE Trail
~~**Similar to the proposed Prairie Parkway, t**~~The WIKADUKE Trail is a transportation corridor intended to connect traffic between I-88 and I-80 and alleviate traffic congestion on other regional roads. The proposed road system alignment for the WIKADUKE Trail includes existing rights-of-way along Ridge Road, Plainfield Road, and Stewart Road extending north to Eola Road. As it relates to Lisbon and Seward Townships, the WIKADUKE Trail follows along the right-of-way for Ridge Road located near the Kendall-Will County boundary. Planning for the WIKADUKE Trail is a joint effort by Will, Kane, DuPage, and Kendall Counties. A Land Use & Access Management Study was conducted from 2002-2004 with primary focus on the concept of context sensitive design, which considers the total context within which a transportation improvement project will exist. The goal is a transportation facility that fits its physical setting and preserves scenic, aesthetic, historic, and environmental resources while maintaining safety and mobility. **This plan for Lisbon and Seward Township is cognizant of the context sensitive design ideas produced by the Land Use & Access Management Study as growth and**

development in the two townships are addressed. Also~~, just like the proposed Prairie Parkway~~, the impact of the WIKADUKE Trail on the two townships' environmental features, agricultural land, and present and future residential and non-residential developments will be analyzed to establish methods to minimize negative effects and maximize development opportunities.

Traffic Volume

IDOT regularly monitors traffic counts on major roads throughout the State and periodically publishes average daily traffic counts. The map below shows the annual average daily traffic counts for 2003 on the major roads serving Lisbon and Seward Townships [*Note: All traffic counts were last recorded in 2002 except for major arterials Route 47 and Route 52, which were last recorded in 2003*]. In general, the traffic volume on a road is measured by the annual average number of vehicles traveling on that particular road per day.

Annual Average Daily Traffic Counts, 2002-2003
Lisbon & Seward Townships



Source: Illinois Department of Transportation, 2002-2003.

In comparison to the annual average traffic counts recorded for 1994 and 1998, traffic volumes on most roads throughout Lisbon and Seward Townships have experienced increases. Aside from the arterials Route 47 and Route 52, most roads experienced moderate increases in traffic volume. The road segments that experienced the most significant increases in traffic volume were the segments crossing at the Route 47/Route 52 intersection. In particular, the traffic volume along the southbound segment of Route 47 experienced an increase of 41.6% from 1998-2003 (5-year span) and an increase of 51.8% from 1994-2003 (9-year span). Also, the traffic volume along the eastbound segment of Route 52 experienced an increase of 31.8% from 1998-2003 and a considerable increase of 93.3% from 1994-2003.

These trends generally indicate that the recent population growth and development of Kendall County have a significant impact on the local road network, particularly the major arterials with spillover effects

on minor arterials and smaller local roads. Overall, the effects of future developments on traffic volumes on all roads should be kept under consideration in order to minimize traffic problems. In particular, any new developments should consider future transportation needs and reserve appropriate rights-of-way for future roadway improvements and new roadways (e.g. ~~the Prairie Parkway and~~ extensions of existing roads).

Road Improvements

IDOT's Proposed Highway Improvement Program for the Fiscal Year 2006-2011 outlines the planned road improvements for Lisbon and Seward Townships (as well as the rest of the state) to be undertaken within the next several years. Planned road improvements for Lisbon and Seward Townships are summarized in the table below.

Road Improvement	Township	Location/Road Segment	Project Date
Land Acquisition	Seward	I-80 interchange at Ridge Rd	2006
Interchange Reconstruction	Seward	I-80 interchange at Ridge Rd	2006
Resurfacing & Cold Milling	Lisbon	Rte 52 (Townhouse Rd to Rte 47)	2006
Bridge Replacement	Lisbon	Rte 52 over Aux Sable Creek	2007-2011
Preliminary Engineering (Plan Preparation)	Lisbon	Rte 52 over Aux Sable Creek	2007-2011
Resurfacing & Cold Milling	Lisbon & Seward	Rte 52 (Rte 47 to Will County Line)	2006

Public Facilities & Utilities

In addition to the circulation and access provided by the transportation network, the public infrastructure system serving Lisbon and Seward Townships also includes a system of public facilities and utilities. Public facilities include the school and fire districts. Utilities infrastructure includes electricity service, gas service, and water and sewer systems. In addition, a number of communication towers are located throughout the two townships.

School Districts

The tables below list the high school and grade school districts serving Lisbon and Seward Townships. Maps of school districts are also provided on pages 18 and 19.

High School Districts

District #	District Name	Service Area
18	Newark High School District	Western and southern sections of Lisbon Twp, including the Village of Lisbon
101	Morris High School District	A portion of Sections 32 and 33 of Lisbon Twp
111	Minooka High School District	Eastern and southern sections of Lisbon Twp and all of Seward Twp, including the City of Joliet and the Village of Minooka
115	Yorkville High School District	Northern and eastern sections of Lisbon Twp

Goals & Objectives

The following goals and objectives have been developed to guide planning efforts for Lisbon and Seward Townships. While many of the goals and objectives reflect the general management policies outlined in Section 4 of the Kendall County Land Resource Management Plan (LRMP), some goals and objectives relate to the unique character of Southeast Kendall County, particularly the Aux Sable Creek Watershed and the potential for a mining district east of Lisbon.

1. **Mutually supportive, non-adversarial team of municipal, township, school, park, county, and other governments working toward the benefit of everyone in Kendall County.**

    a. Continue to work with municipalities to reach agreement on future land use patterns and develop effective growth management strategies.

    b. Continue to work with municipalities to develop boundary agreements based on logical service areas and compatibility with county, municipal, and township goals and objectives to avoid competitive annexations and premature development.

    ~~c. Consider the incorporation of the Community of Plattville.~~

    d. Evaluate the extent to which municipalities cumulatively envision development of Lisbon and Seward Townships.

    e. Consign the County with the primary responsibility for resolving regional transportation issues within Lisbon and Seward Townships and issues involving other counties, townships, and municipalities located outside Kendall County.

    f. Work with the Aux Sable Creek Watershed Committee, the Conservation Foundation, the Kendall County Conservation Foundation, and the Kendall County Forest Preserve District to promote environmental awareness and best stewardship practices.

2. **Use of land resources in a manner sensitive to inherent environmental limitations.**

    a. Reduce flooding and generally prevent development within floodplain and wetland areas, including adoption of the 0.10 cfs allowable release rate proposed by the City of Joliet throughout the Aux Sable Creek Watershed.

    b. Encourage environmentally sensitive development within the Aux Sable Creek Watershed.

    c. Enact measures to preserve existing trees and natural features as new developments occur in Lisbon and Seward Townships.

    d. Increase connectivity of greenways within Lisbon and Seward Townships and the surrounding townships and communities, including maintenance of a 150 ft corridor on each side of the stream bank as outlined in the Kendall County Greenway Plan.

    e. Pursue the acquisition of key woodlands and open space corridors.

f. Support creation of wetland banks to accommodate stormwater management and to enhance the viability of wetland environments.

g. Encourage creation of a greenway along the proposed ~~Prairie Parkway and~~ WIKADUKE Trail.

3. A strong base of agriculture, commerce, and industry that provides a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents.

a. Maintain the agricultural character of Lisbon Township by supporting farms and agricultural businesses.

b. Explore economic development opportunities along I-80, Route 52, **and** WIKADUKE Trail~~, and the proposed Prairie Parkway Corridor~~ to enhance the local tax base and to encourage local employment and shopping opportunities.

c. Evaluate the need for a mining district east of Lisbon to take advantage of the area's natural resources and create a special use district around the quarries.

d. Evaluate the need for additional industrial uses throughout the two townships to provide employment opportunities and complement agricultural and commercial uses.

4. An equally balanced pattern of compact, contiguous urban development, countryside residential, & agricultural environments to enhance the quality of personal & community life.

a. Encourage development to occur within areas that are readily accessible to public infrastructure and support services.

b. Create a transition of development densities between suburban and agricultural/rural scales.

c. Maintain the small town atmosphere in Lisbon and Plattville by controlling the rate of growth and the size of developments.

5. A rural environment that provides for continuation of viable agricultural activities and a rural character and lifestyle.

a. Require new developments adjacent to agricultural areas to provide open space buffers and transition between uses.

b. Preserve scenic routes and vistas by maintaining contiguous stretches of open space, requiring thoughtful design and placement of landscape features, and requiring appropriately scaled building setbacks from the road centerline.

6. Management of the quality, quantity, and location of housing development to provide for the efficient use of the County's land resources.

a. Provide opportunities for appropriate types of residential development in and around areas adequately served by public roads, utilities, and services.

b. Encourage conservation design via clustered development and/or planned unit development (PUD) that protects and incorporates natural features and open space, particularly within and around the Aux Sable Creek Watershed.

c. Establish a comprehensive and updated inventory of environmentally sensitive features, including wetlands, floodplain areas, watersheds, and rivers and water bodies of local and statewide significance and develop regulations for their protection.

7. Provision of appropriate local and regional recreational facilities and schools to serve a growing population.

a. Share growth projections and new development proposals with local school, fire, and park districts to facilitate their long-range planning activities.

b. Develop a broad range of recreational opportunities, including trails, forest preserves, woodlands, and community centers through acquisition and public/private partnerships.

c. Encourage consolidation of open space amenities provided in new developments into areas large enough to accommodate the needs of a variety of users.

8. Improvement of major transportation routes to facilitate travel to, within, and through the region.

~~a. Create an overlay zone over the Prairie Parkway to ensure attractive and appropriate right-of-way design as well as adequate circulation for various modes of transportation.~~

b. Continue planning for the WIKADUKE Trail in accordance with the recommendations cited in the WIKADUKE Trail Land Use & Access Management Study.

c. Provide road extensions, road realignments, and intersection improvements to facilitate efficient circulation and sufficient road access throughout the County.

d. Encourage pathway bridge crossings across WIKADUKE Trail.

e. Encourage interconnected street layouts between residential developments.

f. Encourage the maintenance of scenic routes by preserving vistas and maintaining adequate right-of-way setbacks along scenic roadways, particularly along the WIKADUKE Trail and proposed Prairie Parkway as well as within the vicinity of the Aux Sable Creek.

g. Provide multi-use trails to accommodate the circulation, access, and recreational needs of pedestrian, equestrian, bicycle, and other forms of trail users.

Future Land Use & Transportation Plan

The Future Land Use & Transportation Plan Map depicts a long-range vision for the future growth and development of Lisbon and Seward Townships. Similar to a comprehensive plan, a 15 to 20 year time period is generally anticipated for the recommendations shown on the Future Land Use & Transportation Plan Map to completely materialize as depicted. The future land uses and transportation improvements depicted on the map are subject to change in response to the dynamic growth and development of the two townships.

Transportation Issues

In addition to the planned road improvements outlined in IDOT's Proposed Highway Improvement Program for the Fiscal Year 2006-2011, the Future Land Use & Transportation Plan Map depicts a few other additions and improvements to the local transportation network. These transportation additions and improvements include:

- **Intersection Improvements**. Intersection improvements help resolve traffic problems at intersections by realigning roads, adding traffic lights and/or signs, and adding dedicated turn lanes if necessary. Potential intersection improvements are shown at the following four intersections:

  - Realignment of Van Dyke Road (near Arbeiter Road)
  - Grove Road, Chicago Road, and a realigned Van Dyke Road
  - WIKADUKE Trail and Route 52
  - County Line Road and Route 52

- **Road Reclassifications**. As the population of the two townships grows and development increases, certain roads begin to carry an increasing amount of traffic. As a result, roads may require reclassification to be properly identified in accordance with the amount of traffic they carry. As indicated on the map, Whitewillow Road (the segment of running west from Route 47) and Wildy Road have been reclassified as minor collectors and will remain under Township jurisdiction unless annexed into a municipality.

- **Road Extensions**. Potential road extensions include:

  - Route 52 (the curve leading from Lisbon Township into Big Grove Township)
  - McKanna Road (curving southwest to connect with O'Brien Road at Route 52)
  - Theodore Road (leading westward from the Kendall-Will County Line to Arbeiter Road)
  - Van Dyke Road (realigned and leading eastward from Arbeiter Road to the Kendall-Will County Line connecting with Black Road)
  - Baltz Road (leading westward from the Kendall-Will County Line into Seward Township)
  - Seil Road (leading westward from the Kendall-Will County Line into Seward Township)
  - Mound Road (leading westward from the Kendall-Will County Line into Seward Township)
  - Wildy Road (leading westward from Hanson Road to O'Brien Road)
  - Holt Road (curving southwest to connect with Sherrill Road at O'Brien Road)

- **Multi-Use Trails**. As described in the Situation Audit, multi-use trails are primarily proposed along scenic routes, natural features (e.g. creeks), and some roadways. A network of multi-use trails creates an interconnected system of recreation paths connecting the variety of public and private parks and recreation areas in Lisbon and Seward Townships. These trails will accommodate pedestrian, equestrian, bicycle, and other forms of trail users. In some locations, it may be appropriate to develop separate trails to accommodate various trail users. It is anticipated that the Forest Preserve District will continue to work together with local park districts to create plans for a connected network of trails, open space, parks, and recreation. The County's recently adopted Greenways Plan provides some direction in this regard. Links to this regional trail system should be provided within new developments.

- **Pathway Bridge Crossings**. As indicated in the Land Use & Access Management Study for the WIKADUKE Trail, two pathway bridge crossings are planned to provide safe pedestrian and bicycle access across the WIKADUKE Trail. The first bridge crossing is located north of Jones Road within an area recently incorporated into Joliet. The second bridge crossing is located north of Bell Road. These two potential bridge crossings will also tie into the planned multi-use trail system.

- **Scenic Routes**. Scenic routes provide passing motorists with attractive views of the rural character of Lisbon and Seward Townships. Identified scenic routes are located near the area including the Aux Sable Creek and Baker Forest Preserve as well as along the proposed Prairie Parkway and WIKADUKE Trail corridors. In order to maintain these scenic routes in the face of development, roadways designated as scenic routes should maintain a minimum setback of 150 feet from the roadway centerline for any new structures.

~~**Prairie Parkway Corridor**~~

~~**One of the most prominent transportation issues facing the two townships is the Prairie Parkway, which is IDOT's response to the growing demand for a north-south transportation corridor between Interstate 88 in Kane County (northwest of the Village of Sugar Grove) and Interstate 80 in Grundy County (north of the Village of Minooka). The rapid commercial and residential growth south of I-88 (particularly around Yorkville, Oswego, Montgomery, and Aurora) gives rise to the need for protection of a transportation corridor that adequately serves the increasing traffic demand in the vicinity. As stated by IDOT, the proposed corridor is the least intrusive of options that still offers the intended transportation benefits. Designation of the corridor provides for corridor protection aimed at providing responsible planning to prevent costly and conflicting development of land.**~~

~~**Based on a series of public hearings and other forums as well as several modifications to proposed corridor designs, IDOT officially recorded a roadway corridor on July 24, 2002. The Prairie Parkway Corridor is depicted on the Future Land Use & Transportation Plan map. This alignment is subject to revision based on further environmental and engineering review. It is anticipated that actual roadway construction will take at least ten years to complete. IDOT holds periodic public workshops and presentations to gather input from local communities to properly plan for the Prairie Parkway. The County Transportation Plan suggests that the roadway should be designed as a scenic route, with attention given to views to and from the road. It is recommended that the roadway be designed as a true parkway with extensive prairie plantings and grade-separated and divided lanes. The County has adopted a set of scenic route guidelines that are designed to promote roadway design which is**~~

~~**sensitive to the unique natural characteristics of Kendall County. Overall, the County should work closely with IDOT and take a pro-active role in the planning and design process for the proposed Prairie Parkway.**~~

~~**A potential Prairie Parkway Overlay District may also be appropriate in the area where the parkway intersects with Routes 47 and 52. An overlay district would include characteristics such as efficient interchanges, economic development opportunities, and enhanced landscaping or other streetscape elements.**~~

~~***Given the potential for a shift in the roadway alignment and the need to minimize conflicting land uses, all areas in the general corridor of the Prairie Parkway are currently identified for agricultural use. When a specific roadway path is determined, future land uses in these areas should be re-examined.***~~

WIKADUKE Trail

~~**Similar to the proposed Prairie Parkway, t**~~The WIKADUKE Trail presents an opportunity to provide a transportation corridor that adequately serves the increasing traffic demand in the vicinity. In addition to the transportation benefits presented by the WIKADUKE Trail, economic development opportunities are also presented, particularly given Joliet's growth westward into Kendall County and Minooka's recent and anticipated annexations in southern Seward Township. As stated in the Situation Audit, **this plan will be cognizant of the context sensitive design ideas produced by the Land Use & Access Management Study as growth and development in the two townships are addressed**.

Future Land Use Issues

In addition to showing proposed transportation improvements, the Future Land Use & Transportation Plan Map depicts a pattern of land uses that would accommodate growth and development in Lisbon and Seward Townships over the next 15 to 20 years. Future land use recommendations were based on a synthesis of analyses of existing land uses, current and anticipated growth and development patterns, and input from the Ad Hoc Committee, County, township, and municipal officials, residents, and other local stakeholders.

Future land use categories include three different residential categories, commercial, mixed use business, mining, public/institutional, public recreation/parks, open space, and agricultural uses. The recommended residential densities are based upon the gross buildable acreage of a given parcel of land. The gross buildable portion of the land is determined by subtracting those areas of the property that are not suitable for development. These areas include floodplains and wetlands. Refer to the definition in the Residential Planned Development (RPD) section of the County Zoning Ordinance for more details.

The future land use categories include the following:

- **Municipality**. The Municipality category represents areas that are incorporated into one of the following municipalities: Lisbon, Joliet, and Minooka. Land uses within an incorporated area are governed by the municipal zoning ordinance.

- **Agricultural**. Intended primarily to encourage farming and agricultural businesses and to protect the existing character of rural areas, the Agricultural land use category is designed to provide for

The County is exploring the concept of establishing a **Mining District** (denoted by the hatched areas on the map), which would create a special use district within which other mining quarries could be established to take advantage of Kendall County's rich stock of natural resources. The County continues to work with its mining consultant to identify the most viable location(s) for a Mining District, keeping in mind the availability of natural resources, impacts on the environment, access to key transportation routes, and proximity to incompatible land uses. Any specific mining application will be closely reviewed to ensure that it meets environmental performance standards appropriate to Kendall County and the specific location, including the buffering of such uses from adjacent residential, institutional, or public uses. Road impacts will also be closely evaluated to minimize impact on local transportation systems.

The proposed Mining District illustrated on the Future Land Use & Transportation Plan Map was based on review of soil borings in the area and testimony regarding the presence of quality stone with limited cover. The Illinois Department of Natural Resources is preparing to conduct the Illinois Geological Survey to study and map subsurface geology throughout the State. The survey is anticipated to provide a wealth of data that will provide insight on the type, quality, and location of natural resources. Survey results would also provide insight into the potential designation of a Mining District or a set of multiple dispersed quarries. The County plans to monitor the progress of the survey and accordingly plan for a Mining District as data becomes available over the next few years. The proposed Mining District has been pulled back from Route 47 to preserve opportunities for future commercial development.

- **Public/Institutional**. The Public/Institutional land use category applies to those lands where existing or proposed federal, state, or local governmental activities are conducted. Public and private educational and other non-profit organization facilities are also categorized as public/institutional uses, but none of these types are currently present in Lisbon and Seward Townships. The Public/Institutional uses shown on the Future Land Use & Transportation Plan represent only existing churches, cemeteries, public utility facilities, and schools including the future Minooka High School site ~~at~~ **near** Route 52 and County Line Road. Additional Public/Institutional uses will certainly be established in the two townships to accommodate future population growth, but they are not shown on the map due to the complexity of projecting the size and locations of these future uses.

- **Public Recreation/Parks**. The Public Recreation/Parks land use category includes all state parks, forest preserves, and other public recreational uses such as parks, nature preserves, multi-use trails, picnic areas, and other recreation facilities. Public Recreation/Park uses provide for recreational opportunities for a growing population and also provide opportunities for improved flood control and wetland banking. Lisbon and Seward Townships currently offer a select amount of Public Recreation/Park uses, including small recreational ball fields and Baker Forest Preserve along the Aux Sable Creek. Similar to Public/Institutional uses, the Future Land Use & Transportation Plan only shows existing Public Recreation/Park uses. Additional Public Recreation/Park uses will certainly be established in the two townships to accommodate future population growth, but they are not shown on the map due to the complexity of projecting the size and locations of these future uses.

TOWNSHIP SUMMARY

SECTION TEN

NA-AU-SAY TOWNSHIP

FUTURE LAND USE & TRANSPORTATION PLAN

Transportation Issues

Major transportation improvements anticipated within the study area include the following. No specific time frame has been established for these improvements.

- Development of the WIKADUKE Trail, including realignment of Ridge Road north of Wheeler Road to connect with Plainfield Road at Route 126.
- Realignment of Grove Road to permit a continuous north/south movement at Route 126.
- A multi-use trail system is proposed to connect existing and future public open space areas with major pockets of residential development.
- Extension of Reservation Road northeast from Grove Road to the intersection of Plainfield Road and Simons Road.
- Alignment of Schlapp Road to connect with Douglas Road at Plainfield Road.
- Alignment of Ashley Road to connect with Minkler Road at Route 126.
- Extension of Wheeler Road from Hopkins Road west to Ashley Road.
- Extension of Arbeiter Road directly north to Wheeler Road and then curving northeast from Wheeler Road to Johnson Road.
- Extension of Theodore Road from County Line Road west to Arbeiter Road.
- Development of a north-south minor collector road located halfway between Grove Road and Schlapp Road, extending from Route 126 to Caton Farm Road and then curving southeast to McKanna Road.
- Development of a local neighborhood road system for the Planned Rural Residential neighborhood located northwest of the intersection of Route 126 and Grove Road.
- A multi-use trail system is proposed to connect existing and future public open space areas with major pockets of residential development.
- **Extension of Johnson Road to the County Line.**
- **Extension of Cherry Road into the Henneberry Woods Forest Preserve.**

Future Land Use Plan

The planning issues described earlier provide the basis for the Future Land Use Plan. The Future Land Use Plan for Na-Au-Say Township was originally adopted in October 1998 as part of the overall South Eastern Kendall County Growth Management Plan for Seward and Na-Au-Say Townships. The 1998 Future Land Use Plan planned for the western half of Na-Au-Say Township to maintain an agricultural character. The eastern half of the township was planned for residential land uses of varying densities, particularly due to the expected growth and development of the Village of Plainfield and the City of Joliet. Regional commercial and mixed use business uses were also proposed in the 1998 Plan.

Prompted by growing development pressure and completed in 2004, the Future Land Use Plan for Na-Au-Say Township was updated with specific focus on the East Route 126 Corridor. Although the updated Future Land Use Plan follows the same land use designations from the 1998 Future Land Use Plan, the updated version provides vastly different land use recommendations for the for Na-Au-Say Township. Residential land uses are now proposed as the most dominant use throughout a majority of the township. In particular, most of the residential land uses east of Schlapp Road are designated as Suburban Residential (maximum density of 1.00 du/ac). Planned Rural Estate Residential and Planned Rural Residential uses also characterize Na-Au-Say Township and are scattered throughout the township. Under the updated plan prepared and adopted in 2004, the remaining agricultural areas in the township are located in the southwest corner, south

of Walker Road and west of the East Aux Sable Creek. Regional commercial uses are located along the WIKADUKE Trail at the Route 126 and Caton Farm Road intersections. Neighborhood commercial uses are also located along the WIKADUKE Trail as well as along Route 126. Public/Institutional uses, parks, open spaces and creek corridors also characterize the township.

In conjunction with the 2004 update for Na-Au-Say Township, some of the proposed land uses for southern Oswego Township were adjusted to complement the land use pattern under the East Route 126 Corridor Plan. This did not however alter the recommendations set in the Land Resource Management Plan text for the Northern Three Townships (including Little Rock, Bristol and Oswego Townships), which was adopted in June 2003. It should further be noted that at the time the updated Future Land Use Plan for Na-Au-Say Township was approved, a growth or resource management plan had not been developed yet for Kendall Township; as a result, the future land use recommendations shown for neighboring Kendall Township reflected the available information at the time of approval. A resource management plan for Kendall Township was approved later in March 2005 (see Section Seven). With the update of Lisbon and Seward Townships in 2005, it was recognized that the agricultural uses originally shown in Southern Na-Au-Say Township were no longer viable. Accordingly, the plan map has been adjusted to provide a more seamless transition with the land uses projected for Seward Township per the 2005 update of the portion of the Land Resource Management Plan.

Land Use Categories

All recommended residential densities described below are based upon the gross buildable acreage of a given parcel of land. The gross buildable portion of the land is determined by subtracting those areas of the property that are not suitable for development. These areas include flood plains and wetlands.

The land use categories described below are illustrated on the Future Land Use Plan.

Agricultural. Intended primarily to encourage farming and agricultural businesses and to protect the existing open space character of rural areas, this land use category is designed to provide for continued agricultural use. Residential use shall generally not be permitted unless it is directly associated with the operation of a local farm.

Planned Rural Estate Residential. (Not to exceed .45 dwelling units per gross buildable acre.) The Planned Rural Estate Residential land use category promotes large-lot and/or low density detached single family residential development. This land use category is generally consistent with the County's R-1 zoning district which requires a minimum 3 acre lot size. Planned development and clustering based on the County's RPD-1 zoning district are encouraged within this land use category to preserve the natural features of the land such as topography and vegetation. Lot size may be varied with a planned development, but the overall density should generally be within the guidelines established in this plan. The district provides a semi-rural or countryside setting, retaining a greater amount of open space. Compatible governmental, educational, religious, and recreation uses also may be permitted in these areas.

Planned Rural Residential. (Generally not to exceed .65 dwelling units per gross buildable acre.) The Planned Rural Residential land use category promotes large-lot and/or low density detached single family residential development. This land use category is generally consistent with the County's R-2 zoning district which requires a minimum 2 acre lot size. Planned development and clustering based on the County's RPD-2 zoning district are encouraged within this land use category to preserve the natural features of the land such as the topography and vegetation. Lot size may be varied with a planned development, but the overall density should generally be within the guidelines established in this plan. Particularly creative development plans

providing additional public amenities may be appropriate for an additional density bonus. Density transfers may be considered where land with unique natural features such as woodlands will be dedicated to the Forest Preserve District. The district provides a semi-rural or countryside setting, retaining a greater amount of open space. Compatible governmental, educational, religious, and recreational uses also may be permitted in these areas. Public water should be provided where practical.

Suburban Residential. (Not to exceed 1.0 dwelling units per gross buildable acre if developed under County zoning authority or 2.5 dwelling units per gross buildable acre if developed within a municipality.) This land use category promotes a residential character of low to medium density residences. Higher municipal densities are appropriate on lots where adequate public sewer and water systems exist or can be made available. Creative planned developments may also be appropriate under County zoning authority at a much lower density under the County's RPD-3 zoning regulations. While anticipated to contain primarily single family detached housing, some attached housing units may be considered, particularly within a planned development. Compatible governmental, educational, religious, and recreational uses also may be permitted in these areas.

Neighborhood Commercial. This land use category provides for office and retail establishments that offer a limited range of goods and services in locations that have direct access to residential neighborhoods. The purpose is to provide for commercial uses which are oriented to the automobile. These uses are concentrated at the intersection of Caton Farm Road and County Line Road and at major intersections along Route 126.

Mixed Use Business. The Mixed Use Business land use category provides for employment opportunities for County residents while providing a balanced tax base. This land use category is consistent with the County's Office and Research Park District as well as the County's three manufacturing districts. Buildings and land in this category should be properly landscaped and developed in an orderly manner that conveys a well-maintained environment. Due to their high trip generation rates, these uses are generally planned in easily accessible locations, such as the Mixed Use Business uses located along County Line Road and near the I-80 interchange at WIKADUKE Trail/Ridge Road. The land south of the Johnson Road extension should be classified as Mixed Use Business.

Regional Commercial. This land use category provides for office and retail establishments that offer a wide range of goods and services in locations that have access to heavily traveled expressways and arterial roadways. The purpose is to provide for commercial uses which are oriented to the automobile. These uses are concentrated along the future WIKADUKE Trail.

Public/Institutional. The Public/Institutional land use category applies to those lands where existing or proposed federal, state, or local governmental activities are conducted. Also included are public and private educational and other non-profit organization facilities. A church or a nursing home are two examples of institutional uses. The only major new public use illustrated on the future land use plan is a parcel near Walker Road and the County line which is owned by the Plainfield School District.

Parks and Forest/Nature Preserve. This category includes all Forest Preserve and Park District public open space and recreation facilities such as parks, nature preserves, multi-use trails, picnic areas and other recreation facilities. As illustrated on the Future Land Use Plan, expansion of Waa-Kee-Sha Park is anticipated to preserve the environmental character of the area, provide for recreational opportunities for a growing population, and provide opportunities for improved flood control and wetland banking.

Open Space. This category identifies lands that are sensitive to development containing unique environmental characteristics that should be preserved. These characteristics include: wetlands, flood plains,

significant tree coverage, and prairies. These areas also provide the County with such natural functions as flood storage and conveyance, pollution control, and wildlife habitats. Conservation easements, land trusts and other preservation techniques are encouraged to protect these valuable open space assets of Kendall County.

APPENDIX

Kendall County Scenic Route Guidelines

PURPOSE/BACKGROUND

Since development of the Kendall County Land Resource Management Plan (LRMP) in 1994, the County's Transportation Plan has illustrated scenic routes. One of the goals outlined in the plan regarding transportation is to "designate varied road segments in the County as scenic routes and adopt regulations to maintain their scenic qualities." Within the chapter on Seward and Na-Au-Say Townships, the LRMP further states a goal of "preserving scenic routes and vistas by maintaining open space, requiring careful placement and design of landscape features, and requiring buildings to be setback a minimum of 150' from the ultimate right-of-way."

Identification of scenic routes has occurred through discussions with members of the Regional Planning Commission, County staff, and the County's planning consultants. As the County has progressed through more detailed planning at the Township level, additional routes have been identified such as Route 126 between Schlapp Road and Ashley Road or Creek Road in Little Rock Township north of Miller Road.

When IDOT announced identification of the centerline for the Prairie Parkway, concern was raised that the proposed roadway would change the character of the County. While the availability of expressway access will likely alter land use patterns near major interchanges, the overall impact of the roadway can be softened through creative planning and design. When the County updated the Transportation Plan in late 2002 to reflect the proposed Prairie Parkway, it was suggested and accepted that the County would like to see this new roadway thought of as a scenic route, with consideration given to blending this new 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.

"**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."

~~PRAIRIE PARKWAY~~ KENDALL COUNTY SCENIC ROUTE GUIDELINES

The following guidelines address issues specifically related to **scenic routes** ~~**the proposed Prairie Parkway**~~. ~~**IDOT is encouraged to work with Kendall County and local municipalities to incorporate these guidelines into the final design of the roadway. Through such an approach, the Prairie Parkway can serve as an example of the benefits of newly mandated context sensitive roadway design in Illinois.**~~

Horizontal and Vertical Alignment

- Minimize impact on the environment and enhance the visual character of the roadway by varying median width, ranging from as narrow as 60' to 300' or more.

- Where the roadway will traverse areas with significant cross-slope, utilize separate roadway profiles to provide four to ten feet of vertical separation between north and south bound travel lanes. This approach will help to blend the roadway into the environment, minimize requirements for earthwork, and enhance the overall driving experience.





- The roadway should be designed with long, sweeping curves to vary the view from the road and provide a more pleasing appearance. Roadway alignment should blend with the topography to minimize earthwork.

- Where the right-of-way crosses existing farms at odd angles, small remnant parcels should be integrated into the right-of-way for expansion of the parkway open space system. Such parcels can also be used for picnic groves, rest areas, and trail -heads for the parallel bike path.

Bridge Design



- Bridge railings over creeks and rivers should utilize steel pipe bridge railings to provide a view of scenic rivers for motorists. Railings should be painted a consistent shade of green to reinforce the parkway theme.

- Bridge abutments and crash barriers should utilize textured and colored concrete to blend with the rural character of the area.

- Design of bridge supports and structure(s) over the Fox River should take into consideration the view of the bridge from the river and the adjacent Silver Springs State Park. Arch supports and other features are encouraged to create visual interest. Consideration should be given to the inclusion of public art into the bridge design.

- Where appropriate, bridge design should also accommodate opportunities for wildlife passage along environmental corridors such as creeks and the Fox River.

Landscape Design

- Landscape enhancements should place a strong emphasis on the use of prairie plantings and wildflowers. Tree groves should also be incorporated into the landscape theme, particularly near or in Big Grove Township to reflect the history of the area.

- Wildflower areas, particularly at key interchanges, should also be incorporated into the landscape.

- All plantings should emphasize native plant materials.

- Every effort should be made to preserve existing trees, including tree protection during construction and minimizing grading activity new wooded areas.

- Rural fence lines and hedgerows should be preserved, enhanced, or recreated as appropriate to blend the roadway into the environment.

Lighting

- To maintain the rural character, roadway lighting should be limited to interchanges and other critical areas.

- Where lighting is required, high-pressure sodium fixtures are recommended for their softer color rendition.

- Design of fixtures and poles should integrate the parkway theme, with earth tone colors and decorative fixtures where mounting height is 25' or less.

~~Interchanges~~

- ~~**IDOT should work closely with the City of Plano and Kendall County on the design of the Route 34 interchange. The design should incorporate gateway elements to welcome visitors to Kendall County. Features such as sculpture, banners, community identity elements, and unique landscape design would be appropriate for the interchange in Plano.**~~

- ~~**IDOT should work closely with Kendall County on the design of the Route 71 and Route 47 interchanges. These interchanges should incorporate identity elements related to Kendall County's farming and Prairie heritage.**~~

- ~~**To emphasize this parkway as a Chicago area by-pass, and to maintain the rural character of the County, IDOT should continue to limit the number of interchanges permitted on the Prairie Parkway.**~~

Bike Trail

- A regional trail should be incorporated into or adjacent to the road right-of-way to provide an important regional connection such as Silver Springs State Park, the Fox River, and future shopping and employment areas in Plano.

- The trail should be designed to provide a link to other regional trails in Kane County to the north and Grundy County and Minooka to the south. Linkages to other regional east-west trail routes in Kendall County should also be developed.

Other Design Elements



- Guardrails, other than those placed directly on a bridge, should be timber with steel reinforcement.

- Noise buffering should focus on berms, plantings, and grade changes to reduce sound impacts. Sound barrier walls should be avoided, as they tend to create a more urban character than is appropriate in Kendall County. Where feasible, the roadway should be depressed through future urban areas like Plano to reduce noise and visual impact on the community.

- Highway directional signs should incorporate an identity element~~, such as a Prairie Parkway logo~~.

- ~~The continuity of existing roads that intersect the Prairie Parkway should be maintained. Priority should be given to allowing existing roadways to cross the Parkway with bridges and underpasses. Where such crossings are not feasible, frontage road connections should be provided.~~

- Where interchange or other construction requires significant roadside excavation, the resulting ponds should be shaped and configured to blend into the environment and the overall parkway character of the highway.

STATE, COUNTY AND TOWNSHIP ROUTE GUIDELINES

Most routes illustrated as scenic on the Kendall County Transportation Plan are in rural, predominately agricultural areas. As such, the goal of any major rural road improvements should be to incorporate rural character features such as large tree masses, homes and outbuildings, and views to creeks and streams. The County recognizes that maintaining the scenic, historic, agricultural and natural setting of rural Kendall County also offers tourism and economic vitality benefits.

The following guidelines are designed to outline the County's intent with regard to preserving the scenic character of roadways illustrated on the Transportation Plan as Scenic Routes. Separate sets of guidelines are currently being developed for the WIKADUKE Trail and should be available in late 2003.

Building Setback

- Currently, the County's agricultural zoning district requires a one hundred (100) foot setback from a dedicated road right-of-way or one hundred and fifty (150) foot from the centerline of all adjacent roads~~, whichever is greater~~. This setback requirement should be maintained along scenic routes in all zoning districts.

Horizontal and Vertical Alignment

- Roadways should be designed with long, sweeping curves to vary the view from the road and provide a more pleasing appearance. Roadway alignment should blend with the topography to minimize earthwork.

Bridge Design

- Where scenic views to creeks and rivers are considered significant, bridge railings should utilize steel pipe bridge railings to provide a view of rivers for creeks for motorists. Railings should a consistent earth-tone shade to blend into the environment.

- Where traffic counts are anticipated to exceed 15,000 A.D.T., columns or monuments should be provided at the start of bridges, with the name of the creek or river being crossed embedded in the monument.



Landscape Design

- Every effort should be made to preserve existing trees, including tree protection during construction and minimizing grading activity new wooded areas.

- Rural fence lines and hedgerows should be preserved, enhanced, or recreated as appropriate to blend the roadway into the environment.

Intersection Design

- Consider the use of rural splitter islands that announce an intersection location and provide space for a car either making a left turn from the scenic route or making a making a left turn onto the scenic route.

Other Design Elements

- When guardrails are required due to surrounding topographic conditions, consider the use of steel reinforced timber guardrails.

- Roadside pull-offs should be provided in rural areas, with interpretive displays that highlight those elements of the environment and geography that give the area a scenic quality.

- For low volume roadways (A.D.T. of 2,000 or less), consider replacing gravel shoulders with stabilized turf shoulders to reinforce the desired driving characteristics by visually narrowing the road and improving the roadway aesthetics. Eight-foot wide shoulders are suggested, using an aggregate/topsoil blend and terracells or geogrid for stability as needed.

- Develop a landscape field guide for selected scenic routes. This field guide will provide illustrations and descriptions of the characteristics of the rural landscape. The guide should be easy to understand, and designed to educate community residents, tourists, and visitors about the value of the landscape as an important historical resource. The guide would serve as an interpretive guide, and can be used for promotion of tourism and general resident education.

- Access points should be limited to maintain traffic flow and to preserve the scenic character of the area.

- New development along scenic routes should have generous setbacks to preserve roadway character. A minimum setback equal to the greater of either 150' from the centerline of the road right-of-way or 100' from the edge of the ultimate roadway right-of-way is recommended in rural areas.

- Roadway pavement cross-sections should be kept as narrow as practical for safe travel. Where needed, roadway intersections should be expanded to accommodate traffic flow while preserving keeping the main roadway section relatively narrow.

- Where separate bicycle facilities or multi-use trails have not been identified, consideration should be given to accommodating these types of facilities as part of the overall roadway design.

REVIEW PROCESS

All major roadway projects, such as bridge replacement or major widening with new travel lanes, along scenic routes shall be reviewed by the Regional Plan Commission (RPC) for compliance with these guidelines. Resurfacing projects of any size shall not be considered a major roadway project for the purposes of these guidelines. After review, the RPC will forward a recommendation to the County Highway Committee. The County Highway Committee will consider RPC recommendations for Township and County Projects. The County Highway Committee will also consider RPC recommendations for State and Federal projects and will forward RPC State and Federal recommendations to the County Board along with any additional Comments from the County Highway Committee. The County Board will review and may act upon the RPC and County Highway Committee comments for State and Federal Projects.

References

U.S. Department of Transportation Federal Highway Administration, Sept. 1997. *Flexibility in Highway Design*,

Links to several relevant web sites regarding Context Sensitive Design are provided on the WIKADUKE Trail web site, www.wikaduketrail.net.

PIN	Classification	mailto_name
02-15-154-006	Urban Area	2831 SEPTRAN PROPERTIES LLC
04-09-400-005	Countryside Residential	ALAN R SAGEN
01-24-501-001	Mixed Use Business	BN&SF RAILWAY COMPANY
01-30-501-001	Mixed Use Business	BN&SF RAILWAY COMPANY
02-18-501-001	Mixed Use Business	BN&SF RAILWAY COMPANY
02-11-501-001	Urban Area	BN&SF RAILWAY COMPANY
02-14-501-001	Agricultural	BN&SF RAILWAY COMPANY
03-07-501-001	Mixed Use Business	BN&SF RAILWAY COMPANY
02-12-501-001	Urban Area	BN&SF RAILWAY COMPANY
04-02-226-010	Rural Residential	BRIAN R & JENNIFER A GORE
03-32-100-011	Suburban Residential	DENNIS H & SUSAN M SULLIVAN
02-23-251-001	Open Space	DIRK E & ROBIN L BROWNING
09-36-300-002	Commercial	FIRST MIDWEST TRUST CO % WILLIAM C WUNDERLICH
02-01-300-019	Commercial	FOX METRO WATER REC DISTRICT
02-01-300-026	Commercial	FOX METRO WATER REC DISTRICT
02-01-300-017	Commercial	FOX METRO WATER REC DISTRICT
01-36-300-003	Open Space	FOX RIVER BLUFFS LLC %CNC
04-11-200-002	Rural Residential	FREDERICK BRUMMEL LIVING TRUST
02-24-126-007	Rural Residential	GEORGE & JESSICA BANNISTER
02-24-105-001	Open Space	GOODE CORPORATION
02-33-253-006	Urban Area	GREGORY AND COURTNEY FREEMAN
05-04-201-007	Urban Area	IMPERIAL INVESTMENTS, LLC
01-25-100-001	Urban Area	IRENE CORBIN
01-36-100-033	Countryside Residential	JONATHAN & RONDA FRANTZ
05-07-351-002	Rural Residential	JOSEPH C & LILLIAN REIN
01-36-400-003	Open Space	JOYCE MALACINA DEC TRUST
03-18-484-001	Open Space	KENDALL COUNTY FOREST PRESERVE
02-34-400-007	Rural Residential	KENDALL COUNTY HIST SOCIETY
02-34-179-001	Open Space	LEE RICHARD MILLER
02-27-251-001	Open Space	LEE RICHARD MILLER
02-23-326-001	Open Space	LEE RICHARD MILLER
02-23-229-001	Open Space	LEE RICHARD MILLER
02-24-229-001	Open Space	LEE RICHARD MILLER
03-05-205-001	Open Space	LEE RICHARD MILLER
01-35-437-001	Open Space	LEE RICHARD MILLER
01-34-400-005	Open Space	LEE RICHARD MILLER
02-34-152-001	Open Space	LEE RICHARD MILLER
02-24-104-001	Open Space	LEE RICHARD MILLER
02-24-127-001	Open Space	LEE RICHARD MILLER
02-24-205-001	Open Space	LEE RICHARD MILLER
06-07-375-012	Rural Residential	MICHAEL J JENKINS
05-03-250-002	Rural Residential	OSWEGO VENTURE INC
03-05-230-001	Open Space	OSWEGOLAND PARK DISTRICT
03-05-226-001	Open Space	OSWEGOLAND PARK DISTRICT
03-05-227-001	Open Space	OSWEGOLAND PARK DISTRICT
05-07-352-003	Rural Residential	REINA CARRILLO
02-23-276-001	Open Space	RUSSELL J & MELISSA M WATSON
02-34-153-010	Open Space	SCOTT PAPENDICK
02-09-100-009	Open Space	STATE OF IL DEPT OF TRANS
02-33-254-003	Suburban Residential	TERRY GIBSON
09-35-400-009	Commercial	VIDHYA 3RD INC
04-02-226-001	Rural Residential	WILLIAM M BARBIER
05-04-201-006	Urban Area	YORKVILLE 126 LLC

	Changed Parcels	
06-12-200-002	Mixed Use Business	Balm LLC
06-12-200-007	Mixed Use Business	Betzwiser Family, LLC
09-13-200-003	Public/Institutional	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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The proposed Findings of Fact were as follows:

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

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

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

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

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

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

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

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

Mr. Klaas reported no lighting would be required.

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

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

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

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

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

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

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

The votes were as follows:

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

The motion carried.

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

Petition 21-07 Wanda and Thomas Hogan
Mr. Asselmeier summarized the request.

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

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

The property is located at 14975 Brisbin Road.

The property is approximately three point eight (3.8) acres.
The current land use is Agricultural. The future land use is Rural Estate Residential.

Brisbin Road is a township maintained Major Collector.

There are no trails planned along Brisbin Road.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural.

The adjacent zoning districts are A-1.

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

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

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

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

Lisbon Township was emailed information on February 10, 2021.

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

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

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

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

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

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

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

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

If approved, this would be the eleventh (11^{th}) 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.

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

PUBLIC COMMENT

None

ADJOURNMENT

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

The votes were as follows:

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

The motion carried.

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

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

Enc.

KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
MARCH 2, 2021

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
JILLIAN PRODEHL	[redacted]	[redacted]
JAMIE PRODEHL		
Dan Kramer	JPC	JPC [redacted]

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@co.kendall.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

Members Present: Bill Ashton, Roger Bledsoe, Tom Casey (Attended Remotely), Dave Hamman (Attended Remotely Starting at 7:05 p.m.), Karin McCarthy-Lange (Attended Remotely), Larry Nelson, Ruben Rodriguez, Bob Stewart, Claire Wilson (Attended Remotely), and Seth Wormley
Members Absent: None
Staff Present: Matthew H. Asselmeier, Senior Planner
Others Present: Kelly Helland, Wanda Hogan, Jillian Prodehl, Jamie Prodehl, George Vranas, Johanna Byram, Tom Anzelc, Gi Rios, Chuck Allen, Pastor Andrew O'Neal, Cathleen Anzelc, Anne Vickery, Jessica Nelsen, and John Tebrugge (Attended Remotely)

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.

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 Chad Feldotto

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)
Jillian Prodehl	[redacted]	
Jamie Prodehl		
George Vranas		
Johanna Byram		
Tom Anzek	LISBON TOWNSHIP TRUSTEE	
Kelly Helland	[redacted]	
G.I Rios		
Mandi Hayes		

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
MARCH 24, 2021

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Chuck Ada	[redacted]	
Andrew O'Neal PASTOR		
Cathleen Anzek		
Anne Vickery		
JESSICA 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

OSWEGOLAND PARK DISTRICT

INTEGRITY • COLLABORATION • INNOVATION
We Create Opportunities for a Healthy Community!